



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

November 20, 2017

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764.**

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

Scott Ochoa, City Manager
Hassan Haghani, Development Director
John P. Andrews, Economic Development Director
Kevin Shear, Building Official
Scott Murphy, Assistant Development Director (Planning)
Louis Abi-Younes, City Engineer
Chief Brad Kaylor, Police Department
Fire Marshal Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Brent Schultz, Housing and Municipal Services Director

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 October 16, 2017, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-005:** A Development Plan (PDEV17-005) to construct unmanned telecommunications facilities (small cell sites) for Mobilitie to attach small cells to existing utility poles within the Right-of-Way of the City of Ontario. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The necessary plans and information for the various locations of the project are available for review at the Planning Department. This project 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 (ALUCP); (APN: 1048-542-16) **submitted by Mobilitie, LLC.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section §15303

2. File No. PDEV17-005 (Development Plan)

Motion to Approve / Deny

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-038:** A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. 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 (ALUCP); (APNs: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV17-038** (Development Plan)

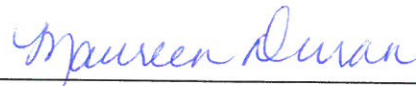
Motion to recommend Approval/Denial

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 **December 4, 2017**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **November 16, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



CITY OF ONTARIO

Development Advisory Board

Minutes

October 16, 2017

BOARD MEMBERS PRESENT

Khoi Do, Chairman, Engineering Department
Charity Hernandez, Economic Development Agency
Paul Ehrman, Fire Department
Sheldon Yu, Municipal Utilities Company
Rudy Zeledon, Planning Department
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

Joe De Sousa, Housing and Municipal Services Agency
Kevin Shear, Building Department

STAFF MEMBERS PRESENT

Luis Batres, Planning Department
Denny Chen, Planning Department
Maureen Duran, Planning Department
Bryan Lirley, Engineering Department
Henry Noh, Planning Department
Alexis Vaughn, Planning Department

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the September 18, 2017, meeting of the Development Advisory Board was made by Mr. Zeledon; seconded by Mr. Sorel and approved unanimously by those present (6-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-003/TT 20012**: A Tentative Tract Map (File No. PMTT16-003/TT 20012) to subdivide 37.47 acres of land into 176 numbered lots and 47 lettered lots for public streets, landscape neighborhood edge areas and common open space purposes, for property generally located north of Ontario Ranch Road and approximately 400 feet west of Turner Avenue, within the Low Density Residential (LDR) district of Planning Area 8A of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APNs: 0218-201-20, 0218-201-26 and 0218-201-27); **submitted by Ontario Avenida Associates, LLC. Planning Commission action is required.**

Representative Jason Lee of Ontario Avenida Associates was present and had no questions for the board. Mr. Do stated there were no questions for him and asked if he had a chance to review the conditions. Mr. Lee stated he did and agreed to the conditions of approval.

Motion recommending approval of **File No. PMTT16-003/TT20012** subject to conditions to the Planning Commission was made by Mr. Yu; seconded by Mr. Zeledon and approved unanimously by those present (6-0).

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-021 (PM 19787)**: A Tentative Parcel Map (File No. PMTT16-021) to subdivide approximately 76.68 acres of land into 4 parcels and 2 letter lots for public streets and landscape neighborhood edge purposes, within Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on February 4, 2014. This project introduces no new significant environmental impacts. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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 (ALUCP); (APN: 218-241-32) **submitted by Loyola Properties 1, LP. Planning Commission action is required.**

Representative Jason Lee of Loyola Properties stated he had a chance to review the conditions and had no questions for the board. Mr. Lee stated he agreed to the conditions of approval.

Motion recommending approval of **File No. PMTT16-021 (PM 19787)** subject to conditions to the Planning Commission was made by Mr. Ehrman; seconded by Mr. Yu and approved unanimously by those present (6-0).

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-002/TT 18937:** A Tentative Tract Map (File No. PMTT17-002/TT 18937) to subdivide 23.66 acres of land into: 1) 48 single-family numbered lots (6-Pack Cluster); 2) 7 multi-family numbered lots for Condominium Purposes (Lots 49 thru 55); and 3) 41 lettered lots for public streets, landscape neighborhood edges and common open space purposes, for property located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Density Residential (LDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APN: 0218-201-18); **submitted by Brookcal Ontario, LLC. Planning Commission action is required.**

Applicant Tim Roberts of Brookcal Ontario, LLC, was present. Senior Planner Henry Noh informed the board that the applicant requested various engineering conditions be revised and those revisions were attached to the back of the staff report. Mr. Roberts stated he reviewed and approved all revised conditions. Mr. Do asked Project Engineer Bryan Lirley if he concurred, at which time he stated he did. There were no further questions or comments.

Motion recommending approval of **File No. PMTT17-002/TT 18937** subject to conditions to the Planning Commission was made by Mr. Yu; seconded by Mr. Zeledon and approved unanimously by those present (6-0).

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-035:** A Development Plan to construct 97 single-family homes on approximately 13.53 acres, within the Conventional Small Lot Residential District of Planning Areas 16 and 17 of the Subarea 29 Specific Plan, located at the southeast corner of Parkview Street and Parkplace Avenue. The environmental impacts of this project were previously analyzed in an Addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. This project introduces no new significant environmental impacts. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 (ALUCP); (APNs: 0218-022-01 & 0218-022-03) **submitted by Woodside Homes. Planning Commission action is required.**

Applicant Mike Jangels of Woodside Homes was present and stated he had reviewed the conditions and had no questions or concerns for the board. Principal Planner Rudy Zeledon stated revisions would be made in planning conditions 2.14 j and k to state the interior window mullions shall be used only on key windows and the slider windows may be allowed on key windows subject to Planning Department review and approval. Mr. Do asked if these revisions would be made prior to Planning Commission; Mr. Zeledon said they would.

Mr. Do asked if anyone wished to speak on the project, at which time Mr. Sage McCleve approached the board. Mr. McCleve stated he had worked with Woodside previously and informed the board they would do a great job.

Motion recommending approval of **File No. PDEV17-035** subject to conditions to the Planning Commission was made by Mr. Ehrman; seconded by Mr. Zeledon and approved unanimously by those present (6-0).

- F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-030:** A Development Plan (File No. PDEV17-030) to construct 102 single-family dwellings on 8.76 acres of land located at the southeast corner of Parkview Street and Celebration Avenue, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT; (APNs: 0218-033-02, 0218-033-04) **submitted by Taylor Morrison of California, LLC. Planning Commission action is required.**

Representative Yvonne Benschop of Taylor Morrison of California, LLC, was present and had no questions or concerns. Ms. Benschop stated she agreed to the conditions of approval. Mr. Do asked if anyone wished to speak on the project, at which time Mr. Sage McCleve approached the board. Mr. McCleve spoke on behalf of Taylor Morrison and stated he was there to lend support and was pleased and excited to have a new face in the community.

Motion recommending approval of **File No. PDEV17-030** subject to conditions to the Planning Commission was made by Mr. Yu; seconded by Mr. Zeledon and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran
Recording Secretary



Development Advisory Board Decision

November 20, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV17-005

DESCRIPTION: A Development Plan (PDEV17-005) to construct unmanned telecommunications facilities (small cell sites) for Mobilitie to attach small cells to existing utility poles within the Right-of-Way of the City of Ontario (APN: 1048-542-16); **submitted by Mobilitie, LLC.**

Part I—BACKGROUND & ANALYSIS

MOBILITIE, LLC, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV17-005, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The proposed Development Plan is of Citywide impact, affecting approximately 50 square miles (31,789 acres) of land, which is generally bordered by Benson Avenue and Euclid Avenue on the west; Interstate 10 Freeway, Eighth Street, and Fourth Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south (see map below). The City of Ontario is substantially built-out with residential, commercial, industrial, agricultural, airport, institutional/public, and recreational land uses. According to the California Department of Finance, the City of Ontario's 2015 estimated population is 168,777 persons, and it is ranked the 29th largest city in the State.



(2) **Project Description:** A Development Plan to construct unmanned telecommunications facilities (small cell sites) for Mobilitie, to attach small cells to existing utility poles within the Right-of-Way of the City of Ontario. The City finds it necessary to encourage the location and collocation of equipment on existing structures in order to reduce the need for new towers, thereby, minimizing visual clutter, public

safety impacts, and effects upon the natural environment and wildlife, as-well-as to encourage concealed technologies and the use of public lands, buildings, and structures as locations for telecommunications facilities. The small cell site attachment are of stealth design and integrated with the existing City light standards as shown on Exhibit B and C (Photo Simulations and Elevations). All proposed and future Mobilitie small cell sites shall be subject to the Small Cell Site Agreement set forth within the Conditions of Approval.

Part II—RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act 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 ("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 November 20, 2017, 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 III—THE DECISION

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

SECTION 1: *Environmental Determination and Findings.* As the decision-making body for the Project, the DAB has reviewed and considered the information contained in the administrative record

for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of construction and location of limited numbers of new, small facilities or structures as well as the installation of small new equipment and facilities in small structures.

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making 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 Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: Ontario International 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 Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), 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 decision-making body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, 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 ALUCP.

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 4, 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 of citywide impact. 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, including standards relative to the particular land use proposed (small cell sites), 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 Development Code 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

(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 Development Code 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 (wireless telecommunications facilities). 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 Development Code.

SECTION 5: *Development Advisory Board Action.* Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Department reports 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.

APPROVED AND ADOPTED this 20th day of November 2017.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

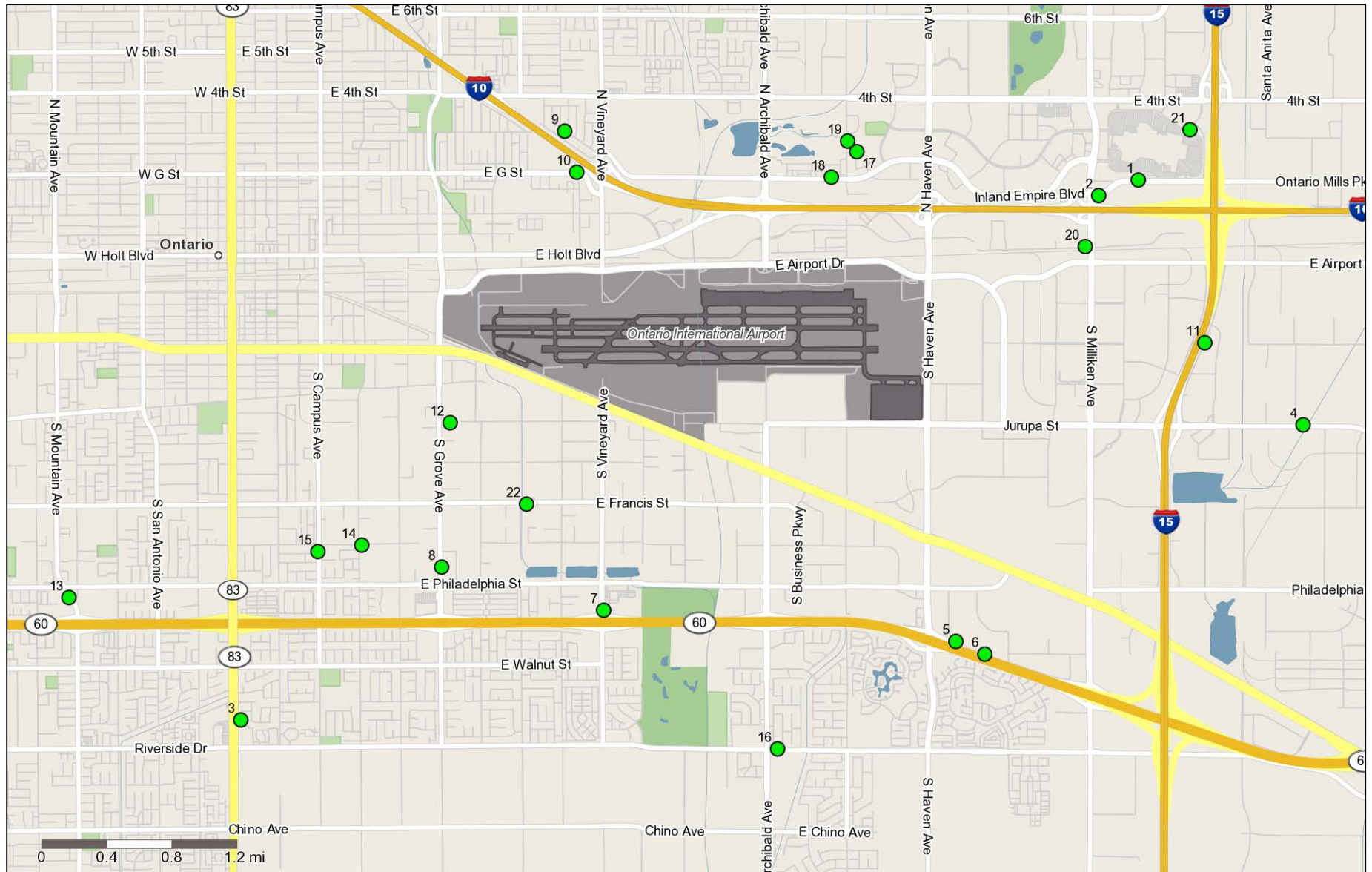


Exhibit B—ELEVATIONS (TYPICAL ATTACHMENT)

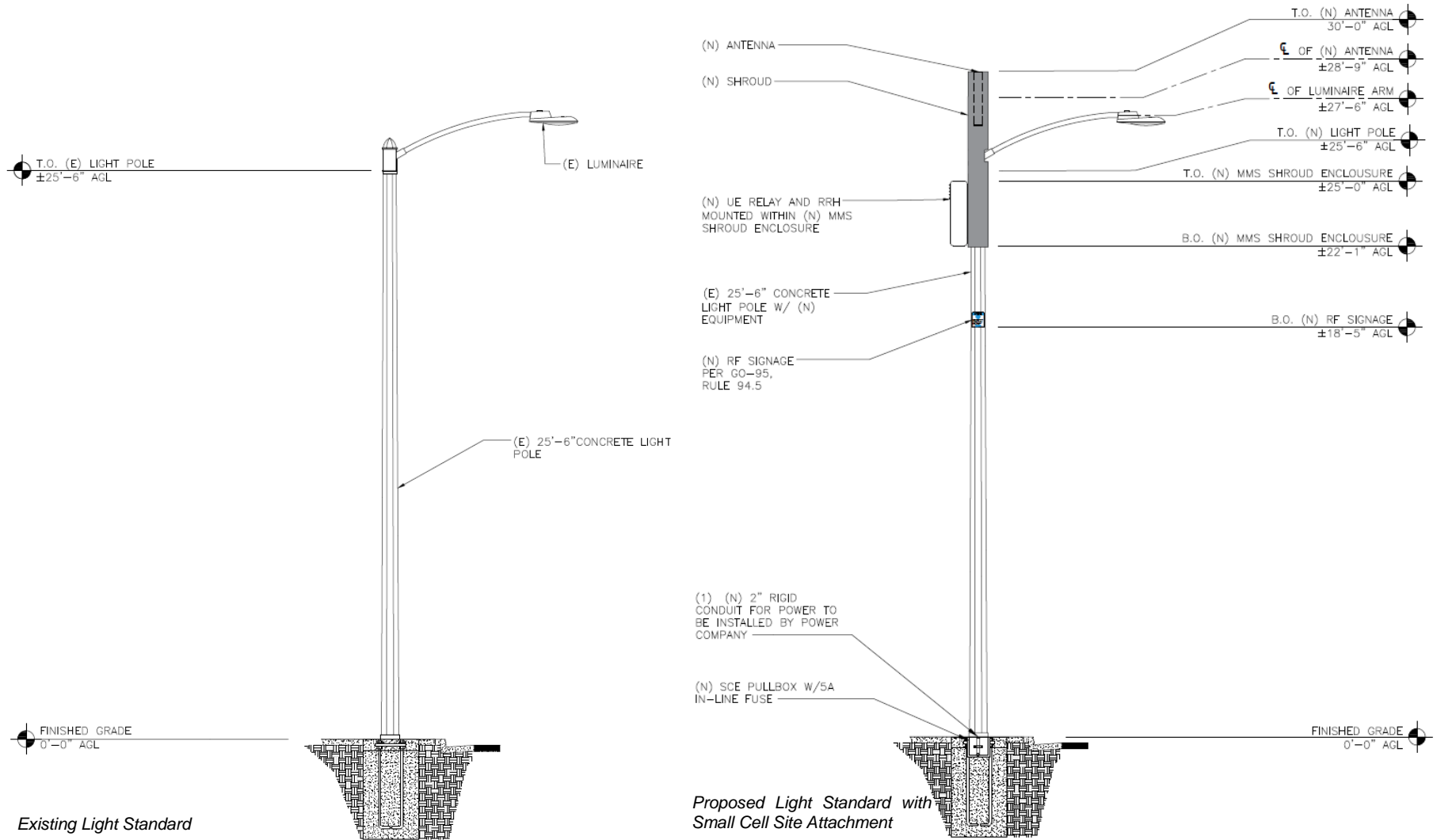


Exhibit B—ELEVATIONS (TYPICAL ATTACHMENT)

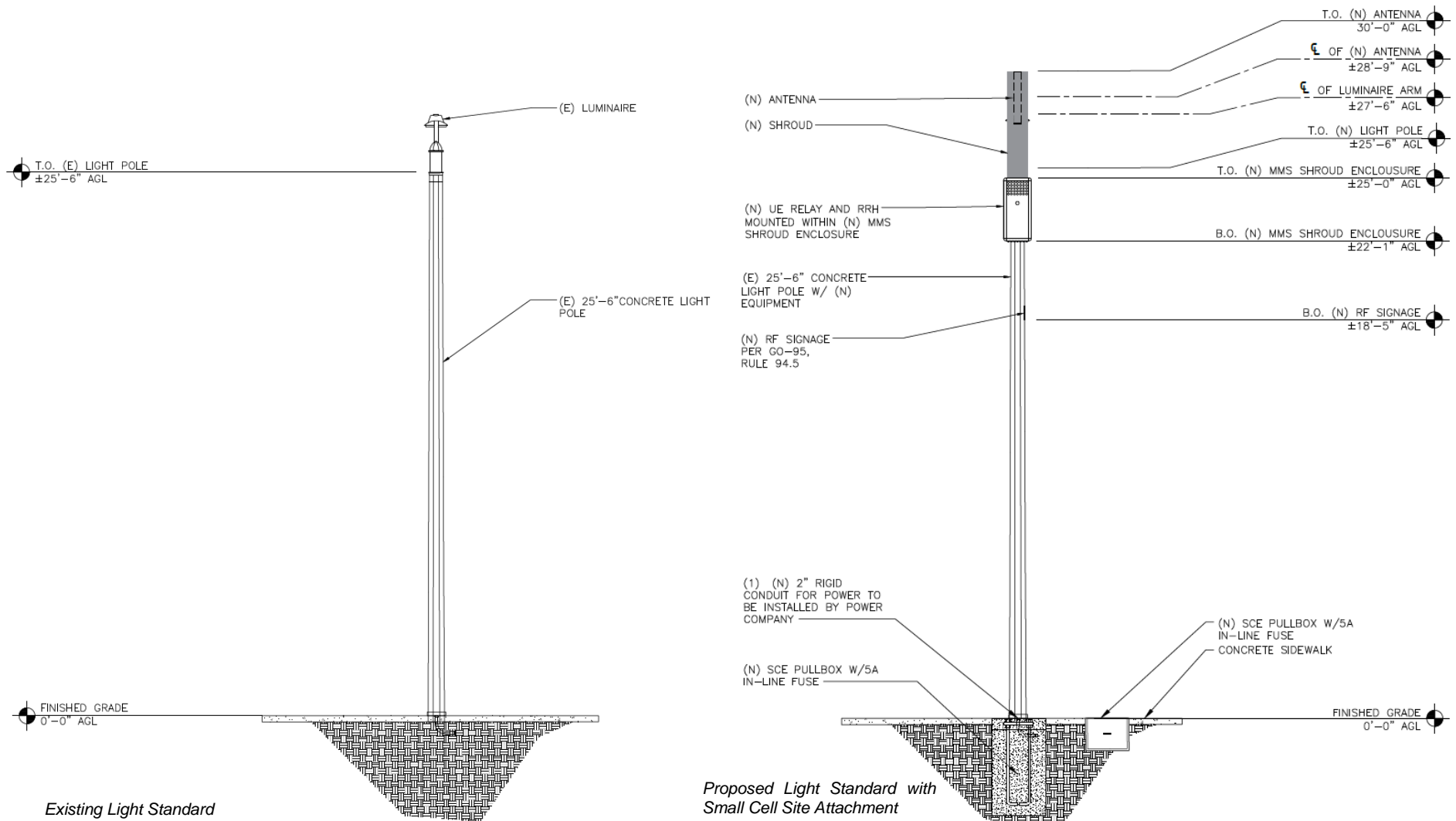


Exhibit C—PHOTO SIMULATION (TYPICAL)



EXISTING VIEW

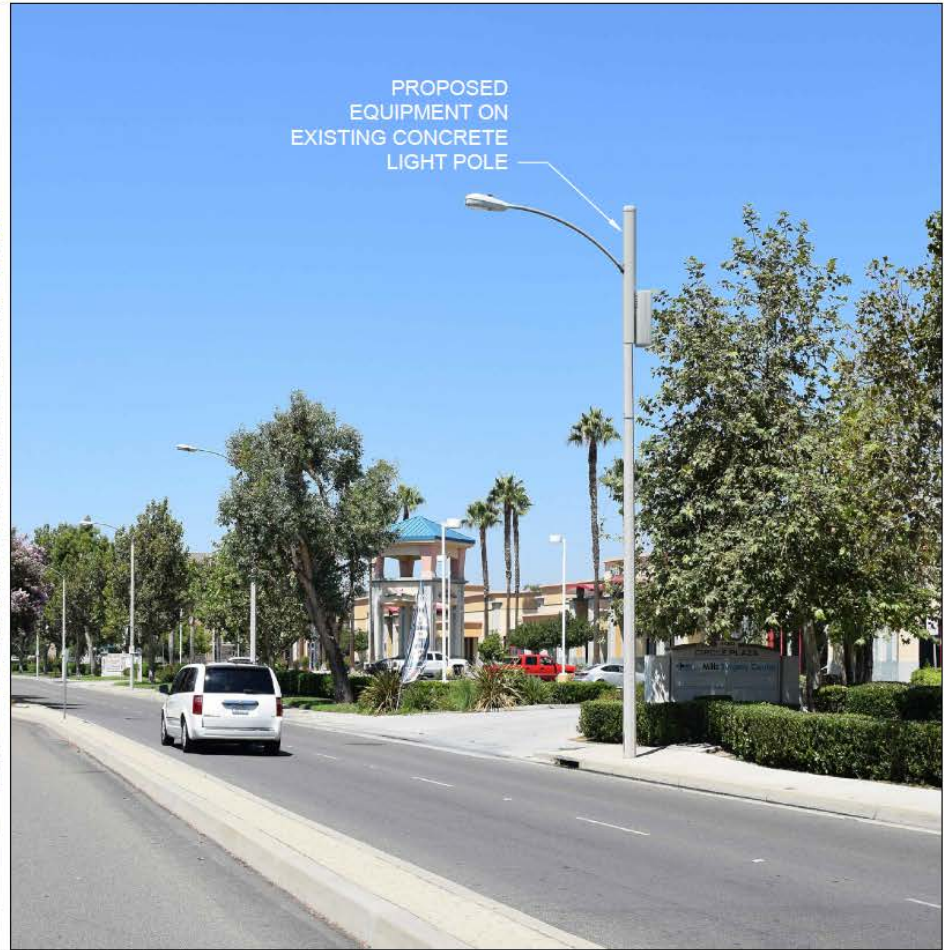


PROPOSED VIEW

Exhibit C—PHOTO SIMULATION (TYPICAL)



EXISTING VIEW



PROPOSED VIEW

Attachment 1—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

*Planning Department
Land Development Division
Conditions of Approval*

Meeting Date: November 20, 2017

File No: PDEV17-005

Related Files: n/a

Project Description: A Development Plan (PDEV17-005) to construct unmanned telecommunications facilities (small cell sites) for Mobilitie to attach small cells to existing utility poles within the Right-of-Way of the City of Ontario (APN: 1048-542-16); **submitted by Mobilitie, LLC.**

Prepared By: Jeanie Irene Aguilo, Assistant Planner
Phone: 909.395.2418 (direct)
Email: jaguilo@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.

1.1 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:

(a) Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

1.2 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.

1.3 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) All landscaping removed during construction of a small cell site and/or equipment pedestal shall be replaced and approved, subject to the Landscape Planning Division.

(d) 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.

(e) 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.

1.4 Architectural Treatment.

(a) Wood poles shall not be permitted.

(b) Small cell sites shall be attached to existing City light standards. If new or replacement light standards are proposed, additional City review and approval shall be required.

(c) Materials shall be consistent with existing light standards and utility poles within the surrounding area of the City which are concrete or metal (steel).

(d) Small cell sites shall be limited to single-carrier facilities.

(e) New small cell sites shall place all transmission equipment, excluding antennas and remote radio units, underground to the extent possible consistent with departmental regulations. To the extent transmission equipment cannot be placed underground, business justification, excluding cost, for this must be provided.

(f) New small cell sites shall not be erected to a height greater than the height of surrounding light standards. The total height shall be built to a maximum of 35 FT, including antennas, lightning rods, or other extensions.

(g) All support equipment such as cabling and conduits shall not be visible from public view and shall be concealed within the pole. All other equipment such as antennas, brackets, and mountings shall be painted to match pole.

(h) Poles shall meet Planning Department and Engineering Department design requirements.

1.5 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).

1.6 Site Lighting. Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

1.7 Mechanical and Rooftop Equipment. 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.

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

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

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

1.11 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of construction and location of limited numbers of new, small facilities or structures as well as the installation of small new equipment and facilities in small structures.

(b) 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).

(c) 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.

1.12 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.

1.13 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 may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

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

1.14 Additional Requirements.

(a) The Information Technology Department shall provide a recommendation on all permits.

(b) Development Plan approval shall not be final and complete until a Small Cell Site Agreement is prepared and approved by the City Council pursuant to Paragraph (c), below. Furthermore, the Small Cell Site Agreement shall incorporate the City's encroachment agreement provisions and language.

(c) Development Plan (File No. PDEV17-005) approval is contingent upon City Council approval of a Small Cell Site Agreement.

Attachment 2—Small Cell Sites Map

(Small Cell Site Map locations follow this page)

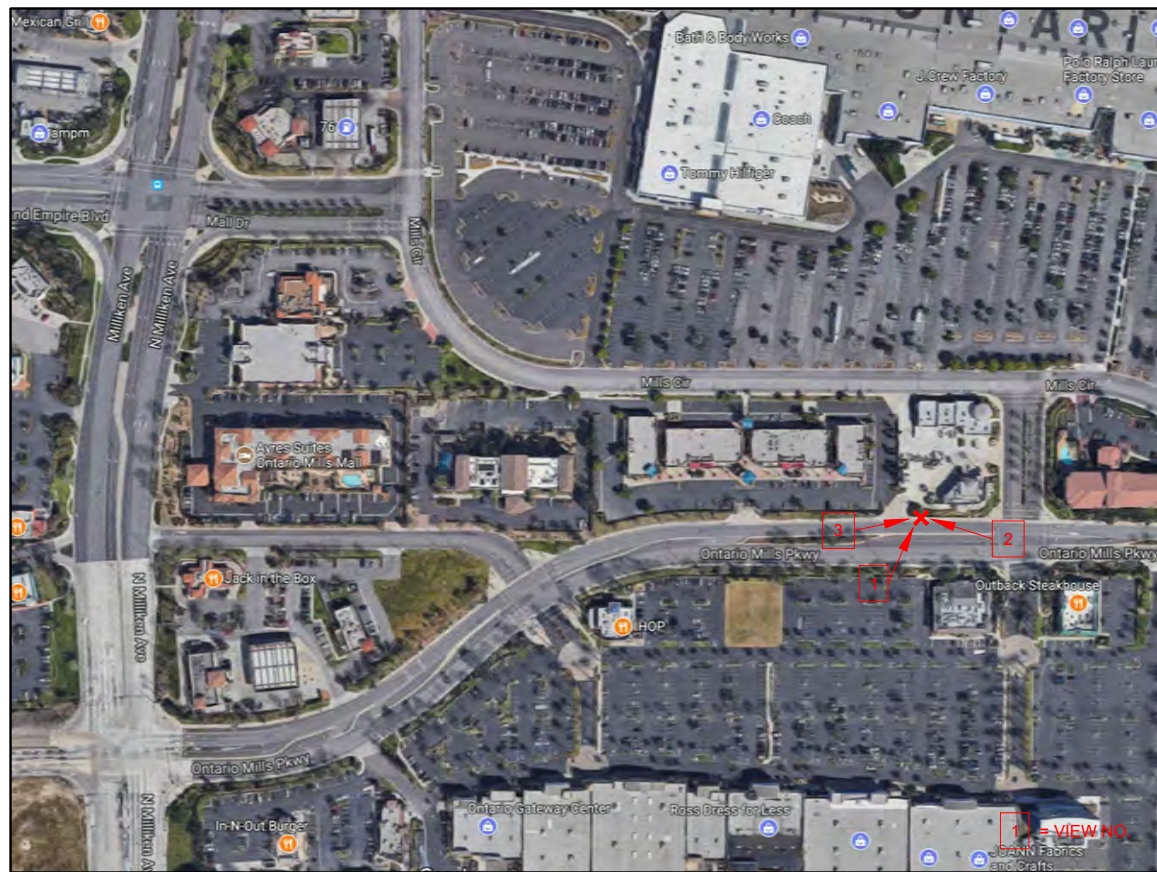
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

ONTARIO MILLS PKWY. & N. MILLIKEN AVE. | ONTARIO, CA 91764

SITE ID: SB90XSA01C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1

SHEET 3: VIEW 2

SHEET 4: VIEW 3

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA01C

POLE TYPE: EXISTING CONCRETE LIGHT POLE

ONTARIO MILLS PKWY. & N. MILLIKEN AVE.
ONTARIO, CA 91764

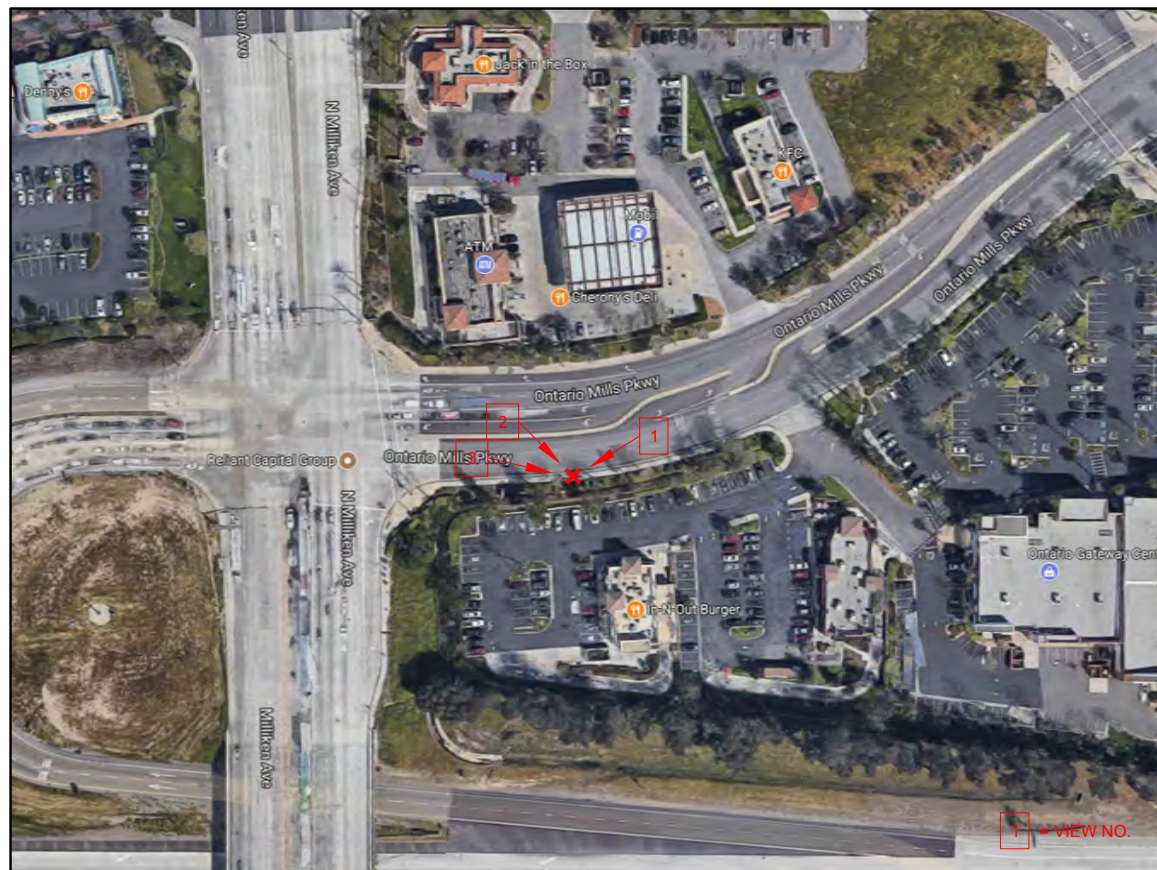
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

ONTARIO MILLS PKWY. & N. MILLIKEN AVE | ONTARIO, CA 91764

SITE ID: SB90XSA02D



SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

VICINITY MAP

© 2016 Google

PREVIEW

DATE: 08.11.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA02D

POLE TYPE: EXISTING CONCRETE LIGHT POLE

ONTARIO MILLS PKWY. & N. MILLIKEN AVE
ONTARIO, CA 91764

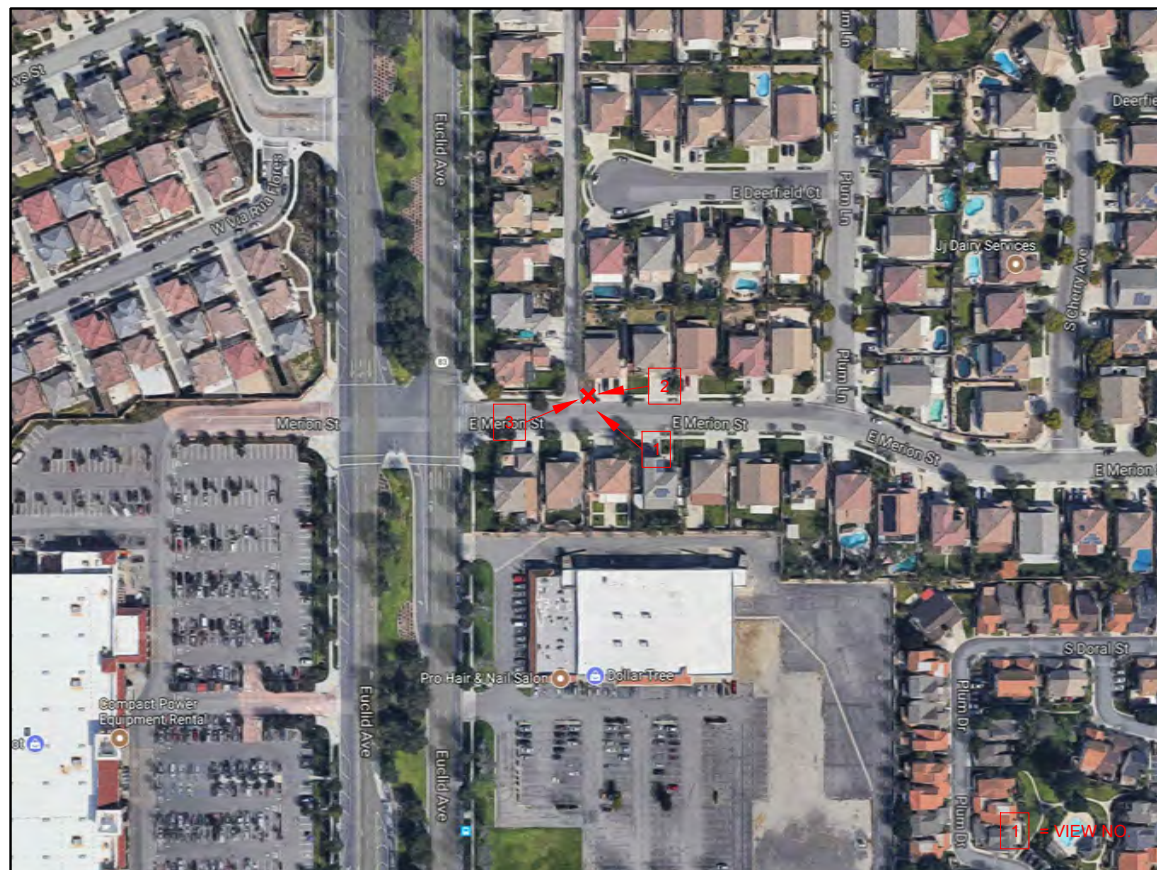
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

E. MERION ST. & EUCLID AVE. | ONTARIO, CA 91761

SITE ID: SB90XSA10D



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA10D

POLE TYPE: EXISTING CONCRETE LIGHT POLE

E. MERION ST. & EUCLID AVE.
ONTARIO, CA 91761

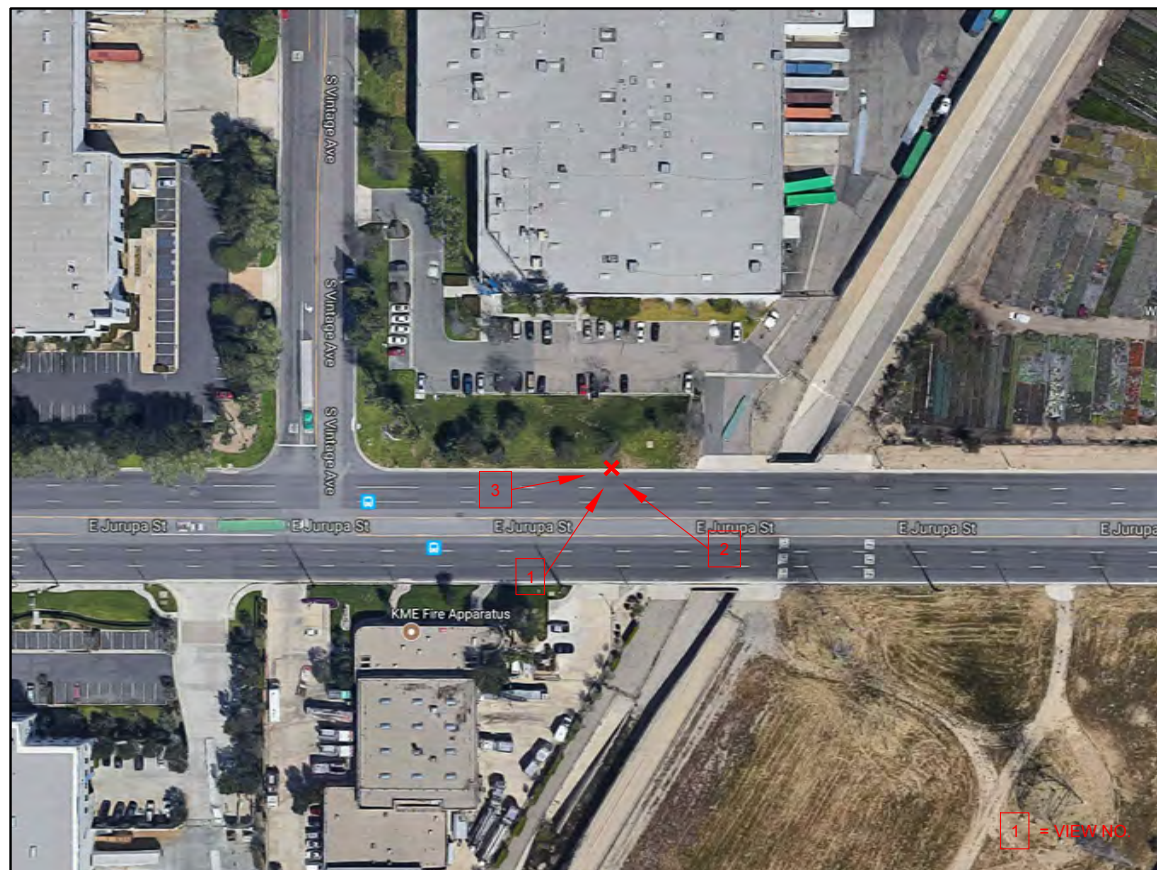
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

5401 E JURUPA ST & S VINTAGE AVE | ONTARIO, CA 91761

SITE ID: SB90XSA20D



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA20D

POLE TYPE: EXISTING CONCRETE LIGHT POLE

5401 E JURUPA ST & S VINTAGE AVE
ONTARIO, CA 91761

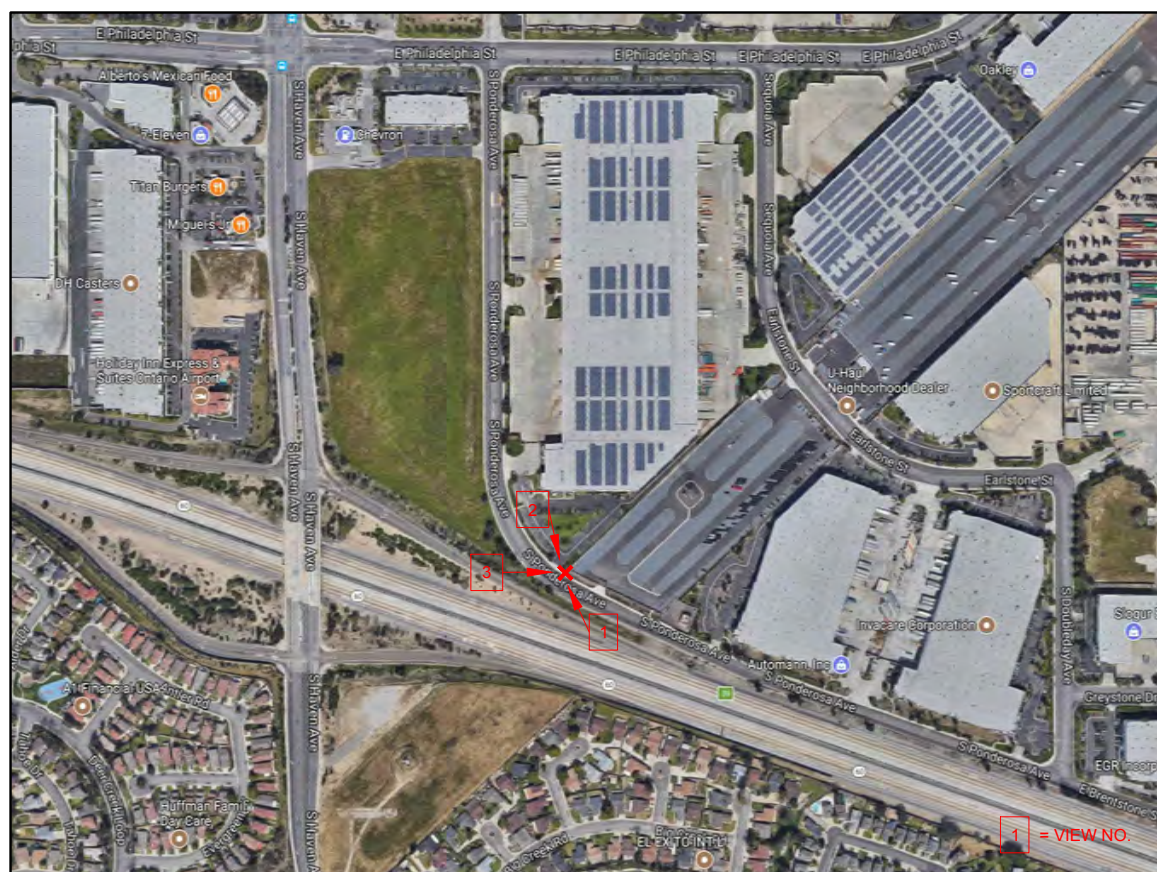
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

S. PONDEROSA AVE. & E. PHILADELPHIA ST | ONTARIO, CA 91761

SITE ID: SB90XSA25C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1

SHEET 3: VIEW 2

SHEET 4: VIEW 3

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA25C

POLE TYPE: EXISTING CONCRETE LIGHT POLE

S. PONDEROSA AVE. & E. PHILADELPHIA ST
ONTARIO, CA 91761

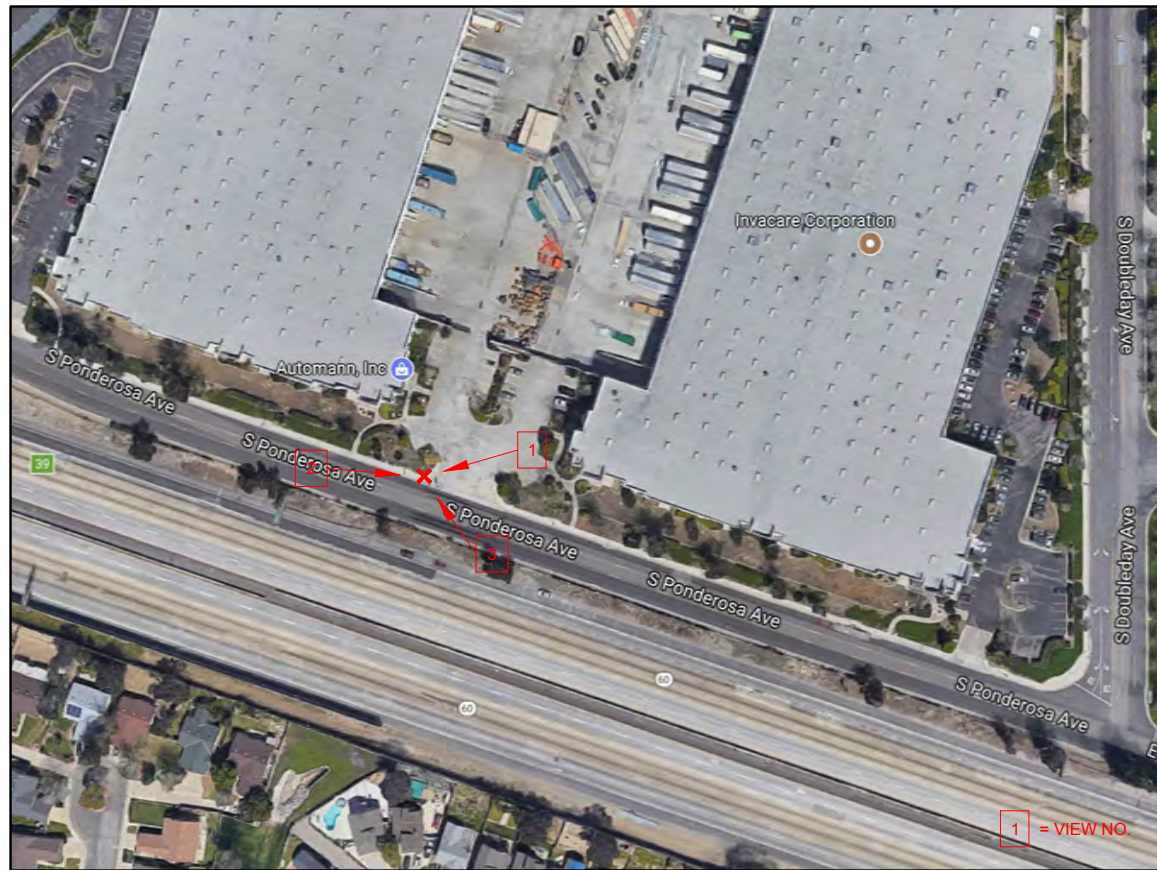
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

S PONDEROSA AVE & S DOUBLEDAY AVE | ONTARIO, CA 91761

SITE ID: SB90XSA26D



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA26D

POLE TYPE: EXISTING CONCRETE LIGHT POLE

S PONDEROSA AVE & S DOUBLEDAY AVE
ONTARIO, CA 91761

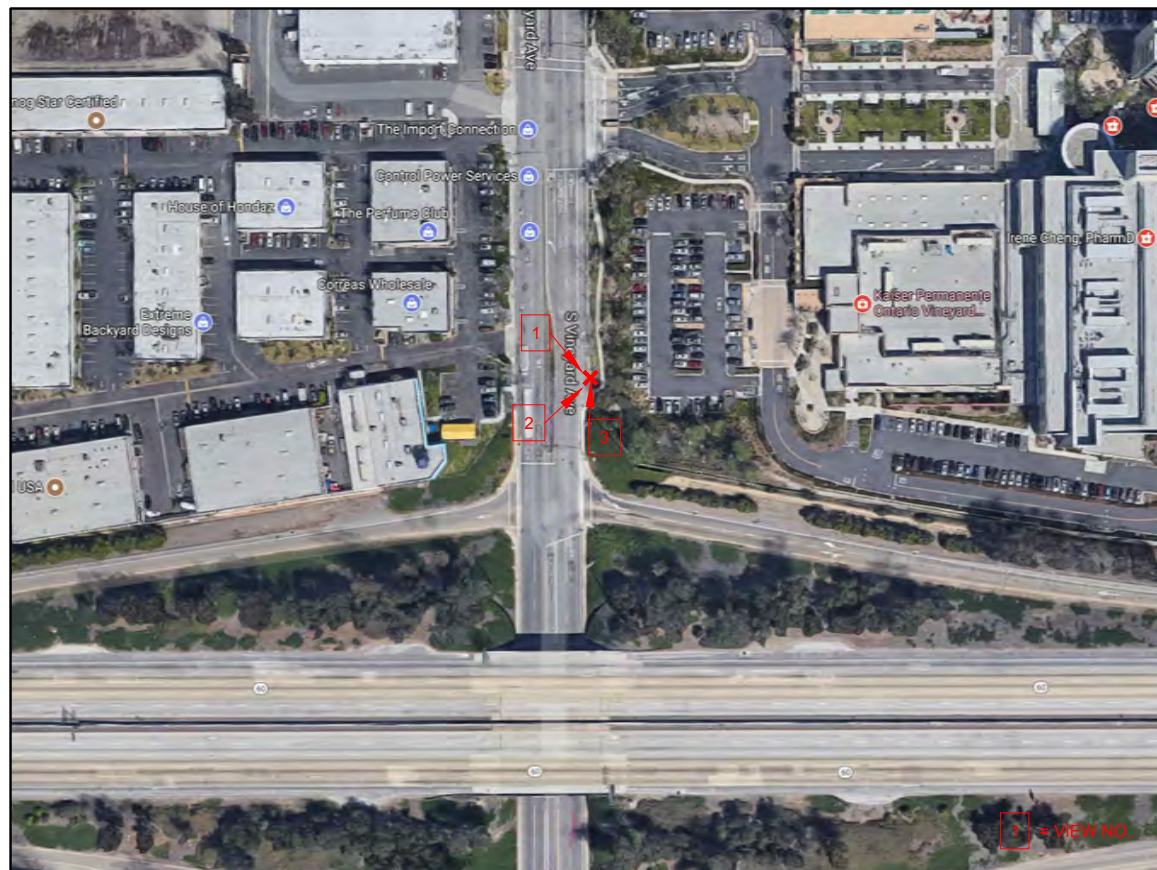
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

S VINEYARD AVE & HWY 60 | ONTARIO, CA 91761

SITE ID: SB90XSA35E



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.11.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA35E

POLE TYPE: EXISTING CONCRETE LIGHT POLE

S VINEYARD AVE & HWY 60
ONTARIO, CA 91761

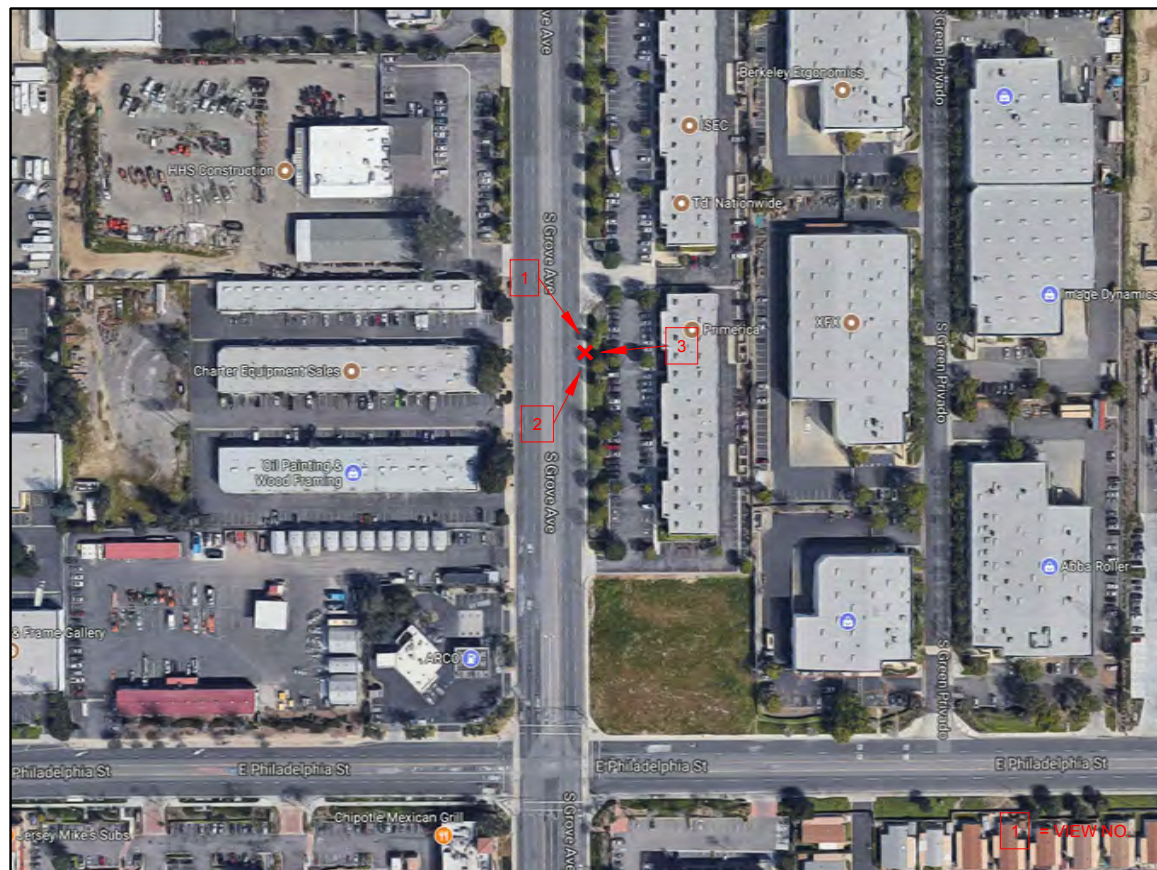
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

S. GROVE AVE. & E. PHILADELPHIA ST | ONTARIO, CA 91761

SITE ID: SB90XSA43C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.11.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA43C

POLE TYPE: EXISTING CONCRETE LIGHT POLE

S. GROVE AVE. & E. PHILADELPHIA ST
ONTARIO, CA 91761

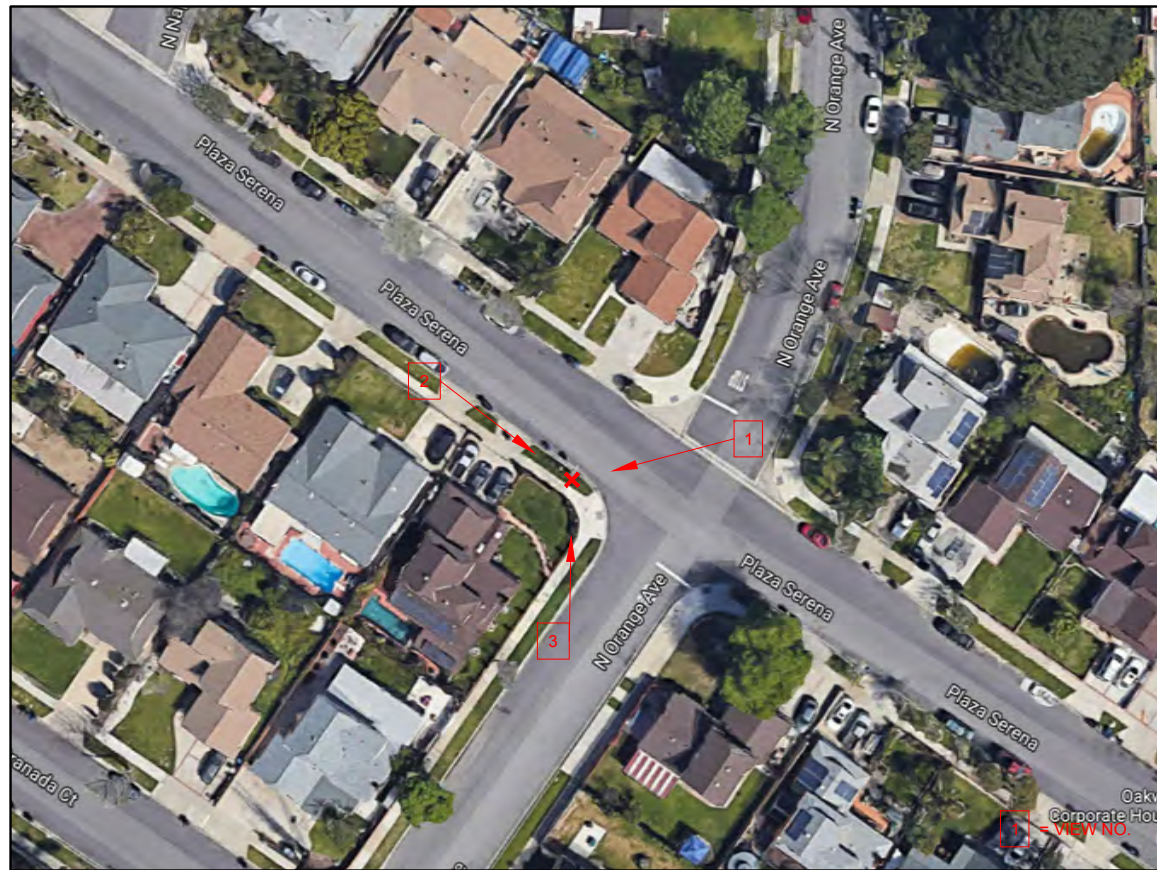
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

PLAZA SERENA & N. ORANGE AVE. | ONTARIO, CA 91764

SITE ID: SB90XSA74C



SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

VICINITY MAP

© 2016 Google

PREVIEW

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA74C

POLE TYPE: EXISTING CONCRETE LIGHT POLE

PLAZA SERENA & N. ORANGE AVE.
ONTARIO, CA 91764

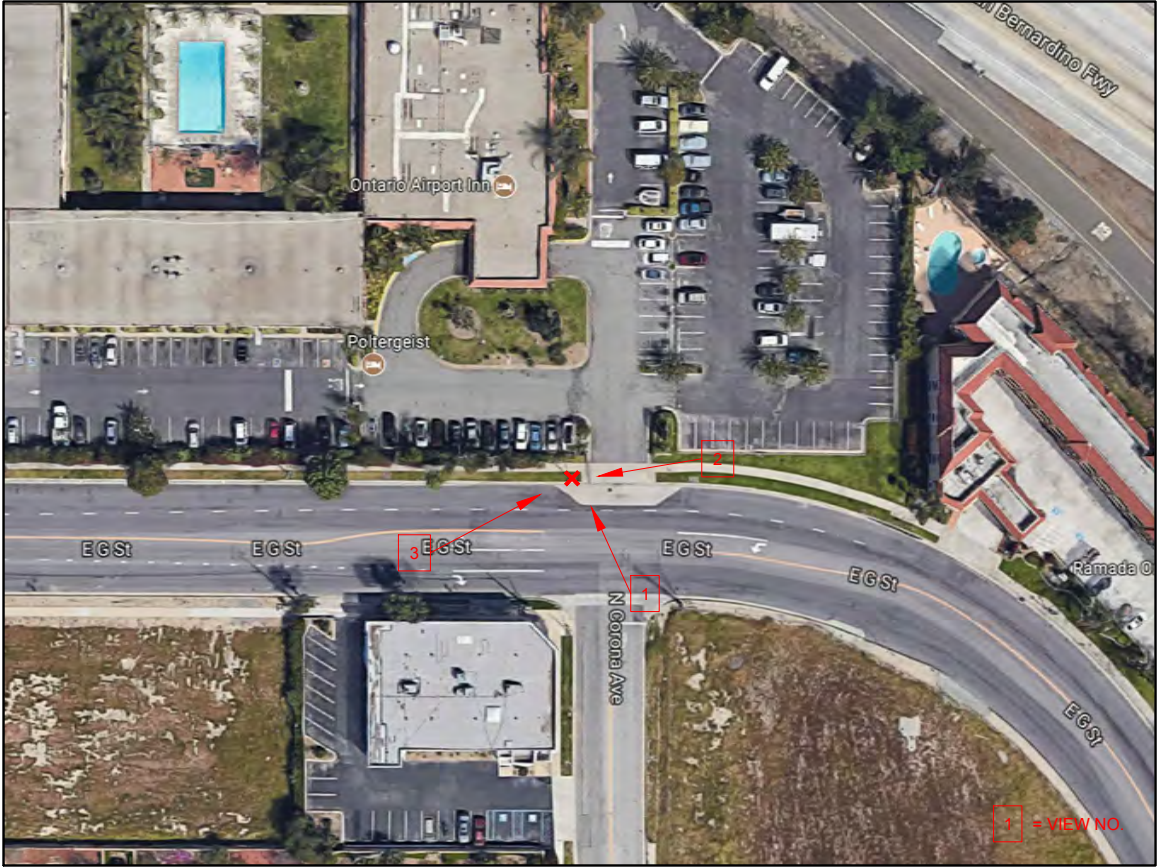
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

E. G ST. & N. CORONA ST. | ONTARIO, CA 91764

SITE ID: SB90XSA75E



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

- SHEET 2: VIEW 1
- SHEET 3: VIEW 2
- SHEET 4: VIEW 3

Photo Simulation By:



Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA75E

POLE TYPE: NEW CONCRETE LIGHT POLE

E. G ST. & N. CORONA ST.
ONTARIO, CA 91764

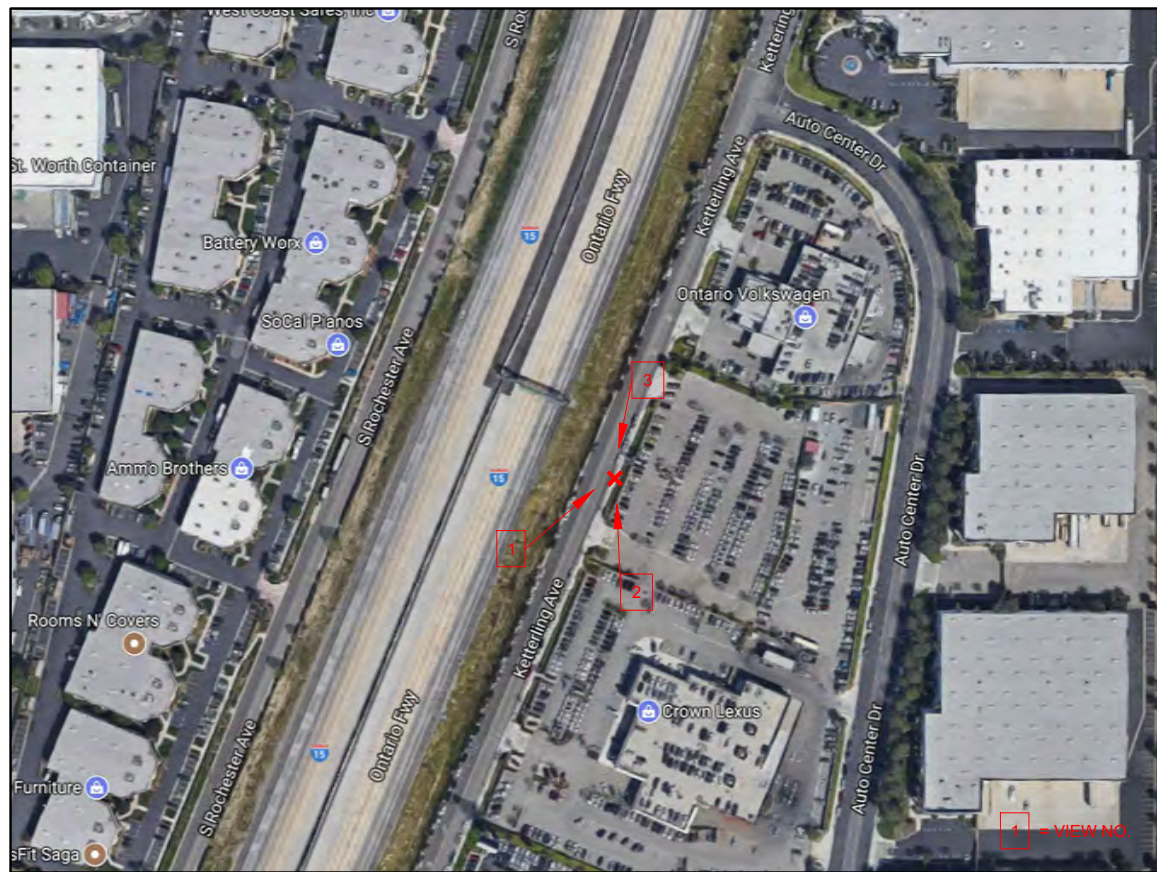
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

KETTERLING AVE. & AUTO CENTER DR. | ONTARIO, CA 91761

SITE ID: SB90XSA95D



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSA95D

POLE TYPE: NEW CONCRETE LIGHT POLE

KETTERLING AVE. & AUTO CENTER DR.
ONTARIO, CA 91761

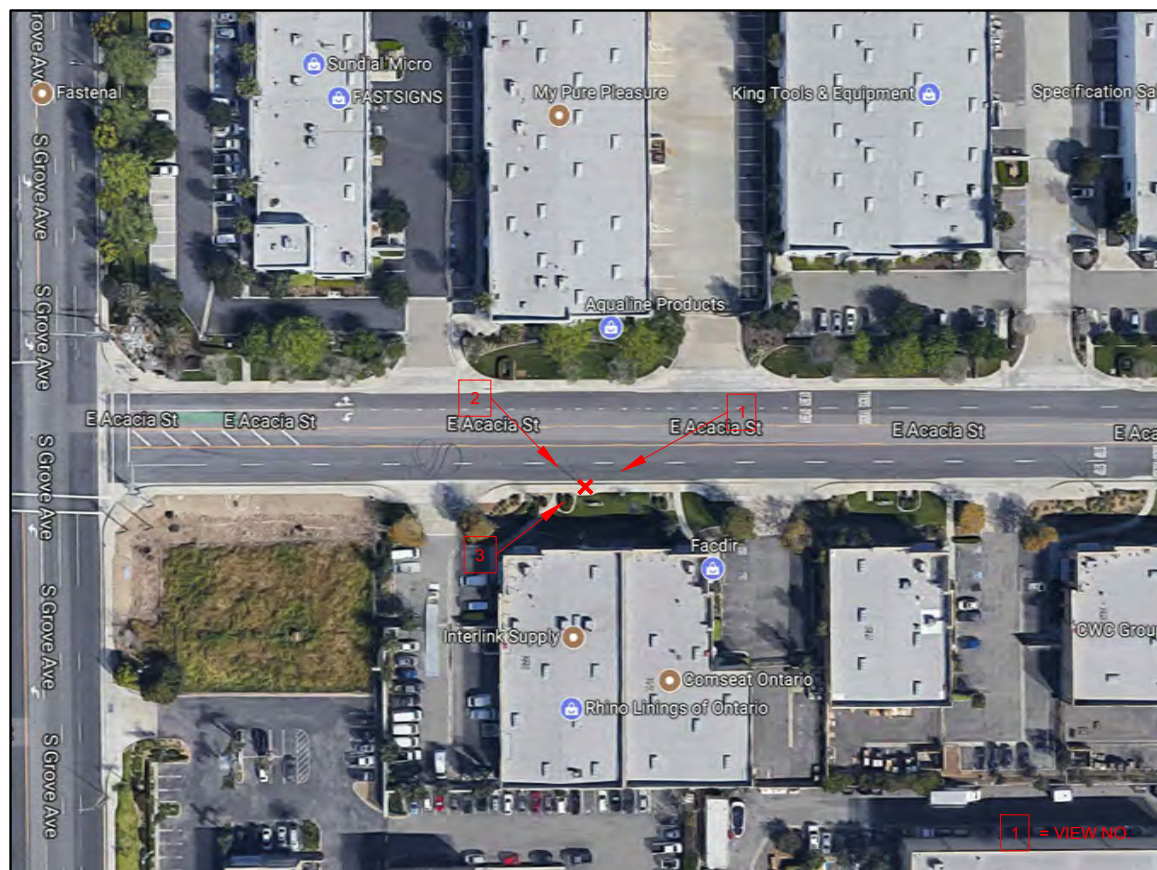
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

E. ACACIA ST. & S. GROVE AVE. | ONTARIO, CA 91761

SITE ID: SB90XSB05E



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB05E

POLE TYPE: EXISTING CONCRETE LIGHT POLE

E. ACACIA ST. & S. GROVE AVE.
ONTARIO, CA 91761

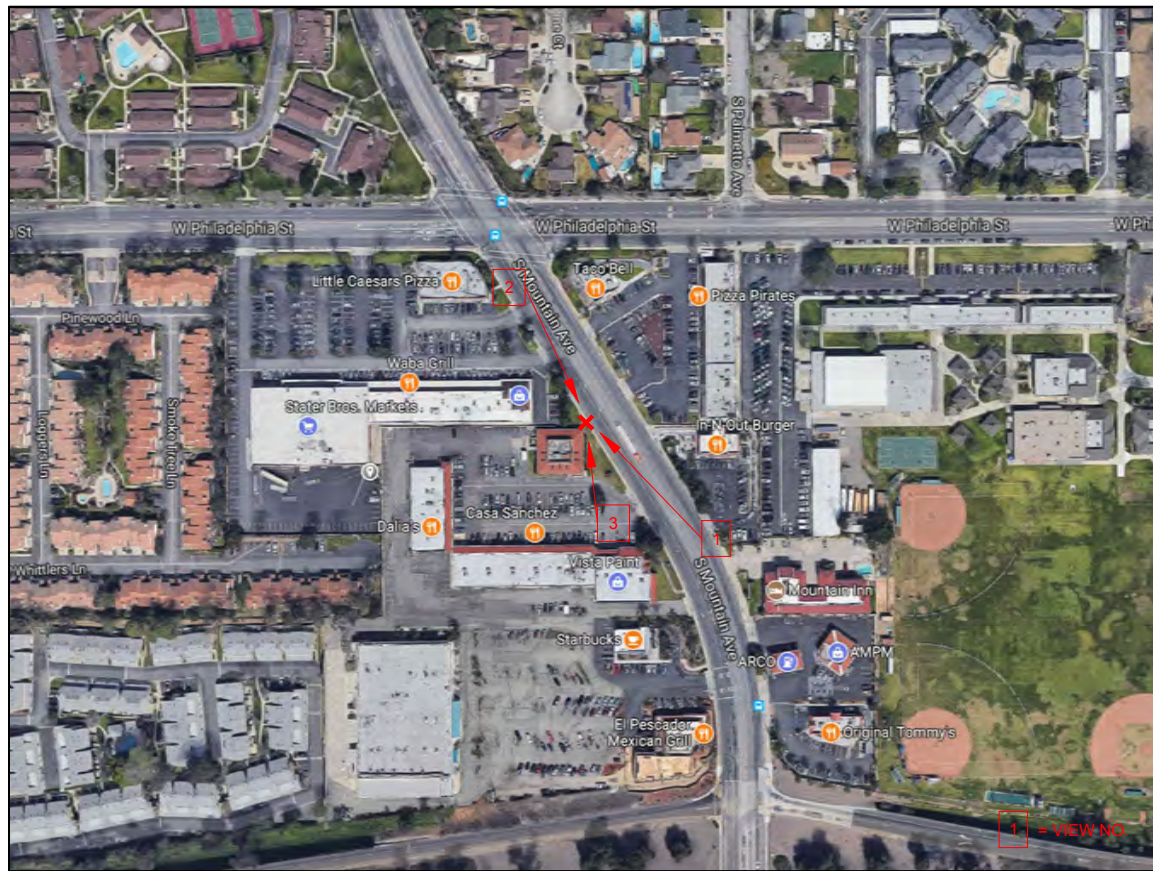
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

S.MOUNTAIN AVE. & POMONA FWY. | ONTARIO, CA 91762

SITE ID: SB90XSB15C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:
NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3
SHEET INDEX
SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB15C

POLE TYPE: (E) CONCRETE LIGHT POLE

S.MOUNTAIN AVE. & POMONA FWY.
ONTARIO, CA 91762

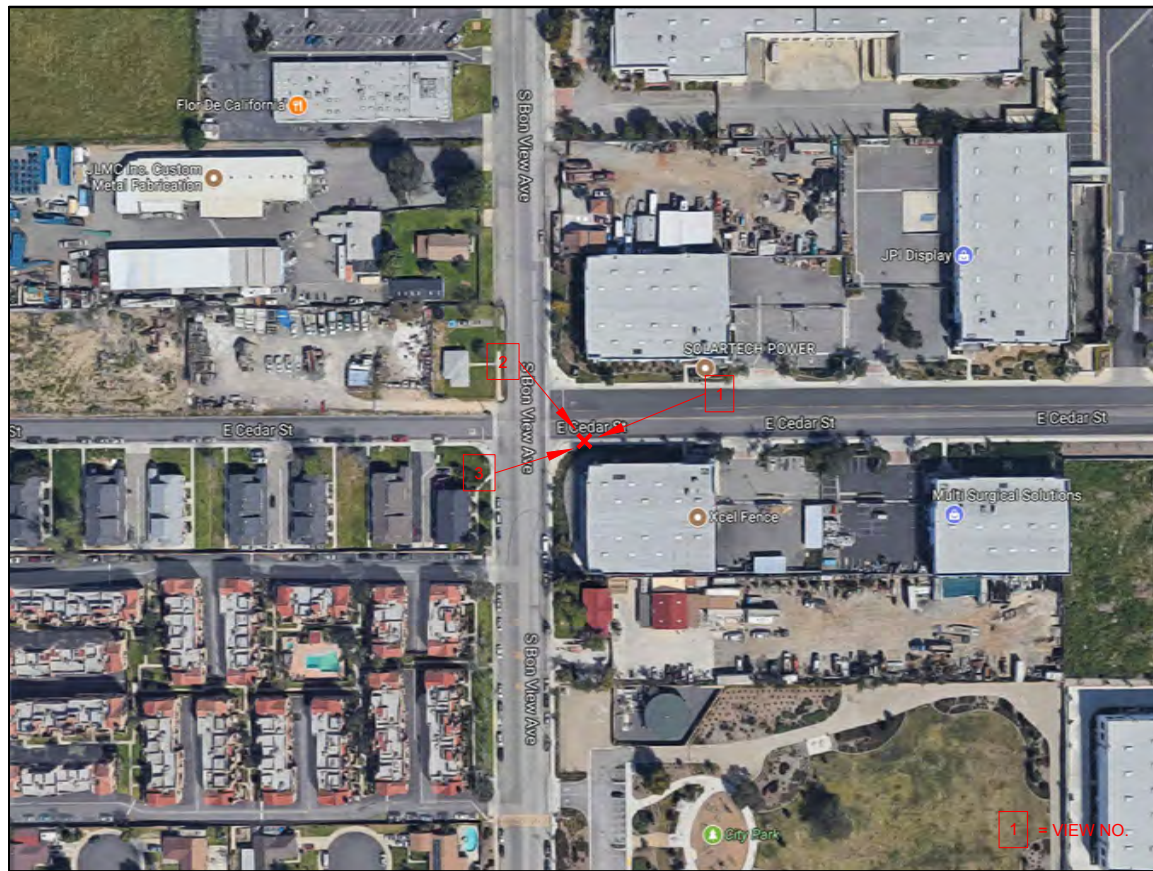
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

E.CEDAR ST. & S.BON VIEW AVE. | ONTARIO, CA 91761

SITE ID: SB90XSB27C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB27C

POLE TYPE: (E) CONCRETE LIGHT POLE

E.CEDAR ST. & S.BON VIEW AVE.
ONTARIO, CA 91761

MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

S. CAMPUS AVE. & E. CEDAR ST. | ONTARIO, CA 91761
SITE ID: SB90XSB28C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB28C

POLE TYPE: (E) CONCRETE LIGHT POLE

S. CAMPUS AVE. & E. CEDAR ST.
ONTARIO, CA 91761

MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

E RIVERSIDE DR & S ARCHIBALD AVE | ONTARIO, CA 91761

SITE ID: SB90XSB38C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB38C

POLE TYPE: (E) WOOD POLE

E RIVERSIDE DR & S ARCHIBALD AVE
ONTARIO, CA 91761

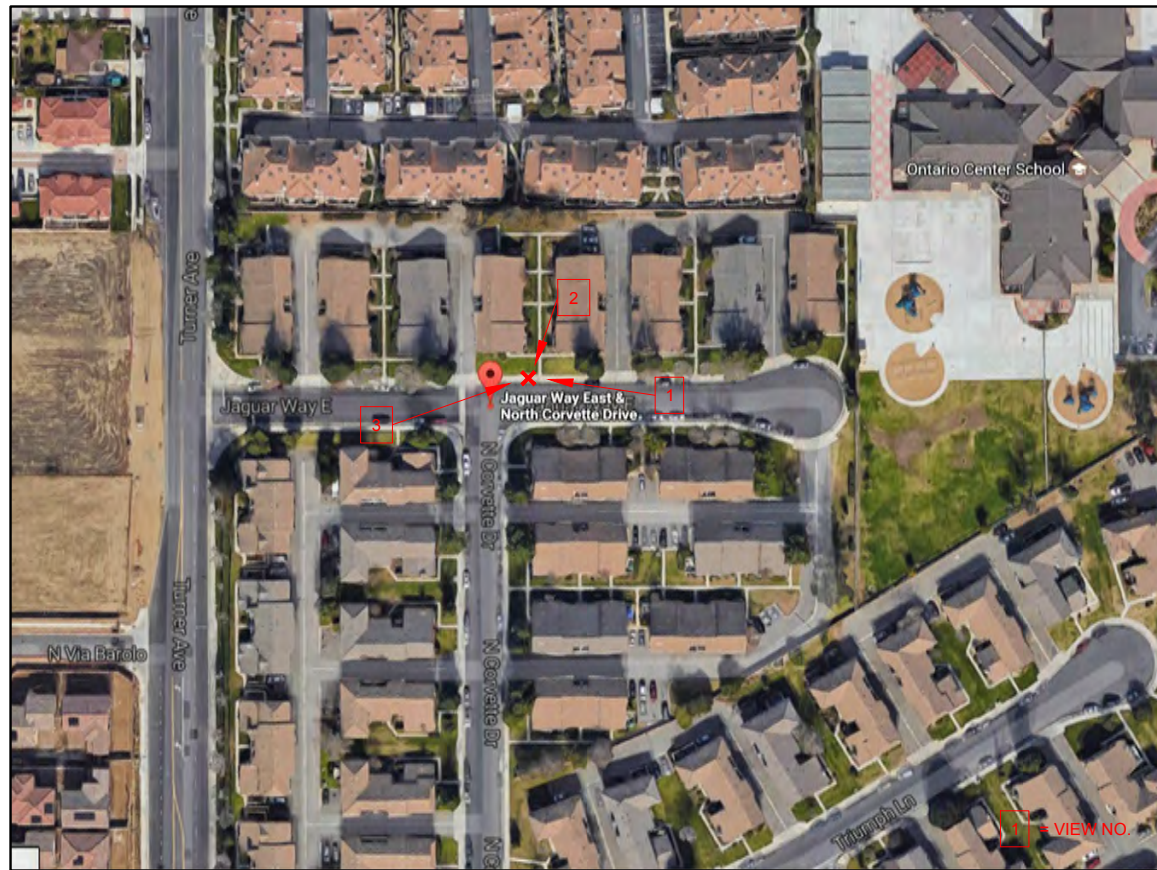
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

JAGUAR WAY E & W CORVETTE DR | ONTARIO, CA 91764

SITE ID: 9CAB012811C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 4

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3
SHEET 5: VIEW 4

DATE: 11.23.16

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangentsystems.co

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: 9CAB012811C

POLE TYPE: NEW STEEL UTILITY POLE

JAGUAR WAY E & W CORVETTE DR
ONTARIO, CA 91764

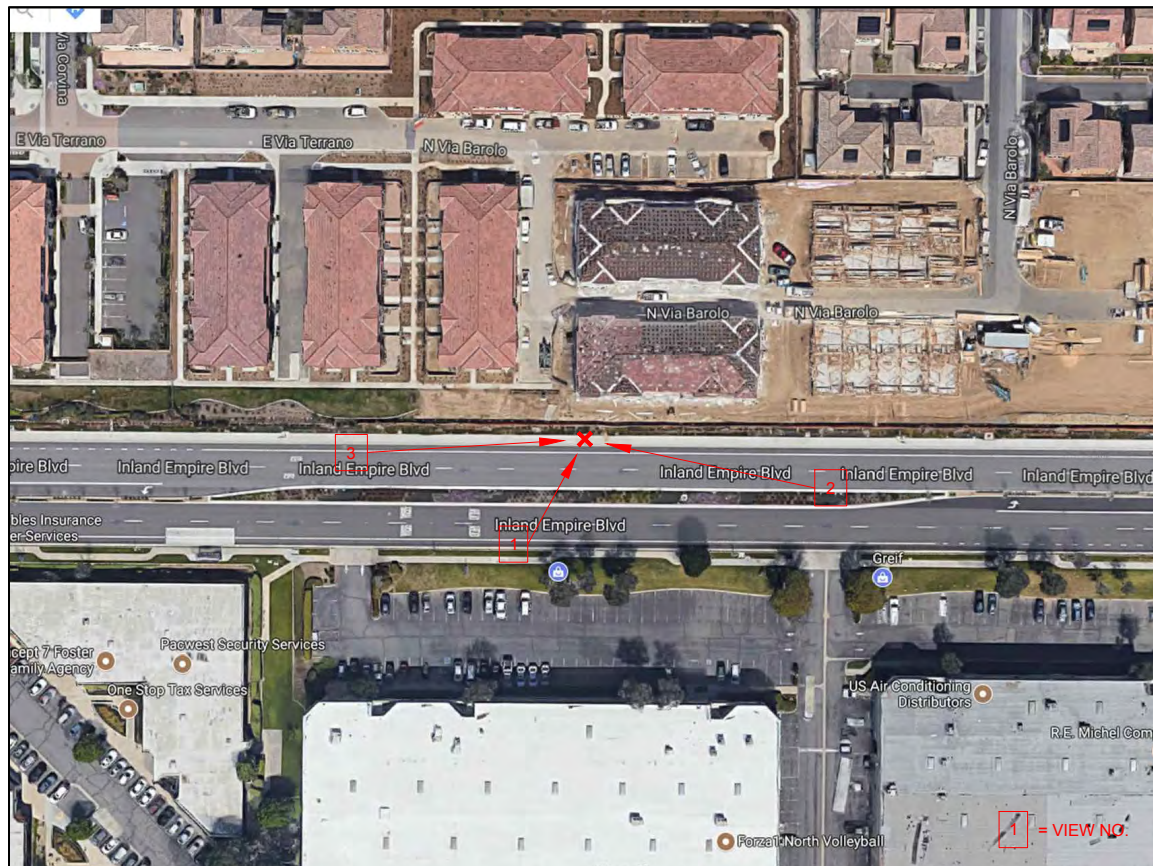
MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

INLAND EMPIRE & TURNER AVE. | ONTARIO, CA 91764

SITE ID: SB90XSB49A



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB49A

POLE TYPE: (E) CONCRETE LIGHT POLE

INLAND EMPIRE & TURNER AVE.
ONTARIO, CA 91764

MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

TURNER AVE & JAGUAR WAY E | ONTARIO, CA 91764
SITE ID: SB90XSB50D



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB50D

POLE TYPE: (E) LIGHT POLE

TURNER AVE & JAGUAR WAY E
ONTARIO, CA 91764

MOBILITIE, LLC

PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

E.GUASTI RD.& N.MILLIKEN AVE. | ONTARIO, CA 91761

SITE ID: SB90XSB52D



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB52D

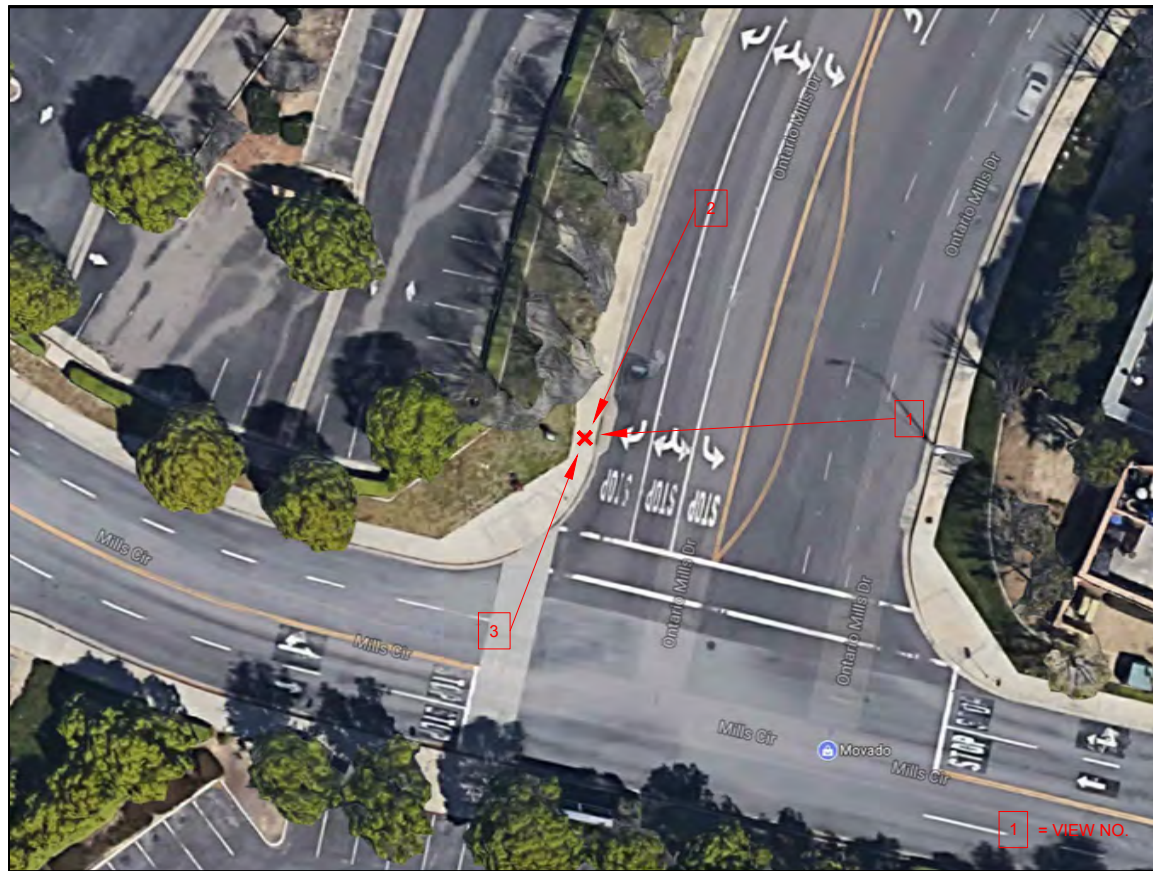
POLE TYPE: (E) CONCRETE LIGHT POLE

E.GUASTI RD.& N.MILLIKEN AVE.
ONTARIO, CA 91761

MOBILITIE, LLC PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

ONTARIO MILLS DR. & MILLS CIR | ONTARIO, CA 91764
SITE ID: SB90XSB53C



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB53C

POLE TYPE: (E) CONCRETE LIGHT POLE

ONTARIO MILLS DR. & MILLS CIR
ONTARIO, CA 91764

MOBILITIE, LLC PHOTO SIMULATION

FOR NEW SMALL CELL SITE LOCATED AT:

E FRANCIS ST & S BAKER AVE | ONTARIO, CA 91761
SITE ID: SB90XSB55D



VICINITY MAP

© 2016 Google



PREVIEW

SITE DESCRIPTION:

NEW SMALL CELL SITE
WITHIN EXISTING RIGHT
OF WAY

VIEWS: 3

SHEET INDEX

SHEET 2: VIEW 1
SHEET 3: VIEW 2
SHEET 4: VIEW 3

DATE: 08.10.17

SHEET: 1 / 4

Photo Simulation By:

Tangent
SYSTEMS
424-262-4167 | tangent.systems

Photo Simulation

This photographic simulation is intended as a visual representation only and is not to be used for construction purposes. Accuracy of photo simulation is based on information provided by project applicant.

MOBILITIE, LLC

Site ID: SB90XSB55D

POLE TYPE: (E) CONCRETE LIGHT POLE

E FRANCIS ST & S BAKER AVE
ONTARIO, CA 91761



Development Advisory Board Decision

November 20, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV17-038

DESCRIPTION: A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue (APN: 1049-411-01); **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

Part I—BACKGROUND & ANALYSIS

PDC OC/IE LLC, A DELAWARE LIMITED LIABILITY COMPANY, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV17-038, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The project site is comprised of 4.79 acres of land located at 1383 South Cucamonga Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, 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>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site:</i>	Vacant	Industrial	IG (General Industrial)	N/A
<i>North:</i>	Industrial Warehouse	Industrial	IG (General Industrial)	N/A
<i>South:</i>	Warehouse, Auto Repair and Manufacturing	Industrial	IG (General Industrial)	N/A
<i>East:</i>	Industrial Business Park	Business Park	Grove Avenue Specific Plan	Business Park
<i>West:</i>	Industrial Warehouse	Industrial	IG (General Industrial)/ IL (Light Industrial)	N/A

(2) **Project Description:** A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial warehouse building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue. The floor plan consists of a 2-story 4,000 square foot office area located on the southwest corner of the building and the remainder of the building is being utilized for warehousing purposes. The rectangular shaped building is situated within the center of the parcel with drive aisle access around the building. The front of the building is oriented to the west, toward Cucamonga Avenue and setback approximately 75 feet from the front property line where a 10-foot landscape setback and parking lot have been provided. Additional vehicle parking and a tractor-trailer yard area, designed for truck maneuvering, loading activities, and outdoor staging, is provided along the southern portion of the site and screened from the public right-of-way by the proposed building and screen walls.

There are two points of access to the project site from Cucamonga Avenue located on the southwest corner of the parcel via a 37-foot driveway and northwest corner via a 26-foot driveway. The

proposed development is required to provide a minimum of 60 off-street parking spaces pursuant to the parking standards specified in the Development Code and has provided 75 spaces exceeding the minimum standards. In addition, the City's Off-street Parking and Loading Standards require that the project provide a minimum of one tractor trailer parking space for each four dock-high loading spaces. There are 12 dock high doors proposed requiring 3 tractor trailer parking spaces that have also been provided.

The proposed building is of concrete tilt-up construction with enhanced elements and treatments located at the office entry and along street facing elevation. Architectural elements include smooth-painted concrete in tan and white tones, with horizontal and vertical reveals, windows with clear anodized aluminum mullions and blue reflective glazing, navy blue metal horizontal siding, grey metal canopies over the main office entry and recessed panel sections with contrasting colors. Also, the mechanical equipment will be roof-mounted and obscured from public view by the parapet walls.

The project provides landscaping along the street frontage, the perimeter of the site and throughout the parking areas. A total of 10% landscaping is required and 11% is being provided throughout the site exceeding the minimum requirements. The project includes, street widening, right-of-way improvements (curb, gutter, sidewalk and parkway) and street trees.

Public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's 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. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and pipes to an underground infiltration system located within the front western parking lot and the tractor-trailer yard area located within the southern portion of the project site. Any overflow drainage will be conveyed to the curb and gutter along Cucamonga Avenue.

Part II—RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and make recommendation to the Planning Commission 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 (“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 November 20, 2017, 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 III—THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED 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 administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits and the area being developed is 4.79 acres less than five acre threshold and is substantially surrounded by urban land uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Also, the site is adequately served by all required utilities and public services.

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: *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 Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: *Ontario International 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 Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), 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 DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, 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 ALUCP.

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

Development Plan

(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 Industrial land use district of the Policy Plan Land Use Map, and the IG (General Industrial) zoning district. 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 the IG (General Industrial) zoning district, including standards relative to the particular land use proposed (industrial warehouse), 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 IG (General Industrial) zoning district 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 IG (General Industrial) zoning district; 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 IG (General Industrial) zoning district 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 (industrial warehouse). 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 IG (General Industrial) zoning district.

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 Department reports 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.

APPROVED AND ADOPTED this 20th day of November 2017.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

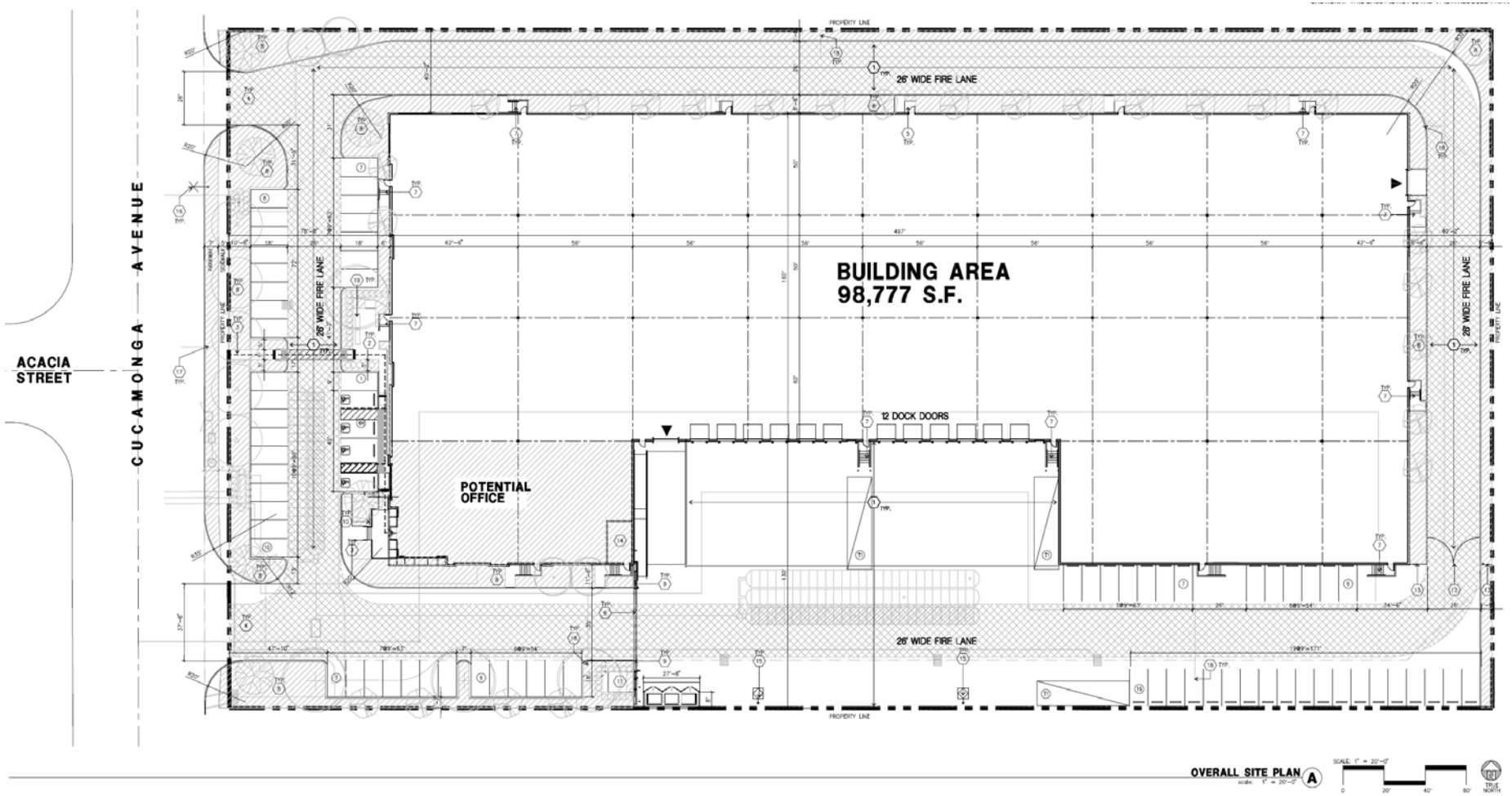
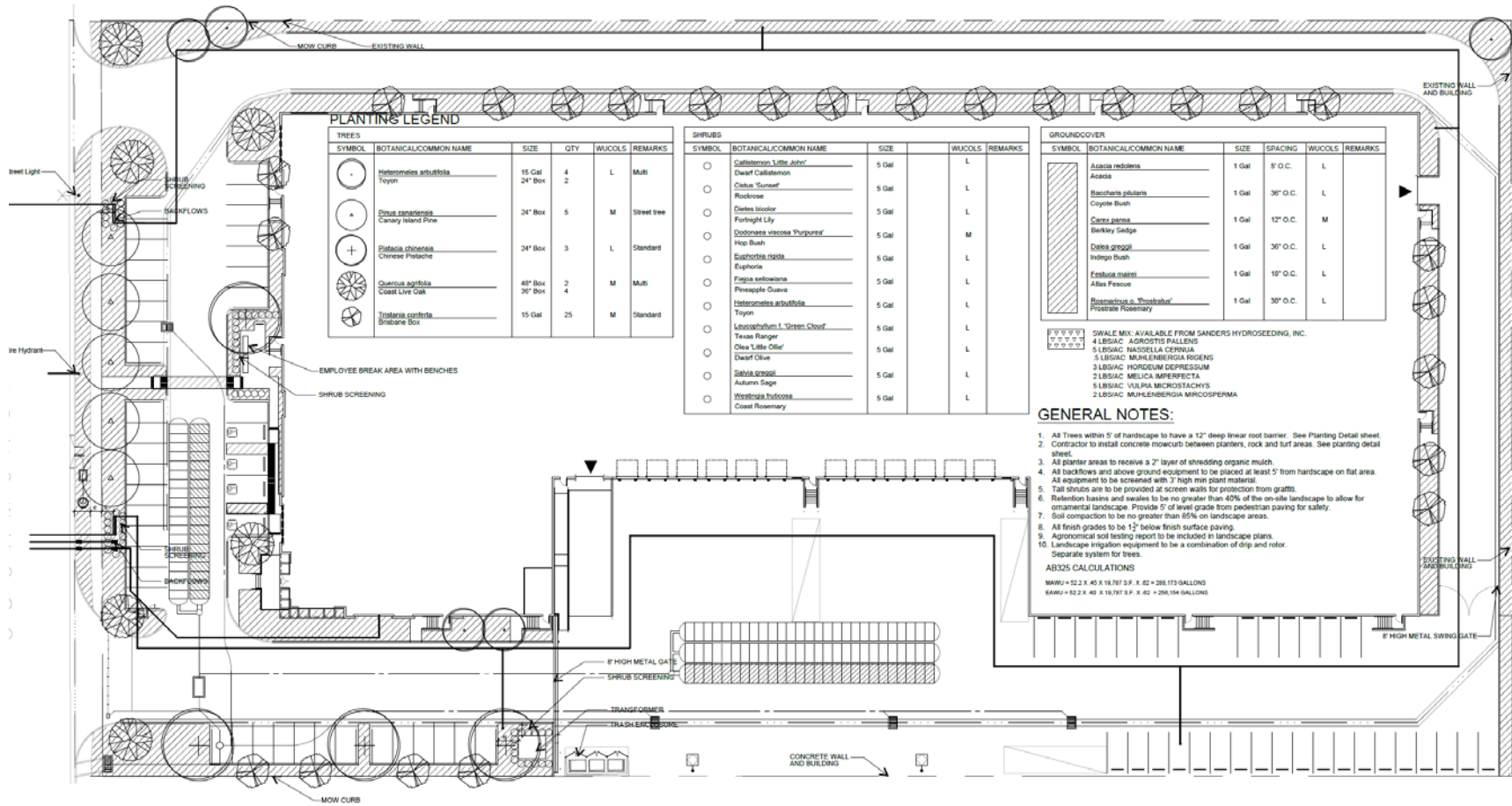


Exhibit C—ELEVATIONS



Exhibit D—LANDSCAPE PLAN



Attachment 1—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

*Planning Department
Land Development Division
Conditions of Approval*

Meeting Date: November 20, 2017

File No: PDEV17-038

Related Files: N/A

Project Description: A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue (APN: 1049-411-01); **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

Prepared By: Lorena Mejia, Senior Planner
Phone: 909.395.2276 (direct)
Email: lmejia@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 Time Limits.

(a) Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

2.2 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.

2.3 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.

2.4 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

2.5 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.

(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).

2.6 Outdoor Loading and Storage Areas.

(a) Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

(d) Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

(i) Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or

(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

(e) The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.7 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.

2.8 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.

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

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

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

2.12 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to **Section 15332 (Class 32, In-Fill Development Projects)** of the CEQA Guidelines, meeting the following conditions:

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

(b) 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).

(c) 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 may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(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.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. PDEV17-038 RELATED FILE NO(S). _____	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO:

Manoj Hariya, P.E., Sr. Associate Civil Engineer, (909) 395-2155

M. B. Hariya
10/24/17

CITY PROJECT PLANNER & PHONE NO:

Lorena Mejia, Senior Planner, (909) 395-2276

DAB MEETING DATE:

11/20/2017

PROJECT NAME / DESCRIPTION:

A development plan to construct 1 industrial building totaling 98,860 sqft on 4.79 acres of land.

LOCATION:

1383 S Cucamonga Avenue

APPLICANT:

Jay Tanjwan, Panattoni Development Company, Inc. 949-862-2116

REVIEWED BY:

[Signature] 10-24-17
Khoi Do, P.E. Date
Assistant City Engineer

APPROVED BY:

[Signature] 10-24-17
Khoi Do, P.E. Date
Assistant 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. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN 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:
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- 1.02 Dedicate to the City of Ontario, the following easement(s): _____

- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s): _____
- 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.
- 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 Management 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.ci.ontario.ca.us) 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 three (3) 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 Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.13 New Model Colony (NMC) 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: _____

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

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

- 2.01 Record Parcel Map/Tract Map No. _____ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar 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**
- 2.05 **Apply for a:** **Certificate of Compliance with a Record of Survey;** Lot Line Adjustment
 - 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.

- 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: _____
- 2.10 Dedicate to the City of Ontario the right-of-way described below:**

14 feet of right of way along the project frontage on Cucamonga Avenue (Ultimate half width of 44' Right-of-Way to Center Line).

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 New Model Colony (NMC) 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).
- 2.13 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.**
- 2.14 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.

- 2.15 Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately \$106,602 , shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**

- 2.16 Other conditions: _____**



B. PUBLIC IMPROVEMENTS

(See attached Exhibit 'A' for plan check submittal requirements.)

- 2.17 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	Cucamonga Avenue	Street 2	Street 3	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> New; 32 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen to 32 feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
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 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	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<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	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<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
Parkway	<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)	<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	<input checked="" type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation



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

Specific notes for improvements listed in item no. 2.17, above: _____

- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): Cucamonga Avenue to Street Center line along frontage.



- 2.19 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.
- 2.20 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.
- 2.21 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 7-7.303.e of the City's Municipal Code.
- 2.22 Other conditions: _____

C. SEWER

- 2.23 **A 8 inch sewer main is available for connection by this project in Cucamonga Avenue. (Ref: Sewer plan bar code: S11388)**
- 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.25 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.
- 2.26 **Other conditions:**
 1. **A monitoring manhole is required for the project. A uniform pipe slope must be maintained at least 20 pipe diameters upstream and downstream of the monitoring manhole per City standards. No bends are allowed within the 20 pipe diameters, this must be reflected on Utility Plan.**

D. WATER

- 2.27 **A 10 inch water main is available for connection by this project in Cucamonga Avenue. (Ref: Water plan bar code: W10336)**
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.29 **Other conditions: Backflow devices for fire service(s) shall be provided.**

E. RECYCLED WATER

- 2.30 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 **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. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.**



- 2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.

- 2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

- 2.35 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

- 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.

- 2.37 **Other conditions:**
 1. **The applicant/developer shall design and construct in-fill missing street improvements along Cucamonga Avenue frontages including sidewalk, drive approach, street lights, parkway landscaping, fire hydrants and signing and striping. Sidewalk along Cucamonga Avenue shall be adjacent to curb per Standard drawing 1209.**
 2. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
 3. **Driveways shall be "commercial-type" and designed/constructed in accordance with Standard Drawing No. 1204.**
 4. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting signing and striping and/or street lighting design to discuss items such as striping layout and tie-ins to existing or future street light circuits.**
 5. **The applicant/developer shall underground existing overhead utilities along the project frontage of Cucamonga Avenue in accordance with Title 7 of the City's Municipal Code.**

G. DRAINAGE / HYDROLOGY

- 2.38 A _____ inch storm drain main is available to accept flows from this project in _____.
 (Ref: Storm Drain plan bar code: _____)

- 2.39 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.

- 2.40 **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.**

- 2.41 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.

- 2.42 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.

- 2.43 **Other conditions:**
 1. **Applicant/developer shall pay in-lieu fees for the Design and construction of the future the**



master-planned 48" storm drain along Cucamonga Avenue for the project frontage. In-lieu fee shall be calculated based on most current City of Ontario's project cost estimate.

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

- 2.44 401 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.
- 2.45 **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>.**
- 2.46 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.47 File an application, together with an initial payment 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 three (3) 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 the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.48 Other conditions: _____

K. FIBER OPTIC

- 2.49 **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 nearest OntarioNet hand hole. See Fiber Optic Exhibit herein.**
- 2.50 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

L. Solid Waste

- 2.51 **Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:**

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>



- 2.52 Other conditions:**
The proposed project requires three (3) 4 CY trash bins, that shall be located within trash enclosures. Show all trash enclosures on Utility plan per the above-mentioned manual and provide plan view with dimensions as well.



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 NMC 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, studie and reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV17-038

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. 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).
6. **Three (3) sets of Public Street improvement plan with street cross-sections**
7. Three (3) sets of Private 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 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)**
16. 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.
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. **One (1) copy of Soils/Geology report**
20. Payment for Final Map/Parcel Map processing fee
21. Three (3) copies of Final Map/Parcel Map



- 22. One (1) copy of approved Tentative Map
- 23. One (1) copy of Preliminary Title Report (current within 30 days)
- 24. One (1) copy of Traverse Closure Calculations
- 25. 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.
- 26. Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 27. Other: _____

HPA Architecture

1001 S. Harbor Drive, Suite 200
 Newport Beach, CA 92660

Project:
Cucamonga & Acacia

Client:
 PANATION
 20411 SW Rock Street, Suite 200
 Newport Beach, CA 92660

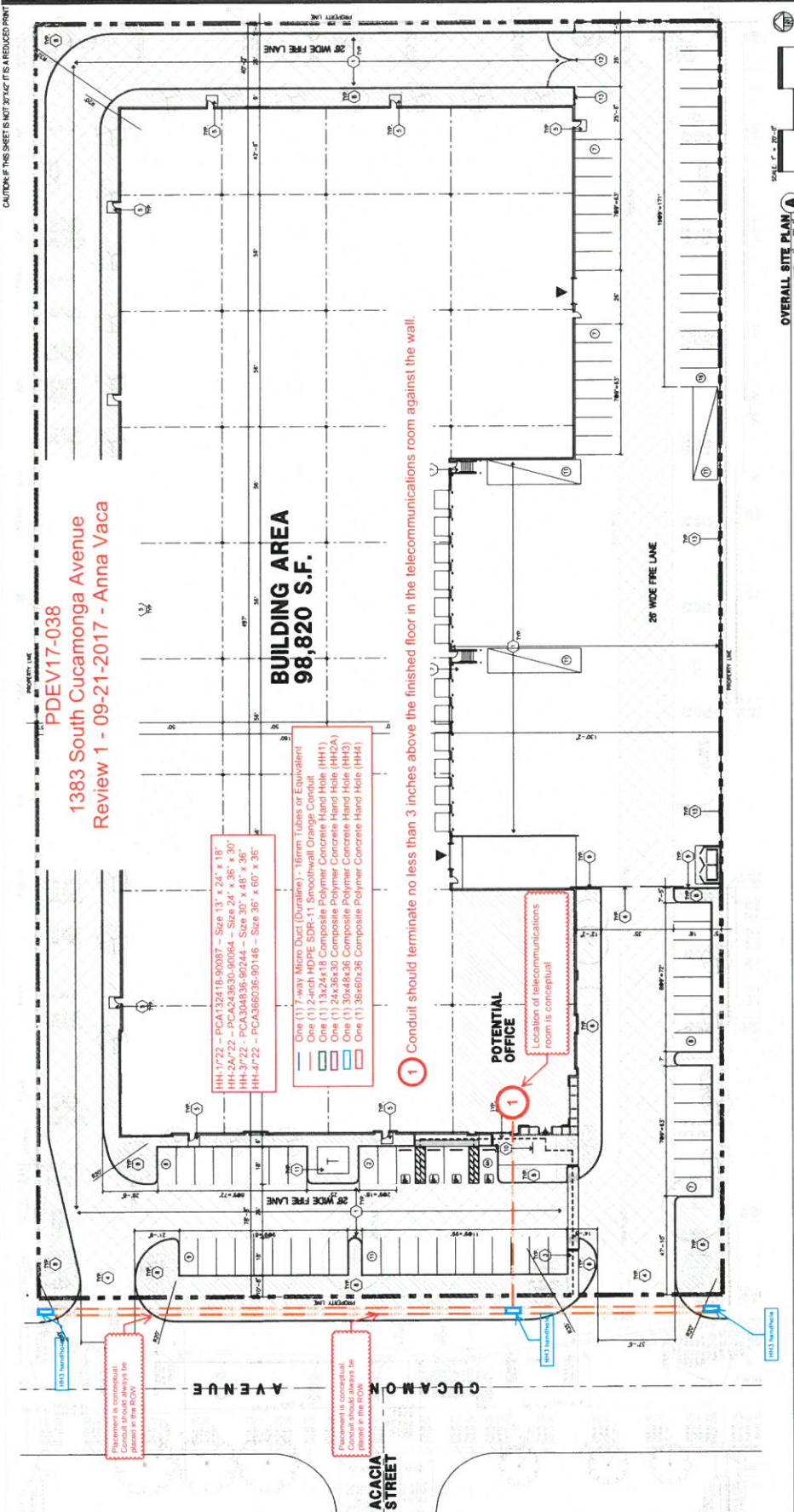
Architect:
 HPA Architecture
 1001 S. Harbor Drive, Suite 200
 Newport Beach, CA 92660

City:
 Orange, CA

Scale:
 1" = 10'-0"

Date:
 8/10/2017

Sheet:
A1.1

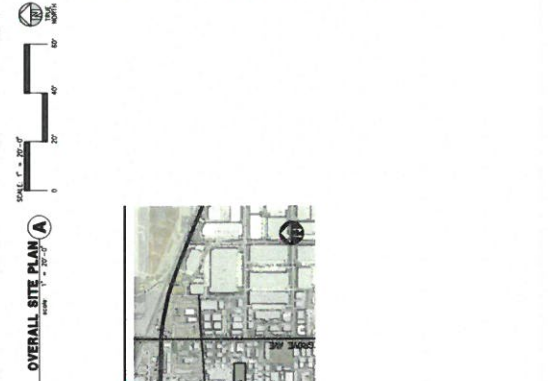


PDE17-038
1383 South Cucamonga Avenue
Review 1 - 09-21-2017 - Anna Vaca

BUILDING AREA
98,820 S.F.

One (1) 17-way Micro Duct (Duratone) - 16mm Tubes or Equivalent
 One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
 One (1) 13/24x415 Composite Polymer Concrete Hand Hole (HH1)
 One (1) 24x36x36 Composite Polymer Concrete Hand Hole (HH2)
 One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH3)
 One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)

1. Conduit should terminate no less than 3 inches above the finished floor in the telecommunications room against the wall.



PROJECT DATA

ITEM	DESCRIPTION	QUANTITY
1	Concrete	201.33 cu yd
2	Asphalt	2,000 sq ft
3	Gravel	10,000 sq ft
4	Brick	94,820 sq ft
5	Other	48.4%
TOTAL		
6	Asphalt	201.33 cu yd
7	Concrete	2,000 sq ft
8	Gravel	10,000 sq ft
9	Brick	94,820 sq ft
10	Other	48.4%
TOTAL		

SITE PLAN KEYNOTES

1. Heavy brown finish concrete pavement.
2. Concrete walkway.
3. Unimproved areas to be constructed per 11-7. FINISHES.
4. All utility lines to be shown, including underground.
5. All utility lines to be shown, including underground.
6. All utility lines to be shown, including underground.
7. All utility lines to be shown, including underground.
8. All utility lines to be shown, including underground.
9. All utility lines to be shown, including underground.
10. All utility lines to be shown, including underground.
11. All utility lines to be shown, including underground.
12. All utility lines to be shown, including underground.

PROPERTY OWNER

Address of the property
 1383 SUCAMONGA AVENUE
 ORANGE, CA

Assessor's Parcel Number
 561-01-0080

Legal description
 THE PART OF THE SUCAMONGA AVENUE TRACT, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 N., RANGE 12 E., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND BEING THE PART OF THE SUCAMONGA AVENUE TRACT, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 N., RANGE 12 E., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND BEING THE PART OF THE SUCAMONGA AVENUE TRACT, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 N., RANGE 12 E., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

Zoning
 PERMITS ZONING ORDINANCE (GENERAL BUSINESS, R)

APPLICANT'S REPRESENTATIVE

HPA INC.
 1001 S. HARBOR DRIVE, SUITE 200
 NEWPORT BEACH, CA 92660
 CONTACT: ANNA VACA

CONTRACT INFORMATION

Contract No.: 17-01-001

Contract Date: 8/10/2017

Contract Description: Site Plan

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-038
 Address: 1383 S Cucamonga Ave
 APN: 1049-411-01
 Existing Land Use: Vacant
 Proposed Land Use: 98,860 SF Industrial Warehouse Building
 Site Acreage: 4.79 Proposed Structure Height: 45 ft
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Lorena Mejia
 Date: 9/8/17
 CD No.: 2017-060
 PALU No.: n/a

The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 175 ft	
<input type="radio"/> Zone 5			

The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6
 Allowable Height: _____

CONSISTENCY DETERMINATION

This proposed Project is: Exempt from the ALUCP
 Consistent
 Consistent with Conditions
 Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

FROM: Paul Ehrman, Deputy Fire Chief/Fire Marshal
Fire Department

DATE: September 7, 2017

SUBJECT: PDEV17-038 – A Development Plan to construct an industrial building totaling 98,860 square feet on 4.79 acres of land located at 1383 South Cucamonga Avenue, within the IG (General Industrial) zoning district (APN: 1049-411-01).

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
-

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Not Listed (Type V)
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): 96,820 Sq. Ft.
- D. Number of Stories: 2
- E. Total Square Footage: 96,820 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s):

CONDITIONS OF APPROVAL:

2.0 FIRE DEPARTMENT ACCESS

- ☒ 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.

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1750 gallons per minute (g.p.m.) for 2 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 ~~Choose an item.~~ 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.

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.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- ☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

6.0 OTHER SPECIAL USES

- ☒ 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- ☒ 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- ☒ 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Planning Department

FROM: Douglas Sorel, Police Department

DATE: September 13, 2017

SUBJECT: PDEV17-038 – A DEVELOPMENT PLAN TO CONSTRUCT ONE INDUSTRIAL BUILDING AT 1383 SOUTH CUCAMONGA AVENUE

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 walkways, driveways, doorways, parking lots, hallways, stairwells, 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 applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Douglas Sorel at (909) 395-2873 with any questions or concerns regarding these conditions.

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

PRELIMINARY PLAN CORRECTIONS	
Sign Off	
	10/2517
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
--	---------------------------------

D.A.B. File No.: PDEV17-038	Case Planner: Lorena Mejia
--------------------------------	-------------------------------

Project Name and Location:
 Cucamonga & Acacia Industrial Building
 1383 S Cucamonga Ave

Applicant/Representative:
 HPA Inc.
 18831 Bardeen Ave Ste 100
 Irvine Ca. 92612

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | A Preliminary Landscape Plan (dated 10/24/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents. |
| <input type="checkbox"/> | A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval. |

CORRECTIONS REQUIRED

Civil Plans

- Note on grading plans: for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.

Landscape Plans

- Show parkway landscape and street trees (in parkway) spaced 30' apart.
- 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. Typical fees are:
 - Plan Check—5 or more acres \$2,326.00
 - Plan Check—less than 5 acres\$1,301.00
 - Inspection—Construction (up to 3 inspections per phase) \$278.00
 - Inspection—Field - additional..... \$83.00

Landscape construction plans with building permit number for plan check may be emailed to:
landscapeplancheck@ontarioca.gov

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Lorena Mejia
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 28, 2017
SUBJECT: PDEV17-038

-
- The plan **does** adequately address the departmental concerns at this time.
- No comments
- Report below.

Conditions of Approval

1. The Site address for this project will be 1383 S Cucamonga Ave.

KS:lm