



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

December 17, 2018

- ▶ **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
Scott Murphy, Executive Director, Development Agency
John P. Andrews, Executive Director, Economic Development
Kevin Shear, Building Official
Cathy Wahlstrom, Planning Director
Louis Abi-Younes, City Engineer
Chief Derek Williams, Police Department
Fire Marshal Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Julie Bjork, Executive Director, Housing and Neighborhood Preservation

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 November 19, 2018, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP EXTENSION REVIEW FOR FILE NO. PMTT16-013 (TM 20050):

A one-year Time Extension of the expiration date for the approval of File No. PMTT16-013, a Tentative Tract Map (TM 20050) to subdivide 3.47 acres of land for condominium purposes, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DUs/acre) and EA (Euclid Avenue) Overlay zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) of the CEQA Guidelines. 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 ONT Airport Land Use Compatibility Plan (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09); **submitted by 1902 Euclid Property LLC. Planning Commission action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines § 15304

2. File No. PMTT16-013 (TM 20050) (Time Extension)

Motion to recommend Approval/Denial

C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV17-034 & PCUP17-026:

A Development Plan (**File No. PDEV17-034**) to construct a phased commercial development on 2.6 acres of land, composed of a 4,662 square foot commercial car wash (Phase 1) and two multi-tenant retail buildings composed of 9,500 square feet

(Phase 2), in conjunction with a Conditional Use Permit (**File No. PCUP17-026**) to establish the car wash use, for property located along the northwest corner of Holt Boulevard and Grove Avenue, within the East Holt Mixed-Use (MU-2) zoning district. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21) **submitted by Elba Inc., Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines § 15332

2. **File No. PCUP17-026** (Conditional Use Permit)

Motion to recommend Approval/Denial

3. **File No. PDEV17-034** (Development Plan)

Motion to recommend Approval/Denial

D. ENVIRONMENTAL ASSESSMENT AND Development Plan REVIEW FOR FILE NO. PDEV18-030: A Development Plan (**File No. PDEV18-030**) to construct a 43,300 square-foot industrial building on 2.4 acres of land located within the area surrounded by Loop Drive (west of North Etiwanda Avenue and south of Interstate 10), within the IG (General Industrial) zoning district. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APN: N/A) **submitted by Acacia Real Estate Group Inc.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines § 15332

2. **File No. (PDEV18-030)** (Development Plan)

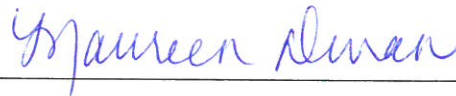
Motion to Approve / Deny

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 **January 7, 2019**.

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 **December 13, 2018**, 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

November 19, 2018

BOARD MEMBERS PRESENT

Khoi Do, Chairman, Engineering Department
Pedro Rico, Building Department
Charity Hernandez, Economic Development Agency
Lora Gearhart, Fire Department
Joe De Sousa, Housing and Municipal Services Agency
Ahmed Aly, Municipal Utilities Company
Rudy Zeledon, Planning Department
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

Paul Ehrman, Fire Department
Kevin Shear, Building Department

STAFF MEMBERS PRESENT

Antonio Alejos, Engineering Department
Luis Batres, Planning Department
Maureen Duran, Planning Department
Matthew Holmes, Engineering Department
Lorena Mejia, Planning Department
Jesus Plasencia, Engineering 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 October 15, 2018, meeting of the Development Advisory Board was made by Mr. De Sousa; seconded by Mr. Zeledon; and approved unanimously by those present (8-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT AGREEMENT, TENTATIVE PARCEL MAP & DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT18-006 AND PDEV18-014:** A Tentative Parcel Map No. 19904 (**File No. PMTT18-006**) to subdivide approximately 85 acres of land into nine (9) parcels and six (6) letter lots, and a Development Plan (**File No. PDEV18-014**) to construct nine (9) industrial buildings totaling 1,685,420 square feet, for property located along the southwest corner of Merrill Avenue and Archibald Avenue within the Business Park (Planning Area 1) and Industrial (Planning Area 2) land use designations of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003), for which an Environmental Impact Report (SCH# 2017031048) was certified by City Council on May 1, 2018. This application is consistent with the EIR and introduces no new significant environmental impacts. All adopted mitigation measures of the related EIR shall be a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with both policies and criteria of the Ontario International Airport and Chino Airport Land Use Compatibility Plans (ALUCP); (APNs: 0218-311-02, 0218-311-03, 0218-311-08, 0218-311-10) **submitted by Colony Commerce Ontario East LP, a Delaware limited partnership. Planning Commission action is required.**

Representative Brent Caldwell of Caldwell Land Solutions for CapRock Partners was present. Mr. Caldwell stated he reviewed the conditions and was able to work out minor details with staff, therefore agreeing to the conditions of approval. Mr. Do asked if he had any other concerns, and Mr. Caldwell said he did not. Mr. Do then asked the board if they had any concerns or questions at which time Mr. Zeledon stated he wanted to make a clarification on the description. Mr. Zeledon stated the description had the Development Agreement; however, the Development Agreement is not part of the recommendation for the Development Advisory Board. The Development Agreement will go to Planning Commission later on and they will be the recommending body. Mr. Do asked if there were any other questions or concerns. No one else spoke on the project.

Motion recommending approval of **File Nos. PMTT18-006 AND PDEV18-014** subject to conditions to the Planning Commission was made by Mr. Sorel; seconded by Mr. Zeledon; and approved unanimously by those present (8-0).

- C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND CONDITIONAL PERMIT REVIEW FOR FILE NOS. PDEV18-024 AND PCUP18-003:** A Development Plan (File No. PDEV18-024) to construct a 23,952 square foot office/industrial building in conjunction with a Conditional Use Permit (File No. PCUP18-003) to establish a contractor's storage yard on 2.4 acres, located at 901 South Sultana Avenue, within the (IL) Light Industrial zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development) of the CEQA Guidelines. 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 ONT Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-353-14) **submitted by Ferreira Construction, Co, Inc. Planning Commission actions is required.**

Representative Brian Bloom of KEC Engineers representing TAN Ferreira was present and agreed to the conditions of approval. There were no questions or concerns.

Motion recommending approval of **File Nos. PCUP18-003 AND PDEV18-024** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Aly; and approved unanimously by those present (8-0).

- D. ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR18-004 AND PDEV18-001:** A Variance to: [1] reduce the parking setbacks along an arterial street from 20 feet to 16 feet; [2] reduce the drive aisle setbacks along an arterial street from 20 feet to 11 feet; and [3] deviate from the number of required parking spaces, from 47 to 41 spaces; in conjunction with a Development Plan to reconstruct a 4,950 square-foot McDonald's drive-thru restaurant on 0.81 acres of land located at 1107 East Fourth Street, within the CN (Neighborhood Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2, Replacement or Reconstruction) of the CEQA Guidelines. 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: 1047-461-20) **submitted by McDonald's USA, LLC. Planning Commission action is required.**

Representative Carlos Madrigal of McDonald's Corporation was present and agreed to the conditions of approval. There were no questions or concerns from the board.

Motion recommending approval of **File Nos. PVAR18-004 AND PDEV18-001** subject to conditions to the Planning Commission was made by Mr. Zeledon; seconded by Mr. Aly and approved unanimously by those present (8-0).

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-009:** A Development Plan to construct 51 single-family dwellings on 9.26 acres of land located north of Chino Avenue and approximately 280 feet west of Archibald Avenue, within Neighborhood 4 (RD-5,000) of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (PSP04-001), for which an Environmental Impact Report (State Clearinghouse No. 2004071001) was certified by the by the City Council on April 18, 2006. 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). (APNs: 0218-111-54 and 0218-111-55) **submitted by KB Home. Planning Commission action is required.**

There was no one present representing KB Home. Mr. Do asked if the board had any reservations with regard to approving the project without a representative present. The board had no concerns or questions.

Motion recommending approval of **File No. PDEV18-009** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Aly; and approved unanimously by those present (8-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran
Recording Secretary



Development Advisory Board Decision

December 17, 2018

DECISION NO.: [insert #]

FILE NO.: PMTT16-013

DESCRIPTION: A one-year Time Extension of the expiration date for the approval of File No. PMTT16-013, a Tentative Tract Map (TT 20050) to subdivide 3.47 acres of land for condominium purposes, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DUs/acre) and EA (Euclid Avenue) Overlay zoning districts (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09); **submitted by 1902 Euclid Property LLC.**

Part I—BACKGROUND & ANALYSIS

1902 EUCLID PROPERTY LLC, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PMTT16-013 (TT 20050), 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 3.47 acres of land located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, and is depicted in Exhibit A: Project Location Map, 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/Medium Density Residential	MDR (Medium Density Residential)	MDR18 (Medium Density Residential) and EA (Euclid Avenue Overlay)	N/A
<i>North:</i>	Commercial Shopping Center	MU (Mixed-Use)	MU-11 (Euclid/Francis Mixed-Use) and EA (Euclid Avenue Overlay)	N/A
<i>South:</i>	Single Family Residential and Mountain View Baptist Church	LDR (Low Density Residential) and MDR (Medium Density Residential)	LDR5 (Low Density Residential) and MDR18 (Medium Density Residential)	N/A
<i>East:</i>	Ontario Christian School	MDR (Medium Density Residential)	MDR18 (Medium Density Residential) and EA (Euclid Avenue Overlay)	N/A
<i>West:</i>	Single Family Residential	LDR (Low Density Residential)	LDR5 (Low Density Residential)	N/A

(2) **Project Description:** On October 25, 2016, the Planning Commission approved a Tentative Tract Map (File No. PMTT16-013) subdivide 3.47 acres of land into 10 numbered lots and 2 lettered (common) lots, for condominium purposes. The purpose of the Tentative Map was to facilitate the development to construct 57 townhome units (File No. PDEV16-019).

Under the State Subdivision Map Act, tentative tract maps may be extended up to five years beyond their initial approval. The Applicant is now requesting the first, one-year time extension of the expiration date for Tentative Tract Map approval pursuant to the requirements of Ontario Development Code Section 2.02.025.B (Time Extensions). The time extension will allow for the completion and City approval of Covenants, Conditions and Restrictions (CC&Rs), which are required to be recorded with the Final Tract Map.

On December 17, 2018, the Development Advisory Board of the City of Ontario conducted a hearing and issued a Decision recommending the Planning Commission grant the requested one-year Time Extension.

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 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;

WHEREAS, on December 17, 2018, 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 proposed Time Extension for subject Tentative Tract Map (File No. PMTT16-013 (TM 20050)) is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into 4 or fewer tracts when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed tracts conform to local standards and are available, the tract was not involved in a division of a larger tract within the previous 2 years, and the tract does not have an average slope greater than 20 percent; and

(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 previous determination of CEQA exemption reflects the independent judgment of the Planning Commission; and

(4) This Time Extension request introduces no new significant environmental impacts and no new evidence or changes in circumstance introduced that would bring into question that the previous determination was improper.

SECTION 2: Housing Element Compliance. The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (57 units) and density (16.4 units/acre) specified in the Available Land Inventory.

Assessor Tract Numbers (APN)	Lot Area
APN: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09	3.47 acres

	Available Land Inventory	
	Existing	Proposed
Number of Units:	39 to 62	57
Assumed Density:	11.1 to 18.0 DUs/Acre	16.4 DUs/acre

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:

(1) **The proposed Tentative Tract Map 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 applicable area and specific plans, and planned unit developments.** The proposed Tentative Tract Map is located within the MDR (Medium Density Residential) land use district of the Policy Plan Land Use Map, and the MDR18 (Medium Density Residential) and EA (Euclid Avenue Overlay) zoning district. The proposed subdivision 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, as the project will contribute to providing “a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain a quality of life” (Goal LU1). Furthermore, the project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to a complete community where residents at all stages of life, employers, workers, and visitors, have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario” (Policy LU1-6 *Complete Community*).

(2) **The design or improvement of the proposed Tentative Tract Map 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 applicable specific plans and planned unit developments.** The proposed Tentative Tract Map is located within the MDR (Medium Density Residential) land use district of the Policy Plan Land Use Map, and the MDR18 (Medium Density Residential) and EA (Euclid Avenue Overlay) zoning district. The proposed design or improvement of the subdivision 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, as the project will contribute to providing “[a] high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct” (Goal CD2). Furthermore, the project will promote the City’s policy to “create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and tract sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.” (Policy CD2-2 *Neighborhood Design*).

(3) **The site is physically suitable for the type of development proposed.** The project site meets the minimum lot area and dimensions of the MDR18 (Medium Density Residential) and EA (Euclid Avenue Overlay) zoning district zoning district, and is physically suitable for the type of residential development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) **The site is physically suitable for the density/intensity of development proposed.** The project site is proposed for residential development at [a density of 16.4 DUs/acre]. The project site meets the minimum lot area and dimensions of the MDR18 (Medium Density Residential) and EA (Euclid Avenue Overlay) zoning district, and is physically suitable for this proposed density / intensity of development.

(5) **The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.** The project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) **The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.** The design of the proposed subdivision, and the general improvements existing or proposed on the project site, are not likely to cause serious public health problems, as The project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the project site.

(7) **The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.** The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

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 17th day of December 2018.

Development Advisory Board Chairman

Exhibit A: Project Location Map

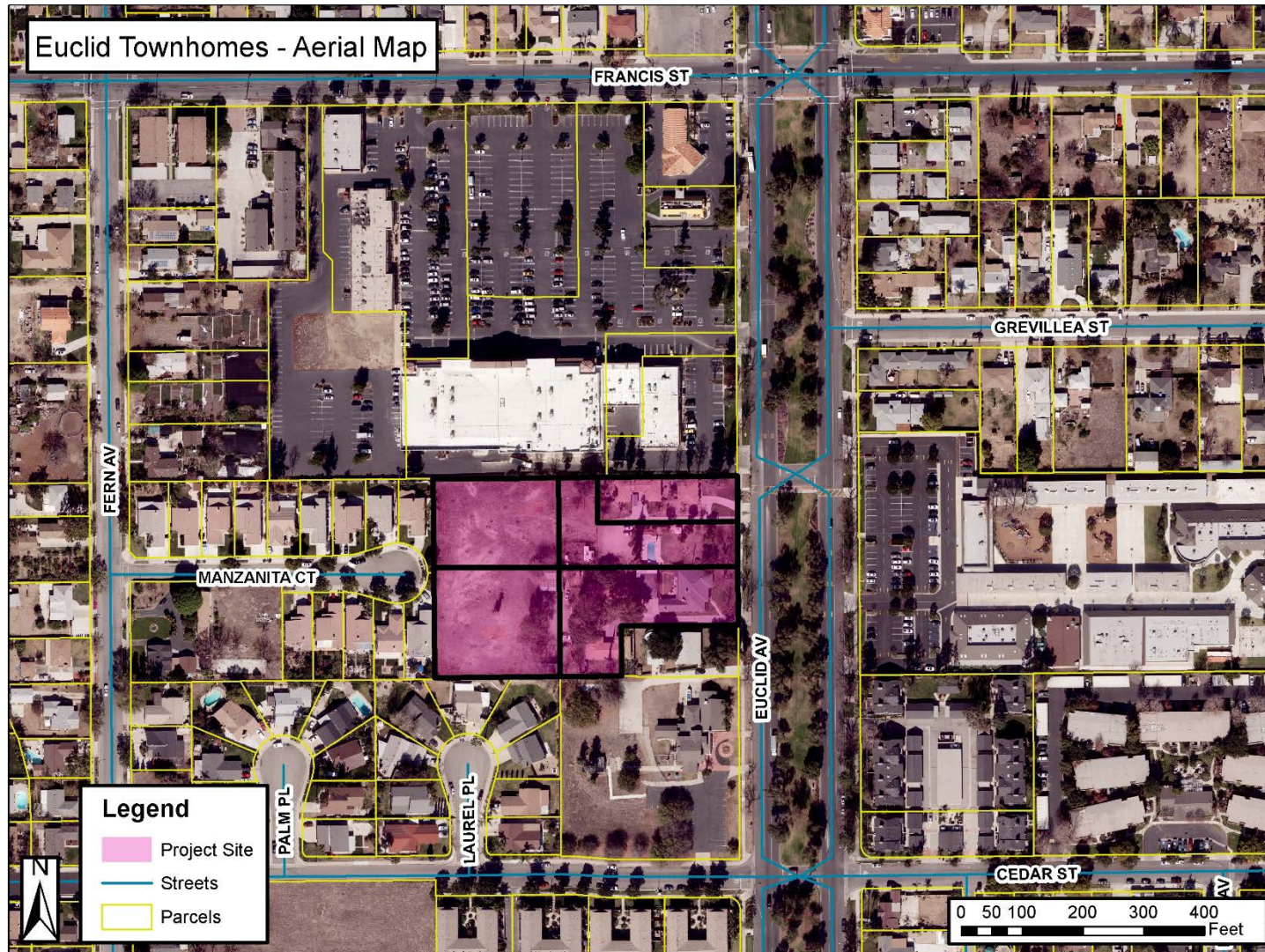


Exhibit B: Site Plan

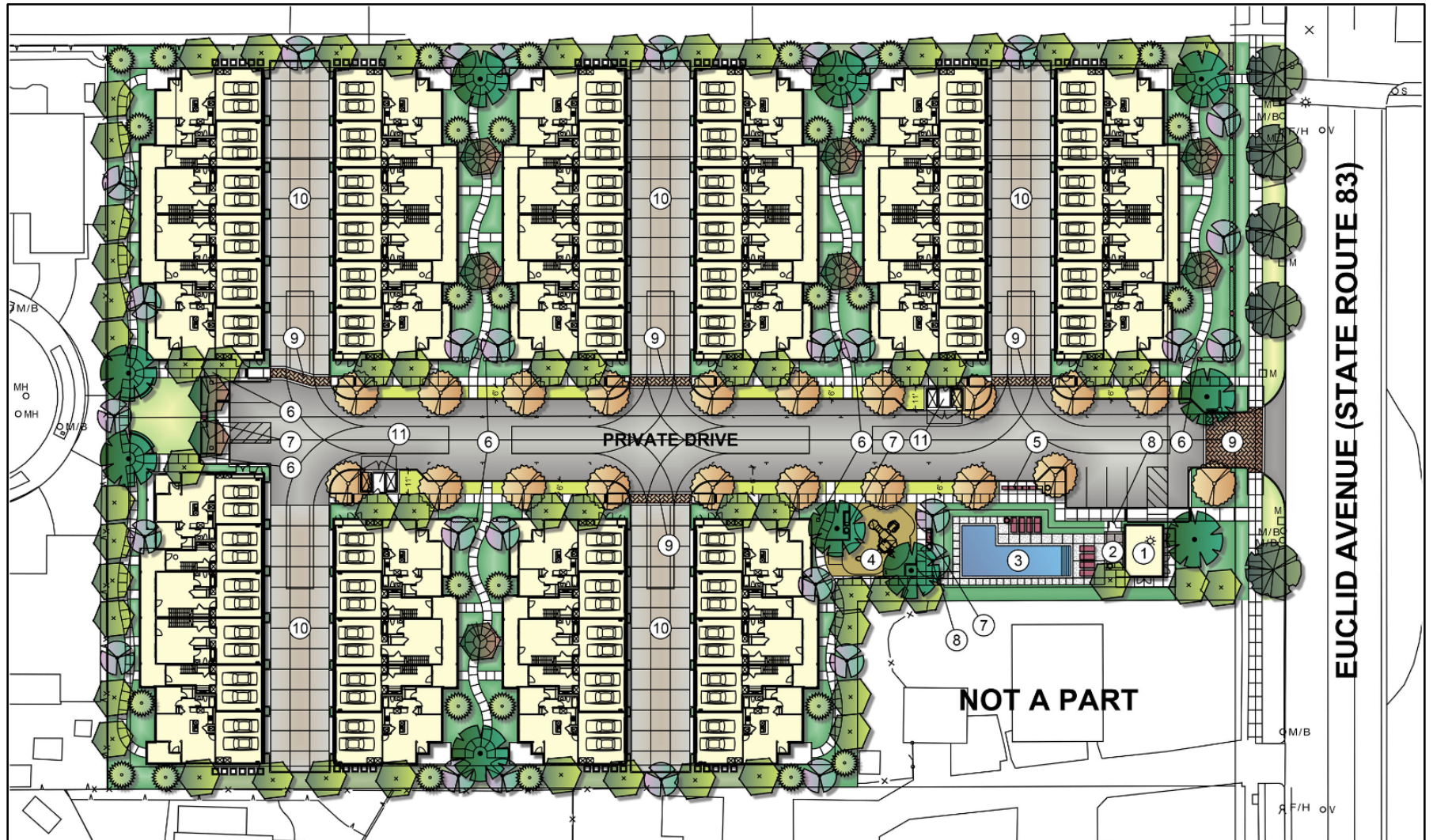
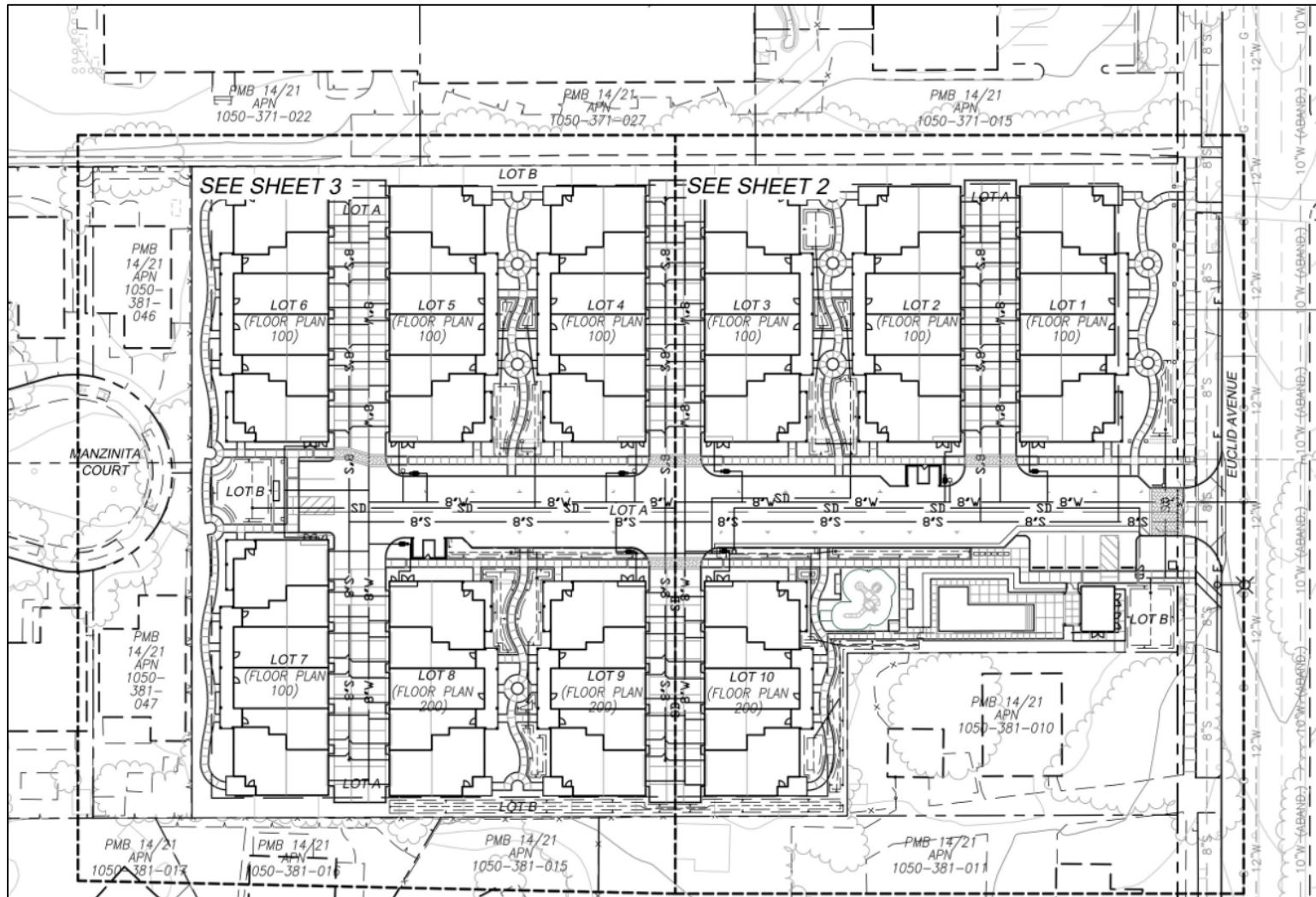


Exhibit C: Conceptual Grading Plan (TTM 20050)



Attachment A—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



Development Advisory Board Decision

December 17, 2018

DECISION NO.: [insert #]

FILE NO.: PCUP17-026

DESCRIPTION: A Conditional Use Permit (File No. PCUP17-026) to establish a car wash use in conjunction with the development for the construction of a 4,662 square foot car wash facility on 2.6 acres of land, for property located along the northwest corner of Holt Boulevard and Grove Avenue, within the MU-2 Commercial zoning district of the proposed Holt Boulevard and Grove Avenue Planned Unit Development (File No. PUD17-003) zoning district. (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21); **submitted by Elba Inc.**

Part I—BACKGROUND & ANALYSIS

ELBA INC., (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval, 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 approximately 2.6 acres (6 parcels) of land located at the northwest corner of Holt Boulevard and Grove Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. The site has an irregular shape with the southern portion of the site measuring approximately 263-feet in width, and the northern portions measuring 173-feet (western side) and 95-feet (eastern side) respectively. 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	MU (Mixed Use)	MU-2 (East Holt Mixed-Use)	n/a
<i>North:</i>	Single Family Homes	MU (Mixed Use)	MU-2 (East Holt Mixed-Use)	n/a
<i>South:</i>	Vacant	BP (Business Park)	IP (Industrial Park)	n/a
<i>East:</i>	Vacant	MU (Mixed Use)	MU-2 (East Holt Mixed-Use)	n/a
<i>West:</i>	Vacant	MU (Mixed Use)	MU-2 (East Holt Mixed-Use) & Virginia & Holt Planned Unit Development	n/a

(2) **Project Description:** The applicant is requesting approval of a Conditional Use Permit to establish a car wash use on the subject property, in conjunction with a Development Plan application (File No. PDEV17-034) to construct a phased commercial development, composed of a 4,662 square foot commercial car wash (Phase 1) and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2). The project area is zoned MU-2 (East Holt Boulevard Mixed Use) and requires that a Planned Unit Development (PUD) be implemented for the project area to establish the development standards, land use

regulations and design guidelines. A PUD (File No. PUD17-003) has been submitted for the project site and will require Planning Commission and City Approval. Both the Conditional Use Permit (File No. PCUP17-026) and Development Plan (File No. PDEV17-034) applications are contingent upon City Council approval of the related PUD.

(3) **Hours of Operation:** The proposed car wash will operate daily from 7 a.m. to 7 p.m. in the winter and 7 a.m. to 9 p.m. during the summer. The car wash will employ 3 to 4 people, including a greeter who welcomes customers; a loader who guides customers into the tunnel and checks cars for pre-existing damage; and a manager.

(4) **Land Use Compatibility:** The intent of Conditional Use Permit review is to ensure that the proposed use will be operated in a manner consistent with all local regulations and to ensure that the use will not be detrimental to the public, health, safety, or welfare, to uses, properties or improvements in the vicinity.

Conditional Use Permits are required for land use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses in the surrounding area. The subject property is located within the Holt Blvd. & Grove Avenue Planned Unit Development. Within the MU-2 Commercial zone of the PUD, a car wash use is permitted through the approval of a Conditional Use Permit.

The proposed car wash utilizes higher-quality technologies than traditional automated car wash to wash and dry. All water used on site is filtered and recycled, and all grease, oils, and solids are collected onsite and hauled to an offsite environmental waste collection center. The average wait time for a wash and dry is five minutes from start to finish.

To minimize impacts on the adjacent land uses, the floor plan has been carefully designed with all the mechanical equipment inside of the building in efforts to isolate significant noise-generating elements away from the adjacent land uses. In addition, a 6 foot tall block wall will also be constructed along the west and north property lines for additional noise abatement, as well as for security purposes for the adjacent residential units. The proposed car wash floor plan will include the following:

- Car wash tunnel
- Vacuum Area
- Equipment & Storage Area
- Manager's Office
- Employee Area
- Two restrooms, and
- Operation/Office Area

The equipment and vacuum rooms which house systems for the car wash tunnel as well as the motor system for the vacuums, are located along the southwest portion of the building (see Exhibit E: Floor Plan). The exit area of the tunnel, the largest producer of noise, will be oriented south toward Holt Boulevard. To support the proposed car wash, the first row of parking along the north portion of the site will have self-serve vacuums, where guest will be able to vacuum their vehicles (see Exhibit B: Site Plan). To further minimize any impacts, the project has been condition to place "silencers" on the self-serve vacuums and for the applicant to prepare a noise study that demonstrates that the noise levels will not exceed 65 dB CNEL, beyond the project's property lines. A building permit will also not be issued until such study has been presented to the Planning Department.

The PUD for the project site, through land use regulations for permitted uses, has ensured that those permitted uses allowed within the PUD are compatible with the surrounding area and not allow those uses that may have potential to create adverse impacts to the surrounding area. Careful consideration has been

given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed. Therefore, staff believes that the existing uses and future uses within the immediate area will not be exposed to any impacts beyond those that would normally be associated with a commercial retail development. The proposed car wash has been designed to lessen and mitigate any negative impacts on the adjacent and future land uses. The proposed car wash use and retail development will provide much needed retail and commercial uses to serve the surrounding residential area.

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, the applicant has also submitted a Development Plan (File No. PDEV17-034) to construct a phased commercial development, composed of a 4,662 square foot commercial car wash (Phase 1) and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2) and a Planned Unit Development (File No. PUD17-003) that will establish the development standards, design guidelines and infrastructure requirements for the site. The Development Plan (File No. PDEV17-034) and Conditional Use Permit (File No. PCUP17-026) Applications are contingent upon City Council approval of the related Holt Blvd. & Grove Avenue Planned Unit Development (File No. PUD17-003); 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 recommendations 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;

WHEREAS, on December 17, 2018, 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) of the CEQA Guidelines, which consists of:

- 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;
- The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare, or threatened species;
- Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- The Project site can be 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 3, above, the DAB hereby concludes as follows:

(1) **The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.** The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the City of Ontario Development Code and the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003), and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed car wash land use will be established and operated consistent with the objectives and purposes, and development standards and guidelines, of the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003). The scale and intensity of the proposed car wash is consistent with other permitted land uses located within the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003). This type of land use district is intended to provide commercial sales and retail facilities which support business operations within the subject districts. The proposed use is not anticipated to create any impacts with the implementation of the project's Conditions of Approval; and

(2) **The proposed use at the proposed location, and the manner in which it will be operated 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.** The proposed car wash land use will be located within the Mixed Use land use district of the Policy Plan Land Use Map, and the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003). The development standards, and the conditions of approval under which the proposed land use will be established, operated, and maintained, are consistent with the goals, policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan. The proposed Conditional Use Permit and related Development Plan application are for establishing a car wash, which falls under personal services and related commercial uses. The development standards and conditions under which the proposed Project will be operated 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

(3) **The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code and any applicable specific plan or planned unit development.** The proposed car wash land use is located with the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003), and has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed land use consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code and land use districts. A Development Plan has also been submitted in conjunction with the proposed Conditional Use Permit to construct a 4,662 square foot building to accommodate the car wash and related functions. The project has been designed to facilitate the business activities on-site. The project will incorporate extensive landscaping throughout the site, which will enhance the Holt Boulevard and Grove Avenue streetscape, and the use will provide an added convenience to the area residents. The Project is consistent with the requirements of the City of Ontario Development Code and the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003) zoning district, including standards relative to the particular land use proposed (Car Wash), 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; the proposed use is not anticipated to create any impacts with the implementation of the project's Conditions of Approval; and

(4) **The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.** 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 MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003), 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; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located. The project site is located within the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003), for which a car wash is a conditionally-permitted use. The project proposes various improvements to the site, including enhanced landscaping at and beyond the parkway and improved drainage facilities. To minimize impacts on the adjacent land uses, the floor plan has been carefully designed with all the mechanical equipment inside of the building in efforts to isolate significant noise-generating elements away from the adjacent land uses. In addition, a 6 foot tall block wall will also be constructed along the west and north property lines for additional noise abatement, as well as for security purposes for the adjacent residential units. Furthermore, to minimize any impacts, the project has also been conditioned to place “silencers” on the self-serve vacuums and for the applicant to prepare a noise study that demonstrates that the noise levels will not exceed 65 dB CNEL, beyond the project’s property lines. A building permit will not be issued until such study has been presented to the Planning Department.

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 17th day of December 2018.

Development Advisory Board Chairman

Exhibit A—AERIAL PHOTOGRAPH

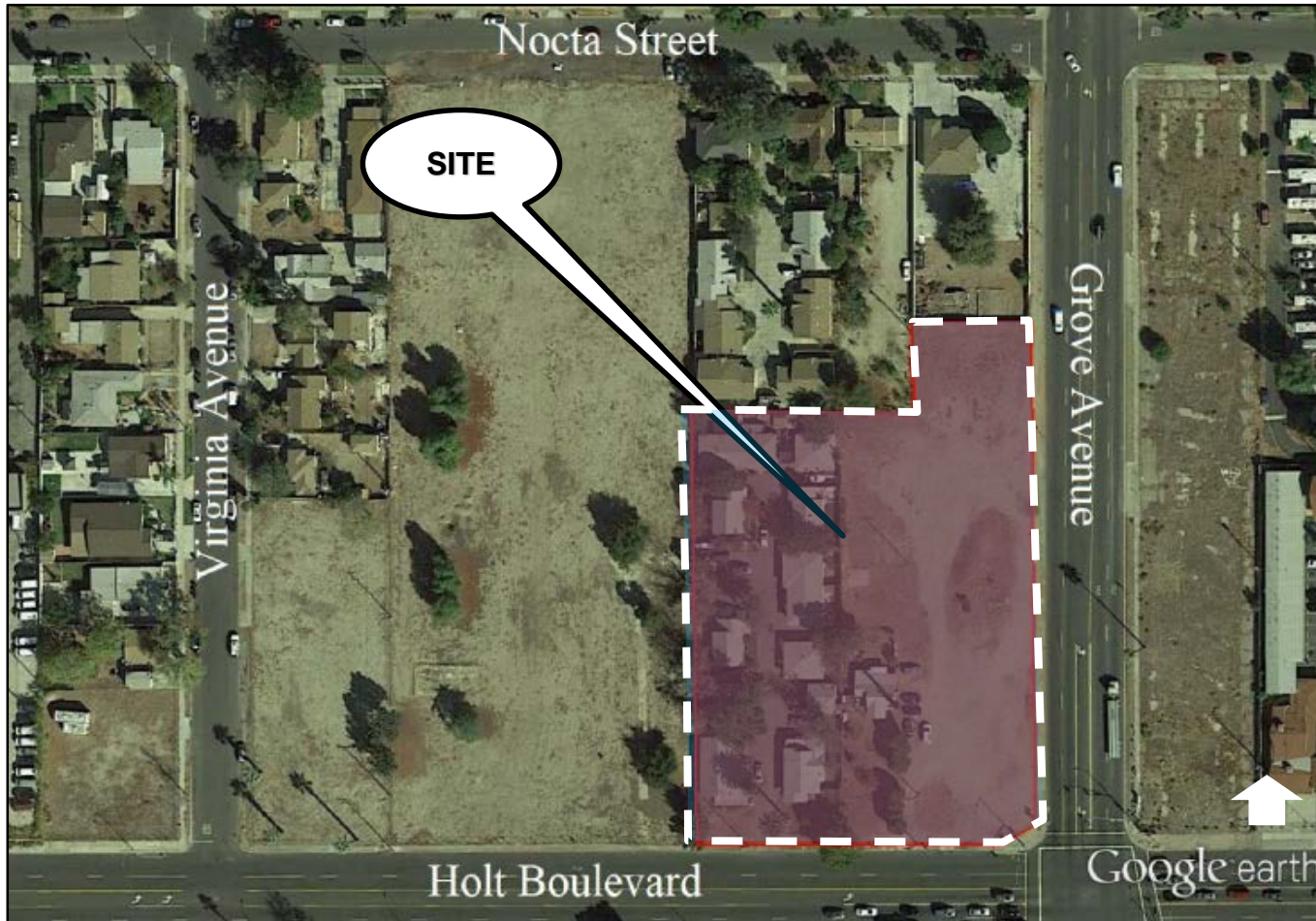


Exhibit C—LANDSCAPE PLAN

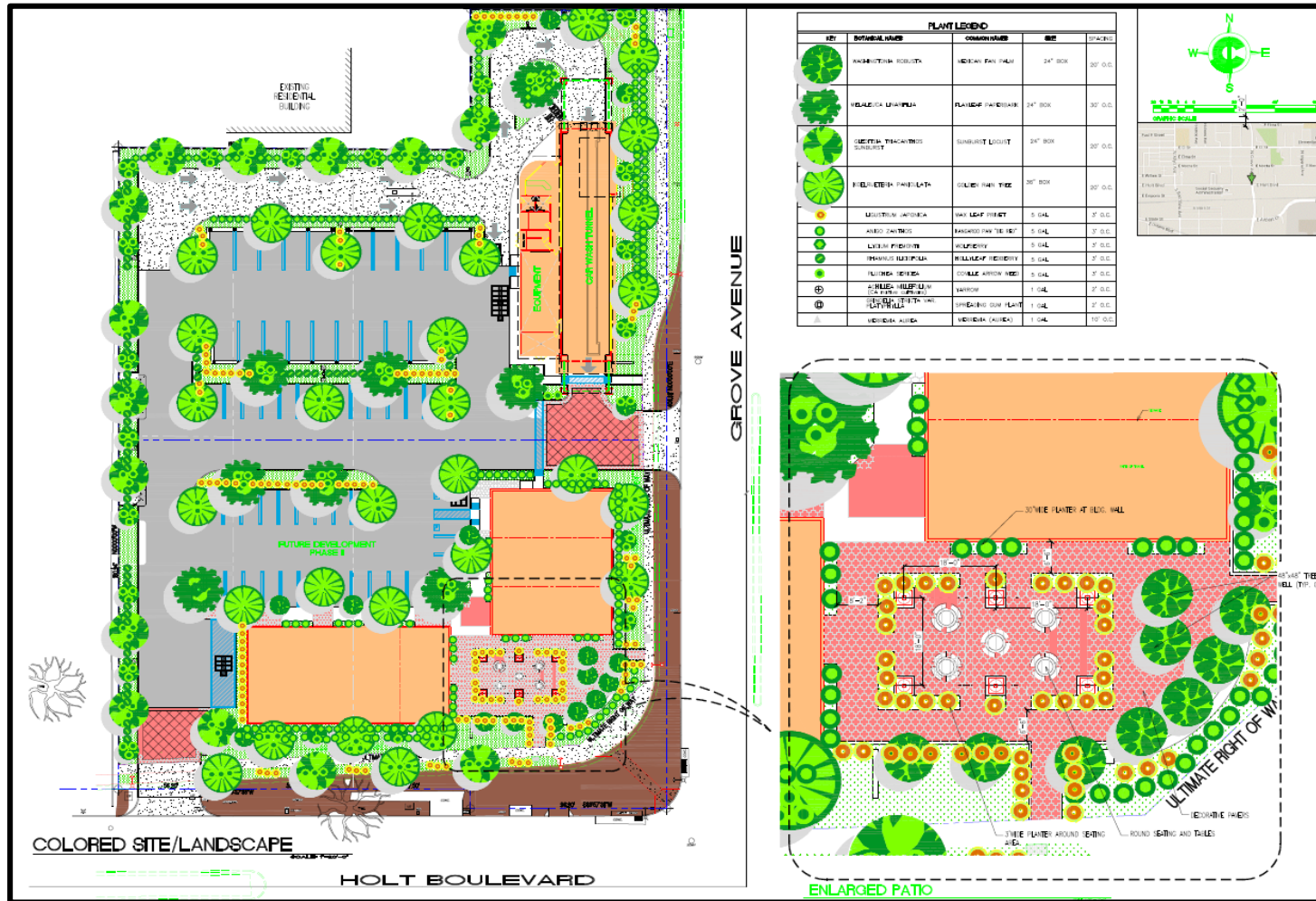
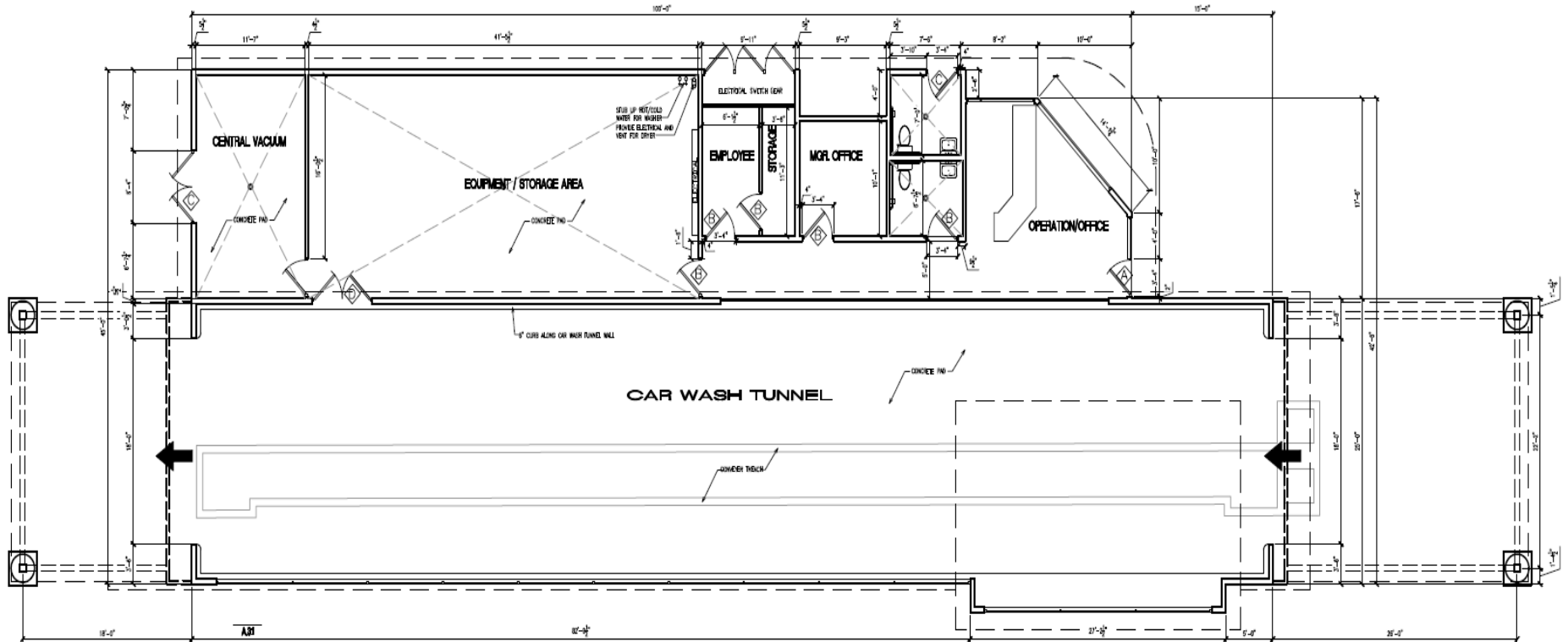


Exhibit D—ELEVATIONS



Exhibit E—FLOOR PLAN



Attachment A—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: December 17, 2018

File No: PCUP17-026

Related Files: PDEV17-034 & PUD17-003

Project Description: A Conditional Use Permit (File No. PCUP17-026) to establish a car wash use in conjunction with the development of a 4,662 square foot car wash on 2.6 acres of land, for property located along the northwest corner of Holt Boulevard and Grove Avenue, within the East Holt Mixed-Use (MU-2) zoning district. (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21); **submitted by Elba Inc.**

Prepared By: Luis E. Batres, Senior Planner
Phone: 909.395.2431
Email: Lbatres@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) Conditional Use Permit approval shall become null and void one year 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, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. 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 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).

(a) The applicant shall have a noise study prepared by an authorized licensed professional that demonstrates that the noise levels of the car wash operation/facility will not exceed 65 dB CNEL, beyond the projects property lines. A building permit will not be issued until such study has been presented to the Planning Department/project planner.

2.4 Additional Requirements.

(a) Applicant shall place "silencers" on the self-serve vacuums to minimize noise levels.

(b) A final inspection from the Planning Department/project planner is required prior to occupancy.



Development Advisory Board Decision

December 17, 2018

DECISION NO.: [insert #]

FILE NO.: PDEV17-034

DESCRIPTION: A Development Plan (File No. PDEV17-034) to construct a phased commercial development on 2.6 acres of land, composed of a 4,662 square foot commercial car wash (Phase 1), and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2), for property located along the northwest corner of Holt Boulevard and Grove Avenue, within the MU-2 Commercial zoning district of the proposed Holt Boulevard and Grove Avenue Planned Unit Development (File No. PUD17-003) zoning district. (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21); **submitted by Elba Inc.**

Part I—BACKGROUND & ANALYSIS

ELBA INC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV17-034, 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 approximately 2.6 acres (6 parcels) of land located at the northwest corner of Holt Boulevard and Grove Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. The site has an irregular shape with the southern portion of the site measuring approximately 263-feet in width, and the northern portion measuring 173-feet (western portion) and 95-feet (eastern portion) respectively. 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	MU (Mixed Use)	MU-2 (East Holt Mixed-Use)	n/a
<i>North:</i>	Single Family Homes	MU (Mixed Use)	MU-2 (East Holt Mixed-Use)	n/a
<i>South:</i>	Vacant	BP (Business Park)	IP (Industrial Park)	n/a
<i>East:</i>	Vacant	MU (Mixed Use)	MU-2 (East Holt Mixed-Use)	n/a
<i>West:</i>	Vacant	MU (Mixed Use)	MU-2 (East Holt Mixed-Use) & Virginia & Holt Planned Unit Development	n/a

(2) **Project Description:** The applicant is requesting approval of a Development Plan (File No. PDEV17-034) to construct a phased commercial development on 2.6 acres of land, composed of a 4,662 square foot commercial car wash (Phase 1) and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2). In conjunction with the Development Plan, the applicant is requesting approval of a Conditional Use Permit (File No. PCUP17-026) to establish the car wash use on the property and approval

of a Planned Unit Development (File No. PUD17-003: Holt Blvd. & Grove Avenue Planned Unit Development) that will establish the development standards, design guidelines and infrastructure requirements for the site. Per the Ontario Development Code, the Planned Unit Development (PUD) portion only requires the review and approval from the Planning Commission and City Council. Both the Development Plan (File No. PDEV17-034) and Conditional Use Permit (File No. PCUP17-026) applications are contingent upon City Council approval of the related PUD.

Staff has worked with the applicant to design a project that meets the goals and requirements of the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD and the goals and policies of The Ontario Plan (TOP). Phase 1 will consist of the development of the proposed car wash facility and will complete all the required onsite and offsite improvements for the project, with the exception of the construction of the two retail buildings. A condition of approval has been placed on the project that will require the two building pads to be landscaped in the interim until a development plan is submitted and approved for the construction of the two building. In addition, the parking lot, landscaping and plaza area, between the two retail buildings, will be required to be completed with Phase 1.

Retail building 1, located toward the southwest portion of the site will be approximately 5,000 square feet in size and will have the potential for four retail suites. Retail building 2, located toward the southeast portion of the site, will be approximately 4,500 square feet in size and will have three potential suites. A Development Plan will be required to be submitted and approved for the future construction of the retail buildings.

(3) **Site Access\Circulation\Layout:** The proposed project has been designed in conformance with the development regulations, standards and design guidelines of the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD. The car wash has been designed with a north to south orientation, with the front facing south (Holt Boulevard) and the rear facing north. The drive-through access for the car wash has been oriented toward to the northwest portions of the site. The project will provide two points of vehicular access. Driveway access will be provided along Grove Avenue through a 30-foot wide driveway and along Holt Boulevard through a 30-foot wide driveway, located toward the western portion of the site. Patrons will be able to enter the car wash tunnel along the northwestern portion of the site, and exit along the south side of the car wash. Pedestrian access will be provided along 5-foot public sidewalks on Grove Avenue and Holt Boulevard (see Exhibit B: Site Plan). The perimeter of the site along the west and north portions of the site will be improved with 6'-tall decorative split face block walls. The walls will serve to buffer the adjacent uses from the proposed new development.

(4) **Parking:** The project has been parked in accordance with the Ontario Development Code. The total required parking spaces for the project is 48 standard parking spaces. Ten (10) spaces are required for the car wash and 38 spaces for the retail portion. The project will provide a total of 58 parking spaces, exceeding the minimum parking requirement for the project. Parking has been carefully distributed throughout the site and buildings to provide opportunities for landscaping and for the convenient parking.

(5) **Floor Plan\ Architecture:** To minimize impacts on the adjacent land uses, the floor plan has been carefully designed with all the mechanical equipment inside of the building in efforts to isolate significant noise-generating elements away from the adjacent land uses. The proposed car wash floor plan will include the following:

- Car wash tunnel
- Vacuum Area
- Equipment & Storage Area
- Manager's Office
- Employee Area
- Two restrooms, and
- Operation/Office Area

The equipment and vacuum rooms, which house systems for the car wash tunnel as well as the motor system for the vacuums, are located along the southwest portion of the building (see Exhibit F: Floor Plan). The exit of the tunnel, the largest producer of noise, will be oriented south toward Holt Boulevard. To support the proposed car wash, the first row of parking along the north portion of the site will have self-serve vacuums, where guest will be able to vacuum their vehicles. To further minimize any impacts, the project has been condition to place “silencers” on the self-serve vacuums. In addition, the applicant will be required to prepare a noise study that demonstrates that the noise levels will not exceed 65 dB CNEL, beyond the projects property lines. A building permit will not be issued for the construction of the car wash until the noise study has been submitted to the Planning Department for review.

The project is proposing a development that exemplifies the high quality architecture promoted by the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD, and the Ontario Development Code. Staff has worked with the applicant to design a project that will complement the immediate neighborhood through its scale, style, form, materials and colors palette (see Exhibit E: Elevations). The modern architecture style proposed, is in keeping with the City’s high standards for new commercial development.

The car wash will feature a similar modern architectural style, as utilized on the Police Departments Headquarters building. Also, when constructed, the two retail buildings under Phase 2, will be required to compliment the design and materials of the car wash. The proposed car wash will feature the following:

- Focal tower elements facing the north (rear of building) and south (front of building),
- Articulation in building roof lines,
- Variation in colors (silver, gray, ocean blue),
- Extensive use of glazing along all four elevations, but in particular along the east and west elevations facing Grove Avenue and Holt Boulevard,
- Aluminum storefront framing to accentuate the primary towers,
- Aluminum composite metal panels by Alucobond,
- Incorporation of ½” reveal patterns within the Alucobond panels,
- Decorative lighting at key locations,
- Incorporation of corrugated metal panels; and
- Incorporation of a standing seam metal roof

(5) **Landscaping:** The MU-2 zone and proposed Holt Blvd. & Grove Avenue PUD requires the project to provide a 15% landscape coverage. The project proposes a 24% landscape coverage. Landscaping will be provided in the form of a 10-foot landscape setback along the west and north property lines and a 15-foot average landscape setback along the Grove Avenue and Holt Boulevard property lines. In addition, extensive landscaping in the form of ground cover, shrubs, and trees will be provided along the interior of the development to further enhance the project. To make the development pedestrian friendly, an attractive plaza area has been designed at the southeast corner of the project. The plaza will measure approximately 75’ long by 40’ wide. The plaza has been carefully designed with enhanced decorative paving, a decorative 22’ wide by 40’ long shade structure, enhanced landscaping, enhanced lighting and decorative outside furniture. In addition, all entry driveways have been carefully designed with decorative paving. To comply with the National Pollutant Discharge Elimination System (NPDES) requirements, the project has been designed with a large underground infiltration system that will generally be located along the northwest portion of retail building 1 (see Exhibit C: Landscape Plan & Exhibit D: Color Landscape Plan).

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, the applicant has also submitted a Conditional Use Permit application (File No. PCUP17-026) and a Planned Unit Development (File No. PUD17-003) in conjunction with the proposed Development Plan. The Development Plan (File No. PDEV17-034) and Conditional Use Permit (File No. PCUP17-026) Applications are contingent upon City Council approval of the related Holt Blvd. & Grove Avenue Planned Unit Development (File No. PUD17-003).

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (“DAB”) the responsibility and authority to review and make recommendations 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;

WHEREAS, on December 17, 2018, 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) of the CEQA Guidelines, which consists of:

- 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;
- The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare, or threatened species;
- Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- The Project site can be 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 3, above, the DAB hereby concludes as follows:

(1) **The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.** The proposed Project is located within the MU (Mixed Use) land use district of the Policy Plan Land Use Map, and the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003). The development standards and conditions under which the proposed Project will be constructed and maintained are 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 phased project composed of a car wash facility (phase 1) and two future retail buildings (Phase 2) will provide an additional services and promote a variety of land uses and building types in the area, consistent with the TOP Policy LU1-6 (Complete Community). Additionally, the project will be well-

landscaped, and will contribute to the overall streetscape along Grove Avenue and Holt Boulevard, consistent with TOP Policies CD2-9 (Landscape Design) and CD3-6 (Landscaping).

(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 MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003), including standards relative to the proposed car wash (Phase 1) and two retail buildings (Phase 2), 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. The project site is bordered by residential uses on the north, and vacant land to the west, south and east. The proposed one-story building will not impose any privacy or view issues. Furthermore, a 6-foot solid block wall will be constructed along the west and north property lines to improve privacy and sound attenuation to the adjacent existing and future uses.

(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 imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003) 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 MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003). The proposed project is complementary to the surrounding area in terms of use, height and architecture, and will install an extensive landscape buffer along Grove Avenue and Holt Boulevard. Additionally, all oil, grease, and debris from the car wash bay are captured and hauled to an off-site location for treatment, and water from the car wash bay is recycled and reused. In addition, the facility will use non-toxic, biodegradable detergents.

(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 MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003) 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 (car wash facility with Phase 1 and two retail commercial buildings with Phase 2). The project as proposed meets or exceeds all design guidelines, including parking, landscaping, setbacks, and circulation. 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 MU-2 Commercial zoning district of the Holt Blvd. & Grove Avenue PUD (File No. PUD17-003) and the City's 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 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 17th day of December 2018.

Development Advisory Board Chairman

Exhibit A—AERIAL PHOTOGRAPH

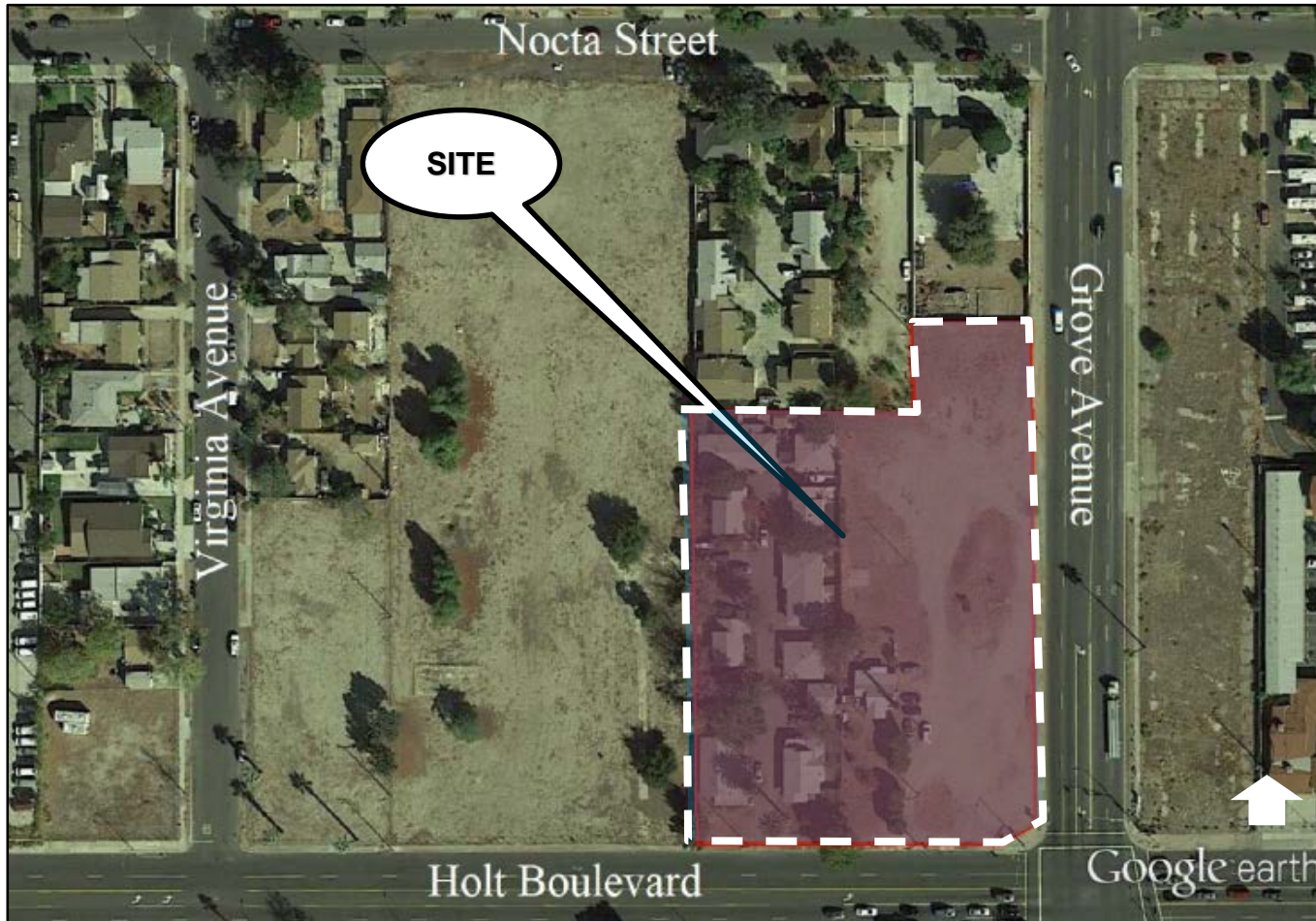


Exhibit C—LANDSCAPE PLAN

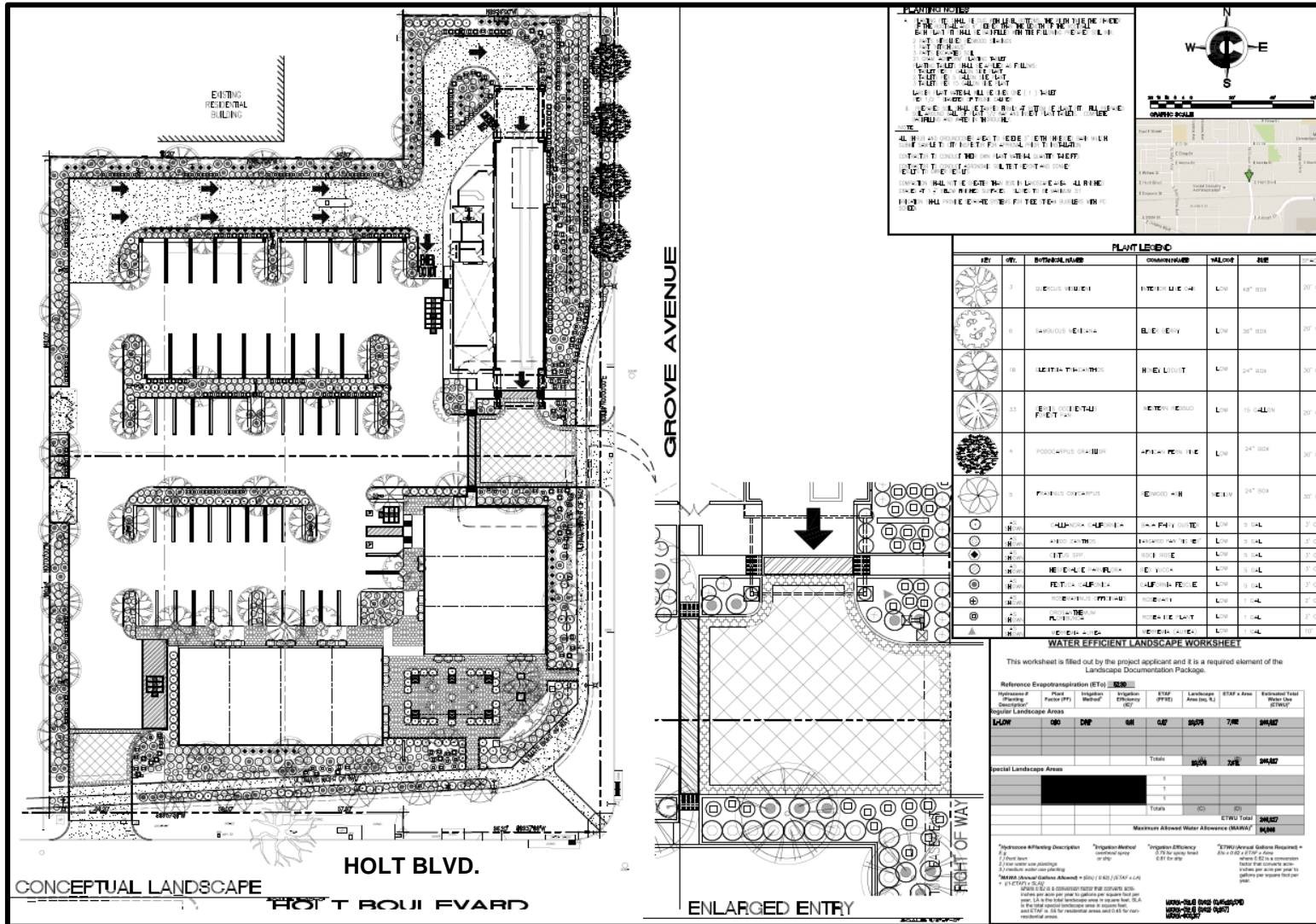


Exhibit D—COLOR LANDSCAPE PLAN

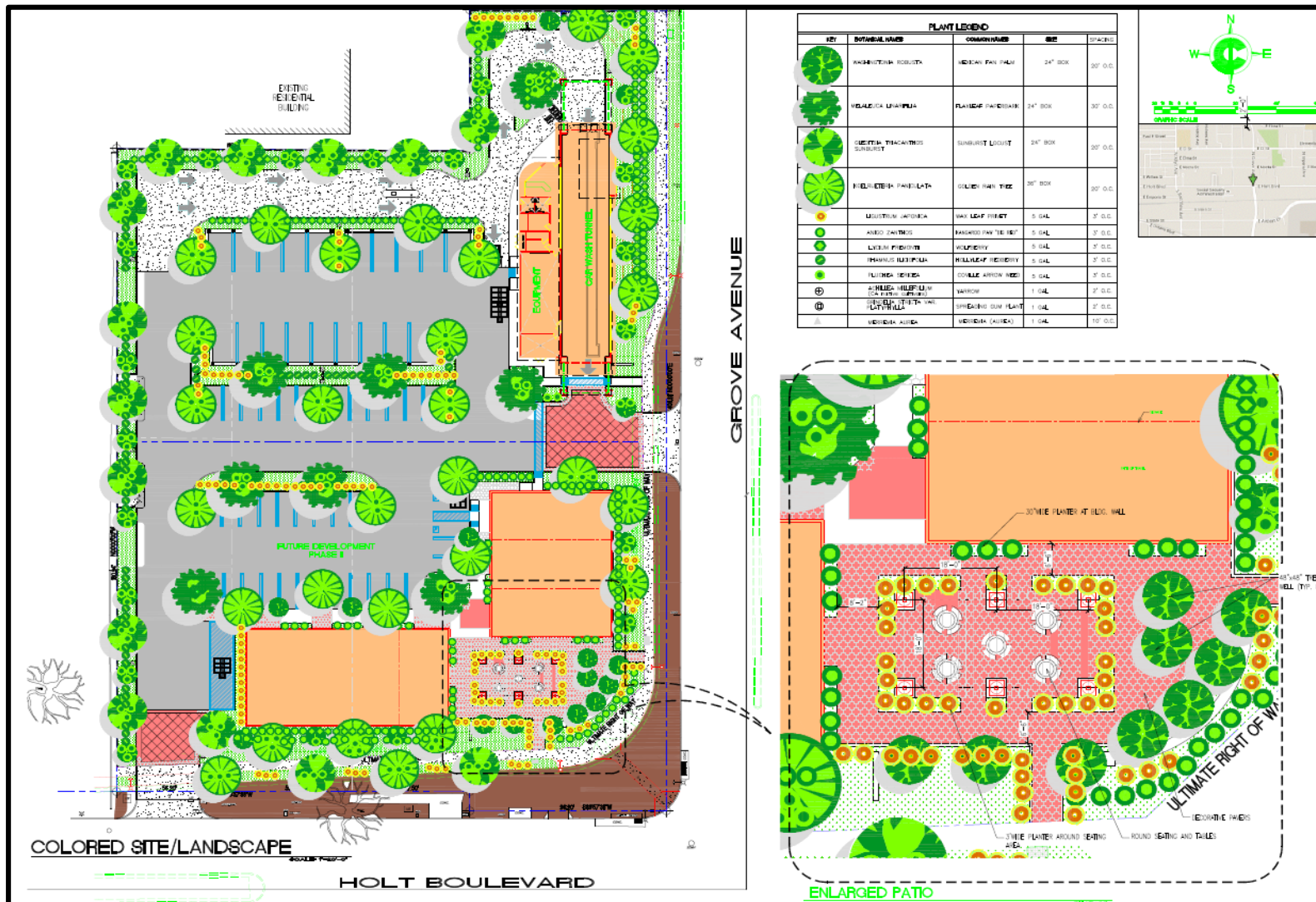
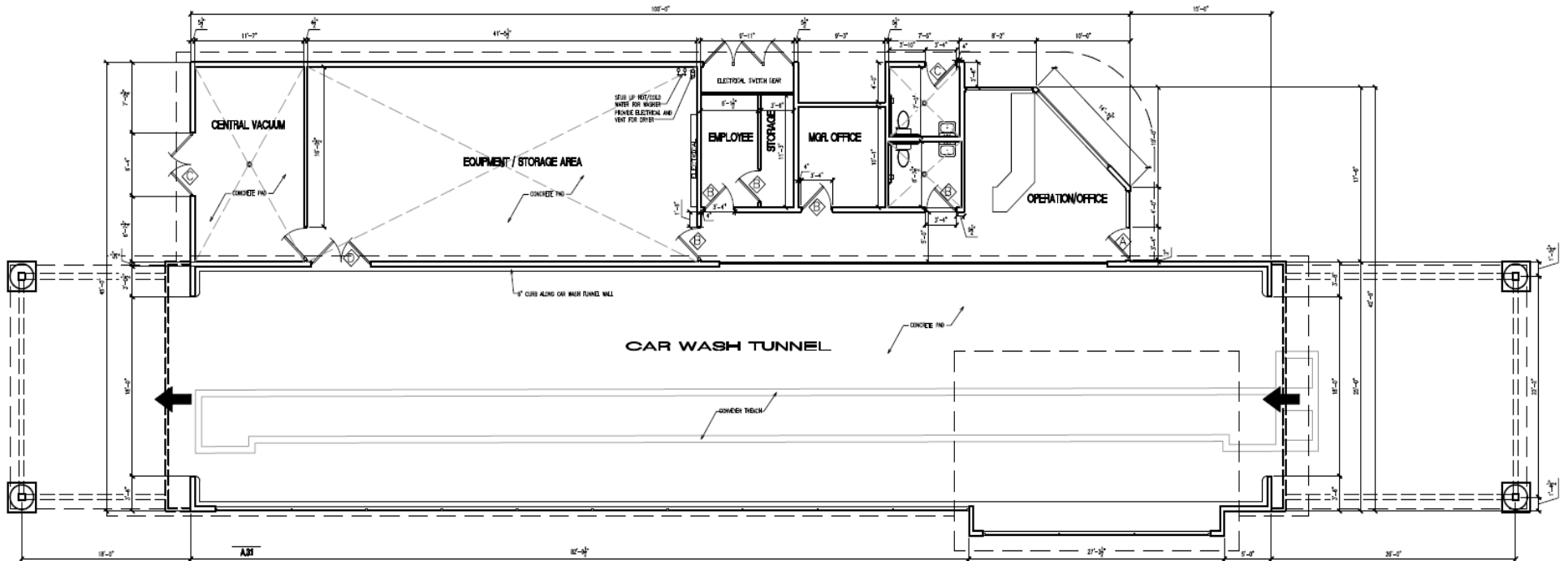


Exhibit E—ELEVATIONS



Exhibit F—FLOOR PLAN



Attachment A—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: December 17, 2018
File No: PDEV17-034
Related Files: PCUP17-026 & PUD17-003

Project Description: A Development Plan (File No. PDEV17-034) to construct a phased commercial development on 2.6 acres of land, composed of a 4,662 square foot commercial car wash (Phase 1), and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2), for property located along the northwest corner of Holt Boulevard and Grove Avenue, within the East Holt Mixed-Use (MU-2) zoning district. (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21); **submitted by Elba Inc.**

Prepared By: Luis E. Batres, Senior Planner
Phone: 909.395.2431
Email: Lbatres@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 Planning Department.

(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) 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.

(c) 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.

(d) 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).

(e) 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 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.

(c) The applicant shall work with staff during the plan check process to add up and down lighting at key landscaped areas, walkways and plaza areas. A separate landscape plan shall be submitted to the project planner during the plan check process indicating the various locations proposed.

(d) Cut-sheets for all exterior lighting proposed shall be submitted to the project planner for approval and shall be incorporated on the construction plans.

2.7 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.

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

2.9 Signs-A Sign program must be approved by the City for the entire project, before a sign can be approved for the project.

2.10 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).

(a) The applicant shall have a noise study prepared by an authorized licensed professional that demonstrates that the noise levels of the car wash operation/facility will not exceed 65 dB CNEL, beyond the projects property lines. A building permit will not be issued until such study has been presented to the Planning Department/project planner.

2.11 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.

2.12 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.

2.13 Additional Requirements.

- (a) The two retail building pads shall be landscaped to complement the rest of the site, until the time that they are developed. Outside decorative furniture shall also be incorporated within the area.
- (b) Approval of a new Development Plan shall be required at the time the two retail buildings are constructed.
- (c) Applicant shall place "silencers" on the self-serve vacuums to minimize noise levels.
- (d) A permit will not be issued until the related PUD (File No. PUD17-003) application has been approved and adopted by the City Council.
- (e) The applicant shall work with staff to add additional landscape pockets/planters along the west and south side of the car wash structure. If you are over the required number of parking spaces you can remove some to add the necessary space.
- (f) All paths of travel from the public sidewalks to the buildings shall feature decorative paving. Applicant shall work with staff during the plan check process to add them.
- (g) All sidewalks around the retail buildings shall feature decorative paving. Applicant shall work with staff during the plan check process to add them.
- (h) Vine pockets shall be incorporated all along the new block walls along the west and north property lines, so that they can attach to the walls. Please add attached wires to the walls so that vines can climb.
- (i) Once the project is approved by the Planning Commission, the applicant shall submit two (11" x 17") complete sets of plans to the Planning Department, which also include all the color elevations and color landscape plans. A copy of the plans shall also be submitted on disk or USB.
- (j) A final inspection from the Planning Department/project planner is required prior to occupancy.



**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. <u>PDEV17-034</u> RELATED FILE NO(S). PUD17-003, PCUP17-026	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: <u> </u> / <u> </u> / <u> </u>	

CITY PROJECT ENGINEER & PHONE NO: Miguel Sotomayor (909) 395-2108 *MS*


CITY PROJECT PLANNER & PHONE NO: Luis Batres (909) 395-2431

DAB MEETING DATE: December 17, 2018

PROJECT NAME / DESCRIPTION: PDEV17-034 a Development Plan to construct a phased development consisting of 4,662 square foot car wash (Phase I) and a 8,500 square foot multi-tenant retail building (Phase II) on 2.2 acres of land, within the MU-2 (East Holt Mixed Use) zoning district Northwest corner of Holt Boulevard and Grove Avenue

LOCATION:

APPLICANT: Elba, Inc.

REVIEWED BY: 
 Bryan Lirley, P.E.
 Principal Engineer

12/3/18
Date

APPROVED BY: 
 Khoi Do, P.E.
 Assistant City Engineer

12/3/18
Date



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE 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 to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment (two required)
 - 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:**
Obtain non-interference letter from easement holders shown on title report
- 2.10 **Dedicate to the City of Ontario the right-of-way described below:**
- a. **Right-of-way necessary to accommodate the ultimate future Intersection improvements at Holt Boulevard and Grove Avenue. The ultimate right of way shall be in accordance with the approved site plan.**
 - b. **Property line corner 'cut-back' required at the intersection of Holt Boulevard and Grove Avenue.**
 - c. **Irrevocable offer of dedication, for a temporary construction easement as follows: from the resultant right-of-way line to a point 5 feet behind, along the entire project frontage in accordance with the approved site plan.**
- 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 \$46,174, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
- 2.16 **Other conditions:**
 - a. **The applicant/developer shall record a private reciprocal access easement between the future two lots for internal circulation and the proposed driveways on Holt Boulevard and Grove Avenue.**
 - b. **The applicant/developer shall record a private drainage/maintenance easement between the future two lots.**



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	Holt Blvd.	Grove Ave.	Street 3	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace at existing driveway closure locations	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace Damaged AC Berm <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 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	<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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway^(a)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median^(b)	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant^(c)	<input checked="" 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	<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 checked="" 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 / Upgrade <input type="checkbox"/> Relocation	<input checked="" 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. 2.G)	<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. 2.K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" 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:

- a. The applicant/developer shall install temporary landscape and irrigation behind the existing curb and gutter to the ultimate proposed sidewalk.
- b. The applicant/developer shall design and construct the extension of the existing median island on Grove Avenue. The median island shall extend 50 feet north of the proposed driveway.
- c. The applicant/developer shall design and construct a fire hydrant on the northwest corner of Holt Boulevard and Grove Avenue.



- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____
- 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).**
- 2.22 Other conditions: _____

C. SEWER

- 2.23 **A 12 inch sewer main is available for connection by this project in Holt Boulevard (Ref: Sewer plan bar code: S13120)**
- 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:**
- a. The applicant/developer shall provide a grease interceptor for the proposed restaurant.
 - b. The applicant/developer shall provide the car wash with a three compartment sand and oil interceptor per City Standard No. 2202.
 - c. The applicant/developer shall not construct the sewer lateral underneath the driveway approach.
 - d. **Waste Water Discharge Permit: The occupant/applicant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply with all the requirements of the Wastewater Discharge Permit (<http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit>).**

Requirements of the Wastewater Discharge Permit may include, but not limited to:
Installation of wastewater pretreatment equipment, such as clarifiers. For wastewater permit application questions, please contact:

Michael Birmelin, Environmental Programs Manager
omucenvironmental@ontarioca.gov
Phone: (909) 395-2661



D. WATER

- 2.27 A 12 and 18 inch water main is available for connection by this project in Holt Boulevard and Grove Avenue respectively (Ref: Water plan bar code: W11984)
- 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:
 - a. The applicant/developer shall construct separate water services for domestic (with back flow), irrigation (with back flow) and fire DCDA

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. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
 - 2.33 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) 395-2647 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:
 - a. The Grove avenue driveway shall be restricted to right-turn access only.
 - b. The proposed driveway on Holt Boulevard shall be limited to right-turn access only when the future median is installed.
 - c. Grove Avenue shall be signed "No Stopping Anytime"; Holt Boulevard shall be signed "No Parking Anytime".
 - d. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
 - e. Driveways shall be designed in accordance with City Standard Drawing No. 1204.
 - f. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting design plans.
 - g. The applicant/developer shall be responsible to design and construct signing and striping modifications necessary to accommodate the median island extension.



G. DRAINAGE / HYDROLOGY

- 2.38 **A 48 inch storm drain main is available to accept flows from this project in Holt Boulevard. (Ref: Storm Drain plan bar code:D10619)**
- 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: _____

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.sbccounty.gov/dpw/land/npdes.asp>.**
- 2.46 **Other conditions:**
 - a. **To implement compliance measures for the trash mandate of the Areawide Urban Stormwater Permit, a Connector Pipe Screen (CPS) unit shall be installed at the catch basin located along Holt Blvd. The vendor specifications for the product and detail information can be found on the fact sheet of the Certified Full Trash Capture List of the State Water Resource Control Board. The USW-1 or approved equal shall be the installed product. This is to be shown on the plans.**



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.
- 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:
- a. The applicant/developer shall submit a SWHP with the Precise Grading Plan for review and approval by Ontario Municipal Utility Company. The SWHP shall follow the SWHP Guidance Document available from OMUC (Peter Tran 909-395-2677).



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



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 17-034

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:**
- a. **Two (2) Lot Line Adjustments and pay all applicable review and recordation fees**



CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Fire Protection Analyst
Fire Department

DATE: August 15, 2017

SUBJECT: PDEV17-0034 – A Development Plan To Construct A 7,024-Square Foot Commercial Building On 2.6 Acres Of Land Located At The Northwest Corner Of Grove Avenue And Holt Boulevard, Within The MU-2 (East Holt Mixed-Use) Zoning District. (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, And 1048-472-21) Related File: PUD17-003

-
- 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: V-B
- B. Type of Roof Materials:
- C. Ground Floor Area(s): 7,027 Sq. Ft.
- D. Number of Stories: One
- E. Total Square Footage: 7,027 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): B

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See [Standard #B-004](#).
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per [Standard #B-005](#).
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per [Standard #B-002](#).
- 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per [Standard #B-001](#).
- 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See [Standards #B-003, B-004 and H-001](#).
- 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-six (26) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

3.0 WATER SUPPLY

- 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1500 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

- 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 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.
- 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.7 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.

- 6.3 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.

7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 NONE

<END.>



CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Planning Department

FROM: Douglas Sorel, Police Department

DATE: September 12, 2017

SUBJECT: PDEV17-034 – A DEVELOPMENT PLAN TO CONSTRUCT A CAR WASH AT THE NORTHWEST CORNER OF GROVE AVENUE AND HOLT BOULEVARD

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addressing shall be installed according to City standards.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

In addition, the Ontario Police Department places the following condition on the project:

- The business shall maintain a security camera surveillance system in proper working order, with at least one camera positioned to cover each cash register, the main entry/exit door, and the tunnel entrances and exits. Each camera shall record at a minimum resolution of 640x480 and a minimum of fifteen (15) frames per second. Recorded video shall be retained for a minimum of 30 days and made available to the Police Department upon request.
- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal, or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or

management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.

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

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

CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i>	9/17/18
Carolyn Bell, Sr. Landscape Architect	Date

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

D.A.B. File No.: PDEV17-034 Rev 3	Case Planner: Luis Batres
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Project Name and Location:
 Grove Center Commercial Building
 NWC Grove and Holt Blvd

Applicant/Representative:
 CJC Designs, Inc
 22485 La Palma Ave suite 202
 Yorba Linda, ca 92887

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 8/13/18) 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.
--------------------------	--

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

Civil/ Site Plans

- C-3 move storm water infiltration lines outside of parking lot tree island planters (shown on west side of infiltration units).
- Dimension backflows to have a 4' set back from all paving including the sidewalk and adjacent backflows devices.
- Move water lines shown through center parking lot island planter and north planters (required tree location) before car wash connection.
- Move sewer lines shown through south parking lot island planter (required tree location) before car wash connection.
- Move swales shown through parking lot island end row planters (required tree location). Consider ribbon gutter west of parking lot planter island.
- Dimension parking lot diamond planters at south parking row to be min 5' wide inside dim.
- Move light standards shown in required tree locations in parking lot island row ends, min 15' from trees.
- Note 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.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs, pavers or DG paving with edging where parking spaces are adjacent to planters.
- Trash enclosure shall have split face block, cap and/ or other decorative finish.
- Show a 7' parkway on Holt per Engineering standards

Landscape Plans

- Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans.
- Show backflows, trash enclosures and transformers, and show a 4' set back from paving with

landscape screening: 36" high strappy leaf shrubs at backflows and 4-5' evergreen hedge type shrubs at transformers sides and low groundcovers in front.

14. Show utilities on the landscape plans. Coordinate so utilities are clear of required trees.
15. Show appropriate parking lot shade trees with min 30' canopy at maturity, such as Pistache Ulmus, etc. Change Gleditsia and Sambucus.
16. Add large trees in larger planter areas or corners (such as Quercus agrifolia or Platanus acerifolia) and at seating areas or provide details for trellis structure for shade.
17. Add accent trees and appropriate landscape at the corner of Holt and Grove. Call out sign location. Provide detail for low wall, if decorative material keep plant material low.
18. Show appropriate narrow evergreen trees 20-30'oc along project perimeter for screening. Change Cercis to Tristania or equal.
19. Call out type of proposed irrigation system and include preliminary MAWA calculation.
20. Replace short lived, high maintenance or poor performing plants: Mexican Fan Palms, Gleditsia, Festuca, Merremia. Change Calliandra shown for appropriate hedge material.
21. Provide an appropriate hydroseed plant mix for water quality basins and swales. Or refer to city standard hydroseed mix.
22. Remove from planting notes backfill mix. Refer to the soil report.
23. Street trees for this project are: on Grove ave: Podocarpus gracilior for min 6' parkways; on Holt ave Fraxinus oxycarpus 'Raywood'. Show ultimate design and temporary design.
24. Agronomical soil testing required; note to include report on landscape construction plans. Remove backfill mix and plant tablets and refer to soils report.
25. Show doors and windows on buildings and tall shrubs or tall accents where appropriate at buildings and perimeter walls and low planter material at windows or under signage.
26. Call out all fences and walls, materials proposed and heights.
27. Landscape CD plans shall be designed and signed by a licensed landscape architect.
28. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
29. Show 25% of trees as California native (Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations.
30. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
31. Add Note to Grading and Landscape Plans: Landscape areas where compaction has occurred due to grading activities and where trees or storm water infiltration areas are located shall be loosened by soil fracturing. For trees a 12"x12"x18" deep area; for storm water infiltration the entire area shall be loosened. Add the following information on the plans: The back hoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The back hoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference see Urban Tree Foundation – Planting Soil Specifications.
32. 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. Fees are:

Plan Check—less than 5 acres	\$1,301.00
Inspection—Construction (up to 3 inspections per phase)	<u>\$278.00</u>
Total.....	\$1,579.00

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-034
 Address: NWC Grove Ave & Holt Blvd.
 APN: 1048-472-16 thru 21; 1048-472-12 thru 15; 1048-472-01 thru 11
 Existing Land Use: Single Family Residential Homes & vacant lots
 Proposed Land Use: Mixed Use Residential and Commercial
 Site Acreage: 8.5 Proposed Structure Height: 75 ft
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Luis Batres
 Date: 9/7/17
 CD No.: 2017-053
 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 checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 100 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: PLANNING DEPARTMENT, Luis Batres
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 10, 2017
SUBJECT: PDEV17-034

1. The plan **does** adequately address the departmental concerns at this time.
No comments.

KS:lm





Development Advisory Board Decision

December 17, 2018

DECISION NO.: [insert #]

FILE NO.: PDEV18-030

DESCRIPTION: A Development Plan to construct a 43,200 square-foot industrial building on 2.4 acres of land located within the area surrounded by Loop Drive (west of North Etiwanda Avenue and south of Interstate 10), within the IG (General Industrial) zoning district. (APN: N/A); **submitted by Acacia Real Estate Group Inc.**

Part I—BACKGROUND & ANALYSIS

ACACIA REAL ESTATE GROUP, INC, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV18-030, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

Project Setting: The project site is comprised of 2.4 acres of land located within the area surrounded by Loop Drive, west of N. Etiwanda Avenue and south of the Interstate 10 Freeway, 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 (0.55 FAR)	IG (General Industrial)	N/A
<i>North:</i>	Interstate 10 Freeway	N/A	N/A	N/A
<i>South:</i>	Southern Pacific Rail Line	Rail	RC (Rail Corridor)	N/A
<i>East:</i>	Vacant; City of Fontana	N/A	N/A	N/A
<i>West:</i>	Industrial	Industrial (0.55 FAR)	IG (General Industrial)	N/A

Project Description:

[1] Background — The project site is a remnant Caltrans right-of-way property, which was relinquished to the City of Ontario. The City currently has the property in escrow to be sold to a developer for the proposed development of a 43,200 square-foot industrial building. The 2.4-acre property does not have an assessor parcel number (APN) and therefore the future owner of the property will be required to submit a Certificate of Compliance to create a legal parcel.

The project site was previously identified as right-of-way, with no General Plan land use or zoning designation. A General Plan Amendment and Zone Change were required to establish a land use designation of Industrial (0.55 FAR) and a zoning designation of IG (General Industrial) to facilitate the proposed development of the subject property and provide land use and zoning consistency with the surrounding parcels.

On October 23, 2018, the General Plan Amendment and Zone Change were reviewed by the Planning Commission and recommended for approval to the City Council. On December 4, 2018, the City Council reviewed and approved the subject files.

On August 31, 2018, the applicant applied for a Development Plan (File No. PDEV18-030) to construct a 43,200 square-foot industrial building and accompanying site improvements, such as landscaping, parking, and a trash enclosure.

[2] Site Design/Building Layout — The project site is entirely surrounded by Loop Drive, an access road that provides vehicular circulation to other industrial properties along Loop Drive, from Etiwanda Avenue. The building is situated near the north end of the property, with parking and associated drive aisles along the south and east elevations. Four dock doors are proposed at the southeast corner of the building, facing south. A potential 4,000 square-foot office has been proposed for the southwest corner of the building, and the remainder of the building will allow for general industrial uses, such as warehousing, distribution, or manufacturing.

[3] Site Access/Circulation — Access to the site will be provided by a 40-foot drive approach located at the southern end of the property, along Loop Drive.

[4] Parking — The project has provided off-street parking pursuant to the “Warehouse and Distribution” parking standards specified in the Development Code. The off-street parking calculations for the project are as follows:

Type of Use	Building Area	Parking Ratio	Spaces Required	Spaces Provided
Warehousing and Distribution	39,200 SF	One space per 1,000 SF for portion of GFA greater than or equal to 20,000 SF, plus 0.5 space per 1,000 SF of GFA greater than 20,000 SF; plus required parking for “general business offices”	30	30
Office	4,000 SF	One space per 250 SF of GFA	16	16
TOTAL	43,200 SF		46	46

The project is required to provide a minimum of 46 off-street parking spaces pursuant to the parking standards specified in the Development Code and has provided 46 spaces.

[5] Architecture — The applicant has proposed a contemporary architectural style that will match the neighboring industrial buildings to the west of the project site. The applicant is proposing the following architectural treatments (see Exhibit C: Elevations):

- Concrete tilt-up building with recessed panels;
- Vertical and horizontal reveal lines;
- Various complementary paint colors;
- Blue glazing on windows at the front (south) and spandrel glass at the rear (north) and east side elevations; and
- Metal canopies.

[6] Landscaping — The project provides landscaping along the entire perimeter of the site. A substantial landscape area has been provided along the eastern portion of the site, which will help to conceal the parking area and dock doors from Loop Drive and Etiwanda Avenue. The Development Code requires a minimum of 15% landscape coverage, and the project is proposing approximately 35%

landscaping, which exceeds requirements (see Exhibit D: Conceptual Landscape Plan). There are no existing trees within the property lines. The project will install a variety of shrubs and groundcovers, as well as a total of 66 new trees, including:

- 16 Toyon (15-gallon)
- 10 Coast Live Oak (48" box)
- 18 Coast Live Oak (36" box)
- 11 Coast Live Oak (24" box)
- 11 Brisbane Box (15-gallon)

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;

WHEREAS, on October 23, 2018, the Planning Commission of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and related File Nos. PGPA18-005 and PZC18-002 for the Project, and concluded said hearing on that date, voting (6-0) to issue Resolution No. PC18-094 recommending the City Council approve the Application; and

WHEREAS, as the first action on the Project, on December 4, 2018, the City Council approved a Resolution adopting the related Initial Study/Addendum (File Nos. PGPA18-005 and PZC18-002) to the Environmental Impact Report (SCH #2008101140) certified by City Council on January 27, 2010, for File No. PGPA06-001. The Addendum finds that the proposed project introduces no new significant

environmental impacts, and all previously-adopted mitigation measures were incorporated into the Project by reference; and

WHEREAS, on December 4, 2018, the City Council of the City of Ontario conducted a public hearing to consider the related File Nos. PGPA18-005 and PZC18-002 for the Project, and concluded said hearing on that date; and

WHEREAS, on December 17, 2018, 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 15332 (In-Fill Development Projects) of the CEQA Guidelines, which consists of projects characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The project site is surrounded by existing development within the Industrial (0.55 FAR) land use designation of The Ontario Plan and the IG (General Industrial zone), is located within City boundaries on a site less than five acres in size, has no value as habitat, and is adequately served by all required utilities and public services. Further, the proposed building and use will not result in any significant effects relating to traffic, noise, or air or water quality.

(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. Further, the project site is not located within any safety or noise impact zones for either the Ontario or Chino airports, is not a high terrain zone, and has a maximum allowable building height of 200 feet.

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 located within the Industrial (0.55 FAR) 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. The proposed construction of an industrial building will contribute to the industrial neighborhood, and the overall landscaping and site improvements will contribute to the streetscape along Loop Drive as well as the Interstate 10 Freeway and Etiwanda Avenue, which meets CD2-9 (Landscape Design) and CD3-6 (Landscaping). Further, the proposed building has been designed to be compatible with the surrounding industrial neighborhood in terms of design, massing, and use; 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), 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. The proposed project was designed to be compatible with the neighboring industrial properties in terms of massing, architectural design and features, and use, and will not cause any privacy, view, or physical constraint issues for any of the neighboring properties; 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 the Development Code. The proposed project is complementary to the

surroundings in terms of use, massing, and architecture, and will install an extensive landscape buffer along the eastern property line to soften the use and appearance of the parking lot and dock doors. Conditions have also been imposed on the project to provide appropriate site lighting for safety; 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 (industrial). 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 17th day of December, 2018.

Development Advisory Board Chairman

Exhibit A—AERIAL PHOTOGRAPH



Exhibit B—SITE PLAN

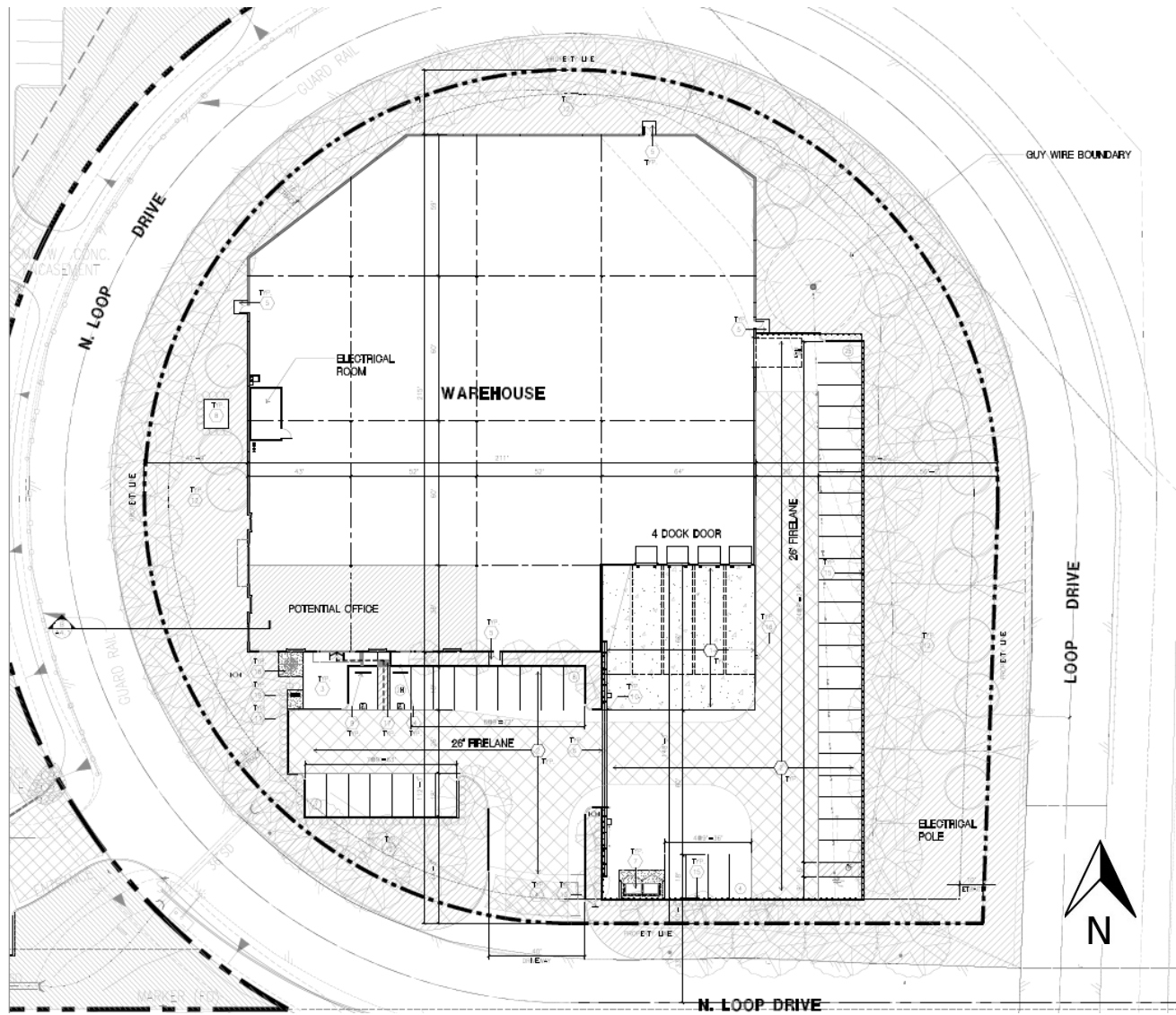
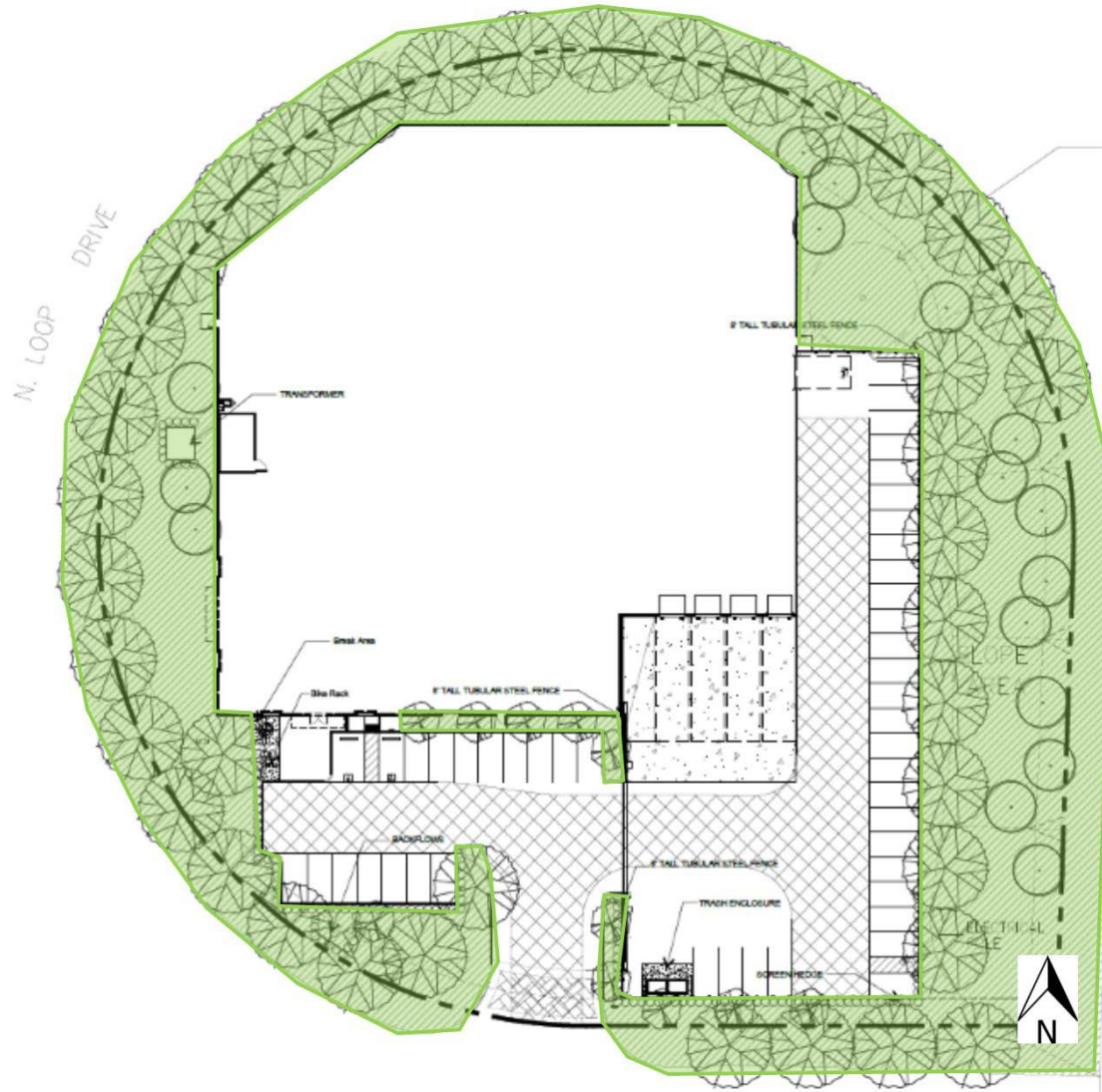


Exhibit C—ELEVATIONS



Exhibit D—CONCEPTUAL LANDSCAPE PLAN



Attachment A—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: December 17, 2018
File No: PDEV18-030
Related Files: PGPA18-005 and PZC18-002

Project Description: A Development Plan to construct a 43,200 square-foot industrial building on 2.4 acres of land located within the area surrounded by Loop Drive (west of North Etiwanda Avenue and south of Interstate 10), within the IG (General Industrial) zoning district. (APN: N/A); **submitted by Acacia Real Estate Group Inc.**

Prepared By: Alexis Vaughn, Assistant Planner
Phone: 909.395.2416 (direct)
Email: avaughn@ontario.ca

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) 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.

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.

(d) Prior to the issuance of a grading permit, the project applicant shall contact the Gabrieleno Band of Mission Indians-Kizh Nation and provide the tribe with written notification of the project's ground disturbing activities and provide the tribe an opportunity to have a tribal monitor on-site during these activities. A copy of the written notification shall be provided to the Planning Department prior to the issuance of the first grading permit.

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.

2.15 Additional Requirements.

(a) Approval of the Development Plan (File No. PDEV18-030) is contingent upon final City Council approval of the related General Plan Amendment and Zone Change (file numbers PGPA18-005 and PZC18-002).



**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. <u>PDEV18-030</u> RELATED FILE NO(S). <u>GPA18-005, PZC18-002</u>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: <u> / / </u>	

CITY PROJECT ENGINEER & PHONE NO:	Miguel Sotomayor (909) 395-2108 MS
CITY PROJECT PLANNER & PHONE NO:	Alexis Vaughn (909) 395-2416
DAB MEETING DATE:	December 17, 2018
PROJECT NAME / DESCRIPTION:	PDEV18-030, A Development Plan to construct a 43,200-square foot industrial building on 2.4 acres of land.
LOCATION:	Loop Drive N/o Airport Drive
APPLICANT:	Acacia Real Estate Group, Inc.
REVIEWED BY:	<div style="display: flex; align-items: center;"> <div style="text-align: center; flex: 1;"> <hr style="width: 80%; margin: 0 auto;"/> Bryan Lirley, P.E. Principal Engineer </div> <div style="text-align: center; flex: 0.5;"> <u>12/3/18</u> Date </div> </div>
APPROVED BY:	<div style="display: flex; align-items: center;"> <div style="text-align: center; flex: 1;"> <hr style="width: 80%; margin: 0 auto;"/> Khoi Do, P.E. Assistant City Engineer </div> <div style="text-align: center; flex: 0.5;"> <u>12/3/18</u> Date </div> </div>



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE 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 to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 - 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) for proposed sewer connection
 - Other:
 - a. **Obtain non-interference letter from easement holders shown on title report**
- 2.10 Dedicate to the City of Ontario the right-of-way described below:
- 2.11 **Dedicate to the City of Ontario the following easement(s):**
 - a. **The applicant/developer shall obtain a Public Utility Easement from the property owner at 521 N. Loop Drive (APN: 238-05-252) and 5400 E. Shea Center Drive (APN: 238-05-244) for the proposed water main being installed west of Loop Drive. The easement shall generally be overlaid on the existing drainage easement (25 feet wide minimum).**
- 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 \$53,527.20, 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	Loop Drive	Street 2	Street 3	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> New; 24 ft. from C/L (inside lane of Loop Drive) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove	<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^(a)	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 6 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	<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 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"/> New / Upgrade <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



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 checked="" 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 checked="" 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 / Upgrade <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 checked="" 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 type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	Install railing along frontage	_____	_____	_____

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

- a. **Pavement transitions shall be designed appropriately based on speed and road geometry, and constructed outside of the project's frontage.**

2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____



- 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).
- 2.22 Other conditions:
 - a. Loop Drive is currently under moratorium until summer 2020. Any pavement cuts will require a 2" grind and rubberized overlay curb to curb 100' in each direction of the trench.
 - b. The applicant/developer shall replace in kind the improvements disturbed during the installation of the RCP and water main in the future PUE including but not limited to landscaping, irrigation and an in-lieu fee. The improvements shall be made to the satisfaction of the City and property owner. The PUE shall not contain any storm water infiltration measures, landscaping with thick or intrusive root structures, or any permanent structures. The PUE shall also be designed to allow access to the full length of the utility main by a City maintenance vehicle.

C. SEWER

- 2.23 A _____ inch sewer main is available for connection by this project in _____ (Ref: Sewer plan bar code: _____)
- 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:
 - a. The applicant/developer shall construct a monitoring manhole.
 - b. **Sewer System Point of Connection:** The proposed sewer point of connection for this Development Plan is an IEUA main located just west of Loop Road. The proposed sewer connection requires approval of a new sewer Regional Connection from the Inland Empire Utilities Agency (IEUA). The applicant must satisfy the following requirements for the proposed Sewer System Point of Connection:
 - i. **Regional Connection Approval:** The applicant shall submit a written request letter to the City for a new Regional Sewer Connection. The request letter shall include: an exhibit that shows the tributary area of the Regional Connection; the proposed sewer system main connection through the proposed Regional Connection; IEUA record drawing number, station number and manhole number or the connection point; and a plan and profile detail of the manhole connection and any modification proposed to the manhole. Once received from the applicant, the City will request the new Regional Connection from IEUA. If approved by IEUA, the applicant shall be responsible for meeting all terms, conditions, standards, and requirements IEUA has for the Regional Connection. Contact OMUC for further information.
 - c. The sewer connection shall be made within existing right of way and IEUA easement.



D. WATER

- 2.27 A 12 inch water main is available for connection by this project in an easement along the easterly property line of APN: 238-05-244. (Ref: Water plan bar code: W10750)
- 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:
 - a. The applicant/developer shall construct a 12" water main along Loop Drive and across the future PUE west of Loop Drive and connect to the existing 12" water main located in APN: 238-05-244 (consistent to the Conceptual Utilities Systems Map (USM) dated November 14, 2018).
 - b. The applicant/developer shall submit a fire flow test application to the Fire Department.

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. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.33 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) 395-2647 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:
- a. The applicant/developer acknowledges that City has future plans for Airport Drive to become a divided roadway, having a raised median. When constructed, access to/from Loop Drive will be limited to right-turns only.
 - b. The applicant/developer shall be responsible to design and construct in-fill public street lights along its project frontage. Street lighting shall be LED-type, begin at northerly project limits, and in accordance with City's Traffic and Transportation Design Guidelines.
 - c. The applicant/developer shall prepare and implement a signing and striping plan. Said plan shall include, but not be limited to, replacing object markers and delineators within the improved/rehabbed area. Loop Drive shall be signed "No Stopping Anytime."
 - d. Driveway shall be designed in accordance with City of Ontario Standard Drawing No. 1204, with geometry such that the design vehicle can enter and exit the site without conflict, to the satisfaction of the City Engineer.
 - e. 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.
 - f. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.

G. DRAINAGE / HYDROLOGY

- 2.38 A 30 inch storm drain lateral is available to accept flows from this project in the southwest corner of 521 N. Loop Drive (APN: 238-05-252) (Ref: Storm Drain plan bar code:D10989)
- 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:**
- a. **The applicant/developer shall replace the CMP under Loop Drive with RCP and construct a catch basin along Loop Drive.**
 - b. **The applicant/developer shall construct a RCP storm drain (24" min.) along the drainage easement from west of Loop Drive to approximately 388' west. Final size to be determined upon review of the hydrology study and drainage analysis.**
 - c. **Inlets shall be designed and constructed on the proposed RCP to prevent any water runoff onto the railroad right of way.**

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:**
- a. **To implement compliance measures for the trash mandate of the Areawide Urban Stormwater Permit, a Connector Pipe Screen (CPS) unit shall be installed at the proposed catch basin along Loop Drive. The vendor specifications for the product and detail information can be found on the fact sheet of the Certified Full Trash Capture List of the State Water Resource Control Board. The USW-1 or approved equal shall be the installed product. This is to be shown on the plans.**

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.
- 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:
 - a. Prior to approval of the any building permits, a Final Solid Waste Handling Plan Sheet shall be submitted accompanying the Precise Grading Plan Submittal to the City/OMUC for review and approval. The SWHP Sheet shall demonstrate compliance with the PDEV18-030 Conceptual SWHP, submitted November 12, 2018, and any deviation from this plan shall require OMUC approval.



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: PDEV 18-030

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:
- a. Certificate of Compliance and pay all applicable review and recordation fees
 - b. **Final Utilities Systems Map (USM):** Prior to approval of the any building permits, a Final Utilities Systems Map (USM) shall be submitted accompanying the Precise Grading Plan Submittal to the City/OMUC for review and approval. The Final USM shall demonstrate compliance with the PDEV18-030 Conceptual USM, dated 11/14/2018, and any deviation from this plan shall require OMUC approval.

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Architect

11/17/18
 Date

Reviewer's Name:
Carolyn Bell, Sr Landscape Architect

Phone:
(909) 395-2237

D.A.B. File No.:
 PDEV18-030 Rev 1

Case Planner:
 Lorena Mejia

Project Name and Location:
 Loop circle Industrial
 West of Etiwanda, south of I-10

Applicant/Representative:
 Acacia Real Estate Group- Nancy Park, David Pittman@acaciareg.com
 PO box 12664
 Newport Beach Ca 92658

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 10/24/18) 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.

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

Civil/ Site Plans

1. Show storm water chambers located outside of required tree planting areas. Move chambers away from parking lot tree island planter. **Not corrected, move 24" storm drain line in island planter shown on Civil Sht 2 and proposed water quality drainage plan.**
2. Locate utilities including light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. **Not corrected, move fire water line out of tree island planter, SE building front by gate.**
3. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging. **Not corrected. Min 5' inside dimension for parking lot planters**

Landscape Plans

4. Show all utilities on the landscape plans. Coordinate so utilities are clear of required tree locations. **Not corrected, see #1 & 2 above.**
5. Show narrow trees in 6' planters at the building such as *Tristania laurina*, *Callistemon citrinus*, etc. **Change *Tristania conferta* 30-40' canopy for a 10-15' canopy tree at building walls**
6. Show 8' diameter of mulch only at new trees. Keep irrigation dripline outside of mulched root zone.
7. Call out all fences and walls, materials proposed and heights. **If fencing allowed, add 15 gallon hedge plants along fence**
8. 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. Fees are:

Plan Check—less than 5 acres	\$1,301.00
Inspection—Construction (up to 3 inspections per phase)	\$278.00
Total.....	\$1,579.00

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



CITY OF ONTARIO
MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director
Diane Ayala, Advanced Planning Division
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Doug Sorel, Police Department
Paul Ehman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Steve Wilson, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: October 24, 2018

SUBJECT: FILE #: PDEV18-030

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, November 7, 2018**.

PROJECT DESCRIPTION: A Development Plan to construct a 43,200-square foot industrial building on 2.4 acres of land located within the area of Loop Drive (west of North Etiwanda Avenue and south of Interstate 10). The parcel does not currently have a General Plan or Zoning Designation, APN, or address. Related Files: GPA18-005 and PZC18-002. Development Advisory Board and Planning Commission action is required.

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - See previous report for Conditions
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Department: Landscape Planning
 Signature: Carolyn Bell
 Title: Landscape Architect
 Date: 11/17/18



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

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

DATE: November 2, 2018

SUBJECT: PDEV18-030 - A Development Plan to construct a 43,200-square foot industrial building on 2.4 acres of land located within the area of Loop Drive (west of North Etiwanda Avenue and south of Interstate 10). The parcel does not currently have a General Plan or Zoning Designation, APN, or address. Related Files: GPA18-005 and PZC18-002. Development Advisory Board and Planning Commission action is required.

-
- The plan **does** adequately address Fire Department requirements at this time.
- See previous report for Conditions – Correction was sufficiently made.
-



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

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

DATE: September 26, 2018

SUBJECT: PDEV18-030 - A Development Plan to construct a 43,200-square foot industrial building on 2.4 acres of land located within the area of Loop Drive (west of North Etiwanda Avenue and south of Interstate 10). The parcel does not currently have a General Plan or Zoning Designation, APN, or address. Related Files: GPA18-005 and PZC18-002. Development Advisory Board and Planning Commission action is required.

-
- The plan **does not** adequately address Fire Department requirements at this time.
- 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): 43,200 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 43,200 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): S

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.
- ☒ 2.3 **Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.**
- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- ☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-six (26) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

5.0 BUILDING CONSTRUCTION FEATURES

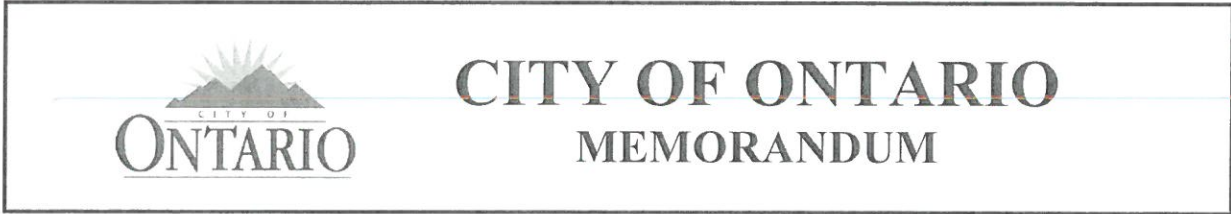
- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing 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.

7.0 PROJECT SPECIFIC CONDITIONS

- ☒ 7.1 The driveway on the eastside of the property is in excess of 150 ft. without an approved fire department turn around.



DEVELOPMENT PLAN REVIEW COMMENTS
Engineering Department/Land Development Section

DATE: October 03, 2018

PROJECT: PDEV18-030, A Development Plan to construct a 43,200-square foot industrial building on 2.4 acres of land. The parcel does not currently have a General Plan or Zoning Designation, APN, or address. Related Files: GPA18-005 and PZC18-002. Development Advisory Board and Planning Commission action is required.

LOCATION: Loop Drive (N/o Airport Drive and W/o Etiwanda Avenue)

PROJECT ENGINEER: Miguel Sotomayor, Associate Engineer

PROJECT PLANNER: Alexis Vaughn, Assistant Planner

A. General Comments:

The applicant/developer shall respond to these comments as well as the comments provided by the Transportation Division, the Ontario Municipal Utilities Company (OMUC), IT (Fiber Team) and Environmental section and address all of them prior to next submittal.

B. The following items must be addressed on conceptual grading and drainage plan prior to next submittal:

1. The applicant/developer shall submit a preliminary title report dated within 30 days.
2. The applicant/developer shall revise plans to include a full cross section of Loop Drive right of way to right of way including all dimensions (existing and proposed curb to curb, ROW to ROW and parkway).
3. The applicant/developer shall revise plans to include a cross section of the northeast portion of the project (include building and Loop Drive). Also, include a cross section of the easement area (west of Loop Drive and north of the railroad) that will include the proposed RCP storm drain and water main.
4. The applicant/developer shall show a detail (catch basin, inlet, etc.) how street flow will be handled due to the inlet modification.
5. The applicant/developer shall revise call out of existing "public" fire hydrant to "private" on Loop Drive.

File No: PDEV18-030

Location: Within the area of Loop Drive

Project Description: A Development Plan to construct a 43,200-square foot industrial building on 2.4 acres of land located within the area of Loop Drive (west of North Etiwanda Avenue and south of Interstate 10). The parcel does not currently have a General Plan or Zoning Designation, APN, or address. Related Files: PGPA18-005 and PZC18-002.

Prepared by: Clarice Burden

Date: 10/04/18

Signature: _____

Clarice Burden

-
1. The General Plan Amendment (File No. PGPA18-005) to establish the Industrial land use designation and Zone Change (File No. PZC18-002) to establish the IG, General Industrial zone for the project site is required prior to, or concurrent with, approval of the Development Plan (File No. PDEV18-030).

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Alexis Vaughn
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: September 7, 2018
SUBJECT: PDEV18-030

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

Conditions of Approval

1. The address for the new building will be 540 N Loop Dr

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director
Diane Ayala, Advanced Planning Division
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Doug Sorel, Police Department
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Steve Wilson, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: September 06, 2018

SUBJECT: FILE #: PDEV18-030 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, September 20, 2018**.

- Note:**
- Only DAB action is required
 - Both DAB and Planning Commission actions are required
 - Only Planning Commission action is required
 - DAB, Planning Commission and City Council actions are required
 - Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Development Plan to construct a 43,200-square foot industrial building on 2.4 acres of land located within the area of Loop Drive (west of North Etiwanda Avenue and south of Interstate 10). The parcel does not currently have a General Plan or Zoning Designation, APN, or address. Related Files: GPA18-005 and PZC18-002. Development Advisory Board and Planning Commission action is required.

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
Department

Signature

Title

Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV18-030

Address: SWC 1-10 FWY & Etiwanda Ave

APN: N/A

Existing Land Use: Vacant

Proposed Land Use: 43,200 SF Industrial Building

Site Acreage: 2.4 acres Proposed Structure Height: 36 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Alexis Vaughn

Date: 10/10/18

CD No.: 2018-063

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 type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> 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: 200 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: 