



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

March 1, 2021

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 VIA ZOOM

Scott Ochoa, City Manager
Scott Murphy, Executive Director, Community Development Agency
John P. Andrews, Executive Director, Economic Development
James Caro, Building Official
Rudy Zeledon, Planning Director
Khoi Do, City Engineer
Chief Michael Lorenz, Police Department
Fire Marshal Mike Gerken, Fire Department
Scott Burton, Utilities General Manager
Robin Lucero, Community Improvement Director

SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD MEETINGS

In accordance with the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Ontario DEVELOPMENT ADVISORY BOARD Meetings are being conducted via Zoom Conference and there will be no members of the public in attendance at the upcoming meeting of the City of Ontario Development Advisory Board. In place of in-person attendance, members of the public can observe and offer comment at this meeting remotely in the following ways:

TO VIEW THE MEETING:

- VISIT THE CITY'S WEBSITE AT THE FOLLOWING ADDRESS:
ontarioca.gov/agendas/dab
- THE LINK FOR THE ZOOM CONFERENCE MEETING WILL BE LISTED AT THE WEBSITE ADDRESS ABOVE.

TO PROVIDE PUBLIC COMMENT:

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** Submit your request to speak no later than 12:00 PM the day of the meeting by either (1) emailing your name, telephone number, agenda item you are commenting on, and your comment to planningdirector@ontarioca.gov or (2) by completing the Comment Form on the City's website at: ontarioca.gov/agendas/dab.

Comments will be limited to 5 minutes. If a large number of individuals wish to speak on an item, the Development Advisory Board Chairman may limit the time for individuals wishing to speak to 3 minutes in order to provide an opportunity for more people to be heard. Speakers will be alerted when their time is up, and no further comments will be permitted.

2. **COMMENT BY E-MAIL:** Submit your comments by email no later than 12:00 PM on the day of the meeting by emailing your name, agenda item you are commenting on, and your comment to planningdirector@ontarioca.gov . All comments received by the deadline will be forwarded to the Development Advisory Board for consideration before action is taken on the matter.
3. **COMMENT BY TELEPHONE:** Submit your comments by telephone no later than 12:00 PM on the day of the meeting by providing your name, agenda item you are commenting on, and your comment by calling (909) 395-2036. All comments received by the deadline will be provided to the Development Advisory Board for consideration before action is taken on the matter.
4. **COMMENT BY MAIL:** To submit your comments by mail, provide your name, agenda item you are commenting on, and your comment by mailing to Planning Department, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764. Comments by mail must be actually received by the Planning Department no later than 12:00 PM on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the Development Advisory Board for consideration before action is taken on the matter.

LOCATION WHERE DOCUMENTS MAY BE VIEWED: All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.

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 February 17, 2021, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR

FILE NO. PMTT20-010 (TPM 20273): A Tentative Parcel Map (TPM 20273) to subdivide 366.65 gross acres of land into 22 numbered lots and 22 lettered lots bordered by Eucalyptus Avenue to the north, Carpenter Avenue to the east, Merrill Avenue to the south, and Grove Avenue to the west, within the Business Park and Industrial land use districts of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with PGPA18-003 and PSP18-001 regarding the Merrill Commerce Center Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01; 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06). **Submitted by Prologis. Planning Commission action is required.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PMTT20-010 (TPM 20273) (Tentative Parcel Map)


Motion to recommend Approval/Denial

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

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 **March 15, 2021**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **February 25, 2021**, 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

February 17, 2021

BOARD MEMBERS PRESENT VIA ZOOM

Rudy Zeledon, Planning Department
James Caro, Building Department
Charity Hernandez, Economic Development Agency
Mike Gerken, Fire Department
Khoi Do, Engineering Department
Ahmed Aly, Municipal Utilities Company
Elda Zavala, Community Improvement

BOARD MEMBERS ABSENT

Gabe Gutierrez, Police Department

STAFF MEMBERS PRESENT VIA ZOOM

Antonio Alejos, Engineering Department
Alexis Vaughn, Planning Department
Edmelynne Hutter, Planning Department

PUBLIC COMMENTS

Mr. Zeledon stated no public comment correspondence was received.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the January 20, 2021, meeting of the Development Advisory Board was made by Mr. Do; seconded by Mr. Gerken; and approved unanimously by those present (5-0). Ms. Zavala and Mr. Aly recused themselves, as they were not at that meeting.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-019:** A Development Plan to construct 102 single-family dwellings on 19.7 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 – Single Family Residential and Park land use districts of the West Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-006, the West Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2004071095) was certified by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with

(ALUCP); (APN: 0218-151-11) submitted by KB Home Coastal, Inc. Planning Commission action is required.

The applicant Heidi McBroom with KB Homes, was present via teleconference.

Mr. Zeledon asked if she had reviewed the Conditions of Approval and agreed with them.

Ms. McBroom stated yes, she agreed with them.

Mr. Zeledon stated no public correspondence was received for this item.

Motion recommending approval of **File No. PDEV20-019**, subject to conditions to the Planning Commission was made by Mr. Do; seconded by Ms. Zavala; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on March 1, 2021.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



Development Advisory Board Decision

March 1, 2021

DECISION NO.: [insert #]

FILE NO.: PMTT20-010

DESCRIPTION: A Tentative Parcel Map (TPM 20273) to subdivide 366.65 gross acres of land into 22 numbered lots and 22 lettered lots bordered by Eucalyptus Avenue to the north, Carpenter Avenue to the east, Merrill Avenue to the south, and Grove Avenue to the west, within the SP/AG (Specific Plan/Agricultural Overlay) zoning districts. The environmental impacts of this project were previously reviewed in conjunction with PGPA18-003 and PSP18-001, for which an Environmental Impact Report (State Clearing House No. 2019049079) was certified by the City Council on February 2, 2021; (APNs: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05; and 1073-111-06); **submitted by Prologis L.P.**

Part I—BACKGROUND & ANALYSIS

PROLOGIS L.P., (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PMTT20-010, 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 366.65 acres of land located at the northeast corner of Merrill and Grove Avenues, within the SP/AG (Specific Plan/Agricultural Overlay) zoning district, 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>	Agriculture, Dairy, Truck Terminal, and vacant	Business Park (0.6 FAR) and Industrial (0.55 FAR)	Specific Plan / Agricultural Overlay	Merrill Commerce Center Specific Plan (effective March 18, 2021)
<i>North</i>	Agriculture and Dairy	Mixed Use (NMC West) and Medium Density Residential (11.1 – 25 du/ac)	Specific Plan / Agricultural Overlay	N/A
<i>South</i>	Chino Airport, Agriculture, and Industrial (City of Chino)	Public and General Industrial (City of Chino)	AD (Airport Development), M2 (General Industrial), and Airport Overlay District (City of Chino)	N/A

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
<i>East</i>	Industrial (under construction)	Business Park (0.6 FAR) and Industrial (0.55 FAR)	Specific Plan	West Ontario Commerce Center
<i>West</i>	Dairy	Low Medium Density Residential (5.1 – 11 du/ac) and Business Park (0.6 FAR),	Specific Plan / Agricultural Overlay	N/A

(2) **Project Description:**

(a) **Background** — On February 2, 2021, the City Council approved the introduction (first reading) of Ordinance No. 3178 for the Merrill Commerce Center Specific Plan (“MCCSP”), adopted Resolution No. R2021-011, certifying the MCCSP Final Environmental Impact Report (“EIR”; State Clearinghouse No. 2019049047), and adopted Resolution No. R2021-012, approving the associated General Plan Amendment (File No. PGPA18-003) establishing the Business Park (0.6 FAR) and Industrial (0.55 FAR) land uses on the project site. On February 16, 2021, the City Council adopted (second reading) Ordinance No. 3178, approving the MCCSP (File No. PSP18-001). The MCCSP establishes the land use designations, development standards, and design guidelines on 376.3 acres of land, which includes the potential development of up to 8,455,000 square feet of industrial and business park development. The ordinance approving the MCCSP will be enacted on March 18, 2021, following the 30-day referendum period mandated by State law (Elections Code Section 9235 et seq.).

On October 21, 2020, the applicant submitted a Tentative Parcel Map (File No. PMTT20-010) to facilitate the future construction of industrial buildings totaling 6,266,502 square feet and business park buildings totaling 1,074,566 square feet (See Exhibit B—Tentative Parcel Map No. 20273, attached). If approved by the Planning Commission, Tentative Parcel Map approval will not be final and conclusive until the City Council ordinance approving the MCCSP has been enacted.

Development plans showing building layout, architectural design, landscaping, parking, etc. for the Project site will be submitted and processed at a later date for Development Advisory Board and Planning Commission consideration.

(b) **Tentative Parcel Map** — The proposed Tentative Parcel Map will subdivide the Project site into 22 numbered lots and 22 lettered lots (see Exhibit B-Tentative Parcel Map, attached) to facilitate the construction of 10 industrial buildings and 11 business park buildings totaling 7,341,068 square feet. The parcels range in size from 3.62 to 59.32 acres, as shown in the Tentative Parcel Map Summary Table (Exhibit C). The minimum parcel size required for the Business Park and Industrial land use district is one acre.

(c) **Site Access/Circulation** — The Project site will be accessible from the four perimeter streets of Eucalyptus, Merrill, Carpenter, and Grove Avenues, which will all be widened and/or improved as part of future development of the Project. Street extensions, such as Vineyard Avenue, Walker Avenue, Baker Avenue, and the proposed “Street A,” will provide additional access to interior areas of the Project site.

(d) **Parking** — All future land uses will be required to meet all Development Code and MCCSP parking standards and regulations.

(e) Architecture — All future building designs shall be required to incorporate a Contemporary Architectural style, as required in the MCCSP. In addition, equipment and loading/dock areas will be screened from public view in accordance with Specific Plan requirements.

(f) Chino Airport Land Use Compatibly Compliance — The project site is located within the Chino Airport Influence Area (AIA). Pursuant to the California Airport Land Use Planning Handbook, the project site is located within Safety Zones 1 (Runway Protection Zone), 2 (Inner/Approach Departure Zone), 3 (Inner Turning Zone), 4 (Outer Approach/Departure Zone), and 6 (Traffic Pattern/Overflight Zones), as shown on Exhibit D – Chino Airport Safety Zones, attached. Safety Zone 1 occupies portions of Parcels 2, 3, and 4, which prohibits the construction of any buildings or structures. The remaining portion of the project site is impacted by a combination of Safety Zones 2, 3, 4, and 6, which are subject to intensity limits (number people on the site) and open land criteria requirements. Future Development shall be required to be consistent with the policies and criteria of the Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook.

(g) Landscaping — The MCCSP requires a minimum 10 percent landscape coverage be provided for buildings within the Industrial and Business Park land use districts. All future development applications will be required to comply with the minimum 10 percent landscape coverage, in addition to right-of-way landscape and neighborhood edge landscape requirements. The proposed lettered lots associated with this Project will be developed with landscaping and a Community Facilities District will be established to ensure these areas are properly maintained.

(h) Signage — The Merrill Commerce Center will be required to establish a comprehensive sign program and all future signage will be subject to the sign program and Development Code. The sign program will facilitate integration of the signs with the overall site and building design to create a unified visual statement and provide for flexible application of sign regulations in the design and display of multiple signs. Key provisions will include an entry monument, center and tenant identification signage, traffic and wayfinding signs, building signs, secondary monumentation, and visitor and directional signage.

(i) Utilities (drainage, sewer) — To serve the future industrial developments, the Project will be required to construct infrastructure improvements per the Development Agreement (File No. PDA18-004) and requirements of the MCCSP. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (“PWQMP”), which establishes the Project’s compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (“LID”) best management practices (“BMPs”), such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes the use of landscape areas designed as swales and grade to accept runoff, underground storm water retention chambers where downstream landscape areas are limited, surface retention basins to receive impervious area runoff and installation of storm water drywells in detention areas.

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 an initial study and Environmental Impact Report (EIR) have been prepared to determine possible environmental impacts; and

WHEREAS, the Merrill Commerce Center Specific Plan Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021, (“Certified EIR”) in conjunction with File Nos. PGPA18-003 and PSP18-001, in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the Certified EIR, which concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce some of those significant effects to a less-than-significant level and adopted a Statement of Overriding Considerations for those impacts that would be significant and unavoidable; and

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

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

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

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

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

WHEREAS, the project site is also located with the Airport Influence Area of Chino Airport and must be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, which addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on March 1, 2021, 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 previous Certified EIR and

supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File Nos. PGPA18-003 and PSP18-001, a General Plan Amendment and Specific Plan for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was adopted by the City Council on February 2, 2021; and

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and

(4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

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

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

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

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

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

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

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

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

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

SECTION 4: 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, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the 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, is consistent with the policies and criteria set forth within the ALUCP.

The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. 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 2011 California Airport Land Use Planning Handbook compatibility factors. As a result, the DAB, therefore, finds and determines that the Project, is consistent with the policies and criteria set forth within the Handbook, subject to conditions.

SECTION 5: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

(1) **The proposed Tentative Parcel 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 Parcel Map is located within the Industrial (0.55 FAR) and Business Park (0.6 FAR) land use districts of the Policy Plan Land Use Map, and the Merrill Commerce Center Specific Plan 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 the establishment of “[a] dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses” (Goal CD1). Furthermore, the project will promote the City’s policy to “take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods” (Policy CD1-1 *City Identity*).

(2) **The design or improvement of the proposed Tentative Tract/Parcel 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/Parcel Map is located within the Industrial and Business

Park land use districts of the Policy Plan Land Use Map, and the Specific Plan (Merrill Commerce Center Specific Plan) 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 provide “[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 “collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques” (Policy CD2-7 *Sustainability*).

(3) ***The site is physically suitable for the type of development proposed.*** The project site meets the minimum lot area and dimensions of the Merrill Commerce Center Specific Plan zoning district and is physically suitable for the type of industrial and business park 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 industrial and business park development at floor area ratios of 0.55 FAR and 0.6 FAR, respectively. The project site meets the minimum lot area and dimensions of the Merrill Commerce Center Specific Plan zoning district and is physically suitable for this 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 environmental impacts of this project were previously reviewed in conjunction with File Nos. PGPA18-003 and PSP18-001, a General Plan Amendment and Specific Plan, respectively, for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was adopted. The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

(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 infrastructure and landscape improvements proposed on the project site, are not likely to cause serious public health problems, as the project is required to comply with Federal, State, and local regulations regarding use, transportation, and storage of hazardous materials during either construction or project implementation, 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 6: *Development Advisory Board Action.* Based on the findings and conclusions set forth in Sections 1 through 5, 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 7: 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 8: 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 1st day of March 2021.

Development Advisory Board Chairman

Exhibit A — PROJECT LOCATION MAP



EXHIBIT B—TENTATIVE PARCEL MAP NO. 20273

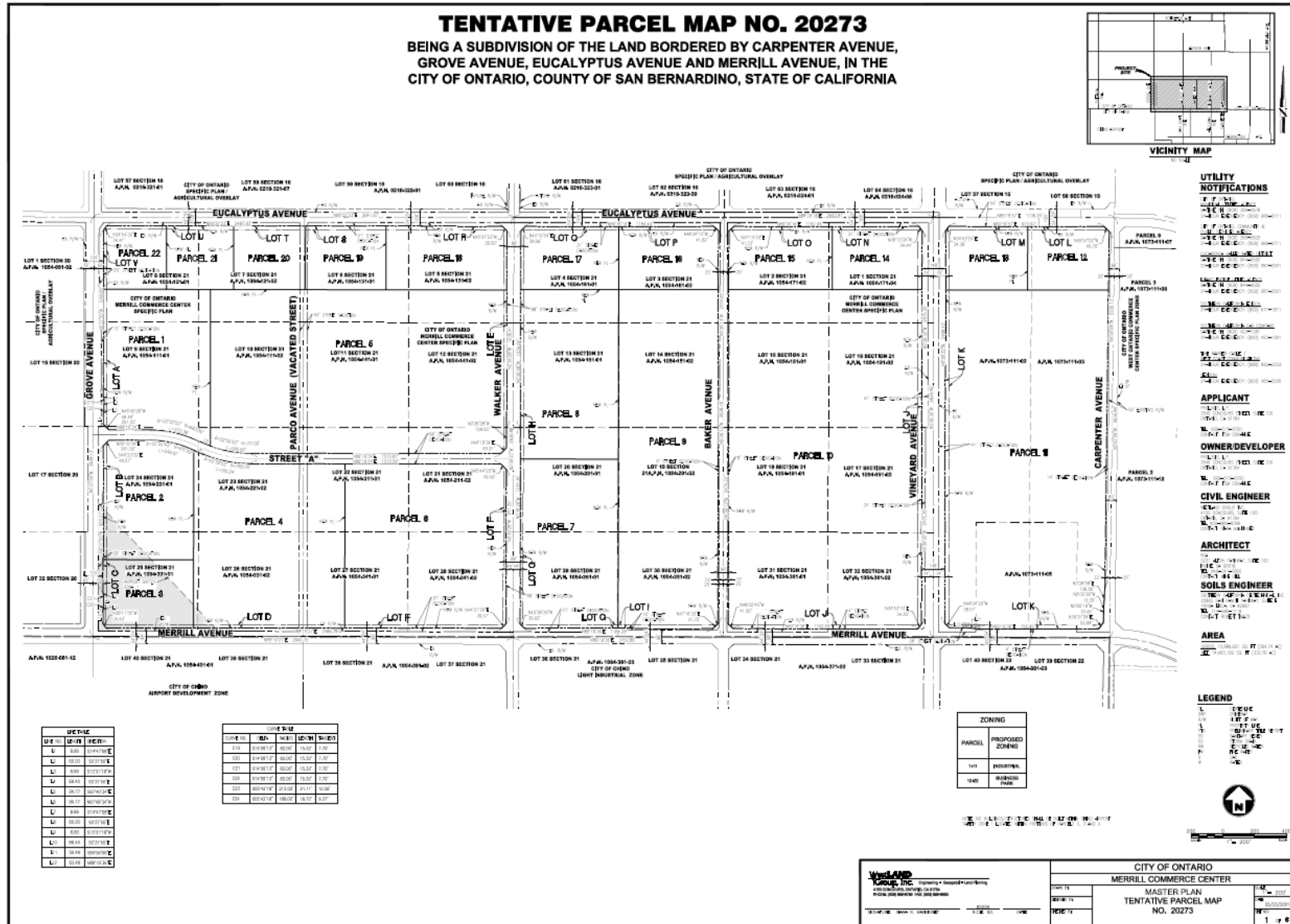
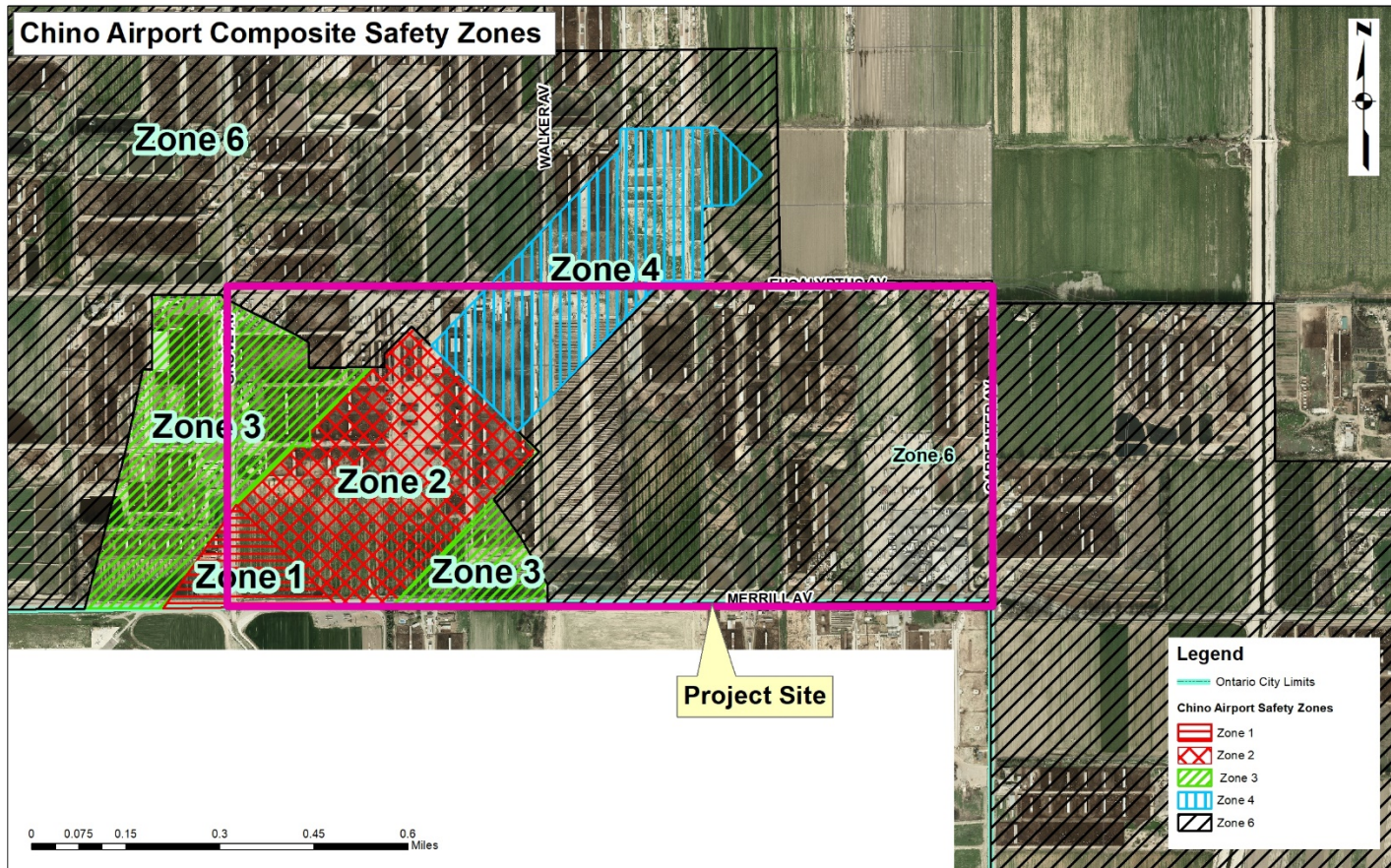


EXHIBIT C—TENTATIVE PARCEL MAP SUMMARY TABLE

Parcel	Parcel Area (acres)
1	14.51
2	9.24
3	5.60
4	22.60
5	43.98
6	24.06
7	15.05
8	15.05
9	30.64
10	59.32
11	49.56
12	4.68
13	4.73
14	5.17
15	5.95
16	5.75
17	5.65
18	6.96
19	4.65
20	4.14
21	3.88
22	3.62
Total	344.79

EXHIBIT D—CHINO AIRPORT SAFETY ZONES



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: March 1, 2021

File No: PMTT20-010

Related Files: PDA18-004

Project Description: A Tentative Parcel Map (TPM 20273) to subdivide 366.65 gross acres of land into 22 numbered lots and 22 lettered lots bordered by Eucalyptus Avenue to the north, Carpenter Avenue to the east, Merrill Avenue to the south, and Grove Avenue to the west, within the SP/AG (Specific Plan/Agricultural Overlay) zoning districts. The environmental impacts of this project were previously reviewed in conjunction with PGPA18-003 and PSP18-001 regarding the Merrill Commerce Center Specific Plan, for which an Environmental Impact Report (State Clearing House No. 2019049079) was certified by the City Council on February 2, 2021. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APN(s): 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01; 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06); **submitted by Tom Donahue, Prologis.**

Prepared By: Edmelyne V. Hutter, AICP, Senior Planner
Phone: 909.395.2429 (direct)
Email: ehutter@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.

1.1 The project shall comply with the *Standard Conditions of Approval for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions of Approval 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 of Approval for New Development* identified in Condition No. 1.0, above, the project shall comply with the following special conditions of approval:

2.1 Specific Plan Approval. Tentative Parcel Map approval shall not be final and complete until such time that the Merrill Commerce Center Specific Plan has been enacted by action of the City Council.

2.2 Time Limits. Tentative Parcel Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel/tract map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

2.3 Subdivision Map.

(a) The Final Parcel Map shall be in conformance with the approved Tentative Parcel Map on file with the City. Variations from the approved Tentative Parcel Map may be reviewed and approved by the Planning Department. A substantial variation from the approved Tentative Parcel Map may require review and approval by the Planning Commission, as determined by the Planning Director.

(b) Tentative Parcel Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

(c) Pursuant to California Government Section 66474.9, the subdivider agrees that it will 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 of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

(d) Prior to approval and recordation of the Final Parcel Map, the applicant shall submit to the City, a Street Naming request, pursuant to the requirements of Development Code Division 6.06 (Street Naming and Address Numbering).

2.4 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 the project, which shall be maintained onsite during project construction.

2.5 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.

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

2.7 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).

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

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

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

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

- (i) Landscaping and irrigation systems within common areas;
- (ii) Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;
- (iii) Shared parking facilities and access drives; and
- (iv) Utility and drainage easements.

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

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

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

2.9 Signage.

(a) Prior to approval and issuance of a sign permit, the Applicant shall submit for review and approval a comprehensive sign program, pursuant to Development Code Sections 4.02.075 and 8.01.020.F.

2.10 Environmental Review.

(a) The environmental impacts of this project were reviewed in conjunction with the Merrill Commerce Center Specific Plan Environmental Impact Report (State Clearinghouse No. 2019049079), certified by the Ontario City Council on February 2, 2021, in conjunction with File Nos. PGPA18-003 (City Council Resolution No. 2021-012) and PSP18-001 (Ordinance No. 3178). This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference.

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

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

2.11 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 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 Clerks 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.

(c) The applicant shall provide payment for CC&R review at the rate established by resolution of the City Council.

(d) The applicant shall provide payment for sign program review at the rate established by resolution of the City Council.

2.13 Additional Requirements.

(a) The applicant shall contact the Ontario Post Office to determine the quantity, size, and location of mailboxes for this project.

(b) The Project shall comply with all Federal, State, and local regulations regarding use, transportation, and storage of hazardous materials during construction and project implementation.

(c) Grading and development activities cannot occur on Assessors Parcels Number 1073-111-02, until the City Council adopts a resolution of final cancellation for Williamson Act Contract 69-147 (File No. PWIL20-001) and record of Certificate of Cancellation has been executed.

(d) Grading and development activities cannot occur on Assessors Parcels Numbers 1054-151-02, 1054-161-03, 1054-201-02 and 1054-351-02, until the City Council adopts a resolution of final cancellation for Williamson Act Contract 70-167 (File No. PWIL20-002) and record of Certificate of Cancellation has been executed.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

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

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. <u>PM-20273</u> RELATED FILE NO(S). <u>PMTT20-010</u>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: **Jesus Plasencia, (909)395-2128**


CITY PROJECT PLANNER & PHONE NO: **Edmelyne Hutter, (909) 395-2429**

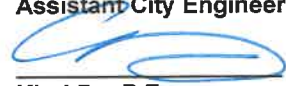
DAB MEETING DATE: **March 1, 2021**

PROJECT NAME / DESCRIPTION: **PM-20273, a Tentative Parcel Map to subdivide approximately 366 acres of land into 22 number lots and 17 letter lots within the Merrill Commerce Center Specific Plan**

LOCATION: **Northwest corner of Merrill Avenue and Carpenter Avenue**

APPLICANT: **Prologis, L.P.**

REVIEWED BY:  2-24-21
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY:  2-24-21
 Khoi Do, P.E. Date
 City Engineer



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED 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 PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way in fee simple, described below:
 - a. Merrill Avenue to the ultimate half width of right-of-way of 54 feet from centerline (CL) north along project frontage
 - b. Grove Avenue to the ultimate half width of right-of-way of 62 feet from CL east along project frontage
 - c. Eucalyptus Avenue to the ultimate half width of right-of-way of 54 feet from CL south along project frontage
 - d. Carpenter Avenue to the ultimate half width of right-of-way of 33 feet from CL west along project frontage
 - e. Street "A" to the ultimate full width of right-of-way of 66 feet from Grove Avenue to Walker Avenue
 - f. Walker Avenue to the ultimate full width of right-of-way of 88 feet along project frontage
 - g. Baker Avenue to the ultimate full width of right-of-way of 66 feet along project frontage
 - h. Vineyard Avenue to the ultimate full width of right-of-way of 148 feet along project frontage
 - i. Lettered Lots D, F, G, I, J, K for Neighborhood Edge along Merrill Avenue (25 feet wide measured from the ultimate northerly right-of-way)
 - j. Lettered Lots A through C for Neighborhood Edge along Grove Avenue (20 feet wide measured from the ultimate easterly right-of-way)
 - k. Lettered Lots L through V for Neighborhood Edge along Eucalyptus Avenue (23 feet wide measured from the ultimate northerly right-of-way)
 - l. Lettered Lots E through H for Neighborhood Edge along Walker Avenue (18 feet wide measured from the ultimate right-of-way on both sides)
 - m. Lettered Lots J and K for Neighborhood Edge along Vineyard Avenue (25 feet wide measured from the ultimate right-of-way on both sides)
 - n. Corner cutoffs at all public street intersections throughout the project site

- 1.02 Dedicate to the City of Ontario, the following easement(s): _____

- 1.03 Restrict vehicular access to approved access points per the tentative Parcel Map and Merrill Commerce Center Specific Plan.

- 1.04 Vacate the following street(s) and/or easement(s):
 - 1. All easements interfering with required improvements shall be quitclaimed or vacated. This includes, but is not limited to, the existing easement along Merrill Avenue for operating and maintaining a pumping plant, irrigation lines, and incidental purposes. Otherwise, non-interference letters from the affected owner/utility company shall be provided. See COA 1.14.3.

- 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 Financial Services Department at (909) 395-2124 regarding this requirement.
 - (1) _____
 - (2) _____

- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.

- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.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 four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.

- 1.13 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:
 - 1. Provide private easements for utilities, cross lot drainage, blanket emergency access and reciprocal access across applicable parcels as needed.



2. The Parcel Map shall comply with the approved Merrill Commerce Center Specific Plan, the Development Agreement and these Tentative Parcel Map Conditions of Approval.
3. The Applicant/Developer shall obtain all off-site right-of-way/easements necessary to construct the required public improvements identified within Section 2 of these Conditions of Approval.

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

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

- 2.01 Record Parcel Map No. 20273 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 Please note that the subject parcels will be recognized parcels in the City of Ontario upon recordation of the Parcel Map.
- 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
 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) – Euclid Avenue Improvements
 - 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) – Kimball Avenue sewer connection
- Other:
 - City of Chino – For any improvements encroaching into their jurisdiction including but not limited to the required Merrill Avenue improvements
 - San Bernardino County Department of Airports/FAA – Construction of overhead structures and appurtenances such as traffic signals and street lights at or near the intersection of Merrill Avenue and Grove Avenue

- 2.10 Dedicate to the City of Ontario the right-of-way described below:
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- 2.11 Dedicate to the City of Ontario the following easement(s): _____

- 2.12 **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 % 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 \$10,915,766, 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. All master-planned utilities shall be designed and installed to the ultimate condition. These public improvements shall include, but not be limited to, those summarized in Exhibit 'B' (checked boxes).
- 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 on Merrill Avenue, Eucalyptus Avenue, Grove Avenue, and Carpenter Avenue. 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 This project shall follow the Merrill Commerce Center Utilities System Map, dated 01/14/2021, and any deviation from this plan shall require the Utility Plan to be updated and resubmitted to OMUC for review and approval. A Final USM shall be submitted with all public improvement plan submittals. See Utility Systems Map (USM) Requirements document for details.

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 sewer main extensions. A sewer main is not available for direct connection. The closest mains are located at the intersections of Merrill Avenue/Carpenter Avenue and Kimball Avenue/Euclid Avenue.
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 Other conditions:
 - 1. The Sanitary Sewer Technical Study is currently in process and has not been finalized. The project shall complete the study during final design and prior to issuance of any building permit.
 - 2. The following sewer system improvements shall be installed per Master Plan and Specific Plan Requirements. Final sewer main sizes and alignments are subject to the findings of the Technical Study:
 - A. 21-inch to 30-inch main in Walker Avenue between Eucalyptus Avenue and Merrill Avenue
 - B. 24-inch to 30-inch main in Merrill Avenue between Walker Avenue and Grove Avenue
 - C. 30-inch main in Merrill Avenue between Grove Avenue and Euclid Avenue



- D. 36-inch main in Euclid Avenue between Merrill Avenue and Kimball Avenue with a connection to the existing 60-inch IEUA Kimball Interceptor Trunk Sewer main at Kimball Avenue
 - E. 18-inch main in Grove Avenue between Eucalyptus Avenue and Merrill Avenue
 - F. 8-inch main in Baker Avenue from south of Eucalyptus Avenue to Merrill Avenue
 - G. 12-inch main in Eucalyptus Avenue from west of Walker Avenue to Grove Avenue
 - H. 12-inch main in Eucalyptus Avenue from west of Vineyard Avenue to west of Walker Avenue
 - I. 15-inch main in Eucalyptus Avenue between Carpenter Avenue and Vineyard Avenue with a connection to the existing Carpenter Trunk Sewer main
 - J. 12-inch main in Merrill Avenue between Baker Avenue and Walker Avenue
 - K. 8-inch main in Merrill Avenue from west of Vineyard Avenue to Baker Avenue
 - L. 10-inch main in Merrill Avenue from east of Vineyard Avenue to Carpenter Avenue with a connection to the existing Carpenter Trunk Sewer main
3. The applicant/developer 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.
4. Each Occupant of the building, or units, shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply with all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not limited to including possibly installing a monitoring manhole, clarifier, or other sewer pretreatment equipment.

D. WATER

- 2.27 A _____ inch water main is available for connection by this project in _____
 (Ref: Water plan bar code: _____)
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is located along Carpenter Avenue.
- 2.29 Other conditions:

- 1. The following potable water system improvements shall be installed per Master Plan and Specific Plan Requirements:
 - A. 24-inch main in Eucalyptus Avenue between Carpenter Avenue and Grove Avenue with a connection to the existing 24-inch main in Eucalyptus Avenue
 - B. 12-inch main in Grove Avenue between Eucalyptus Avenue and Merrill Avenue
 - C. 16-inch main in Merrill Avenue between Grove Avenue and Vineyard Avenue
 - D. 12-inch main in Merrill Avenue between Vineyard Avenue and Carpenter Avenue with a connection to the existing 12-inch main in Merrill Avenue
 - E. 16-inch main in Walker Avenue between Merrill Avenue and Eucalyptus Avenue
 - F. 12-inch main in Baker Avenue between Eucalyptus Avenue and Merrill Avenue
 - G. 16-inch main in Vineyard Avenue between Eucalyptus Avenue and Merrill Avenue
 - H. 12-inch main in Street "A" between Grove Avenue and Walker Avenue
 - I. 30-inch to 42-inch main in Grove Avenue between Eucalyptus Avenue and Chino Avenue subject to the terms in the Development Agreement
 - J. 18-inch main in Chino Avenue between Grove Avenue and the Cucamonga Creek subject to the terms in the Development Agreement
 - K. Channel with a connection to the existing 18-inch main just west of the Cucamonga Creek Channel subject to the terms in the Development Agreement



- L. Install an Interim 1010 PZ to 925 PZ Pressure Reducing Station at the intersection of Grove Avenue and Chino Avenue
- 2. The following potable water mains/facilities (final alignments subject to change) are required by the Project, but the Project shall contribute towards the construction as described within the Development Agreement:
 - A. 42-inch main in Grove Avenue between Chino Avenue and Francis Avenue
 - B. 42-inch main in Francis Avenue between Grove Avenue and Bon View Avenue
 - C. 42-inch main in Bon View Avenue between Francis Avenue and Bon View Reservoir Site
 - D. 9-million gallon reservoir on the Bon View Reservoir Site, two 2,500 GPM groundwater production wells with any treatment necessary to meet water quality standards, and the 16-inch and 24-inch collection mains from the wells to the reservoirs

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:
 - 1. This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscaping irrigation for CFD and/or HOA maintained areas and parks. Appropriately sized public and private mains shall be installed throughout the Project to meet this requirement, as approved by the City.
 - 2. The following recycled water system improvements shall be installed per Master Plan and Specific Plan Requirements:
 - A. 16-inch main in Eucalyptus Avenue between Carpenter Avenue and Vineyard Avenue with a connection to the existing 16-inch main in Eucalyptus Avenue
 - B. 12-inch main in Eucalyptus Avenue between Vineyard Avenue and Grove Avenue
 - C. 8-inch main in Grove Avenue between Eucalyptus Avenue and Merrill Avenue
 - D. 8-inch main in Merrill Avenue between Grove Avenue and Walker Avenue
 - E. 16-inch main in Merrill Avenue between Walker Avenue and Carpenter Avenue with a connection to the existing 16-inch main in Merrill Avenue
 - F. 16-inch main in Carpenter Avenue between Merrill Avenue and Eucalyptus Avenue
 - G. 8-inch main in Vineyard Avenue between Eucalyptus Avenue and Merrill Avenue
 - H. 8-inch main in Walker Avenue between Eucalyptus Avenue and Merrill Avenue
 - I. 8-inch main in Street "A" between Grove Avenue and Walker Avenue



F. TRAFFIC / TRANSPORTATION

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
- 1. On-site and off-site circulation
 - 2. Traffic level of service (LOS) at 'build-out' and future years
 - 3. Impact at specific intersections as selected by the City Engineer

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

- 2.37 Other conditions:

- 1. The Applicant/Developer shall be responsible to perform all mitigation measures and operational improvements in accordance with the Merrill Commerce Center Specific Plan TIA by Urban Crossroads dated June 30, 2020, and to the satisfaction of the City Engineer.
- 2. The Applicant/Developer shall be responsible to design and construct street improvements along Grove Avenue, Street "A", Walker Avenue, Baker Avenue, Vineyard Avenue, Carpenter Avenue, Eucalyptus Avenue, and Merrill Avenue as specified in these Conditions of Approval. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.
- 3. The Applicant/Developer shall be responsible to design and construct the necessary pavement and striping transitions from existing roadway conditions to the widened roadway portions along all project frontages. Striping improvements shall include the removal existing interim signing and striping beyond the project frontage limits and the installation of ultimate signing and striping.
- 4. Unless constructed by others, the Applicant/Developer shall be responsible to design and construct the following streets to their ultimate half-width including additional pavement for circulation lanes and graded shoulder (where applicable) beyond the centerline of the roadway:
 - a. Merrill Avenue from Carpenter Avenue to Euclid Avenue
 - b. Grove Avenue from Eucalyptus Avenue to Merrill Avenue
 - c. Eucalyptus Avenue from Grove Avenue to Carpenter Avenue
 - d. Carpenter Avenue from Eucalyptus Avenue to Merrill Avenue

Additional R/W shall be provided to accommodate additional left turn and right turn lanes at intersections based on required queue lengths per the Merrill Commerce Center Specific Plan TIA by Urban Crossroads. Improvements shall include, but not be limited to concrete curb and gutter, sidewalk, LED street lights, landscaped parkways, signing & striping, and necessary pavement transitions.

- 5. The Applicant/Developer shall be responsible to design and construct the following streets to their ultimate full-width:
 - a. Street "A" from Grove Avenue to Walker Avenue
 - b. Walker Avenue from Ontario Ranch Road to Merrill Avenue
 - c. Baker Avenue from Eucalyptus Avenue to Merrill Avenue
 - d. Vineyard Avenue from Eucalyptus Avenue to Merrill Avenue
- 6. The Applicant/Developer shall be responsible to design and construct modifications to the existing traffic signal on Euclid Avenue at Merrill Avenue per the mitigation measures and operational improvements listed in the Merrill Commerce Center Specific Plan TIA by Urban Crossroads. The traffic signal modification shall address relocation of any equipment including video detection, CCTV, interconnect cable and conduit, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new



signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.

7. The Applicant/Developer shall be responsible to design and construct modifications to the existing traffic signal on Merrill Avenue at Carpenter Avenue. The traffic signal modification shall address relocation of any equipment including video detection, CCTV, interconnect cable and conduit, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
8. The Applicant/Developer shall be responsible to design and construct traffic signals at the following intersections:
 - a. Merrill Avenue at Vineyard Avenue
 - b. Merrill Avenue at Baker Avenue
 - c. Merrill Avenue at Walker Avenue
 - d. Merrill Avenue at Planning Area (P.A.) 2 Signalized Entrance
 - e. Merrill Avenue at Grove Avenue
 - f. Grove Avenue at Street "A"
 - g. Grove Avenue at Eucalyptus Avenue
 - h. Street "A" at P.A.1/2 Signalized Entrance
 - i. Walker Avenue at Street "A"
 - j. Baker Avenue at P.A. 4/5 Signalized Entrance
 - k. Vineyard Avenue at P.A. 5/6 Signalized Entrance
 - l. Carpenter Avenue at P.A. 6 Signalized Entrance
 - m. Eucalyptus Avenue at P.A. 1A Signalized Entrance
 - n. Eucalyptus Avenue at Walker Avenue
 - o. Eucalyptus Avenue at Baker Avenue
 - p. Eucalyptus Avenue at Vineyard Avenue
 - q. Eucalyptus Avenue at Carpenter Avenue

The new traffic signals shall include video detection, interconnect cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.

9. Merrill Avenue is designated truck route in the City of Ontario. Unless constructed by others, the Applicant/Developer shall be responsible to design and construct concrete pavement at the following intersections in accordance with City of Ontario Standard Drawing No. 1207:
 - a. Merrill Avenue at Carpenter Avenue
 - b. Merrill Avenue at Vineyard Avenue
 - c. Merrill Avenue at Baker Avenue
 - d. Merrill Avenue at Walker Avenue
 - e. Merrill Avenue at P.A. 2 Signalized Entrance
 - f. Merrill Avenue at Grove Avenue
10. Proposed driveways onto Grove Avenue and Vineyard Avenue shall be restricted to right-in/right-out access only unless the driveway located at a signalized intersection. On-site signage and pavement markings shall be provided for driveway access restrictions. Median breaks along Grove Avenue and Vineyard Avenue shall only be allowed at signalized intersections.
11. Driveways shall be constructed in accordance with City of Ontario Standard Drawing No. 1204. Provide truck turning templates for the site-specific design vehicles. The vehicle shall be capable of making the inbound and outbound maneuvers such that it does not impact more than one lane of traffic.
12. Driveways spacing shall be designed in accordance with Traffic and Transportation Guidelines Access Guidelines.



13. The Applicant/Developer shall be responsible to design and construct in-fill public street lights along its project frontages. Street lighting shall be LED-type and in accordance with the City's Traffic and Transportation Guidelines.
14. The Applicant/Developer shall be responsible to design and construct a bus turnouts to serve future stops on the east side of Grove Avenue, north of Merrill Avenue (along Parcel 3) and north of Street "A" (along Parcel 1). The bus turnouts shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.
15. The Applicant/Developer shall be responsible to design and construct a bus turnouts to serve future stops on the east side and west side of Vineyard Avenue, north of Merrill Avenue (along Parcel 11), south of Eucalyptus Avenue (along Parcel 14), and north of and south of the signalized entrance (departure side) to P.A. 5/6 (along Parcel 10 & 11) . The bus turnouts shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.
16. The Applicant/Developer shall be responsible to design and construct a bus pads to serve future stops on the south side of Eucalyptus Avenue, east of Grove Avenue, the signalized entrance to P.A. 1A, Walker Avenue, Baker Avenue, and Vineyard Avenue. The bus pads shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.
17. The Applicant/Developer shall be responsible to design and construct a bus pads to serve future stops on the north side of Merrill Avenue, west of Carpenter Avenue, Vineyard Avenue, Baker Avenue, Walker Avenue and the signalized entrance to P.A. 2. The bus pads shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.
18. The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to start of signing and striping, traffic signal, and street lighting design, and develop an interim striping plan that includes any necessary pavement transitions in preparation for the plan check stage.
19. The Applicant/Developer shall submit documentation of coordination of Merrill Avenue and Euclid Avenue improvements with the City of Chino and Caltrans.

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|---|--------------------------|
| <input type="checkbox"/> | 2.38 | A _____ inch storm drain main is available to accept flows from this project in _____.
(Ref: Storm Drain plan bar code: _____) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 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. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.40 | An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project along Grove Avenue. Design and construct a storm water detention facilities on the project site. Detention is required throughout the site until such time as downstream facilities are constructed and accepted by applicable government agencies such as San Bernardino County Flood Control District and U.S. Army Corps of Engineers. The 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. | <input type="checkbox"/> |
| <input type="checkbox"/> | 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. | <input type="checkbox"/> |



- 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100-year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.43 Other conditions:
 - 1. Design and construct the following storm drain improvements in accordance with the Development Agreement:
 - A. 24" RCP on Eucalyptus Avenue from west of Walker Avenue to Grove Avenue
 - B. 24" RCP on Eucalyptus Avenue from east of Grove Avenue to Walker Avenue
 - C. 13'x 8' RCB on Eucalyptus Avenue from Walker Avenue to Vineyard Avenue
 - D. 13'x 8' RCB on Vineyard Avenue from Eucalyptus Avenue to Merrill Avenue
 - E. 120" RCP on Grove Avenue from Eucalyptus Avenue to Merrill Avenue
 - F. 24" RCP on Walker Avenue from Street "A" to Merrill Avenue
 - G. 24" RCP on Baker Avenue from south of Eucalyptus Avenue to Merrill Avenue
 - H. 6'x3' RCB on Merrill Avenue from east of Grove Avenue to Walker Avenue
 - I. Double 8'x4' RCB on Merrill Avenue from Walker Avenue to Baker Avenue
 - J. Double 8'x9' RCB on Merrill Avenue from Baker Avenue to Vineyard Avenue
 - K. Double 12'x10' RCB on Merrill Avenue from Vineyard Avenue to the point of connection west of Carpenter Avenue on Merrill Avenue
 - L. Local storm drain improvements on Street "A" and Carpenter Avenue.
 - M. Unless constructed by others, construct storm drain improvements on Grove Avenue south of Merrill Avenue to the satisfaction of the City of Chino and City of Ontario.
 - 2. Public storm drain improvements shall accommodate for tributary flows in accordance with the City's Master Plan of Drainage.
 - 3. Design and construct all on-site storm drain improvements, which shall be privately owned and maintained.

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 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector



screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.

- 2.47 Other conditions:
1. Design and construct nutrient separating baffle boxes (NSBB) or hydrodynamic separators or equivalent alternative approved devices to satisfy the statewide trash mandate on Grove Avenue north of the Merrill Avenue intersection and on Merrill Avenue west of the Carpenter Avenue intersection.
 2. Obtain coverage under the Construction General Permit (CGP). The owner is the legally responsible person (LRP) of the site and shall have a Stormwater Pollution Prevention Plan (SWPPP) developed and submitted through the SMARTS website at <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>

J. SPECIAL DISTRICTS

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

K. FIBER OPTIC

- 2.50 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Limits of work are generally located along project frontages of Merrill Avenue, Grove Avenue, Eucalyptus Avenue, Carpenter Avenue, Street "A", Walker Avenue, Baker Avenue, and Vineyard Avenue.
- 2.51 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.

L. Integrated Waste

- 2.52 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/planning_manual-2016_update_0.pdf
- 2.53 Other conditions:
1. The Conceptual Solid Waste Handling Plan for the entire map boundary dated 12/21/20, shall be updated to meet all conditions and requirements for a SWHP for review and approval with the development plan application for each parcel. See Solid Waste Handling Plan (SWHP) Requirements document for details.
 2. This site shall comply with the Requirements of State Assembly Bill AB1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes.



3. At minimum this site requires a trash enclosure sized to store three 4-cubic-yard bins (one for refuse, one for recycling, and one for organics) for each potential office area of each building.
4. The applicant shall submit a Conceptual Integrated Waste Management Report for review and approval with the development plan application for each parcel. This report shall address the management of all integrated waste (Refuse, Recycling, Organics, etc.). The IWMR shall demonstrate compliance with the "Integrated Waste Management Report Requirements" document

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.).
- 3.07 Other Conditions:
 - 1. Successfully pass water system start-up and cross-connection tests.
 - 2. Provide evidence demonstrating training of the on-site supervisor or designee as specified in the Recycled Water Engineering Report.

4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:



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



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Parcel Map No. 20273

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6. **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7. **Three (3) sets of Public Street improvement plan with street cross-sections**
8. **Three (3) sets of Private Street improvement plan with street cross-sections**
9. **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)**
10. **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)**
11. **Four (4) sets of Public Sewer improvement plan**
12. **Five (5) sets of Public Storm Drain improvement plan**
13. **Three (3) sets of Public Street Light improvement plan**
14. **Three (3) sets of Signing and Striping improvement plan**
15. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
16. **Three (3) sets of Dry Utility plans (e.g. SCE) 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)**
17. **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.**
18. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
19. **One (1) copy of Hydrology/Drainage study**
20. **One (1) copy of Soils/Geology report**



- 21. **Payment for Final Map/Parcel Map processing fee**
- 22. **Three (3) copies of Final Map/Parcel Map**
- 23. **One (1) copy of approved Tentative Map**
- 24. **One (1) copy of Preliminary Title Report (current within 30 days)**
- 25. **One (1) copy of Traverse Closure Calculations**
- 26. **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.**
- 27. **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**
- 28. **Other:** _____

EXHIBIT 'B'

**ENGINEERING DEPARTMENT
Public Improvements Conditions of Approval No. 2.17**

Parcel Map No. 20273

Improvement	Merrill Avenue	Eucalyptus Avenue	Grove Avenue	Carpenter Avenue	Street "A"	Walker Avenue	Baker Avenue	Vineyard Avenue
Curb and Gutter	<input checked="" type="checkbox"/> New; 42 ft. North of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 42 ft. South of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 42 ft. East of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. West of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. from C/L both sides <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 32 ft. from C/L both sides <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. from C/L both sides <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 54 ft. from C/L both sides <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 40 ft. from C/L north, including pavement transitions (A)	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 40 ft. from C/L south along frontage, including pavement Transitions (B)	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 40 ft. from C/L east along frontage, including pavement transitions (C)	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 22 ft. from C/L west along frontage, including pavement transitions	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 22 ft. from C/L both sides, along frontage	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 30 ft. from C/L both sides (D)	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 20 ft. from C/L both sides along frontage	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 52 ft. from C/L both sides along frontage
PCC Pavement (Truck Route Only)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" 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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" 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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees (E) <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees (E) <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees (E) <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<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 checked="" type="checkbox"/> Trees (E) <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees (E) <input checked="" type="checkbox"/> Landscaping (w/irrigation)

Improvement	Merrill Avenue	Eucalyptus Avenue	Grove Avenue	Carpenter Avenue	Street "A"	Walker Avenue	Baker Avenue	Vineyard Avenue
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<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	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" 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 checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" 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 checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input checked="" type="checkbox"/> New (F) <input checked="" type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" 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 checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2.G)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral

Improvement	Merrill Avenue	Eucalyptus Avenue	Grove Avenue	Carpenter Avenue	Street "A"	Walker Avenue	Baker Avenue	Vineyard Avenue
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances (G)	<input checked="" type="checkbox"/> Conduit / Appurtenances (G)	<input checked="" type="checkbox"/> Conduit / Appurtenances (G)	<input checked="" type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____	_____	_____	_____	_____

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

- A. Pavement widening will be required on both sides from Carpenter Avenue to Euclid Avenue. Pavement widening shall extend 30 feet south of C/L to accommodate the ultimate full width pavement. Obtain approval from City of Chino on these improvements. Please note, if the existing Merrill Avenue pavement is not consistent with current pavement standards, it will be required to be removed and replaced to be brought up to current standards.
- B. Pavement widening shall extend 25 feet north of C/L to accommodate a striped median, one westbound lane, and a 5-foot wide graded shoulder. Please note, if the existing pavement is not consistent with the current pavement standards, it will be required to be removed and replaced to be brought up to current standards.
- C. Pavement widening shall extend 33 feet from C/L to accommodate one southbound lane and a 5-foot wide graded shoulder. Please note, if the existing pavement is not consistent with the current pavement standards, it will be required to be removed and replaced to be brought up to current standards.
- D. Pavement widening will be required on both sides from Merrill Avenue to Ontario Ranch Road.
- E. Includes Neighborhood Edge
- F. Traffic Signal modification and other public improvements located at the intersection of Merrill Avenue and Euclid Avenue must be reviewed and approved by Caltrans.
- G. Fiber Optic lines will be installed only if needed to serve buildings along these streets.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Robin Lucero, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Edmelynn Hutter, Senior Planner

DATE: October 30, 2020

SUBJECT: FILE #: PMTT20-010

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 .

- 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 Tentative Parcel Map (TPM 20273) to subdivide 366.65 gross acres of land into 22 lots bordered by Eucalyptus Avenue to the north, Carpenter Avenue to the east, Merrill Avenue to the south, and Grove Avenue to the west, within the SP/AG (Specific Plan/Agricultural Overlay) zoning district (APNs: 1054-161-02, 1054-171-01, 1054-171-03, 1054-171-04, 1054-181-01, 1054-181-02, 1054-191-01, 1054-191-02, 1054-361-01, and 1054-361-02). Related File: PSP-18-001.

- 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.

Broadband Operations
Department

Robert De Casas
Signature

Sr. Systems Analyst
Title

11/04/2020
Date

1. The City of Ontario is developing a fiber-optic telecommunications system throughout the city commonly known as OntarioNet. The fiber-optic telecommunications system is capable of providing advanced Internet/data services to homes and businesses in feasible areas within the city. OntarioNet will provide community related services including: traffic management; online civic services; meter reading; educational services; and a variety of other community services. OntarioNet and the high-speed data services it provides will keep the city on par with the modern workforce and ever changing lifestyles of the people and the community.
2. Communication systems proposed for on-site facilities will be placed underground within a duct and structure system to be installed by the developer. Maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not that of the developer, private homeowners association or private homeowners. Development of the project requires the installation by the developer of all fiber optic infrastructure necessary to service the project as a standalone development.
3. The City requires public utility easement for fiber optics on all private aisles/alley ways.
4. Trenching, joint trenching, and boring shall be used to install the fiber-optic conduits. Fiber-optic conduit placement will generally be in a joint trench with Street Light conduits or in a separate trench/bore and in the Right-of-Way (ROW) generally placed behind the sidewalk. Resulting conduit placement generally, will be on the north side of street and the east side of street based on the direction of the street. Properly sized handholes shall be placed along the conduit path no greater than 500-feet apart in major streets and no greater than 300-feet apart within in-tract community streets. Handholes shall be strategically placed to allow for efficient entrance into commercial buildings, and residential properties and multi-dwelling units.
5. Structured Wiring – An integrated structured wiring system (low-voltage wiring) provides infrastructure for today’s technology applications and the framework for the future technology advances. Requirements and benefits of a structured wiring system include:
 - Residential (single-family and multi-family), commercial and industrial developments shall adhere to the City’s Structured Wiring ordinance
 - Allows for uniform receipt & distribution of technology services
 - Ensures scalability of wiring for future technology advances
 - Provides consistent & identical wiring protocols throughout developments
 - Enables the property infrastructure to interface efficiently with broadband networks for highest bandwidth capacity
 - Adoption of these standards will minimize retrofitting required to ensure new property owners are capable of the latest technologies and services
6. Building Entrance (Multi-family and Commercial) - From the nearest handhole to the building entrance, design and install fiber optic conduit at a minimum depth of 36-inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install locate/tracer wires minimum 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct
7. Multi-family and commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet"
8. A minimum 13/16 millimeter microduct joint use telecommunications conduit with pull-rope from the multi-family or commercial building communal telecom/electrical room/closet to each multi-family or commercial building unit shall be installed. See Structured Wiring Checklist on City’s website for additional details.

9. A Fiber Optics Improvement Design Plan sheet should be part of the Design Plan submission and should be provided in digital format (PDF) as well, on future revisions



CITY OF ONTARIO

MEMORANDUM

TO: Edmelynne Hutter, Senior Planner
Planning Department

FROM: Mike Gerken, Deputy Fire Chief/Fire Marshal
Fire Department

DATE: November 4, 2020

SUBJECT: PMTT20-010 - A Tentative Parcel Map (TPM 20273) to subdivide 366.65 gross acres of land into 22 lots bordered by Eucalyptus Avenue to the north, Carpenter Avenue to the east, Merrill Avenue to the south, and Grove Avenue to the west, within the SP/AG (Specific Plan/Agricultural Overlay) zoning district (APNs: 1054-161-02, 1054-171-01, 1054-171-03, 1054-171-04, 1054-181-01, 1054-181-02, 1054-191-01, 1054-191-02, 1054-361-01, and 1054-361-02). Related File: PSP-18-001.

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

SITE AND BUILDING FEATURES:

- A. 2019 CBC Type of Construction: N/A
- B. Type of Roof Materials: N/A
- C. Ground Floor Area(s): N/A
- D. Number of Stories: N/A
- E. Total Square Footage: N/A
- F. 2019 CBC Occupancy Classification(s): N/A

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.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

3.0 WATER SUPPLY

- ☒ 3.2 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 public 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.

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. Homes that do not front street shall be provided with an address entry sign at the street. 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.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Robin Lucero, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Edmelynn Hutter, Senior Planner

DATE: January 13, 2021

REVISION NO. 1

SUBJECT: FILE #: PMTT20-010

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 .

PROJECT DESCRIPTION: A Tentative Parcel Map (TPM 20273) to subdivide 366.65 gross acres of land into 22 lots bordered by Eucalyptus Avenue to the north, Carpenter Avenue to the east, Merrill Avenue to the south, and Grove Avenue to the west, within the SP/AG (Specific Plan/Agricultural Overlay) zoning district (APNs: 1054-161-02, 1054-171-01, 1054-171-03, 1054-171-04, 1054-181-01, 1054-181-02, 1054-191-01, 1054-191-02, 1054-361-01, and 1054-361-02). Related File: PSP-18-001.

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.

Landscape Planning Division
Department

[Signature]
Signature

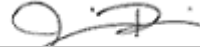
Landscape Planner
Title

1/12/2021
Date

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

CONDITIONS OF APPROVAL

Sign Off



Jamie Richardson, Senior Landscape Planner

1/12/2021

Date

Reviewer's Name:
Jamie Richardson, Senior Landscape Planner

Phone:
(909) 395-2615

DAB File No.:
 PMTT20-010

Related Files:

Case Planner:
 Edmelynne Hutter

Project Name and Location:

Subdivide 366.65 acres into 22 lots
 TPM 20273

Applicant/Representative:

Prologis – Siara MacKinney, Westland Group
 4150 Concours Street, Suite 100
 Ontario, CA 91764



A Tentative Tract Map (dated 01/04/2021) has been approved considering that the following conditions below be met upon submittal of the development plan and the landscape construction documents.



A Tentative Tract Map (dated) has not been approved. Corrections noted below are required before DAB approval.

CORRECTIONS REQUIRED

Conditions for the Development Plan and Grading/Utility Construction Documents:

1. Show and identify any on-site stormwater infiltration areas or stormwater infiltration devices proposed in parkways or other landscape areas.
2. Stormwater infiltration basins shall be no greater than 40% of the landscape area to allow for ornamental landscape. Provide a minimum 4' wide level grade adjacent to sidewalks for pedestrian safety and adjacent to parking areas for vehicle overhang and screening landscape. For example, a 25' wide landscape area allows for a 10' wide basin or swale. Show outlines of basin or swale at top of slope.
3. Basins shall be incorporated in the overall project and promote high-quality landscape design; avoid fences and rock bottoms. Basins shall utilize trees and landscaping on the outer edges and side slopes of the basins, dry/wet stream beds and provide appropriate plant material to encourage habitat and provide signage to educate the community on these spaces. Work with the Landscape Planning Division on overall design of the basins.
4. Restrictions for the north east corner of Grove Ave and Merrill Ave may limit the use of trees based on height requirements from the Chino Airport to the west. Consider relocating any infiltration basins outside of these limits to allow for landscaping and trees required for basins or propose underground chambers in this area.
5. Locate utilities to minimum clearances to allow parkway trees. Parkway trees are to be 30' apart and where residential driveways occur, a maximum 45' apart. Show and note a 10' parkway tree space, 5' clearance each side of the tree from any utility or hardscape including water, sewer, drain lines and driveways, and min. 10' clear from street lights.

6. Note for compaction to not be greater than 85% at landscape areas; all finished grades 1 ½" below finished surfaces; landscaped slopes to max 3:1.
7. Landscape island fingers are required in parking areas; one island finger for every five spaces double row and one island finger for every ten spaces single row.
8. Show or note transformers shall be in planter areas and set back 3' from paving for small transformers less than 4' high and 5' setback for large transformer greater than 4' high. Locate on level grade. Coordinate with landscape plans.
9. Show or note backflow devices shall be in planter areas and set back min 3' from paving. Locate on level grade. Coordinate with landscape plans.
10. Show light standards 15' away from required tree locations.
11. Wall footings shall not restrict landscape; max 12" in front of footing with 12" of cover.
12. Show on plans step-outs at parking spaces adjacent to planters; 12" wide monolithic curb, 12" compacted decomposed granite or pavers adjacent to the 6" curb.
13. Provide enhanced paving at entries.
14. Provide an outdoor employee area with places to sit and shade trees or structures.
15. 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 affected by new walls, footings, or on-site tree planting. Add tree protection notes on construction and demo plans.
16. Add notes for any tree removal to occur outside of typical nesting season (February 1 through August 31) or per the specific plan EIR mitigation Measures.

Once items are complete, you may email an electronic set to landscapeplancheck@ontarioca.gov

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT20-010

Address: North East Corner of Merrill Avenue & Grove Avenue

APN: 1054-161-02, 1054-141-01, 3 & 4, 1054-181-01 & 2, 1054-361-01 & 2

Existing Land Use: Vacant

Proposed Land Use: Tentative Parcel Map to subdivide 366 acres into 22 Lots

Site Acreage: 366.65 Proposed Structure Height: N/A

ONT-IAC Project Review: n/a

Airport Influence Area: ONT & Chino

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Edmelyne Hutter

Date: 2/18/2021

CD No.: 2020-033 Rev. 1

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="checkbox"/> High Terrain Zone	<input type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>200 FT +</u>	
<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: 50 - 115 FT

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.

The project is located within Chino Airport Influence Area and located within Safety Zones 1, 2, 3, 4 & 6 and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for Chino provided the following conditions are met. See attached comments.

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2020-033 Rev. 1
PALU No.: _____

PROJECT CONDITIONS

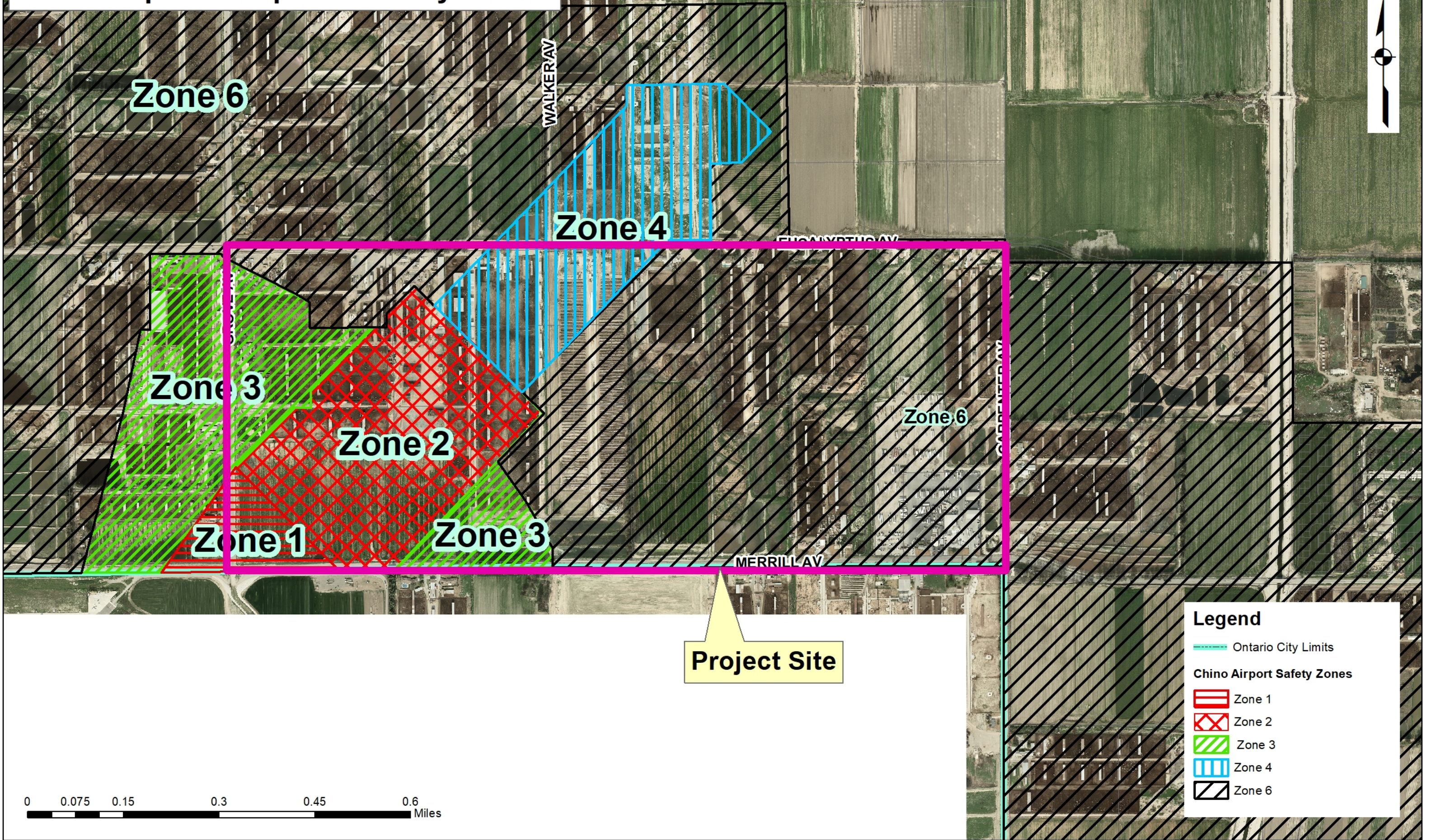
Tentative Parcel Map Comments

1. No buildings or structures shall be built within Safety Zone 1, which is located within portions of Parcels 2, 3 and 4 as delineated on Sheet 1 and 5 of Tentative Parcel Map No. 20273.
2. The portion of Merrill Avenue located within Safety Zone 1 must remain clear of permanent aboveground objects. The developer shall coordinate with Chino Airport and FAA to determine allowable heights and structures permitted within Safety Zone 1 near the Grove Avenue/Merrill Avenue intersection such as Traffic signals and street lights. The applicant shall file for an Obstruction Evaluation with the FAA and receive a Determination of No Hazard prior for permit issuance of any street improvements (street lights/traffic signals/street trees).
3. Wildlife can pose hazards to aircraft operations; collisions or “strikes” with wildlife can cause damage to or destroy aircraft and result in injuries or fatalities to air travelers and those on the ground. The FAA identifies stormwater management facilities as one of the greatest attractants to hazardous wildlife. Many species are attracted to open water features and associated vegetation that offers water, food, and shelter. Whenever possible, new stormwater management facilities located within the AIA should be designed to avoid the creation of open water and habitat.

If new detention basins are required, they should be designed to drain completely within a maximum 48-hour period following design storm event (i.e., 24-hour storm) and remain totally dry between storm events.

Exposed surface water features should include one of the recommended design measures: floating covers, bird balls, netting, or overhead wires should be installed to deter wildlife. The deterrent should be selected based on pond size and the type of species to be discouraged. Steep-sided, rip-rap lined, narrow, linearly shaped water detention basin (i.e., 1:1 slopes) should be provided; and Vegetation should not be provided because it can provide food or cover for hazardous wildlife. Stormwater management plans located within the Chino AIA shall be reviewed by an FAA-qualified Airport Wildlife Biologist.
4. The Tentative Parcel Map is impacted by Safety Zones 1, 2, 3, 4 and 6 (see attached exhibit) and all future Development Plans shall be required to be consistent with the Chino Airport Land Use Compatibility Plan that includes Open Land and Land Use Intensity requirements.
5. Open Land must have a minimum dimensions of (75 feet by 300 feet). Open Land area must be free of structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.
6. The project site is located within an area where 50 115 foot building heights are allowed. Allowable building heights gradually increase from the southwest to the northeast corner of the project site. Given its close proximity to Chino Airport the applicant will be required to file for an FAA Obstruction Evaluation Airport Airspace Analysis (FAA Form 7460 1) for all future buildings and for any temporary construction equipment such as cranes and receive a determination of No Hazard prior to scheduling any public hearings.
7. The planting palette will need to include tree species that will not grow to a mature height that would create future hazards to aircraft in flight.

Chino Airport Composite Safety Zones



Legend

- Ontario City Limits
- Chino Airport Safety Zones**
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 6