



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

April 19, 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
Jennifer McLain Hiramoto, Economic Development Director
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
Angela Magana, Acting Community Improvement Manager

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 March 15, 2021, and April 5, 2021, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR

FILE NO. PDEV19-057: A Development Plan to construct a 281,000 square foot industrial warehouse building on 14.29 acres of land generally located at the northeast corner of Haven Avenue and SR-60 Freeway, within the Industrial land use district of the Haven Gateway Centre Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. 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); (APN:108-332-01) **submitted by Executive Development, LLC.**

1. CEQA Determination

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

2. File No. PDEV19-057 (Development Plan)

Motion to Approve / Deny

C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW

FOR FILE NO. PMTT21-001: A Tentative Parcel Map (TPM 20328) to subdivide 0.49 acres of land into 4 parcels generally located at the northeast corner of Euclid Avenue and Acacia Avenue, at 1325 and 1329 South Euclid Avenue, within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1049-531-01 & -02) **submitted by Alex Espinoza. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary - Exempt: CEQA Guidelines Section § 15315

2. **File No. PMTT21-001 (TPM 20328)** (Tentative Parcel Map)

Motion to recommend Approval/Denial

D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR**

FILE NO. PDEV20-016: A Development Plan to construct a 74-foot collocated monopine wireless communications facility (T-Mobile and Verizon) on 0.176 acres of land located at 617 East Park Street within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP) provided certain conditions are met; (APN: 1049-233-13) **submitted by Joel Taubman, Crown Castle Towers. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary - Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV20-016** (Development Plan)

Motion to recommend Approval/Denial

E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR**

FILE NO. PDEV20-030: A Development Plan to construct 224 dwellings, including 87 single-family and 137 multiple-family dwellings, on 21.10 acres of land located at the northeast corner of East Edison and South Mill Creek Avenues. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was previously certified by the City Council on December 4, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-211-12) **submitted by Shea Homes. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary - use of previous EIR

2. **File No. PDEV20-030** (Development Plan)

Motion to recommend Approval/Denial

F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR**

FILE NO. PDEV20-032: A Development Plan to construct 106 single-family dwellings on 10.49 acres of land located at the northeast corner of South Manitoba Place and East La Avenida Drive, within the Low-Medium Density land use district of The Avenue Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PGPA19-008, for which an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was prepared. 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); (APN: 0218-652-27) **submitted by Woodside 05S, LP. Planning Commission action is required.**

1. **CEQA Determination**

Motion to recommend Approval/Denial of use of an Addendum to a previous EIR

2. **File No. PDEV20-032** (Development Plan)

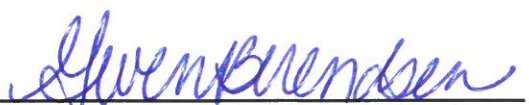
Motion to recommend Approval/Denial

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

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

The next **Development Advisory Board** meets on **May 3, 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 **April 15, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


Administrative Assistant

CITY OF ONTARIO

Development Advisory Board

Minutes

March 15, 2021

BOARD MEMBERS PRESENT VIA ZOOM

Rudy Zeledon, Planning Department
Charity Hernandez, Economic Development Agency
Mike Gerken, Fire Department
Elda Zavala, Community Improvement
Khoi Do, Engineering Department
Dennis Mejia, Municipal Utilities Company

BOARD MEMBERS ABSENT

Gabe Gutierrez, Police Department
James Caro, Building Department

STAFF MEMBERS PRESENT VIA ZOOM

Derrick Womble, Community Development Agency
Mike Bhatanawin, Engineering Department
Eric Woosley, Engineering Department
Miguel Sotomayor, Engineering Department
Cruz Torres, Fiscal Services
Albert Gastelum, Municipal Utilities Company
Diane Ayala, Planning Department
Elly Antuna, Planning Department
Alexis Vaughn, Planning Department
Larissa Lomen, Planning Department
Chuck Mercier, Planning Department
Gwen Berendsen, Planning Department
Denny Chen, Planning Department
Edmelyne 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 March 1, 2021, meeting of the Development Advisory Board was made by Mr. Do; seconded by Ms. Hernandez; and approved unanimously by those present (5-0). Ms. Zavala, Community Improvement, recused herself as she was not at that meeting.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT19-006 (TM 20265):** A Tentative Tract Map to subdivide 21.10 gross acres of land into 111 numbered lots and 36 lettered lots for land generally located at the east side of Mill Creek Avenue, approximately 670 feet south of Ontario Ranch Road, within the Standalone Residential land use district of the Rich-Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich-Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. 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); (APN: 0218-652-27) **submitted by GDC-RCC 2, L.P. Planning Commission action is required.**

The applicant Jason Lee with GDC-RCC 2, L.P., was present via teleconference.

Mr. Zeledon asked if he had reviewed the Conditions of Approval, had any questions regarding them, and if he agreed with them. Mr. Zeledon stated there was an error in the park requirement calculations.

Mr. Lee stated he had reviewed the COAs and that staff had made him aware of the error.

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

Motion recommending approval of **File No. PMTT19-006 (TM 20265)**, subject to conditions to the Planning Commission was made by Mr. Do; seconded by Mr. Gerken; and approved unanimously by those present (6-0).

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-060:** A Development Plan to construct 22 multiple-family dwelling units on 0.88-acre of land located at 1445 West Mission Boulevard, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), which was certified by the City Council on January 27, 2010. 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); (APN: 1011-361-15) **submitted by AJ1 Development, LLC. Planning Commission action is required.**

The applicant Sam with Mid-City Engineering, was present via teleconference.

Mr. Zeledon asked if he had reviewed the Conditions of Approval, had any questions regarding them, and if he agreed with them.

Sam stated he was good with it.

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

Motion recommending approval of **File No. PDEV19-060**, subject to conditions to the Planning Commission was made by Mr. Do; seconded by Mr. Mejia; and approved unanimously by those present (6-0).

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-005**: A Development Plan to construct a 256,711 square foot industrial building on 11.3 acres of land located at 875 West State Street, within the IL (Light Industrial) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), which was certified by City Council on January 27, 2010. 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); (APNs: 1011-161-04 and 1011-161-05) **submitted by Inland Harbor LLC. Planning Commission action is required.**

The applicant, Will McGraw, was present via teleconference.

Mr. Zeledon asked if he had reviewed the Conditions of Approval, had any questions regarding them, and if he agreed with them.

Mr. McGraw stated yes and we have no questions or comments at this time.

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

Motion recommending approval of **File No. PDEV20-005**, subject to conditions to the Planning Commission was made by Mr. Gerken; seconded by Ms. Hernandez; and approved unanimously by those present (6-0).

- E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-008**: A Tentative Parcel Map (TPM 20287) to subdivide 1.17 acres of land into 2 parcels generally located at the northeast corner of Campus Avenue and Belmont Street, at 1121 South Campus Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1049-451-14) **submitted by Alex Espinoza. Planning Commission action is required.**

The applicant, Alex Espinoza, was present via teleconference.

Mr. Zeledon asked if he had reviewed the Conditions of Approval, had any questions regarding them, and if he agreed with them.

Mr. Espinoza stated any questions he has can be clarified with staff

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

Motion recommending approval of **File No. PMTT20-008 (TPM 20287)**, subject to conditions to the Planning Commission was made by Mr. Mejia; seconded by Mr. Do; and approved unanimously by those present (6-0).

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-031**: A Development Plan to construct a 5-level parking structure with a total of approximately 411 parking spaces on 0.83-acre of land located at the northwest corner of C Street and Lemon Avenue, at 153 East C Street, within the C1 Block of the Downtown Civic Center Planned Unit Development area and the MU-1 (Downtown Mixed Use) zoning district. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. 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); (APNs: 1048-551-10 and 1048-551-13). **City Initiated. Planning Commission action is required.**

The applicant representative, Dan Beers was present via teleconference.

Mr. Zeledon asked if he had reviewed the Conditions of Approval, had any questions regarding them, and if he agreed with them.

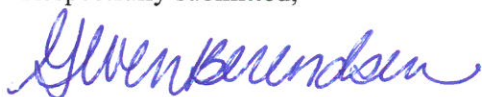
Mr. Beers stated he had no comments at this time.

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

Motion recommending approval of **File No. PDEV20-031**, subject to conditions to the Planning Commission was made by Mr. Do; seconded by Mr. Mejia; and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned to the next meeting on April 5, 2021.

Respectfully submitted,



Gwen Berendsen
Recording Secretary

CITY OF ONTARIO

Development Advisory Board

Minutes

April 5, 2021

BOARD MEMBERS PRESENT VIA ZOOM

Rudy Zeledon, Planning Department
James Caro, Building Department
Elda Zavala, Community Improvement
Khoi Do, Engineering Department
Gabe Gutierrez, Police Department
Peter Tran, Municipal Utilities Company

BOARD MEMBERS ABSENT

Charity Hernandez, Economic Development Agency
Mike Gerken, Fire Department
Dennis Mejia, Municipal Utilities Company

STAFF MEMBERS PRESENT VIA ZOOM

Michael Bhatanawin, Engineering Department
Gwen Berendsen, Planning Department
Elly Antuna, Planning Department
Diane Ayala, Planning Department
Chuck Mercier, Planning Department
Lorena Mejia, Planning Department
Derrick Womble, Community Development Agency
Cruz Torres, General Services

PUBLIC COMMENTS

Mr. Zeledon stated no public comment correspondence was received.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to continue approval of the minutes of the March 15, 2021 meeting of the Development Advisory Board to the April 19, 2021 meeting, due to lack of quorum of those that attended that meeting, was made by Mr. Do; seconded by Ms. Zavala; and approved unanimously by those present (5-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-003 AND PDEV20-007:** A Tentative Tract Map (File No. PMTT20-003/TT 20345) to subdivide 6.65 acres of land into 1 numbered lot for condominium purposes, 26 numbered lots for single-family dwellings and 20 lettered lots in conjunction with a Development Plan (File No. PDEV20-007) to construct 26 detached single-

family units (6-Pack Cluster) and 77 multiple family units (14-plex Courtyard Townhomes), located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the within the Mixed Use District Planning Area 6A of the Rich Haven Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. 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); (APNs: 218-393-07, 218-393-06, 218-393-10, 218-393-22, 218-393-36, 218-393-38 and 218-393-39) **submitted by BrookCal Ontario LLC. and Brookfield Properties Development. Planning Commission action is required.**

Tim Roberts the representative for Brookcal Ontario, was present via teleconference and stated he was available to answer any questions.

Mr. Zeledon asked if he had reviewed the Conditions of Approval, had any questions regarding them, and if he agreed with them.

Mr. Roberts stated he had reviewed the COAs and had no objections at this time.

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

Motion recommending approval of **File Nos. PMTT20-003 and PDEV20-007**, subject to conditions to the Planning Commission was made by Mr. Do; seconded by Ms. Zavala; and approved unanimously by those present (6-0).

C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV20-014 AND PMTT20-004: A Development Plan (File No. PDEV20-014) to relocate a Tier III historic single-family residence from its current location approximately 130 feet southeast to the corner of the site and a Tentative Parcel Map-TPM 20255 (File No. PMTT20-004) to subdivide 1.1-acres of land into 4 lots within the LDR-5 (Low Density Residential –2.1 to 5.0 DU/Acre) zoning district located at 730 West Fourth Street. A Mitigated Negative Declaration of environmental effects has been prepared for this project. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1047-594-52) **submitted by Fred Herzog. Planning Commission action is required. Related File No. PHP20-008.**

The applicant was not present via teleconference.

Mr. Zeledon asked Ms. Antuna, the planner for the project, if she had talked with the applicant regarding the Conditions of Approval.

Ms. Antuna stated that she had talked with the applicant that morning and they had no problems of concerns with the COA's.

Mr. Zeledon stated he would recommend we move forward with the project and if the applicant had any concerns regarding the COA's, that they be worked out before the Planning Commission meeting.

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

Motion recommending approval of **File Nos. PMTT20-004 and PDEV20-014**, subject to conditions to the Planning Commission was made by Mr. Do; seconded by Ms. Zavala; and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned to the next meeting on April 19, 2021.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



Development Advisory Board Decision

April 19, 2021

DECISION NO.: [insert #]

FILE NO.: PDEV19-057

DESCRIPTION: A Development Plan to construct a 281,000 square foot industrial warehouse building on 14.29 acres of land generally located at the northeast corner of Haven Avenue and SR-60 Pomona Freeway, within the Industrial land use district of the Haven Gateway Centre Specific Plan; (APN: 0108-332-01) **submitted by Executive Development, LLC.**

Part I—BACKGROUND & ANALYSIS

EXECUTIVE DEVELOPMENT, LLC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV19-057, 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 14.29 acres of land located along the northeast corner of Haven Avenue and SR-60 Pomona Freeway, and is depicted in Exhibit A—Aerial Photograph, attached. The site is generally rectangular in shape and is relatively flat, with a varying one to two percent slope to the southeast. The site has been historically used for agriculture uses, including vineyards and row crop production. The project site is bordered to the north by a mix of commercial and industrial warehouse development, SR-60 Pomona Freeway to the south, industrial warehouse uses to the east, and a mix of commercial, hotel, and restaurant uses across Haven Avenue to the west. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site:</i>	Vacant	Office Commercial	Haven Center Gateway Specific Plan	Industrial
<i>North:</i>	Gas Station/Business Park	Office Commercial	Haven Center Gateway Specific Plan	Commercial/Office
<i>South:</i>	SR-60 Pomona Freeway	Freeway	N/A	N/A
<i>East:</i>	Industrial Warehouse Use	Industrial	Haven Center Gateway Specific Plan	Industrial
<i>West:</i>	Hotel, Fast Food, and Gas Station	General Commercial	California Commerce Center South SP	Commercial/Office

(2) Project Description:

(a) **Background** — The project site is located within the Industrial land use designation of the Haven Gateway Centre Specific Plan Area. The Haven Gateway Centre Specific Plan and the Haven Gateway Centre Specific Plan Environmental Impact Report (State Clearinghouse No. 90020570) were certified by City Council on March 1991. The Haven Gateway Centre Specific Plan established the land

use designations, development standards, and design guidelines on 162 acres of land, which includes the potential development of 3,528,360 square feet of industrial, business park and commercial/office uses.

Adopted in 2010, The Ontario Plan (“TOP”) serves as the framework for the City’s business plan and sets forth the land use pattern for the City to achieve its Vision. TOP consists of six distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan; 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan component of TOP meets the functional and legal mandate of a General Plan and contains nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design and Social Resources. The related Environmental Impact Report (“EIR”) was certified by the City Council on January 27, 2010. TOP EIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by implementation of The Ontario Plan. Consequently, TOP EIR focused on impacts from changes to land use associated with buildout of the City’s Land Use Plan (contained within the Policy Plan) and impacts from the resulting population and employment growth.

On October 15, 2019, the Applicant submitted the following applications in order to develop the project site:

- 1) A General Plan Amendment (File No. PGPA19-006) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), changing the land use designation on 14.29 acres of land from Office Commercial to Industrial, and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes.
- 2) A Specific Plan Amendment (File No. PSPA19-008) revising the Haven Gateway Centre Specific Plan, changing the land use designation on the project site from Commercial/Office to Industrial; and
- 3) A Development Plan (File No. PDEV19-057) to facilitate the development of a 281,000 square foot industrial warehouse building on 14.29 acres.

On March 23, 2021, the Planning Commission conducted a public hearing and voted unanimously (6-0) to recommend the City Council approve the TOP Environmental Impact Report Addendum and the General Plan and Specific Plan Amendments. Approval of the proposed Development Plan is contingent upon City Council approval of the subject General Plan and Specific Plan Amendments.

(b) Site Design/Building Layout — The Applicant is proposing to construct a 281,000 square foot industrial building with a proposed set back of 62 feet from the north property line, 20 feet from the Ponderosa Avenue (street side) property line, 75-feet (average) from the Haven Avenue (west) property line, and 131 feet (average) from the south property line (SR-60 Pomona Freeway). Off-street automobile parking has been distributed along the northwest, northeast, and southeast corners of the building, near the three proposed office entrances (see Exhibit B—Site Plan/Landscape Plan, attached). An enclosed truck yard area is located on the east side of the building, along the Project’s Ponderosa Avenue frontage, which will be screened from public views by a 14-foot tall decorative tilt-up screen wall that has been designed to match the building architecture.

(c) Site Access/Circulation — The Project is proposed with four points of vehicular access. Haven Avenue will feature a divided driveway with a 12-foot wide landscaped center median separating traffic lanes for ingress and egress. Access at this driveway will be limited to right-in and right-out only.

Two driveways are proposed along the north property line, with full access to an existing 40-foot wide reciprocal access easement that the project will share with the existing developments to the north. Access to Ponderosa Avenue will be provided by a 40-foot wide full access driveway.

(d) **Parking** — The Project has provided off-street parking pursuant to the “Warehouse and Distribution” parking standards specified in the Ontario Development Code. The project requires a total of 151 parking spaces and 11 truck-trailer parking spaces. The Project will provide 184 parking spaces and 55 truck-trailer parking spaces, exceeding the minimum requirement; therefore, no parking shortage is anticipated.



Figure 1: Haven Avenue Perspective – Viewed from the Northeast



Figure 2: Haven Avenue Perspective – Viewed from the Southeast (Haven/SR-60 intersection)

(e) **Architecture** — The proposed industrial warehouse building will be of concrete tilt-up construction. Attention has been given to the use of color, massing, building form, mix of materials and finishes, and architectural details (see Figures 1 and 2, above, and Exhibit C—Exterior Elevations, attached). The building is designed in a contemporary architectural style that illustrates the type of high-quality design promoted by the Haven Gateway Centre Specific Plan and The Ontario Plan. This is exemplified through the use of:

- Extensive glazing on storefronts and enhanced elements facing Haven Avenue, Ponderosa Avenue, Pomona Freeway, and the north property line;
- Articulation in building footprint that relate to changes in building parapet heights;
- Incorporation of horizontal and vertical reveal lines at office entry areas and enhanced architectural elements;
- Incorporation of enhanced architectural elements on all four sides of the building, defined by an increased parapet height, significant use of glazing, color blocking, and material changes;
- Incorporation of decorative aluminum canopies over the main office entrances;

- Incorporation of decorative aluminum accent fins at key windows; and
- Incorporation of four different building colors to add more interest.

(f) Landscaping — The Ontario Development Code requires a minimum 15 percent landscape coverage for corner parcels, which the Project exceeds (15.3 percent landscape coverage has been provided). A 26-foot (average) landscaped setback has been provided along Haven Avenue (west), 41-foot (average) landscape setback along the north property line, 31-foot (average) landscape setback along the south property line (Pomona Freeway), and a 20-foot landscape setback along the Ponderosa Avenue (east) property line. In addition, landscaping will be provided within the interior area of the automobile parking lots.

The landscape plan incorporates a combination of 36, 24 and 15-inch box trees, in addition to a variety of shrubs and ground cover. Proposed trees include Coast Live Oak, Tiny Towers Italian Cypress, Coral Gum, Mexican Red Bud, Brisbane Box, Australian Willow and Ginkgo (see Exhibit B—Site Plan/Landscape Plan, attached). In addition, the office entry areas and driveways have been designed with decorative paving. Outdoor gathering areas have been incorporated along the northeast and southeast portions of the Project site for guest and staff to enjoy, which incorporate outdoor furniture (tables and seats), enhanced paving, shade trees, and accent ground cover.

(g) Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Additionally, 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, bio treatment, and evapotranspiration. The PWQMP proposes underground infiltration chambers located beneath the truck yard area (east side of the building), and along the southeast portion of the site, which are designed to accept runoff from the building roof, parking lots, and drive aisles.

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 has been prepared to determine possible environmental impacts; and

WHEREAS, The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), was certified on January 27, 2010 (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario previously prepared for attachment to the certified Environmental Impact Report in conjunction with a General Plan Amendment, File No. PGPA19-006, and a Specific Plan Amendment, File No. PSPA19-008, changing the land use designation assigned to the Project site, and analyzing the proposed development of the property, an Addendum to the Certified EIR (hereinafter referred to as “EIR Addendum”) in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as “CEQA”); and

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

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

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

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

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

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

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

WHEREAS, as the first action on the Project, on March 23, 2021, the Planning Commission issued Resolution No. PC21-008 recommending the City Council approve the use of the EIR Addendum in conjunction with File Nos. PGPA19-006 and PSPA19-008, and this Application, and any action on this Application is not be final and conclusive until such time that the City Council approves the use of the EIR Addendum; and

WHEREAS, on April 19, 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. The DAB has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140); and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "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. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2: Subsequent or Supplemental Environmental Review Not Required. Based on the EIR Addendum, all related 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 decision-making body for the Project, the DAB finds that based on the facts and information contained in the Application and

supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4: 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 decision-making body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 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 and 2, above, the DAB hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial land use of the Policy Plan Land Use Map, and the Industrial land use designation of the Haven Gateway Centre Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed development 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 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); and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Industrial land use designation of the Haven Gateway Centre Specific Plan, including standards relative to the particular land use proposed (industrial building), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval,

which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan and the Haven Gateway Centre Specific Plan. The Project will complement and improve upon the quality of existing development in the vicinity of the Project site. The Project site is currently vacant, and the proposed development will provide additional industrial options and employment to the greater Ontario community; and

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

SECTION 6: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision and incorporated herein by this reference. The approval of this Application shall not be final and conclusive until such time that the City Council approves the use of the herein described EIR Addendum.

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 19th day of April 2021.

Development Advisory Board Chairman

Exhibit A—AERIAL PHOTOGRAPH

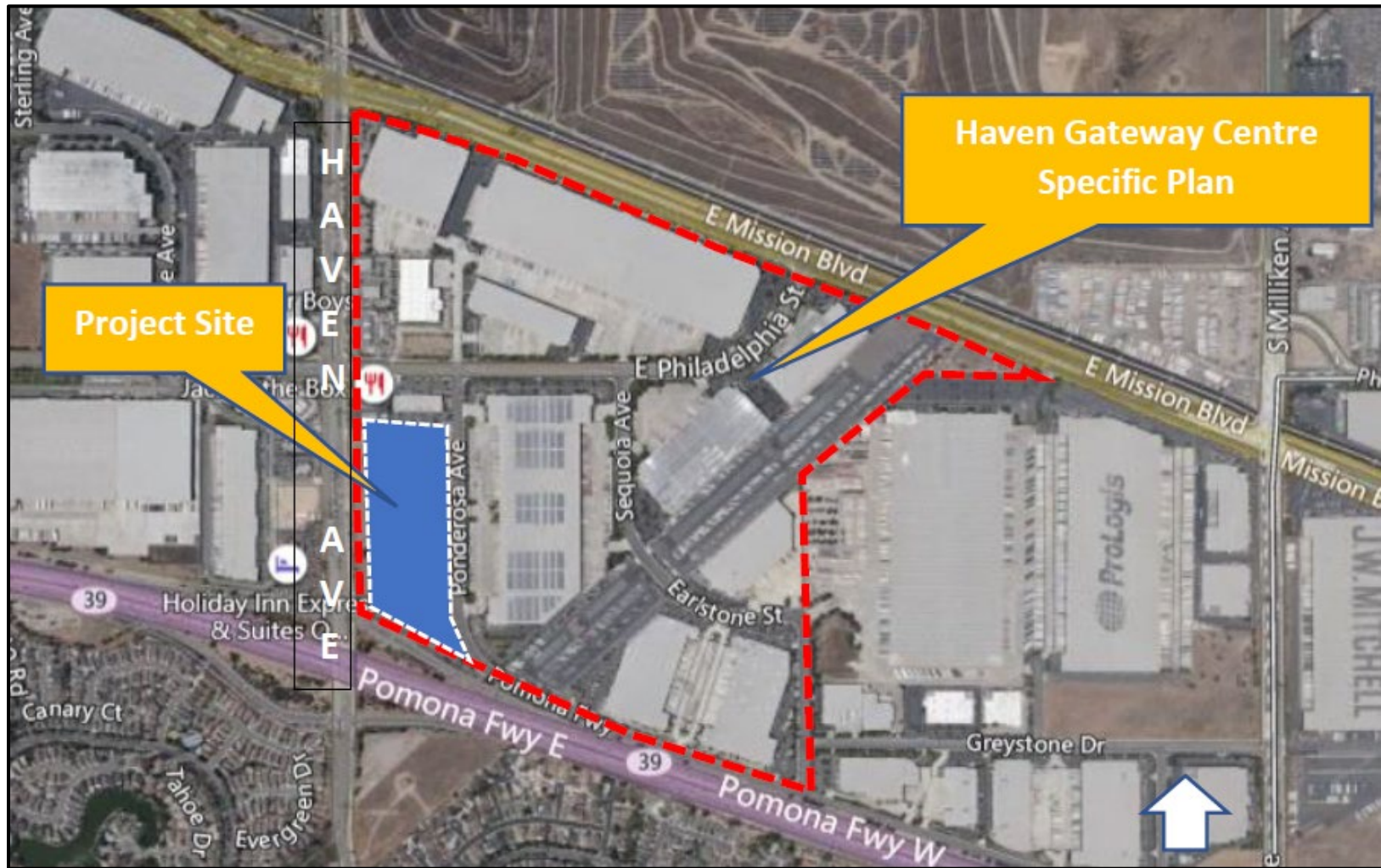


Exhibit B—SITE PLAN/LANDSCAPE PLAN



Exhibit C—EXTERIOR ELEVATIONS



NORTH ELEVATIONS



SOUTH ELEVATION

Exhibit C—EXTERIOR ELEVATIONS



WEST ELEVATION

Exhibit C—EXTERIOR ELEVATIONS



EAST ELEVATION



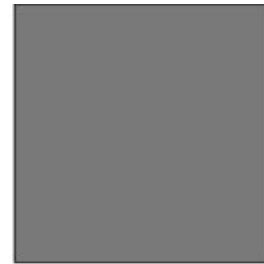
01 M2 GLAZING/MILLIONS - SEE SCHEDULE



01 CANOPY - SEE SCHEDULE



P1



P3 PAINT - SEE MATERIALS SCHEDULE



P3 PAINT - SEE MATERIALS SCHEDULE

COLORS & MATERIAL BOARD

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: April 19, 2021
File No: PDEV19-057
Related Files: PGPA19-006 & PSPA19-008

Project Description: A Development Plan (File No. PDEV19-057) to construct a 281,000 square foot industrial warehouse building on 14.29 acres of land generally located at the northeast corner of Haven Avenue and SR-60 Freeway, within the Industrial land use district of the Haven Gateway Centre Specific Plan; (APN:108-332-01) **submitted by Executive Development, LLC.**

Prepared By: Luis E. Batres, Senior Planner
Phone: 909.395.2431 (direct)
Email: Lbatres@ontarioca.gov

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

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

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

2.1 Time Limits.

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

(b) 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.

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

(b) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

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

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

(e) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

2.6 Outdoor Loading and Storage Areas.

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

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

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

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

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

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

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

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

2.7 Site Lighting.

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

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

(c) Applicant shall incorporate up and down lighting at key architectural and landscape areas to enhance the project in the PM hours. Applicant shall work with staff during the plan check process to finalize locations.

2.8 Mechanical and Rooftop Equipment.

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

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

(c) Roof equipment shall not be visible from public views.

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

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

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

2.12 Environmental Review.

(a) Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts.

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

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

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

2.14 Additional Fees.

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

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

2.15 Additional Requirements.

(a) The height of the proposed truck yard screen walls shall be 14-feet tall to screen all dock doors/roll-up doors and trucks from public views.

(b) Any existing chain link fencing along the Pomona Freeway frontage adjacent to the project site, shall be replaced with a decorative 6-foot tall metal/tubular steel fence.

(c) Office pods pedestrian level entry decorative canopies, shall extend a minimum of 4-feet, measured from the exterior face of the building.

(d) All proposed decorative paving areas (entry driveways, outdoor patio areas) shall feature a contrasting color from the adjacent area (s) to enhance the areas more. Applicant shall work with staff during the plan check process to finalize the color/finish.

(e) Project shall also incorporate decorative paving and design, on the exterior entry areas to all office pods.

(f) Approval of this Development Plan is contingent upon City Council approval of the subject General Plan and Specific Plan Amendments. Permits will not be issued until they have been approved.



**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 checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input type="checkbox"/> TRACT MAP
PROJECT FILE NO. PDEV19-057 RELATED FILE NO(S). PSPA19-008, PGPA19-006		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__		

CITY PROJECT ENGINEER & PHONE NO: Michael Bhatanawin, P.E. (909) 395-2130

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

DAB MEETING DATE: April 19, 2021

PROJECT NAME / DESCRIPTION: A Development Plan to construct a 281,000-square foot industrial building on 14.29 acres of land, within the Industrial land use district of the Haven Gateway Center Specific Plan

LOCATION: Northeast corner of Haven Avenue and 60 Freeway

APPLICANT: Executive Development / GAA Architects

REVIEWED BY: Raymond Lee 3/31/21
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: Khoi Do 3-31-21
 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 FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

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

- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s): _____
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.
- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the 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: _____

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

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

- 2.01 Record Parcel Map/Tract Map No. _____ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario per Assessor Parcel Number: 1083-321-01, as per map recorded in Book 1083, Page 32 of Maps, in the office of the County Recorder of San Bernardino.**
- 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. (See COA 2.11)
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.



- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.
- 2.08 **Submit a soils/geology report.**
- 2.09 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA) – For proposed recycled water connection in Philadelphia Street. See COA 2.34A.**
 - Other: Southern California Edison (SCE) – See COA 2.16A.**
- 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):**
 - A. 15 feet wide easement for public utility purposes along the proposed recycled water main extension from Haven Ave to Ponderosa Ave**
 - B. 15 feet wide easement for public utility purposes along the existing 24" sewer main on the westerly and southerly edges of the property**
 - C. Corner cut-back and/or 5 feet wide sidewalk easements across all existing and proposed driveway locations off Haven Ave and Ponderosa Ave**
 - D. 5 feet sidewalk easement across the existing shared access driveway (from north to south) to provide public pedestrian access along Haven Ave and Ponderosa Ave. The applicant/developer will be required to secure the required easement dedication from the appropriate property owners.**
- 2.12 **New Model Colony (NMC) Developments:**
 - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
 - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.



- 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall.
- 2.13 **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
- 2.14 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
- 2.15 **Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately \$319,953, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
- 2.16 **Other conditions:**
- A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.**



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

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

Improvement	Haven Avenue	Ponderosa Avenue	Street 3	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input checked="" type="checkbox"/> Replacement as required for construction and utilities (A) <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input checked="" type="checkbox"/> Replacement as required for construction and utilities <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace (B)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New (C) <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp (D)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input checked="" type="checkbox"/> Landscaping (w/irrigation) (E)	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



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

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

- A. A minimum 10' wide, 2" grind and overlay is required per City Std. No. 1306 along the alignment of the proposed recycled water line on Haven Ave. Additional grind and overlay on Haven Ave may be required due to the existing condition of the pavement.**



Grind and overlay limits are at the discretion of City staff and are to be determined during plan check.

- B. The existing driveway approach on Haven Ave shall be removed and replaced with curb, gutter and sidewalk per City Standards.
- C. Construct missing sections of sidewalk along Haven Ave per City Standards. Construction may impact existing utility appurtenances and require relocation and/or sidewalk transitions per City Standards.
- D. Remove and replace existing wheelchair ramps at shared access driveways to meet current City standards.
- E. Retrofit existing Irrigation system in the Haven Ave raised median for recycled water use and replace any damaged landscaping, as required (see COA 2.34B)

- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately _____, for undergrounding of utilities in accordance with Section 7-7.303.e of the City's Municipal Code.
- 2.22 Other conditions: _____

C. SEWER

- 2.23 A 10 inch sewer main is available for connection by this project in Ponderosa Ave. (Ref: Sewer plan bar code: S13176)
- 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 Other conditions:

- A. Provide a sewer monitoring manhole (to be on private property and immediately behind the property line).
- B. Provide a 2% minimum sewer lateral slope in public right of way. However, the 10' pre and post pipe of the sewer monitoring manhole the slope range must be equal or greater than 0.4% and equal or less than 2.0
- C. The Occupant/Applicant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply will all the requirements of the Wastewater Discharge Permit (<http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit>).

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

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



D. Abandon all unused sewer laterals back to the existing utility public mains.

D. WATER

- 2.27 A 12 inch water main is available for connection by this project in Ponderosa Ave. (Ref: Water plan bar code: W12471)
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.29 Other conditions:
 - A. Provide two fire services for the proposed warehouse/shell building to create a loop system.
 - B. All water meters, services and mains must be 25' from any detention and/or infiltration basin per Division of Drink Water Department requirements.
 - C. Abandon all unused existing domestic water services back to the existing utility public mains.

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:
 - A. A 12-in recycled water line shall be constructed in Haven Avenue from Philadelphia Street to the southern property boundary along the frontage of the development and along the southern property from Haven Avenue to Ponderosa Avenue.
 - B. Install recycled water service from proposed recycled water main in Haven Ave to existing median, redesign, remove/replace existing hardscape and retrofit median irrigation system to handle recycled water.

F. TRAFFIC / TRANSPORTATION

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
 1. On-site and off-site circulation
 2. Traffic level of service (LOS) at 'build-out' and future years
 3. Impact at specific intersections as selected by the City Engineer
- 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.37 Other conditions:
 - A. Design and construct infill sidewalks and street lights along property frontages of Haven Avenue in accordance with conditions issued by City's Land Development



Division. These, and all other street improvements required herein, shall include sidewalk and LED street lights.

- B. Replace any existing street light fixtures in pairs along the project frontage of the Haven Ave median with the current City approved LED equivalent fixtures per the Traffic and Transportation Design Guidelines.
- C. Replace any existing street light fixtures along the project frontage of Ponderosa Avenue with the current City approved LED equivalent fixtures per the Traffic and Transportation Design Guidelines.
- D. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
- E. Driveway shall be designed in accordance with City of Ontario Standard Drawing No. 1204.

G. DRAINAGE / HYDROLOGY

- 2.38 A 48 inch storm drain main is available to accept flows from this project in Ponderosa Ave. (Ref: Storm Drain plan bar code: D11027)
- 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.41 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.43 Other conditions: _____

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

- 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels. If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted. Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.45 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.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: _____

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 the project frontages of Haven Ave and Ponderosa Ave.
- 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 Refuse & Recycling Planning Manual located at:
<https://www.ontarioca.gov/OMUC/IntegratedWaste>
- 2.53 Other conditions:
 - A. Final Solid Waste Handling Plan (SWHP): Prior to approval of any building permits, provide final SWHP and be submitted with the Precise Grading Plan for review and approval of Ontario Municipal Utility Company.
 - B. Integrated Waste Management Report (IWMR): Prior to approval of the Precise Grading Plan, submit to OMUC for review and approval, an Integrated Waste Management Report (IWMR) that complies with the IWMR Requirements.

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.).

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

Project Number: PDEV19-057, and/or Parcel Map/Tract Map No. _____

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 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: _____

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

**DAB CONDITIONS OF
APPROVAL**

Sign Off


Jamie Richardson, Sr. Landscape Planner

02/11/2021
Date

Reviewer's Name:
Jamie Richardson, Sr. Landscape Planner

Phone:
(909) 395-2615

D.A.B. File No.:
PDEV19-057

Case Planner:
Luis Batres

Project Name and Location:
Industrial Building
NE Corner of Haven Ave and State Hwy 60
Applicant/Representative:
GAA Architects, Roger Deitos
8811 Research Drive, Suite 200
Irvine, CA 92618

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 01/26/2021) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

Civil/ Site Plans – Previous Comments

1. Show on demo plans and landscape construction plans trees to be preserved, removed or mitigation measures for trees removed, such as:
 - a. New 15 gallon trees min 1" diameter trunk, in addition to trees required.
Total of 119 - 15 gallon
 - b. New 24" box trees min 1.5" diameter trunk, in addition to trees required.
Total of 79 - 24" Box
 - c. Upsizing trees on the plan one size larger such as 15 gallon to 24" box, or 24" to 36" box size.
 - d. Monetary value of the trees removed as identified in the "Guide for Plant Appraisal", approved certified arborist plant appraiser, or may be equal to the value of the installation cost of planting, fertilizing, staking and irrigating 15 gallon trees, (100\$ each) to the City of Ontario Historic Preservation Fund for city tree planting or city approved combination of the above items. \$11,900 in mitigation fees
2. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
3. Show a max side slope of 3:1 at berms near the entry.
4. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging.
5. Add Note to Grading and Landscape Plans: Landscape areas where compaction has occurred due to grading activities and where trees or storm water infiltration areas are located shall be loosened by soil fracturing. For trees a 12'x12'x18" deep area; for storm water infiltration the entire area shall be loosened. Add the following information on the plans: The back hoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The back hoe

shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference see Urban Tree Foundation – Planting Soil Specifications.

Landscape Plans – Previous Comments

6. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility, show as masses and duplicate masses in other locations on regular intervals.
7. Show a max side slope of 3:1 at berms near the entry.
8. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
9. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis etc.) in appropriate locations. Change Cercis canadensis to Cercis occidentalis.
10. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Fees are:

Plan Check—5 or more acres.....	\$2,791.00
Inspection—Construction (up to 3 inspections per phase).....	<u>\$600.00</u>
Total.....	<u>\$3,391.00</u>

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV19-057 & PMTT19-017

Address: NEC Haven Ave & 60 FWY

APN: 183-321-01

Existing Land Use: Vacant Land

Proposed Land Use: Development Plan to construct 251,000 SF industrial building & Tentative Parcel Map to subdivide a 14.26 acre parcel into two

Site Acreage: 14.26 acres Proposed Structure Height: 41 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Luis Batres

Date: 12/17/19

CD No.: 2019-076

PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft +	
<input type="radio"/> Zone 5			

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

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: 



CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Senior Planner
Planning Department

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

DATE: January 28, 2021

SUBJECT: PDEV19-057 - A revised Development Plan to construct a 281,000-square foot industrial building on 14.29 acres of land located at the northeast corner of Haven Avenue and 60 Freeway, within the Commercial/Office land use district of the Haven Gateway Center Specific Plan (APN: 1083-321-01). Related Files: PSPA19-008, PGPA19-006.
(Revision #3)

-
- 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: IIIB
- B. Type of Roof Materials: Panelized
- C. Ground Floor Area(s): 281,000 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 281,00 Sq. Ft.
- F. 2019 CBC Occupancy Classification(s): B, S

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

- ☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- ☒ 4.9 Hose valves with one and one half inch (1 ½") connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- ☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

6.0 OTHER SPECIAL USES

- ☒ 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- ☒ 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.



CITY OF ONTARIO MEMORANDUM

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

FROM: Luis Batres, Senior Planner

REVISION NO. 2

DATE: August 03, 2020

SUBJECT: FILE #: PDEV19-057

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 revised Development Plan to construct a 228,925-square foot industrial building and a 5-Story 164-Room Hotel on approximately 14.29 acres of land located at the northeast corner of Haven Avenue and 60 Freeway, within the Commercial/Office land use district of the Haven Gateway Center Specific Plan (APN: 1083-321-01). Related File: PCUP20-011, PSPA19-008, PGPA19-006 & PMTT19-017.

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 *SEE COA'S REV 1*

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.

POLICE
Department

E. HERNANDEZ
Signature

POLICE OFFICER
Title

9/2/2020
Date



Development Advisory Board Decision

April 19, 2021

DECISION NO.: [insert #]

FILE NO.: PMTT21-001 (TPM 20328)

DESCRIPTION: A Tentative Parcel Map (TPM 20328) to subdivide 0.49-acre of land into 4 parcels generally located at the northeast corner of Euclid Avenue and Acacia Avenue, at 1325 and 1329 South Euclid Avenue, within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district (APNs: 1049-531-01 and 1049-531-02); **submitted by Alex Espinoza.**

Part I—BACKGROUND & ANALYSIS

ALEX ESPINOZA, (herein after referred to as “Applicant”) has filed an application requesting a Tentative Parcel Map approval, File No. PMTT21-001 (TPM 20328), 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 0.49-acre of land generally located at the northeast corner of Euclid Avenue and Acacia Avenue, at 1325 and 1329 South Euclid Avenue, and is depicted in Exhibit A—Project Location Map, attached. Existing land uses and, General Plan and zoning designations, on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site:</i>	Vacant	LMDR (Low-Medium Density Residential)	MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac)
<i>North:</i>	Multi-Family Residential	LMDR (Low-Medium Density Residential)	MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac)
<i>South:</i>	Multi-Family Residential	LMDR (Low-Medium Density Residential)	MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac)
<i>East:</i>	Single-Family Residential	LMDR (Low-Medium Density Residential)	MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac)
<i>West:</i>	Park	OS-R (Open Space–Parkland)	OS-R (Open Space-Recreation)

Project Description: The proposed Tentative Parcel Map will subdivide the Project site into 4 rectangular-shaped numbered lots (see Exhibit B—Tentative Parcel Map, attached). The Project site is currently comprised of 2 rectangular-shaped lots oriented east/west towards Euclid Avenue. The subdivision will create 2 additional lots and reconfigure the orientation of the 4 lots from north to south, with the frontages along Acacia Street. The parcels range in size from 5,000 to 5,836 square feet. The lot widths will range in width from 41.15 to 48.03 feet and lot depths of 121.54 feet. The Development Code requires lots established by a Small Lot Infill Single-Family Subdivision to have a minimum lot size of 4,000 square feet and minimum lot width of 40 feet and lot depth of 100 feet. In addition, the project is consistent with the Small Lot Infill Subdivisions Development Code standards (Section 6.01.010.G) that requires a minimum area of 480 square feet and a minimum lot width of 16 feet. The proposed lots exceed these minimum requirements.

Vehicular access to the parcels will be taken from Euclid Avenue via a shared 20 foot wide driveway and the existing drive approach will be widened to 20 feet. A reciprocal access agreement with the multiple family property to the north (1321 South Euclid Avenue) will be recorded on the property to facilitate continued access to the existing off-street parking.

Approval of the Tentative Parcel Map will facilitate the future construction of new single-family dwelling units on the lots. The infill project will front onto Acacia Street (Exhibit C—Conceptual Site Plan, attached), with enhanced architecture on the Euclid Avenue and Acacia Street elevations (Exhibit D—Conceptual Elevations, attached). Attached garages will be oriented north, with access from the shared driveway. Conditions of Approval have been imposed on the project to ensure future development of the lots will be designed so as to safeguard Euclid Avenue’s national register status. The development of the lots will require separate approval through the City’s Building Plan Check process.

Part II—RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as "CEQA"); and

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

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

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

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

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

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

WHEREAS, on April 19, 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 administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The Project consists of the division of property in an urbanized area and is zoned for residential use. The subject site will be divided into four parcels and the division is in conformance with the City's General Plan and zoning. No variances or exceptions are required and all services and access to the proposed parcels are consistent with City standards. The subject site was not involved in a division of a larger parcel within the past two years and the subject site does not have an average slope greater than 20 percent; and

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

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

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

SECTION 3: *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, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

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

(1) **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 area and specific plans, and planned unit developments.** The proposed Tentative Tract/Parcel Map is located within the Low-Medium Density Residential land use district of the Policy Plan Land Use Map, and the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain a quality of life” (Goal LU1). Furthermore, the project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to a complete community where residents at all stages of life, employers, workers, and visitors, have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario” (Policy LU1-6 Complete Community).

(2) **The design or improvement of the proposed Tentative Tract/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 Low-Medium Density Residential land use district of the Policy Plan Land Use Map, and the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “[a] high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct” (Goal CD2). Furthermore, the project will promote the City’s policy to “create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

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

(3) **The site is physically suitable for the type of development proposed.** The project site meets the minimum lot area and dimensions of the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district, and is physically suitable for the type of residential development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) **The site is physically suitable for the density/intensity of development proposed.** The project site is proposed for residential development at a density of 8.16 DUs/acre. The project site meets the minimum lot area and dimensions of the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is physically suitable for this proposed density/intensity of development.

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

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

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

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

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

SECTION 7: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 19th day of April 2021.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

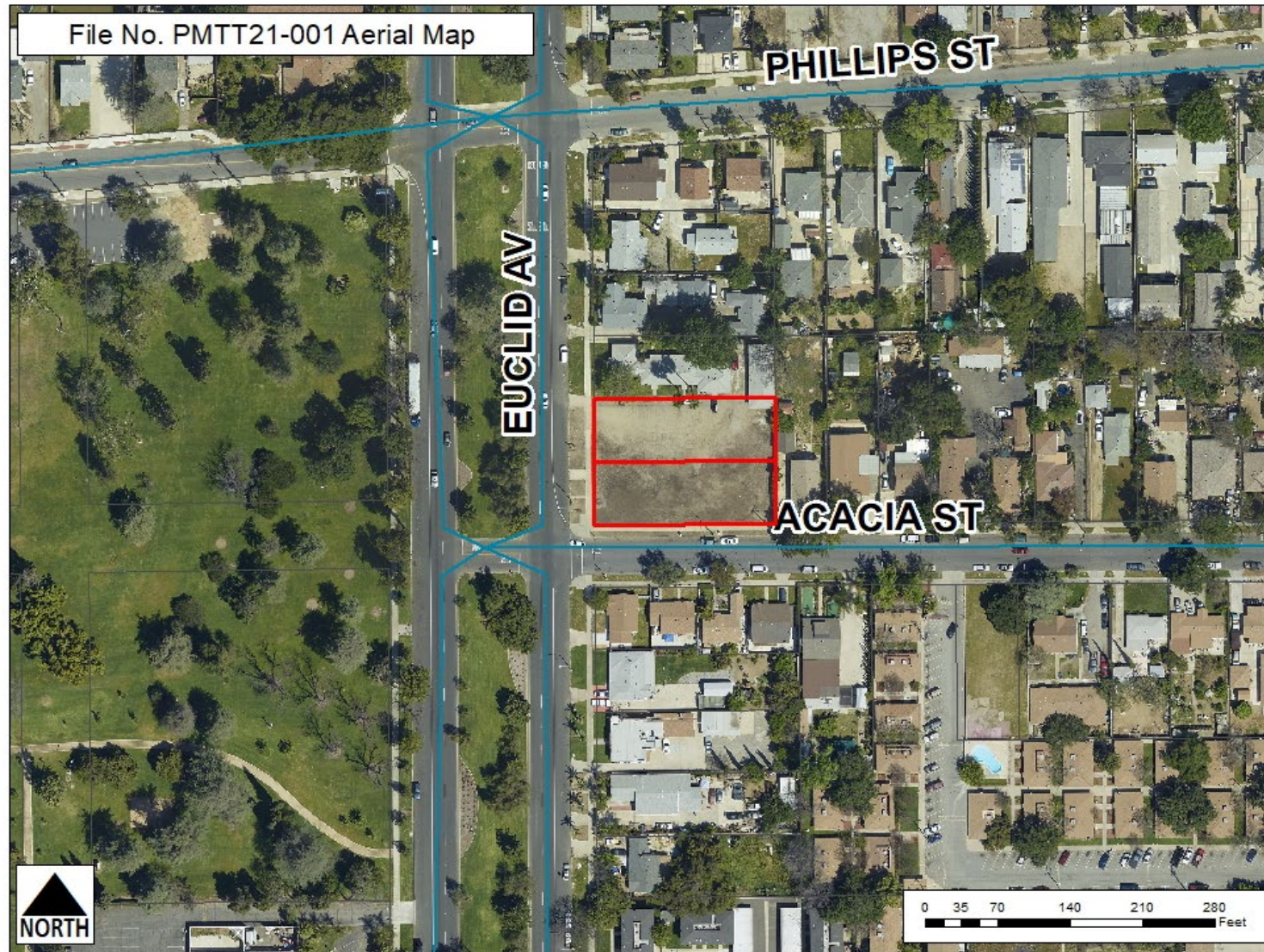


Exhibit B—TENTATIVE PARCEL MAP

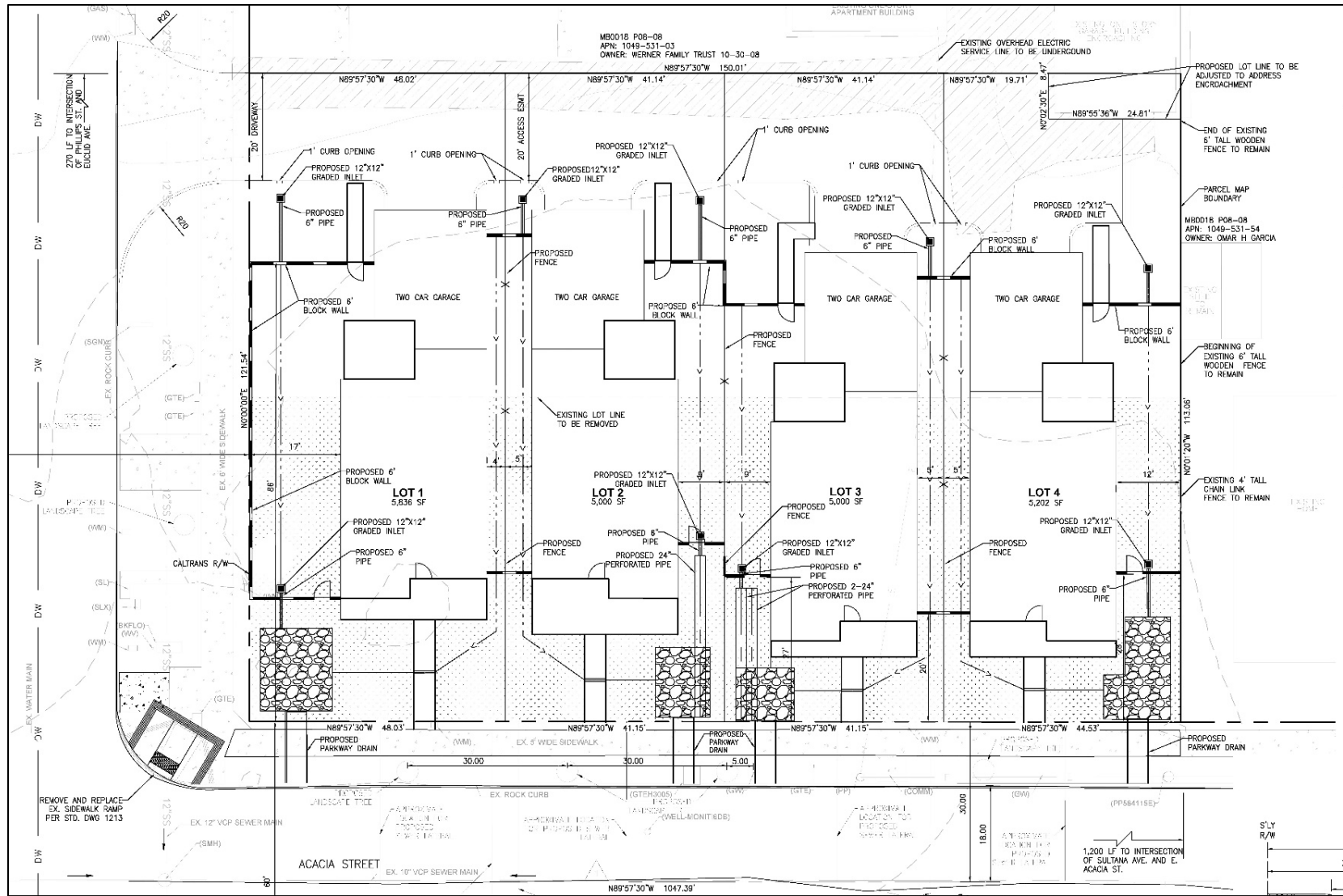


Exhibit C—CONCEPTUAL SITE PLAN

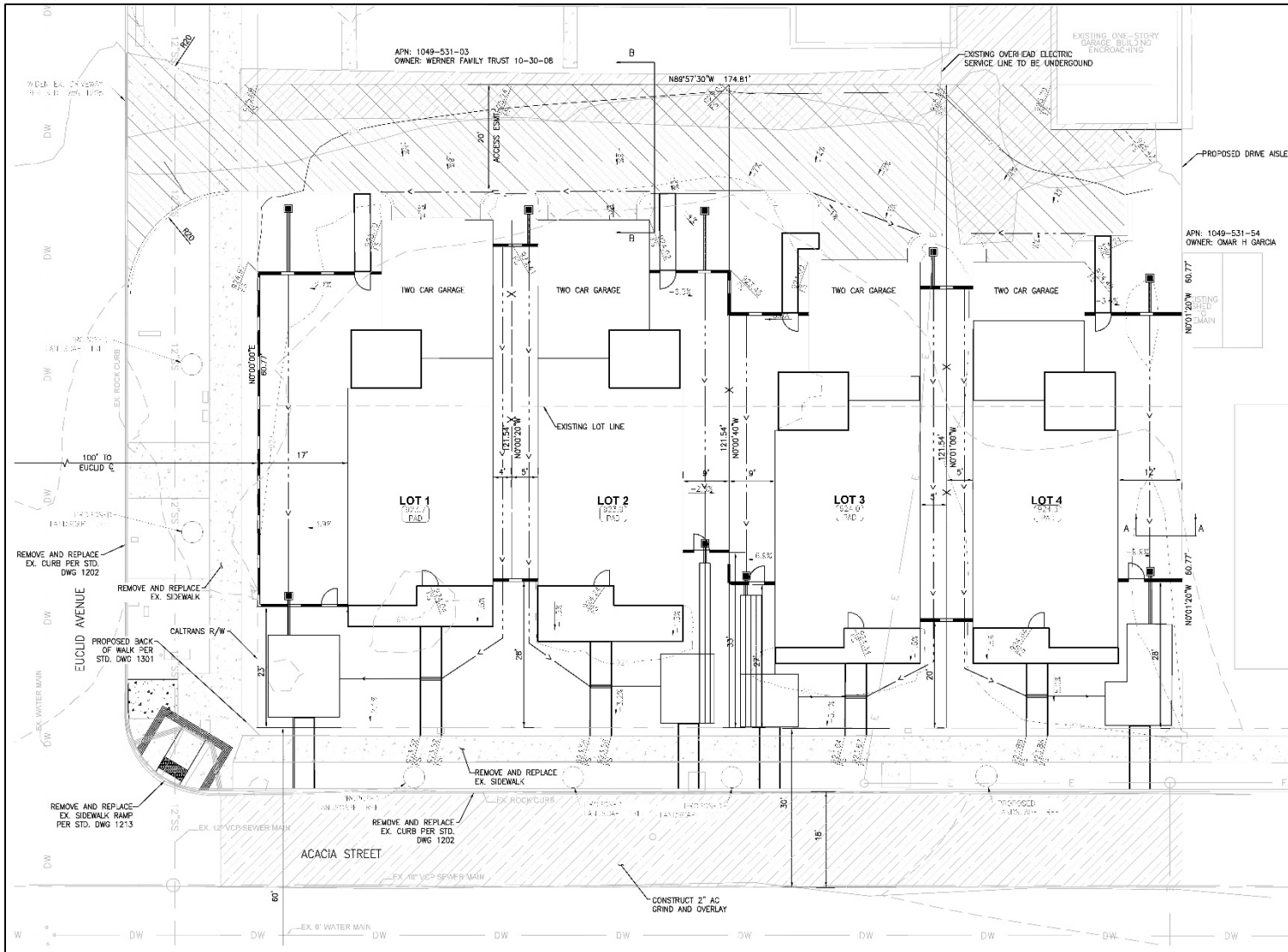
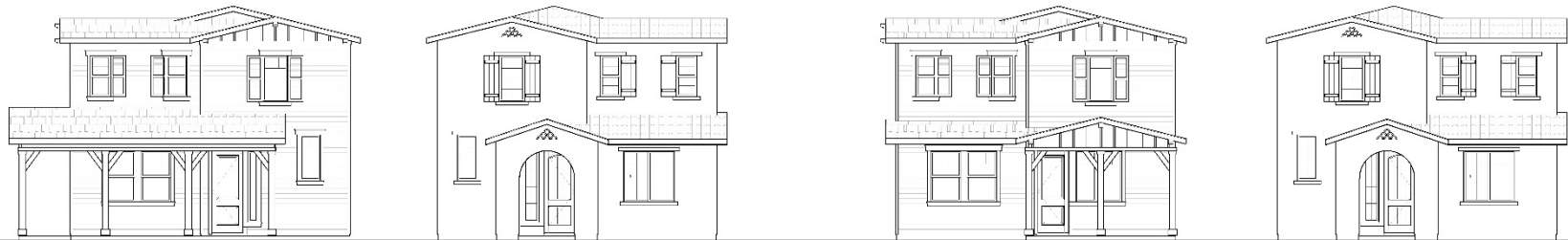


Exhibit D—CONCEPTUAL ELEVATIONS



EUCLID STREET ELEVATION



ACACIA STREET ELEVATIONS

1
0 4 8 12

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: April 19, 2021

File No: PMTT21-001 (TPM 20328)

Project Description: A Tentative Parcel Map (TPM 20328) to subdivide 0.49-acre of land into 4 parcels generally located at the northeast corner of Euclid Avenue and Acacia Avenue, at 1325 and 1329 South Euclid Avenue, within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district (APNs: 1049-531-01 and 1049-531-02); **submitted by Alex Espinoza**

Prepared By: Elly Antuna, Associate Planner
Phone: 909.395.2414 (direct)
Email: eantuna@ontarioca.gov

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

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

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

2.1 Time Limits.

(a) 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.

2.2 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.

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

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

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

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

2.4 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.

2.5 Walls and Fences.

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

(b) Side yard wall/fence on corner Lot 1 shall be setback a minimum of 10 feet from Euclid Avenue property line. Area between the wall/fence and sidewalk shall be fully landscaped.

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

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

2.8 Mutual Access and Maintenance Agreements.

(a) A Reciprocal Access Agreement ("Agreement") shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

(b) The Agreement shall be in a form and contain provisions satisfactory to the City.

(i) Agreement shall ensure reciprocal driveway access between parcels located within the Project site and the property to the north (1321 South Euclid Avenue, APN: 1049-531-03); and

(ii) Agreement shall ensure common maintenance of shared driveway.

2.9 Disclosure Statements.

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

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

2.10 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15315 (Class 15, Minor Land Division) of the CEQA Guidelines, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within 2 years, and the parcel does not have an average slope greater than 20 percent.

(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 Exemption (NOE) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the

requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

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

2.13 Additional Requirements.

(a) Development of Lots 1 through 4 shall be constructed in conformance with conceptual plans provided with the Tentative Parcel Map.

(i) Dwellings shall be constructed in the Craftsman or Mediterranean architectural style, or any other appropriate architectural style as determined by the Planning Director.

(ii) Primary entrances shall be enhanced with covered front porches and sidelight windows.

(iii) Floor plans shall be designed to accommodate focal windows on primary elevations.

(iv) Second stories shall be setback from first floor wall planes on elevations facing Euclid Avenue and Acacia Street to create one- and two-story roof lines.

(b) Development on Lot 1 shall feature enhanced architectural treatment on both the Euclid Avenue (west) and Acacia Street (south) elevations and will incorporate such features as a wraparound front porch, a setback second story, focal windows, and generously inset windows.

(c) Single-family dwelling unit on Lot 1 shall maintain a minimum 17-foot setback from Euclid Avenue (west) property line.

(d) Garages shall be attached to the rear of the dwelling and oriented north, with access from the shared driveway.



**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>PMTT21-001/PM-20328</u> RELATED FILE NO(S). _____		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: <u> </u> / <u> </u> / <u> </u>		

CITY PROJECT ENGINEER & PHONE NO: Eric Woosley, PE (909) 395-2134

CITY PROJECT PLANNER & PHONE NO: Elly Antuna (909) 395-2414

DAB MEETING DATE: April 19, 2021

PROJECT NAME / DESCRIPTION: PM-20328, a Tentative Parcel Map to subdivide 0.49 acres of land into four (4) parcels

LOCATION: Northeast corner of Euclid Avenue and Acacia Street

APPLICANT: Alex Espinoza

REVIEWED BY: Raymond Lee 4/13/21
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: Khoi Do 4-13-21
 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 FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
_____ feet on _____
Property line corner 'cut-back' required at the intersection of Euclid Avenue And Acacia Street.

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

- 1.03 Restrict vehicular access to the site as follows: _____

- 1.04 Vacate the following street(s) and/or easement(s): _____

- 1.05 **Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.**

- 1.06 **Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.**

- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.

- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the 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: _____

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

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

- 2.01 Record Parcel Map No. 20328 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario Per South Park Tract Lots 22 and 23.
- 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)**
- San Bernardino County Road Department (SBCRD)
- San Bernardino County Flood Control District (SBCFCD)
- Federal Emergency Management Agency (FEMA)
- Cucamonga Valley Water District (CVWD) for sewer/water service
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: _____

2.10 Dedicate to the City of Ontario the right-of-way described below:
 _____ 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 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.



- 2.14 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.
- 2.15 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.16 Other conditions: _____



B. PUBLIC IMPROVEMENTS

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

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

Improvement	Euclid Avenue	Acacia Street	Street 3	Street 4
Curb and Gutter (see 2.22)	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace damaged <input checked="" type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach (see Sec. 2.F)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace/modify	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation



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

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

- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): Acacia Street, from centerline to gutter.
- 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number



- 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
 - 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately _____, for undergrounding of utilities in accordance with Section 7-7.303.e of the City's Municipal Code.
 - 2.22 **Other conditions: Removal and replacement of the curb shall be done in accordance with City of Ontario Standard Drawing No. 1202.**

C. SEWER

- 2.23 **A 10-inch sewer main is available for connection by this project in Acacia Street. (Ref: Sewer plan bar code: S12768)**
- 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 **Other conditions:**
 - 1. **Abandon any unused existing sewer laterals and appurtenances to the main.**
 - 2. **As part of the precise grading plans submittal, provide a Final Utilities Systems Map that shows all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' points of connection to the existing systems.**

D. WATER

- 2.27 **The existing 6-inch water main in Acacia Street shall be upsized to an 8-inch from the point of connection at Euclid Avenue and Acacia Street and extend to the easterly property limits.**
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.29 **Other conditions:**
 - 1. **Provide a separate domestic water service with back flow device per city's standard for each lot. Layout shall comply with Division of Drinking Water (DDW) Separation Requirements and California Code of Regulations (CCR) § 64572.**
 - 2. **Abandon any unused existing water services and appurtenances to the main.**
 - 3. **Construct one new fire hydrant near the westerly property line of the project site on Euclid Avenue.**
 - 4. **The Applicant/Developer shall be responsible to obtain an encroachment permit from Caltrans for the proposed fire hydrant lateral in Euclid Avenue.**



E. RECYCLED WATER

- 2.30 No recycled water main is available for connection by this project.
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.
- 2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
 - 1. On-site and off-site circulation
 - 2. Traffic level of service (LOS) at 'build-out' and future years
 - 3. Impact at specific intersections as selected by the City Engineer
- 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.37 Other conditions:
 - 3. The Applicant/Developer shall be responsible to obtain an encroachment permit from Caltrans for the driveway modifications along the property frontage on Euclid Avenue.
 - 4. The Applicant/Developer shall be responsible to retrofit any existing streetlight fixtures along the property frontage on Euclid Avenue with the current City-approved LED equivalent fixture in accordance with City of Ontario Traffic and Transportation Design Guidelines.
 - 5. Design and construct proposed driveways in accordance with City of Ontario Standard Drawing No. 1205 for Residential Driveway.
 - 6. The Applicant/Developer shall be required to provide reciprocal access with the northern property of the project site.

G. DRAINAGE / HYDROLOGY

- 2.38 No storm drain main is available to accept flows from this project.
- 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.



- 2.40 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100-year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**
- 2.41 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.43 Other conditions: _____

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

- 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels. If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted. Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.45 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.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: _____

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. Generally located along the frontage of Euclid Avenue and Acacia Street, see Fiber Optic Exhibit herein.

- 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 Refuse & Recycling Planning Manual located at:

<https://www.ontarioca.gov/OMUC/IntegratedWaste>

- 2.53 Other conditions:
 - 1. This development 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. Each dwelling unit must have three auto cans.

 - 2. Prior to approval of any building permits, submit a final SWHP with the Precise Grading Plan for review and approval of Ontario Municipal Utilities Company.



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

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

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

Project Number: Parcel Map No.20328

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 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**



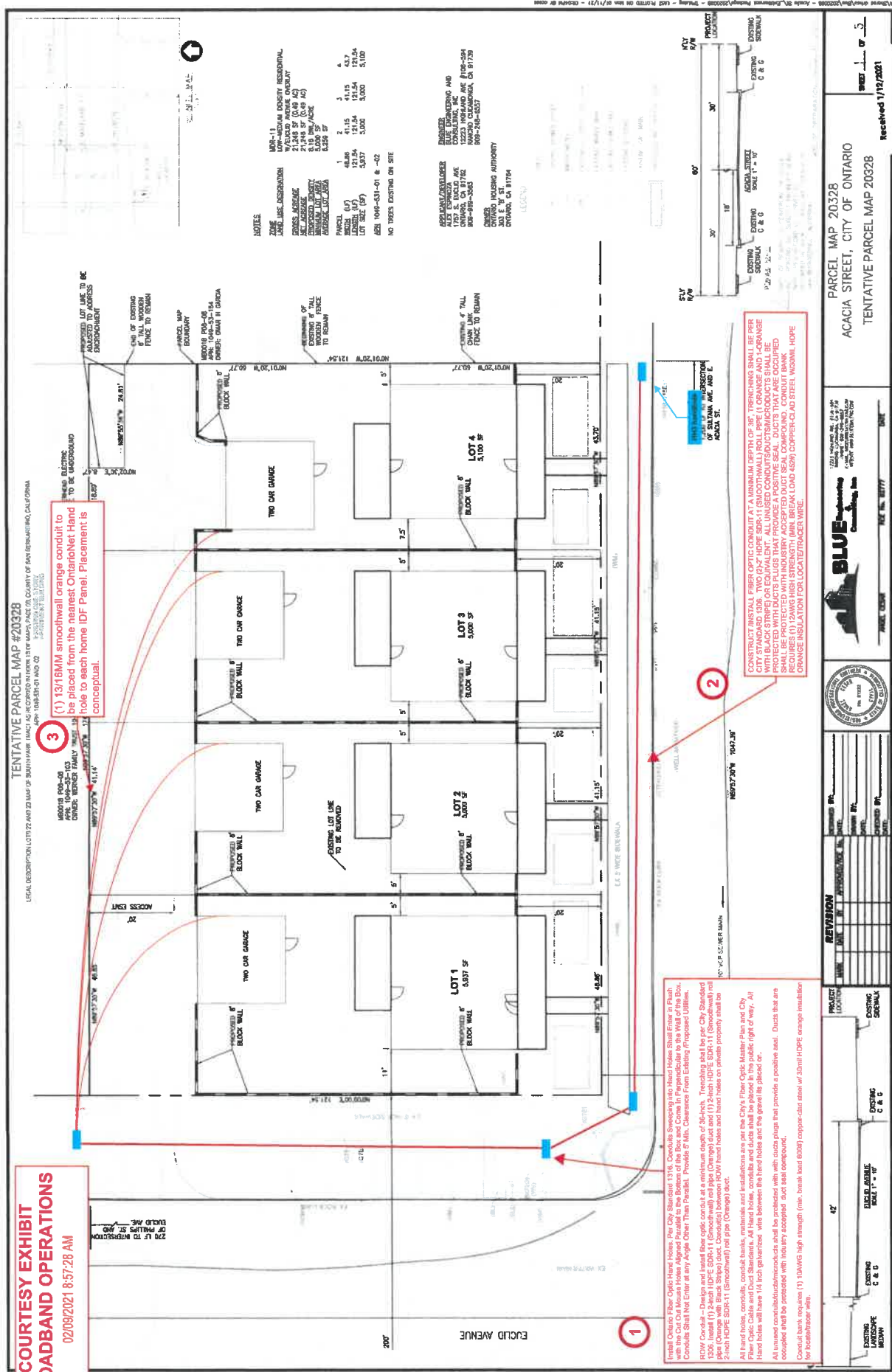
21. **Payment for Final Map/Parcel Map processing fee**
22. **Three (3) copies of Final Map/Parcel Map**
23. **One (1) copy of approved Tentative Map**
24. **One (1) copy of Preliminary Title Report (current within 30 days)**
25. **One (1) copy of Traverse Closure Calculations**
26. **One (1) set of 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: _____

COURTESY EXHIBIT
BROADBAND OPERATIONS
 02/09/2021 8:57:28 AM

TENTATIVE PARCEL MAP #20328

LEGAL DESCRIPTION: LOT 12 AND 23 MAP OF 300119486 (MCCOY) 515 E. 515 E. ST. CITY OF SAN BERNARDINO, CALIFORNIA
 MAP NO. 1049-53-103
 CONCEPTUAL PLACEMENT OF FIBER OPTIC CONDUIT AND DUCTS

3 (1) 13/16MM smoothwall orange conduit to be placed from the nearest OntarioNet Hand hole to each home (DF Panel). Placement is conceptual.



NOTES

ZONE MAP USE DESCRIPTION: MPR-11 LOW-MEDIUM DENSITY RESIDENTIAL

CROSS-SECTION: 21.248 SF (0.49 AC)

NET AREA: 21.248 SF (0.49 AC)

MINIMUM LOT AREA: 5,000 SF/LOT

AVERAGE LOT AREA: 6,250 SF

PARCEL	1	2	3	4
AREA (SF)	5,000	5,000	5,000	5,100
LENGTH (LF)	121.84	121.84	121.84	121.84
WIDTH (LF)	41.14	41.14	41.14	41.14

AS21 1049-531-01 & -02
 NO TREES EXISTING ON SITE

DESIGNER:
 BLUE ENGINEERING AND CONSULTING, INC
 1727 S. ROCK AVE
 SUITE 100
 MARCHANA, CALIFORNIA 91739
 909-246-8537

OWNER:
 ONTARIO HOUSING AUTHORITY
 1000 N. G ST
 SUITE 100
 CORONA, CA 91794

1 Install Ontario Fiber Optic Hand Holes: Per City Standard 1316, Conduits Sweeping into Hand Holes Shall Enter in Push with the Cell Cell Means Holes Aligned Parallel to the Bottom of the Box and Come in Perpendicular to the Wall of the Box. Conduits Shall Not Enter at Any Angle Other Than Parallel. Provide 6 Min. Clearances From Existing Proposed Utilities.

RCW Consult: Design and install fiber optic conduit at a minimum depth of 36-inch. Trenching shall be per City Standard RCW Consult. Design and install 1/2 inch galvanized steel ducts with 1/2 inch galvanized steel duct plugs that are protected with Orange (with Black Stripe) tape. Conduit(s) between ROW hand holes and hand holes on private property shall be 2-inch HOPE BDR-11 (Smoothwall) pol pipe (Orange) duct.

All hand holes, conduits, conduit banks, manholes and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cables and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/2 inch galvanized steel ducts with 1/2 inch galvanized steel duct plugs that provide a positive seal. All unused conduits/ducts/products shall be protected with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 800lb) copper-clad steel w/ 3mm HOPE orange insulation for backscatter wire.

2 CONSTRUCT FIBER OPTIC CONDUIT AT A MINIMUM DEPTH OF 36". TRENCHING SHALL BE PER CITY STANDARD. CONDUITS SHALL BE PROTECTED WITH BLACK STRIPE OR EQUIVALENT. ALL UNUSED CONDUITS/DUCTS/PRODUCTS SHALL BE PROTECTED WITH DUCTS PLUGS THAT PROVIDE A POSITIVE SEAL. DUCTS THAT ARE OCCUPIED REQUIRE (1) 10AWG HIGH STRENGTH (MIN. BREAK LOAD 800LB COPPER CLAD STEEL) W/ 3MM HOPE ORANGE INSULATION FOR LOCATE/TRACER WIRE.



PROJECT LOCATION:
 515 E 515 E ST
 30' 60' 30'
 EXISTING SOCIALLY EXISTING C & G
 EXISTING SOLE 1' x 10'

PARCEL MAP 20328
ACACIA STREET, CITY OF ONTARIO
TENTATIVE PARCEL MAP 20328
 RECEIVED 1/12/2021
PM121-001



INTEGRATED WASTE MANAGEMENT REPORT (IWMR) REQUIREMENTS:

The IWMR shall meet the following minimum requirements:

The Integrated Waste Management Report shall address the management of all integrated waste (Refuse, Recycling, Organics, etc.) including, but not limited to: types of waste generated, amount of waste expected and the corresponding sizing of receptacles, all waste diversions, all staging and collection operations, any use of private haulers, and the property management regulations and practices for the site.

The IWMR shall demonstrate compliance with the latest version of the City's Integrated Waste Planning Manual (available online at: <http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste>) as well as the applicable State regulations and shall contain, at a minimum, the following elements:

1. A discussion on the types of waste generated (refuse, recycling, green waste, organics, etc.) by all uses on the site and the generation rates and total waste for each type. If a final use is not known the applicant shall make a reasonable assumption of the land use expected or proceed as directed by the City.
2. A discussion on pre-treatment if the project will be required to use and install pre-treatment devices or services and an exhibit showing and labeling the location of the pre-treatment devices.
3. A discussion on the types of City Services that will be utilized and the sizing and number of receptacles (Bins, Compactors, etc.)
4. A discussion on waste that is diverted and the diversion services that will be used.
5. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.). The table shall include all waste that is diverted and the diversion service(s).
6. An exhibit(s) showing layout and architectural details for enclosures, compactors, roll-offs and non-standard containers proposed by the project. Include specification "cut" sheets for non-standard containers.
7. A discussion on the staging and collection operation and an exhibit identifying these locations on the site and any other relevant details. The discussion shall address circulation, accessibility, ingress, egress, pavement type, parking, the role of the property management association, and the role of private haulers or scouting services.
8. A discussion on private haulers describing their services and supplying the names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers for each hauler. The discussion shall include an exhibit showing the staging and collection areas for private haulers.

Note: All private third party organics and recycling haulers shall be formally approved and permitted by the City of Ontario and shall meet City Code requirements, otherwise the City shall provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, the discussion shall state whether the third party hauler is charging a fee for service or not.

9. A discussion on the proposed property management association, their role in the integrated waste management plan for the site and the by-laws and regulations that relate to integrated waste (no parking, solid waste collection day coordination, enforcement of the SWHP, etc.).
10. A discussion on any variances that are requested and the need for the variance along with any relevant exhibits.
11. Appendix: A copy of the Final Solid Waste Handling Plan (See City SWHP requirements).
12. Appendix: All exhibits and standard plans proposed for the project.
13. Appendix: A copy of the proposed association by-laws and regulations.
14. Appendix: A copy of the final Integrated Waste Variance Form (if a variance is requested).



SOLID WASTE HANDLING PLAN (SWHP) REQUIREMENTS:

The SWHP shall meet, at a minimum, the following requirements:

1. **SWHP Content and Format:** The Solid Waste Handling Plan shall demonstrate compliance with the Services Standards in the City's Solid Waste Planning Manual (available online at: <http://www.ontarioca.gov/government-departments-municipal-utilities-company/integrated-waste>) and shall contain, at a minimum, the following elements:
 - a. A statement identifying the Service Requirements being used (e.g. Single Family Detached with automated cans, Multi-family/ Commercial/Industrial with bins and enclosures, etc.) and describing the solid waste handling operation (*for instance, will there be scouting services, etc.*).
 - b. A table utilizing the metrics on Page 8 of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, etc.).
 - c. An Engineering Site Plan drawn to scale that shows:
 - i. Minimum plan scale of scale of 1:100. Larger scales are preferred and should be scaled to fill the sheet and show as much detail as clearly as possible on one sheet; multiple sheets may be used if entire project area cannot fit on one sheet at 1:100 scale.
 - ii. A detail of the Solid Waste Vehicle with dimensions and annotation that states the minimum turning radii and path of travel widths actually being used on the plan.
 - iii. The Solid Waste Vehicle turning movements and paths of travel in each direction of travel and at all intersections. All paths of travel shall be 15 feet wide minimum.
 - iv. All parking stalls and parallel parking spaces along all streets, alleys, or aisles.
 - v. All proposed curbs and areas designated and striped/signed as "No Parking".
 - vi. All proposed trash enclosures and the ADA paths of travel from the buildings.
 - vii. A detail for each enclosure footprint delineating the number and size of the bins in order to demonstrate that the enclosure is adequately sized and oriented, if enclosures and bins are proposed.
 - viii. All proposed locations of automated cans shown as a 26-inch by 26-inch can pad with 20-inches between can pads and 40-inches between can pads and Parking spaces, mailboxes and other obstructions (Can Collection Area). Can Collection Areas shall be located along designated paths of travel and cannot be located along dead end alleys, motor courts, driveways, or private streets; use multi-family standards for enclosures in these cases.
2. **Can Collection Area (CCA) Locations:** If CCAs are being proposed in lieu of bin enclosures for residential units located along dead end alleys, motor courts, driveways, or private streets, then the SWHP shall comply with the following requirements:
 - a. CCAs cannot conflict or compete with potential parking areas. Proposed CCAs must be designated as "no parking" at all times with appropriate striping and signage.
 - b. Each residential unit must have a designated CCA and each CCA must delineated with markings so that its location and the unit it is designated for are easily identifiable.
 - c. Solid Waste Handling Plan shall include a detail showing how the CCAs will be delineated and identifiable.



3. Private Third Party Hauler: If any Solid Waste Collections are going to be provided by a private third party hauler, include on the SWHP:
 - a. A statement describing the service.
 - b. The names, contact information, and City of Ontario Commercial Recycler Collection Permit numbers of all private third party haulers. Note: all private third party organics and recycling haulers must be formally approved and permitted by the City of Ontario and meet City Code requirements, otherwise the City must provide the collection services. If the third party haulers do not have a City of Ontario Commercial Recycler Collection Permit, state if the third party hauler is charging a fee for service.
 - c. Show & label staging and collection areas for private third party haulers.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT21-001

Address: NEC Euclid Avenue & Acacia Street

APN: 1049-531-01 & 02

Existing Land Use: Market

Proposed Land Use: Parcel Map to subdivide 0.49 acres into 4 parcels

Site Acreage: 0.49 Proposed Structure Height: N/A

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Elly Antuna

Date: 03/29/2021

CD No.: 2021-005

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 checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>150 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: _____

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.

See Attached Conditions

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2021-005
PALU No.: _____

PROJECT CONDITIONS

New Residential land uses are required to have a Recorded Overflight Notification appearing on the Property Deed and Title incorporating the following language:

(NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.)



CITY OF ONTARIO

MEMORANDUM

TO: Elly Antuna, Associate Planner
Planning Department

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

DATE: January 25, 2021

SUBJECT: PMTT21-001 - A Parcel Map to subdivide 0.49 acres of land into four (4) parcels located at the northeast corner of Euclid Avenue and Acacia Street, within the Medium Density Residential (MDR-11) zoning district (APN(s): 1049-531-01 & -02).

-
- 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: Type V-B wood frame
- B. Type of Roof Materials: non-rated
- C. Ground Floor Area(s): Various
- D. Number of Stories: Two Story
- E. Total Square Footage: Various
- F. 2019 CBC Occupancy Classification(s): R-3, U

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 website at www.ontarioca.gov/Fire/Prevention.
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300’) apart, per Engineering Department specifications.
- ☒ 3.4 The 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.

4.0 FIRE PROTECTION SYSTEMS

- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13 D. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

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.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



CITY OF ONTARIO MEMORANDUM

TO: 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

*No COMMENTS
2/15/21*

FROM: Elly Antuna, Associate Planner

DATE: January 25, 2021

SUBJECT: FILE #: PMTT21-001

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 Parcel Map to subdivide 0.49 acres of land into four (4) parcels located at the northeast corner of Euclid Avenue and Acacia Street, within the Medium Density Residential (MDR-11) zoning district (APN(s): 1049-531-01 & -02).

- 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.

Police

W. VEZ

Police Officer

2/15/21

Department

Signature

Title

Date
Item C - 38 of 38



Development Advisory Board Decision

April 19, 2021

DECISION NO.: [insert #]

FILE NO.: PDEV20-016

DESCRIPTION: A Development Plan to construct a 74-foot-tall collocated monopine wireless communications facility (T-Mobile and Verizon) on a 0.176-acre property, located at 617 East Park Street, within the IL (Light Industrial) zoning district (APN: 1049-233-13); **submitted by Joel Taubman, Crown Castle Towers.**

Part I—BACKGROUND & ANALYSIS

JOEL TAUBMAN, CROWN CASTLE TOWERS, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV20-016, 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 0.176 acres of land located at 617 East Park Street and is depicted in Exhibit A—Project Location Map, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the Project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site:</i>	Vacant	Industrial (0.55 FAR)	IL (Light Industrial)	N/A
<i>North:</i>	Industrial	Industrial (0.55 FAR)	IL (Light Industrial)	N/A
<i>South:</i>	Warehouse (Under Construction)	Industrial (0.55 FAR)	IL (Light Industrial)	N/A
<i>East:</i>	Industrial/parking lot	Industrial (0.55 FAR)	IL (Light Industrial)	N/A
<i>West:</i>	Industrial/vacant	Industrial (0.55 FAR)	IL (Light Industrial)	N/A

(2) **Project Description:**

(a) **Background** — On December 20, 2010, the Planning Commission approved a wireless telecommunications facility (File No. PDEV10-003) on property located at 617 East Sunkist Street (See Exhibit A – Project Location Map, attached). The facility was approved as an 80-foot tall collocated (Verizon and T-Mobile) stealth “monopine” and accompanying 300 square foot equipment enclosure, located toward the rear of an existing cold storage industrial warehouse and adjacent to an existing, active railroad spur.

On April 28, 2020, a Development Plan (File No. PDEV19-050) was approved to raze and redevelop the property at 617 East Sunkist Street, including demolition of the cold storage warehouse, monopine, and equipment enclosure and construction of a new industrial warehouse building. The approved layout could not support the siting of the existing monopine and equipment enclosure, so a temporary facility was established on a neighboring property.

On June 24, 2020, the Applicant applied for Development Plan (File No. PDEV20-016) approval to construct a permanent 74-foot tall, collocated monopine on the subject Project site, to replace the wireless facility that was removed from 617 East Sunkist Street, and to re-establish wireless telecommunications service to the surrounding area (see Exhibit F—Propagation Maps, attached).

(b) Site Design, Site Access, and Building Layout — The telecommunications equipment and related 1,057.5-square-foot enclosure, which is accessible from a driveway along Park Street, has been sited toward the rear of the narrow lot to allow for future development of the site (see Exhibit B—Site Plan, attached). The landlord of the site shared preliminary, proprietary plans with the Applicant, outlining the potential development of a small building on the Project site. As such, the telecommunications facility has been sited to avoid any future conflict or disruption from the potential development. Continuous access for maintenance of the telecommunications equipment and enclosure, by means of direct access and/or easements, has been made a condition of approval of this Project.

The Ontario Development Code established a multi-tier review system for wireless telecommunications facilities. The Project as proposed falls into Tier 3 Review, which consists of Development Plan review and approval by the Development Advisory Board and Planning Commission, as the Project does not meet the provisions of the less-intensive Tier 1 or Tier 2 review. While the Project is of a stealth design and is to be located within a nonresidential zoning district, the facility will be located less than 500 feet from an existing residential zoning district. The LDR-5 (Low-Density Residential – 2.1 to 5.0 du/ac) zoning district is located approximately 325 feet west of the Project site, on the opposite side of the railroad tracks (see Figure 1, below).

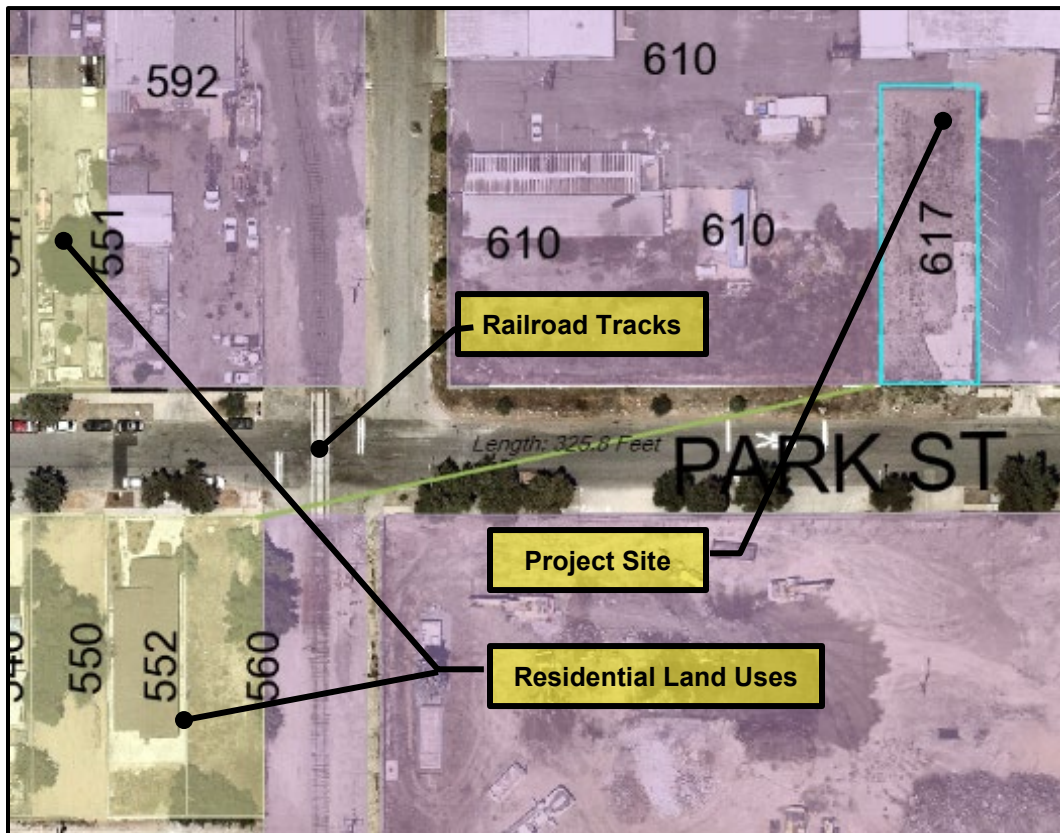


Figure 1: Proximity of Residential Land Use Districts

(c) Parking — The Ontario Development Code requires one off-street parking space to be provided for wireless carrier personnel to be able to access and maintain the site, and one off-street parking space has been provided.

(d) Design — The applicant has proposed a “monopine” design for the telecommunications facility (See Exhibit C—Elevations, attached). A monopine mimics the shape and appearance of pine trees and uses faux branches and foliage to screen the equipment and facility from public view. The telecommunications facility will be 74 feet in height, with branches extending five to seven feet above the radio units and their mounting brackets to provide as natural an appearance as possible. Branches are also required to protrude horizontally beyond the radio units and mounting brackets to screen the equipment. The radio units will be screened with “pine socks”, or pieces of foliage designed to mask the units. The “trunk” will be covered in faux bark to further the appearance of the tree.

The facility includes a 23.5-foot by 45-foot equipment enclosure, to be constructed of wrought-iron fencing. The equipment enclosure serves to protect the monopine and its related ground-mounted equipment, such as backup generators and equipment cabinets, from vandalism. The facility, which will be set back approximately 140 feet from the street, will be screened from public view by landscaping and eventually by a building, should the property owner move forward with development of the site.

The facility is located within Safety Zone 3 of the Ontario International Airport, and has been evaluated and found to be in keeping with the Ontario International Airport Land Use Compatibility Plan, provided certain conditions are met, including all regulations of the Federal Aviation Administration (“FAA”). The height limit for Safety Zone 3 is 65 feet, and the Project will exceed this height, thus requiring additional FAA review. While it has been found by the FAA that the height of the tower is acceptable (attached herein to the conditions of approval), the Project has been conditioned to consult with the FAA for additional clearance regarding the construction and ongoing operation of the proposed wireless telecommunications facility. The applicant shall adhere to all conditions set forth by the FAA Aeronautical Study 2020-AWP-4077-OE for a Determination of No Hazard for a permanent structure, including filing any applicable forms with the FAA prior to equipment operation.

(e) Landscaping — The Development Code requires wireless telecommunications facilities to be landscaped, and to be provided with appropriate screening trees and plantings. The applicant chose *Pinus canariensis* (Canary Island Pine) as the screening tree, as they are compatible with the overall visual aesthetic of the surrounding area. Appropriate anchoring measures and irrigation details have also been included on the plans (see Exhibit E - Landscape Plan).

(f) Utilities (drainage, sewer) — As a condition of placing the wireless facility at the proposed location, the property owner is requiring the Applicant to install a sewer lateral to facilitate future development of the Project site. The sewer line will be installed and maintained in place until such time that the property owner develops the remainder of the parcel.

Part II—RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as “CEQA”); and

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

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

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

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

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

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

WHEREAS, on April 19, 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 administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of projects that are consistent with the applicable general plan designation and general plan policies, as well as applicable zoning designation and regulations; which occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses; which serves as no value as habitat for endangered, rare, or threatened species; which will not result in any significant effects relating to traffic, noise, air or water quality; and which can be adequately served by all required utilities and public services.

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

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

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and

supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: 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, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP. The Project as proposed exceeds the height limit for safety zone 3 of the Ontario Airport. As such, a Determination of No Hazard to Air Navigation has been filed by the applicant with the Federal Aviation Administration (“FAA”), and has been conditioned to follow all necessary procedures and regulations set forth by the FAA for the construction and ongoing operation of the facility.

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

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial (0.55 FAR) land use district of the Policy Plan Land Use Map, and the Light Industrial zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed stealth “monopine” design will help to reduce visual impact of the facility to the surrounding neighborhood, and the location within an industrial zoning district is preferential to placement within a residential zoning district. Further, the facility previously existed on a neighboring property, and was displaced to the Project site; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the IL (Light Industrial) zoning district, including standards relative to the particular land use proposed (monopine wireless telecommunications facility), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions. The Project as proposed meets all Code standards and will not impact surrounding properties above and beyond what currently exists with other land uses in the vicinity; and

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The

Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the Development Code. The Project site is currently vacant and has been proposed as a viable development site for the relocation of a similar facility from a neighboring site. With the Project's conditions of approval, the Project will improve upon the vacant site and ensure that the facility remain secured from public nuisances; and

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

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

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

SECTION 7: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 19th day of April 2021.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

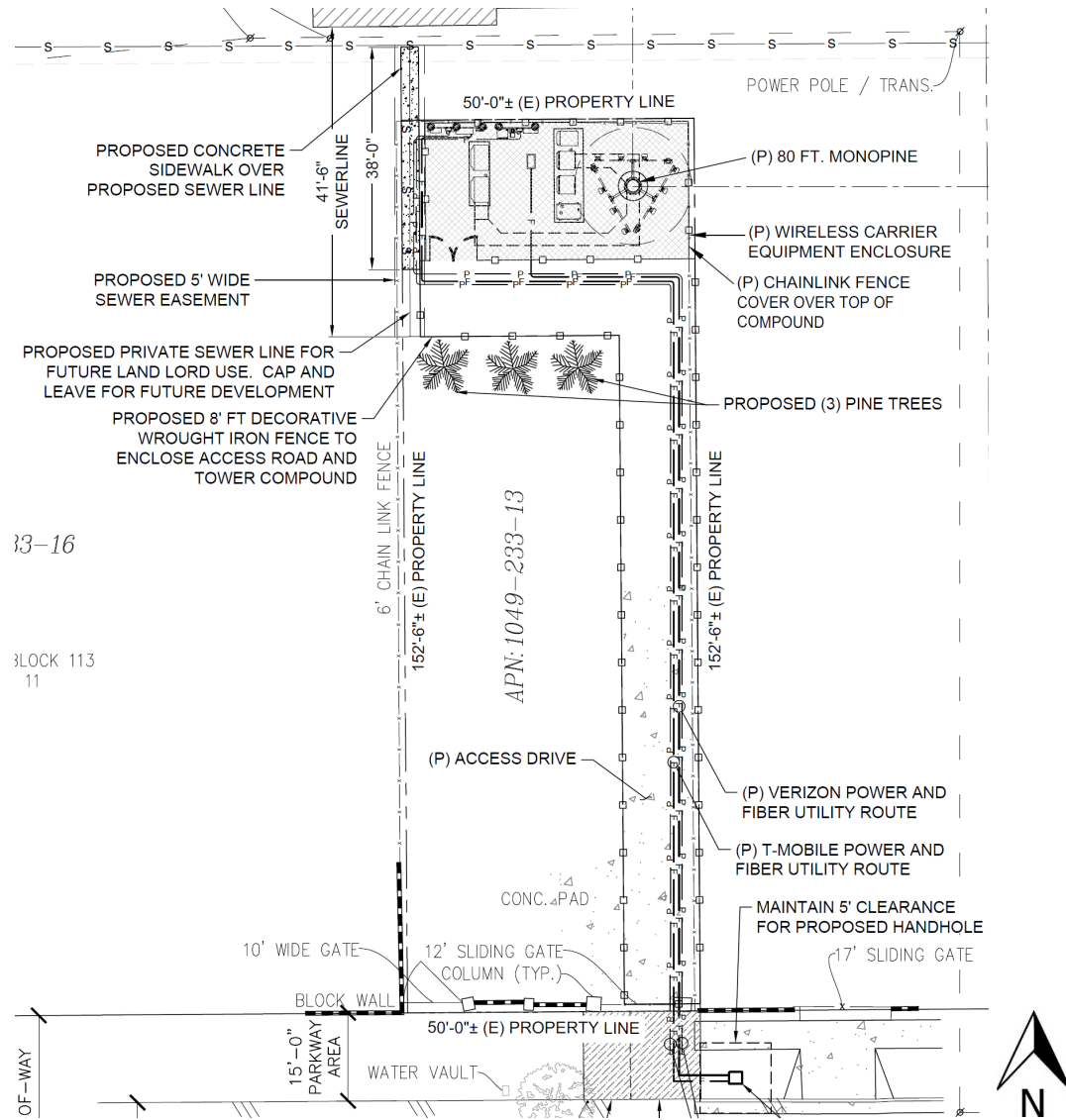


Exhibit C—ELEVATION

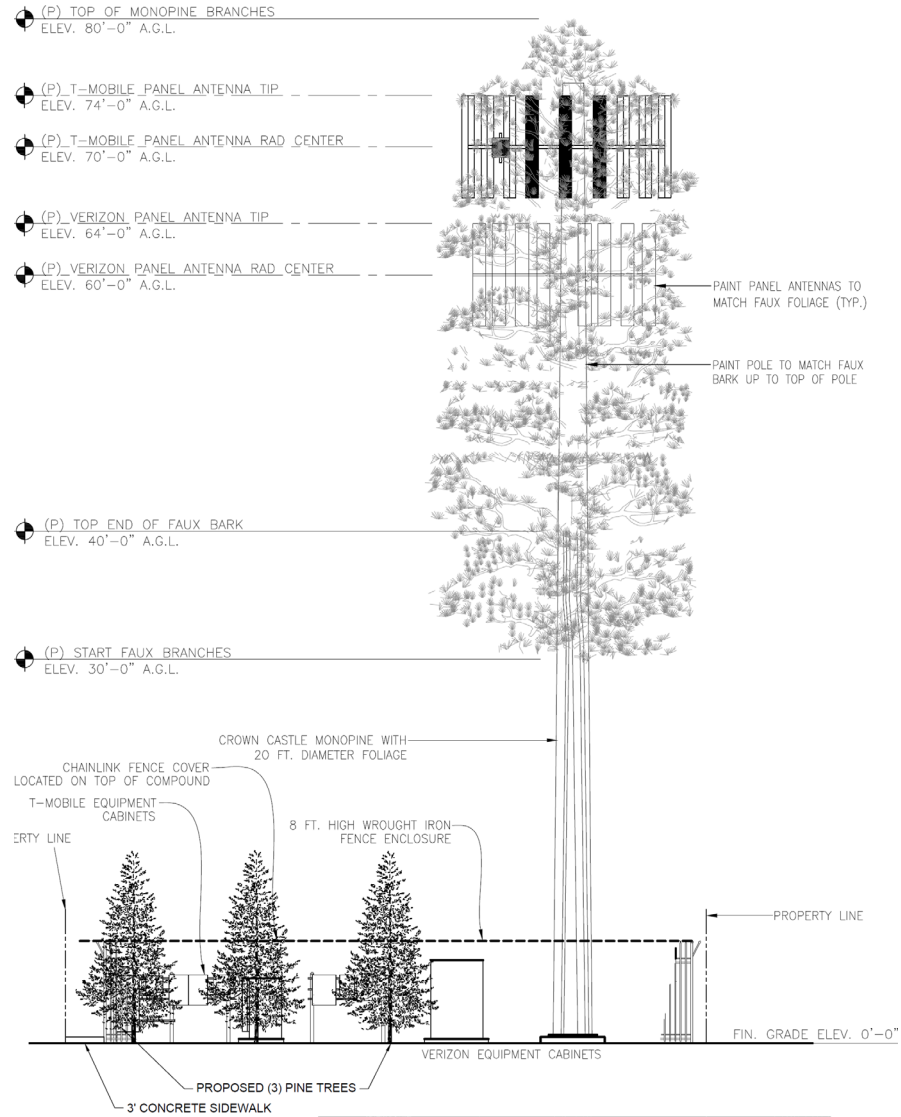
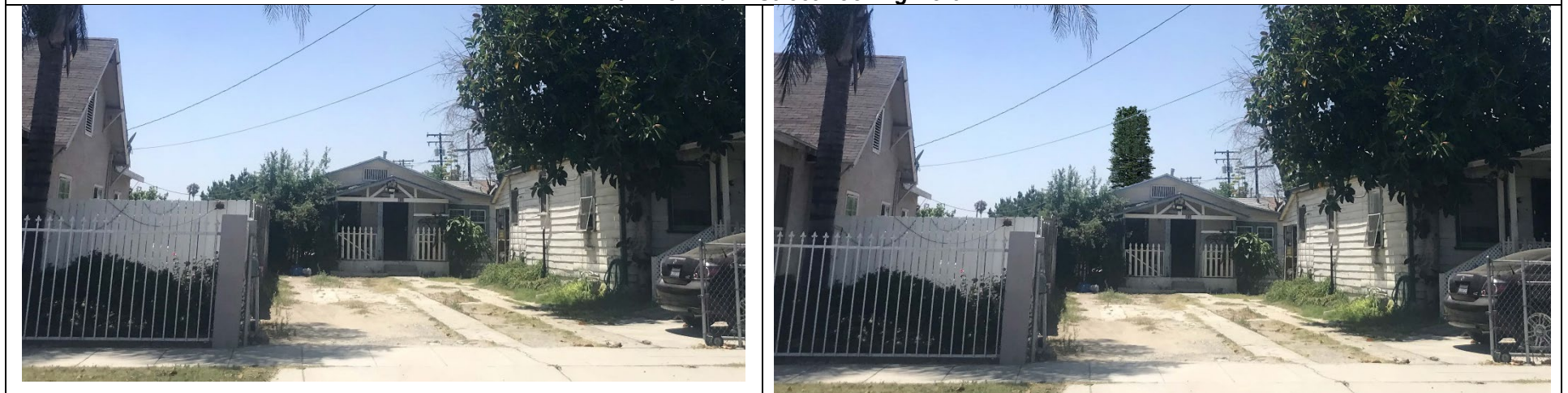


Exhibit D—PHOTO SIMULATIONS



View from Park Street Looking North

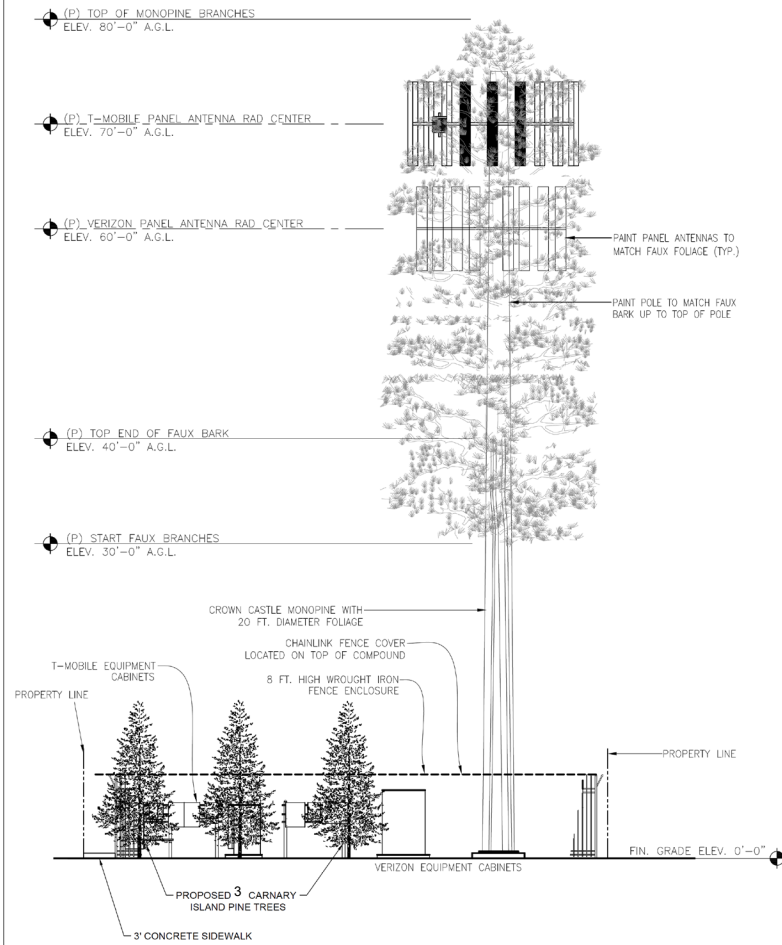
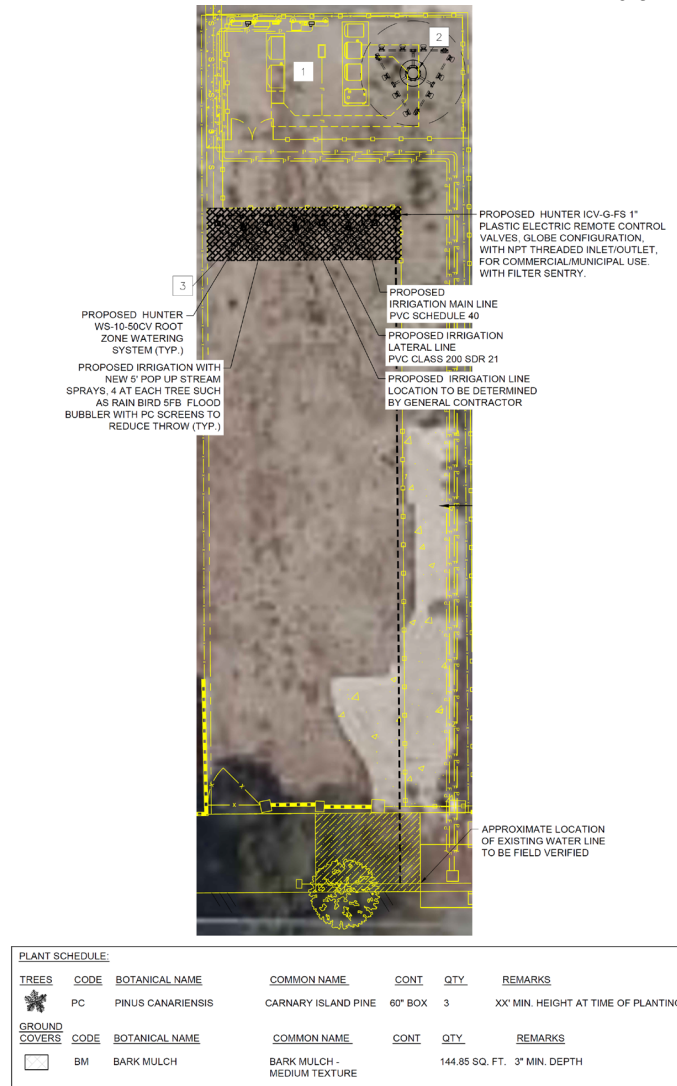


View from Campus Avenue Looking West



View from Park Street Looking Northwest

Exhibit E—LANDSCAPE PLAN



LANDSCAPE PLAN



2

LANDSCAPE ELEVATION

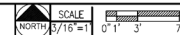
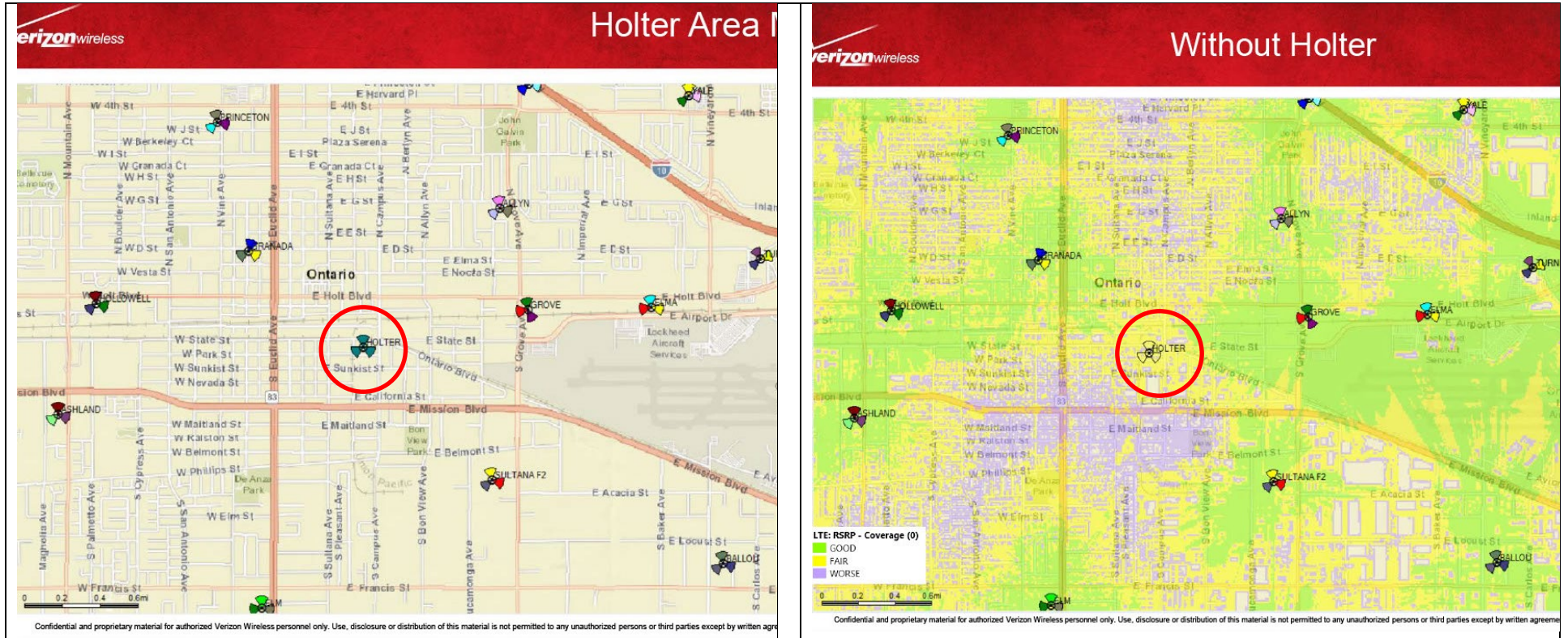
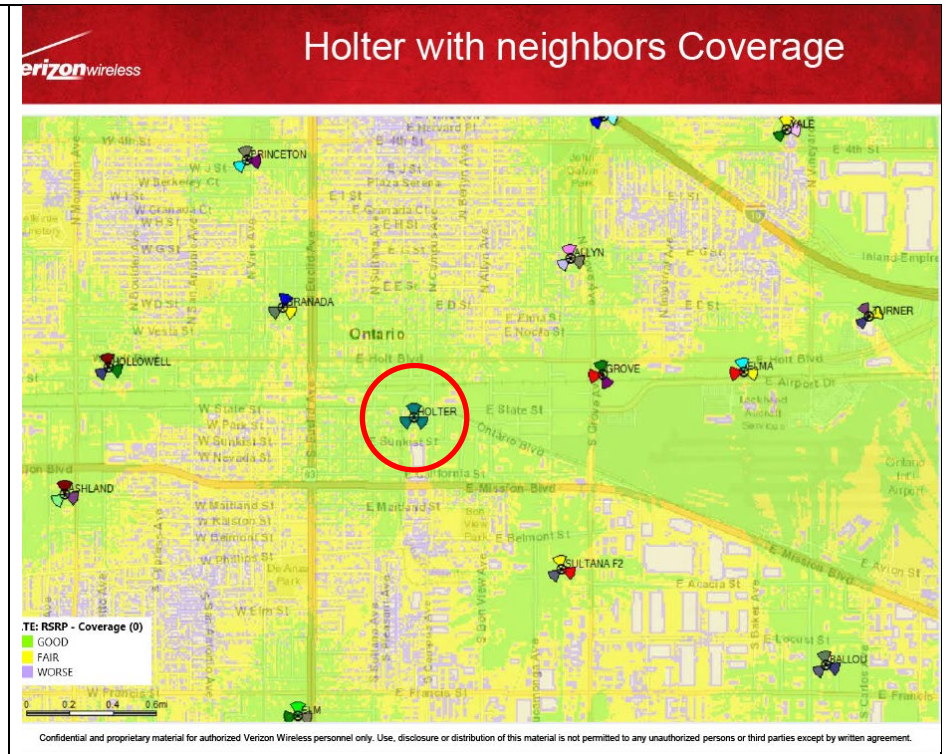
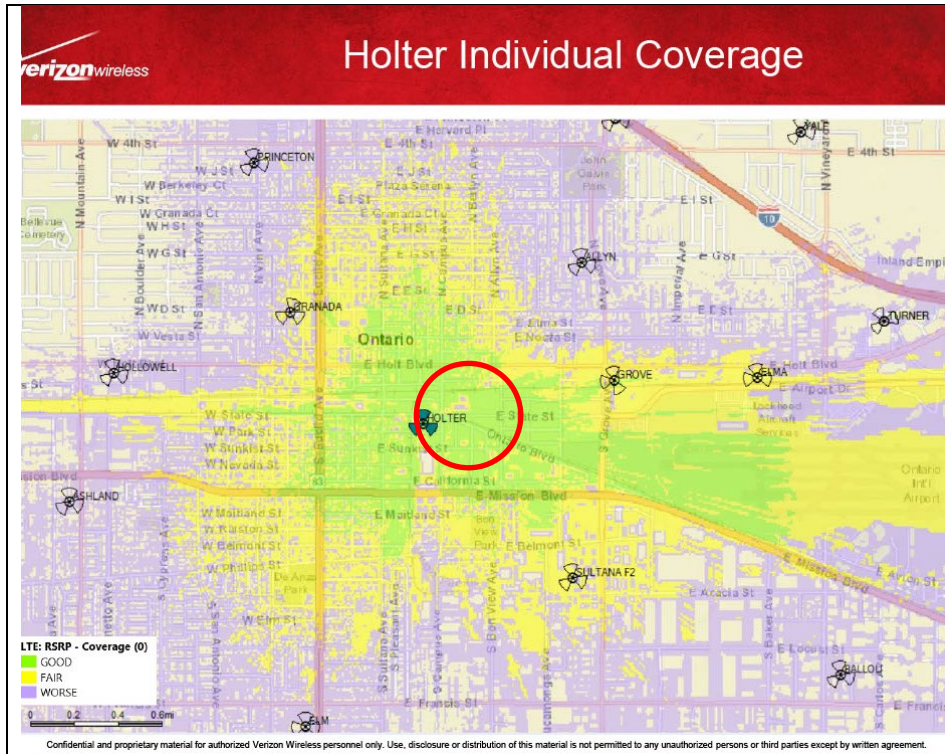


Exhibit F—PROPAGATION MAPS





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: April 19, 2021

File No: PDEV20-016

Project Description: A Development Plan to construct a 74-foot collocated monopine wireless communications facility (T-Mobile and Verizon) on 0.176 acres of land located at 617 East Park Street within the IL (Light Industrial) zoning district (APN: 1049-233-13); **submitted by Joel Taubman, Crown Castle Towers.**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

(e) Three live trees shall be planted as screening for the facility (Canary Island Pine or similar, per the discretion of the Landscape Division).

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

2.5 Parking, Circulation and Access.

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

2.6 Site Lighting.

(a) The facility shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the facility, and shall be operated by a photocell switch.

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

2.7 Mechanical Equipment.

(a) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be adequately screened through the use of landscaping and walls.

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

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

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

2.11 Environmental Review.

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

- (i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;
- (ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;
- (iii) The project site has no value as habitat for endangered, rare, or threatened species;
- (iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (v) The Project site can be adequately served by all required utilities and public services.

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

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

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

2.13 Additional Fees.

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

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

2.14 Additional Requirements.

(a) A robust cross section and branch density chart/schedule, which clearly illustrate and indicate that all mechanical apparatuses and antennae will be sufficiently screened from public view, shall be provided within the plan check submittal package. The branch density shall meet all Development Code standards as related to wireless telecommunications facilities for monopine designs.

(b) The monopine shall include heavy, dense foliage with a minimum branch count of three branches per lineal foot of trunk height. Branches shall be randomly dispersed and of different lengths to provide a natural appearance. Branch density shall be consistent throughout the tree and shall not be concentrated in any one area. The branches shall have a natural shape and appearance, as depicted in Exhibit D: Photo Simulations, attached to the agenda report.

(c) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

(d) Branches and foliage shall extend beyond an antenna array a minimum of two feet horizontally and seven feet vertically, in order to adequately camouflage the array, antennas, and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.

(e) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged. All antennas shall be fully concealed within the branches. Furthermore, all wires and connectors shall be fully concealed within the trunk, and all unused ports (for co-location) shall have covers installed.

(f) The applicant is required to maintain the project site. Any diseased or dead vegetation shall be removed and replaced. Any damage or wear to the monopine's features, such as bark, branches, and leaves/needles, or to the equipment enclosure, must be repaired or replaced in a timely manner so as to maintain the proper concealment of the telecommunications equipment.

(g) Continuous access to the site for maintenance of the monopine and related equipment and enclosure shall be preserved. The applicant shall coordinate with the landlord for access and/or easements as needed. Future development of the remainder of the site must allow for maintenance access of the monopine and related equipment.

(h) The Police Department has required that a secure barrier top, such as a sturdy metal mesh or chain link, be provided for the site enclosure to prevent persons from climbing into the facility.

(i) The applicant shall work with all reviewing departments in the Plan Check process to ensure that all Departmental requirements are satisfied.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV20-016
 Address: 617 East Park
 APN: 1049-233-16
 Existing Land Use: Vacant
 Proposed Land Use: Construct an 81 foot tall wireless facility (monopine)
 Site Acreage: 0.17acres Proposed Structure Height: 81 FT
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Alexis Vaughn
 Date: 12/23/2020
 CD No.: 2020-017
 PALU No.: n/a

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

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

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 provided the attached conditions are met.

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2020-017
PALU No.: _____

PROJECT CONDITIONS

1. The maximum height limit for the project site is 65 feet and as such, any construction equipment such as cranes or any other equipment exceeding 65 feet in height will need a determination of "No Hazard" from the FAA. An FAA Form 7460-1 for any temporary objects will need be filed and approved by the FAA prior to operating such equipment on the project site during construction.
2. The applicant shall adhere to the conditions set forth in FAA Aeronautical Study 2020-AWP-4077-OE for a Determination of No Hazard for a permanent structure.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-AWP-4077-OE

Issued Date: 05/11/2020

Michelle Perry
 Crown Castle Towers 06-2 LLC
 2055 S. Stearman Drive
 Chandler, AZ 85286

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower 831289 Tropicana
 Location: Ontario, CA
 Latitude: 34-03-34.12N NAD 83
 Longitude: 117-38-33.79W
 Heights: 974 feet site elevation (SE)
 81 feet above ground level (AGL)
 1055 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 11/11/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2990, or paul.holmquist@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-4077-OE.

Signature Control No: 436088696-439601065

(DNE)

Paul Holmquist
Specialist

Attachment(s)
Additional Information
Frequency Data

Additional information for ASN 2020-AWP-4077-OE

At a distance of 2.1 nautical miles from transmitter site spurious emissions signal levels from proposed transmitters must be less than -104 dBm in the 108-137, 225-400 MHz frequency bands.

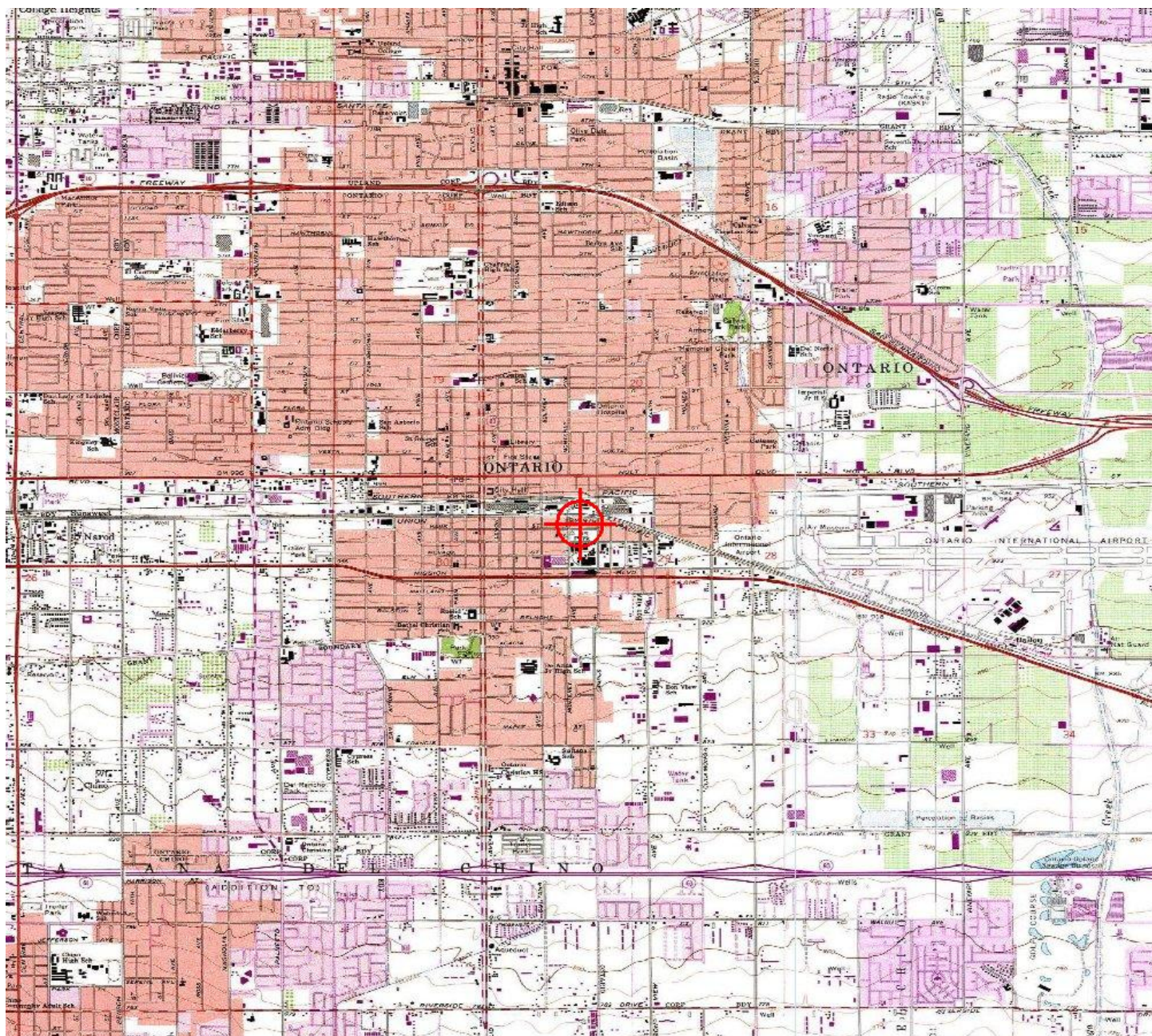
At a distance of 2.4 nautical miles from the site emissions from the 2496-2690 MHz transmitters must be less than -155 dBm in the 2700-3100 MHz Surveillance Radar frequency band.

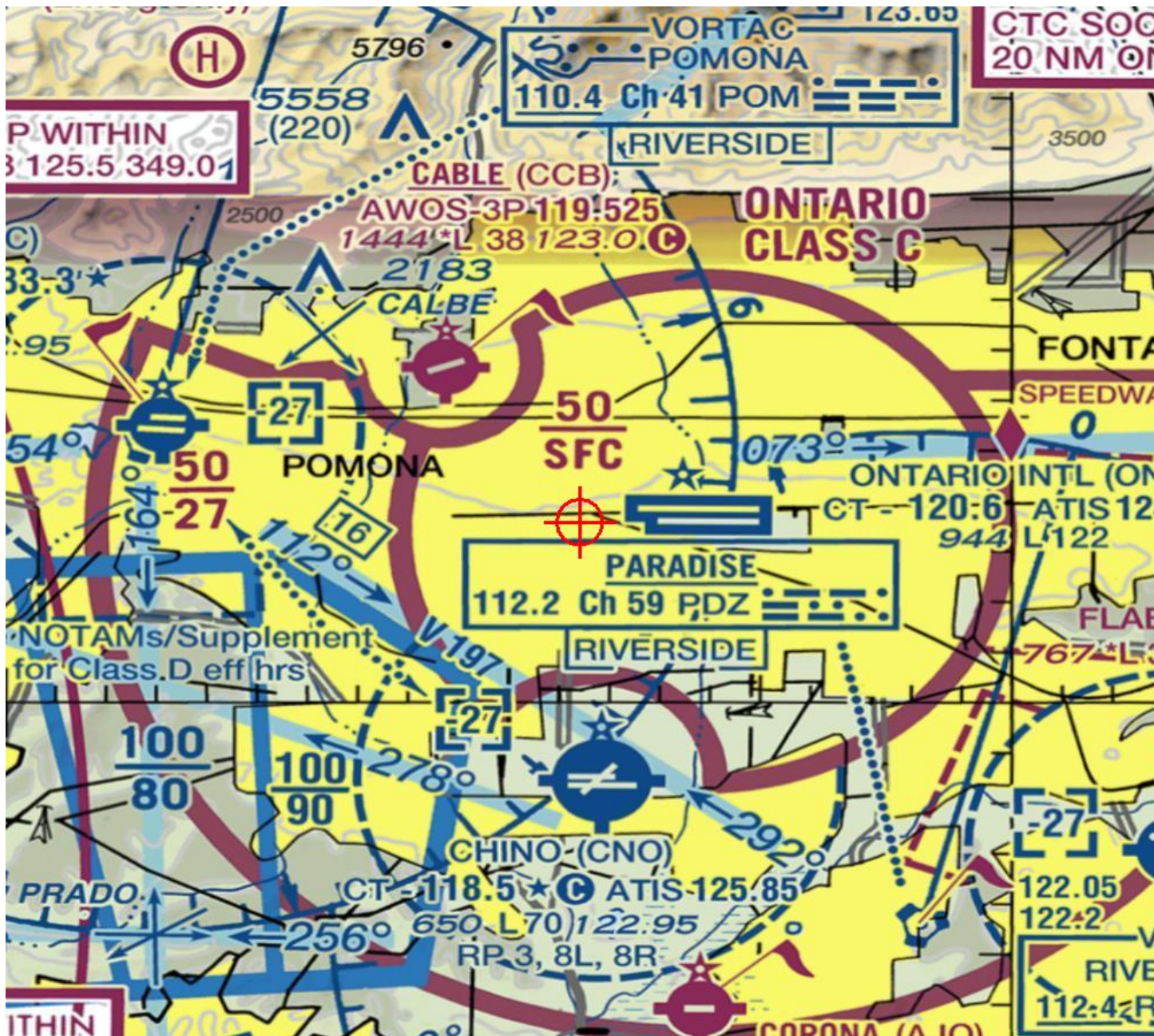
At a distance of 2.4 nautical miles from the site emissions from the 2496-2690 MHz transmitters must be less than -155 dBm in the 2700-3100 MHz Surveillance Radar frequency band.

Frequency Data for ASN 2020-AWP-4077-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2020-AWP-4077-OE







CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

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


PROJECT PLANNER: Alexis Vaughn, Assistant Planner (909) 395-2416


DAB MEETING DATE: April 19th, 2021

PROJECT NAME/DESCRIPTION: PDEV20-016, a Development Plan to construct an 81-foot mono-pine wireless communications facility (T-Mobile and Verizon), in conjunction with a Minor Variance request to deviate from the maximum Development Code standard for height, from 75 feet to 81 feet, on 0.176 acres of land.

LOCATION: 617 East Park Street (APN: 1049-233-13)

APPLICANT: Crown Castle Towers 06-2, LLC

REVIEWED BY: 
Raymond Lee, P.E.
Assistant City Engineer

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

2/30/21
Date

3-30-21
Date

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

1. The applicant/developer shall construct a modified driveway approach per City Standard Drawing Number 1203.
2. The applicant/developer shall install the proposed private sewer line to the existing 8-inch public sewer main within the Public Sewer Easement behind the property and equip a clean-out behind the property line per the latest City Standard Drawing Number 2003.
3. The applicant/developer shall install all proposed dry utilities within the public right-of-way per City Standard Drawing Number 1303.

EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV20-016

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. **Two (2) sets of Site plans with proposed public street improvements**
8. **Three (3) sets of Wet Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
9. **Two (2) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
10. Other: _____



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

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

DATE: July 20, 2020

SUBJECT: PDEV20-016 – A Development Plan to construct an 81-foot monopine wireless communications facility (T-Mobile and Verizon), in conjunction with a Minor Variance request to deviate from the maximum Development Code standard for height, from 75 feet to 81 feet, on 0.176 acres of land located at 617 East Park Street within the IL (Light Industrial) zoning district (APN: 1049-233-13). Related File: PVAR20-002.

-
- The plan **does** adequately address the departmental concerns at this time.
- Report below.

CONDITIONS OF APPROVAL:

8. Hand-portable fire extinguishers are required to be installed PRIOR to occupancy. Contact the Bureau of Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required per Ontario Fire Department Standard #C-001. (Available upon request from the Fire Department or on the internet at <http://www.ci.ontario.ca.us/index.cfm/34762>)
9. "No Parking/Fire Lane" signs and /or Red Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the 24-foot clear width requirement per Ontario Fire Department. Install per Ontario Fire Department Standards #B-001 and #B-004. (Available upon request from the Fire Department or on the internet at <http://www.ci.ontario.ca.us/index.cfm/34762>)
10. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background. (See Section 9-1 6.06 Street Naming and Street Address Numbering of the Ontario Municipal Code and Ontario Fire Department Standards #H-003 and #H-002.)

21. 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.
28. The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the developer and fire protection designer obtain a copy of the Ontario Fire Department Fire Protection System Information Checklist to aid in system design. Development Advisory Board comments are to be included on the construction drawing.

ADDITIONAL COMMENTS:

If the equipment cabinets are to contain any stationary storage battery systems, said systems shall comply with section 608 of the 2016 California Fire Code

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ci.ontario.ca.us, click on Fire Department and then on forms.



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: Alexis Vaughn, Assistant Planner

DATE: March 15, 2021

SUBJECT: FILE #: PDEV20-016 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 Development Plan to construct a 75-foot tall collocated monopine wireless telecommunications facility (T-Mobile and Verizon) on 0.176-acre of land located at 617 East Park Street, within the IL (Light Industrial) zoning district. (APN: 1049-233-13).

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.

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

DAB CONDITIONS OF APPROVAL

Sign Off

Philip Marino
Philip Marino, Associate Landscape Planner

03/10/21
Date

Reviewer's Name:
Philip Marino, Associate Landscape Planner

Phone:
(909) 395-2237

D.A.B. File No.:
PDEV20-016

Case Planner:
Alexis Vaughn

Project Name and Location:

Monopine Tower
617 Park

Applicant/Representative:

Rachael.davidson@jacobs.com
2600 Michelson Dr., Ste. 500
Irvine, CA 92612

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | A Preliminary Landscape Plan dated 03/02/21 meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents. |
| <input type="checkbox"/> | A Preliminary Landscape Plan dated () has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval. |

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

Preliminary Plan comments 07/21/20

- Add tree planting detail including root ball anchors such as Duckbill and guyed with nylon webbing.
- After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council. Typical fees are:

Plan Check—less than 5 acres	\$1,561.00
Inspection—Construction (up to 3 inspections).....	\$600.00

Preliminary Plan comments 03/10/21

- Sheet L-1; provide an irrigation backflow and detail. Backflow prevention devices and pipes shall be painted green and locate in a locking enclosure.
- Sheet L-1; provide tree bubbler detail. Tree bubblers shall be installed on each side of the rootball for consistent wetting, 3' from tree trunk. Tree bubblers shall not overspray onto paving or spray tree stakes.
- Sheet L-1; Use the Hunter Solar Panel Kit for the node irrigation controller.

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



Development Advisory Board Decision

April 19, 2021

DECISION NO.: [insert #]

FILE NO.: PDEV20-030

DESCRIPTION: A Development Plan to construct 224 dwellings, including 87 single-family and 137 multiple-family dwellings, on 21.10 acres of land located at the northeast corner of East Edison and South Mill Creek Avenues; (APN: 0218-211-12) **submitted by Shea Homes.**

Part I—BACKGROUND & ANALYSIS

SHEA HOMES, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV20-030, 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 21.10 acres of land located at the northeast corner of East Edison and South Mill Creek Avenues, and is depicted in Exhibit A—Project Location Map, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Mixed Use (MU-NMC East) and Open Space Non-Recreational (OS-NR)	Rich-Haven Specific Plan	Standalone Residential Overlay
<i>North</i>	Vacant	Mixed Use (MU-NMC East) and Open Space Non-Recreational (OS-NR)	Rich-Haven Specific Plan	Mixed-Use Overlay
<i>South</i>	Agriculture/Dairy	Medium-Density Residential (MDR)	Esperanza Specific Plan	Planning Area 1 (RD-7, SFR 50'-wide lots)
<i>East</i>	Vacant	Mixed Use (MU-NMC East)	Rich-Haven Specific Plan	Standalone Residential Overlay
<i>West</i>	Vacant	Mixed Use (MU-NMC East) and Open Space Non-Recreational (OS-NR)	Rich-Haven Specific Plan	Standalone Residential Overlay

(2) **Project Description:**

(a) **Background** — On December 4, 2007, the City Council approved the Rich-Haven Specific Plan (File No. PSP05-004) and certified the related Environmental Impact Report (State Clearinghouse No. 2006051081) for the Specific Plan. The Specific Plan established the land use designations, development standards, and design guidelines for approximately 512 acres of land, which

included the potential development of 4,256 residential units and 889,200 square feet of commercial/office floor area.

Subsequently, on March 15, 2016, the City Council approved an amendment to the Rich-Haven Specific Plan (File No. PSPA16-001) that increased the potential residential unit count to 4,866 and increased the potential commercial/office floor area to 1,039,200 square feet. Additionally, the Specific Plan Amendment reconfigured the boundaries and circulation layout for the existing Planning Areas 1 through 21B, re-designated certain Specific Plan land use designations to be consistent with The Ontario Plan's Policy Plan (General Plan) Land Use Plan, and revised and updated housing product types and development standards and guidelines to allow for greater flexibility in the Specific Plan area.

On February 28, 2017, two A-Maps were approved by the Planning Commission to establish Planning Area 8A of the Rich-Haven Specific Plan. The A-Maps will facilitate the construction of the backbone streets and primary access points into the site from Ontario Ranch Road and Mill Creek Avenue and were approved in conjunction with the related Development Agreement (File No. PDA16-003), which also addresses the density requirement described in the paragraph above. File No. PMTT16-010 (PM 19725) contains the subject Project site and the area to the north, which extends to Ontario Ranch Road. File No. PMTT16-011 (PM 19741) contains the parcels to the northeast of the Project site and directly east of PM 19725, which extend north to Ontario Ranch Road and east to Hamner Avenue.

On March 23, 2021, the Planning Commission approved the related Tentative Tract Map File No. PMTT19-006 (TT20265) to subdivide 21.10 gross acres of the southerly portion of PM 19725 into 111 numbered lots and 36 lettered lots to facilitate the future development of residential units and associated recreation facilities and revisions to the Development Agreement for consistency with these changes to the site.

On December 17, 2020, the Applicant submitted a Development Plan application to construct the project, including 87 single-family dwelling units and 137 multiple-family dwelling units, along with associated recreation and landscape areas.

(b) Site Design/Building Layout — The Project site is divided into two main land uses, with single-family cluster courts occupying the western portion of the site, and multiple-family row-town units occupying the eastern portion of the site (see Exhibit B—Site Plan, attached). A linear park is situated near the southern portion of the Project site and will provide access to recreational facilities for all future residents. Additionally, a Southern California Edison (“SCE”) easement is located along the westerly portion of the site, which will provide for an enhanced landscaped neighborhood edge and walking area. Substantial landscape areas will also be provided along the northern-most public street.

(c) Site Access/Circulation — The Project site will be accessible from future public streets, including Mill Creek Avenue on the west and Clifton Avenue on the east, as well as a future public street (“A Street”) along the northern portion of the Project site. Internal to the Project, private streets will be constructed near the southerly portion of the Project site and down the middle of the site. Private alleys and drives will connect to the public and private streets to serve their respective residential units.

(d) Parking — The Rich-Haven Specific Plan and Ontario Development Code require two spaces per dwelling, within a garage, to be provided for single-family dwelling units (cluster product) and 2.5 spaces (one space within a garage or carport) per dwelling for multiple-family dwelling units with three or more bedrooms, plus guest/visitor parking spaces at a rate of 0.25 spaces per dwelling for the portion of units less than 50; 0.20 spaces per dwelling for the portion of dwelling units from 50 to 100 dwellings; and, 0.17 spaces for the portion of dwellings greater than 100 dwellings. As demonstrated in Table 1, below, the project is required to provide a total of 546 parking spaces. A total of 935 parking spaces have been provided, resulting in 4.2 spaces per unit.

Table 1: Summary of Parking Analysis

Product	Number of Units	Required Garage Spaces	Garage Spaces Provided	Driveway Spaces Required	Driveway Spaces Provided	On-Street and Guest Parking Required	On-Street and Guest Parking Provided	Total Provided	+/- Parking
Single-Family (Cluster Product)	87	174	174	0	174	0	14	362	+188
Multiple-Family (Row-Town Product)	137	137	274	206	226	29	73	573	+201
								4.2 spaces per unit	

(e) **Architecture** — The applicant has proposed a Farmhouse theme to be utilized for the entire project site (see Exhibit C—Sample Elevations, and Attachment A—Full Elevations Package, attached). Architectural elements incorporated into the project includes:

- A combination of roof pitches and styles, including hipped, gabled, and shed roofs;
- Stucco walls with popped-out panels and decorative elements;
- Wood siding and shutters;
- Front porches;
- Decorative bracing and corbels; and
- Enhancement for side and rear elevations where visible from public rights-of-way.

The cluster product includes four distinct two-story floor plans, each with three variations on the Farmhouse architectural style. All floor plans include a two-car garage and two-car driveway, kitchen, laundry room, and great room, along with four bedrooms and three bathrooms. The row-town product has been proposed with five-plex and six-plex buildings, with two variations on the Farmhouse architectural style and three unique floor plans. While the three floor plans are consistent across all building plans, the building plans include minor modifications to allow for architectural enhancements where required; for example, Building 100B contains an enhanced right elevation, whereas Building 100A does not. All floor plans include a two-car garage, and 113 units include a two-car driveway, along with three bedrooms and 2.5 bathrooms. Unit sizes and additional key features are described in Table 2: Floor Plan Summary, below.

Table 2: Floor Plan Summary

Plan Number	Building Area	Key Features
Cluster Product		
<i>Plan 1</i>	2,049 SF	▪ Four bedrooms, three bathrooms
<i>Plan 2</i>	2,213 SF	▪ Four bedrooms, three bathrooms, one loft
<i>Plan 3</i>	2,208 SF	▪ Four bedrooms, three bathrooms, one bonus room/optional fifth bedroom
<i>Plan 4</i>	2,528 SF	▪ Four bedrooms, three bathrooms, one bonus room/optional fifth bedroom
Row-Town Product		
<i>Plan 1</i>	1,428 SF	▪ Three bedrooms, 2.5 bathrooms, optional loft and optional island
<i>Plan 2</i>	1,570 SF	▪ Three bedrooms, 2.5 bathrooms, optional loft
<i>Plan 3</i>	1,698 SF	▪ Three bedrooms, 2.5 bathrooms, loft/optional fourth bedroom

(f) Landscaping — The Project will include landscaped parkways along the public and private streets, and each single-family home will have a small front landscape area maintained by the Homeowners Association. The multiple-family units will be oriented along landscaped paseos and will include private front porch areas for each unit. Additionally, the project will be required to construct a 38-foot wide neighborhood edge located within a 100-foot wide SCE easement (50 feet of which include the neighborhood edge, parkway, and sidewalk, and the remaining 50 feet includes a portion of Mill Creek Avenue).

The Policy Plan (Policy PR1-6) requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The proposed project is required to provide a 1.58-acre park to meet the minimum Policy Plan private park requirement (see Table 3: Summary of Parkland Requirement, below). Approximately 1.5 acres of the Project site will be dedicated to recreational facilities, including a linear walking path and larger park with recreational facilities for a pool and spa, and picnic/play equipment amenities (see Exhibit D—Conceptual Landscape Plan and Exhibit E—Conceptual Park Plan, attached). The remaining 0.08-acre deficit will be addressed through the Development Agreement process as an in-lieu fee, which will be used for the creation of other parkland facilities throughout the City.

Table 3: Summary of Parkland Requirement

Product Type	Dwelling Occupancy Factor	Number of Units	Total Required	Total Provided	+/- Parkland
Cluster (Single-Family Product)	3.806	87	0.66 ac	1.5 ac	-0.08 ac
Rowtown (Multiple-Family Product)	3.373	137	0.92 ac		

(g) Signage — All future signage at the project site will be reviewed and approved through the Sign Plan Application process and will meet all standards as set forth in the Ontario Development Code and the Rich-Haven Specific Plan.

(h) Utilities (drainage, sewer) — As the first parcel to develop within the related A-Map areas, the Project site will be required to install all major backbone improvements in addition to the internal improvements, as set forth in the related Development Agreement (File No. PDA16-003). The project will be required to undergo a more extensive Preliminary Water Quality Management Plan (“PWQMP”) review as part of the Development Plan process. The PWQMP establishes project compliance with storm water discharge/water quality requirements and 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.

Part II—RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as "CEQA"); and

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

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

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

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

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

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

WHEREAS, on April 19, 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 administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich-Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application introduces no new significant environmental impacts. The City's "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. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

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

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and with approval of the related Specific Plan

Amendment (File No. PSPA19-006) the proposed project will be consistent with the number of dwelling units and density (minimum 14 dwelling units per acre) within Planning Area 8A, as specified in the Available Land Inventory.

SECTION 3: 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, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

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

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Mixed Use (MU-NMC East) and Open Space Non-Recreational (OS-NR) land use districts of the Policy Plan Land Use Map, and the Standalone Residential Overlay zoning district of the Rich-Haven Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Standalone Residential Overlay zoning district of the Rich-Haven Specific Plan, including standards relative to the particular land use proposed (single- and multiple-family dwellings), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

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

currently vacant, and the proposed development will provide additional housing options to the greater Ontario community, as well as recreational facilities for the neighborhood; and

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

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

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

SECTION 7: *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 19th day of April, 2021.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

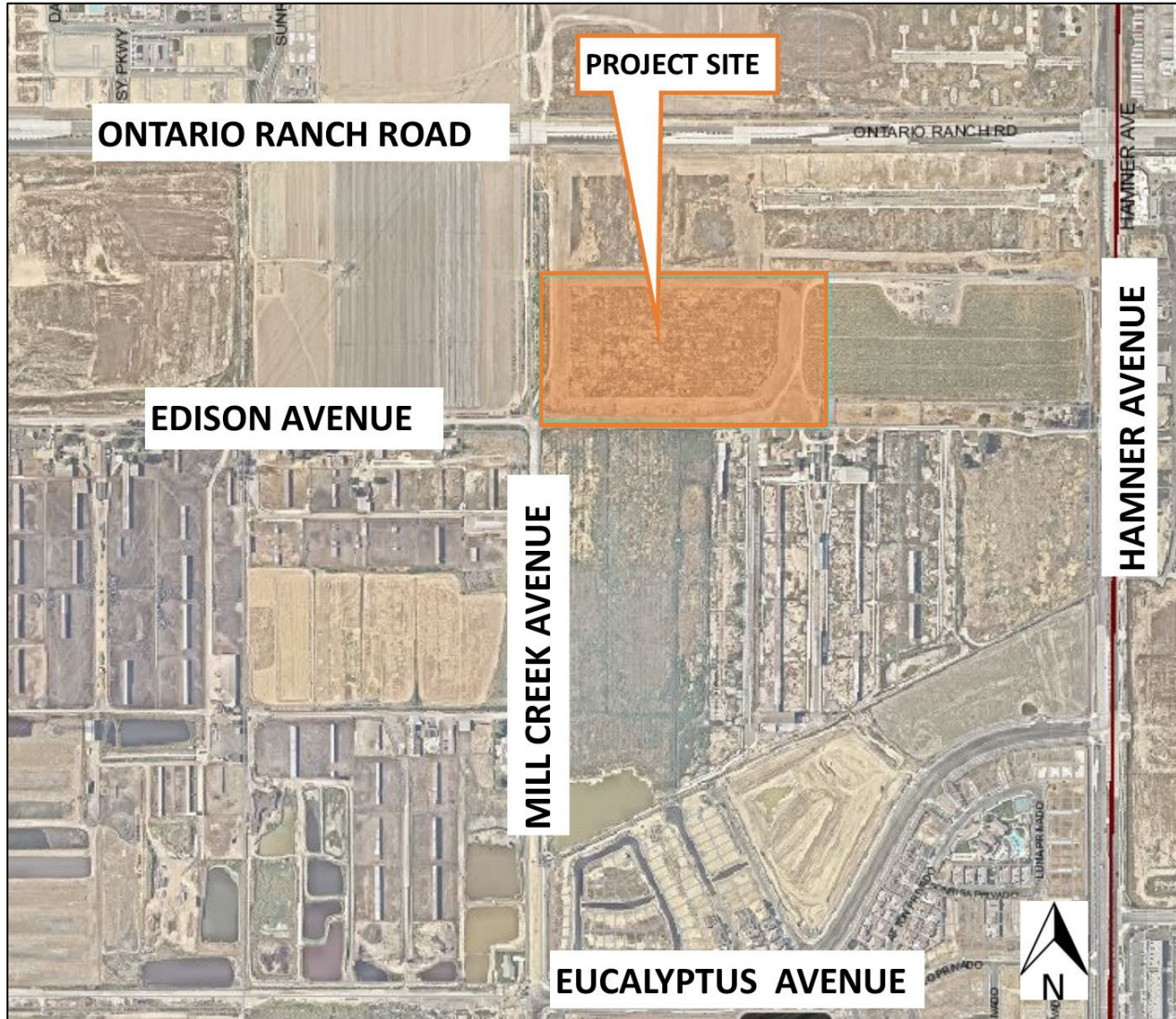
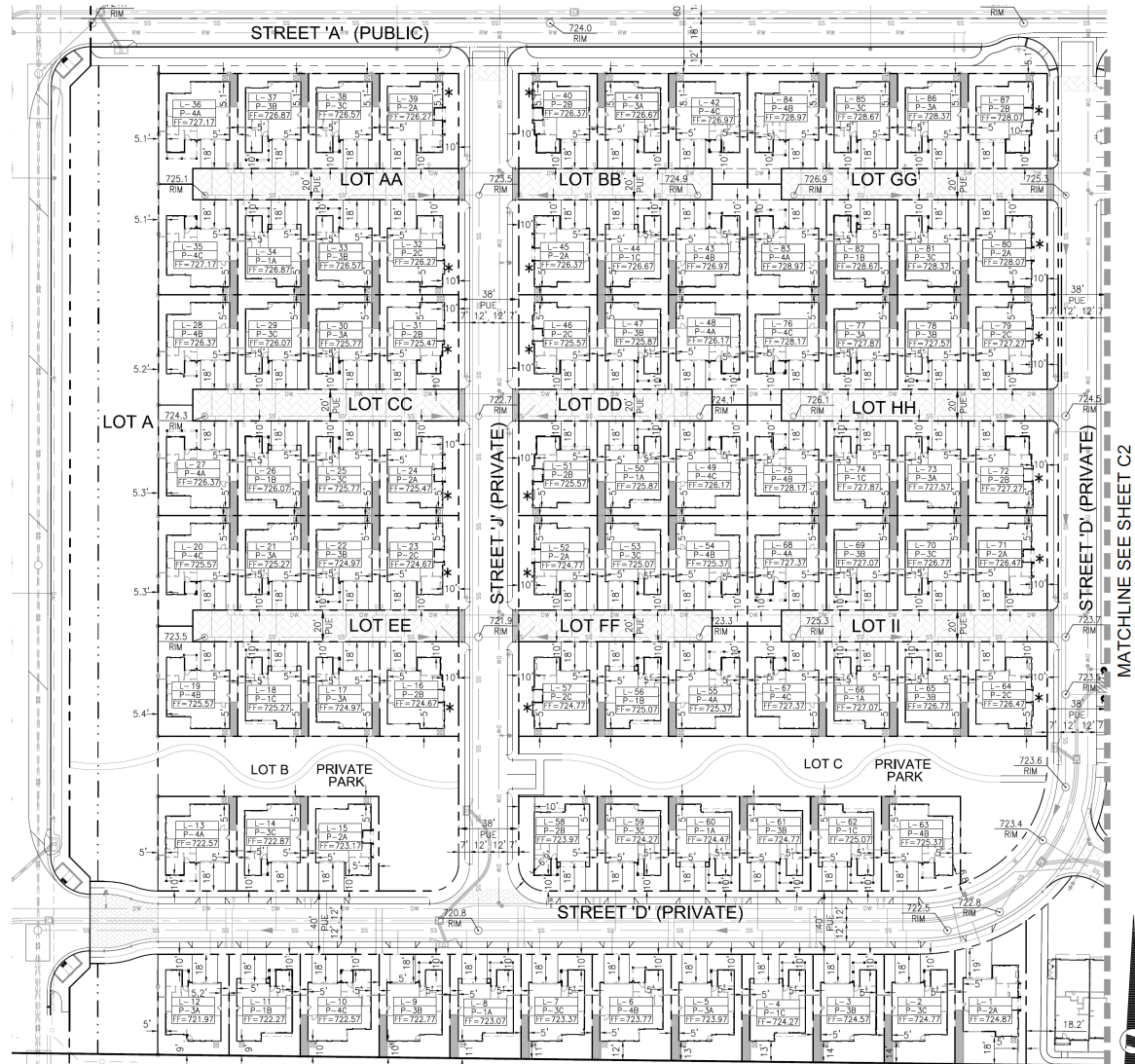
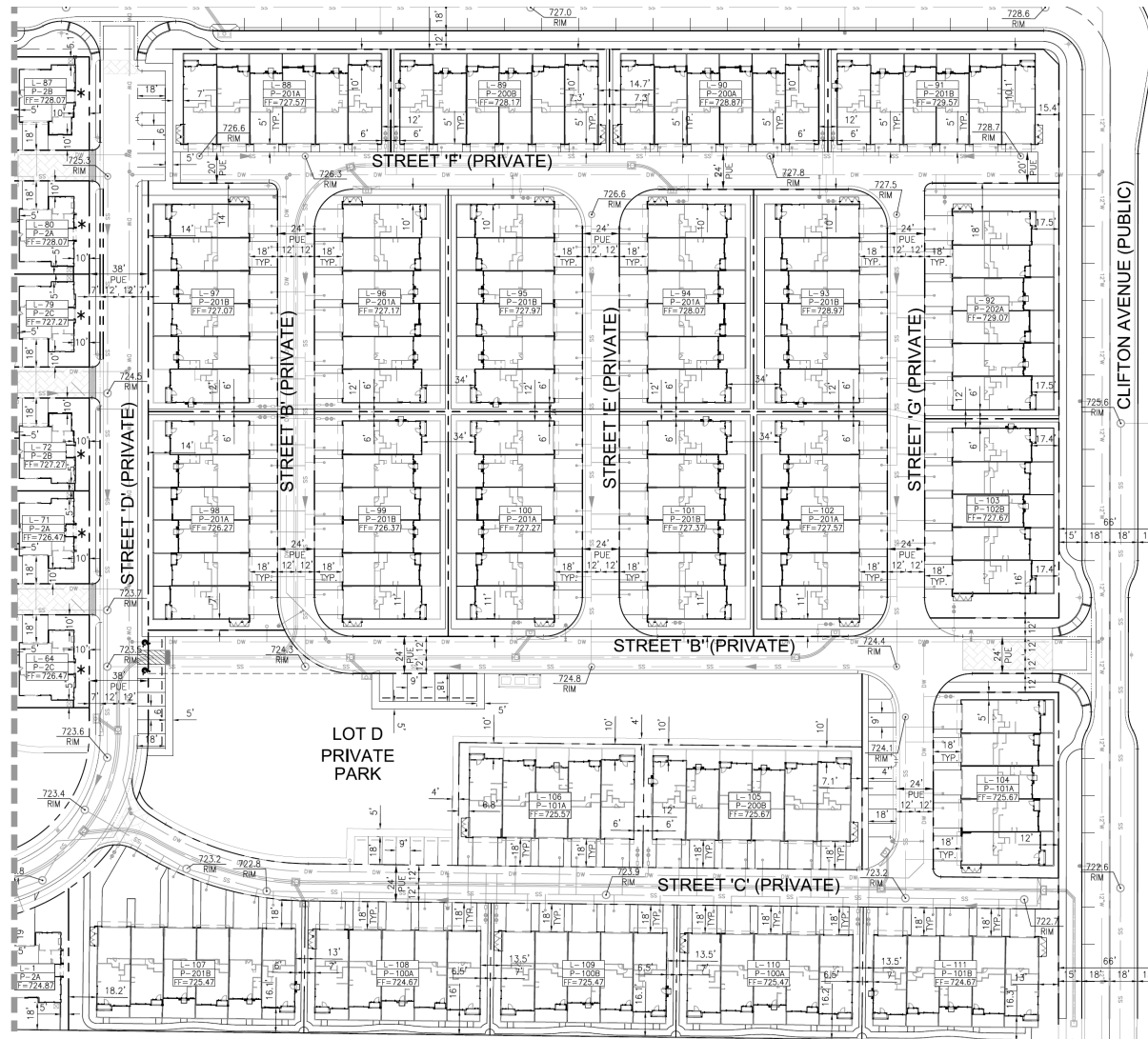


Exhibit B—SITE PLAN



Westerly Portion of the Tract – Cluster Product

Exhibit B—SITE PLAN CONTINUED



Easterly Portion of the Tract – Row-Town Product

Exhibit B—SITE PLAN CONTINUED – TYPICAL PRODUCT LAYOUTS

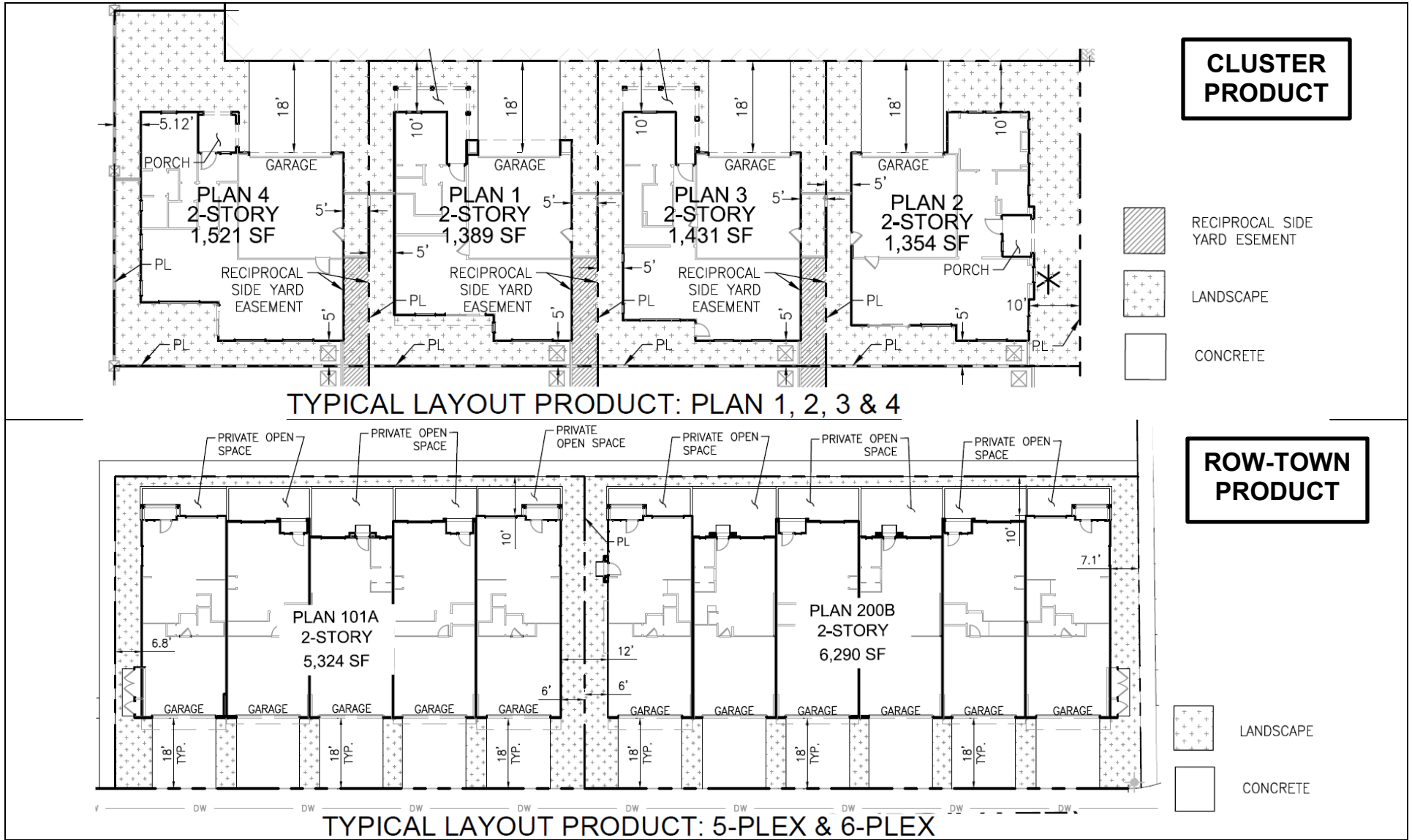


Exhibit C—SAMPLE ELEVATIONS (See Attachment A – Full Elevations Package for Additional)



FARMHOUSE VARIATION 1



FARMHOUSE VARIATION 2



FARMHOUSE VARIATION 3

Cluster Product

Exhibit C—SAMPLE ELEVATIONS CONTINUED (See Attachment A – Full Elevations Package for Additional)



PLAN 3AR

PLAN 2A

PLAN 1A

PLAN 2A

PLAN 1A

PLAN 3A

Row-Town Product – California Ranch



PLAN 3AR

PLAN 2A

PLAN 1B

PLAN 2A

PLAN 1B

PLAN 3A

Row-Town Product – Farmhouse

Exhibit C—SAMPLE ELEVATIONS CONTINUED (See Attachment A – Full Elevations Package for Additional)



Row-Town Product - Renderings

Exhibit D—CONCEPTUAL LANDSCAPE PLAN

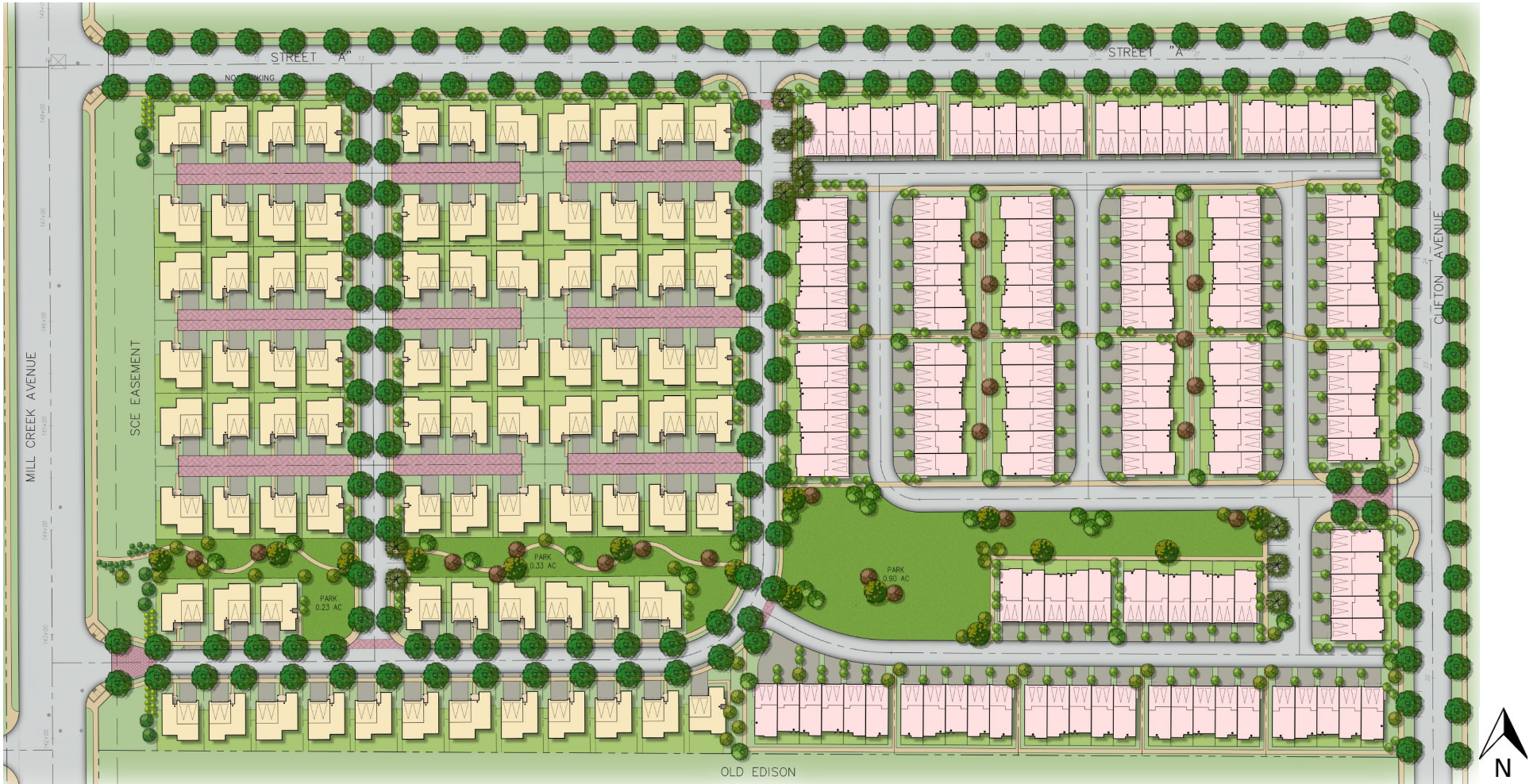
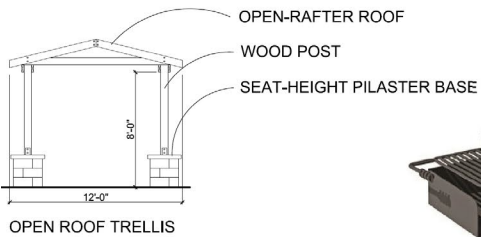
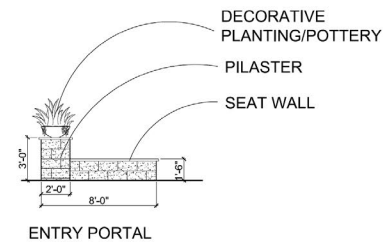
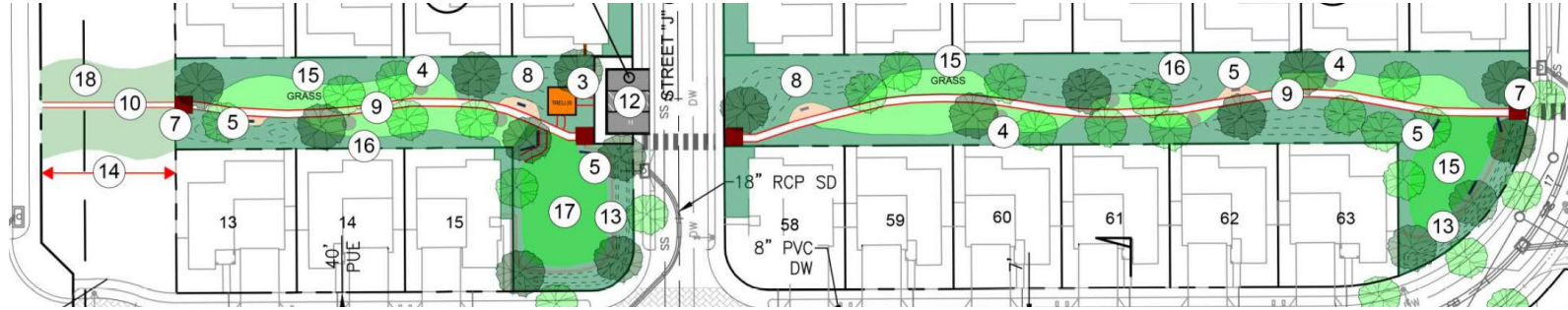


Exhibit E – CONCEPTUAL PARK PLAN



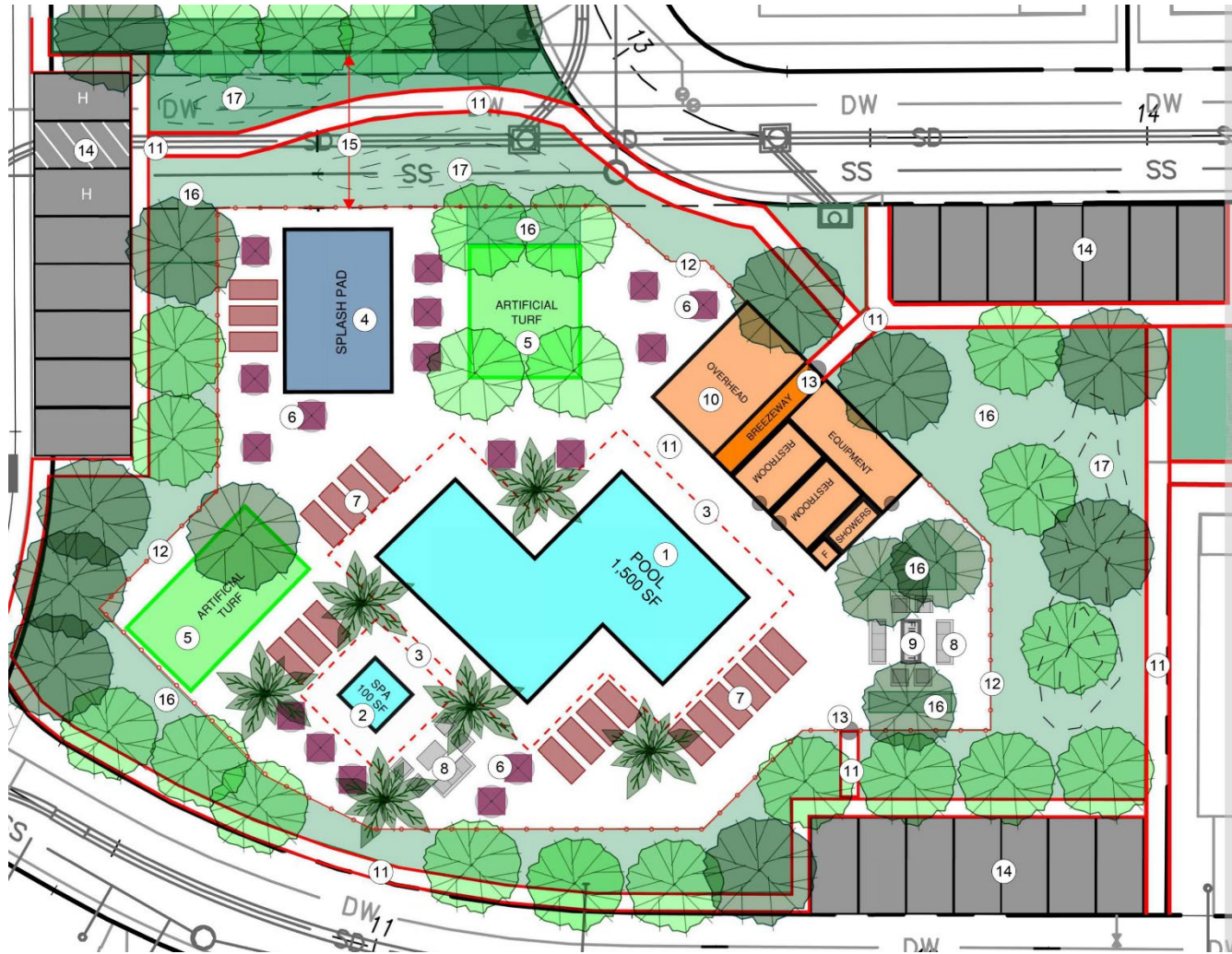
Linear Park

Exhibit E – CONCEPTUAL PARK PLAN (CONTINUED)



Proposed Amenities – Westerly Paseos

Exhibit E—CONCEPTUAL PARK PLAN (CONTINUED)



Main Amenity – Central Park Area

Exhibit E—CONCEPTUAL PARK PLAN (CONTINUED)



UMBRELLA FOR TABLE



TABLE WITH UMBRELLA HOLE



SPLASH PAD: WATER BLOOM (UP-SPRAYS)



SPLASH PAD: FLOWER (DOWN-FALLS)



SPLASH PAD: WATER TUNNEL



SPLASH PAD: EXAMPLE OF WATER SPRAY VOLUME

DECOMPOSED GRANITE - MULCH IN PASSIVE LINEAR PARK
DOG WASTE STATION - POSSIBLE
TRASH RECEPTACLE
BIKE RACK
BOULDERS/SEAT BOULDERS



POOL FENCING AND GATE - AMERISTAR



FIRE TABLE AT LOUNGE SEATING AREA

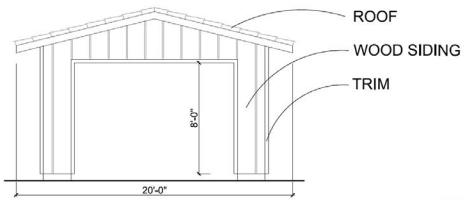
STREET C



BUILT IN GAS BBQ

Main Amenity – Central Park Area and Pool Building Details

Exhibit E—CONCEPTUAL PARK PLAN (CONTINUED)



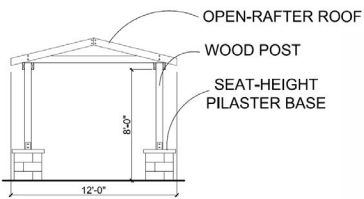
COVERED ROOF TRELLIS
 *MATERIALS AND COLORS TO MATCH POOL BUILDING



TABLE AND BENCH UNDER OVERHEADS



BIKE RACK



OPEN ROOF TRELLIS



TRASH ENCLOSURE

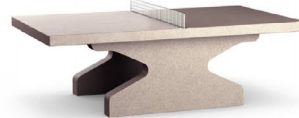


TABLE TENNIS



TOT LOT PLAY EQUIPMENT



Proposed Amenities – Easterly Playground Area

**Attachment A to the Agenda Report -
Full Elevations Package**

(Full Elevations Package to follow this page)



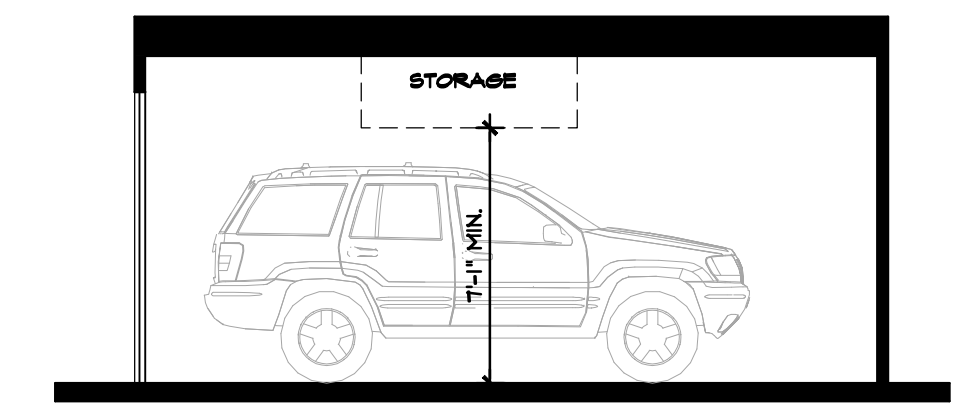
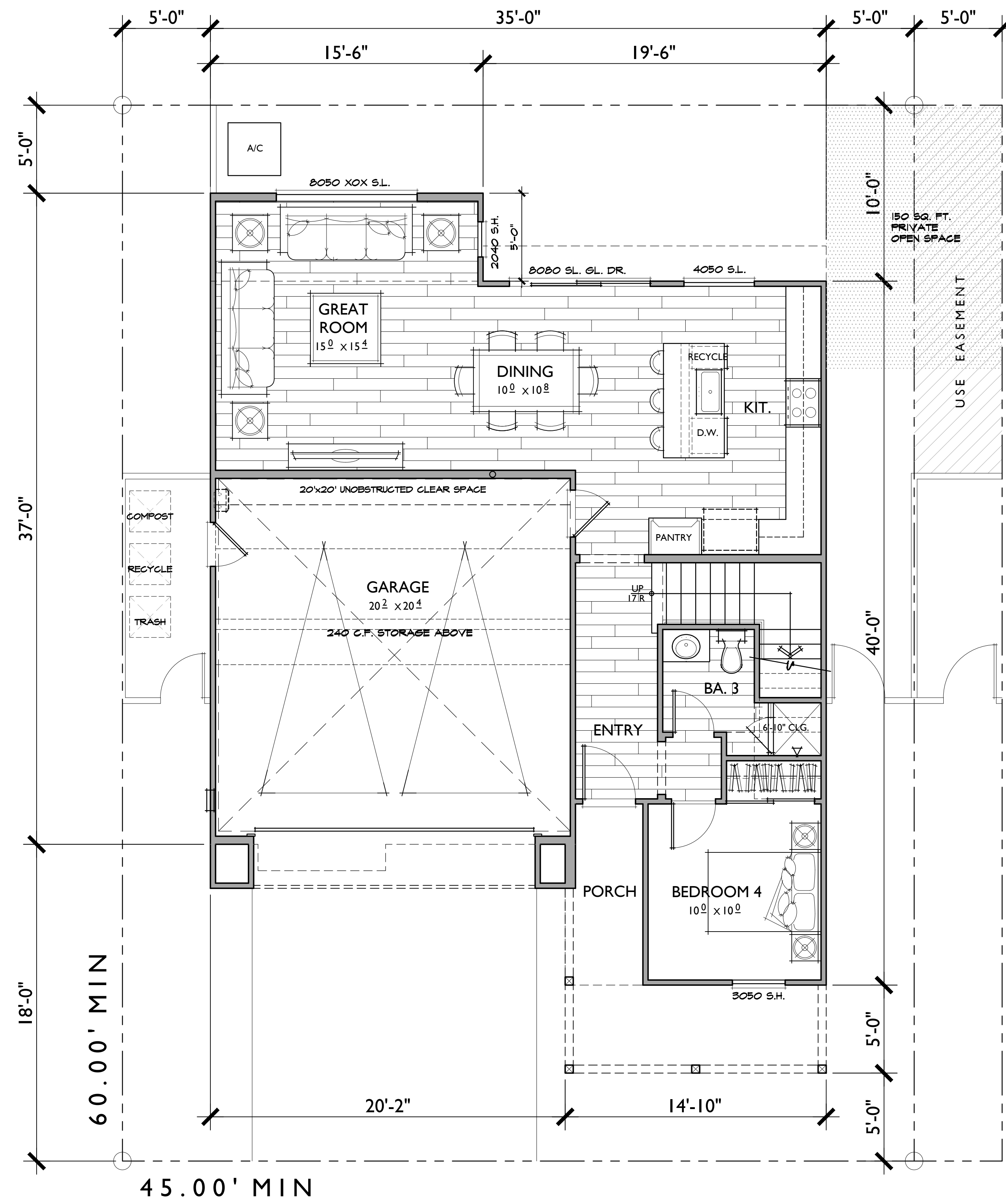
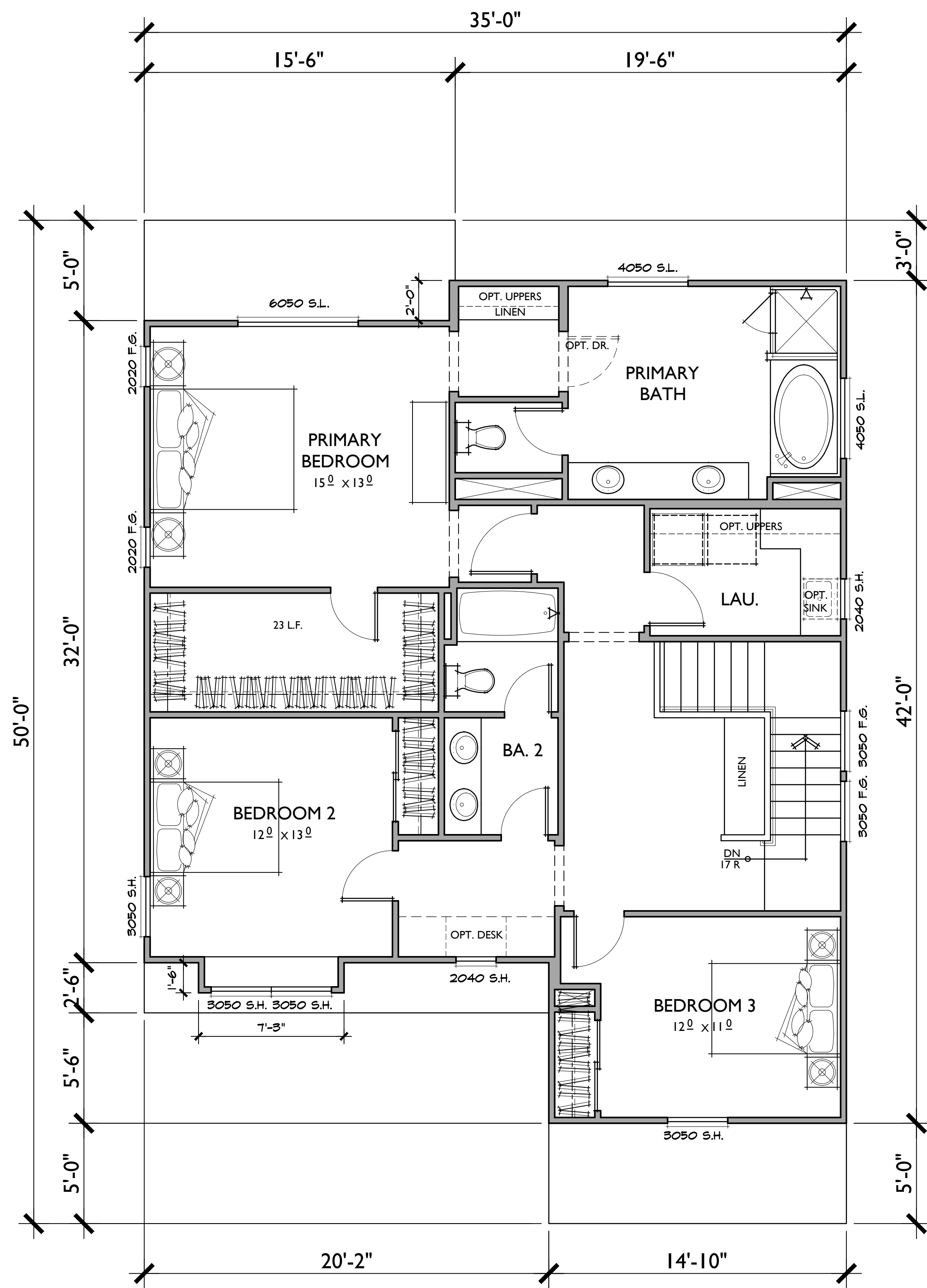
FARMHOUSE VARIATION 1



FARMHOUSE VARIATION 2



FARMHOUSE VARIATION 3



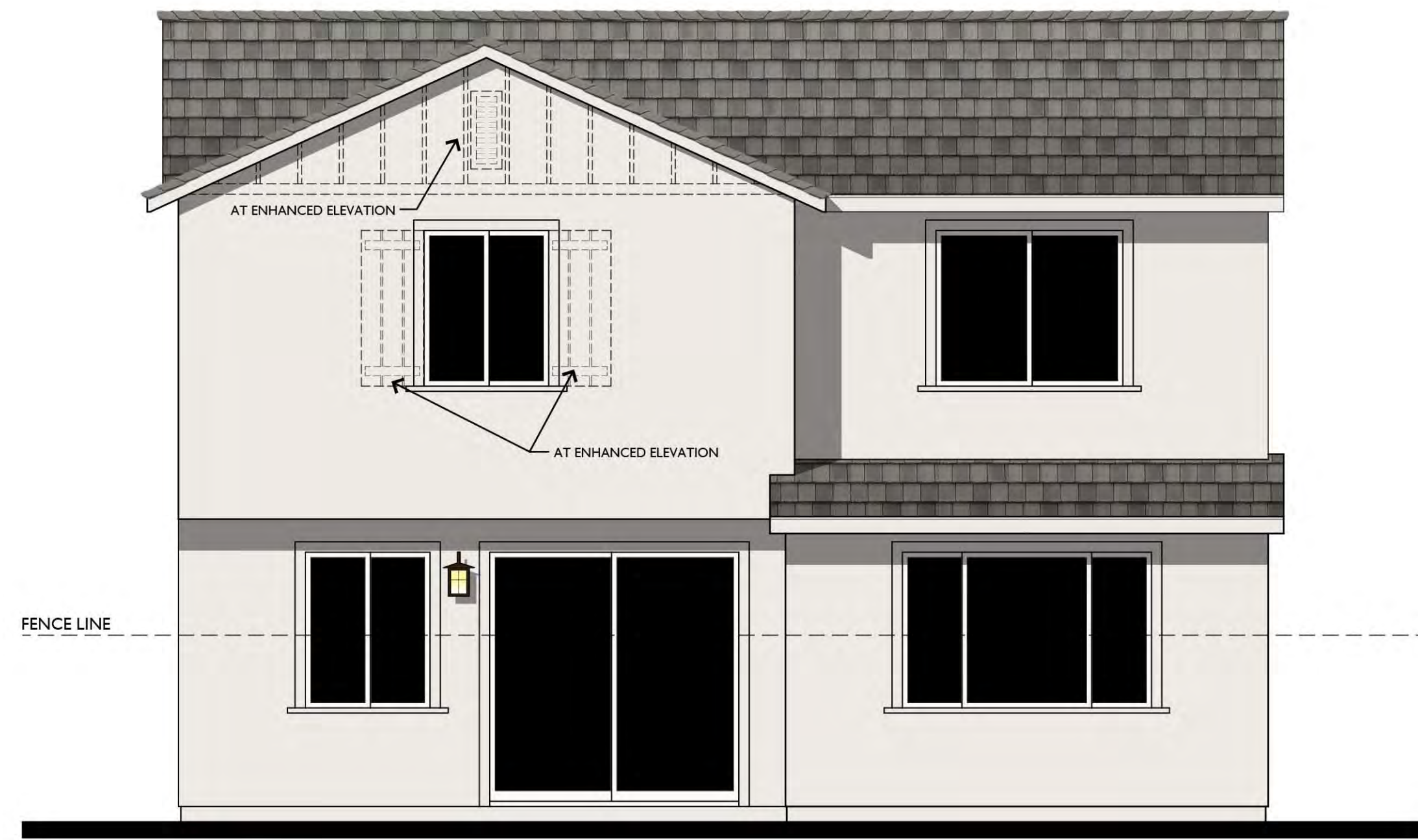
TYPICAL GARAGE SECTION
240 CUBIC FEET OF STORAGE ABOVE CARS
SCALE: 3/16" = 1'-0"

PLAN I
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

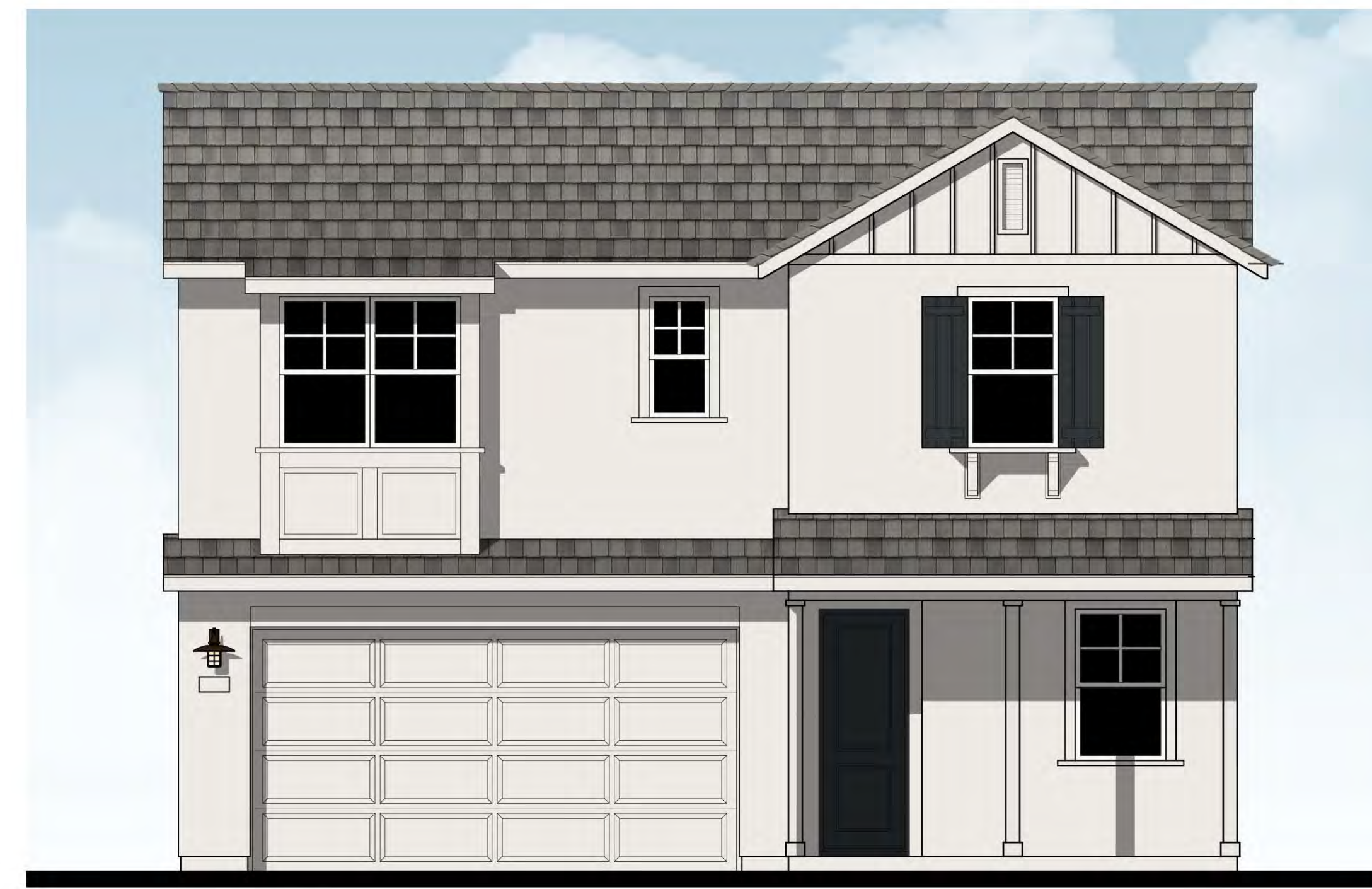
FLOOR AREA TABLE	
1ST FLOOR	846 SQ. FT.
2ND FLOOR	1,207 SQ. FT.
TOTAL LIVING	2,049 SQ. FT.
2 - CAR GARAGE	425 SQ. FT.
PORCH	118 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

04.16.21

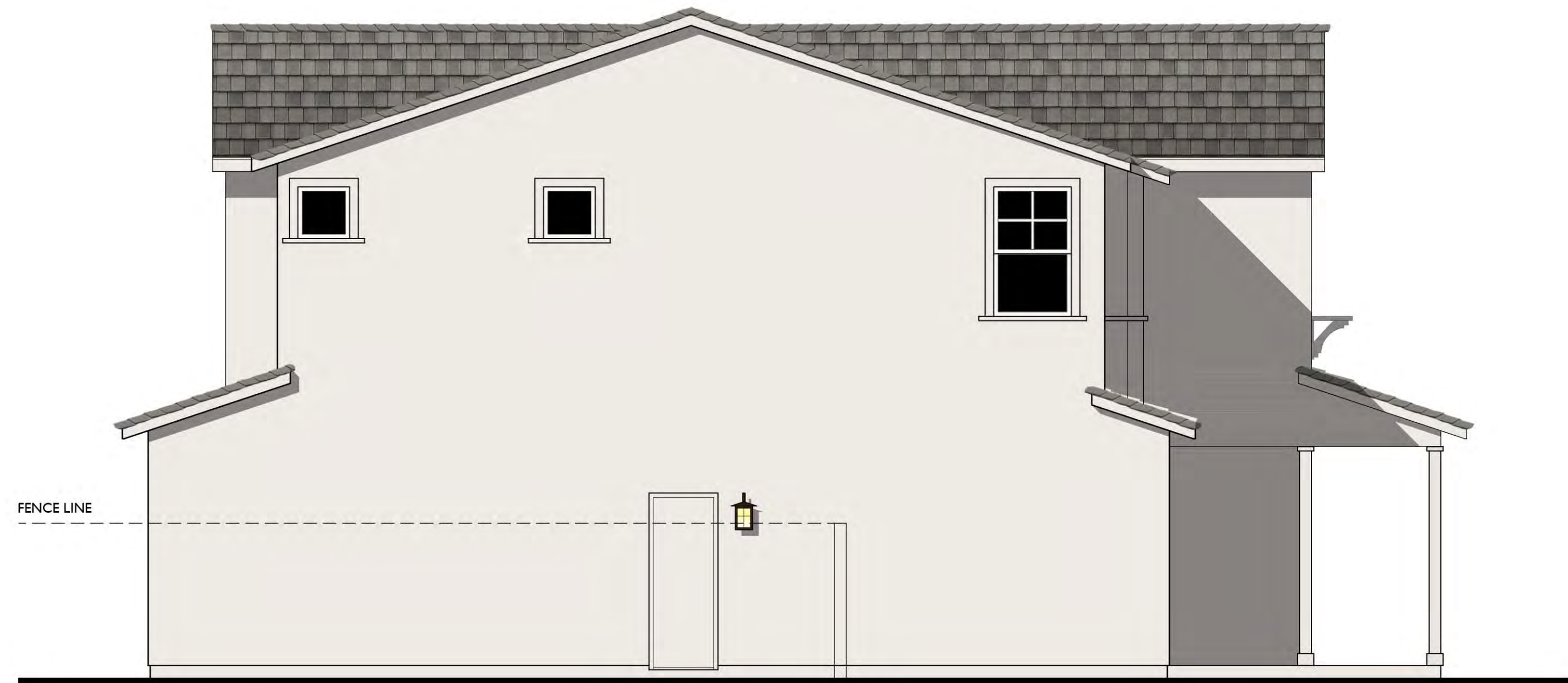


REAR

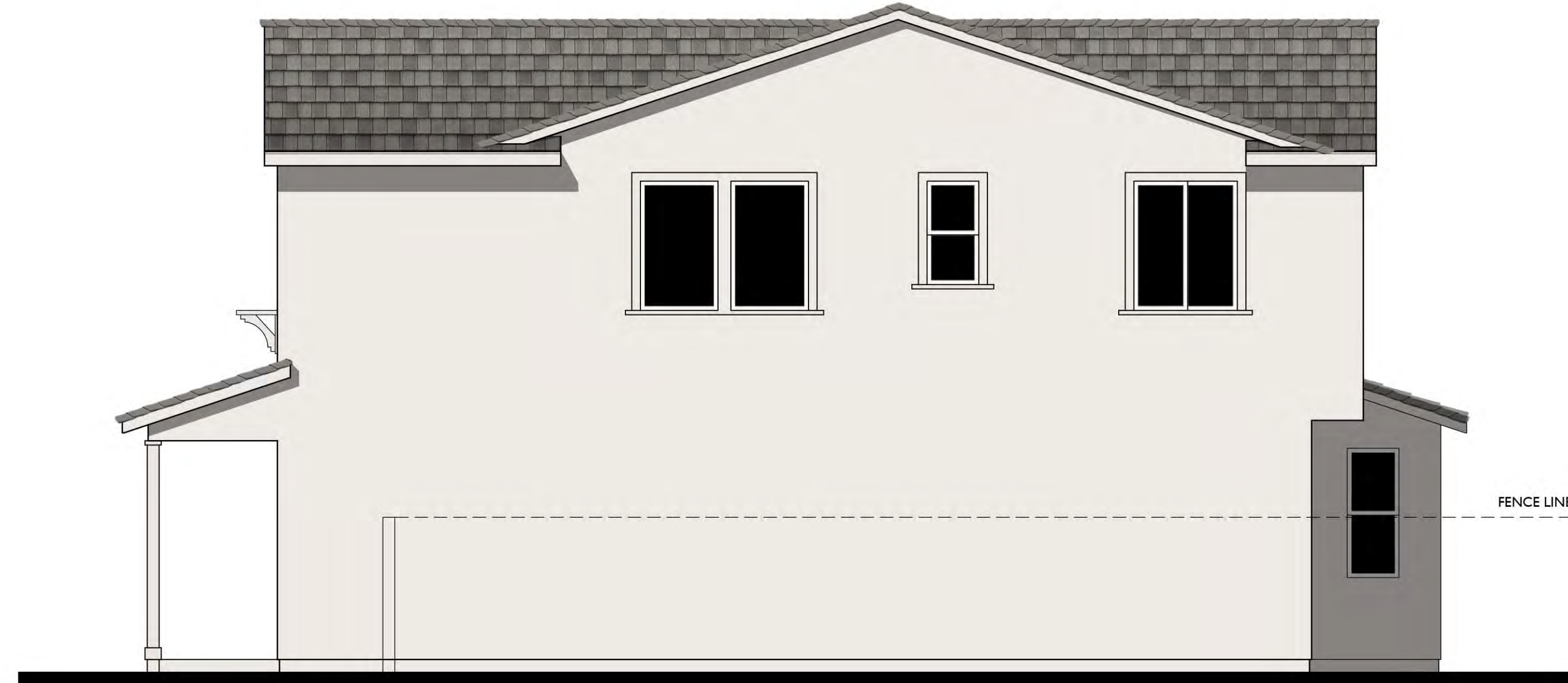


FRONT

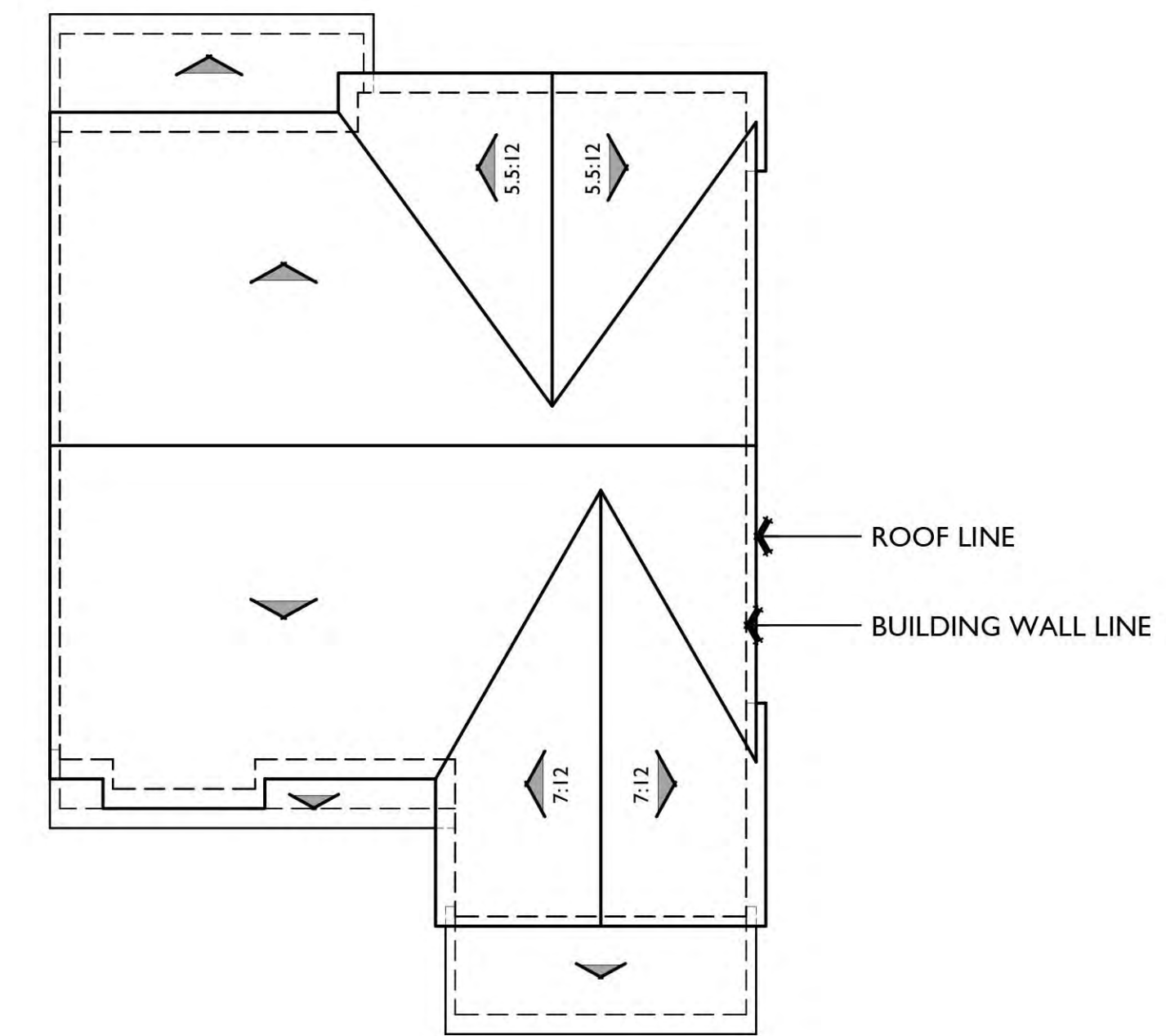
A
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN A
1/8"=1'-0"
PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF

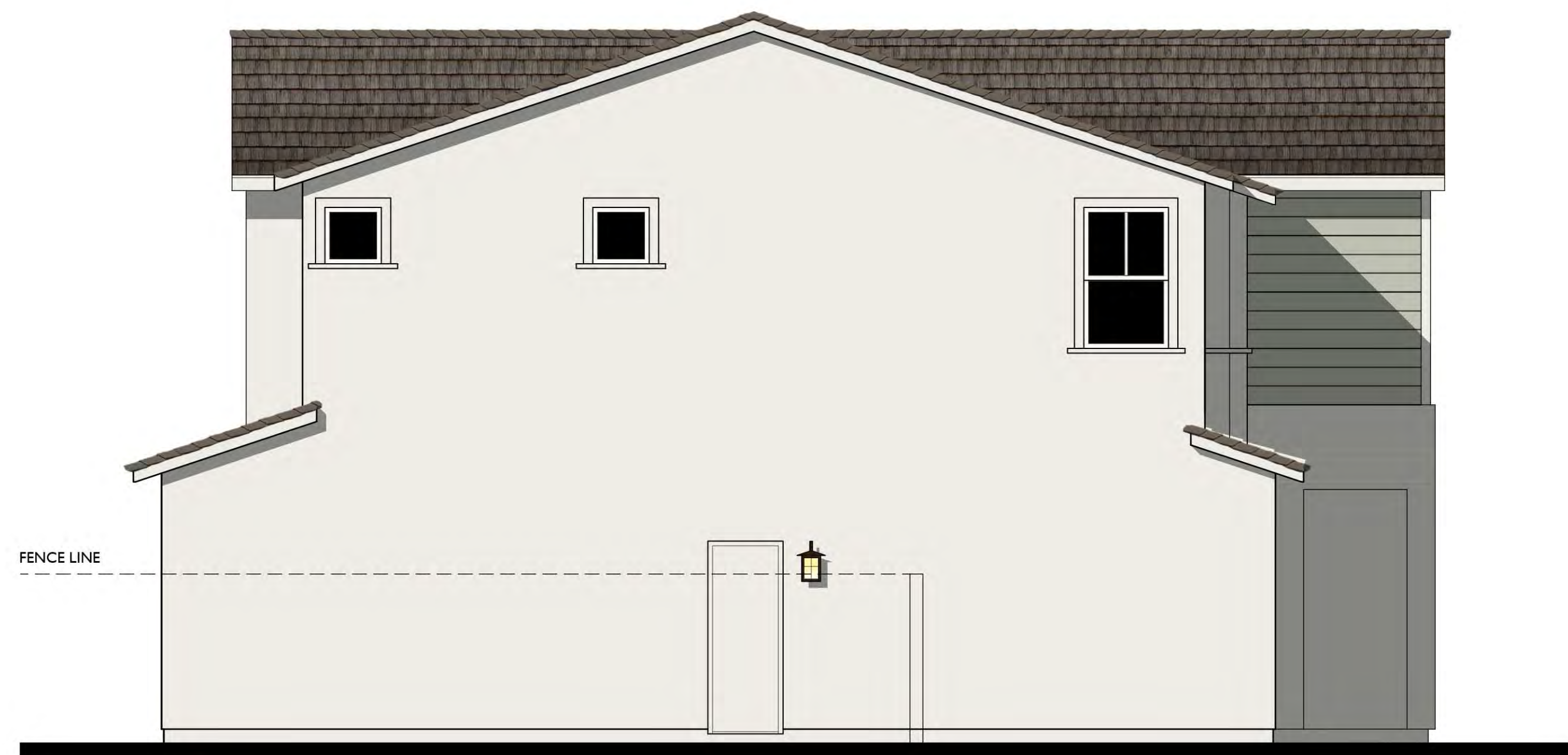


REAR

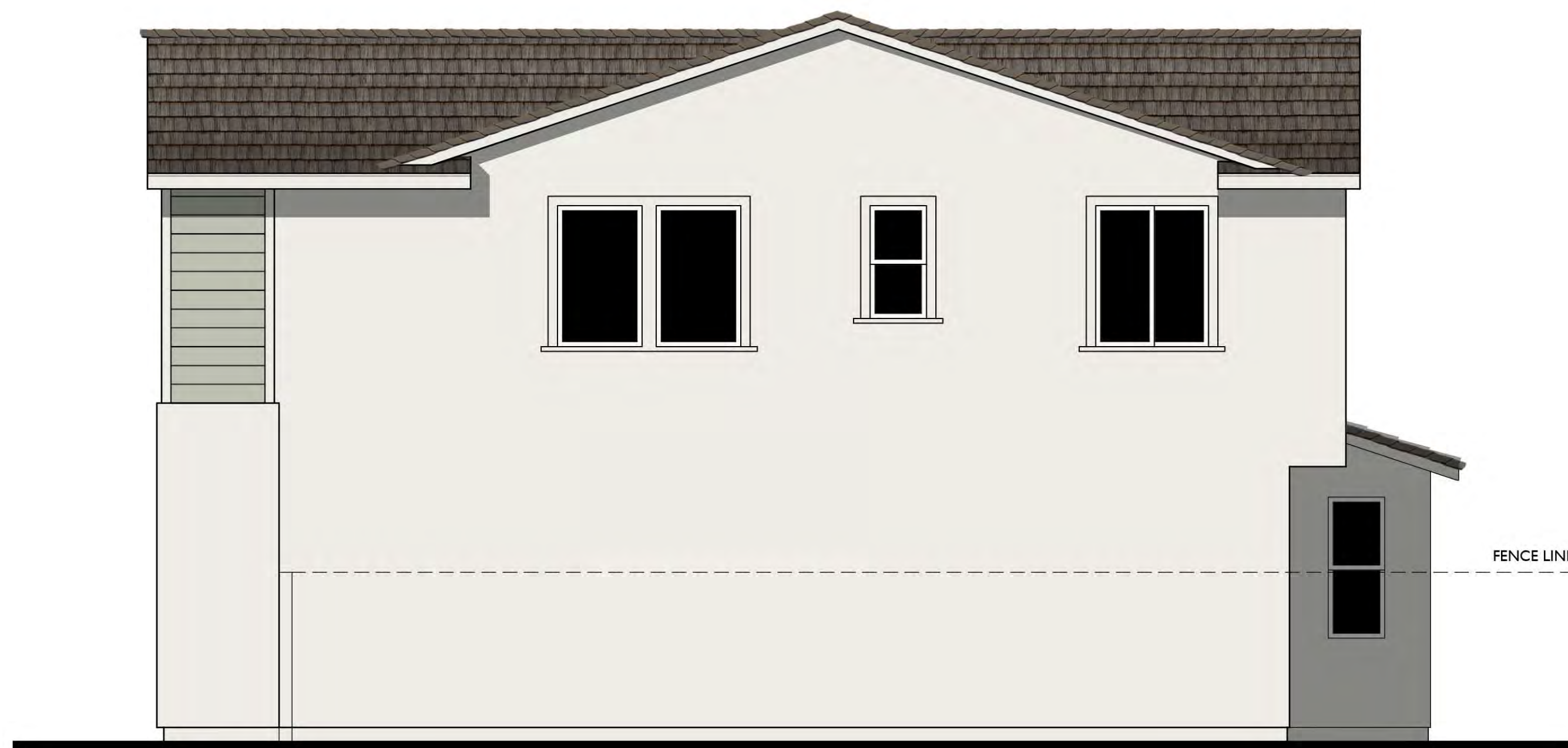


FRONT

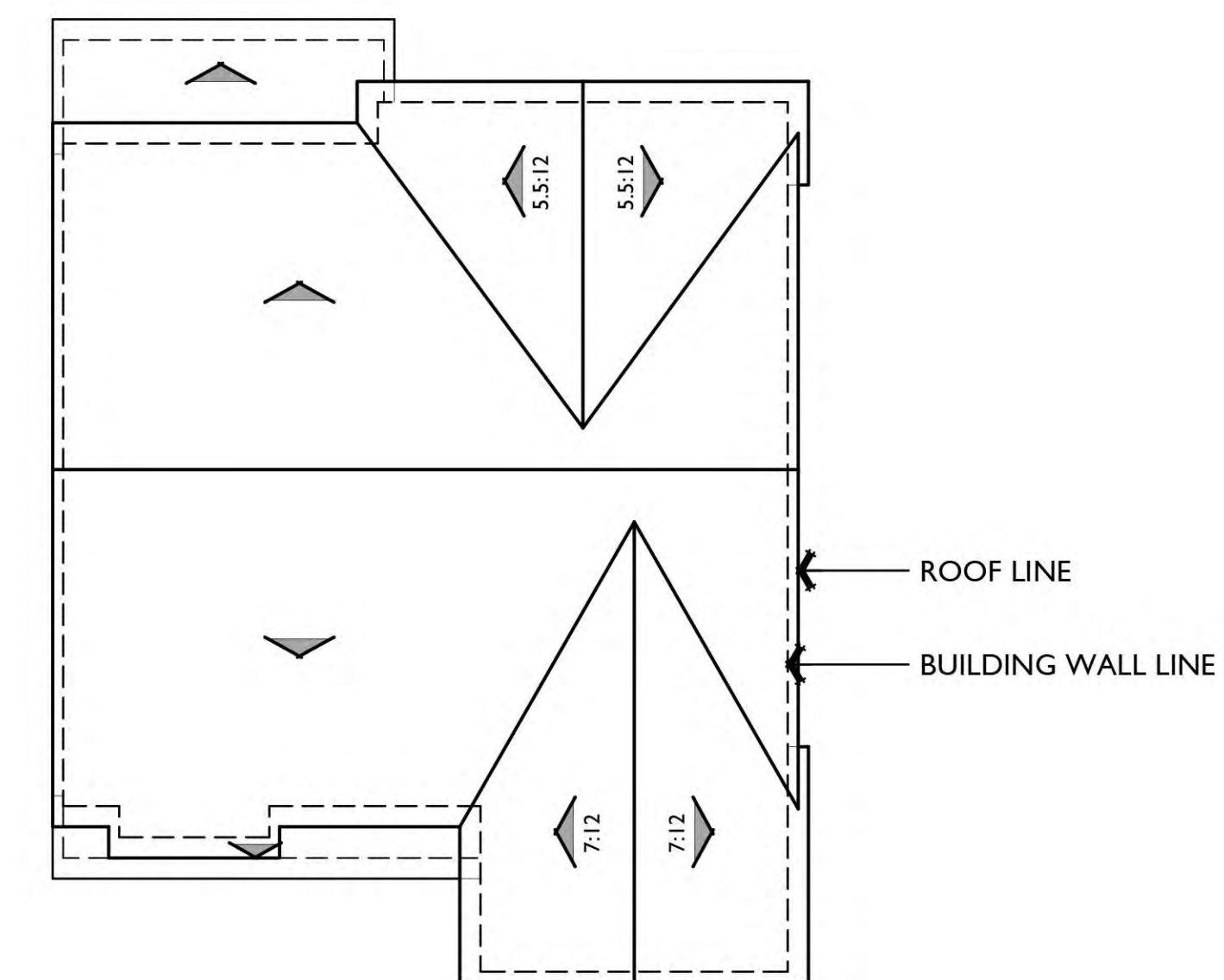
B
1/4"=1'-0"



LEFT



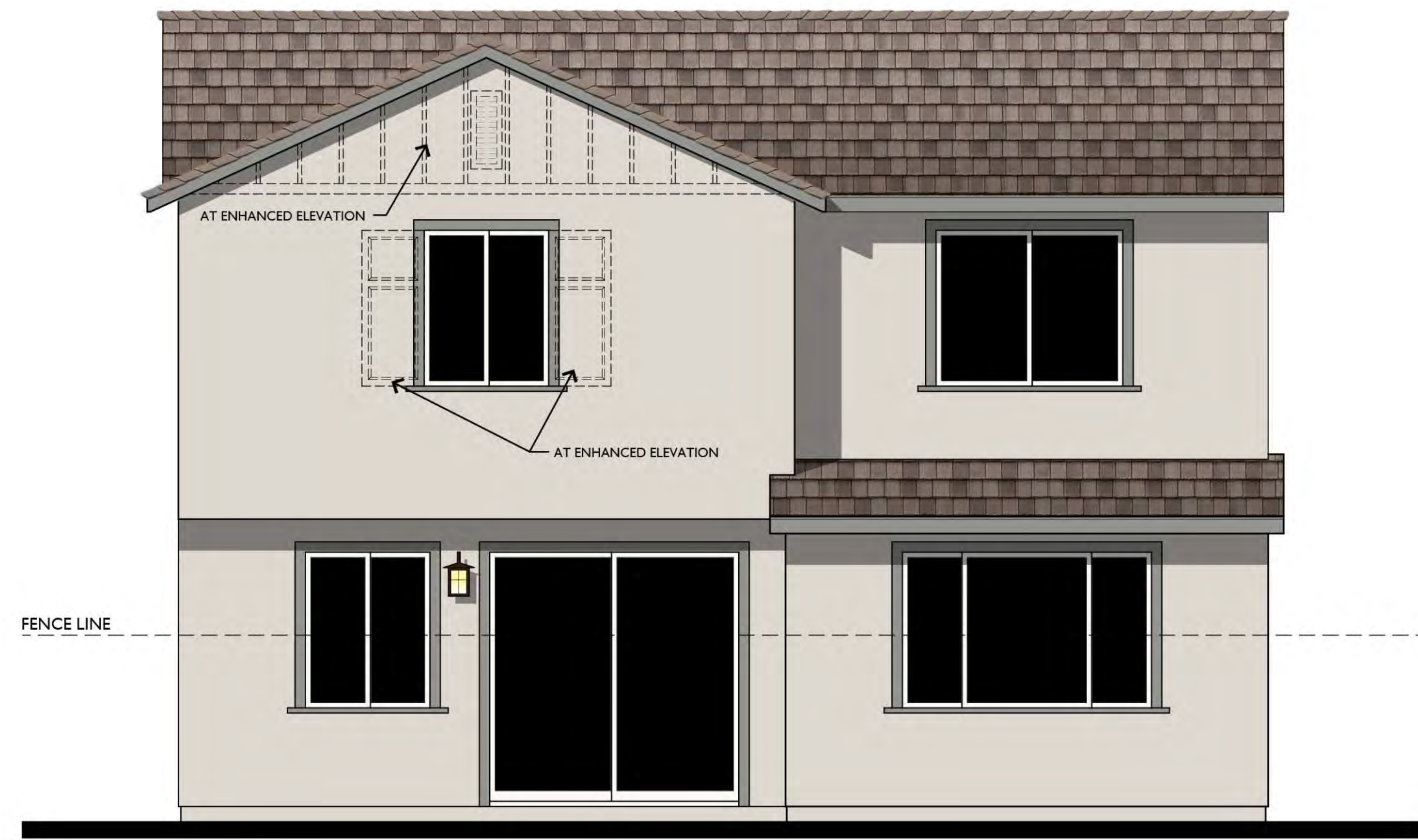
RIGHT



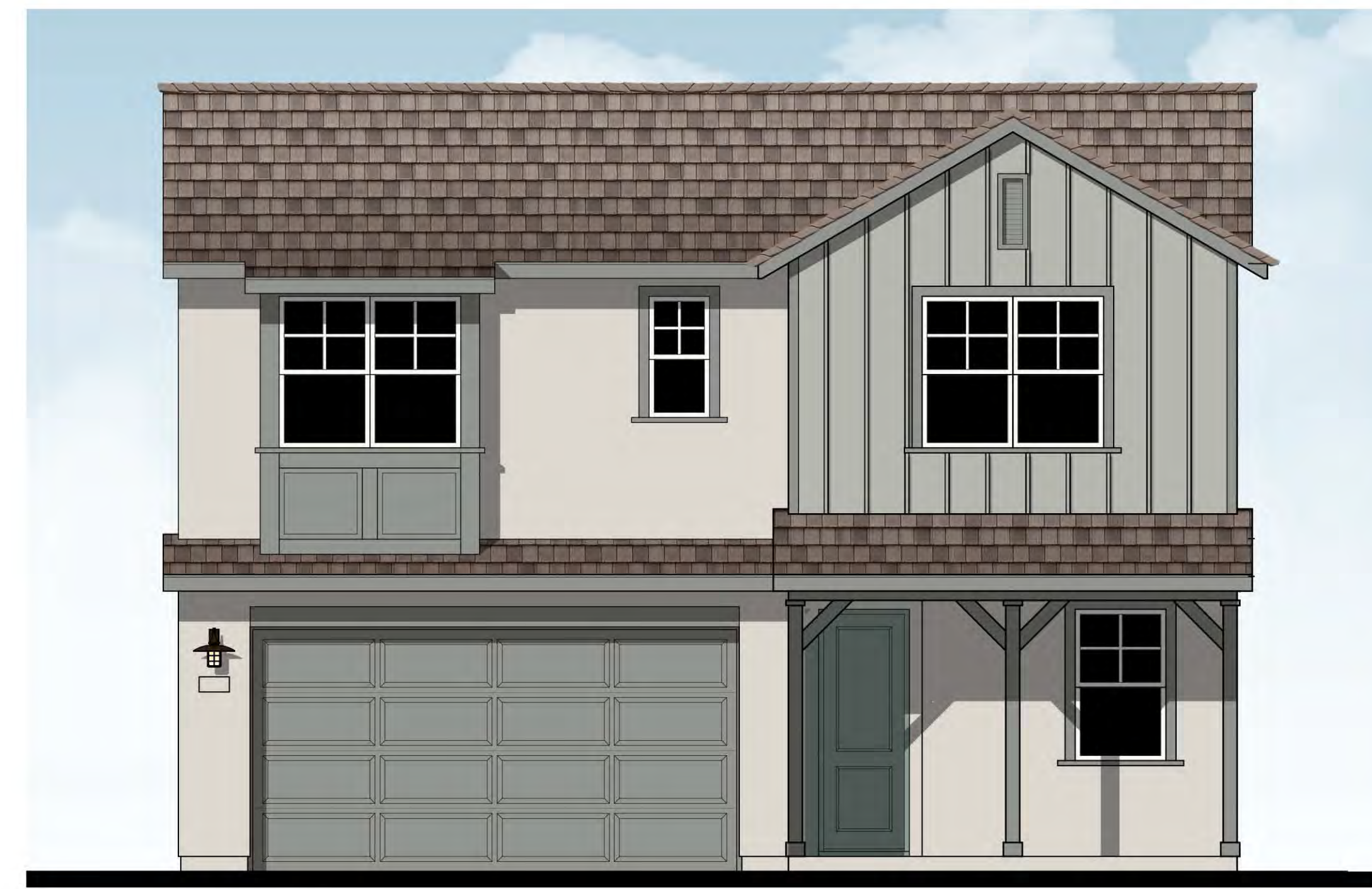
ROOF PLAN B

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF

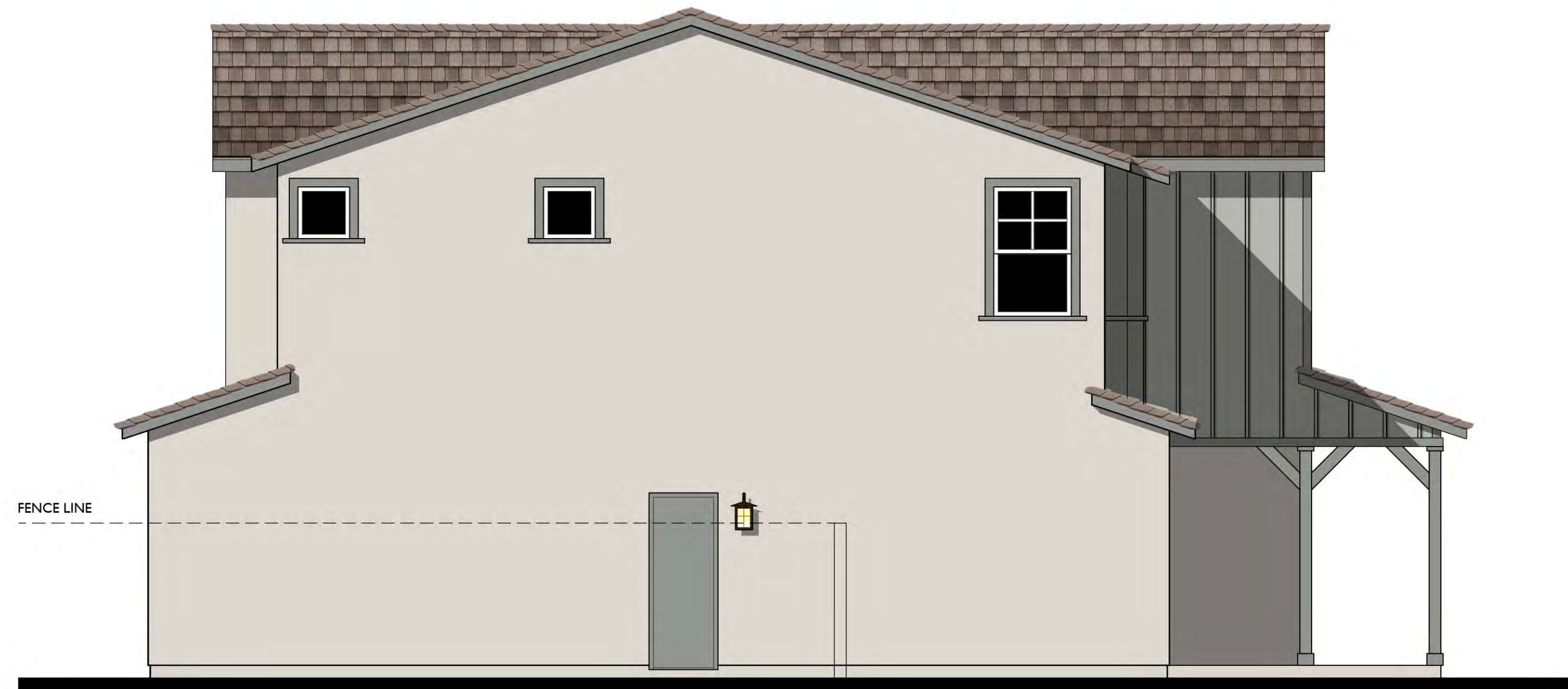


REAR

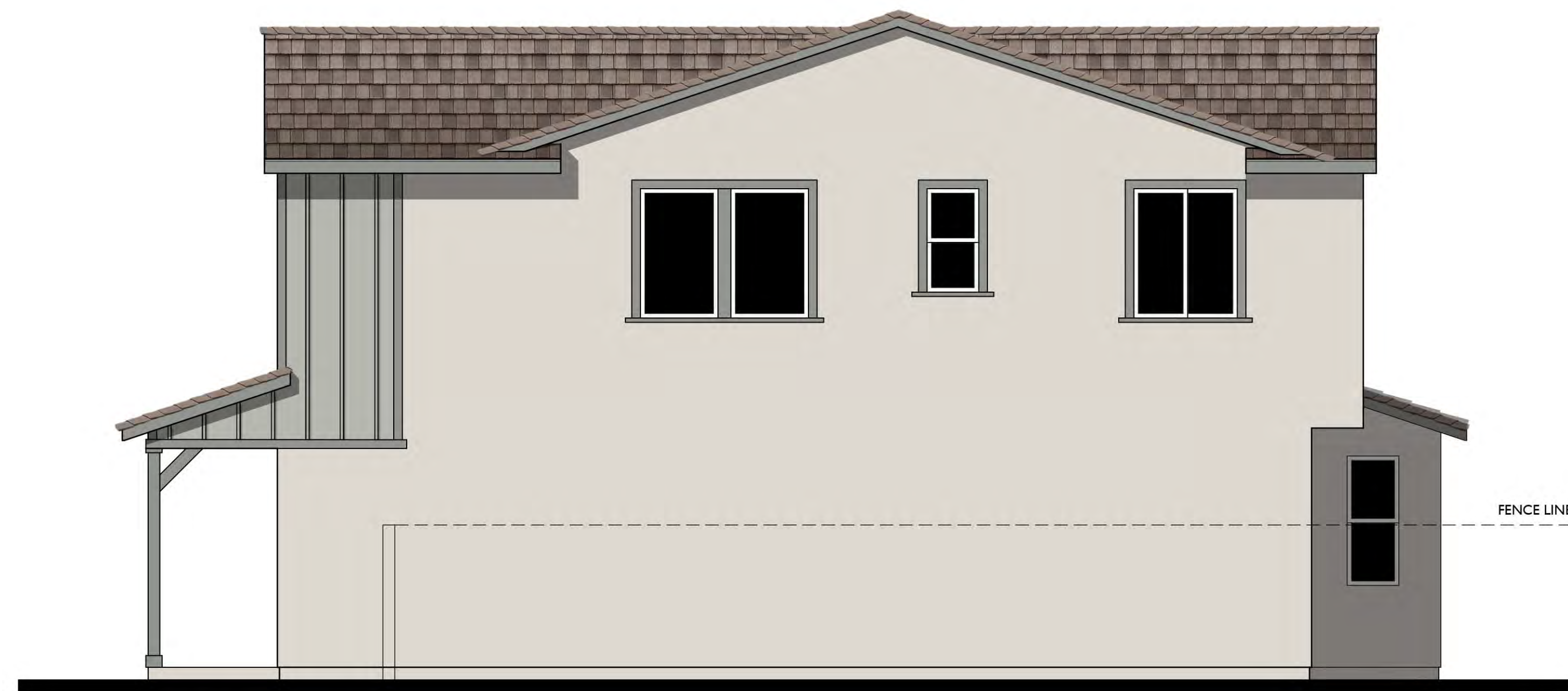


FRONT

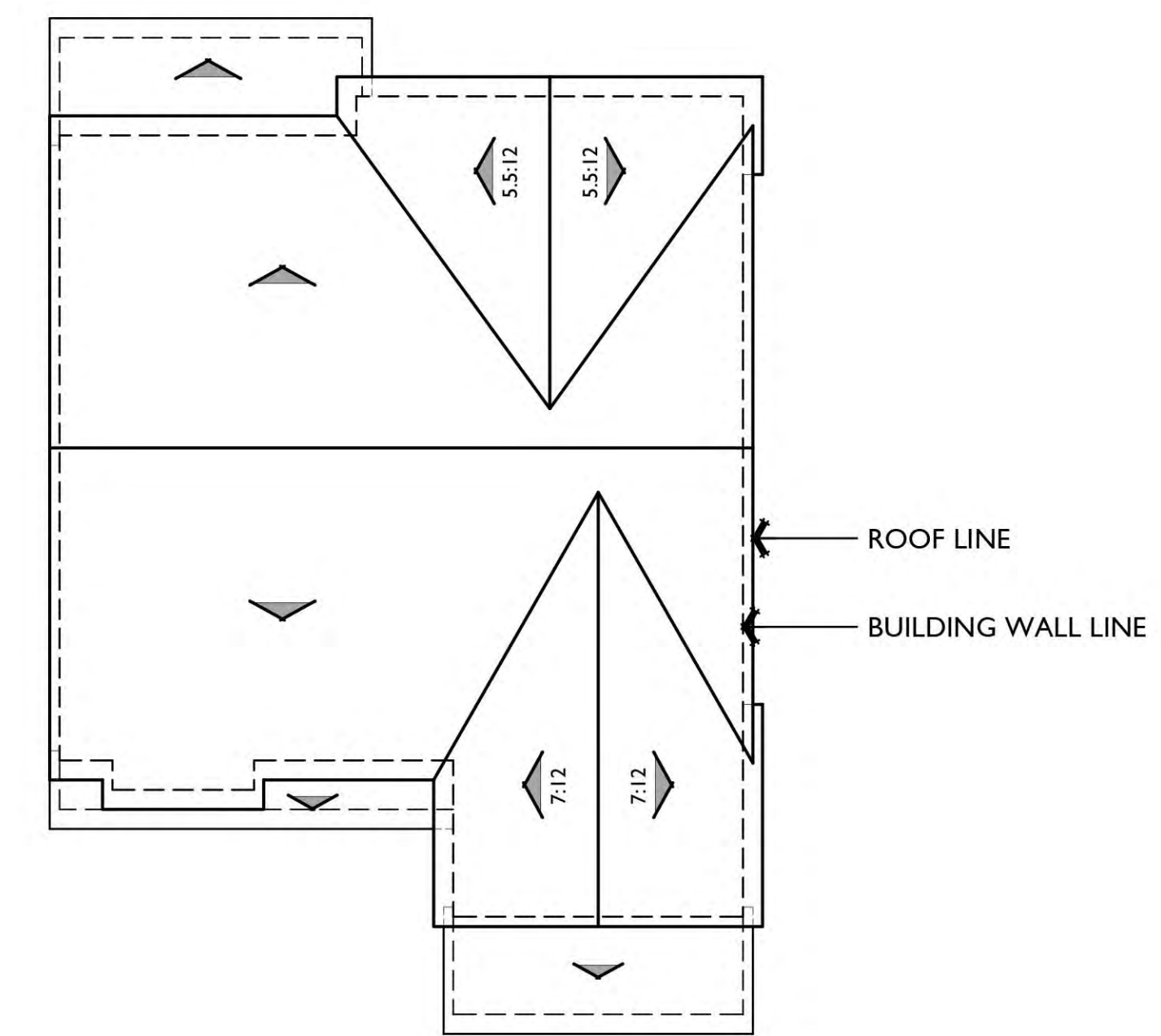
C
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN C
1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF



FARMHOUSE VARIATION 1



FARMHOUSE VARIATION 2



FARMHOUSE VARIATION 3



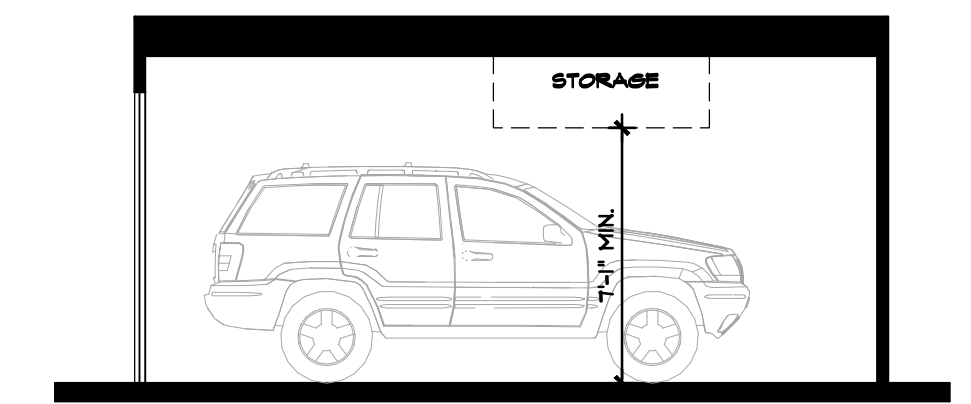
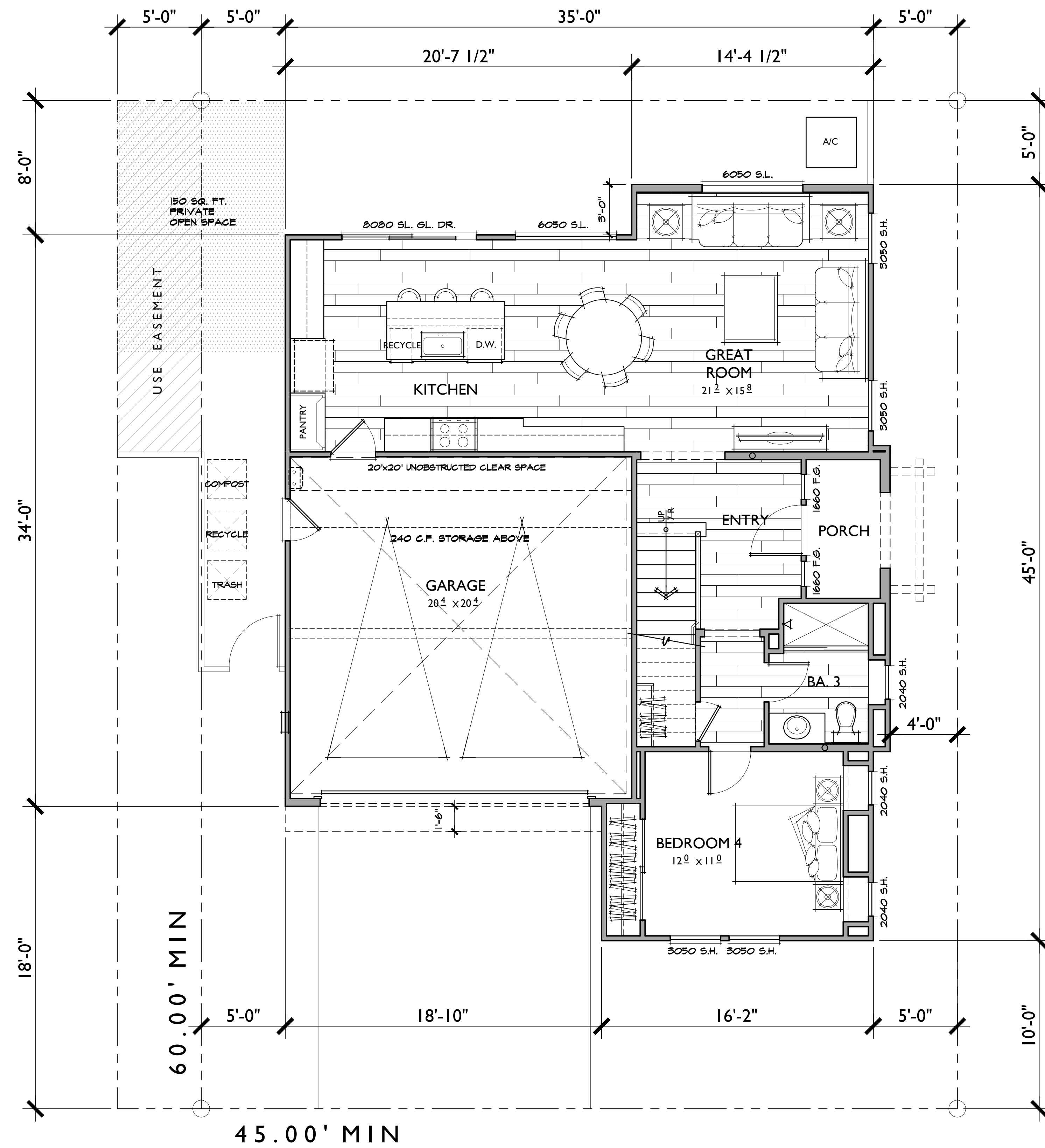
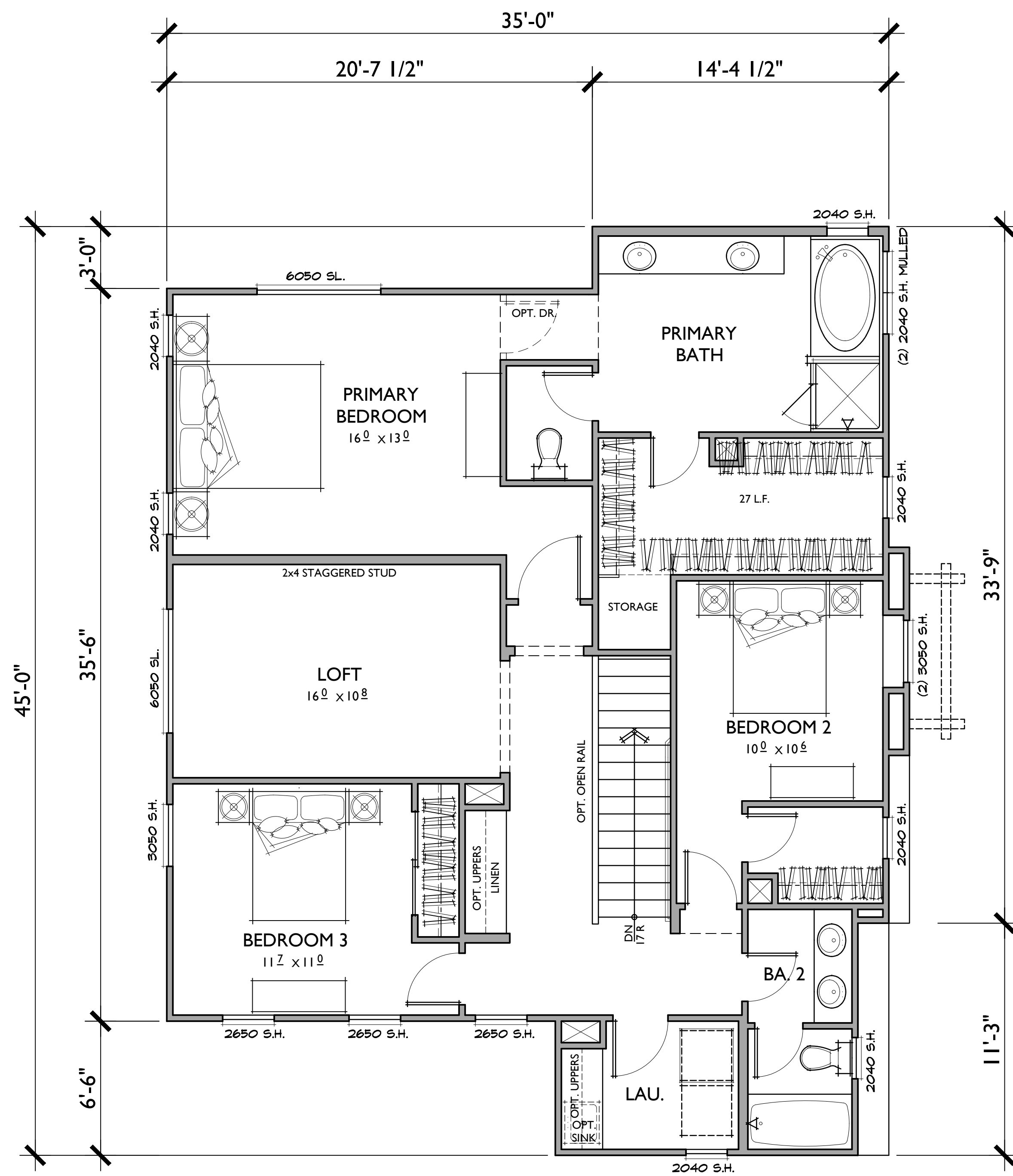
FARMHOUSE VARIATION 1



FARMHOUSE VARIATION 2



FARMHOUSE VARIATION 3



TYPICAL GARAGE SECTION
240 CUBIC FEET OF STORAGE ABOVE CARS
SCALE: 3/16" = 1'-0"

PLAN 2
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	885 SQ. FT.
2ND FLOOR	1,328 SQ. FT.
TOTAL LIVING	2,213 SQ. FT.
2 - CAR GARAGE	428 SQ. FT.
PORCH	41 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

04.16.21

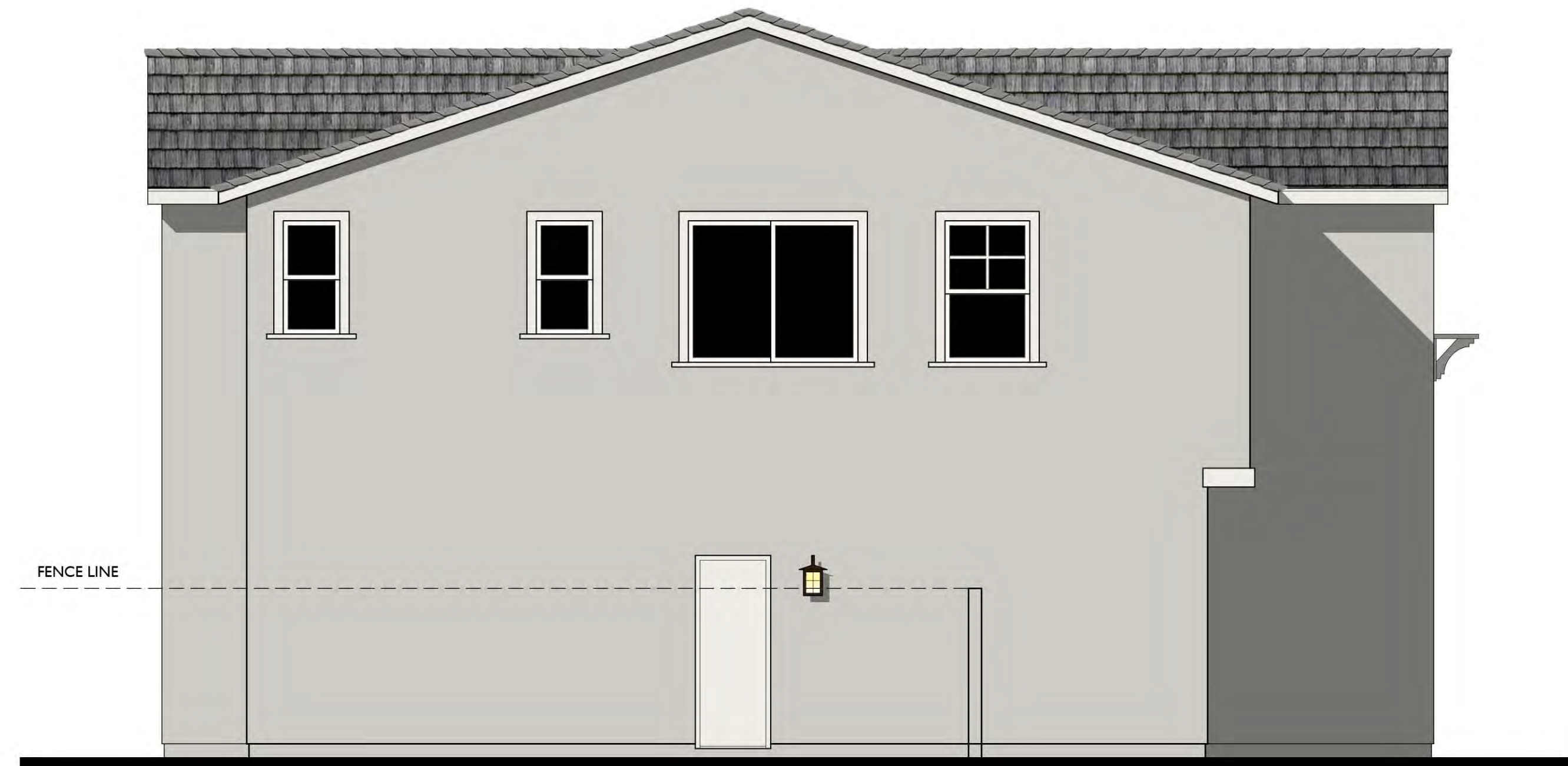


REAR



FRONT

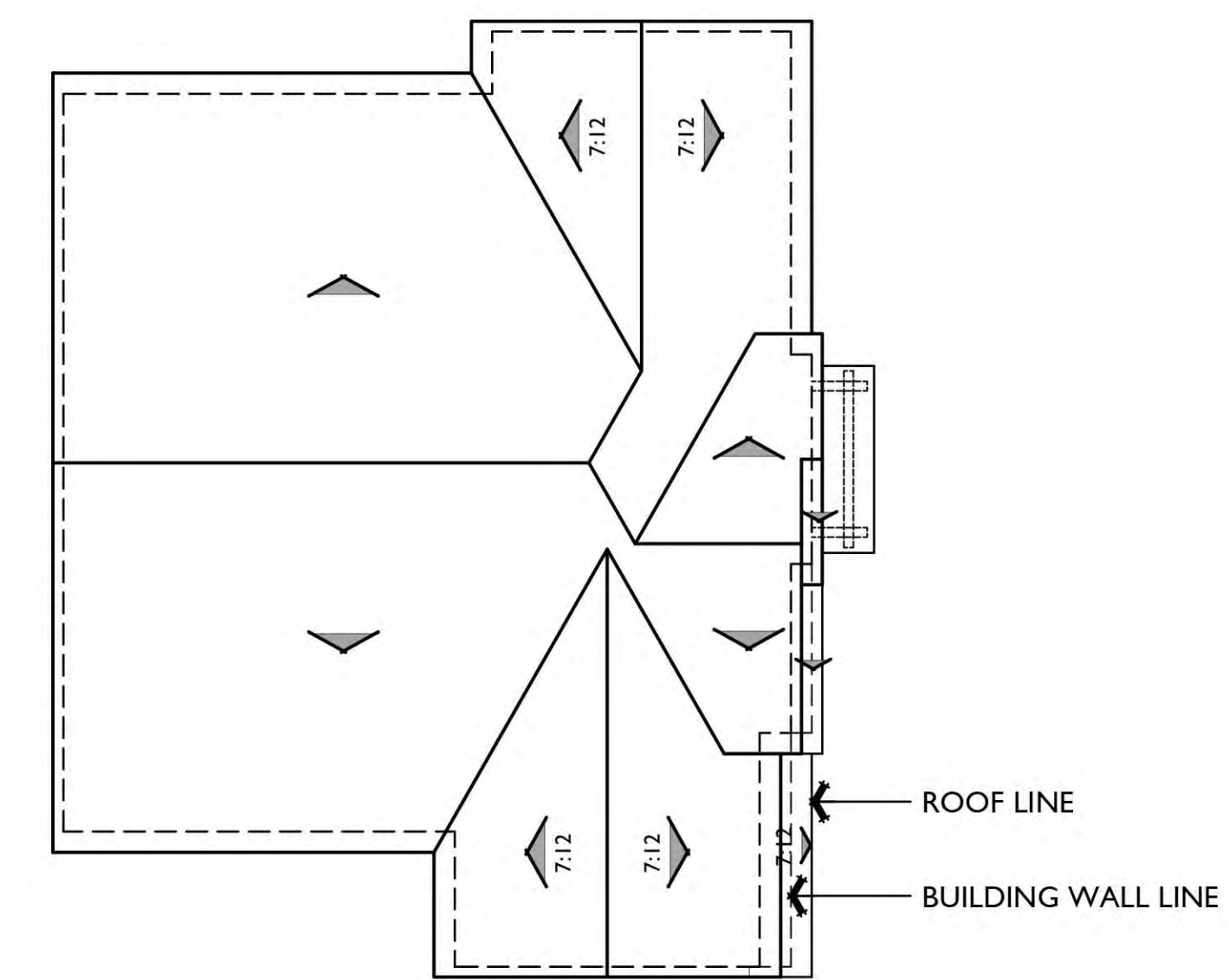
A
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

A

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. GABLE VENT DETAIL
- C. ROLL UP GARAGE DOOR
- D. LIGHT FIXTURE
- E. SAND FINISH STUCCO
- F. STUCCO OVER FOAM TRIM
- G. COMPOSITE SHUTTER
- H. WOOD POST
- I. WOOD CORBEL
- J. WOOD / CEMENTITIOUS TRIM
- K. HORIZONTAL SIDING
- L. VERTICAL SIDING
- M. POTSHELF

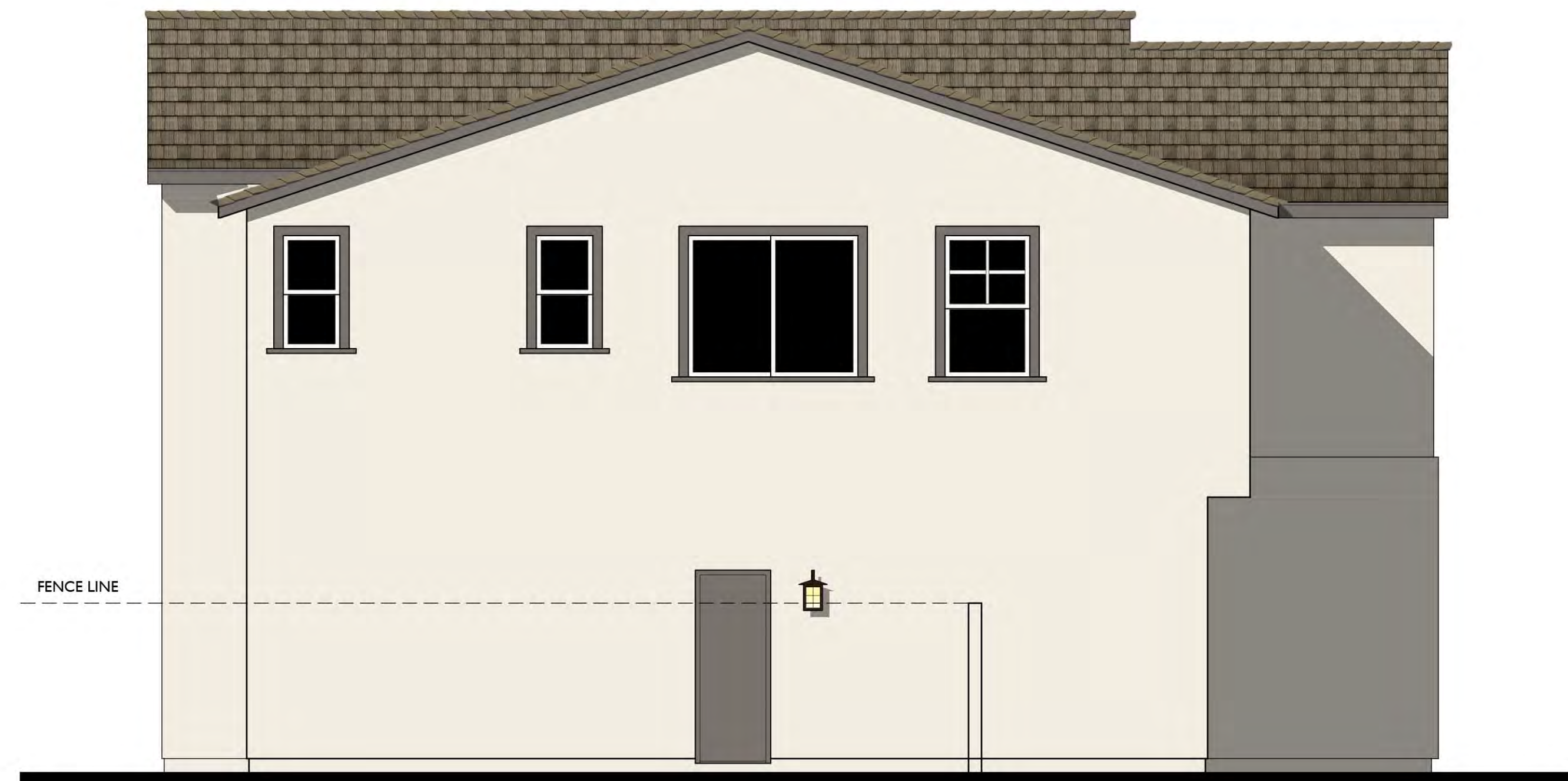


REAR



FRONT

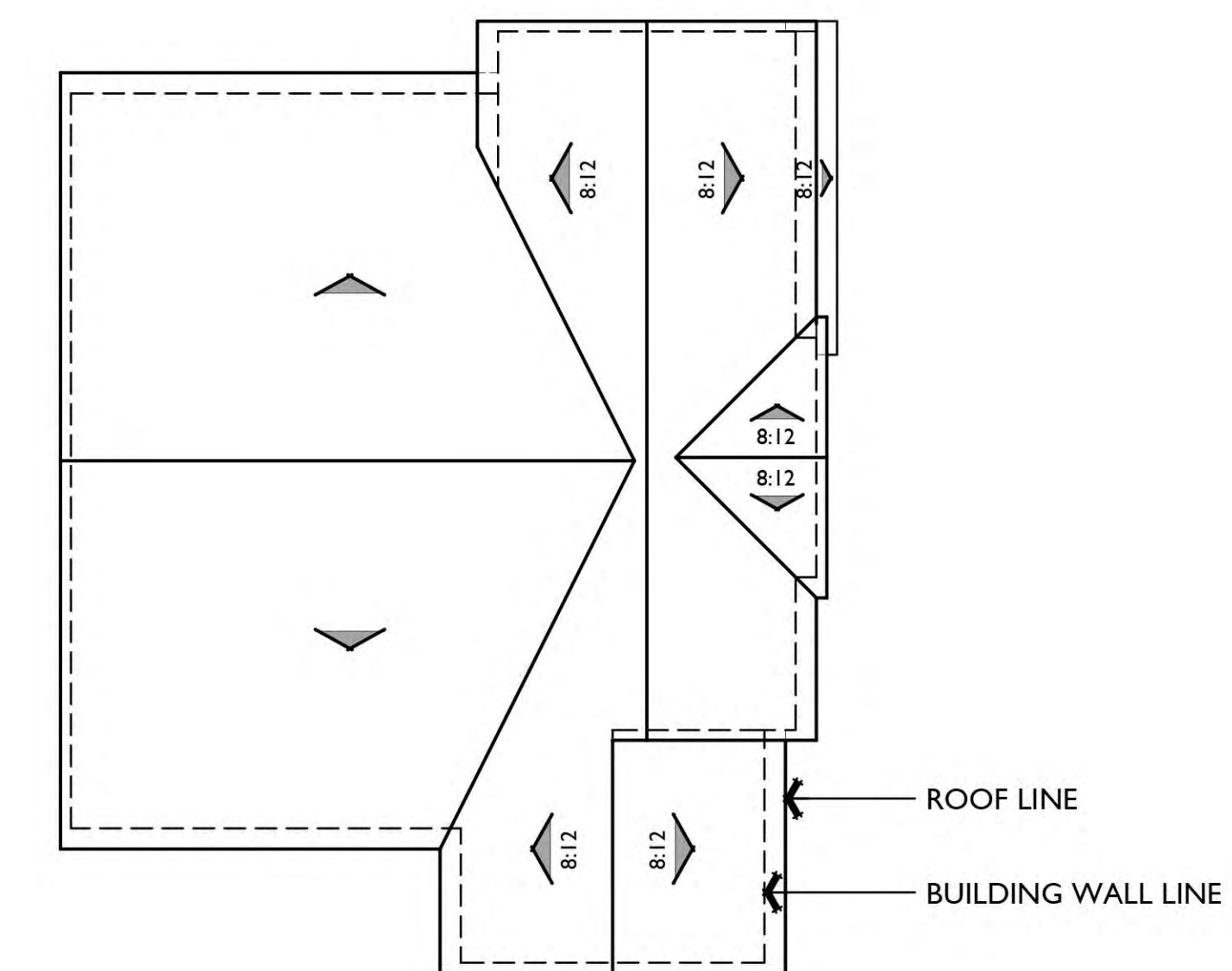
A
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN B

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF

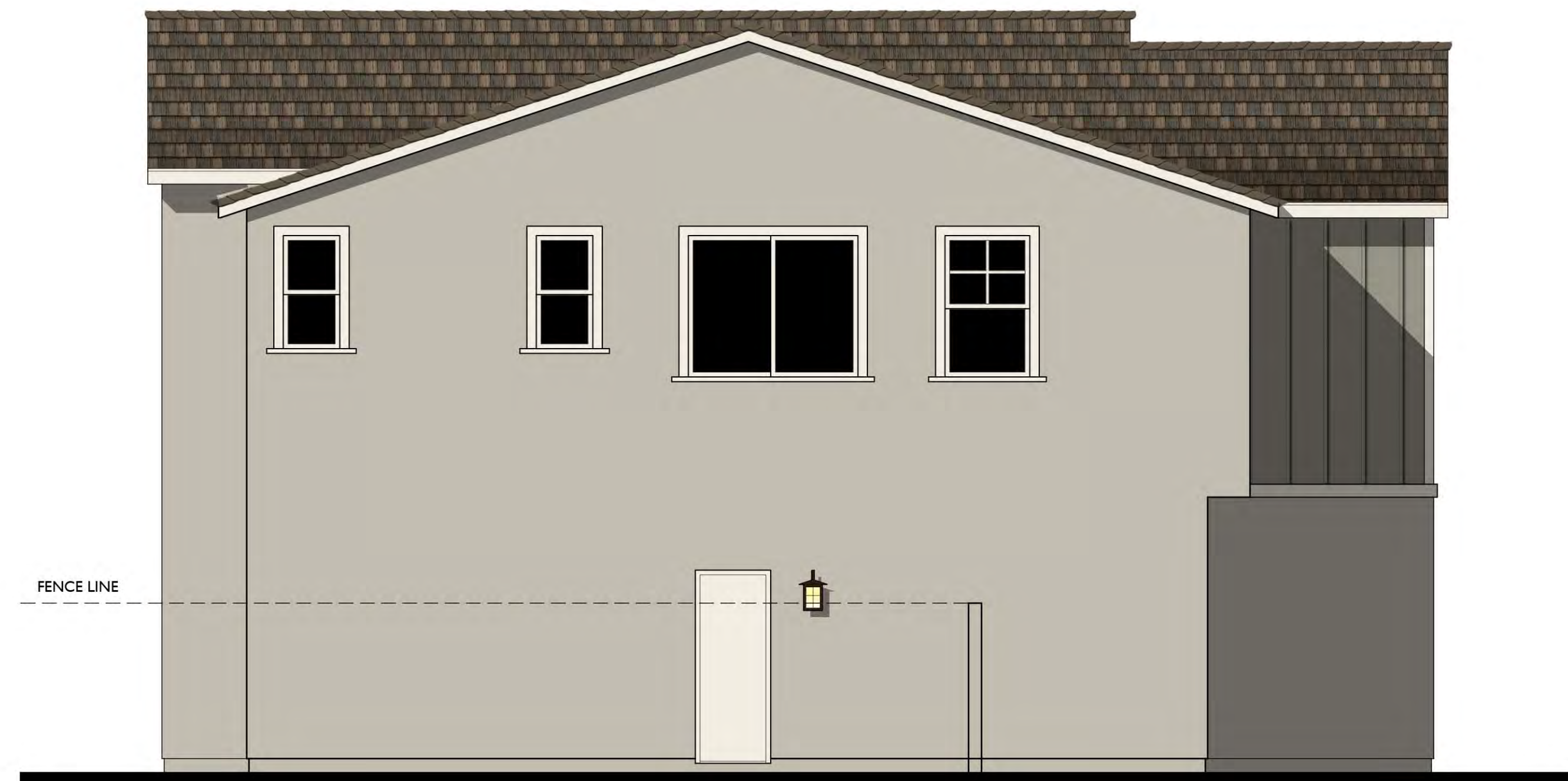


REAR



FRONT

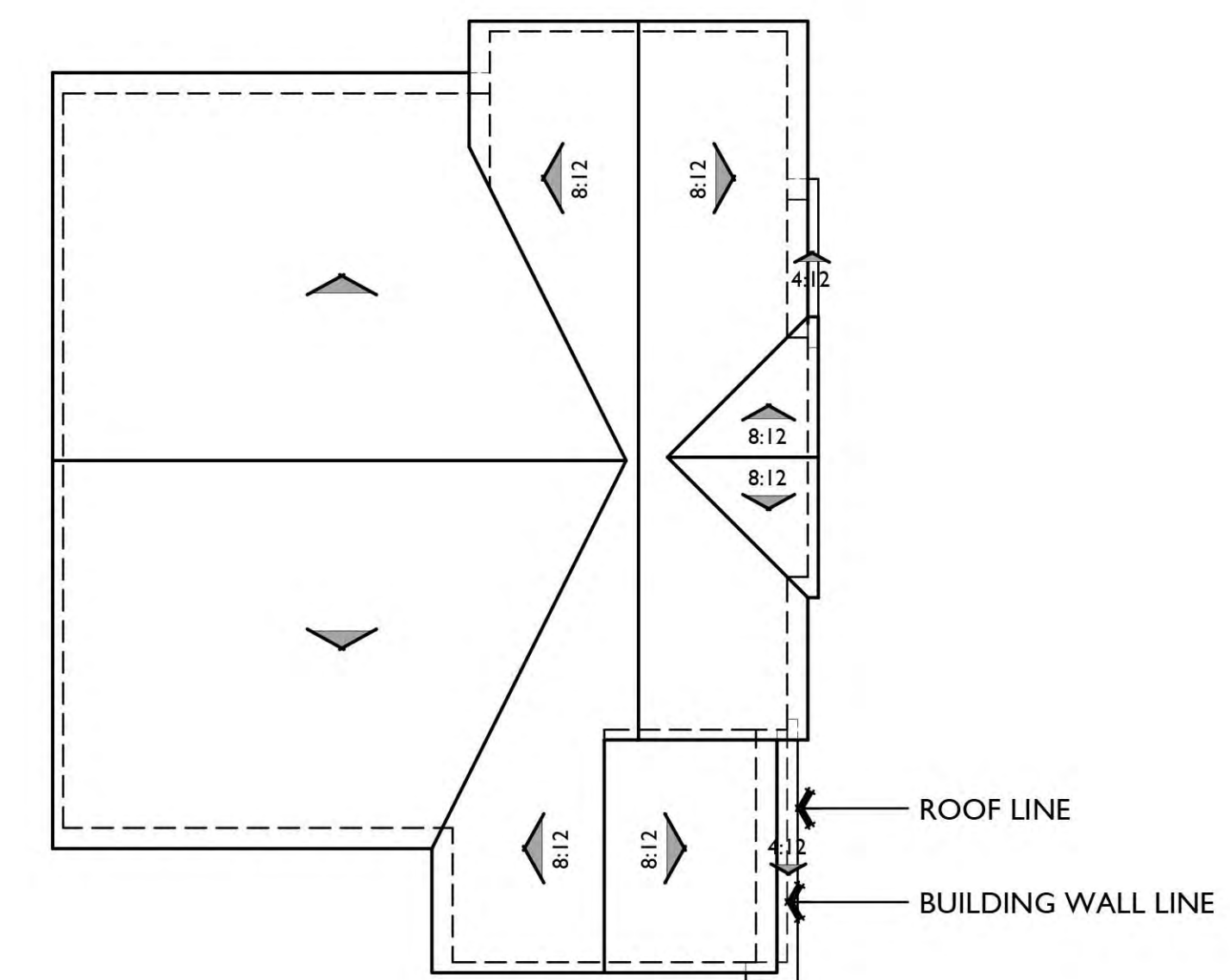
C
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

C

PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF



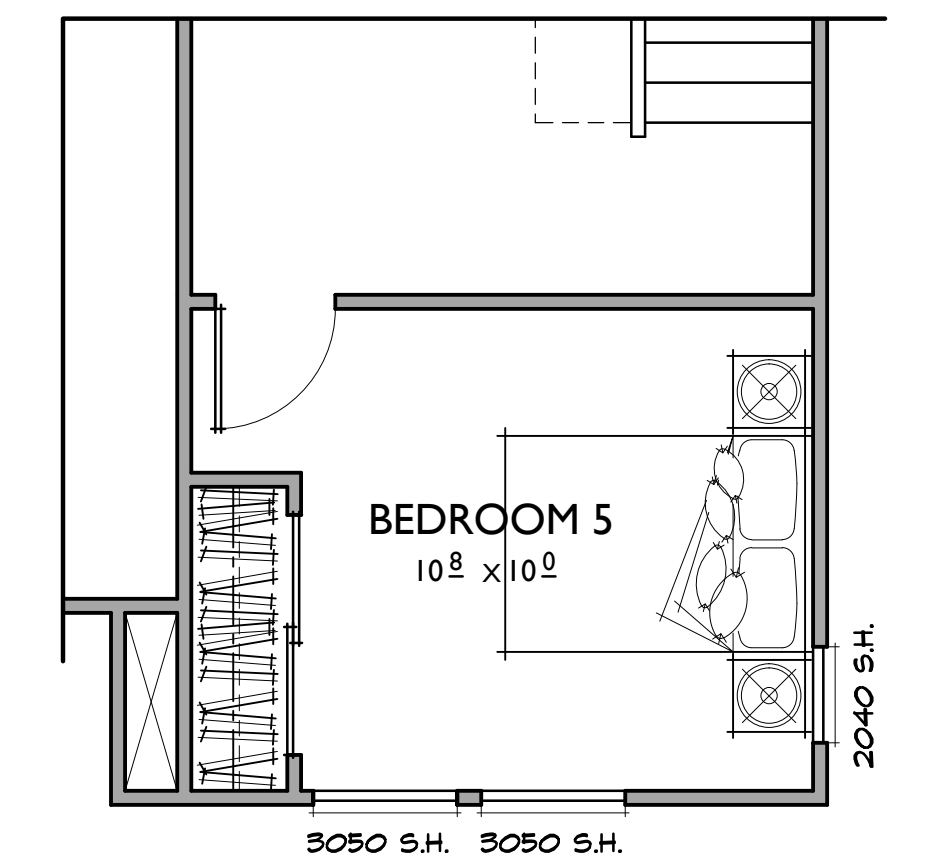
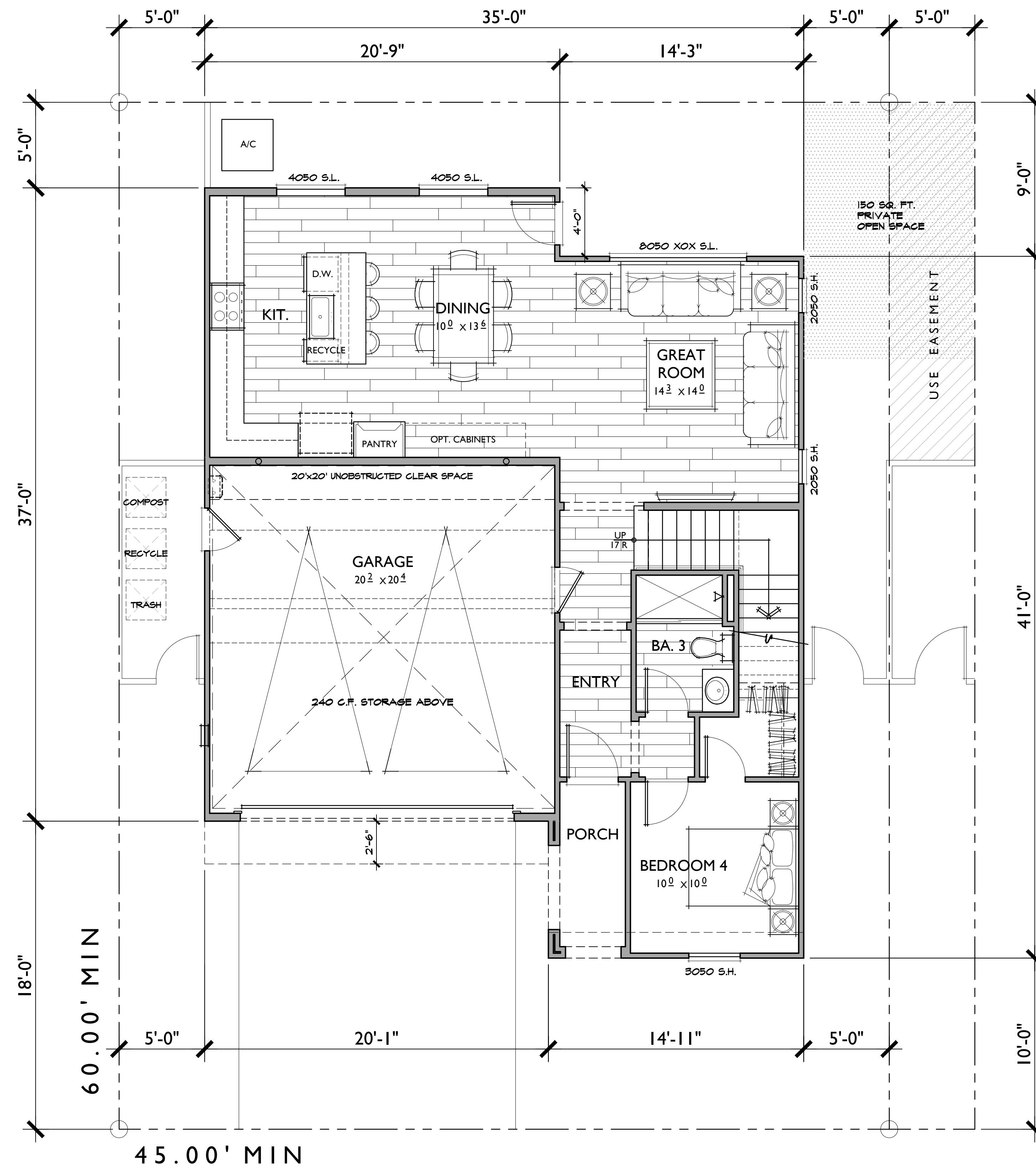
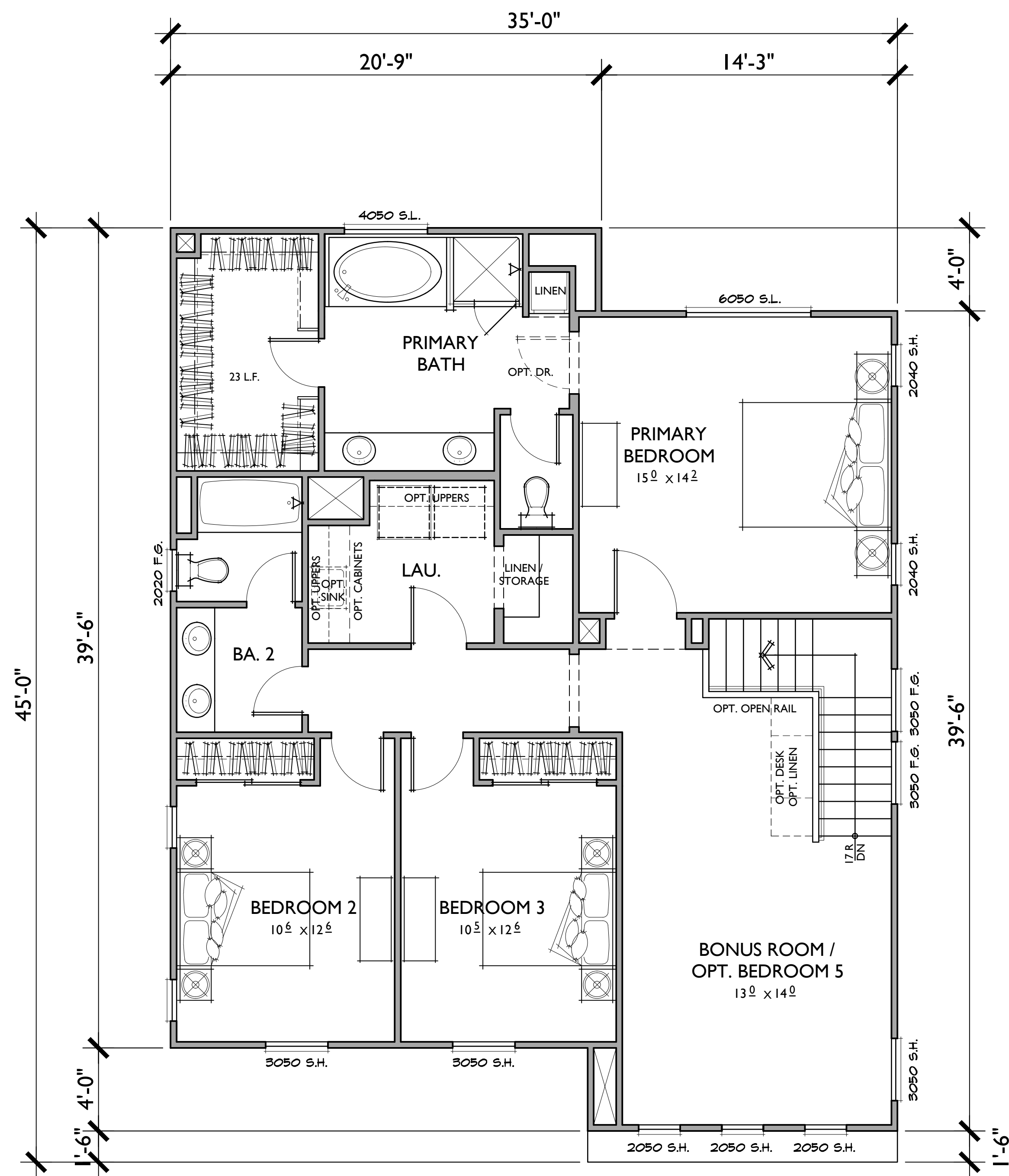
FARMHOUSE VARIATION 1



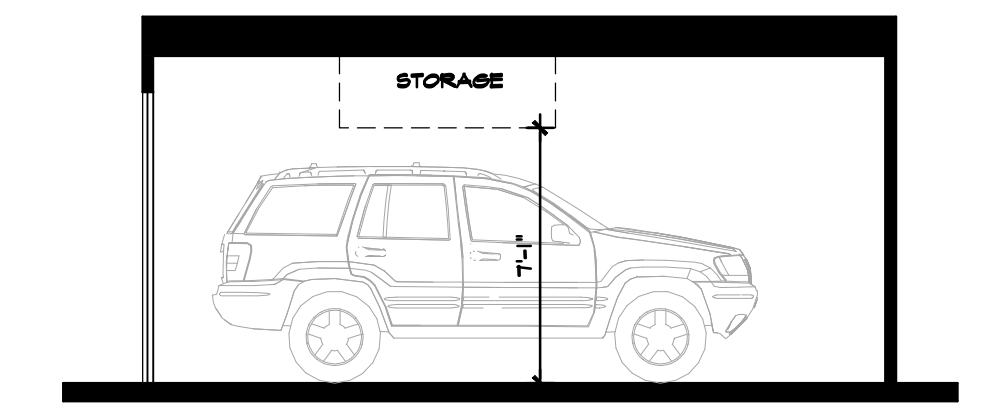
FARMHOUSE VARIATION 2



FARMHOUSE VARIATION 3



OPT. BEDROOM 5
IN LIEU OF BONUS ROOM



TYPICAL GARAGE SECTION
240 CUBIC FEET OF STORAGE ABOVE CARS
SCALE: 3/16" = 1'-0"

PLAN 3
4 BEDROOMS / 3 BATHS + BONUS ROOM
2 - CAR GARAGE

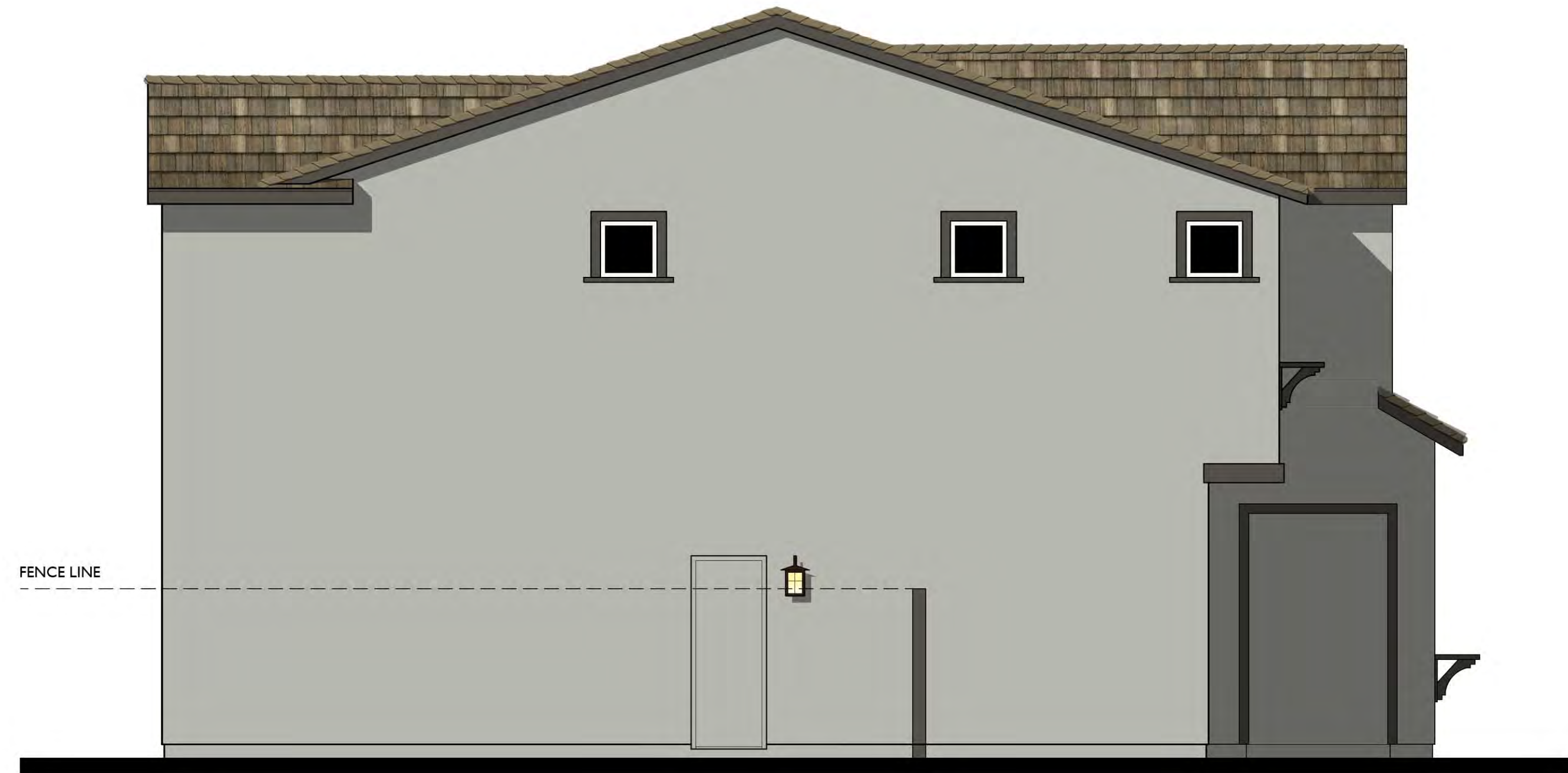
FLOOR AREA TABLE	
1ST FLOOR	887 SQ. FT.
2ND FLOOR	1,321 SQ. FT.
TOTAL LIVING	2,208 SQ. FT.
2 - CAR GARAGE	425 SQ. FT.
PORCH	45 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

04.16.21



REAR



LEFT

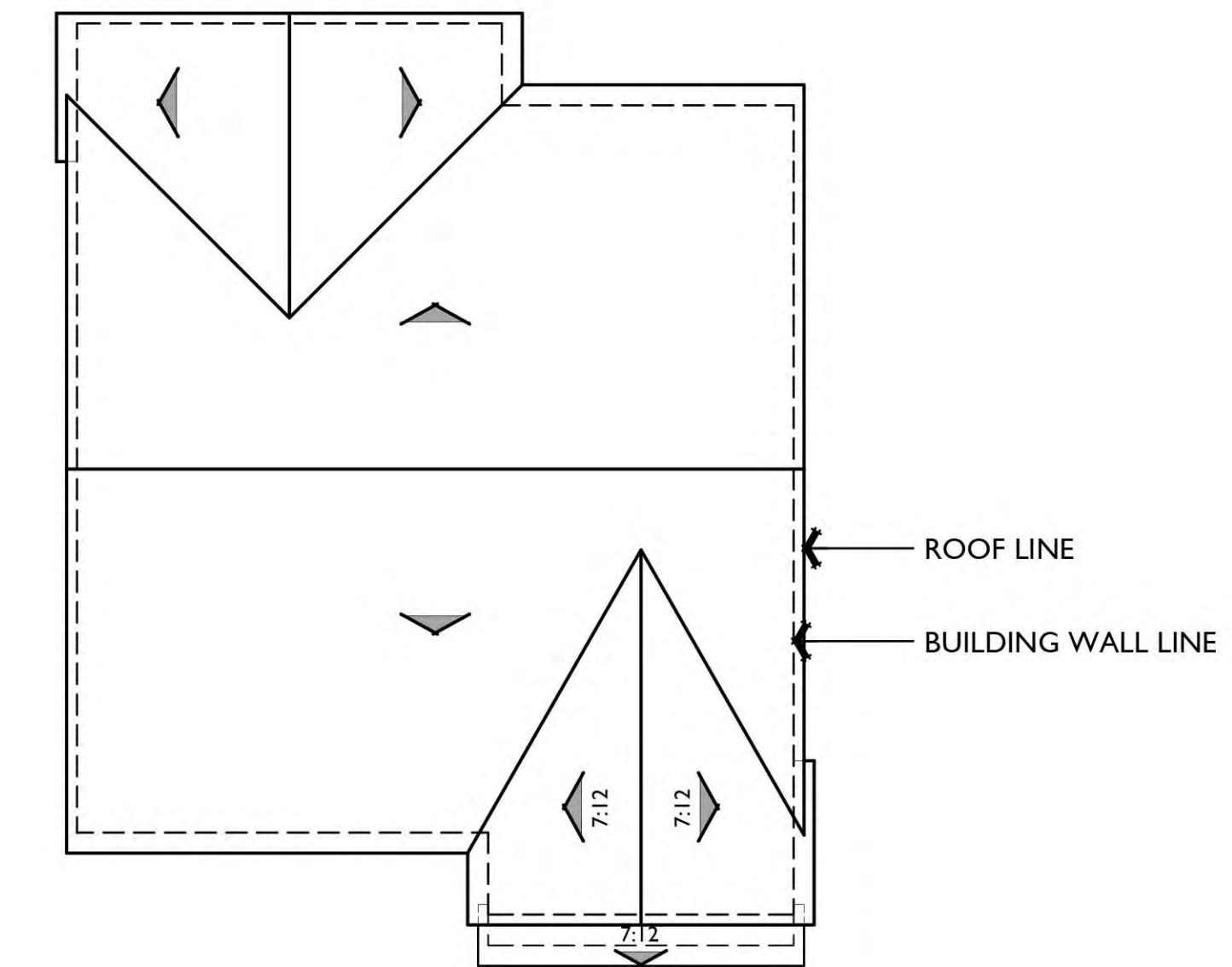


RIGHT



FRONT

A
1/4"=1'-0"



ROOF PLAN

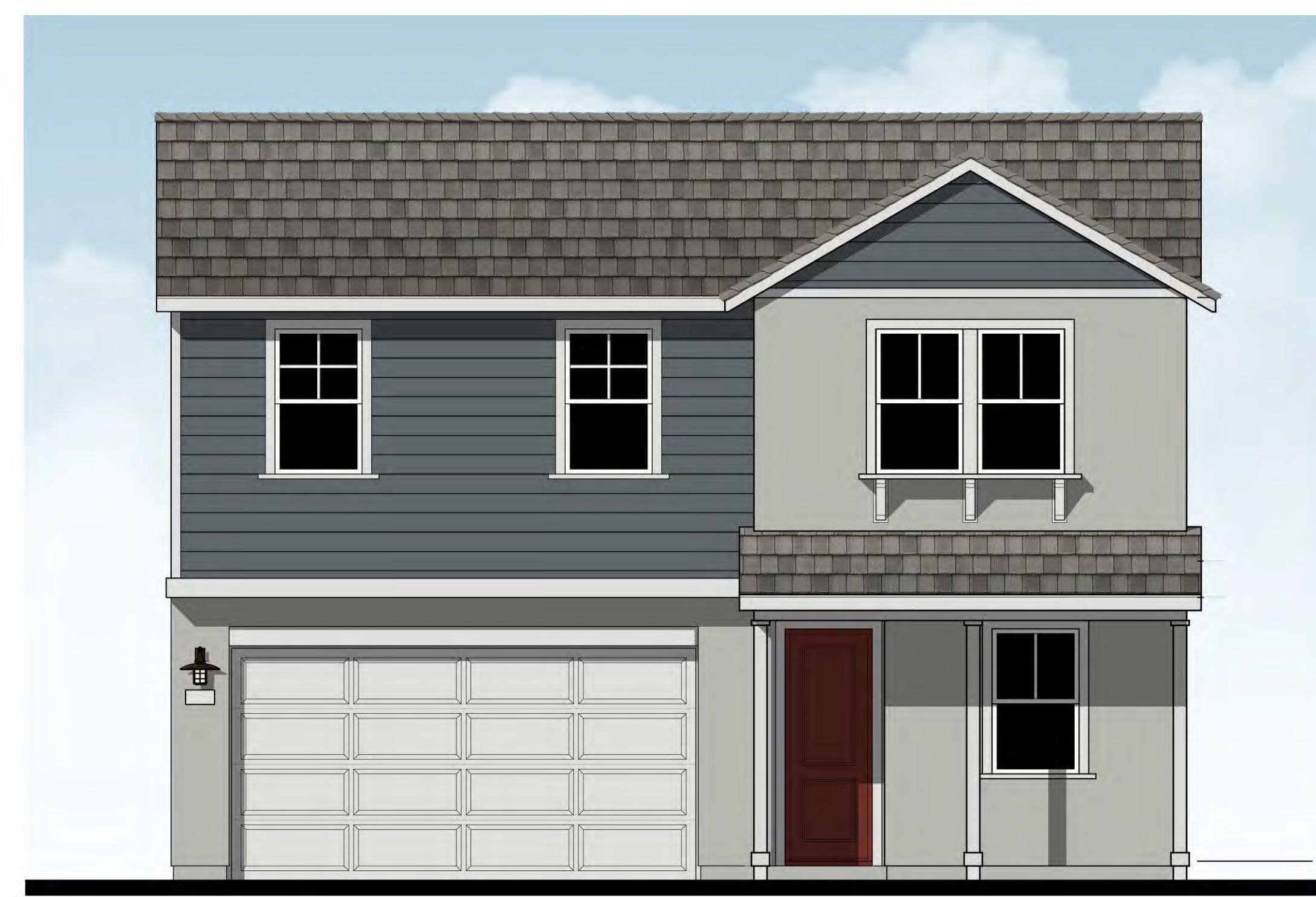
A

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF



REAR



FRONT

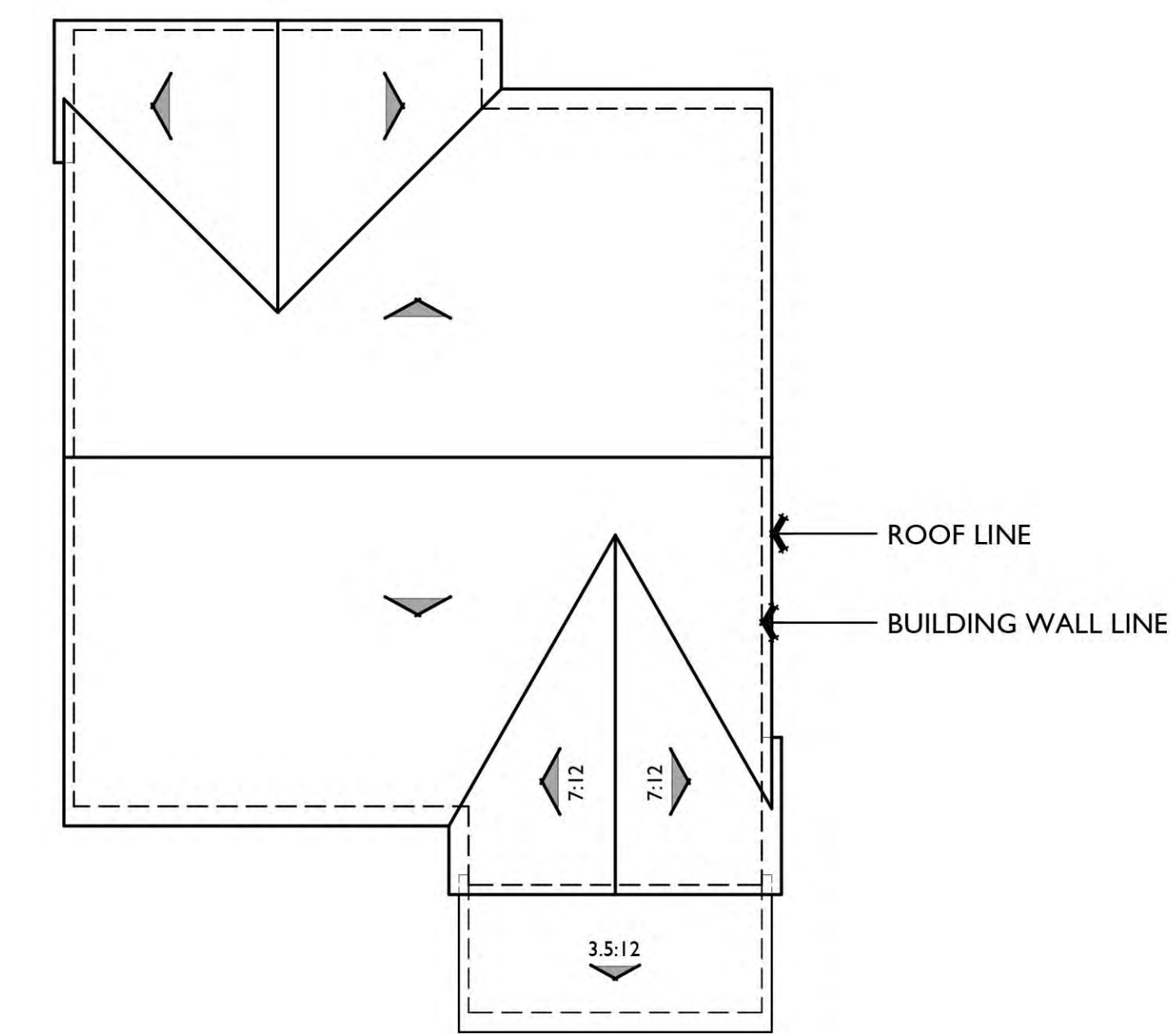
B
1/4"=1'-0"



LEFT



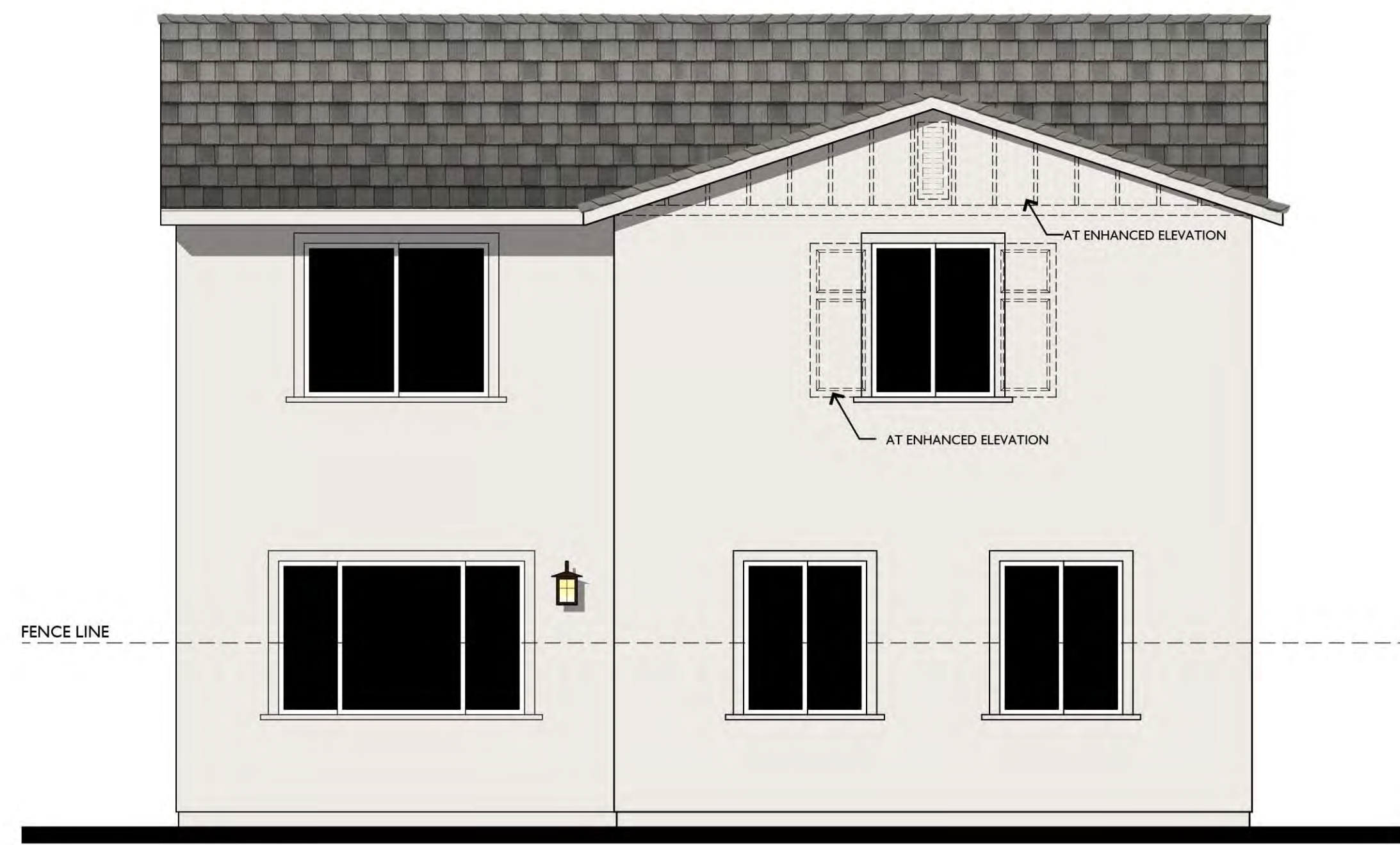
RIGHT



ROOF PLAN B

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF

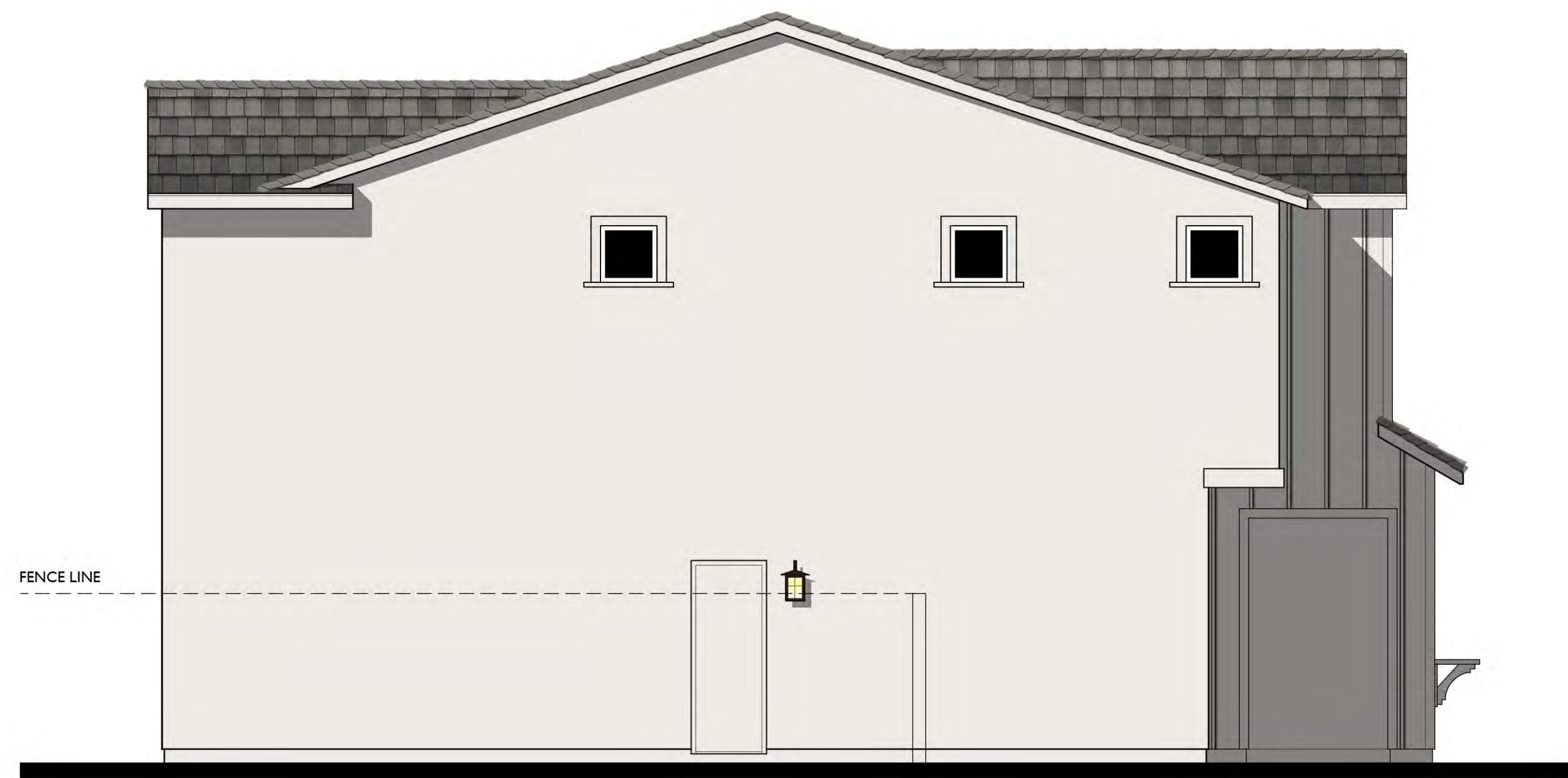


REAR

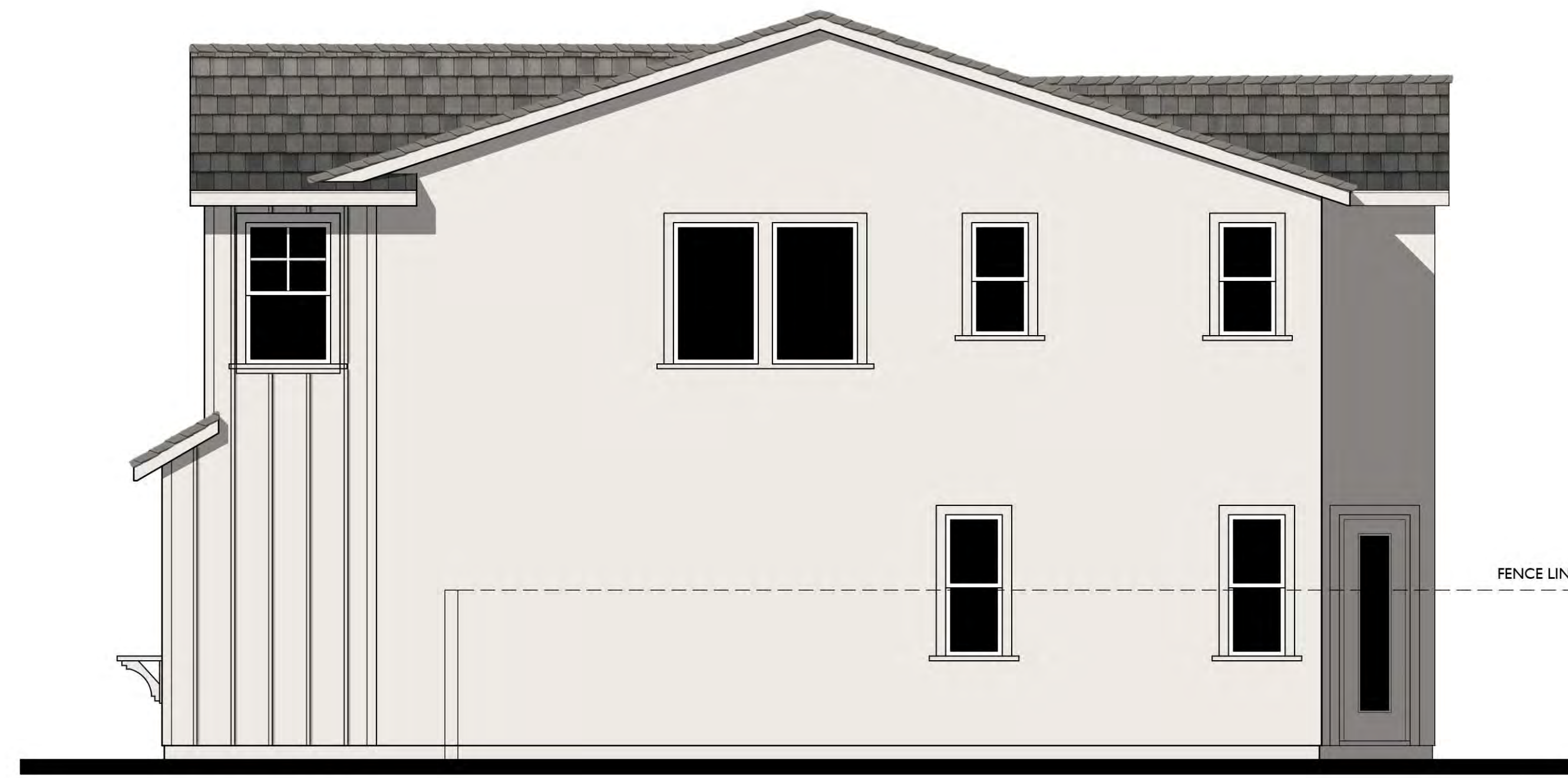


FRONT

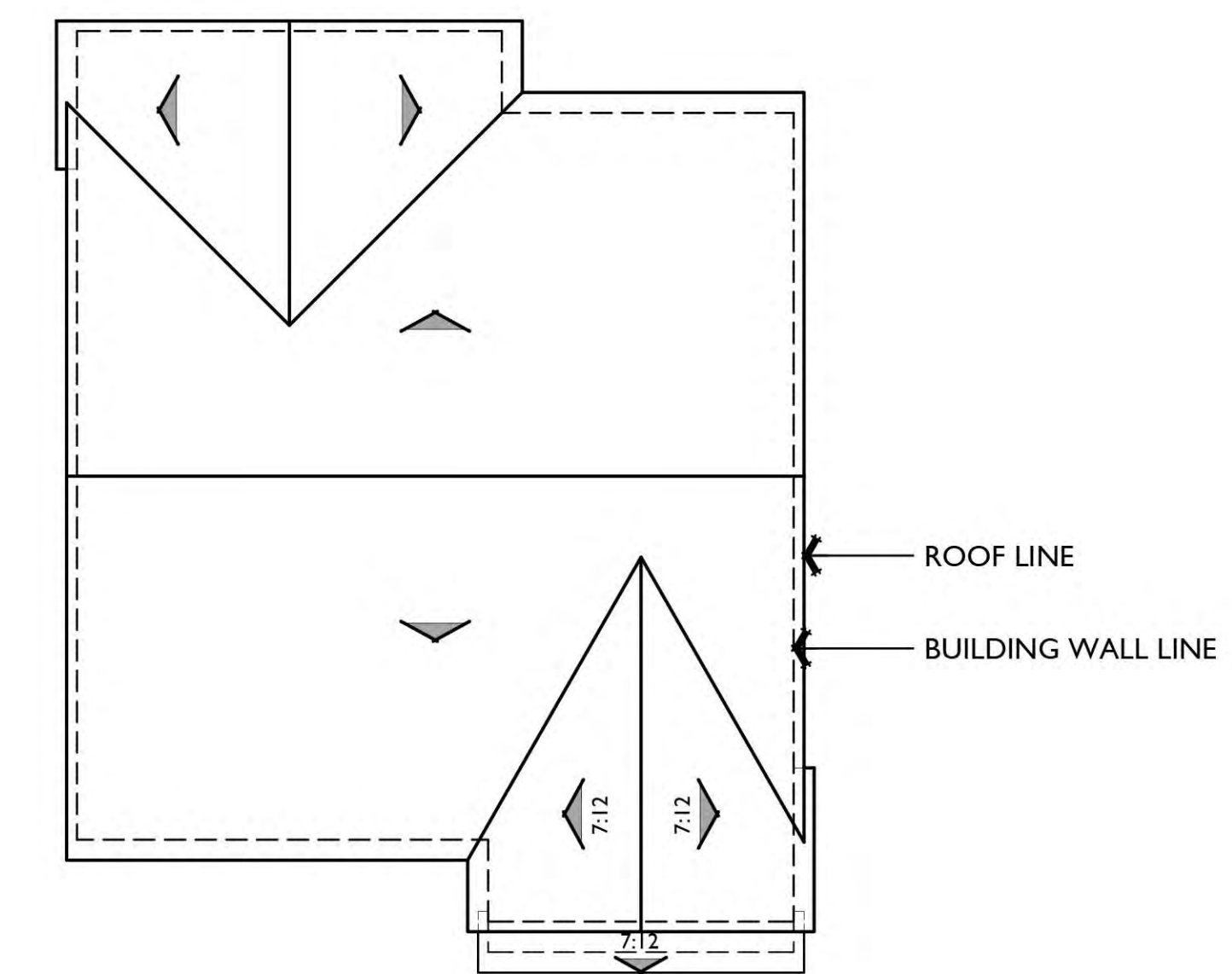
C
1/4"=1'-0"



LEFT



RIGHT

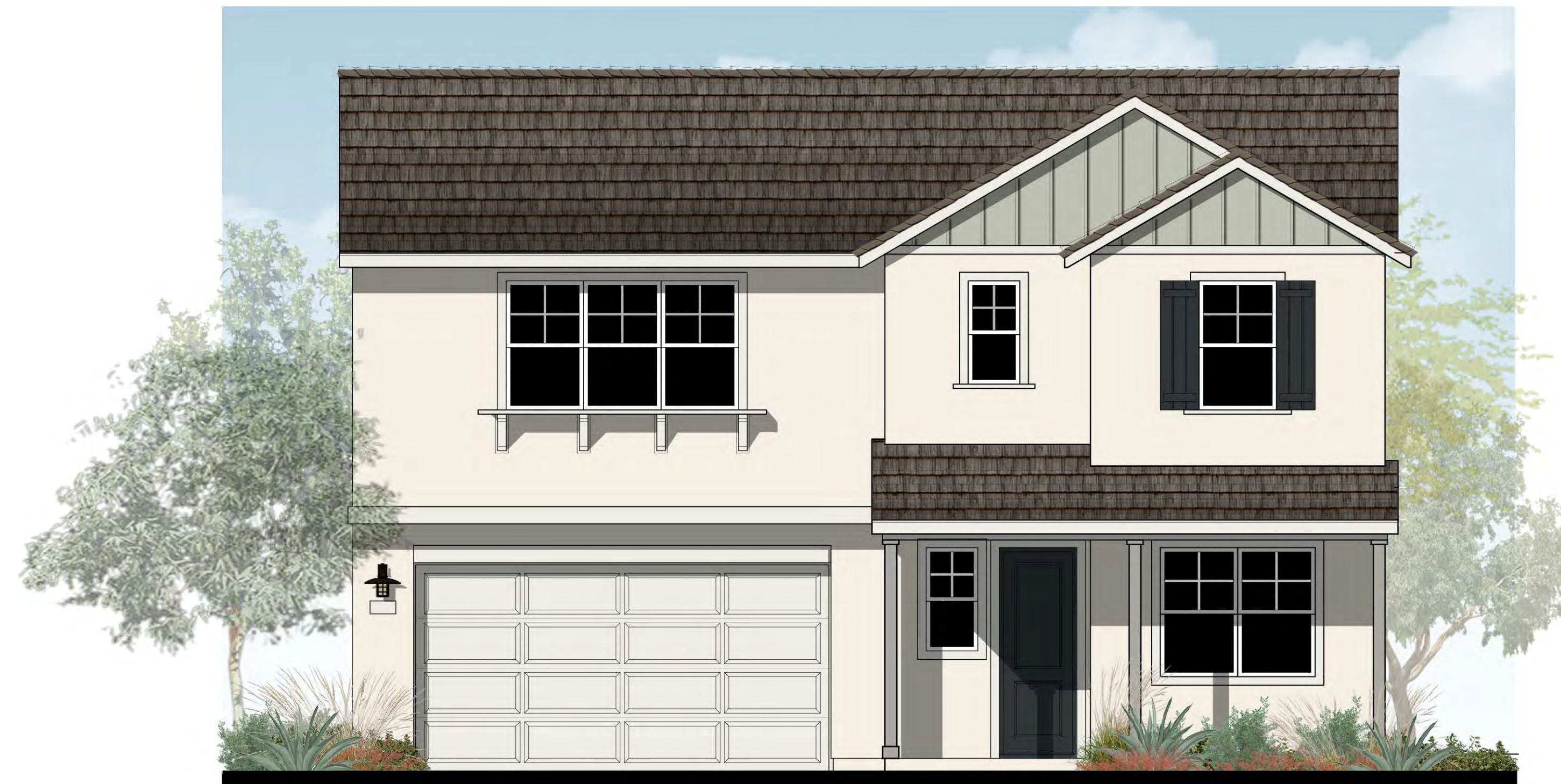


ROOF PLAN

C

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF



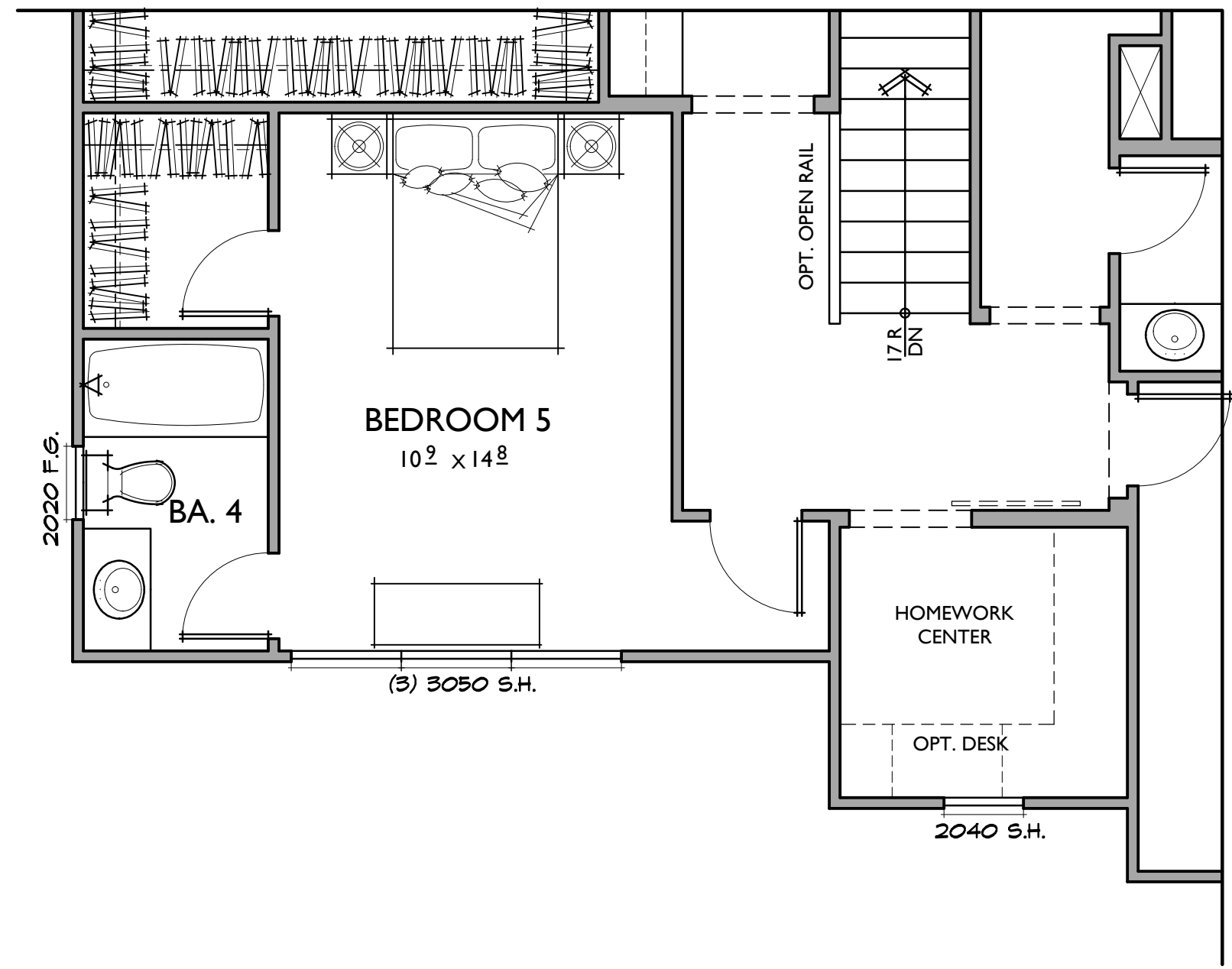
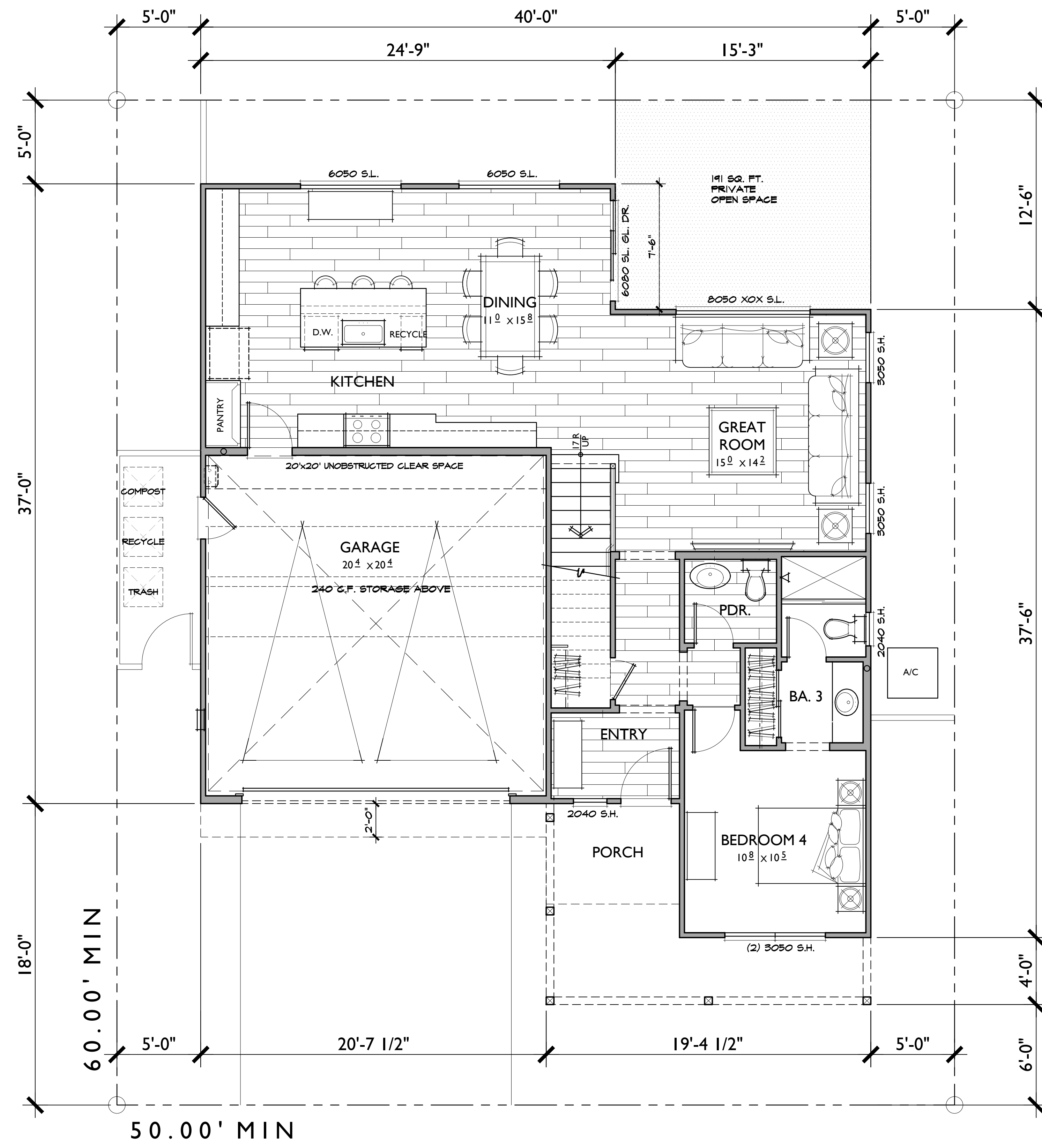
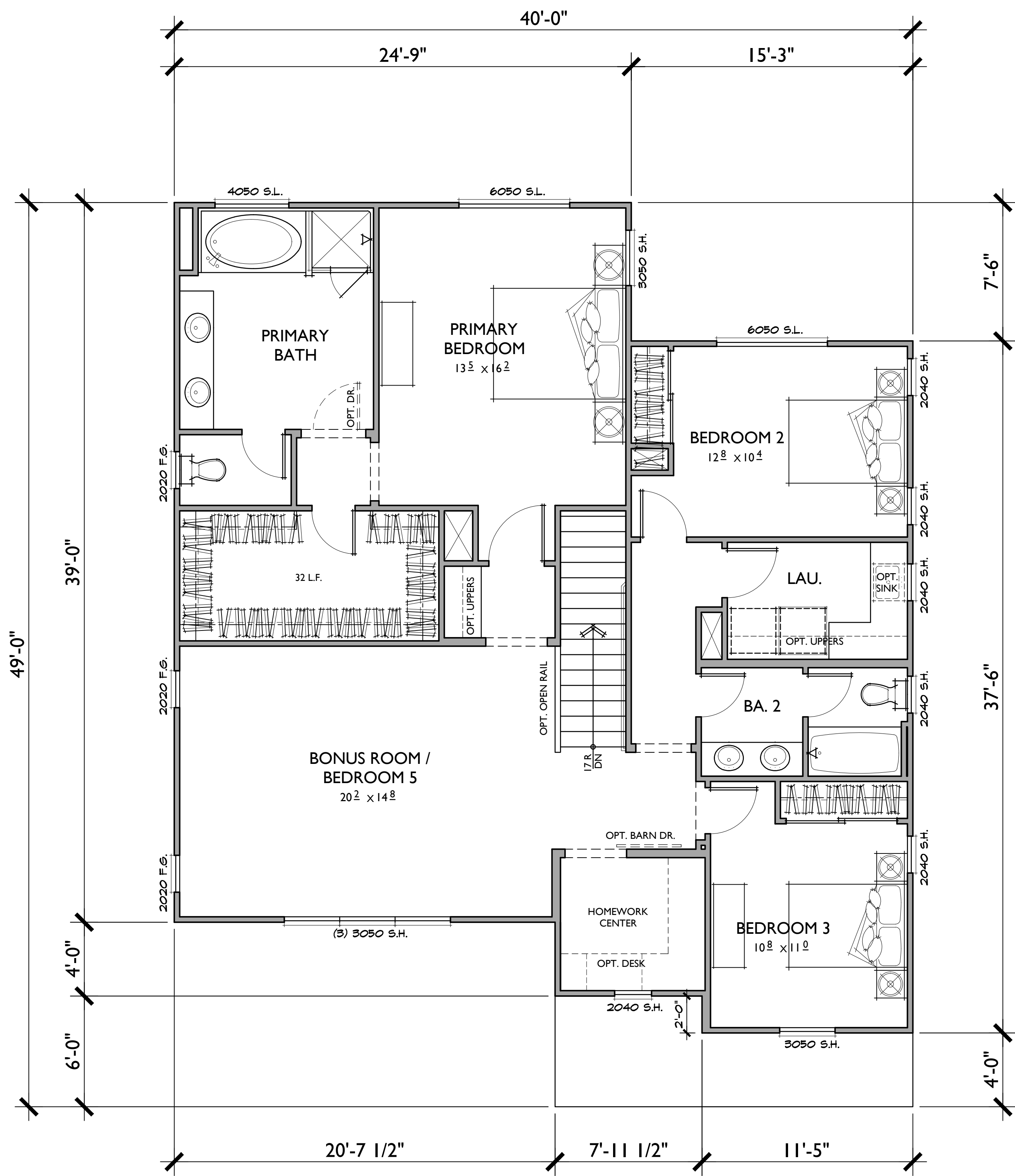
FARMHOUSE VARIATION 1



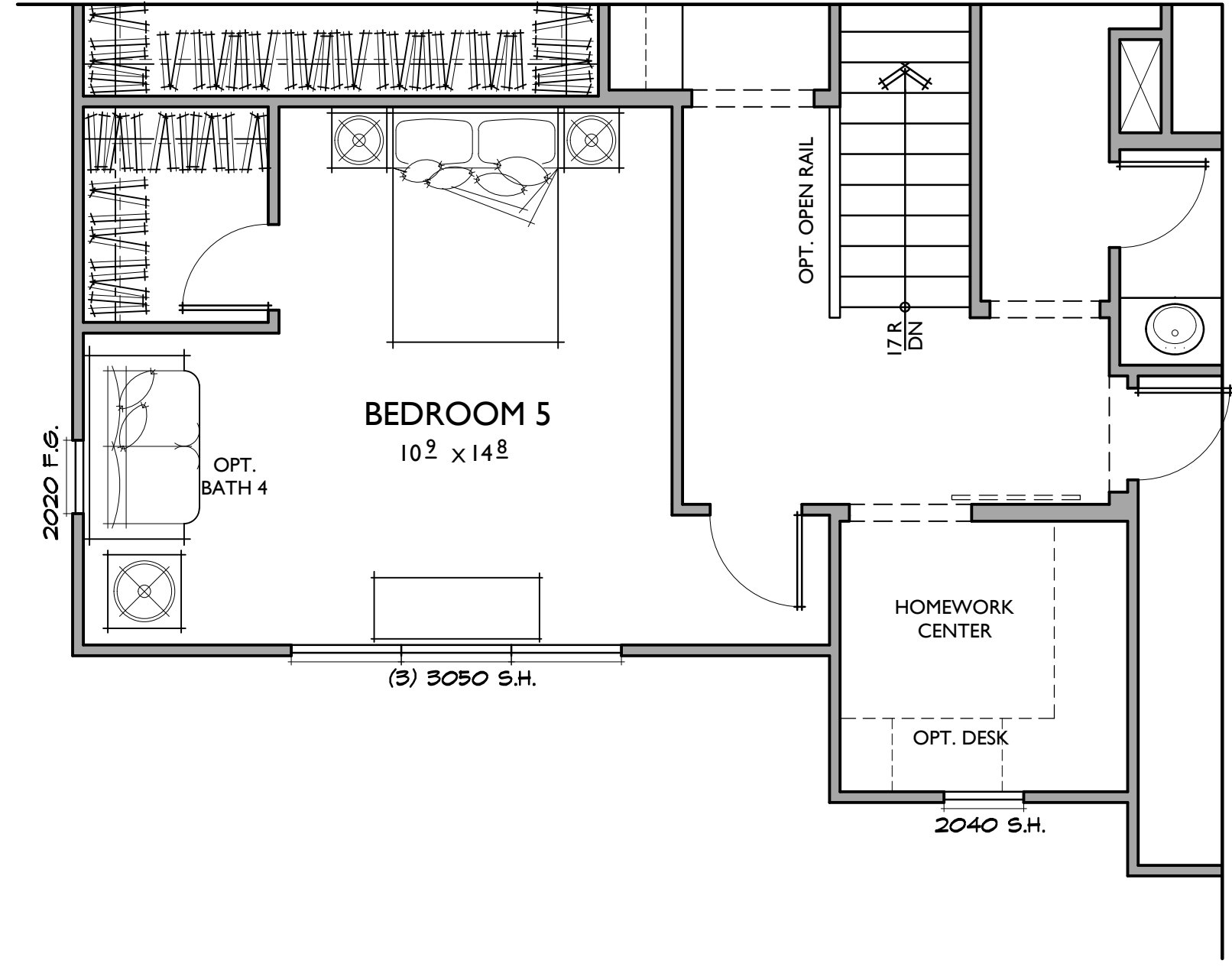
FARMHOUSE VARIATION 2



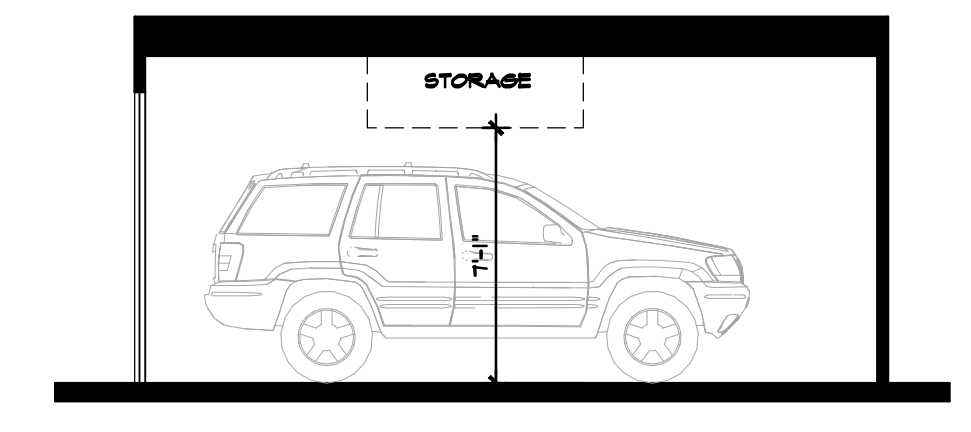
FARMHOUSE VARIATION 3



OPT. BEDROOM 5 w/ BA. 4
IN LIEU OF BONUS ROOM



OPT. BEDROOM 5
IN LIEU OF BONUS ROOM



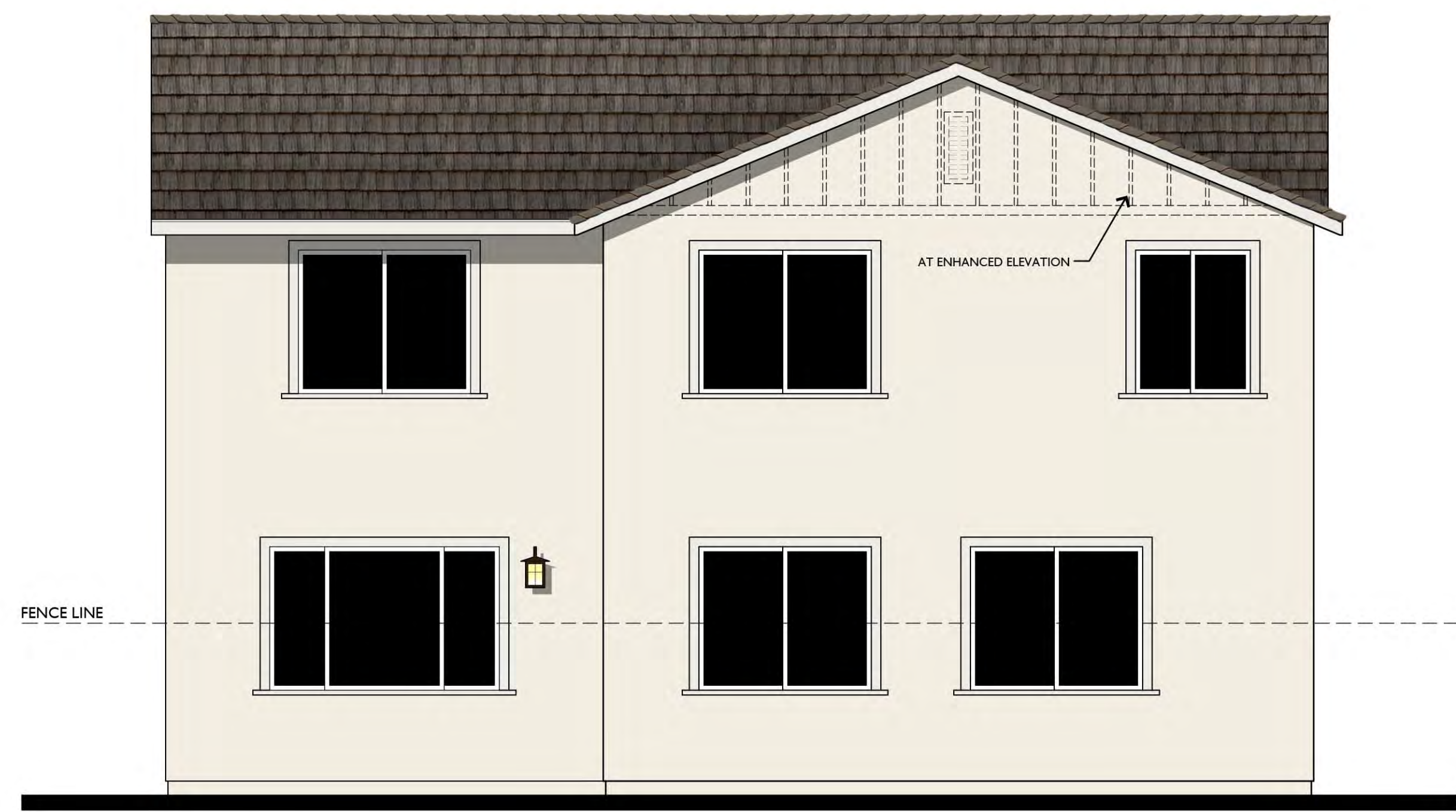
TYPICAL GARAGE SECTION
240 CUBIC FEET OF STORAGE ABOVE CARS
SCALE: 3/16" = 1'-0"

PLAN 4
4 BEDROOMS / 3 BATHS + BONUS ROOM
2 - CAR GARAGE

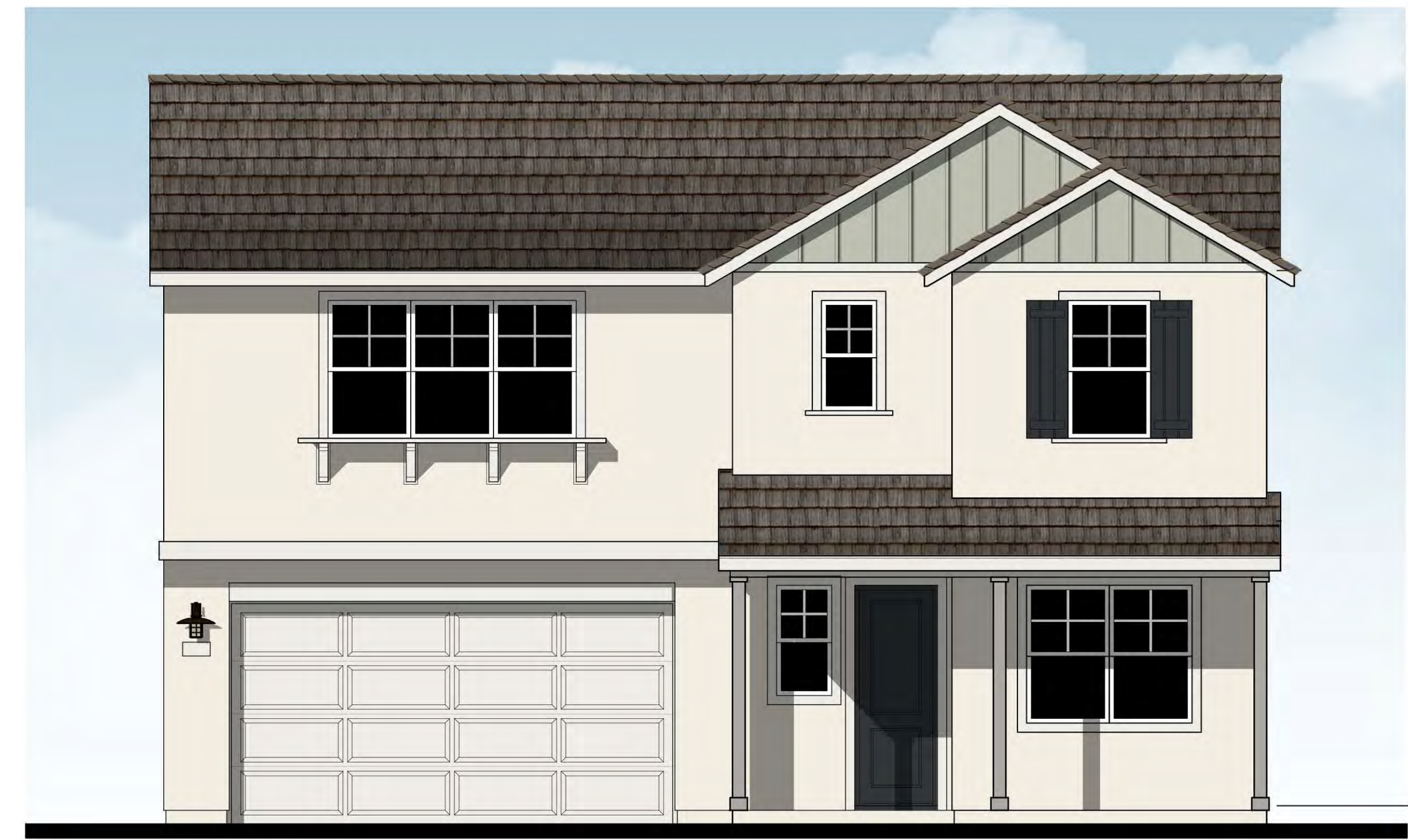
FLOOR AREA TABLE	
1ST FLOOR	1,028 SQ. FT.
2ND FLOOR	1,500 SQ. FT.
TOTAL LIVING	2,528 SQ. FT.
2 - CAR GARAGE	429 SQ. FT.
PORCH	141 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

04.16.21

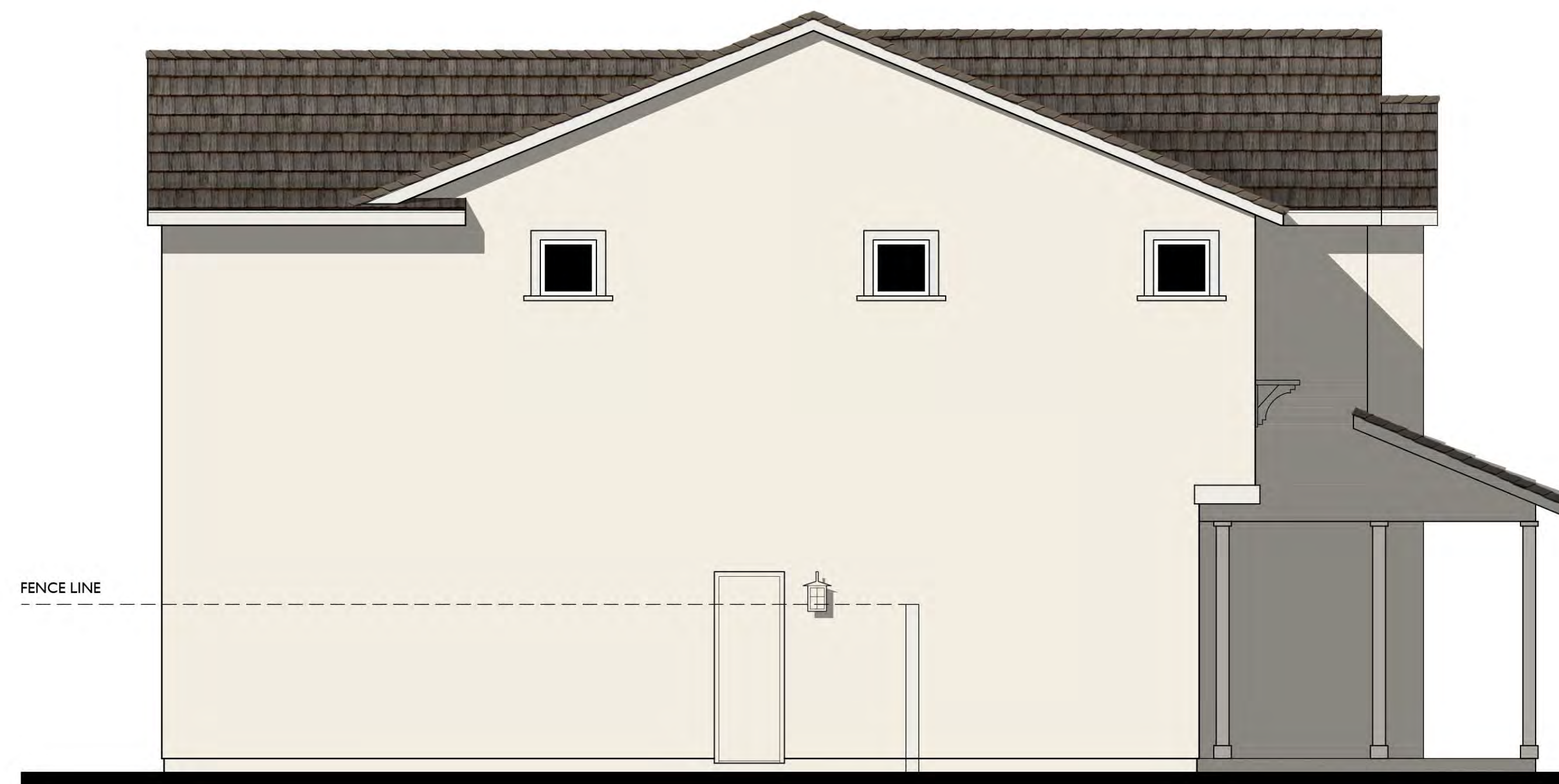


REAR

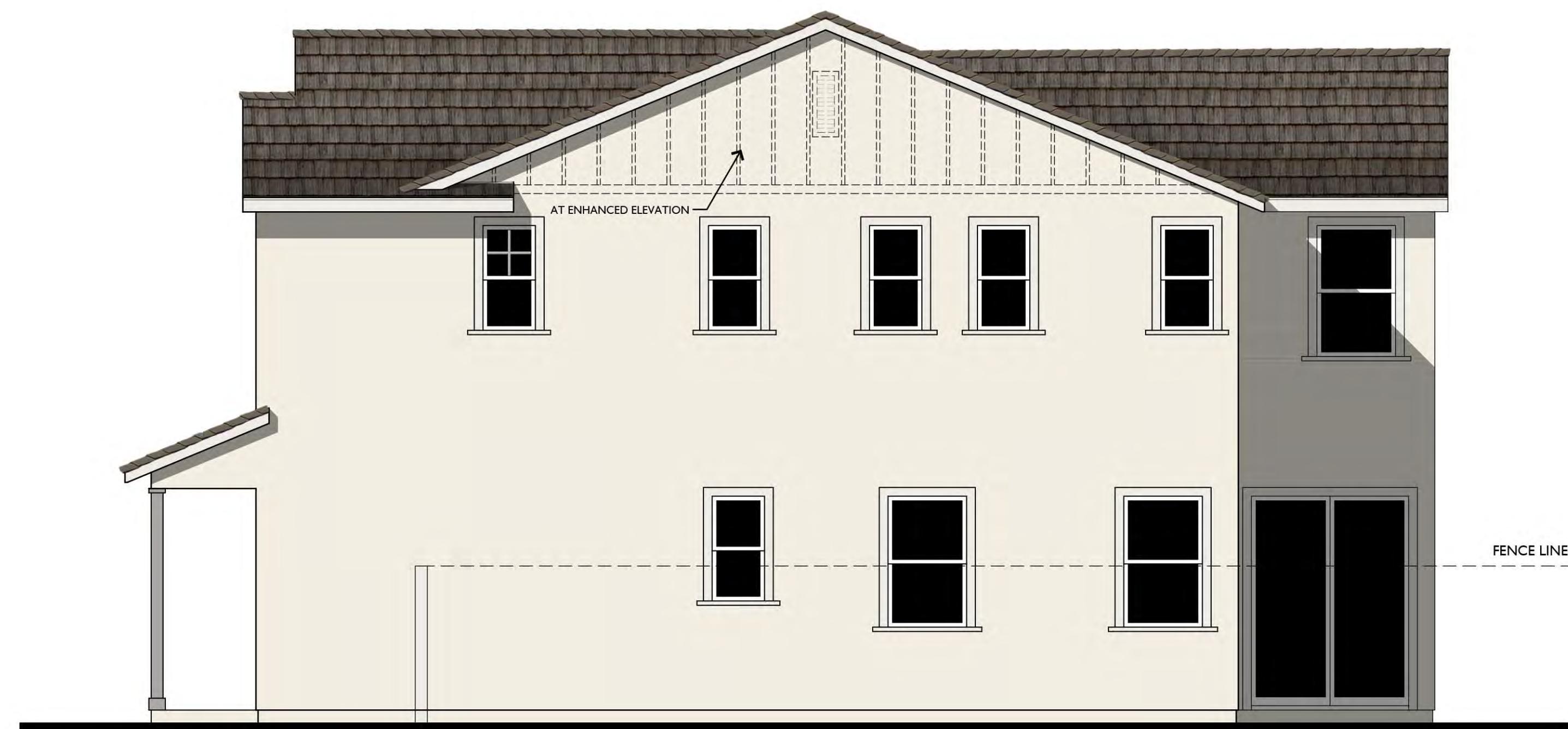


FRONT

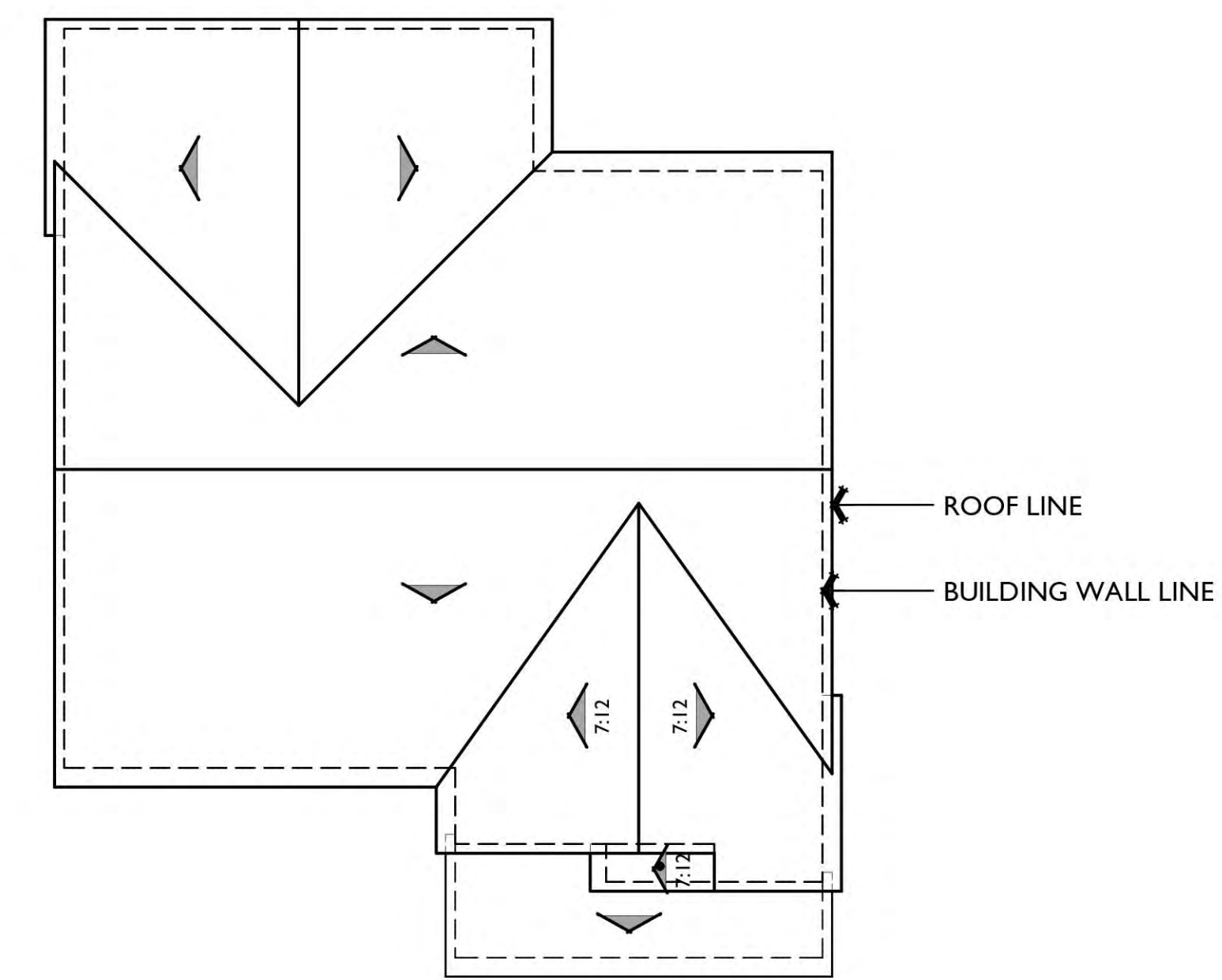
A
1/4"=1'-0"



LEFT



RIGHT

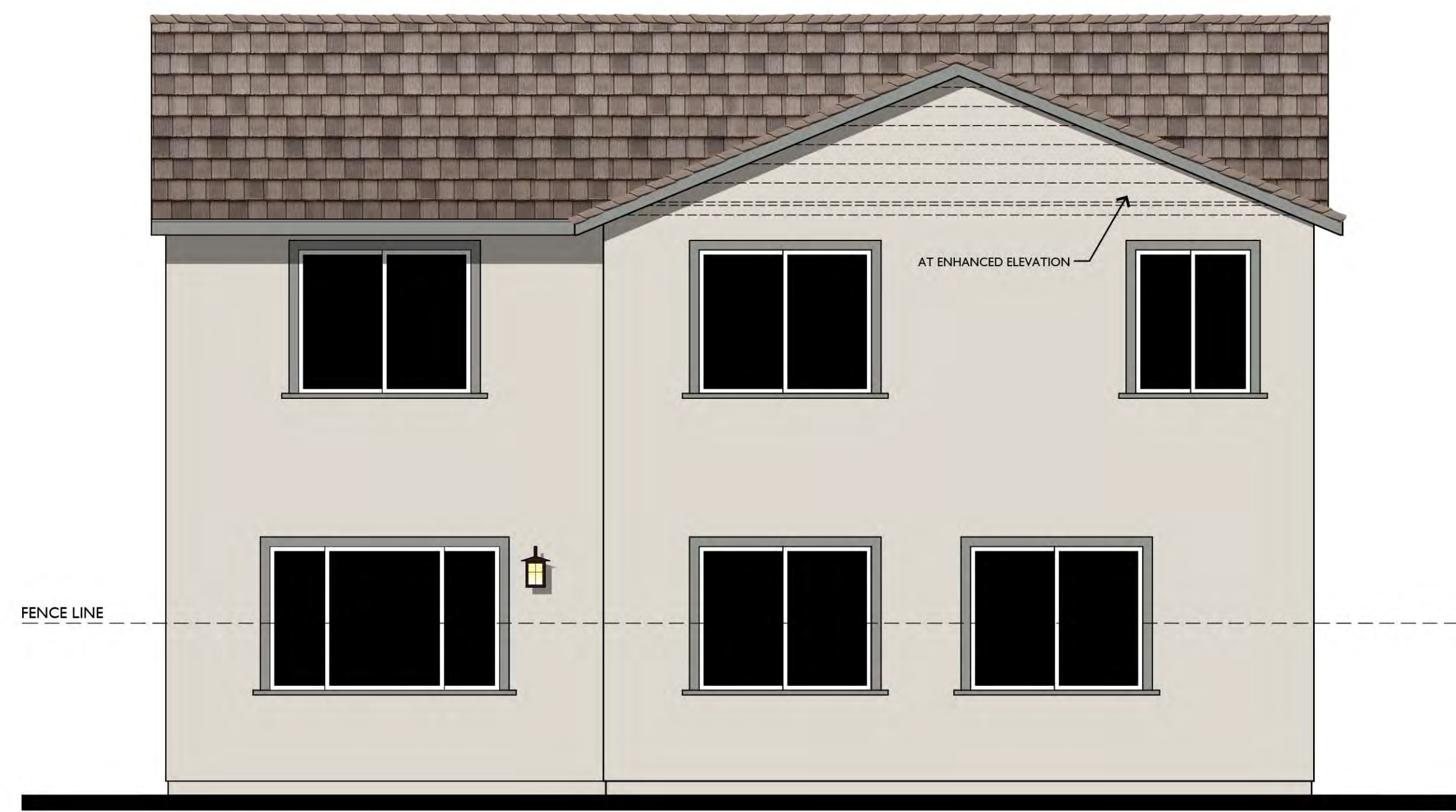


ROOF PLAN

A

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF

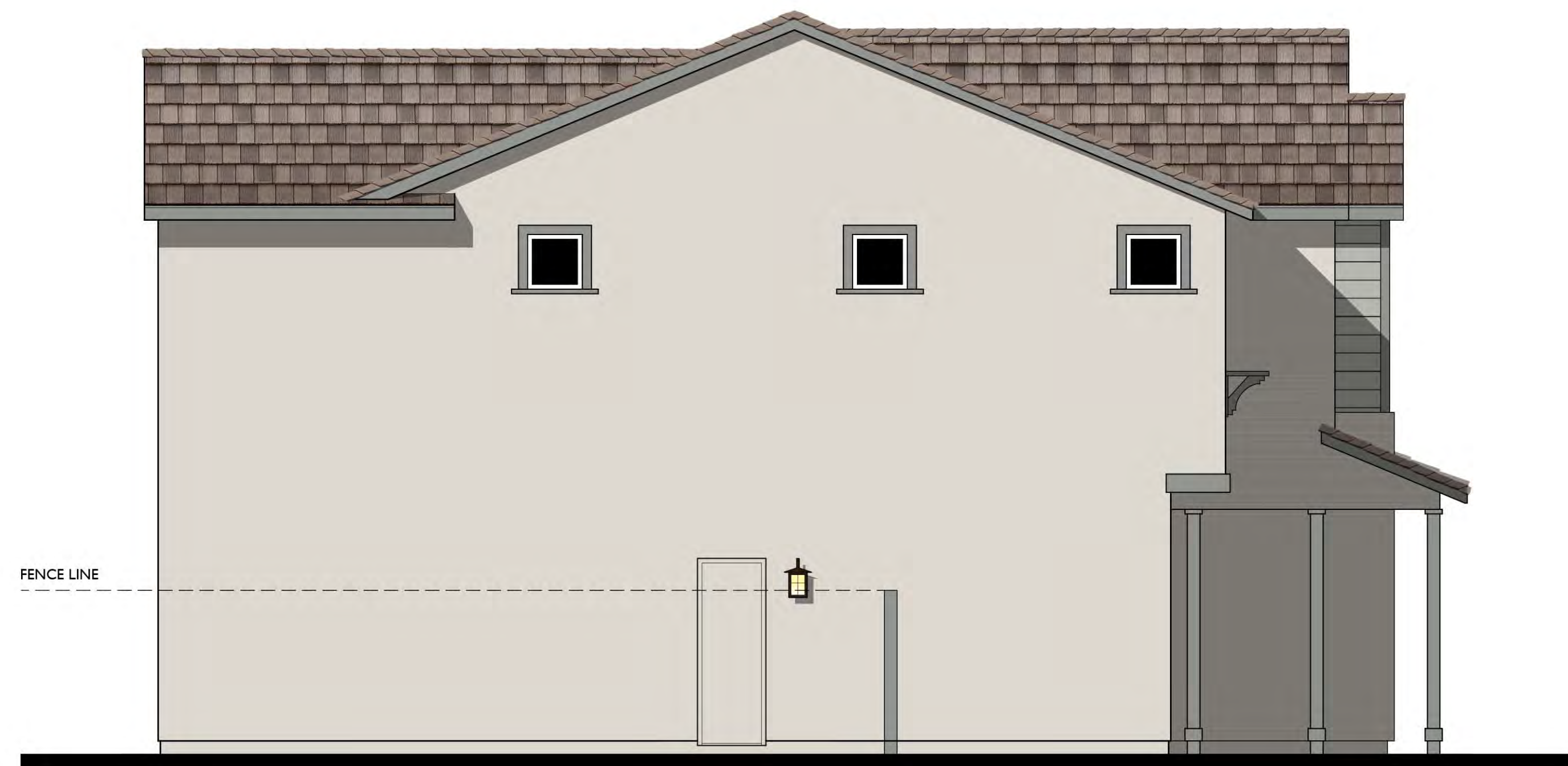


REAR

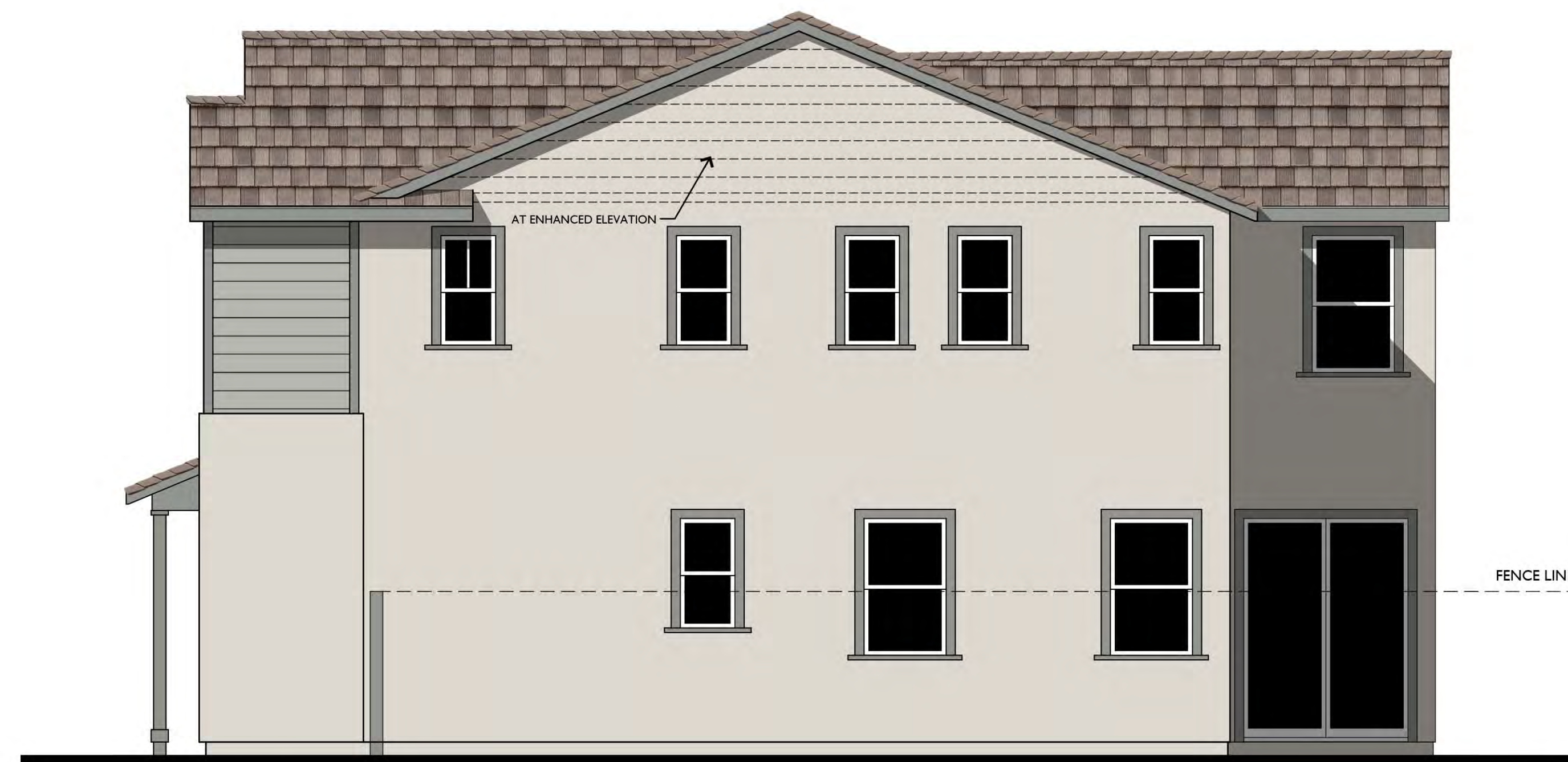


FRONT

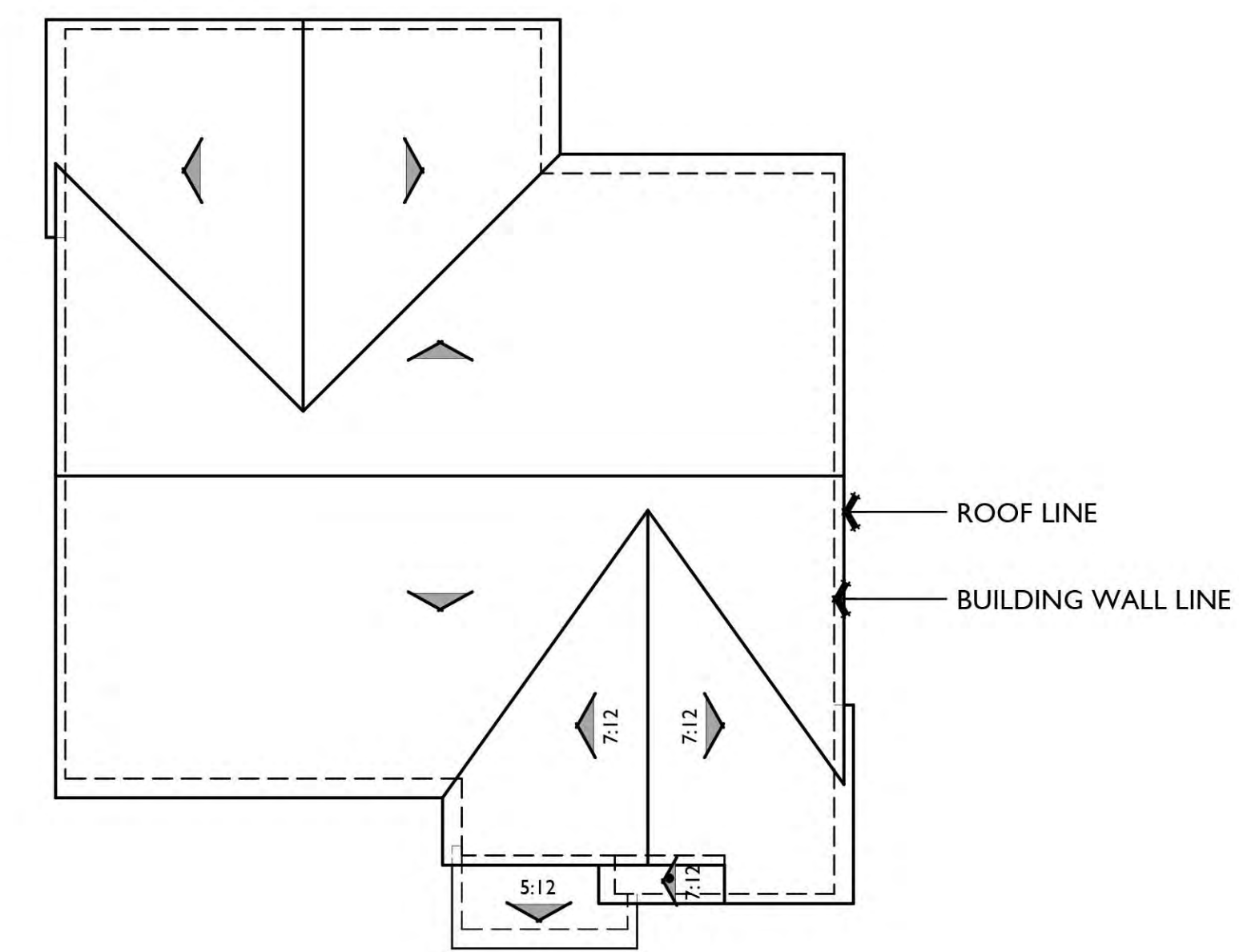
B
1/4"=1'-0"



LEFT



RIGHT

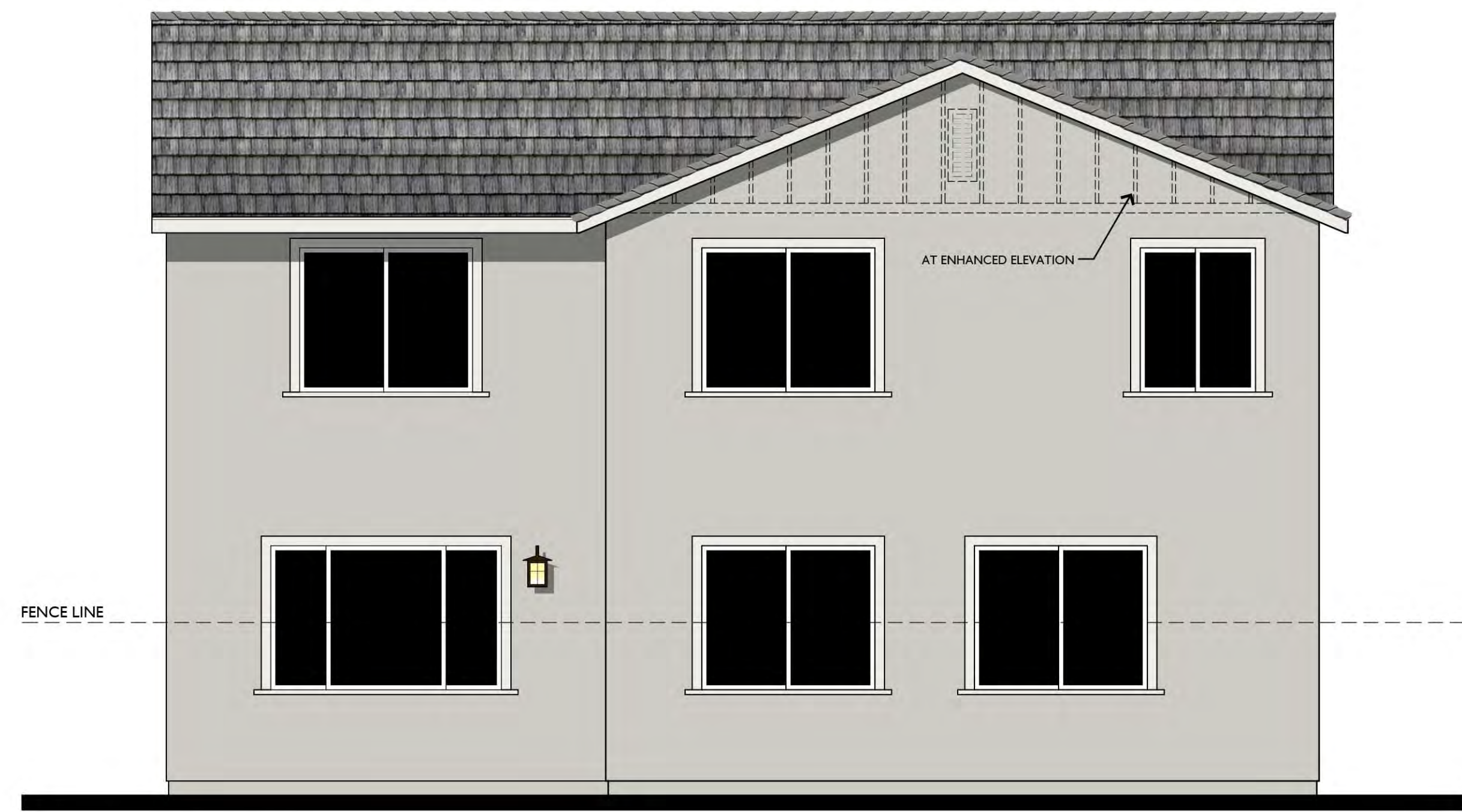


ROOF PLAN

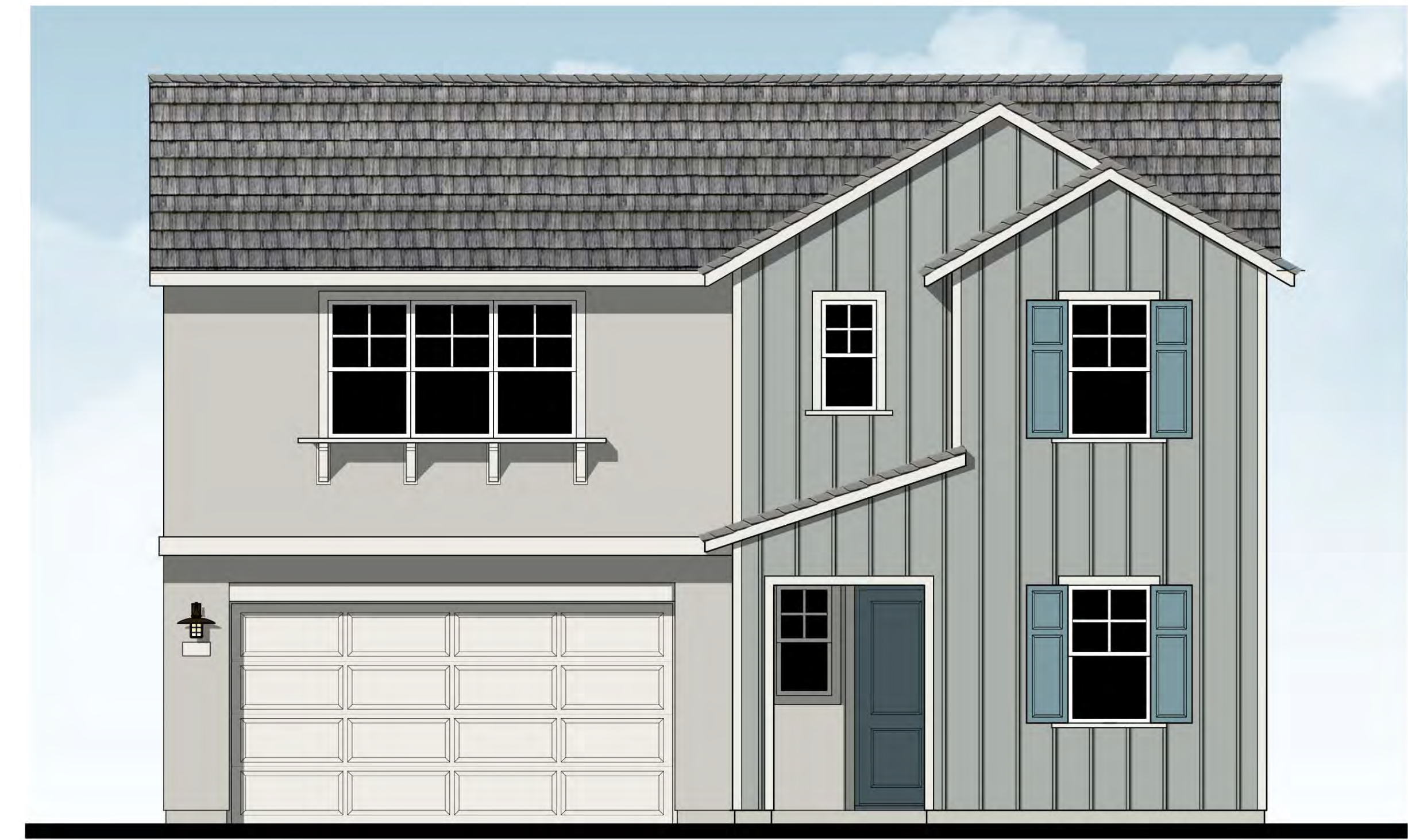
B

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. GABLE VENT DETAIL
 - C. ROLL UP GARAGE DOOR
 - D. LIGHT FIXTURE
 - E. SAND FINISH STUCCO
 - F. STUCCO OVER FOAM TRIM
 - G. COMPOSITE SHUTTER
 - H. WOOD POST
 - I. WOOD CORBEL
 - J. WOOD / CEMENTITIOUS TRIM
 - K. HORIZONTAL SIDING
 - L. VERTICAL SIDING
 - M. POTSHELF

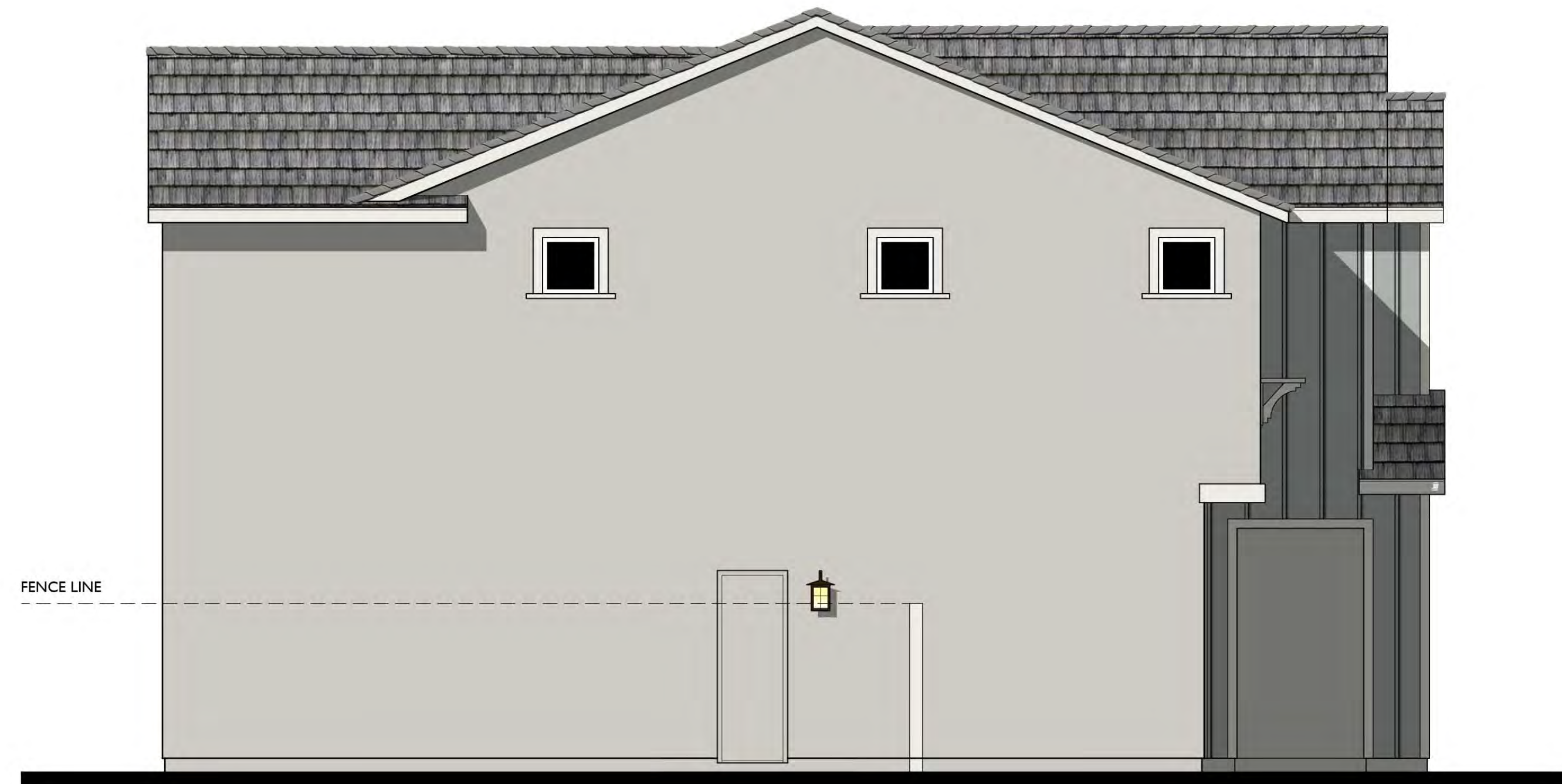


REAR

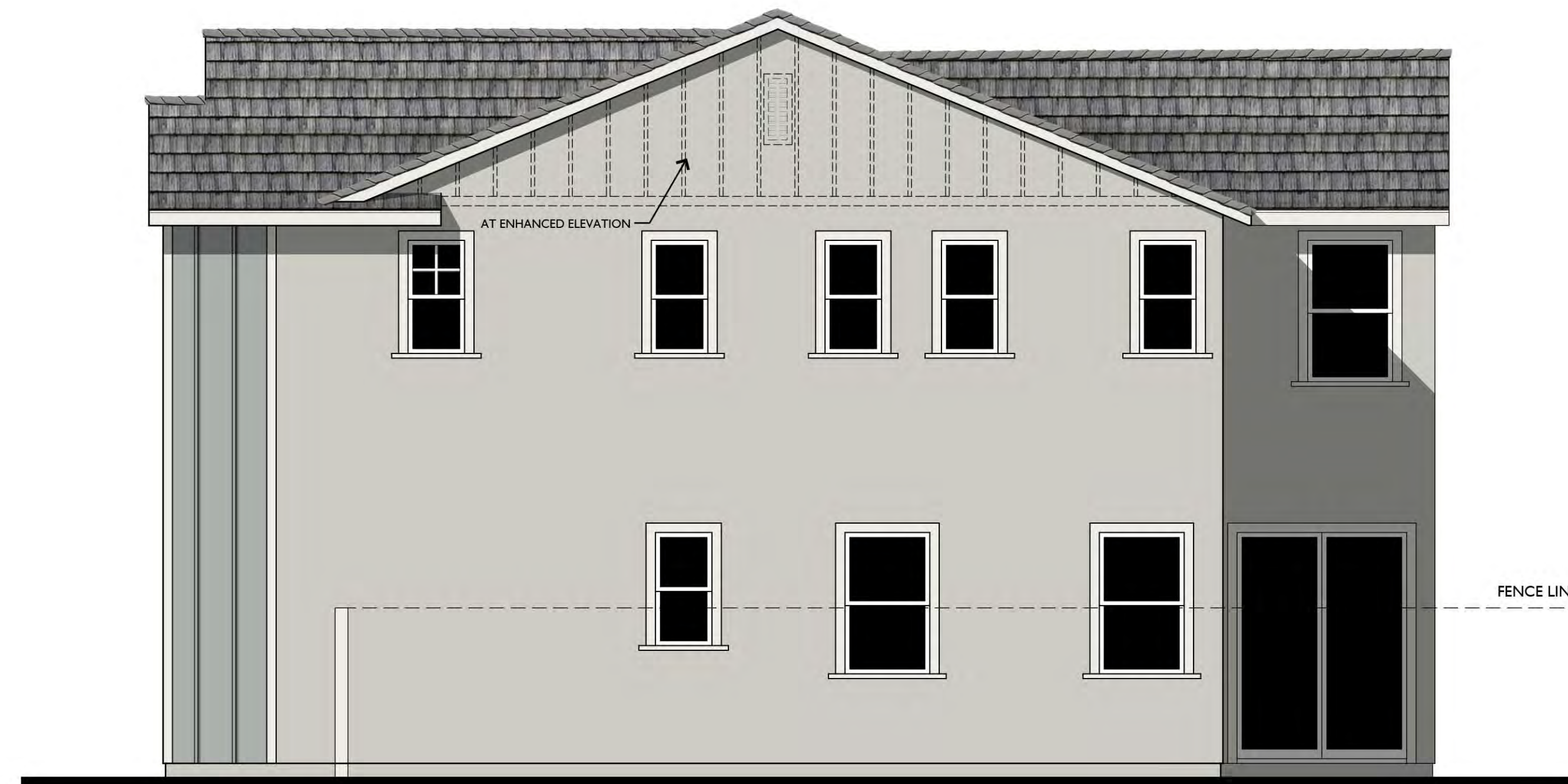


FRONT

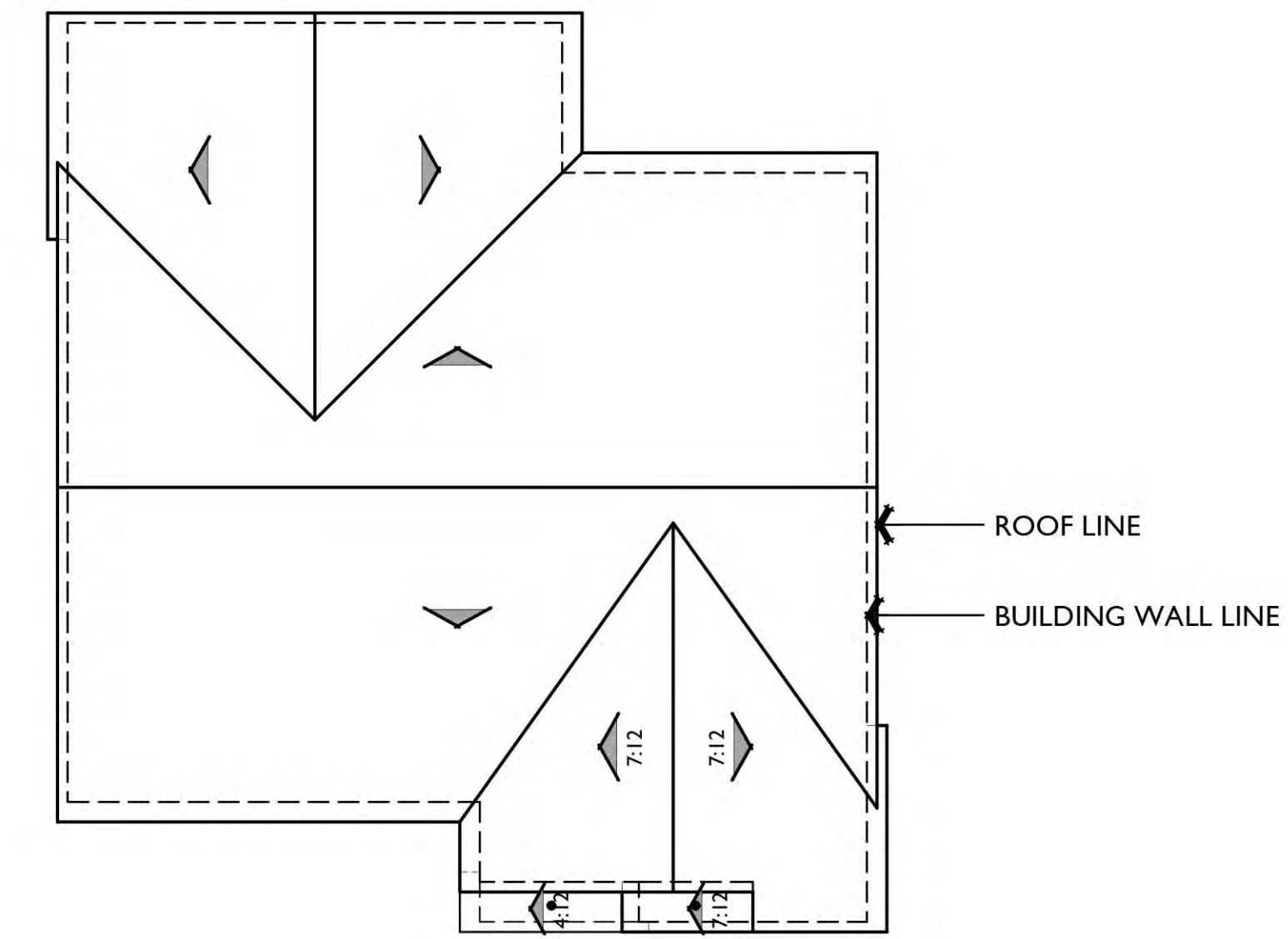
C
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

C

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. GABLE VENT DETAIL
- C. ROLL UP GARAGE DOOR
- D. LIGHT FIXTURE
- E. SAND FINISH STUCCO
- F. STUCCO OVER FOAM TRIM
- G. COMPOSITE SHUTTER
- H. WOOD POST
- I. WOOD CORBEL
- J. WOOD / CEMENTITIOUS TRIM
- K. HORIZONTAL SIDING
- L. VERTICAL SIDING
- M. POTSHELF



PLAN 3AR

PLAN 2A

PLAN 1B

PLAN 2A

PLAN 3A

FRONT ELEVATION
 AMERICAN FARMHOUSE
 BUILDING - 100A (5 PLEX 100A) *

MATERIALS LEGEND

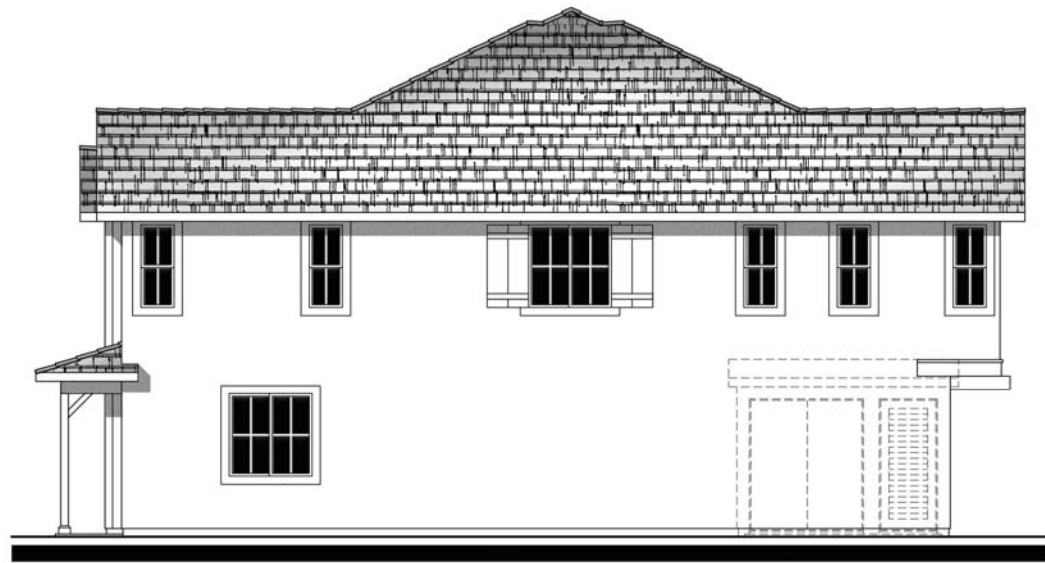
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 3" TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	STUCCO/ BOARD AND BATTEN
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
CORBEL:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM/ CEMENTITIOUS-FIBER
PORCH:	WOOD POST AND BEAM/ KNEE BRACE

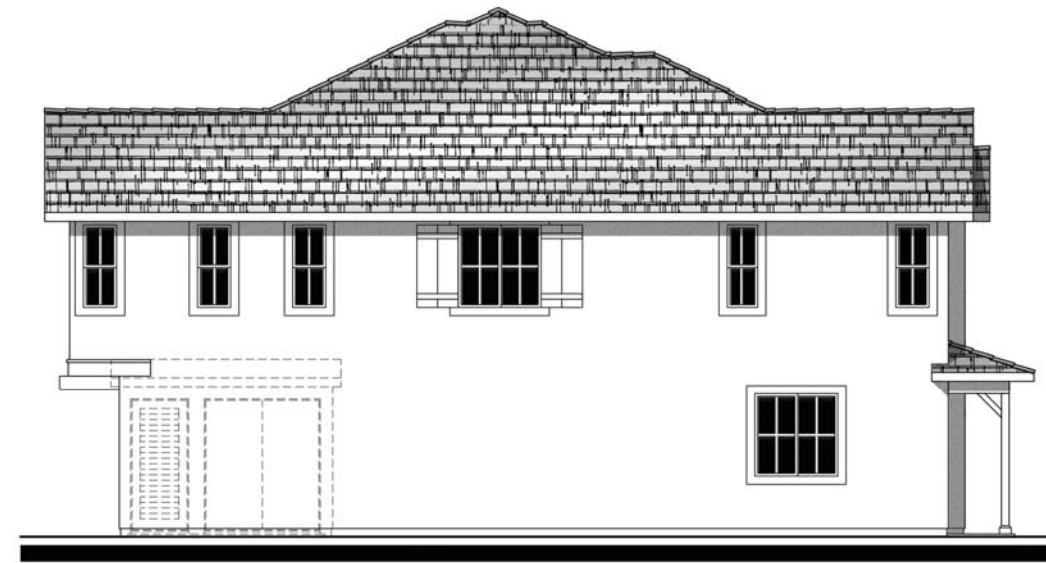
* SEE SITE PLAN FOR BUILDING
 ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
 PATIO WALL LOCATIONS.





PLAN 3A
 PLAN 3A
 RIGHT ELEVATION



PLAN 3AR
 PLAN 3AR
 LEFT ELEVATION



PLAN 3A PLAN 2A PLAN 1B PLAN 2A PLAN 3AR
 REAR ELEVATION

AMERICAN FARMHOUSE
 BUILDING - 100A (5 PLEX 100A) *

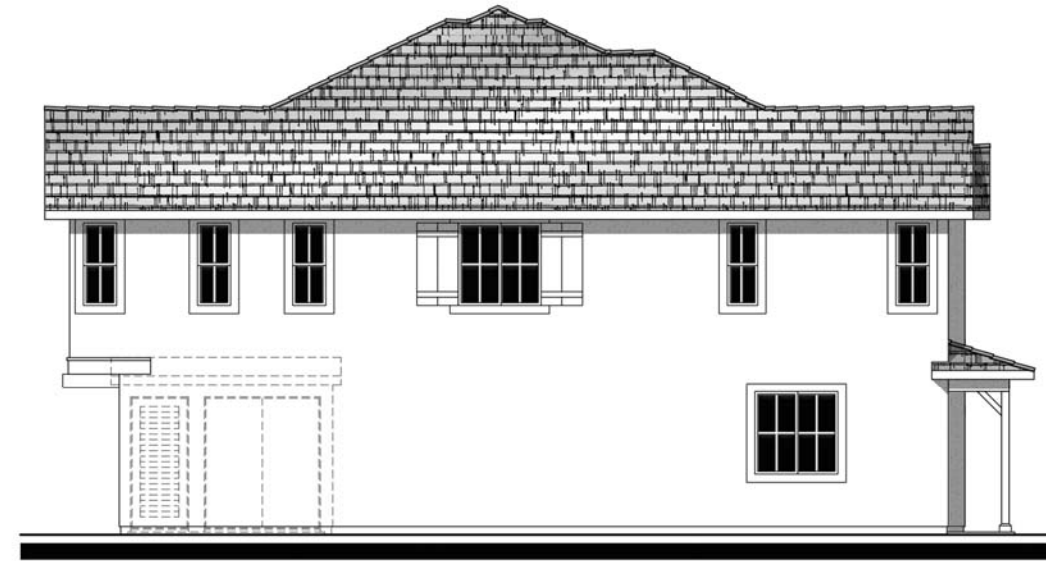
* SEE SITE PLAN FOR BUILDING
 ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
 PATIO WALL LOCATIONS.





PLAN 3BX
 PLAN 3BX
 RIGHT ELEVATION



PLAN 3AR
 PLAN 3AR
 LEFT ELEVATION



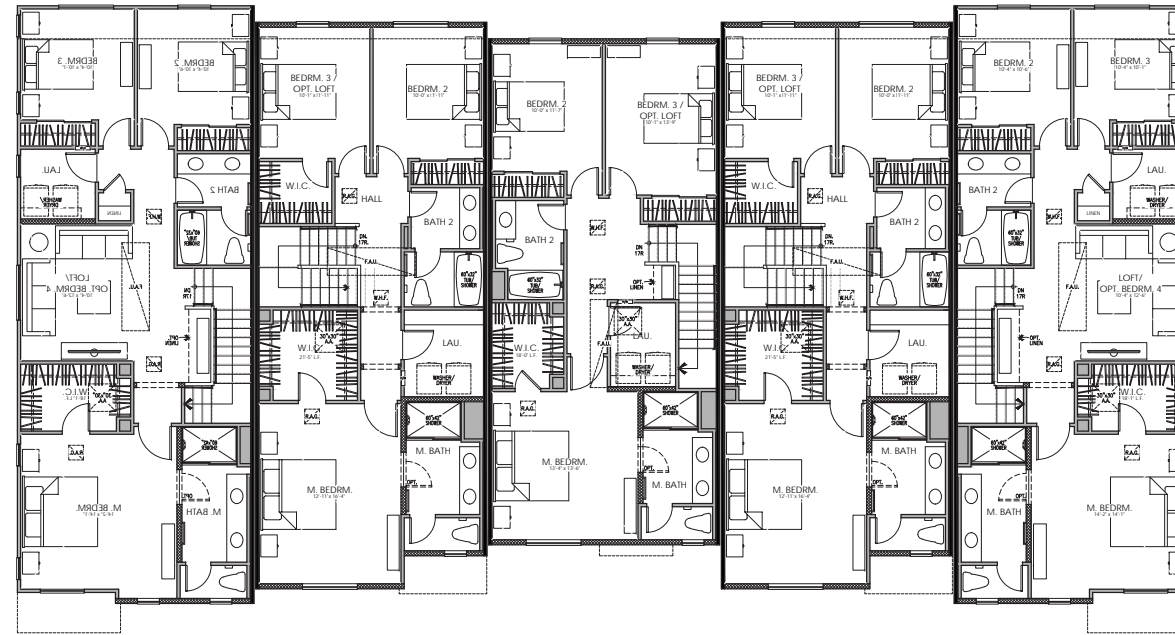
PLAN 3BX PLAN 2A PLAN 1B PLAN 2A PLAN 3AR
 PLAN 3BX PLAN 2A PLAN 1B PLAN 2A PLAN 3AR
 REAR ELEVATION

AMERICAN FARMHOUSE
 BUILDING - 100B (5 PLEX 101A) *

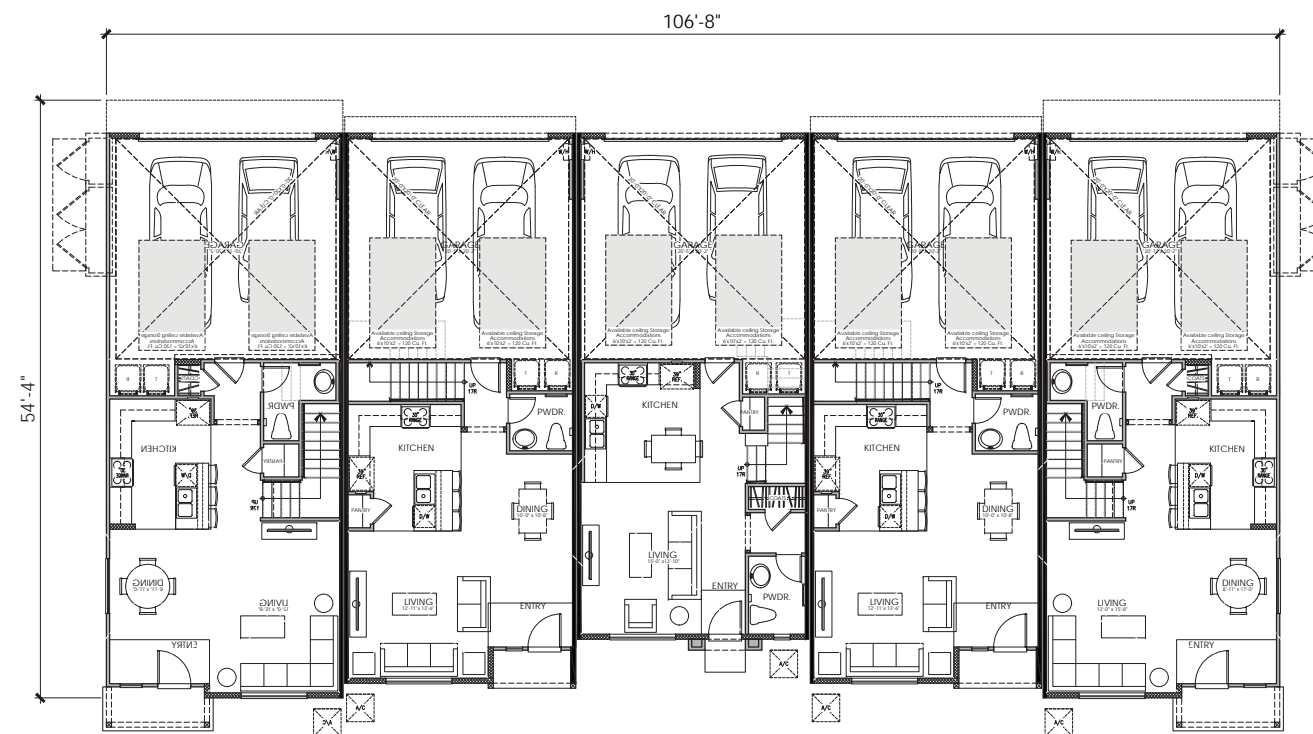
* SEE SITE PLAN FOR BUILDING
 ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
 PATIO WALL LOCATIONS.





SECOND FLOOR PLAN



PLAN 3AR
1,698 SQ. FT.
3 BEDROOM/ 2.5 BATH
LOFT/OPT. BEDRM. 4

PLAN 2A
1,570 SQ. FT.
3 BEDROOM/ 2.5 BATH
OPT. LOFT

PLAN 1B
1,428 SQ. FT.
3 BEDROOM/ 2.5 BATH
OPT. LOFT/OPT. ISLAND

PLAN 2A
1,570 SQ. FT.
3 BEDROOM/ 2.5 BATH
OPT. LOFT

PLAN 3A
1,698 SQ. FT.
3 BEDROOM/ 2.5 BATH
LOFT/OPT. BEDRM. 4

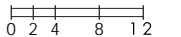
FIRST FLOOR PLAN
BUILDING - 100A (5 PLEX 100A) *

* SEE SITE PLAN FOR BUILDING ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR PATIO WALL LOCATIONS.

SEE LANDSCAPE PLAN FOR PRIVATE OPEN SPACE.

OCCUPANCY: R3/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB





PLAN 3AR

PLAN 2A

PLAN 1A

PLAN 2A

PLAN 3AX

FRONT ELEVATION
CALIFORNIA RANCH
BUILDING - 100E (5 PLEX 101B) *

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	WOOD CORBEL/ LAP SIDING
WALL:	STUCCO/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
CORBEL:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGIDFOAM/ CEMENTITIOUS-FIBER
PORCH:	WOOD POST AND BEAM

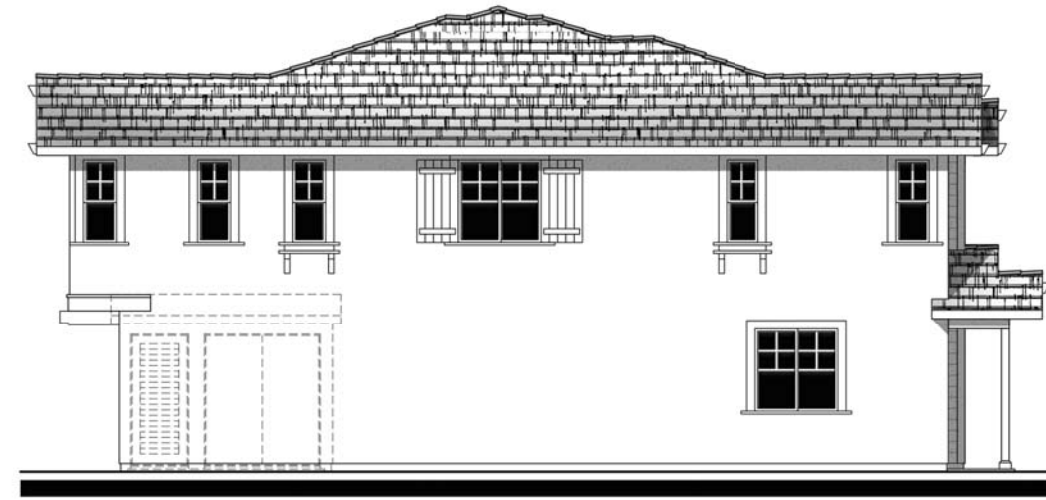
* SEE SITE PLAN FOR BUILDING
ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
PATIO WALL LOCATIONS.





PLAN 3AX
RIGHT ELEVATION



PLAN 3AR
LEFT ELEVATION



PLAN 3AX PLAN 2A PLAN 1A PLAN 2A PLAN 3AR
REAR ELEVATION

CALIFORNIA RANCH
BUILDING - 100E (5 PLEX 101B) *

* SEE SITE PLAN FOR BUILDING
ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
PATIO WALL LOCATIONS.





PLAN 3AX
RIGHT ELEVATION



PLAN 3AXR
LEFT ELEVATION



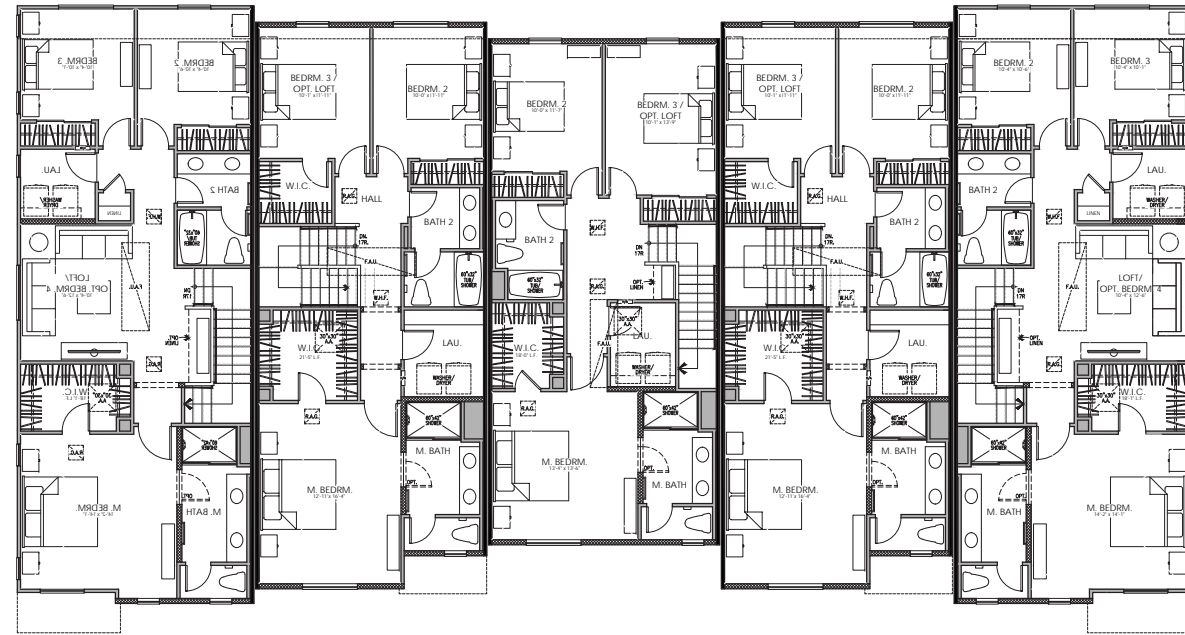
PLAN 3AX PLAN 2A PLAN 1A PLAN 2A PLAN 3AXR
REAR ELEVATION

CALIFORNIA RANCH
BUILDING - 100F (5 PLEX 102B) *

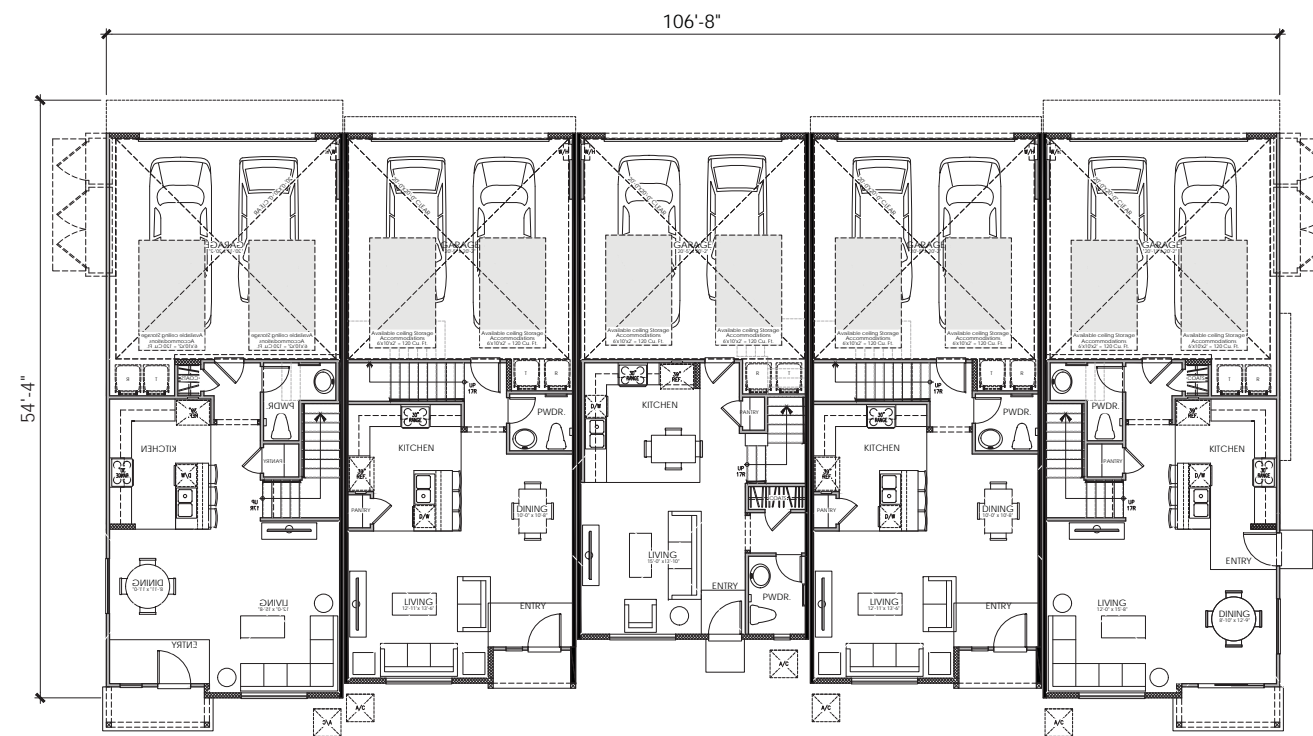
* SEE SITE PLAN FOR BUILDING
ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
PATIO WALL LOCATIONS.





SECOND FLOOR PLAN



PLAN 3AR
1,698 SQ. FT.
3 BEDROOM/ 2.5 BATH
LOFT/OPT. BEDRM. 4

PLAN 2A
1,570 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT

PLAN 1A
1,428 SQ. FT.
3 BEDROOM/ 2.5 BATH
OPT. LOFT/OPT. ISLAND

PLAN 2A
1,570 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT

PLAN 3AX
1,698 SQ. FT.
3 BEDROOM/ 2.5 BATH
LOFT/OPT. BEDRM. 4

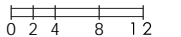
FIRST FLOOR PLAN
BUILDING - 100E (5 PLEX 101B) *

* SEE SITE PLAN FOR BUILDING ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR PATIO WALL LOCATIONS.

SEE LANDSCAPE PLAN FOR PRIVATE OPEN SPACE.

OCCUPANCY: R3/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB





PLAN 3AR

PLAN 2A

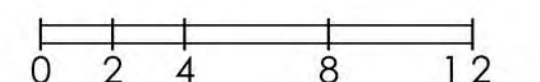
PLAN 1B

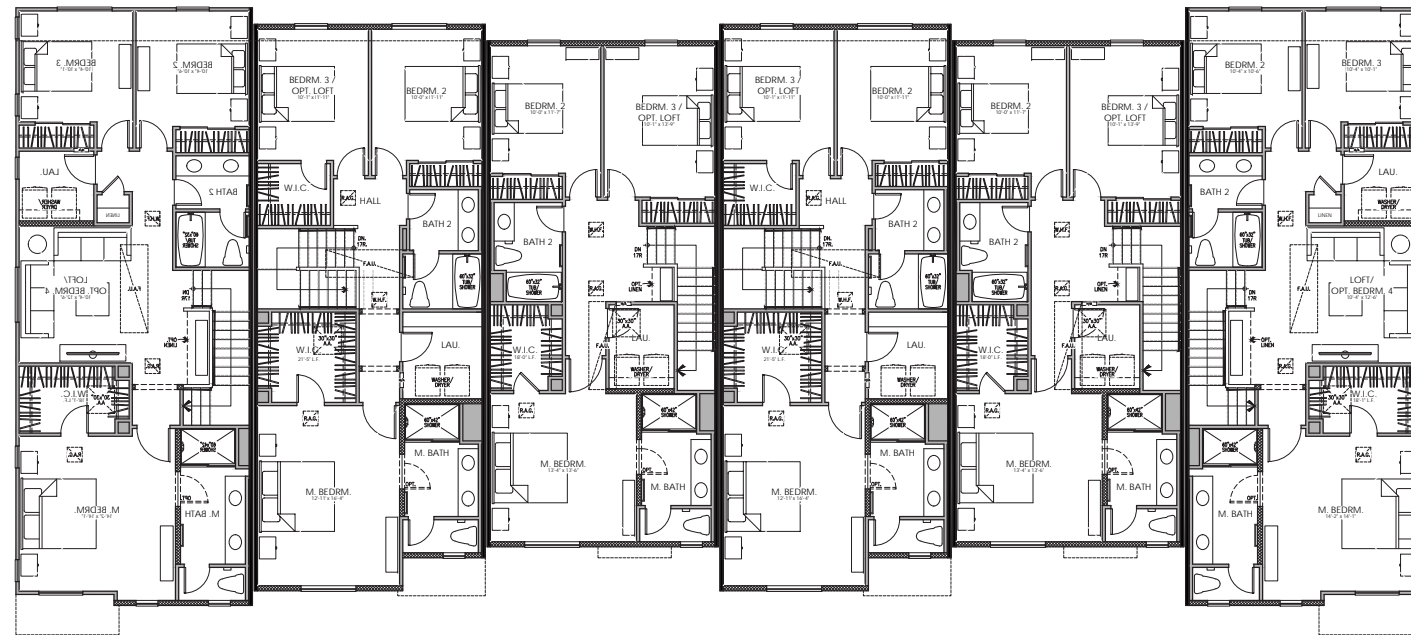
PLAN 2A

PLAN 1B

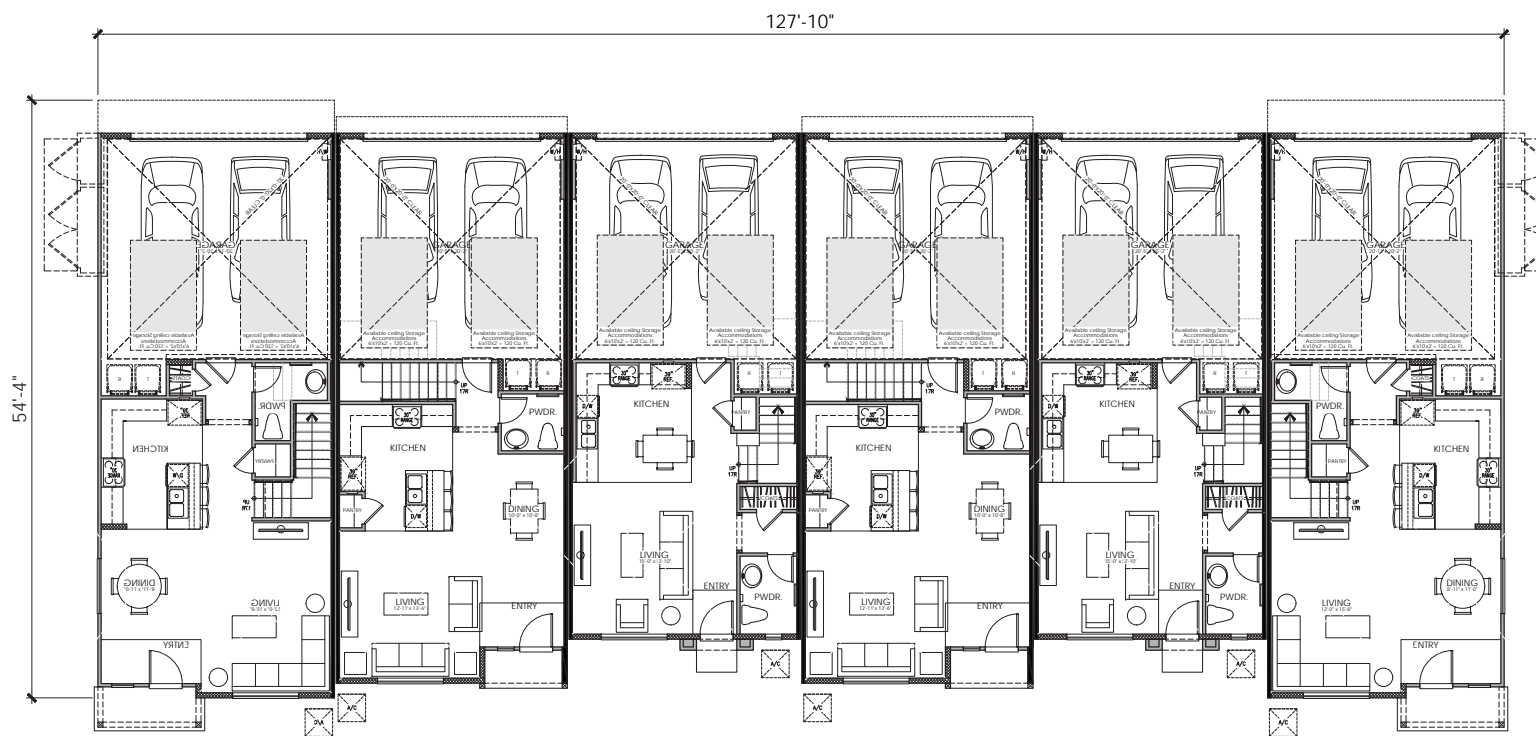
PLAN 3A

COLOR SCHEME 8
 FRONT ELEVATION
 AMERICAN FARMHOUSE
 BUILDING - 200A (6 PLEX 200A) *





SECOND FLOOR PLAN



PLAN 3AR
1,698 SQ. FT.
3 BEDROOM / 2.5 BATH
LOFT/OPT. BEDRM. 4

PLAN 2A
1,570 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT

PLAN 1B
1,428 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT/OPT. ISLAND

PLAN 2A
1,570 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT

PLAN 1B
1,428 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT/OPT. ISLAND

PLAN 3A
1,698 SQ. FT.
3 BEDROOM / 2.5 BATH
LOFT/OPT. BEDRM. 4

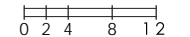
FIRST FLOOR PLAN
BUILDING - 200A (6 PLEX 200A) *

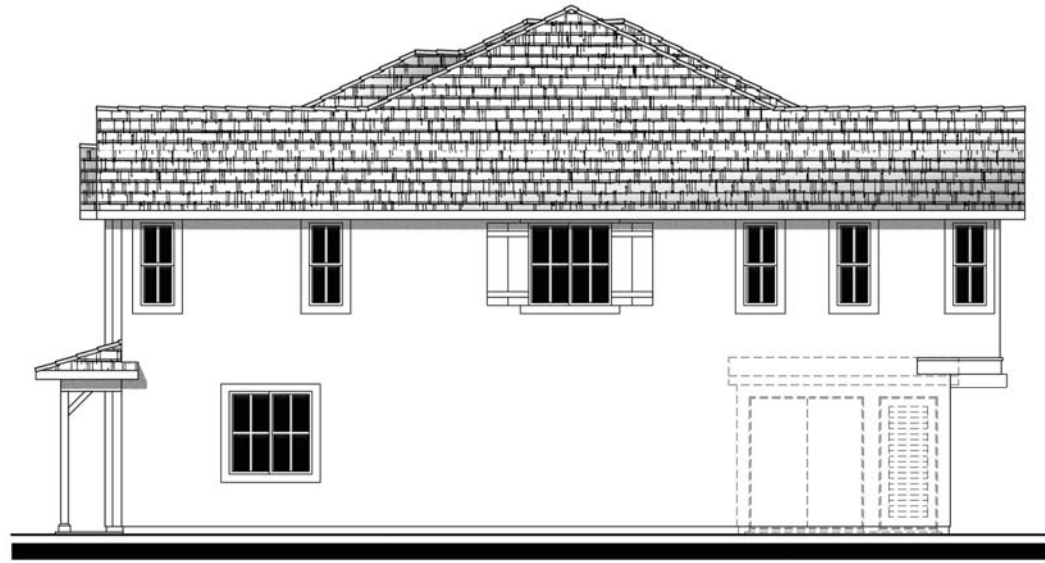
* SEE SITE PLAN FOR BUILDING ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR PATIO WALL LOCATIONS.

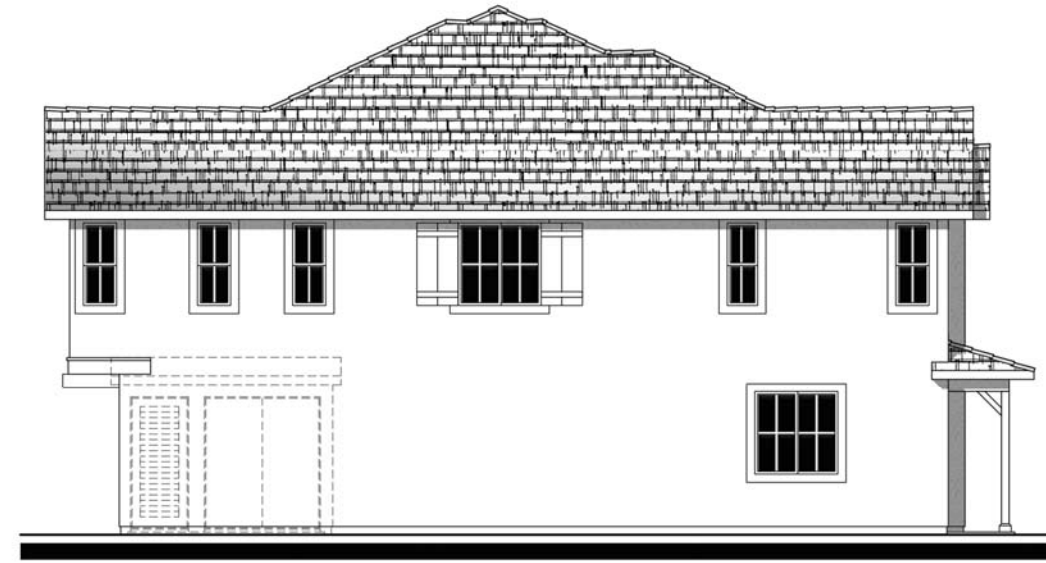
SEE LANDSCAPE PLAN FOR PRIVATE OPEN SPACE.

OCCUPANCY: R3/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB





PLAN 3A
 PLAN 3A
 RIGHT ELEVATION



PLAN 3AR
 LEFT ELEVATION



PLAN 3A PLAN 1B PLAN 2A PLAN 1B PLAN 2A PLAN 3AR
 PLAN 3A PLAN 1B PLAN 2A PLAN 1B PLAN 2A PLAN 3AR
 REAR ELEVATION

AMERICAN FARMHOUSE
 BUILDING - 200A (6 PLEX 200A) *

* SEE SITE PLAN FOR BUILDING
 ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
 PATIO WALL LOCATIONS.





PLAN 3BX
RIGHT ELEVATION



PLAN 3BXR
LEFT ELEVATION



PLAN 3BX

PLAN 1B

PLAN 2A

PLAN 1B

PLAN 2A

PLAN 3BXR

REAR ELEVATION

AMERICAN FARMHOUSE
BUILDING - 200C (6 PLEX 202A) *

* SEE SITE PLAN FOR BUILDING
ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
PATIO WALL LOCATIONS.





PLAN 3AR

PLAN 2A

PLAN 1A

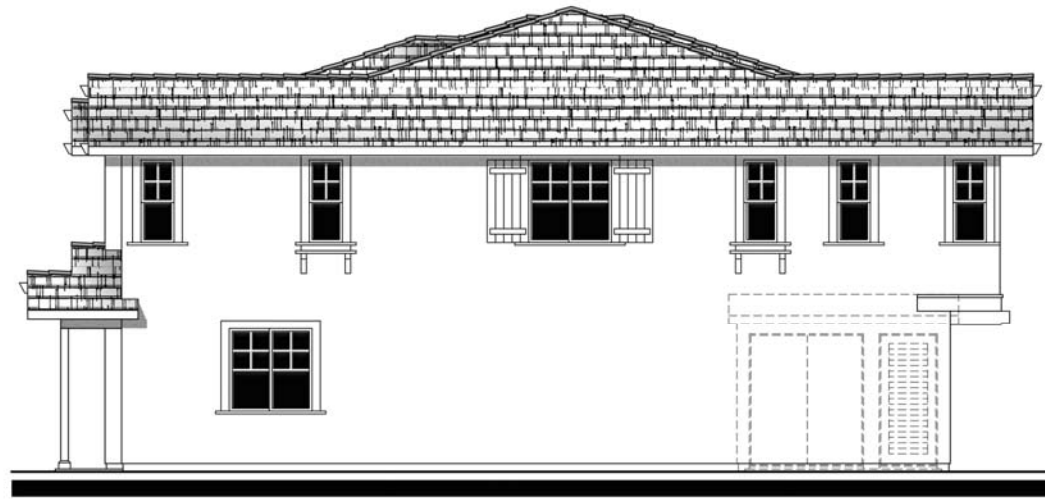
PLAN 2A

PLAN 1A

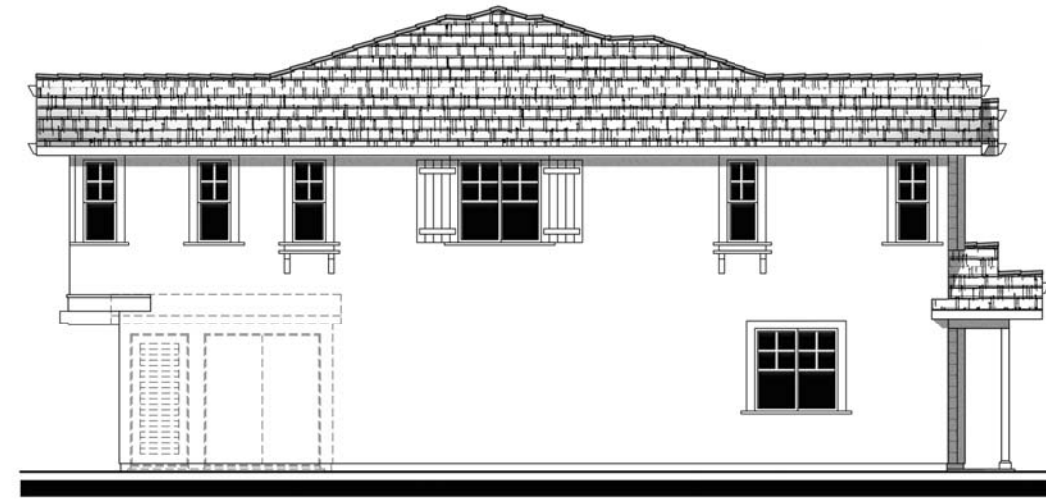
PLAN 3A

COLOR SCHEME 5
 FRONT ELEVATION
 CALIFORNIA RANCH
 BUILDING - 200D (6 PLEX 200B) *





PLAN 3A
RIGHT ELEVATION



PLAN 3AR
LEFT ELEVATION



PLAN 3A

PLAN 1A

PLAN 2A

PLAN 1A

PLAN 2A

PLAN 3AR

REAR ELEVATION

CALIFORNIA RANCH
BUILDING - 200D (6 PLEX 200B) *

* SEE SITE PLAN FOR BUILDING
ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
PATIO WALL LOCATIONS.





PLAN 3AX
RIGHT ELEVATION



PLAN 3AXR
LEFT ELEVATION



PLAN 3AX

PLAN 1A

PLAN 2A

PLAN 1A

PLAN 2A

PLAN 3AXR

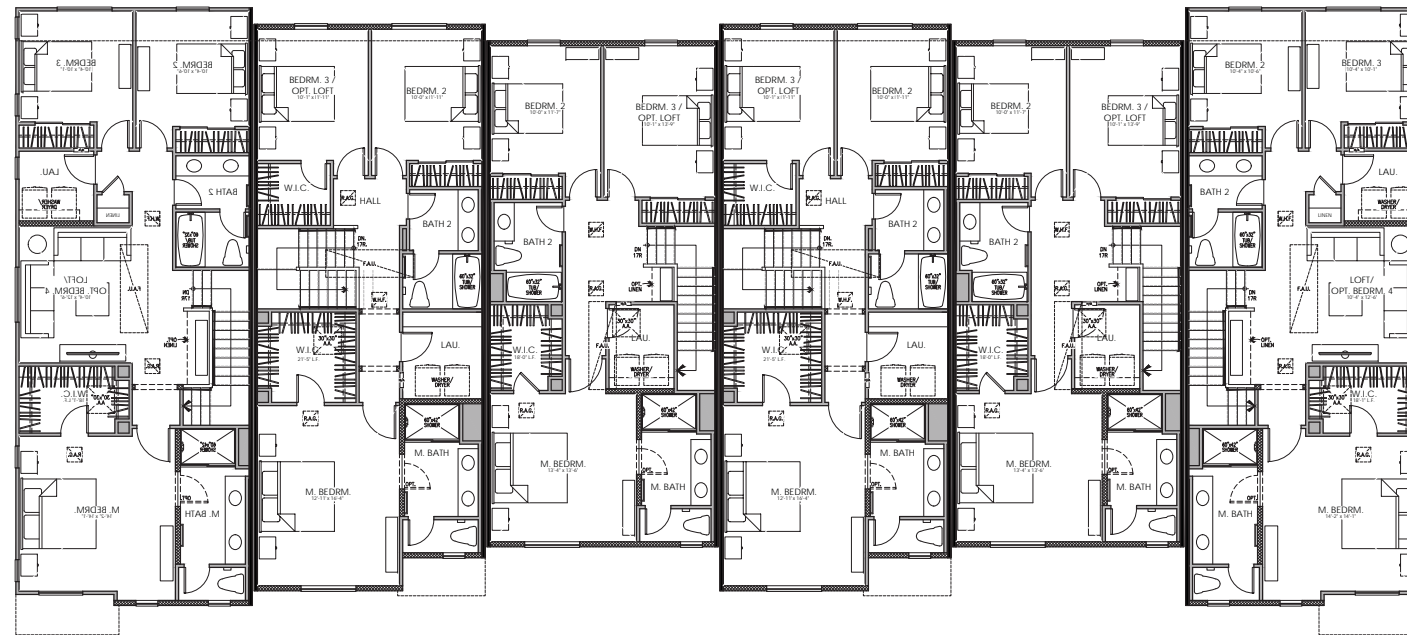
REAR ELEVATION

CALIFORNIA RANCH
BUILDING - 200F (6 PLEX 202B) *

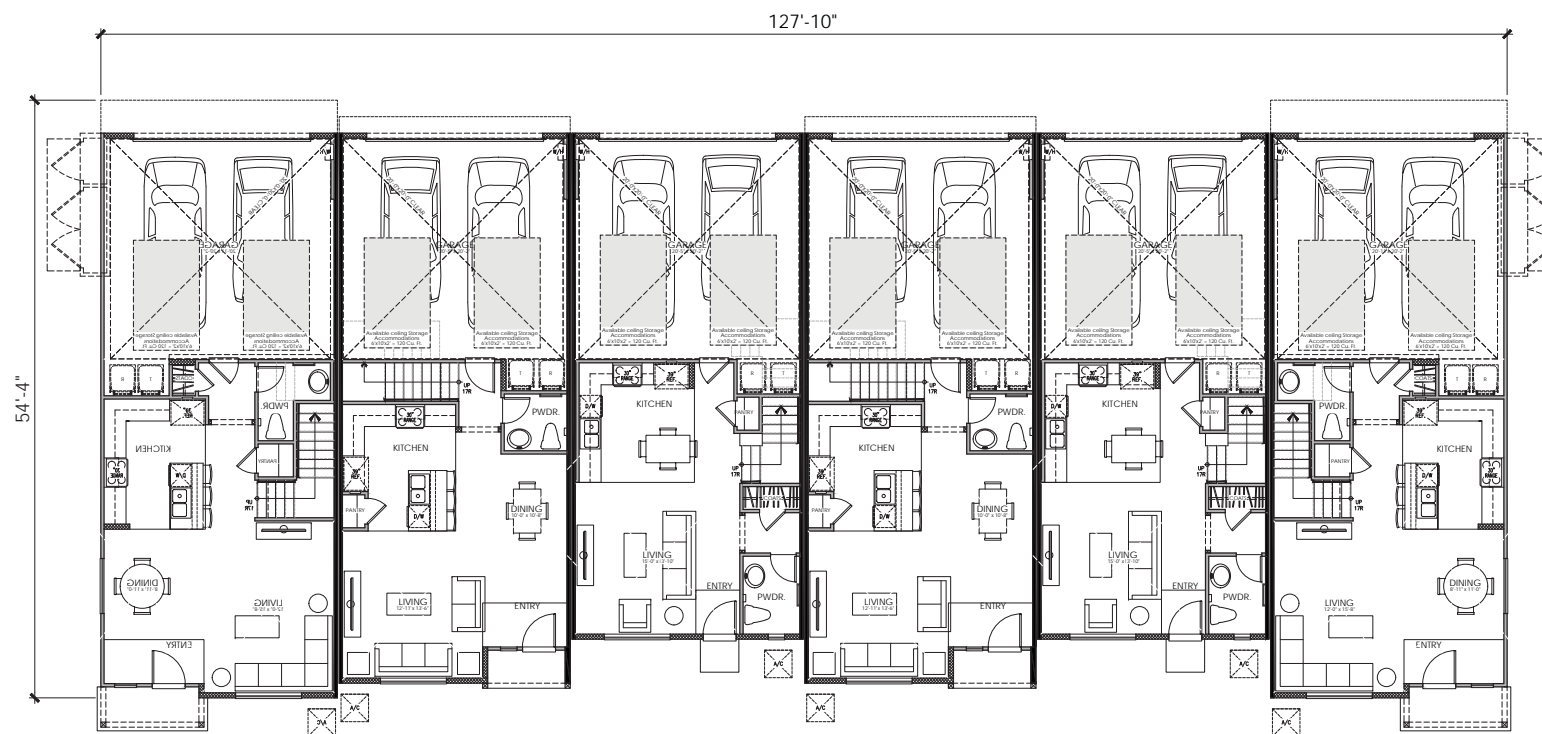
* SEE SITE PLAN FOR BUILDING
ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR
PATIO WALL LOCATIONS.





SECOND FLOOR PLAN



PLAN 3AR
1,698 SQ. FT.
3 BEDROOM / 2.5 BATH
LOFT/OPT. BEDRM. 4

PLAN 2A
1,570 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT

PLAN 1A
1,428 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT/OPT. ISLAND

PLAN 2A
1,570 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT

PLAN 1A
1,428 SQ. FT.
3 BEDROOM / 2.5 BATH
OPT. LOFT/OPT. ISLAND

PLAN 3A
1,698 SQ. FT.
3 BEDROOM / 2.5 BATH
LOFT/OPT. BEDRM. 4

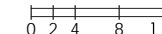
FIRST FLOOR PLAN
BUILDING - 200D (6 PLEX 200B) *

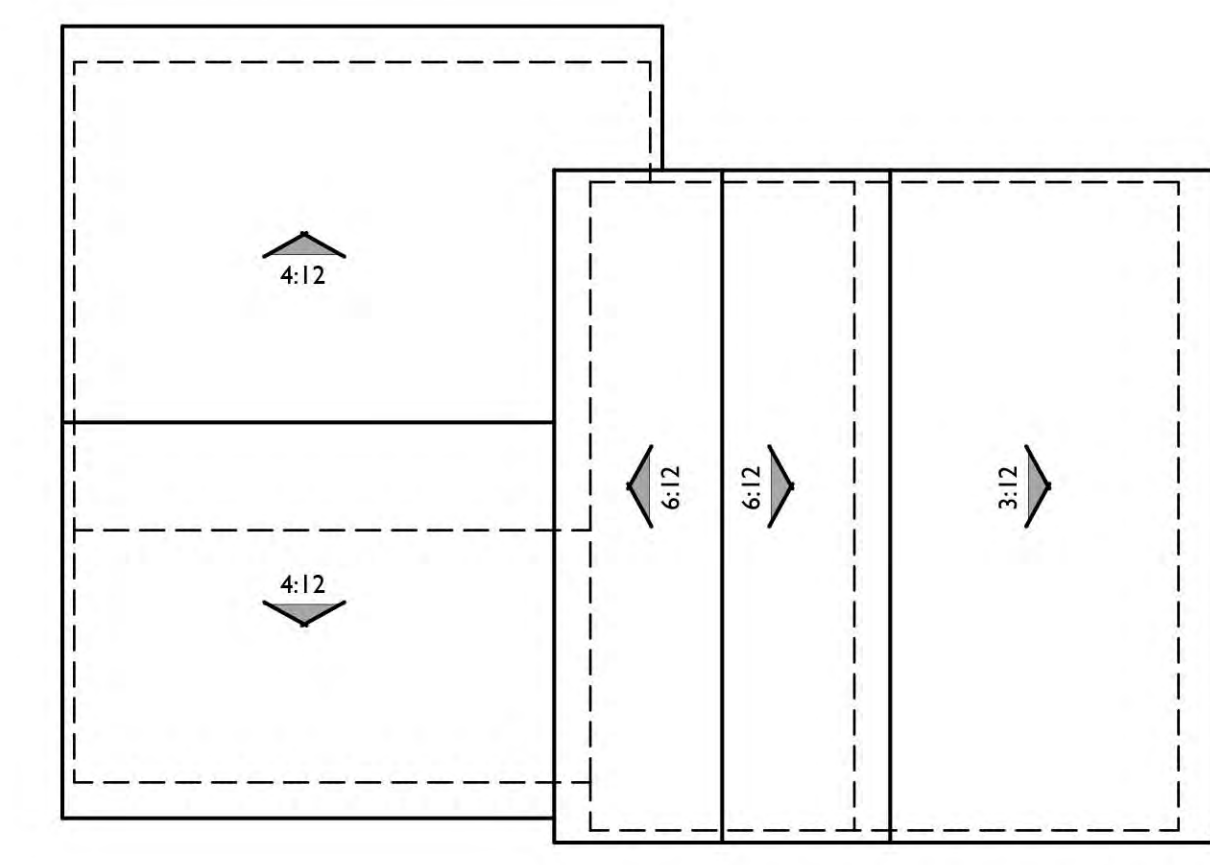
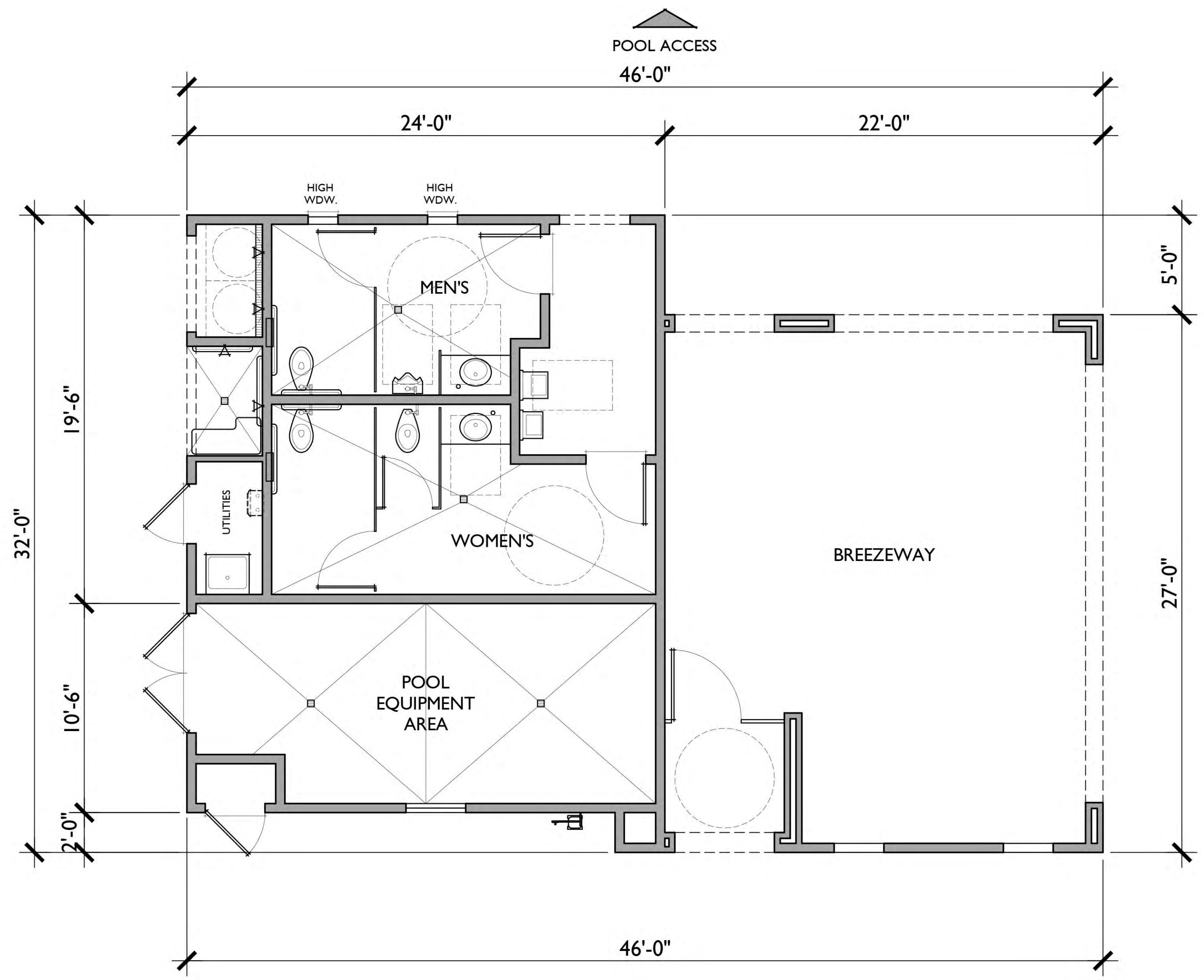
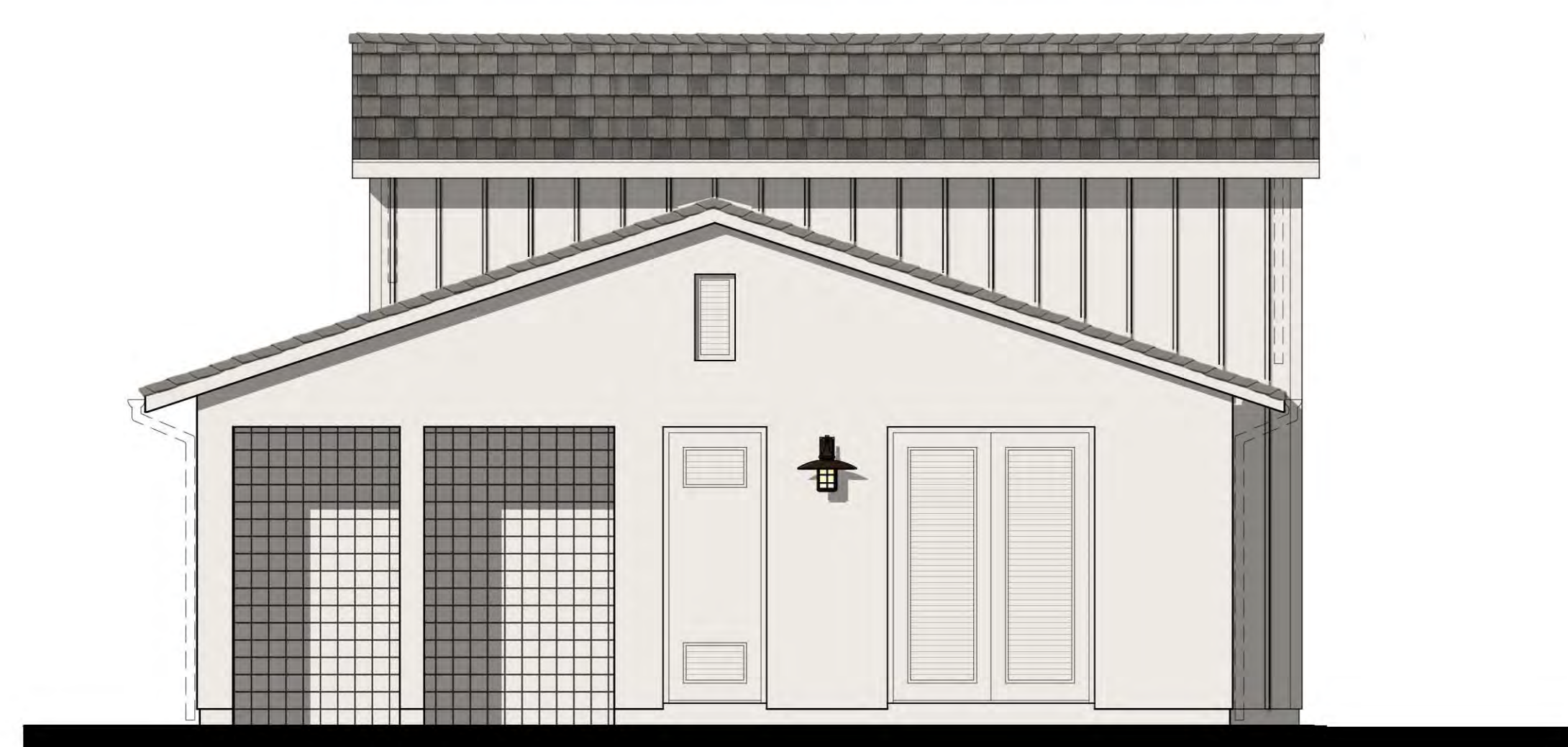
* SEE SITE PLAN FOR BUILDING ADA UNIT LOCATIONS.

SEE LANDSCAPE PLAN FOR PATIO WALL LOCATIONS.

SEE LANDSCAPE PLAN FOR PRIVATE OPEN SPACE.

OCCUPANCY: R3/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB





ROOF PLAN

RAKE: 6"
 EAVE: 18"
 ROOF MATERIAL: COMPOSITION SHINGLE

POOL BUILDING

FLOOR AREA TABLE	
RESTROOMS/ SHOWERS	362 SQ. FT.
BREEZEWAY	594 SQ. FT.
POOL EQUIPMENT / UTILITIES	280 SQ. FT.
TOTAL BUILDING	1,234 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

04.14.21

**Attachment B -
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: April 19, 2021
File No: PDEV20-030
Related Files: PMTT19-006 (TTM 20265)

Project Description: A Development Plan to construct 224 dwellings, including 87 single-family and 137 multiple-family dwellings, on 21.10 acres of land located at the northeast corner of East Edison and South Mill Creek Avenues. (APN: 0218-211-12); **submitted by Shea Homes**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

2.4 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions) and the Rich-Haven Specific Plan. All walls visible to public rights-of-way and cluster court drive aisles shall be constructed of six-foot-high decorative block on the public side of the wall.

2.5 Parking, Circulation and Access.

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

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

(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.

2.6 Site Lighting.

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

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

2.7 Mechanical and Rooftop Equipment.

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

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

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

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

2.10 Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). All recommendations of the Final Acoustical Report, completed for Shea Homes by LSA in March 2021, on file with the Planning Department, shall be incorporated into the project's construction documents.

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

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

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

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

2.12 Disclosure Statements.

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

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

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

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

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

2.13 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich-Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application introduces no new significant environmental impacts. The City's "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. The previously adopted mitigation measures shall be 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.

2.14 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.

2.15 Additional Fees.

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

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

2.16 Additional Requirements.

(a) The applicant shall work with the Planning Department in Plan Check to finalize all project details, including but not limited to, architecture, enhanced elevations, setbacks, color schemes, landscaping and planting palettes, and park amenities.

(b) All units and buildings with elevations facing or predominantly visible from public rights-of-way, paseos, parks, or other public areas shall be provided with enhancements such as pop-outs, shutters, siding, etc. in a design appropriate to the elevation's architecture. These areas include the public streets to the north and east of the project site, the SCE easement to the west of the project site, the private streets interior to the project site, the linear park and recreational facilities throughout the project site, and the walking paseos throughout the project site. The applicant shall work with staff in Plan Check to finalize the enhanced elevations schedule.

(c) All windows shall be provided with 360-degree trim, or else a minimum two-inch recess as appropriate to the architectural style.

(d) All window trim occurring at siding or stone shall be of wood or fiber cement material.

(e) All building setbacks shall be shown on Plan Check submittals, including front, side, rear, patio, and garage setbacks.

(f) All terms of the related Development Agreement (File No. PDA16-003), undergoing an amendment as a result of this project, shall be followed, including, but not limited to, utilities, maintenance, and Development Impact Fees. Additionally, all required parkland fees shall be paid prior to the building permit issuance of the 100th unit.

(g) All terms of the related Tentative Tract Map (File No. PMTT19-006) shall be followed.

(h) Development Plan (File No. PDEV20-030) approval is contingent on City Council approval of the proposed amendments to the Rich Haven Specific Plan (File Nos. PGPA19-005 and PSPA19-006) and of the related amendments to the Development Agreement (File No. PDA16-003), and approval of the Final Map (File No. PMTT19-006) by City Council.



CITY OF ONTARIO MEMORANDUM

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)

PROJECT ENGINEER: Michael Bhatanawin, P.E. (909) 395-2130

PROJECT PLANNER: Alexis Vaughn (909) 395-2416

DAB MEETING DATE: April 19, 2021

PROJECT NAME/DESCRIPTION: PDEV20-030, a Development Plan to construct 224 dwellings, including 87 single-family dwellings and 137 multiple-family dwellings on 21.1 acres of land, within the Stand Alone Residential Overlay land use district of the Rich Haven Specific Plan

LOCATION: Northeast corner of Edison Avenue and Mill Creek Avenue

APPLICANT: Shea Homes

REVIEWED BY:  752 4-9-21
Raymond Lee, P.E. Date
Assistant City Engineer

APPROVED BY:  4-9-21
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 LISTED BELOW. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

-
1. This project shall comply with the conditions of approval for TM-20265 (PMTT19-006) approved by DAB on March 15, 2021.
 2. Water Service: Provide water service(s) for the park with a back-flow device(s) per city's standards specifically for the proposed park(s) – Lot B, C and D.
 3. Sewer Lateral: Provide sewer lateral for the park, specifically Lot D.
 4. Recycled Water Service: Provide recycled water service for irrigation use, specifically for the proposed park(s) – Lot B, C and D.
 5. Trash Enclosure: Provide a trash enclosure area for the three auto-can for the proposed park (Lot D).



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

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

DATE: January 13, 2021

SUBJECT: PDEV20-030 - A Development Plan approval to construct 224 total dwellings consisting of 87 single-family dwellings and 137 attached multi-family dwellings on approximately 21.1 acres of land located at the northeast corner of Edison Ave and Mill Creek Ave, within the Stand Alone Residential Overlay land use district of the Rich Haven Specific Plan (APN(s): 0218-211-12). Related File(s): PMTT19-006.

-
- 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: Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 2
- E. Total Square Footage: Varies, 2,071 Sq. Ft. to 2,528 Sq. Ft. Per Unit
- F. 2019 CBC Occupancy Classification(s): R-3

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

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

5.0 BUILDING CONSTRUCTION FEATURES

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

- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner

FROM: Bill Lee, Police Officer

DATE: February 16th, 2020

SUBJECT: PDEV20-032 – a DEVELOPMENT PLAN TO CONSTRUCT 224 DWELLINGS, INCLUDING 87 SINGLE-FAMILY DWELLINGS AND 137 MULTIPLE-FAMILY DWELLINGS, AT THE NORTHEAST CORNER OF EDISON AVENUE AND MILL CREEK AVENUE (APN: 0218-211-12).
Related File: PMTT19-006.

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

- Required lighting for all walkways, paseos, driveways, doorways, parking areas, parks, park walkways, playgrounds, recreation areas and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall install illuminated address numbers, powered by photocell, on each individual unit and shall not be controlled by the building occupants.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions. This includes the provisions for perimeter lighting, site lighting, fencing and/or uniformed security.

The Applicant is invited to contact Officer Bill Lee at (909) 408-1672 with any questions or concerns regarding these conditions.



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: Alexis Vaughn, Assistant Planner

DATE: January 07, 2021

SUBJECT: FILE #: PDEV20-030

Finance Acct#:

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

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

PROJECT DESCRIPTION: A Development Plan approval to construct 224 total dwellings consisting of 87 single-family dwellings and 137 attached multi-family dwellings on approximately 21.1 acres of land located at the northeast corner of Edison Ave and Mill Creek Ave, within the Stand Alone Residential Overlay land use district of the Rich Haven Specific Plan (APN(s): 0218-211-12). Related File(s): PMTT19-006.

The plan does adequately address the departmental concerns at this time.

- No comments
- Report attached (1 copy and email 1 copy) *see attached email*
- 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.

Planning
Department

[Signature]
Signature

Assistant Planner
Title

2/17/21
Date

Tom
*Comment to support w/ condition
ok re included app / DAB & map.
commission for council 9/3 & Top priority.*

*DA - PL SA needs to
meet min. dist. of
14 ft/row
SPA & DA*

Thomas Grahn

From: Thomas Grahn
Sent: Wednesday, February 17, 2021 4:36 PM
To: Alexis Vaughn
Subject: PDEV20-030

The plan does adequately address advance planning concerns at this time; however, Conditions of Approval should include a condition stating something to the effect of "The proposed overall density of the related Specific Plan, Development Agreement, and Tentative Tract Map shall be consistent with the established land use densities of the Specific Plan and land use designations of the TOP."

Thomas Grahn

Senior Planner
City of Ontario
303 East B Street
Ontario, CA 91764
(909) 395-2413

COVID-19 PLANNING DEPARTMENT UPDATES

- *The Planning Department counter is open for appointments. [Click here to book your appointment.](#)*
- *Contact us by phone at (909) 395-2036 or by email at PlanningCounterMail@ontarioca.gov for general Planning-related information.*
- *Face coverings and social distancing are required inside City facilities.*
- *We appreciate your business and your patience.*

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV20-030
 Address: SEC Mill Creek Avenue & Edison Avenue
 APN: 0218-211-12
 Existing Land Use: Vacant
 Proposed Land Use: Development Plan to construct 224 residential units
 Site Acreage: 21.1 Proposed Structure Height: N/A
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Alexis Vaughn
 Date: 3/29/2021
 CD No.: 2021-001
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT +	
<input type="radio"/> Zone 5			

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

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

CONSISTENCY DETERMINATION

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

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

See attached condition.

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2021-001
PALU No.: _____

PROJECT CONDITIONS

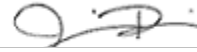
The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the Airport Land Use Compatibility Plan (ALUCP) for ONT. The applicant is required to meet the Real Estate Transaction Disclosure in accordance with California Codes (Business and Professions Code Section 11010-11024). New residential subdivisions within an Airport Influence Area are required to file an application for a Public Report consisting of a Notice of Intention (NOI) and a completed questionnaire with the Department of Real Estate and include the following language within the NOI:

NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

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

CONDITIONS OF APPROVAL

Sign Off



4/8/2021

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:

Jamie Richardson, Sr. Landscape Planner

Phone:

(909) 395-2615

D.A.B. File No.:
 PDEV20-030

Case Planner:
 Alexis Vaughn

Project Name and Location:

Gateway Community
 Tract 20265

Applicant/Representative:

Shea Homes gina.gordon@sheahomes.com (949) 870-6187
 2 Ada, Suite 200
 Irvine CA 92614



A Preliminary Plans (dated 3/10/21) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.



A Preliminary Plans (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

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

Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov
DIGITAL SUBMITTALS MUST BE 10MB OR LESS.

Development Plan Comments 02/09/2021:
Civil/ Site Plans

1. Provide a tree inventory for any existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting.
2. Note on plans: Tree removal to occur outside of typical nesting season (February 1 through August 31) or per the specific plan EIR mitigation Measures.
3. Additional trees are required throughout the open space.
4. Residential single-family detached projects shall include a 30" wide solid surface walkway (concrete, pavers, etc.) on at least one side to access the back yard and to move equipment or trash receptacles.
5. Show/note transformers set back 5' from paving all sides. Coordinate with landscape plans.
6. Show/note backflow devices set back 4' from paving all sides. Locate on level grade
7. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
8. Typical lot drainage shall include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.
9. Add Note to Grading Plans: Landscape areas where compaction has occurred due to grading activities and where trees or storm water infiltration areas are located shall be loosened by soil fracturing. For trees a 12'x12'x18" deep area; for storm water infiltration the entire area shall be loosened. Add the following information on the plans: The back hoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The back hoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The

Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference see Urban Tree Foundation – Planting Soil Specifications.

Landscape Plans

10. Provide an arborist report and tree inventory as noted in #1.
11. Show landscape improvements along Mill Creek Ave. Show Chinese Pistache in the parkway planted 30' on center. Show clusters of Quercus suber and Chinese Pistache in the neighborhood edge alternating between street trees.
12. Provide typical front yard landscape plans.
13. Call out all fences and walls, materials proposed and heights.
14. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
15. Show 8' diameter of mulch only at new trees, 12' min. at existing trees. Detail irrigation dripline outside of mulched root zone.
16. Designer or developer to provide agronomical soil testing and include report on landscape construction plans. For phased projects, a new report is required for each phase or a minimum of every 6 homes in residential developments.
17. New residential projects shall use recycled water for HOA maintained property (parks, parkways, neighborhood edges, common areas). Potable water with a backflow shall only be used on single family detached properties even if HOA maintained.
18. Residential projects shall include a stub-out for future back yard irrigation systems with anti-siphon valves. All single family and multi-family residential front yards shall have landscape and irrigation.
19. Call out type of proposed irrigation system (dripline and pop up stream spray tree bubblers with PCS). Include preliminary MAWA calcs. Proposed water use must meet water budget.
20. Show landscape hydrozones on plan or legend with plants per WUCOLS. Moderate water plants may be used for part shade north and east facing locations, low water plants everywhere else.
21. Overhead spray systems shall be designed for plant material less than the height of the spray head.
22. Show letter lots between sidewalk and single family residence side yard wall, to identify HOA maintained landscape and recycled water irrigation.
23. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility, show as masses and duplicate masses in other locations on regular intervals.
24. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36" box, 30% 24" box, 55% 15 gallon.
25. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis etc.) in appropriate locations.
26. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
27. Provide phasing map for multi-phase projects.
28. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Fees are calculated after project is approved and phasing map is submitted.
29. Landscape construction plans with building permit number for plan check may be emailed to: landscapeplancheck@ontarioca.gov



Development Advisory Board Decision

April 19, 2021

DECISION NO.: [insert #]

FILE NO.: PDEV20-032

DESCRIPTION: A Development Plan to construct 106 single-family dwellings on 10.49 acres of land located at the northeast corner of South Manitoba Place and East La Avenida Drive, within the Low-Medium Density land use district of The Avenue Specific Plan (APN: 0218-652-27); **submitted by Woodside 05S, LP.**

Part I—BACKGROUND & ANALYSIS

WOODSIDE 05S, LP., (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV20-032, 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 10.49 acres of land located at the northeast corner of South Manitoba Place and East La Avenida Drive and is depicted in Exhibit A—Project Location Map, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site:</i>	Vacant	Low-Medium Density Residential (5.1-11 du/ac)	The Avenue Specific Plan	Low-Medium Density Residential (PA-6B)
<i>North:</i>	Single-Family Residential	Low-Density Residential (2.1-5 du/ac)	The Avenue Specific Plan	Low Density Residential (PA-6A)
<i>South:</i>	Single-Family Residential	Low-Density Residential (2.1-5 du/ac)	The Avenue Specific Plan	Low Density Residential (PA-8A)
<i>East:</i>	Vacant	Public School	The Avenue Specific Plan	School (PA-9B)
<i>West:</i>	Single-Family Residential	Low-Density Residential (2.1-5 du/ac)	The Avenue Specific Plan	Low Density Residential (PA-6A)

(2) **Project Description:**

(a) **Background** — The Avenue Specific Plan (File No. PSP05-003) was approved, and the related Environmental Impact Report (State Clearinghouse No. 2005071109) was certified by the City Council on February 16, 2007. The Avenue Specific Plan established the land use designations, development standards, and design guidelines on 569 acres of land, which included the potential development of 2,875 dwelling units, 130,680 square feet of commercial space and approximately 30 acres of land dedicated to elementary and middle schools.

In 2010, The Ontario Plan (“TOP”) was adopted, which set forth the land use pattern for the City to achieve its Vision. With the adoption of TOP, Public School land use designation was assigned to the Project site.

On October 3, 2019, Ontario Schaefer Holdings, LLC. Submitted three applications to facilitate the future construction of 106 single-family dwellings, described below:

- A General Plan Amendment (File No. PGPA19-008) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation on approximately 10.49 gross acres of land from Public School to Low-Medium Density Residential (5.1-11 du/ac).
- An amendment to The Avenue Specific Plan (File No. PSPA19-011), changing the land use designation of the project site, PA-6B, from Public School to Low-Medium Density Residential.
- A Tentative Tract Map (File No. PMTT19-015/TTM 20298) to subdivide 10.49 acres of land into 106 numbered lots and 19 lettered lots.

The Tentative Tract Map was approved by the Planning Commission on October 27, 2020, and the General Plan Amendment and Specific Plan Amendment were approved by City Council on November 17, 2020.

On December 18, 2020, the applicant submitted a Development Plan (File No. PDEV20-032) to construct 106 single-family dwellings and related recreation amenities.

(b) Site Design/Building Layout — The Applicant has proposed to develop 106 single-family, cluster courtyard homes on the previously subdivided site. The rectangular parcel predominantly arranges lots along alleys and cluster court driveways, which intersect with existing Manitoba Place and future A and B Streets (See Exhibit B—Site Plan, attached). The recreational park is situated near the southwest corner of the project site. Most units adjacent to public and private streets, including Manitoba Place, Calgary Street, La Avenida Drive, and the two internal private streets (“A Street” and “B Street”) front onto the street where possible.

(c) Site Access/Circulation — The Project site will be accessible from Manitoba Place, along the western Project boundary, and from Calgary Street, along the northern Project boundary. Internally, one major west-east private street (“A Street”) will intersect with one major north-south private street (“B Street”). Smaller alleys will intersect with A and B Streets, and two larger alleys will provide additional site circulation and east-west access from B Street to Manitoba Place.

(d) Parking — The Avenue Specific Plan and Ontario Development Code require a two-car garage for residential units. The Project has provided a two-car garage for each unit, and over two-thirds of the units will have a two-car driveway. Additionally, 33 on-street parking spaces are available for use by residents and their guests. As demonstrated in Table 1, below, the project is required to provide a total of 212 parking spaces within a garage. The project proposes a total of 427 parking spaces (garage, driveway, and on-street parking), resulting in 4.03 spaces per unit.

Table 1: Summary of Parking Analysis

Product	Number of Units	Required 2-Car Garage Spaces	Garage Spaces Provided	Driveway Spaces Provided	On-Street Parking	Total Provided	+/- Parking
Single-Family Cluster	106	212	212	182	33	427	+215
						4.03 spaces per unit	

(e) Architecture — The architectural styles proposed consist of Bungalow, California Ranch, and Spanish (see Exhibit C—Sample Architectural Elevations and Attachment A—Full Elevations Package). Architectural elements incorporated into the Project consist of:

- A combination of roof pitches and styles, including hipped, gabled, and shed roofs;
- Stucco walls with popped-out panels;
- Wood siding, stone veneer, and tilework;
- Front porches;
- Decorative bracing and corbels; and
- Enhancement for side and rear elevations where visible from public rights-of-way.

The Project proposes three distinct two-story floor plans, with Plan 3 including a 3X floor plan that introduces an additional bedroom to allow for a loft/optional fifth bedroom. All floor plans include a two-car garage, kitchen, laundry room, and great room. Home sizes and key features are described in Table 2: Floor Plan Summary, below.

Table 2: Floor Plan Summary

Plan Number	Building Area	Key Features
<i>Plan 1</i>	1,951 SF	▪ Three bedrooms, three bathrooms, one loft
<i>Plan 2</i>	2,043 SF	▪ Four bedrooms, three bathrooms, one fitness alcove
<i>Plan 3</i>	2,174 SF	▪ Three bedrooms, three bathrooms, one fourth bedroom/optional loft
<i>Plan 3X</i>	2,227 SF	▪ Four bedrooms, three bathrooms, one loft/optional fifth bedroom

(f) Landscaping — The Avenue Specific Plan and Ontario Development Code require that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides landscaped front yards, park, landscape buffers, and parkways, which utilize an assortment of decorative trees and shade trees, shrubs, groundcovers, turf, and other plantings (See Exhibit D—Conceptual Landscape Plan). Plantings include, but are not limited to, Strawberry Tree, Chinese Pistache, California Sycamore, Coast and Southern Live Oaks, Crape Myrtle, Brisbane Box, Afghan and Aleppo Pine, and more, in an assortment of box sizes as required by the Landscape Division, along with shrubs such as Lily of the Nile, Agave, Aloe, Foothill Sedge, Deer Grass, Rosemary, Sage, and more.

All interior streets will feature a 12-foot parkway with curb-adjacent 7 foot wide landscape area and 5-foot sidewalk. The south side of Calgary Street and the east side of Manitoba Place will also be improved with a 12-foot wide parkway (including 7 feet of curb-adjacent landscaping and a 5-foot sidewalk). The north side of La Avenida Drive will be improved with a 26-foot wide neighborhood edge, including a 13-foot landscape buffer, 8-foot sidewalk, and an additional 5-foot landscape area.

The Project features a 0.47-acre park located near the southwest corner of the community, and can be accessed by the external public and internal private streets (see Exhibit E—Conceptual Park Plan). The park will include an open play field, tot lot, and an overhead trellis with barbeques, picnic tables, and park benches.

(g) Signage — The Project will be required to submit any proposed signage through the Sign Permit application process.

(h) Utilities (drainage, sewer) — All major backbone improvements currently serve the site, which were previously installed with the surrounding developments. The Project site will be required to install all in-tract utilities and improvements, as per the regulations set forth in the related Development Agreement (File No. PDA20-001). Furthermore, the project will be required to undergo a more extensive Preliminary Water Quality Management Plan (“PWQMP”) review as part of the Development Plan process. The PWQMP establishes projects’ compliance with storm water discharge/water quality requirements and 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.

Part II—RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as "CEQA"); and

WHEREAS, the environmental impacts of this project were reviewed in conjunction with File No. PGPA19-008, for which an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was prepared. This Application introduces no new significant environmental impacts. The City's "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. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval; and

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

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

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

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

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

WHEREAS, on April 19, 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 administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with File No. PGPA19-008, for which an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was previously prepared. This application introduces no new significant environmental impacts. The City's "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. 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.

(2) The use of the previously prepared Addendum to The Ontario Plan Environmental Impact Report reflects the independent judgment of the DAB.

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed Project is consistent with the number of dwelling units (2,875) and density (2 - 12 du/ac) specified in the Available Land Inventory.

SECTION 3: 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, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

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

(1) **The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.** The proposed Project is located within the Low-Medium Density Residential (5.1-11 du/ac) land use district of the Policy Plan Land Use Map, and the Low-Medium Density Residential (PA-6B) zoning district of The Avenue Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) **The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified**

on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Low-Medium Density Residential (PA-6B) zoning district of The Avenue Specific Plan, including standards relative to the particular land use proposed (single-family residential), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

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

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

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

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

SECTION 7: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 19th day of April 2021.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN



Exhibit C—SAMPLE ELEVATIONS (See Attachment A – Full Elevations Package for Additional)



©2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

LEFT



FRONT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO AND 8" LAP SIDING
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - COLUMNS: TAPERED STUCCO
 - POT SHELF: WOOD
 - SHELF: STUCCO WITH BRICK CAP
 - TRIM: STUCCO OVER RIGID FOAM



RIGHT



REAR

COLOR SCHEME 1
PLAN 3X "A"
BUNGALOW ELEVATION

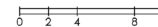


Exhibit D—CONCEPTUAL LANDSCAPE PLAN

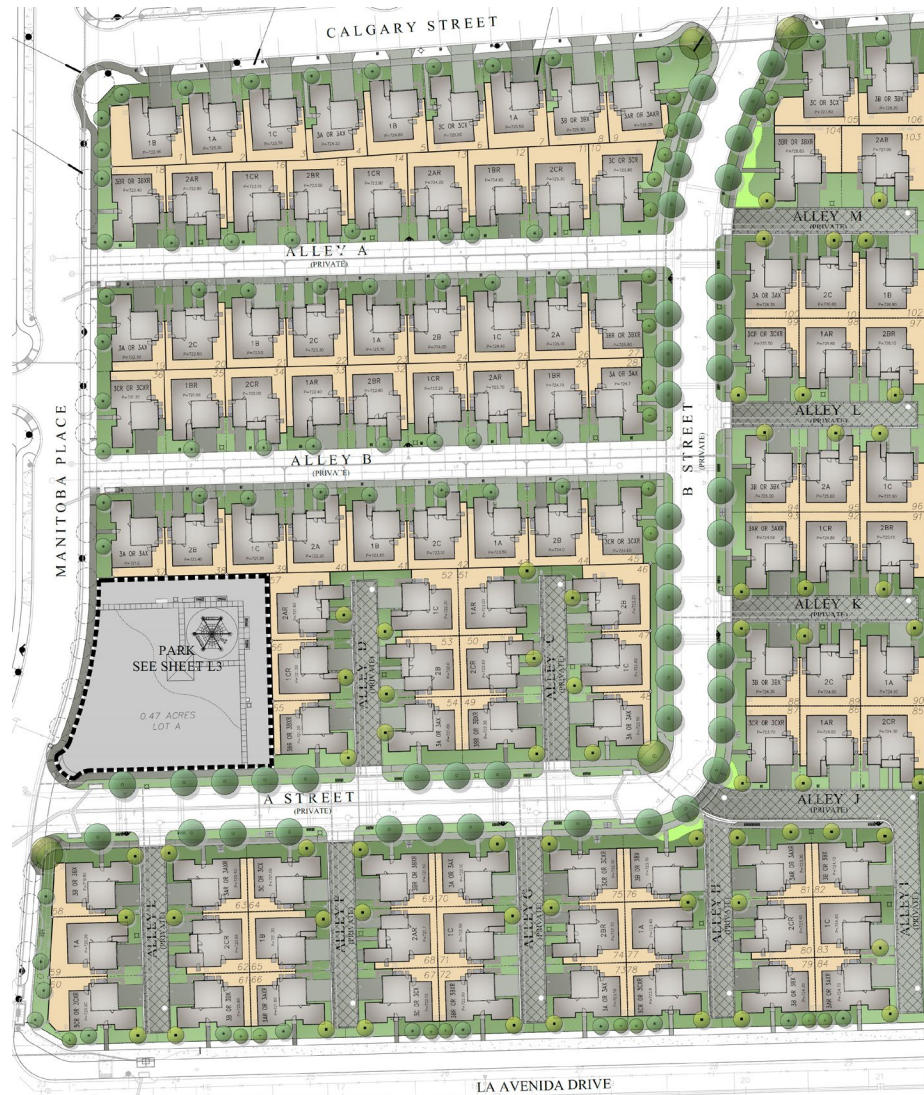


Exhibit E—CONCEPTUAL PARK PLAN CONTINUED

NOTE: FURNISHINGS AND AMENITIES SHOWN FOR DESIGN INTENT ONLY

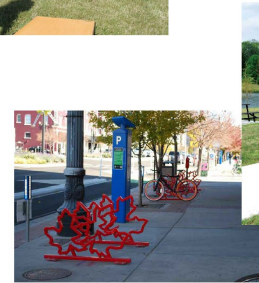
SITE FURNISHINGS



PARK & PLANT PALETTE INSPIRATION



PLAY EQUIPMENT & ACTIVITIES

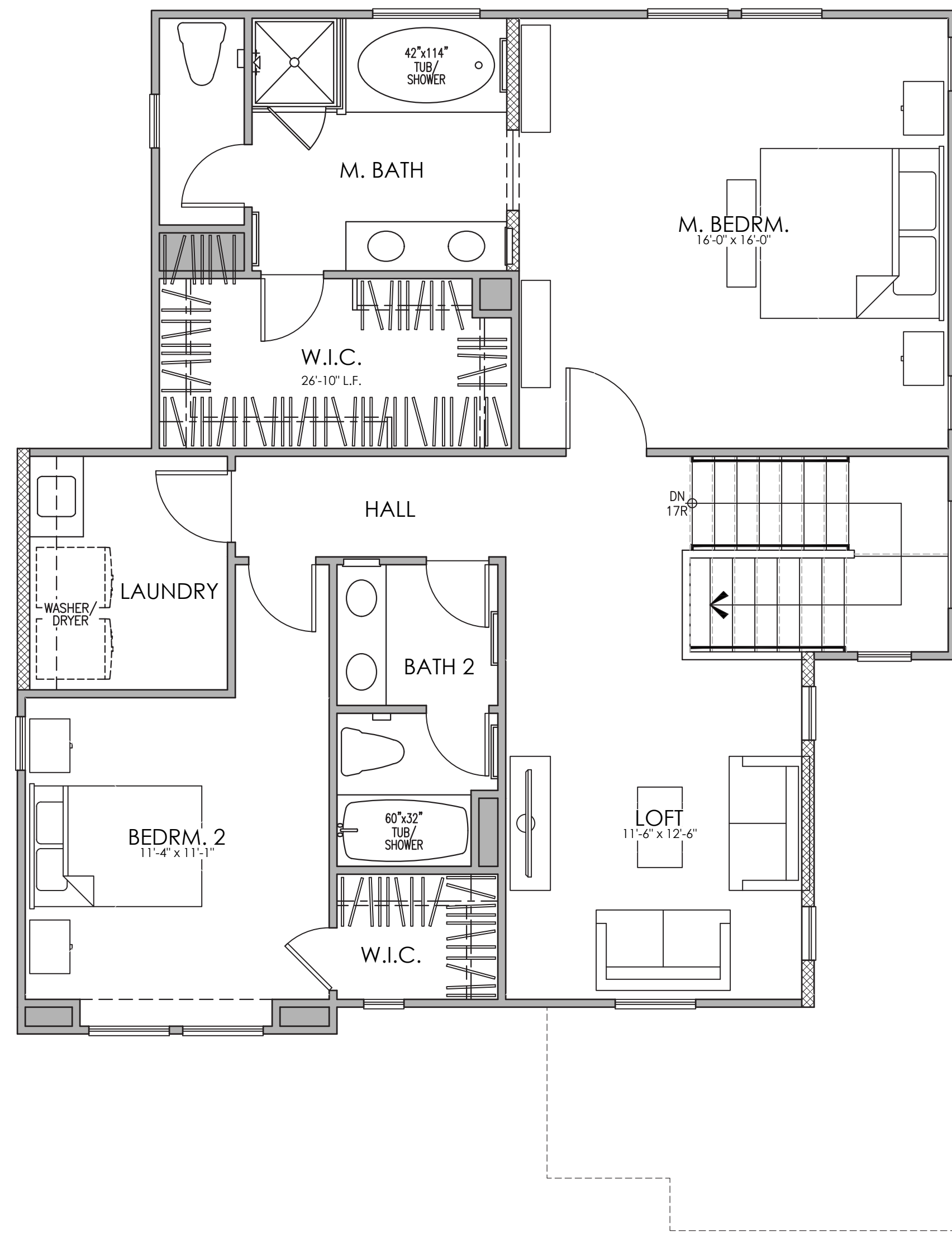


SITE FURNISHINGS

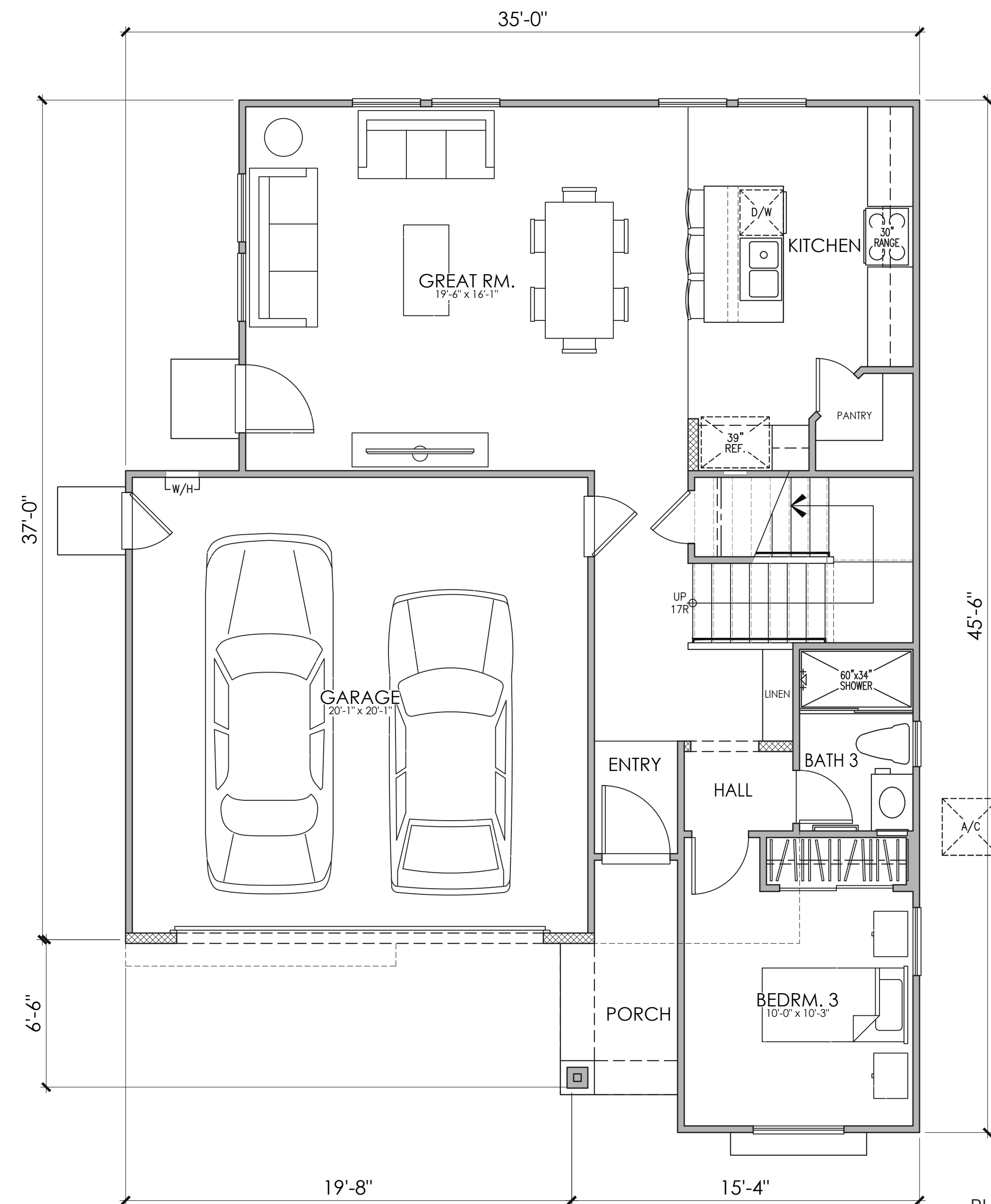


Attachment A—Full Elevations Package

(Full Elevations Package to follow this page)



SECOND FLOOR PLAN

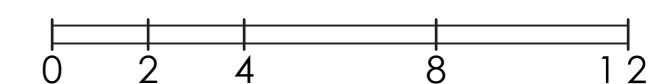


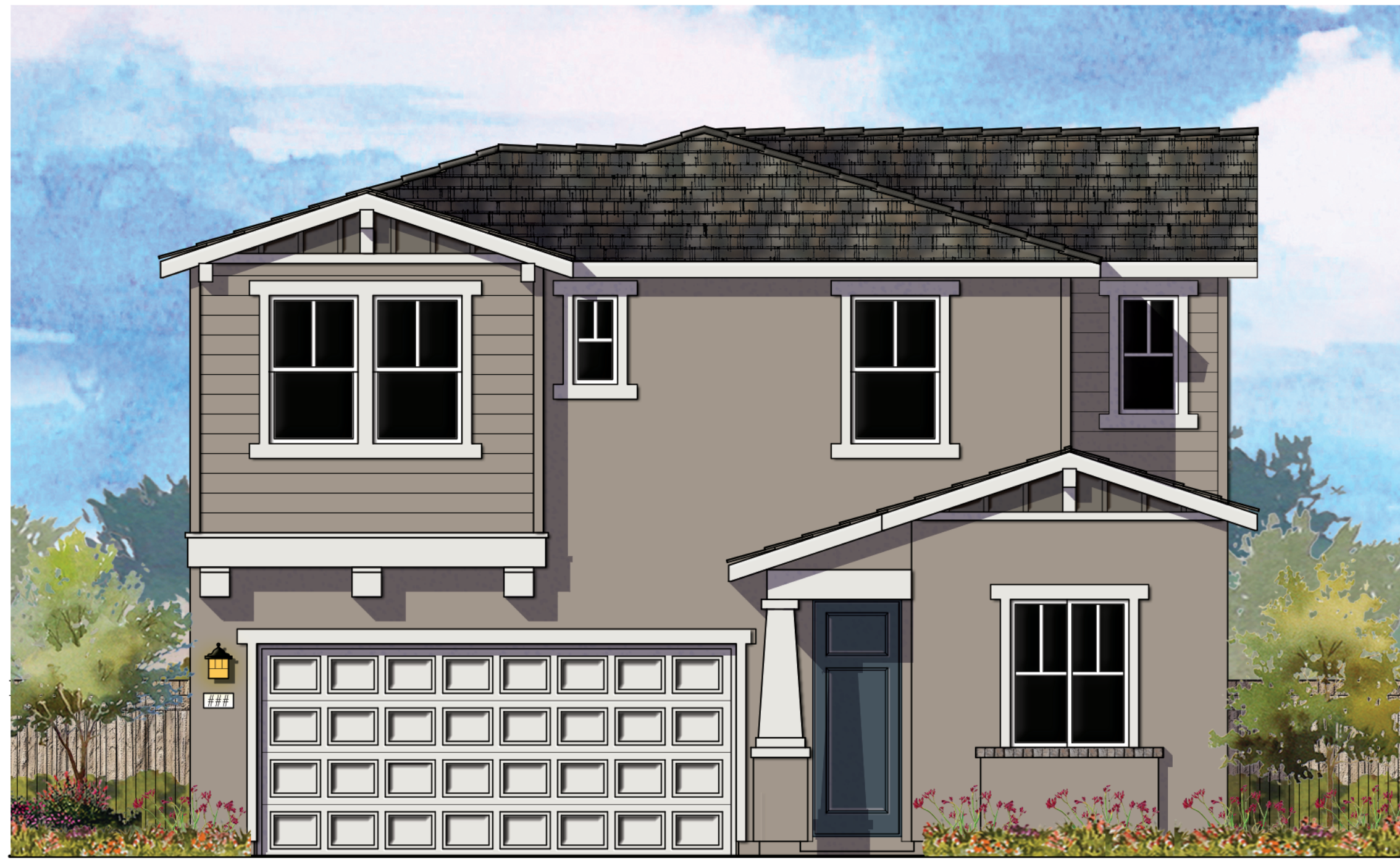
FIRST FLOOR PLAN

**PLAN 1
AREA TABULATION**

CONDITIONED SPACE	
FIRST FLOOR AREA	874 SQ. FT.
SECOND FLOOR AREA	1,077 SQ. FT.
TOTAL DWELLING	1,951 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	52 SQ. FT.

PLAN 1 "A"
3 BEDROOM, 3 BATH, LOFT





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO AND 8" LAP SIDING
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - COLUMNS: TAPERED STUCCO
 - POT SHELF: WOOD
 - SHELF: STUCCO WITH BRICK CAP
 - TRIM: STUCCO OVER RIGID FOAM

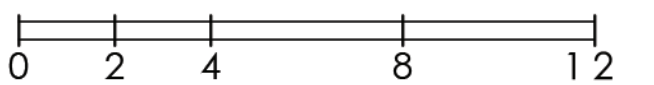


REAR



LEFT

COLOR SCHEME 1
PLAN 1 "A"
BUNGALOW ELEVATION



MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 ROOF EXTENSIONS: WOOD CORBEL
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: BOARD AND BATTEN
 WALL: STUCCO AND 8" LAP SIDING
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 COLUMNS: TAPERED STUCCO
 POT SHELF: WOOD
 SHELF: STUCCO WITH BRICK CAP
 TRIM: STUCCO OVER RIGID FOAM

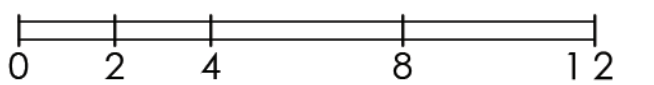


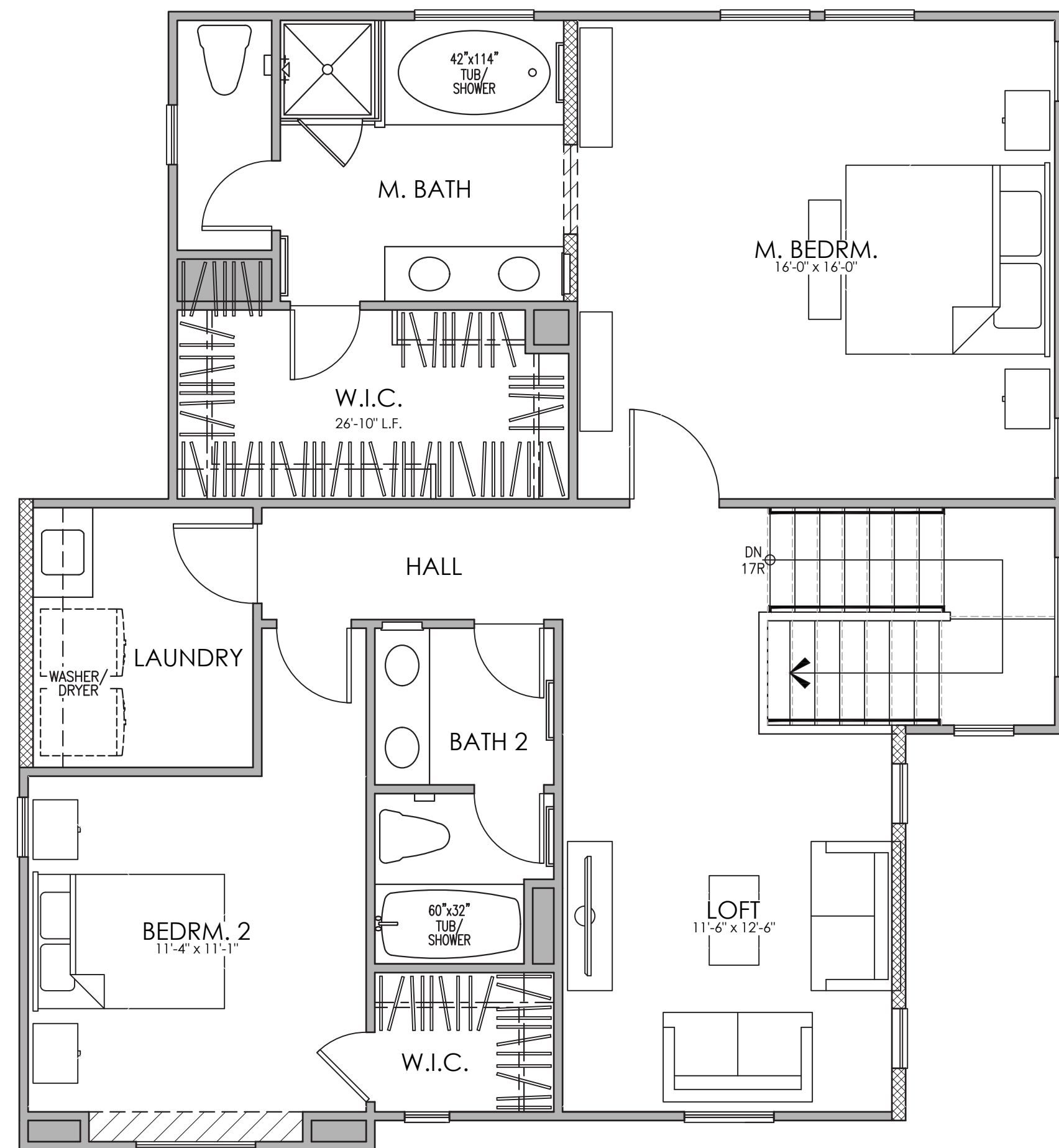
REAR

COLOR SCHEME 1

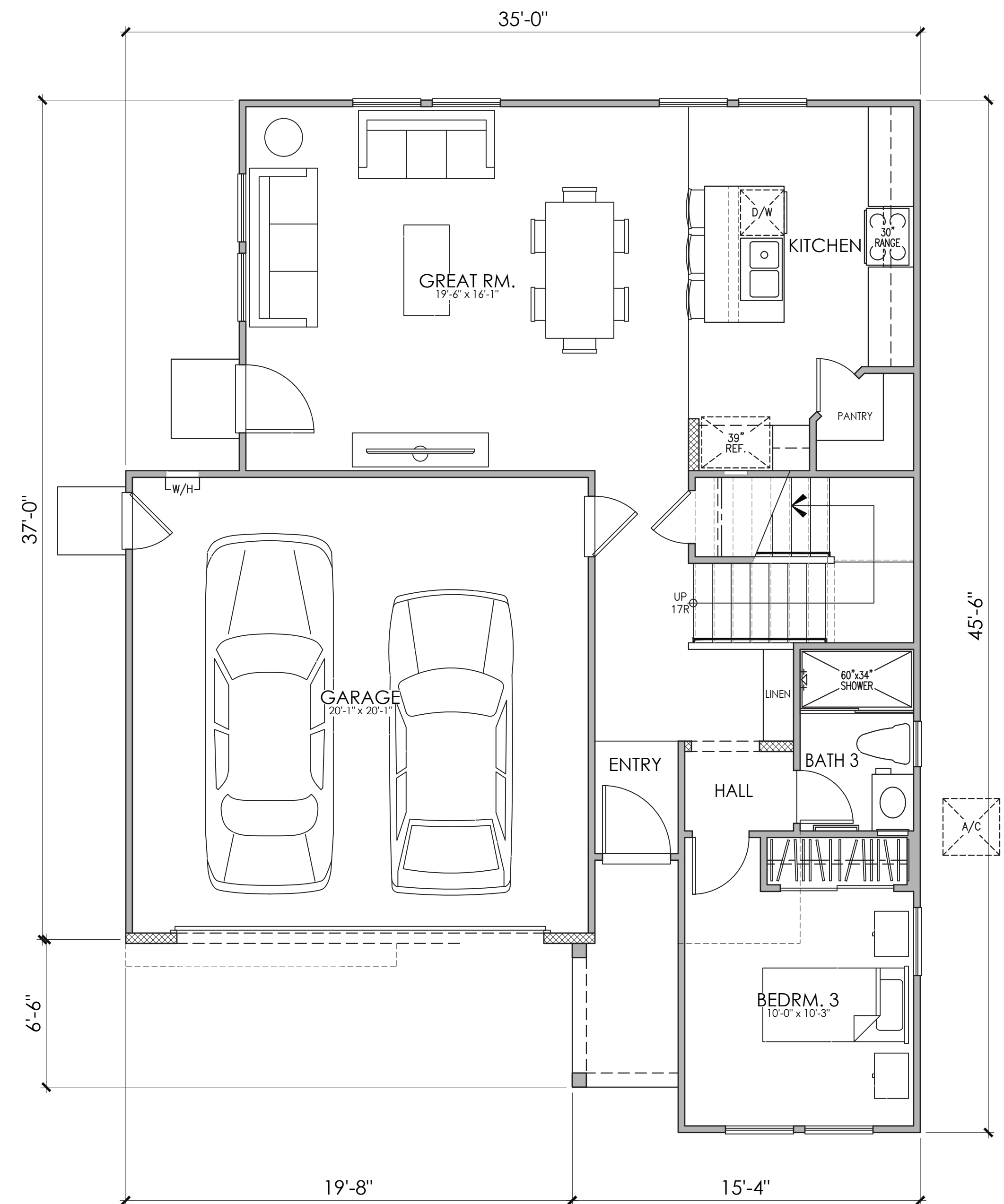
PLAN 1 "A"

BUNGALOW ENHANCED ELEVATION



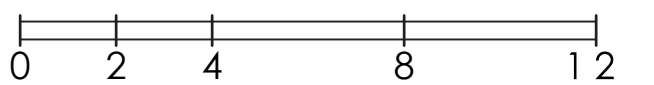


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1 "B"
3 BEDROOM, 3 BATH, LOFT





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: 4" LAP SIDING
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - PORCH: WOOD POST AND BEAM
 - SHUTTERS: SIMULATED WOOD
 - POT SHELF: WOOD
 - TRIM: STUCCO OVER RIGID FOAM



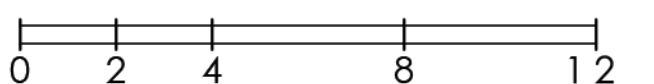
REAR



LEFT

COLOR SCHEME 4

PLAN 1 "B"
CALIFORNIA RANCH ELEVATION





RIGHT

MATERIALS LEGEND

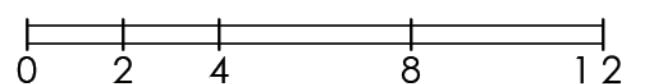
(WHERE OCCURS)

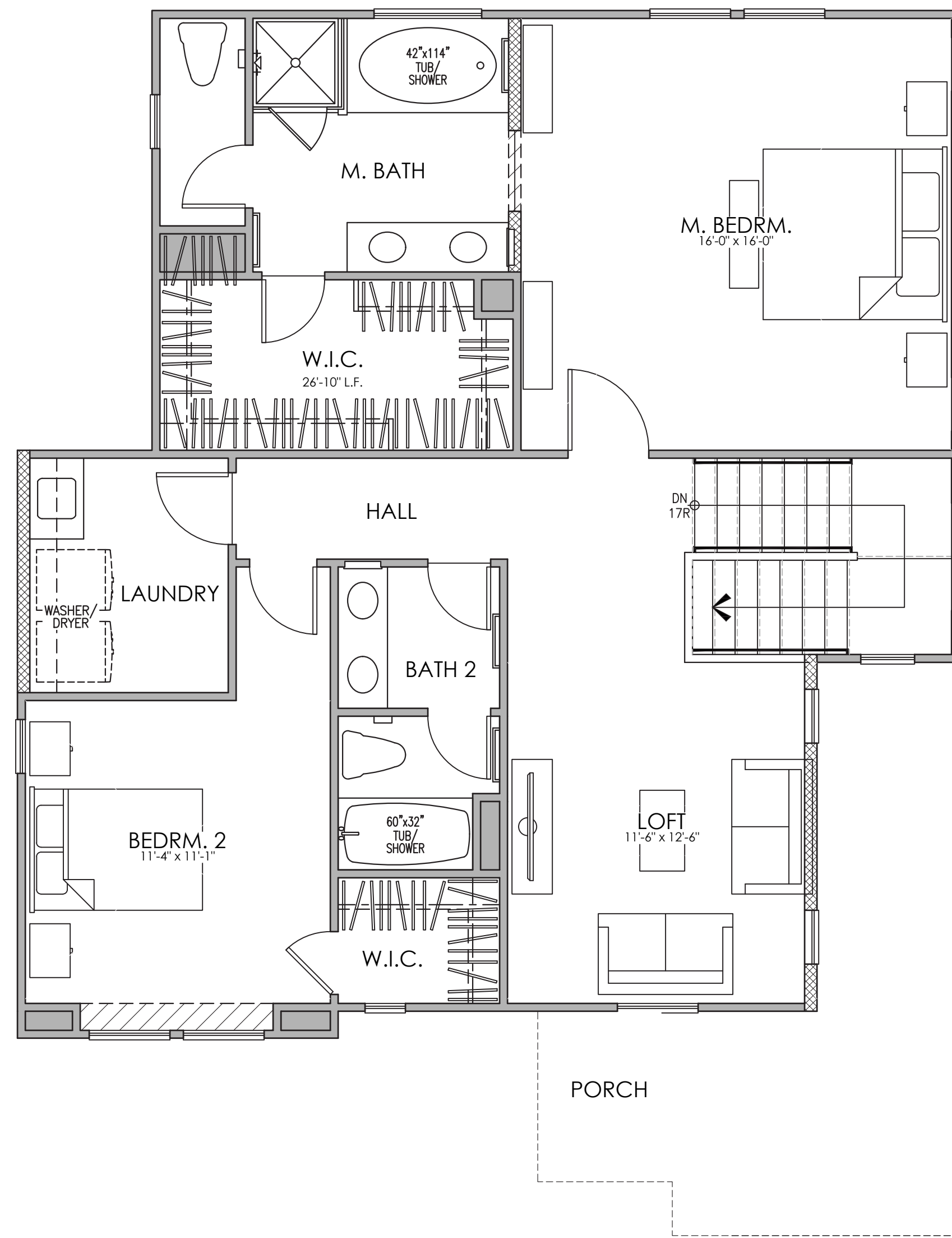
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	4" LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
PORCH:	WOOD POST AND BEAM
SHUTTERS:	SIMULATED WOOD
POT SHELF	WOOD
TRIM:	STUCCO OVER RIGID FOAM

COLOR SCHEME 4

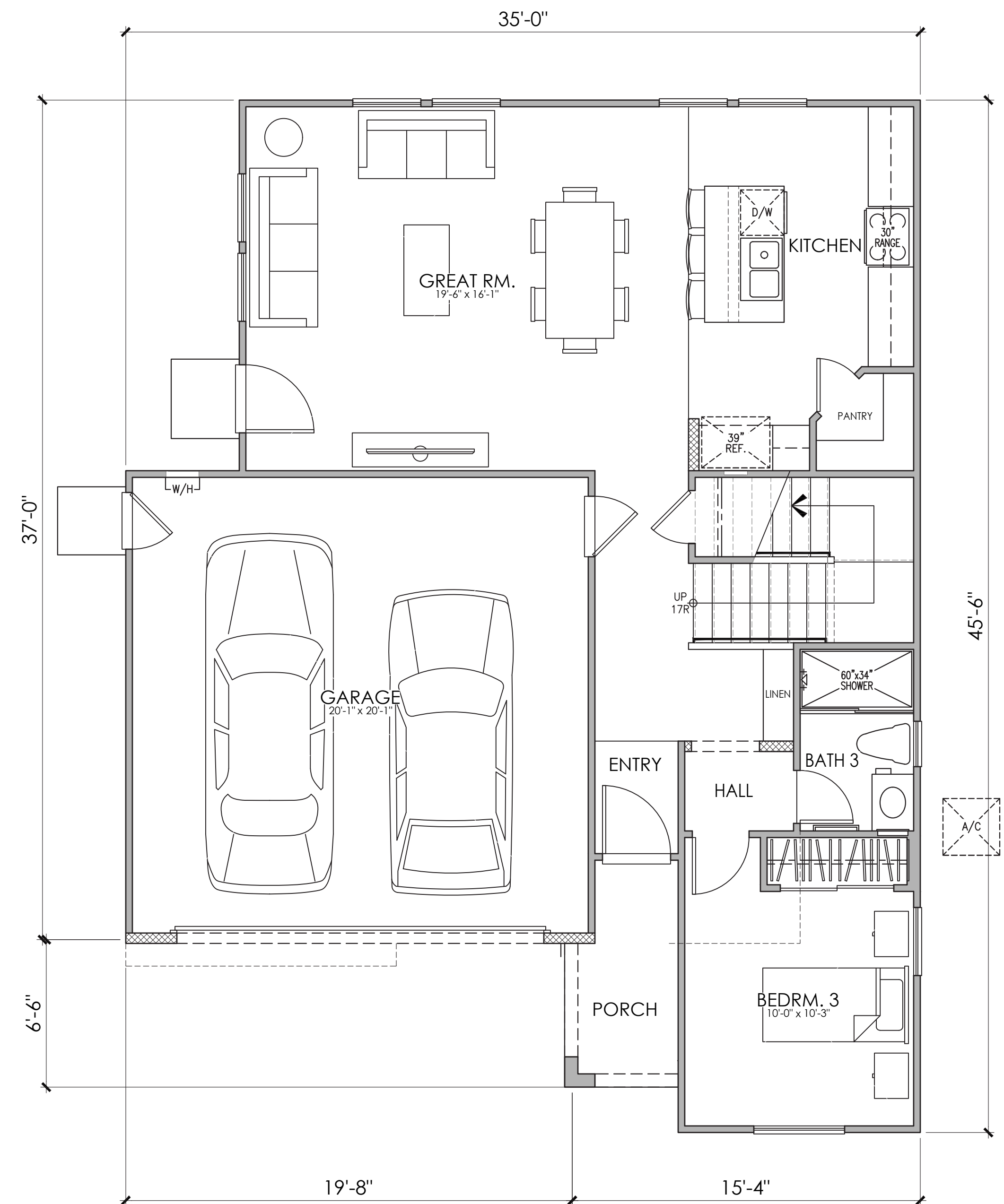
PLAN 1 "B"

CALIFORNIA RANCH ENHANCED ELEVATION



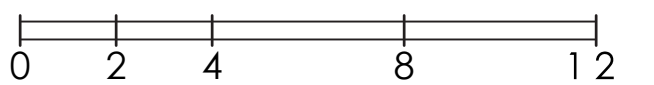


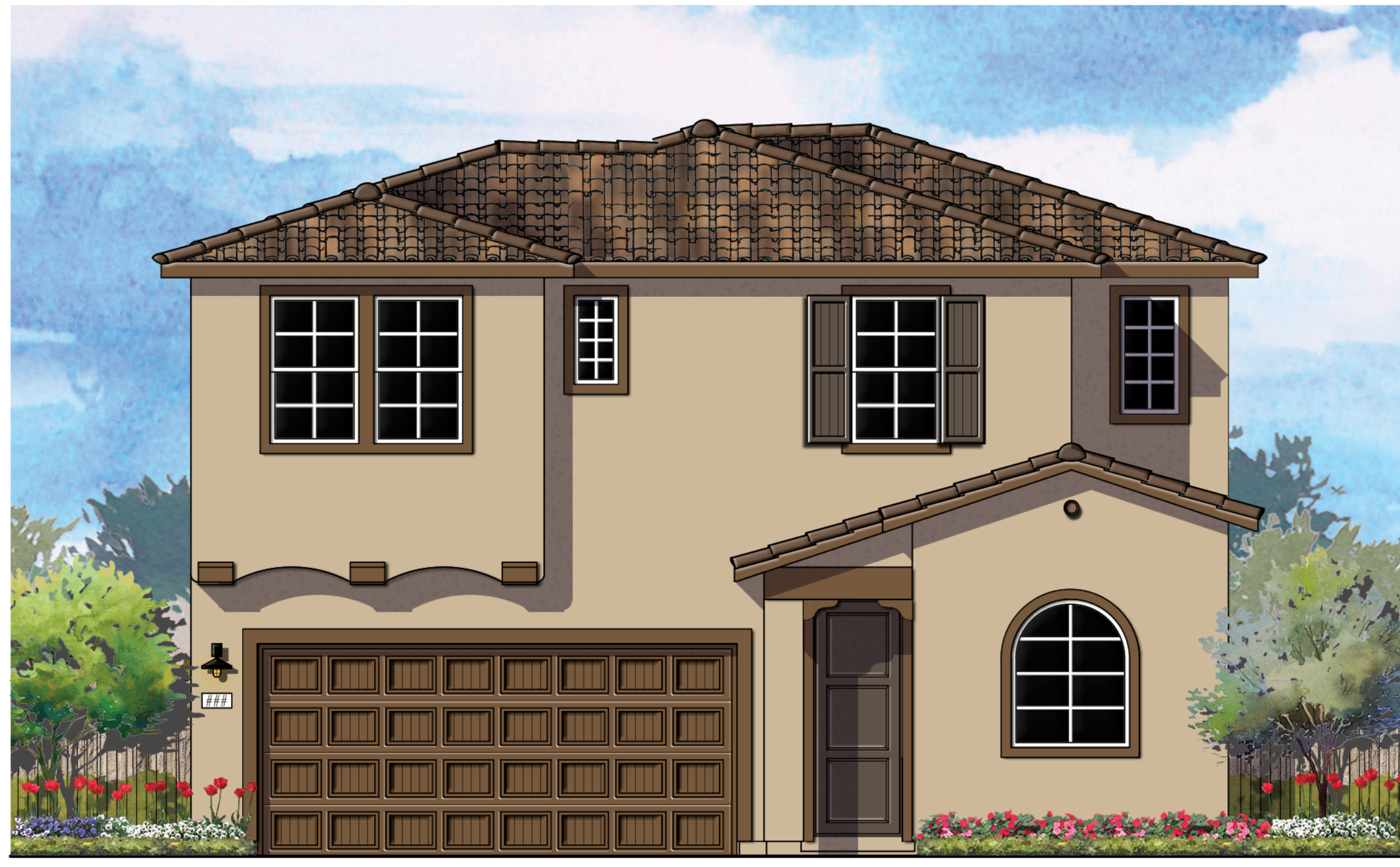
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1 "C"
3 BEDROOM, 3 BATH, LOFT





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



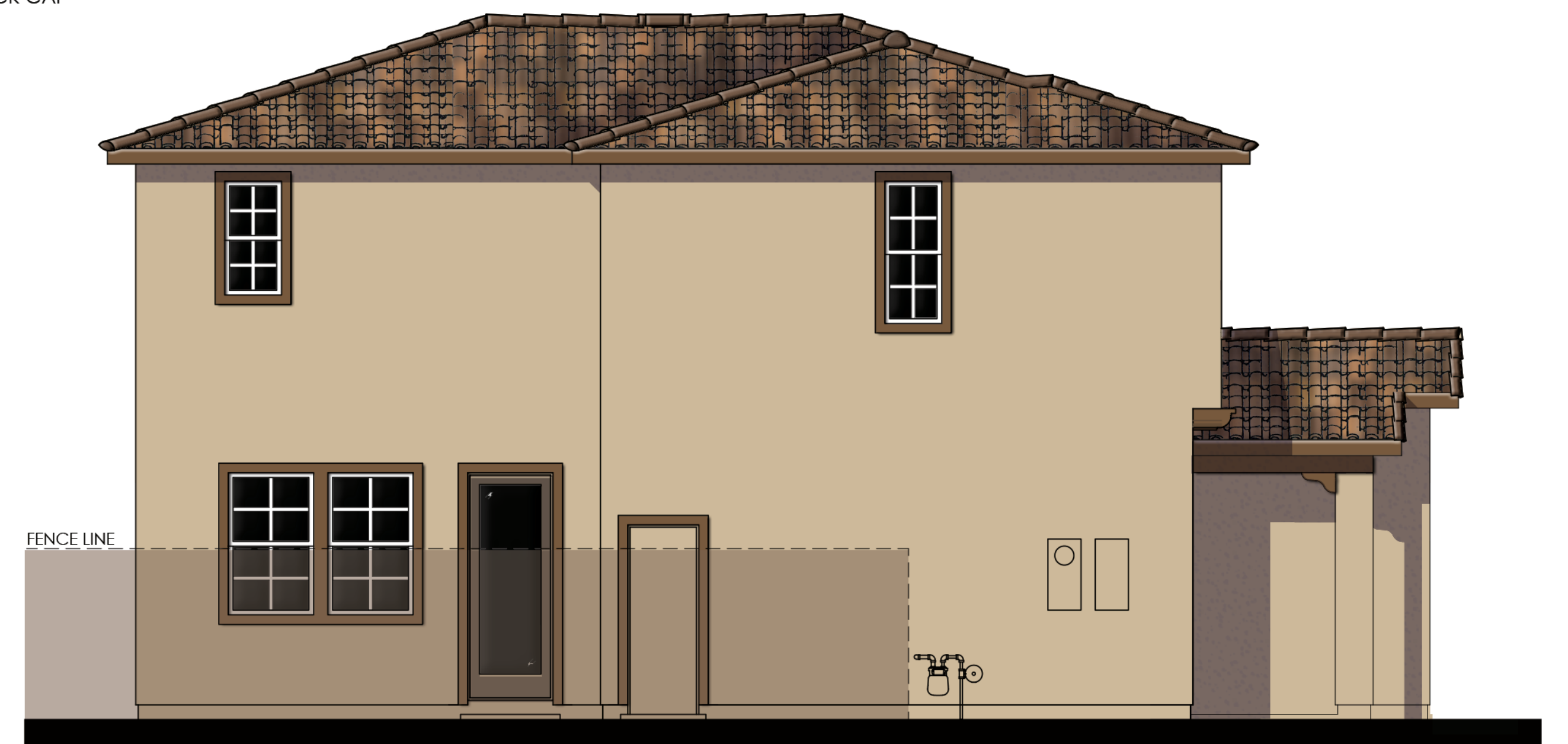
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - SHELF: STUCCO WITH BRICK CAP

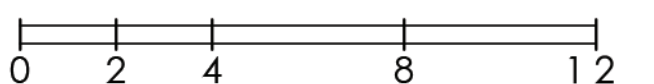


REAR



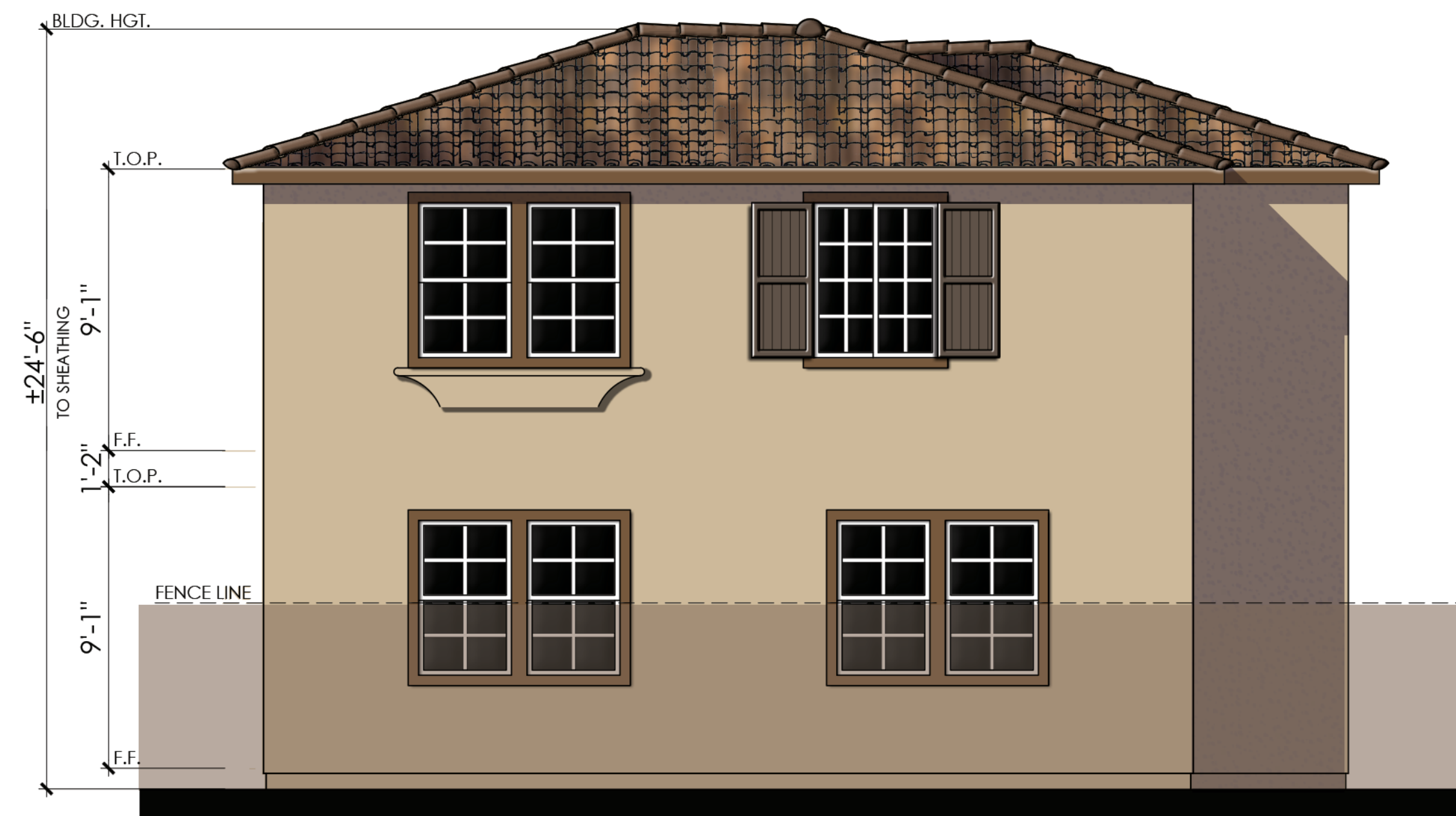
LEFT

COLOR SCHEME 7
 PLAN 1 "C"
 SPANISH ELEVATION



MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE "S" TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: SIMULATED CLAY TILE
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM
 SHELF: STUCCO WITH BRICK CAP

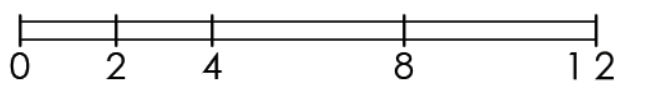


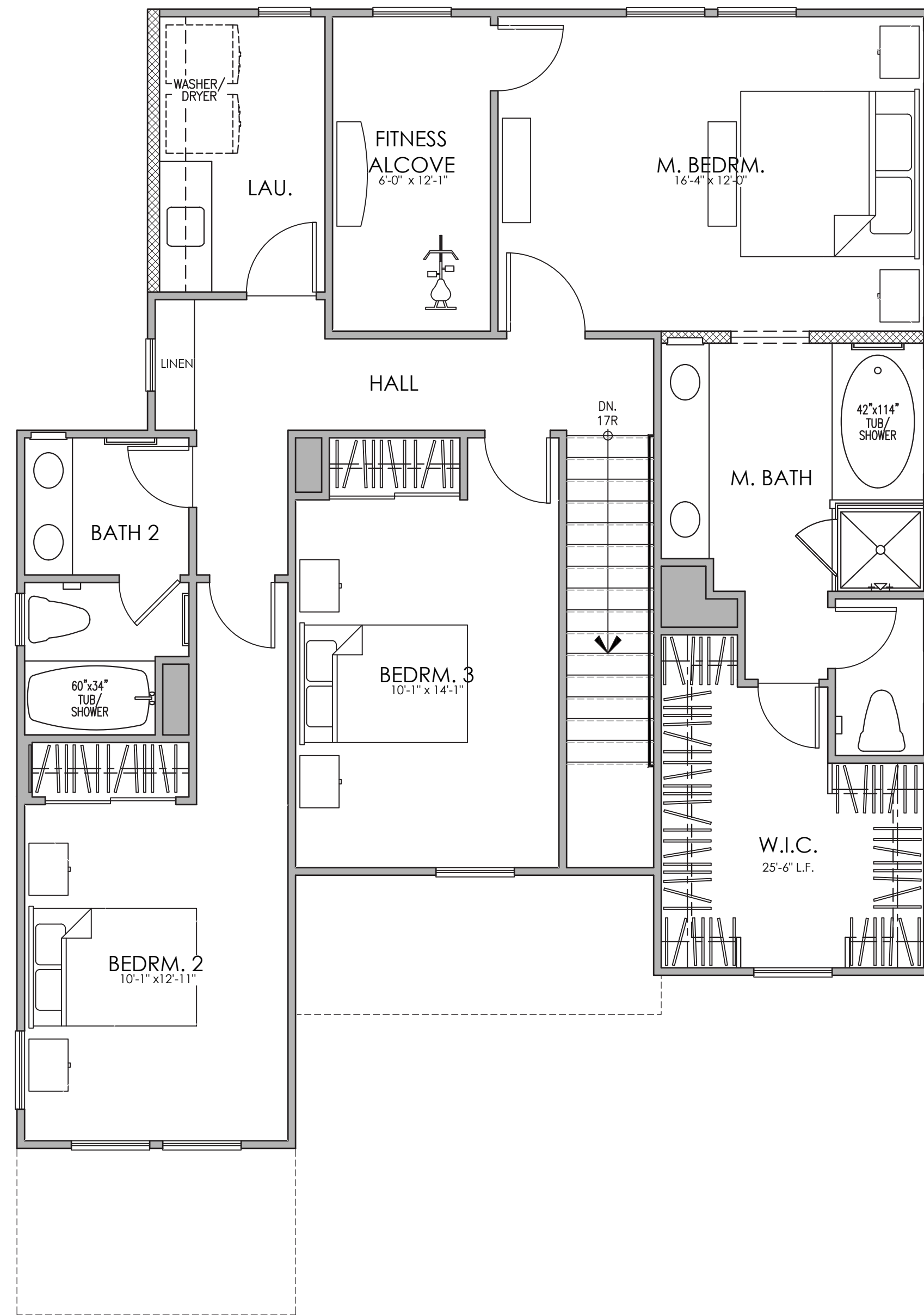
REAR

COLOR SCHEME 7

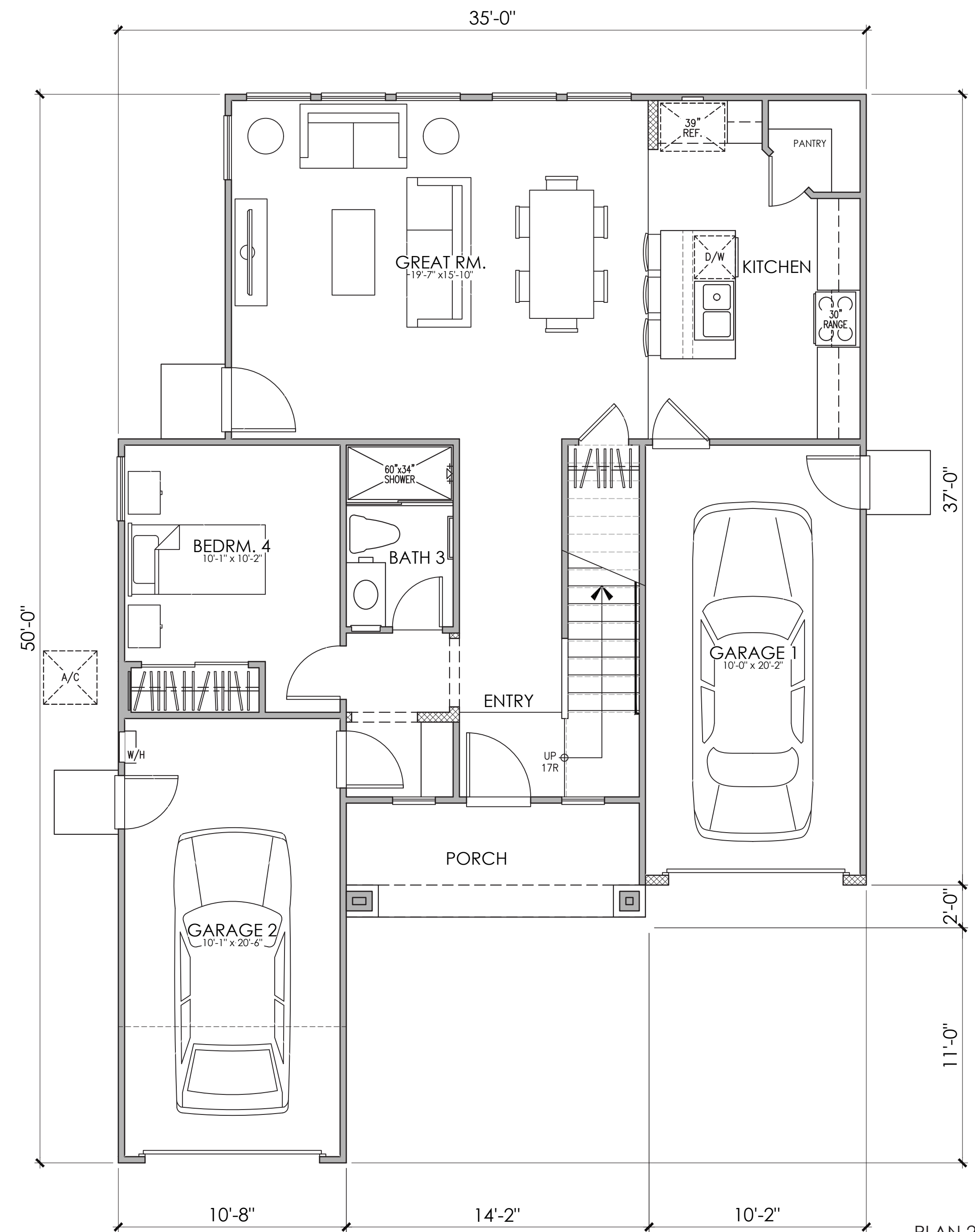
PLAN 1 "C"

SPANISH ENHANCED ELEVATION





SECOND FLOOR PLAN

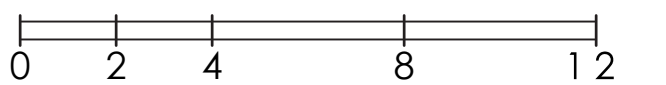


FIRST FLOOR PLAN

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	866 SQ. FT.
SECOND FLOOR AREA	1,177 SQ. FT.
TOTAL DWELLING	2,043 SQ. FT.
UNCONDITIONED SPACE	
GARAGE 1	221 SQ. FT.
GARAGE 2	222 SQ. FT.
PORCH	74 SQ. FT.

PLAN 2 "A"
4 BEDROOM, 3 BATH





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: WOOD CORBEL
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: STUCCO AND 8" LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- COLUMNS: TAPERED STUCCO
- POT SHELF: WOOD
- SHELF: STUCCO WITH BRICK CAP
- TRIM: STUCCO OVER RIGID FOAM

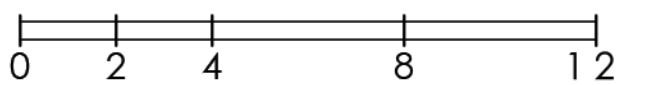


REAR



LEFT

COLOR SCHEME 2
PLAN 2 "A"
BUNGALOW ELEVATION



MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO AND 8" LAP SIDING
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - COLUMNS: TAPERED STUCCO
 - POT SHELF: WOOD
 - SHELF: STUCCO WITH BRICK CAP
 - TRIM: STUCCO OVER RIGID FOAM

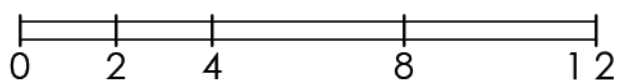


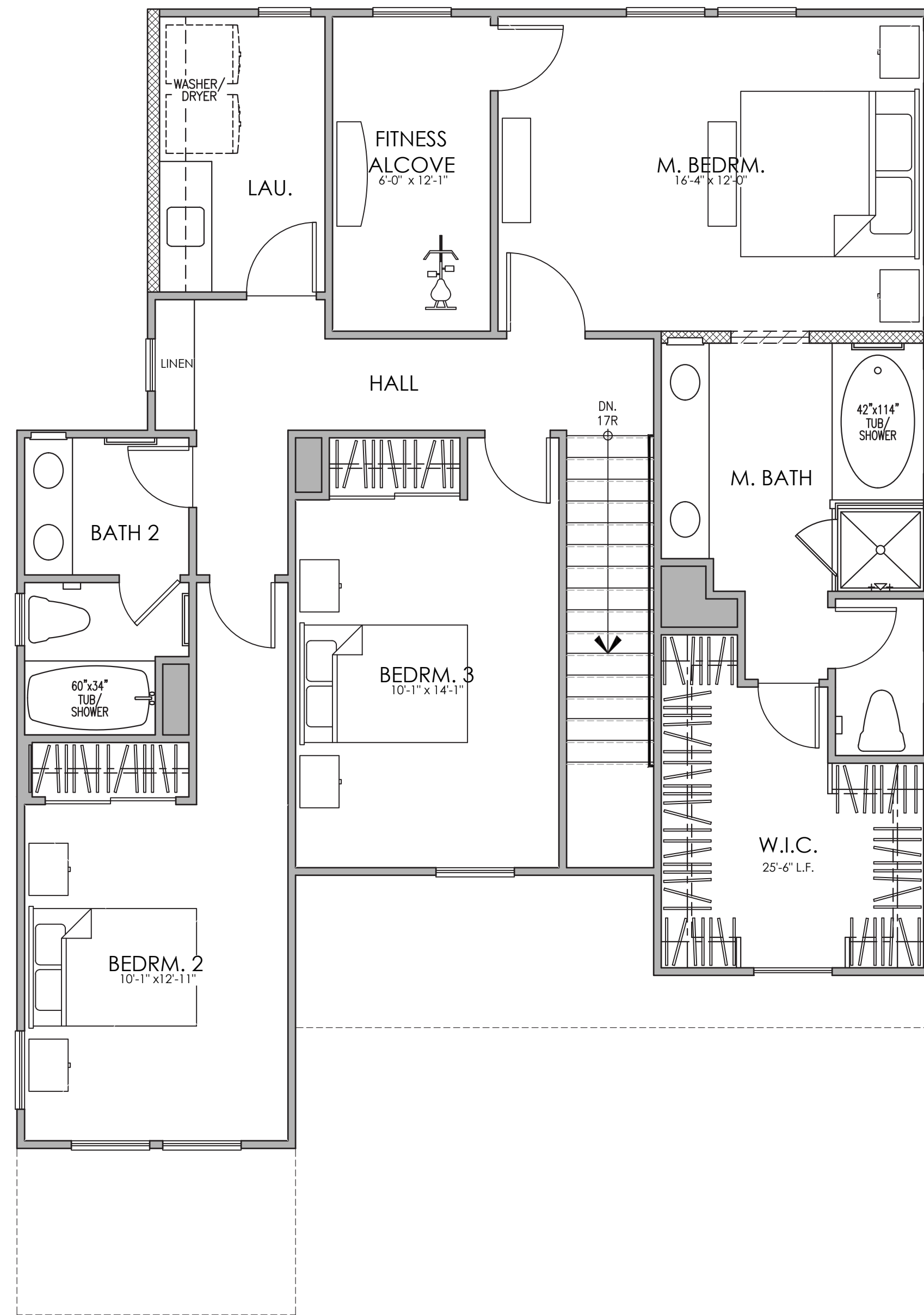
REAR

COLOR SCHEME 2

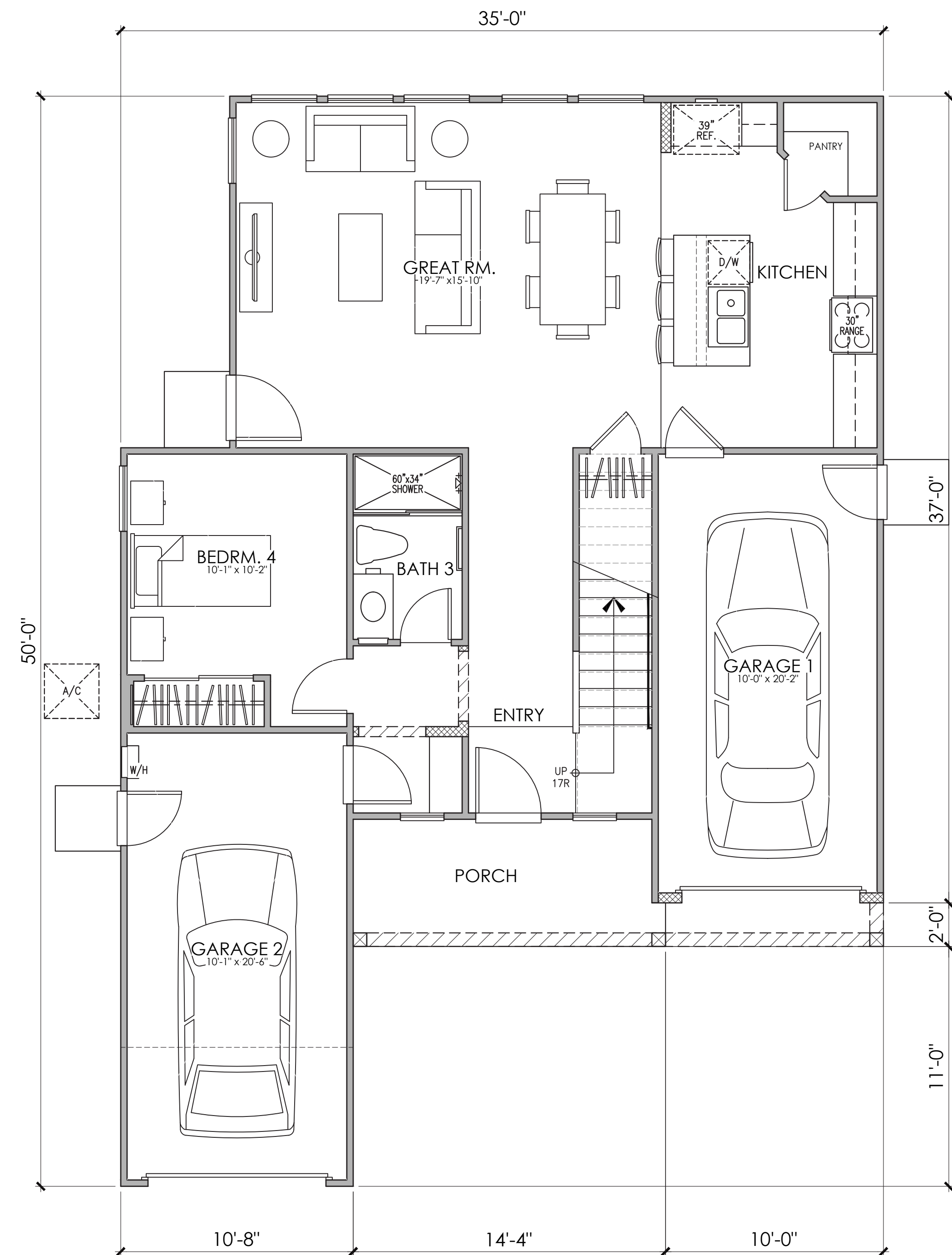
PLAN 2 "A"

BUNGALOW ENHANCED ELEVATION



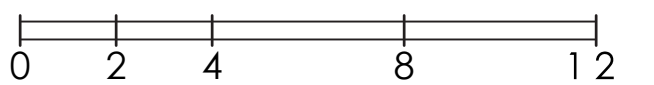


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 "B"
4 BEDROOM, 3 BATH

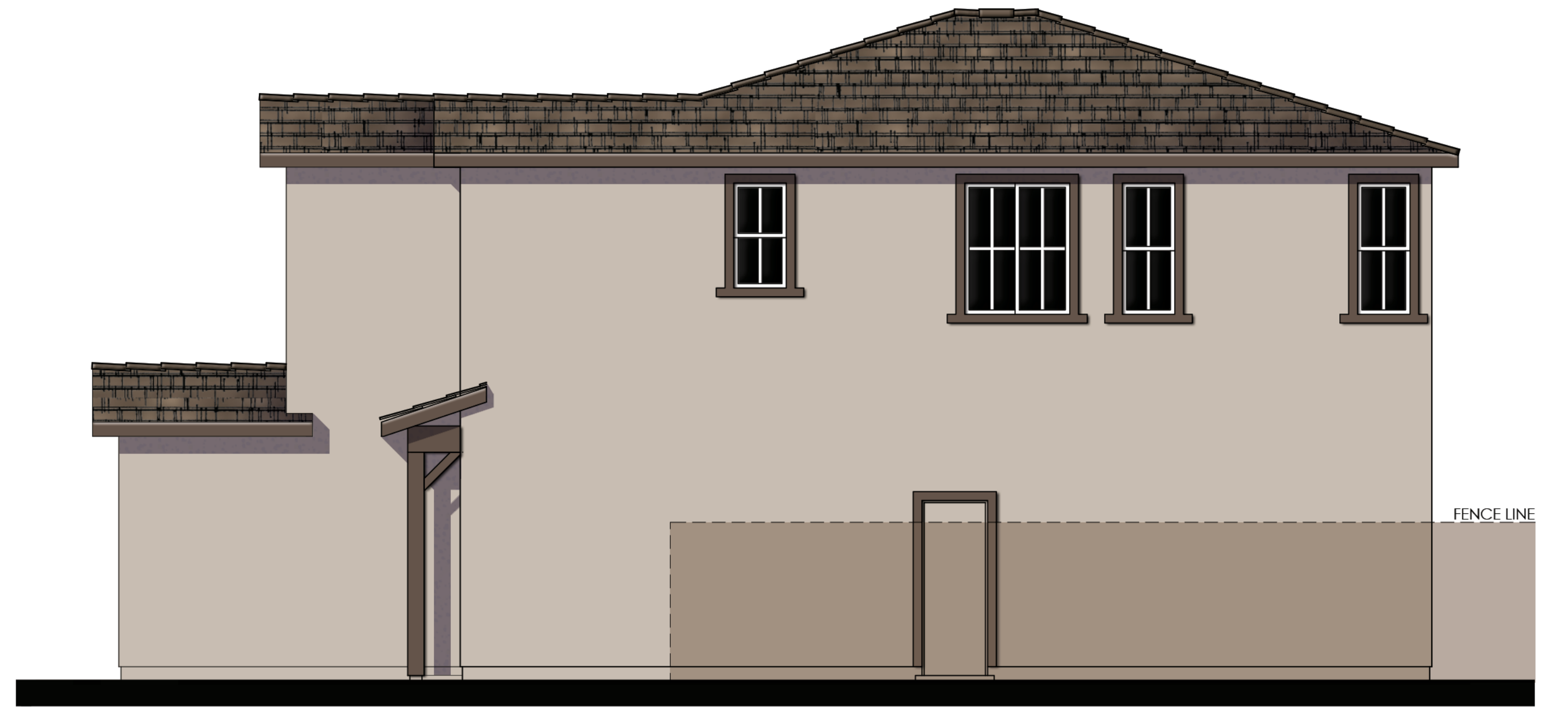




© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: 4" LAP SIDING
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - PORCH: WOOD POST AND BEAM
 - SHUTTERS: SIMULATED WOOD
 - POT SHELF: WOOD
 - TRIM: STUCCO OVER RIGID FOAM



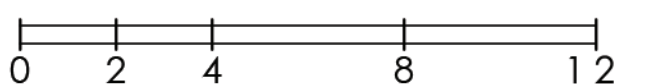
REAR



LEFT

COLOR SCHEME 5

PLAN 2 "B"
CALIFORNIA RANCH ELEVATION



MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: 4" LAP SIDING
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 PORCH: WOOD POST AND BEAM
 SHUTTERS: SIMULATED WOOD
 POT SHELF: WOOD
 TRIM: STUCCO OVER RIGID FOAM

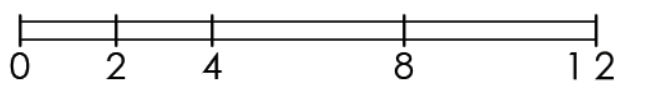


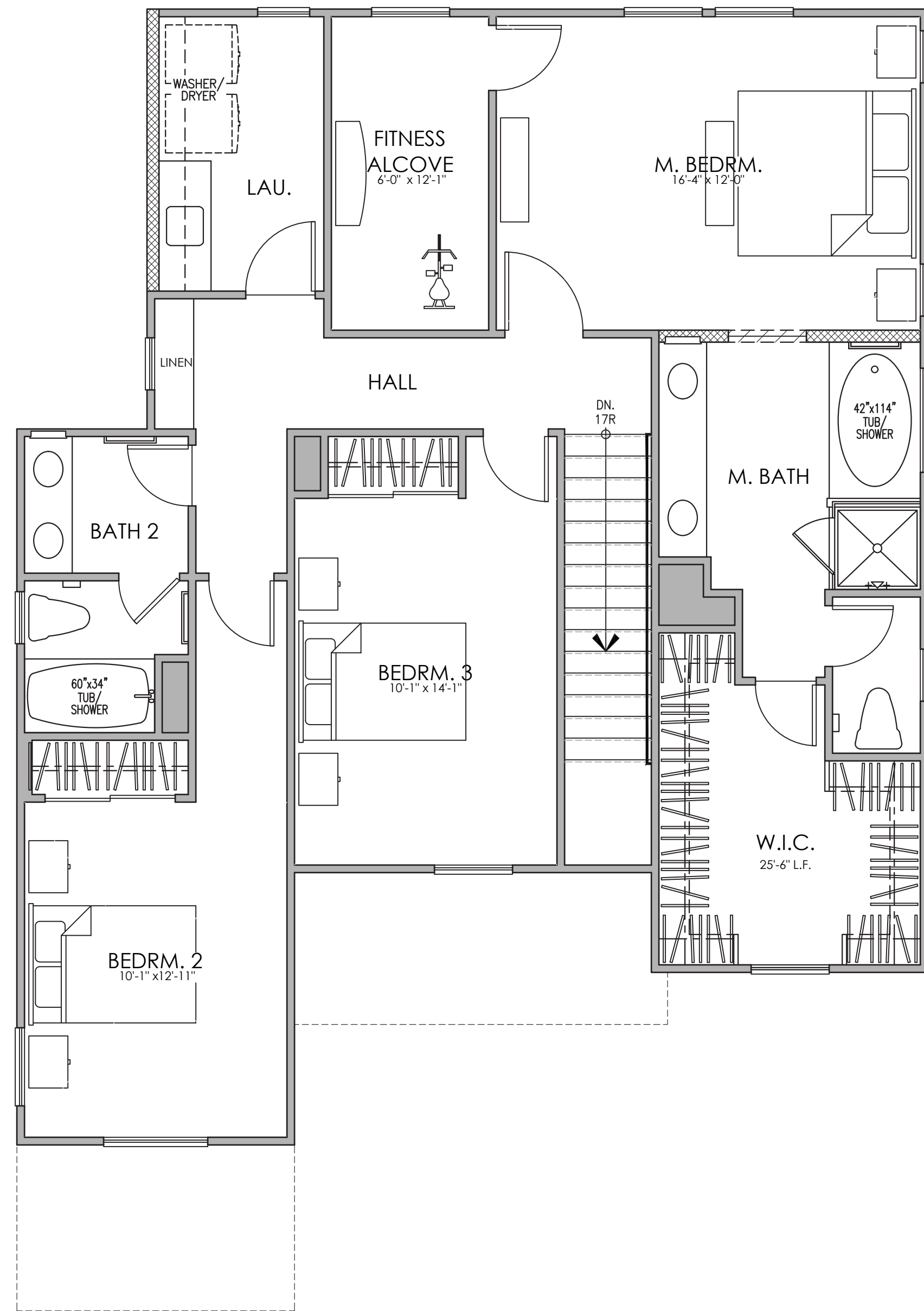
REAR

COLOR SCHEME 5

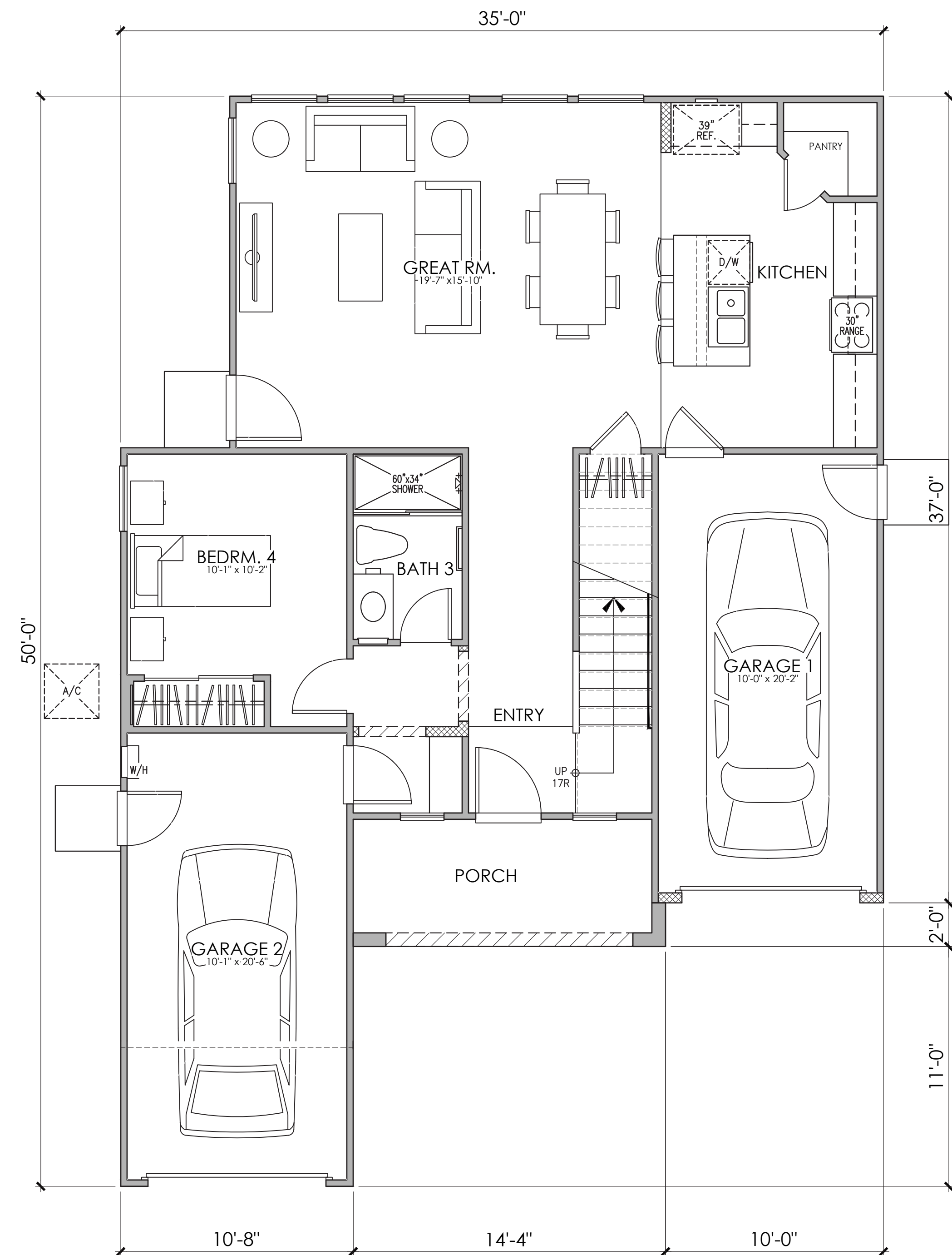
PLAN 2 "B"

CALIFORNIA RANCH ENHANCED ELEVATION



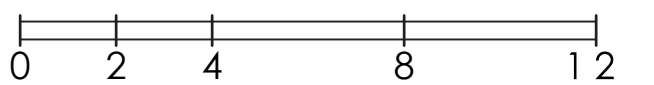


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 "C"
4 BEDROOM, 3 BATH

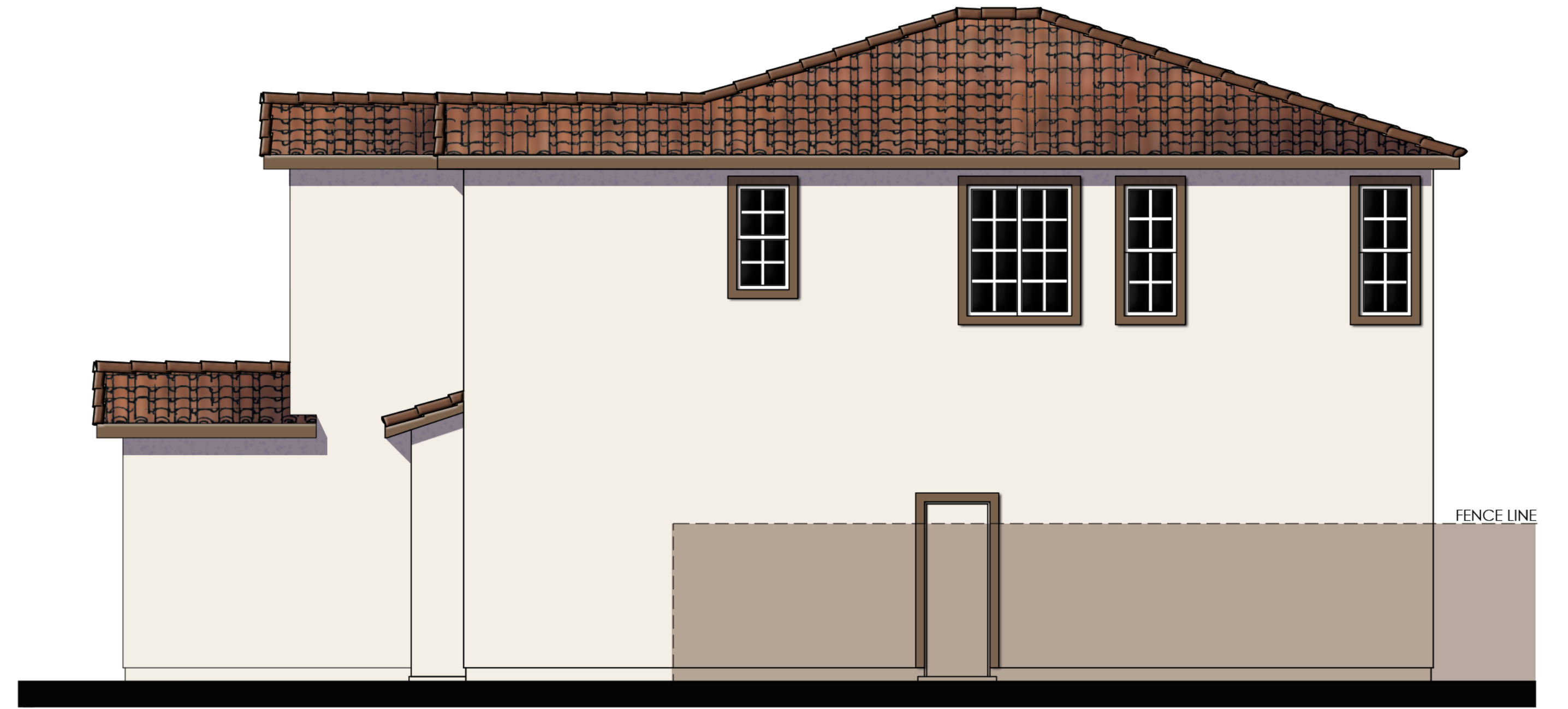




© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

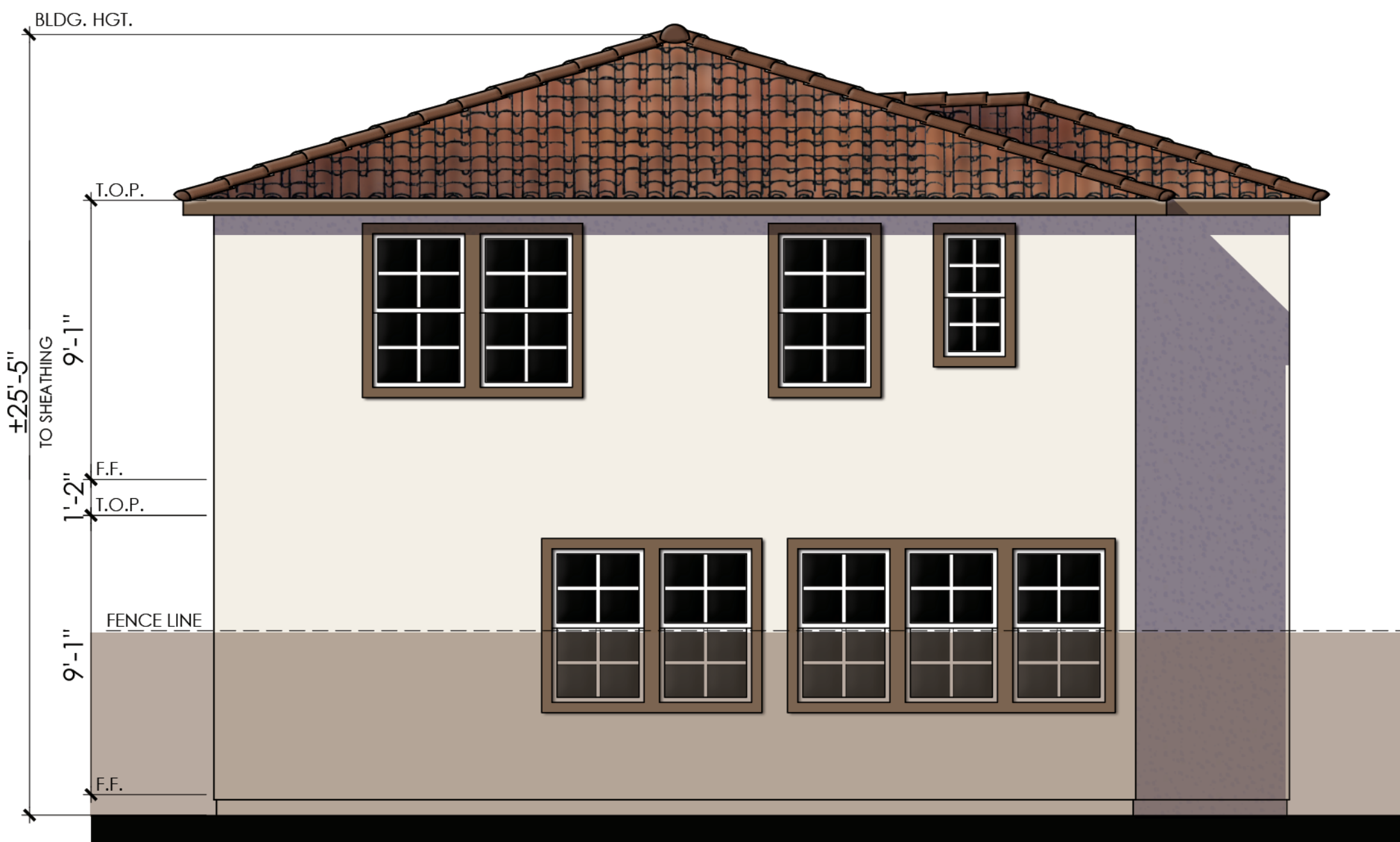
FRONT



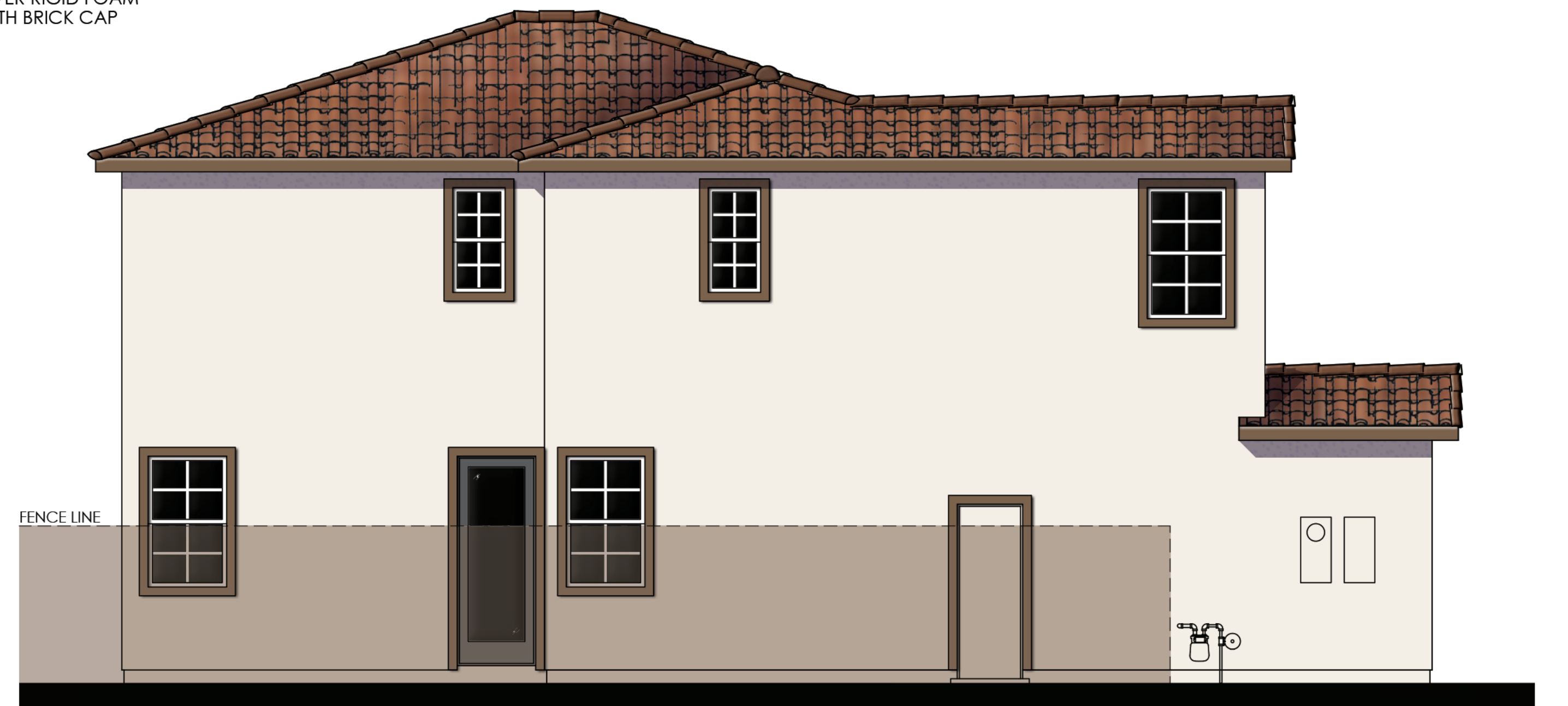
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - SHELF: STUCCO WITH BRICK CAP

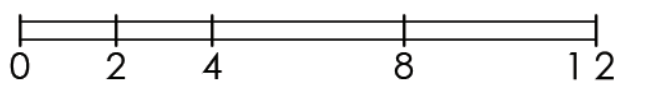


REAR



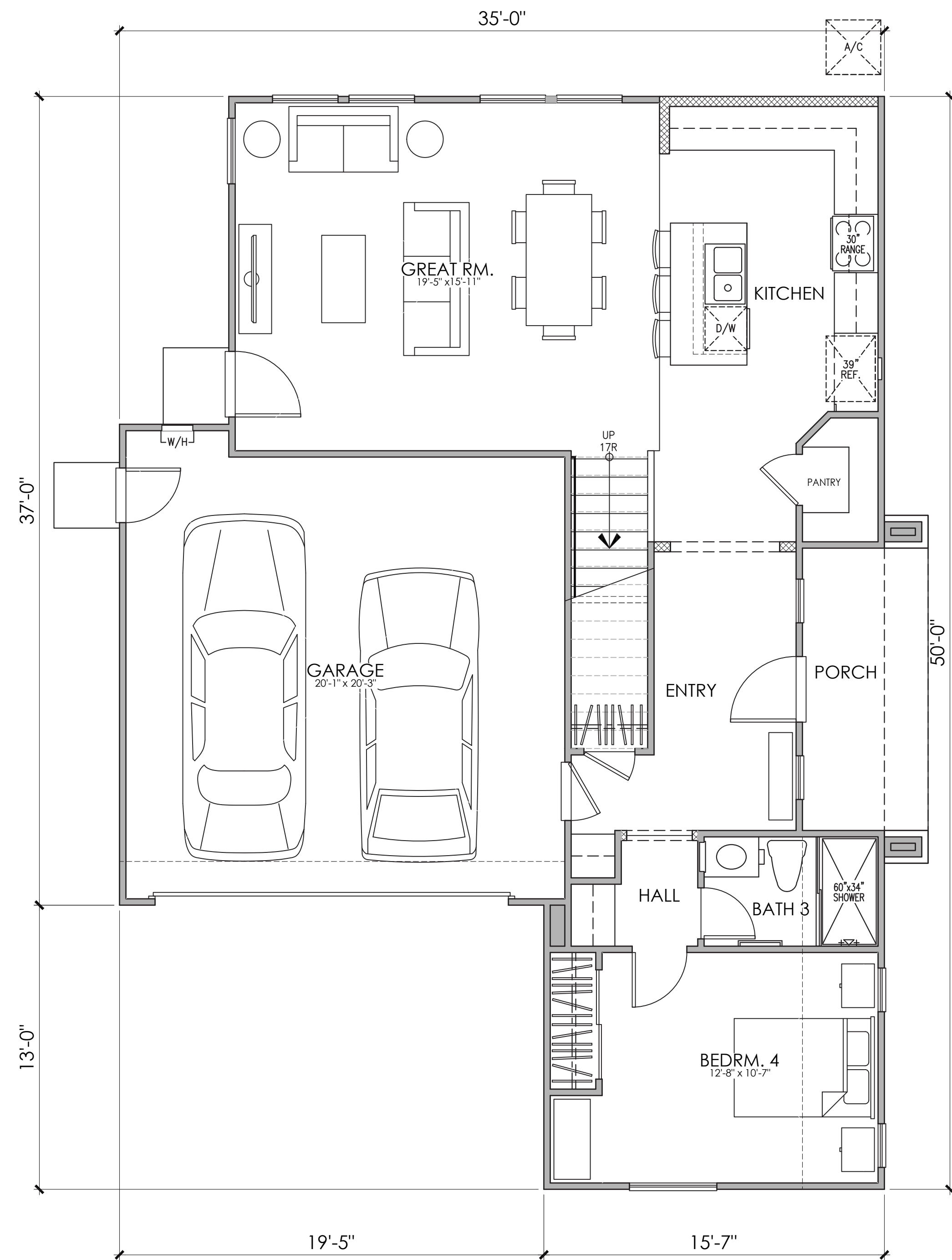
LEFT

COLOR SCHEME 8
 PLAN 2 "C"
 SPANISH ELEVATION

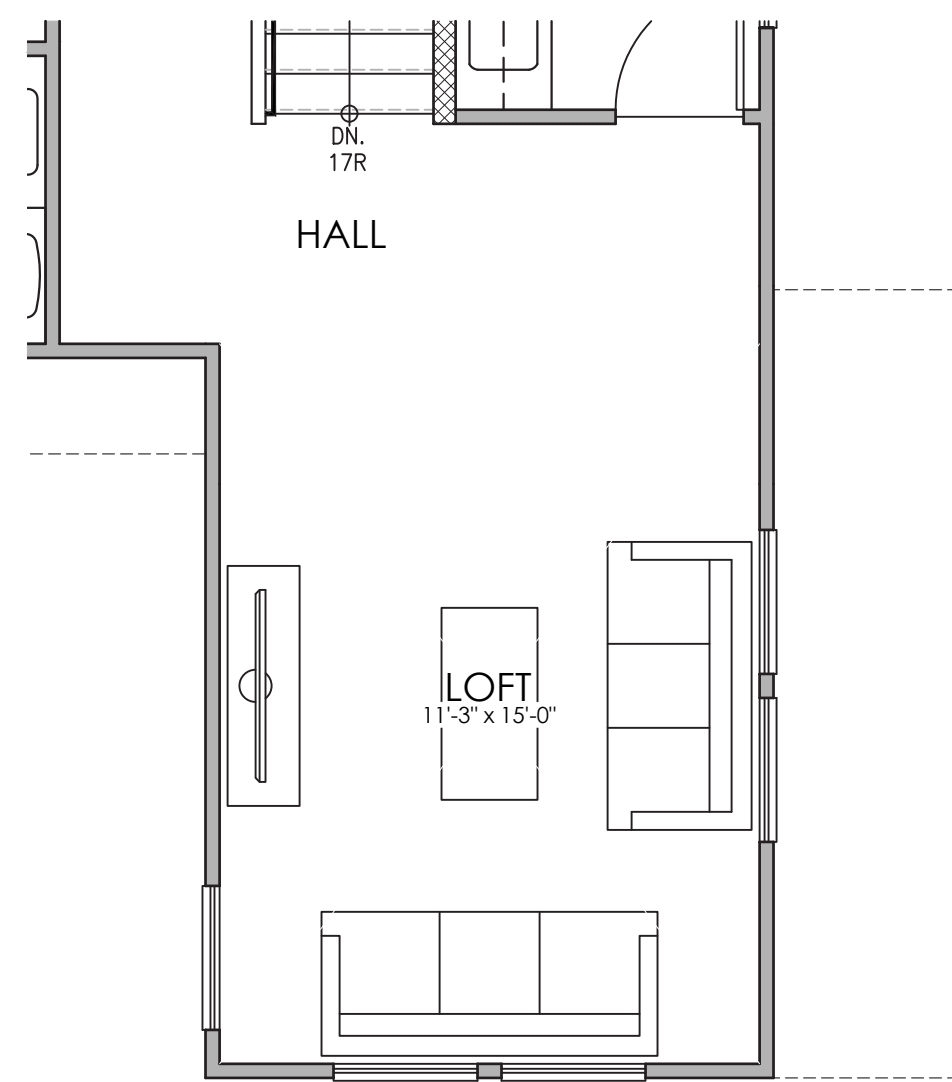




SECOND FLOOR PLAN



FIRST FLOOR PLAN



OPTIONAL LOFT

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	947 SQ. FT.
SECOND FLOOR AREA	1,227 SQ. FT.
TOTAL DWELLING	2,174 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	425 SQ. FT.
PORCH "A"	8 SQ. FT.

PLAN 3 "A"
4 BEDROOM, 3 BATH, OFFICE





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

LEFT



FRONT

MATERIALS LEGEND

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: WOOD CORBEL
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: STUCCO AND 8" LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- COLUMNS: TAPERED STUCCO
- POT SHELF: WOOD
- SHELF: STUCCO WITH BRICK CAP
- TRIM: STUCCO OVER RIGID FOAM

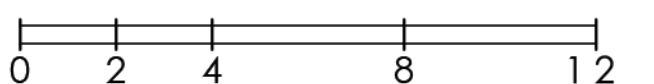


RIGHT



REAR

COLOR SCHEME 3
PLAN 3 "A"
 BUNGALOW ELEVATION



MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO AND 8" LAP SIDING
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - COLUMNS: TAPERED STUCCO
 - POT SHELF: WOOD
 - SHELF: STUCCO WITH BRICK CAP
 - TRIM: STUCCO OVER RIGID FOAM

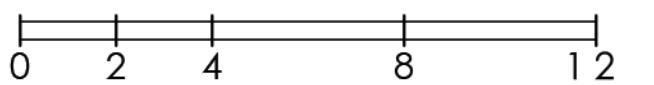


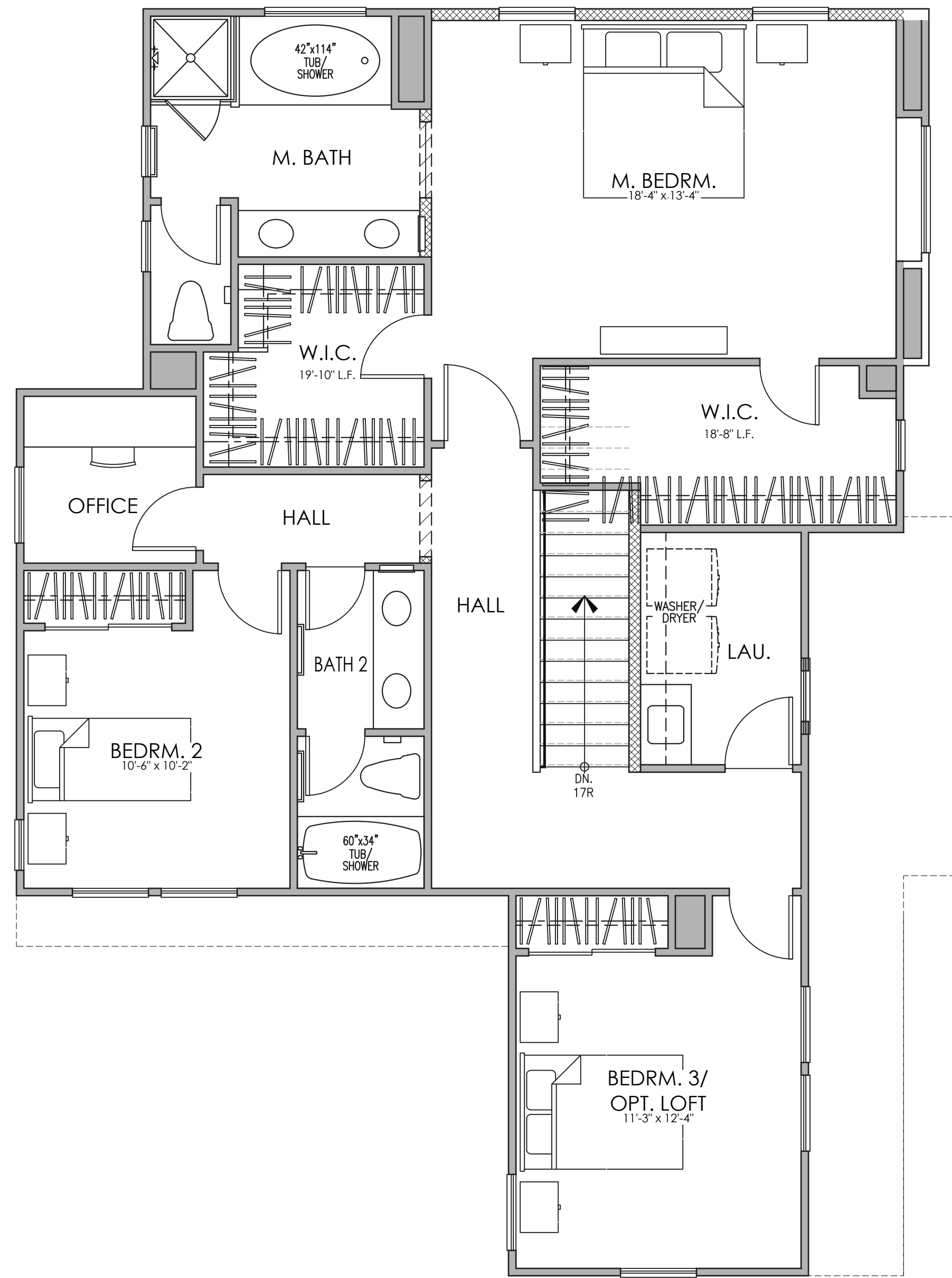
RIGHT

COLOR SCHEME 3

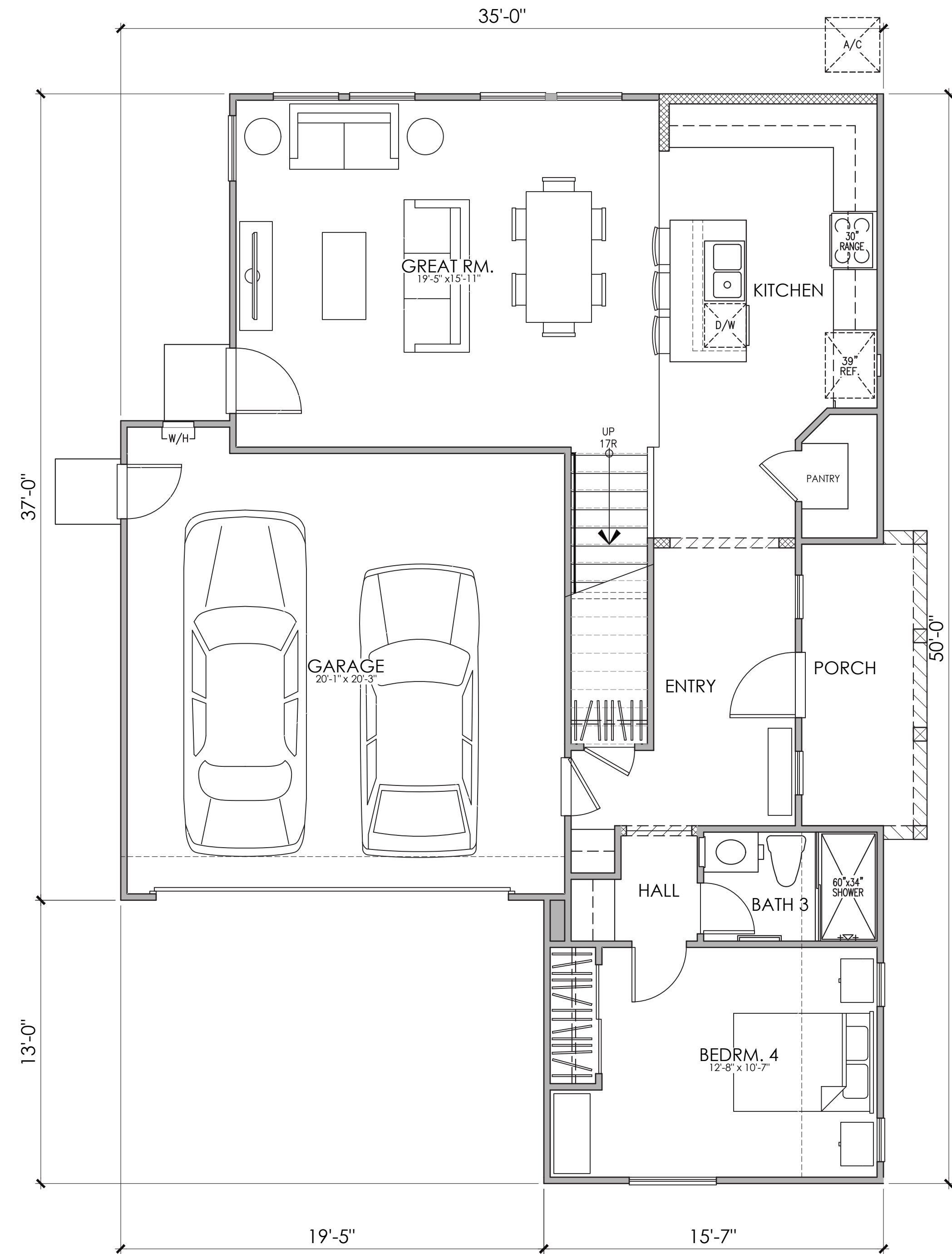
PLAN 3 "A"

BUNGALOW ENHANCED ELEVATION



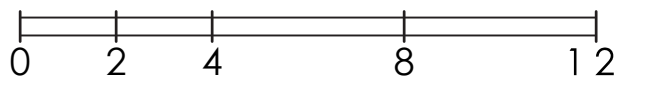


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3 "B"
4 BEDROOM, 3 BATH, OFFICE





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

LEFT



FRONT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: 4" LAP SIDING
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - PORCH: WOOD POST AND BEAM
 - SHUTTERS: SIMULATED WOOD
 - POT SHELF: WOOD
 - TRIM: STUCCO OVER RIGID FOAM



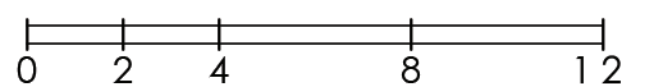
RIGHT



REAR

COLOR SCHEME 6

PLAN 3 "B"
CALIFORNIA RANCH ELEVATION



MATERIALS LEGEND

- (WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: 4" LAP SIDING
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 PORCH: WOOD POST AND BEAM
 SHUTTERS: SIMULATED WOOD
 POT SHELF: WOOD
 TRIM: STUCCO OVER RIGID FOAM

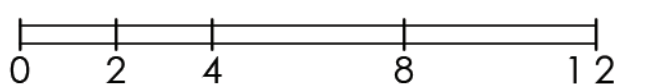


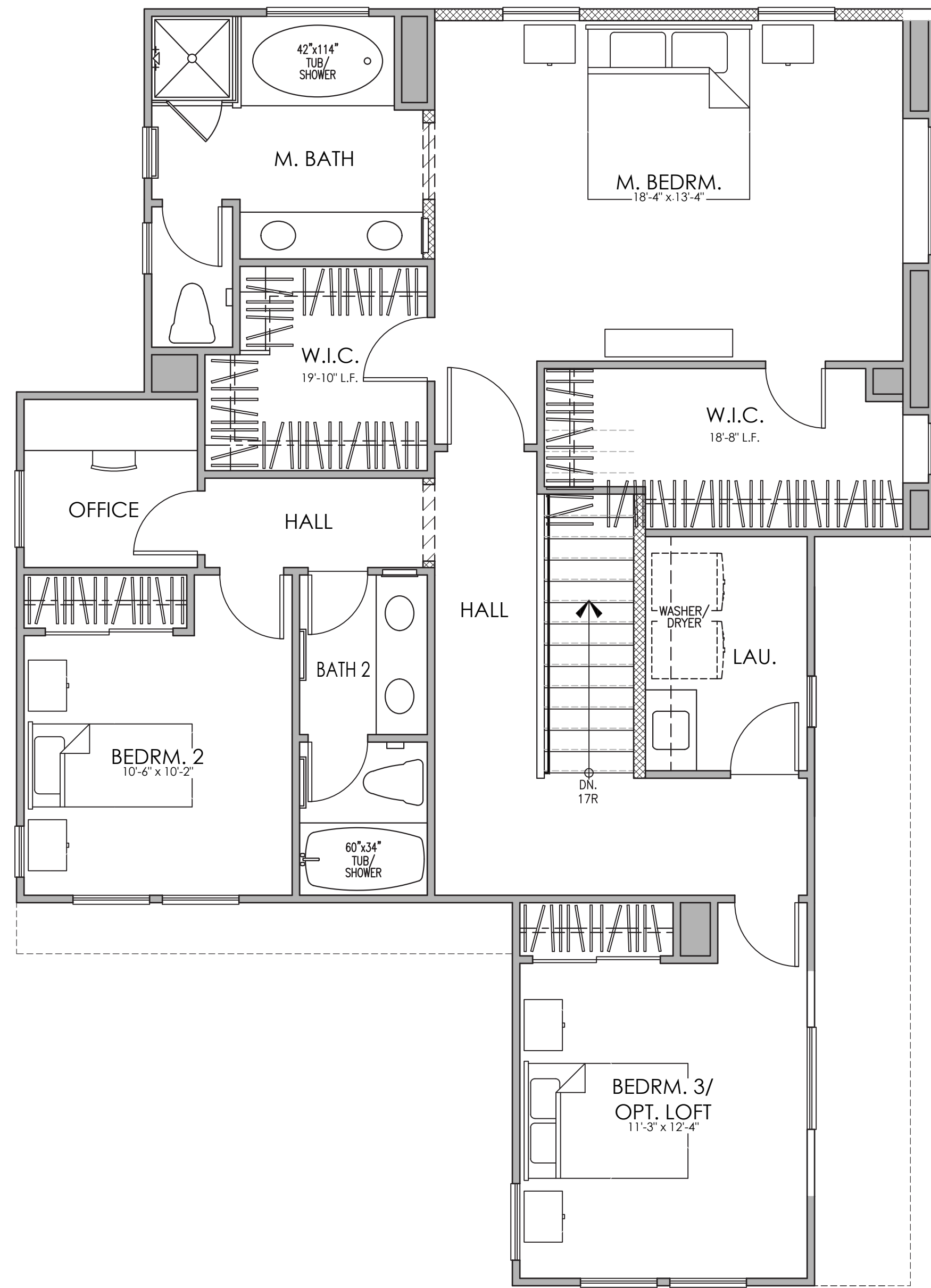
RIGHT

COLOR SCHEME 6

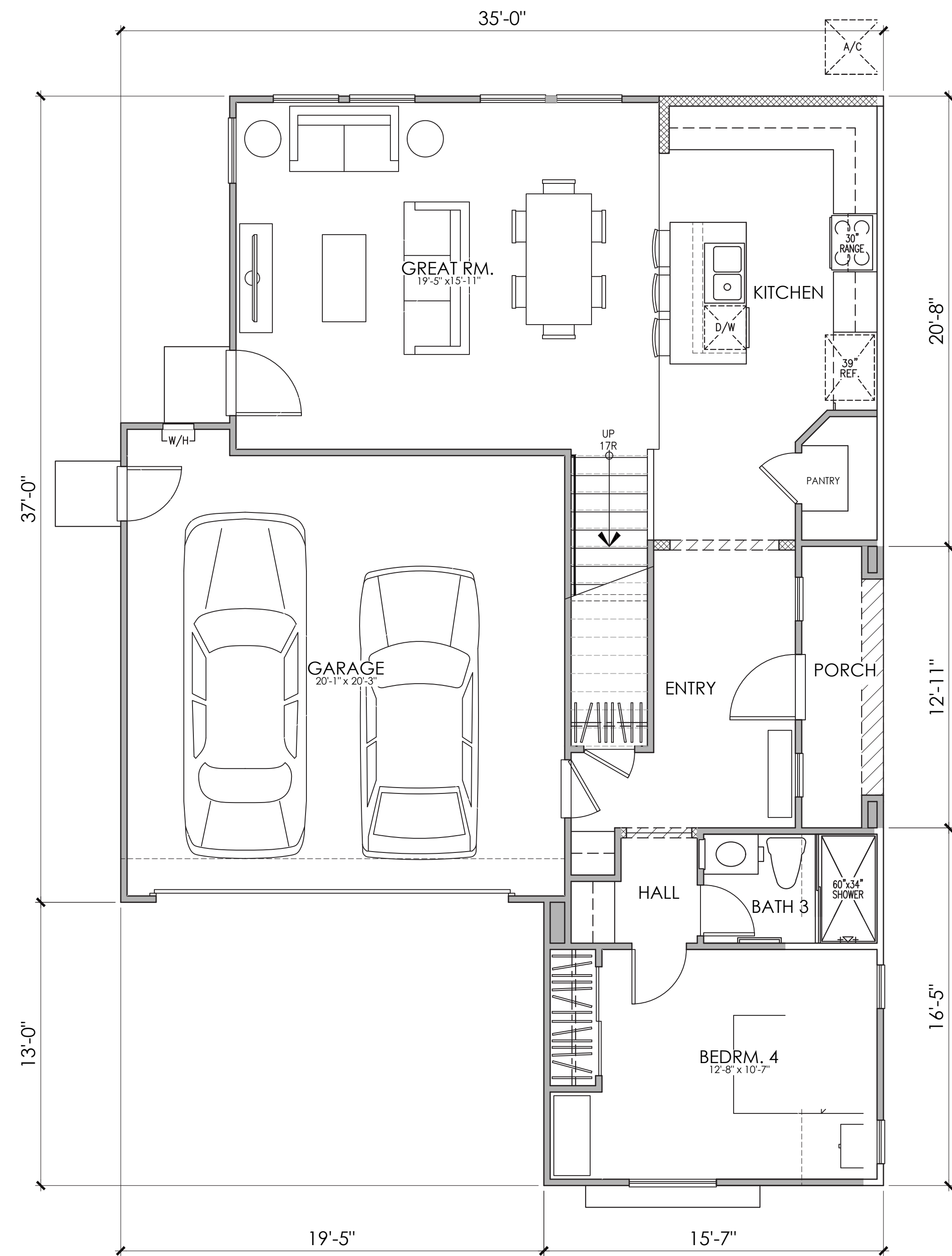
PLAN 3 "B"

CALIFORNIA RANCH ENHANCED ELEVATION



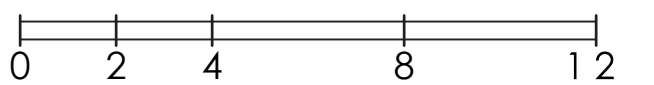


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3 "C"
4 BEDROOM, 3 BATH, OFFICE





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

LEFT



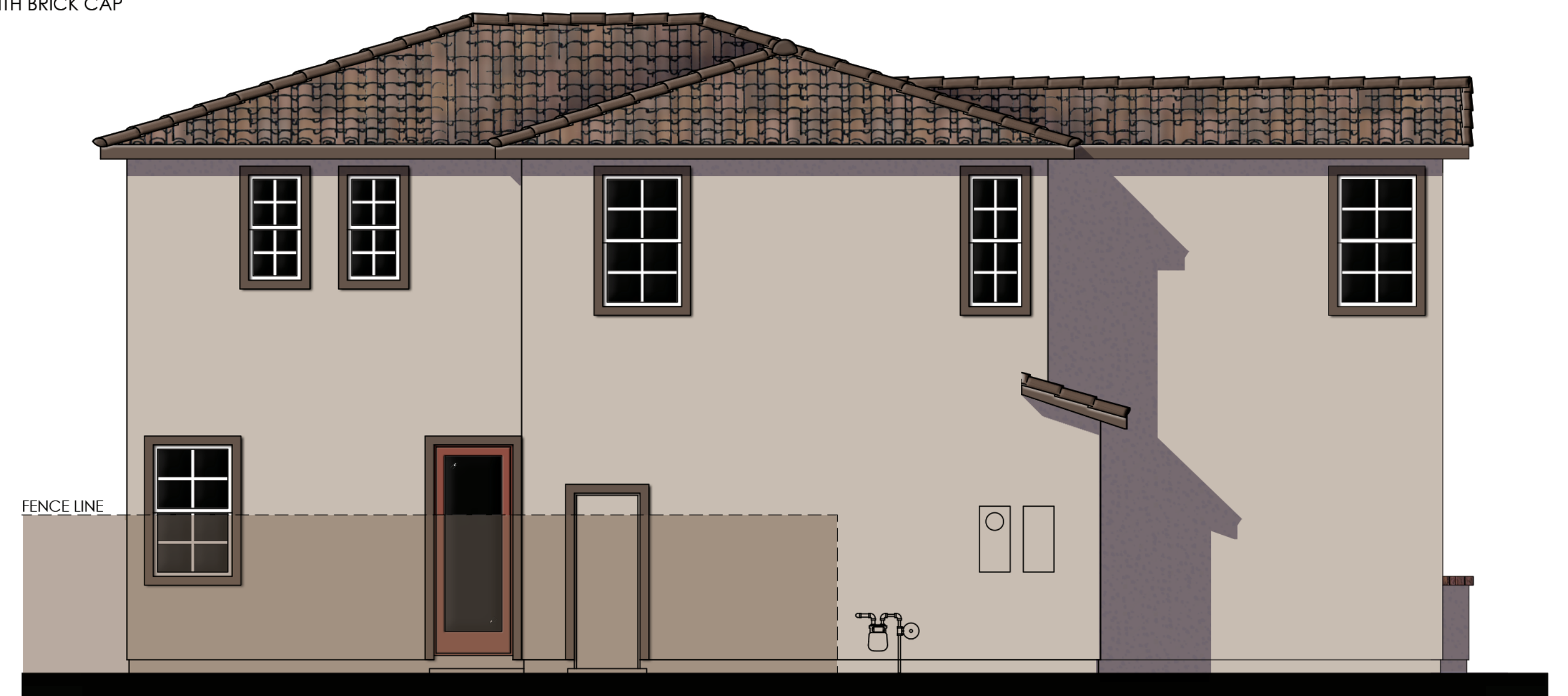
FRONT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- SHELF: STUCCO WITH BRICK CAP

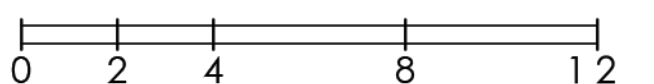


RIGHT



REAR

COLOR SCHEME 9
PLAN 3 "C"
SPANISH ELEVATION



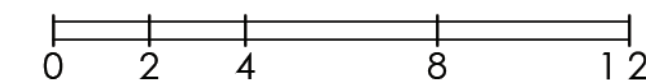
MATERIALS LEGEND

- (WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE "S" TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: SIMULATED CLAY TILE
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM
 SHELF: STUCCO WITH BRICK CAP



RIGHT

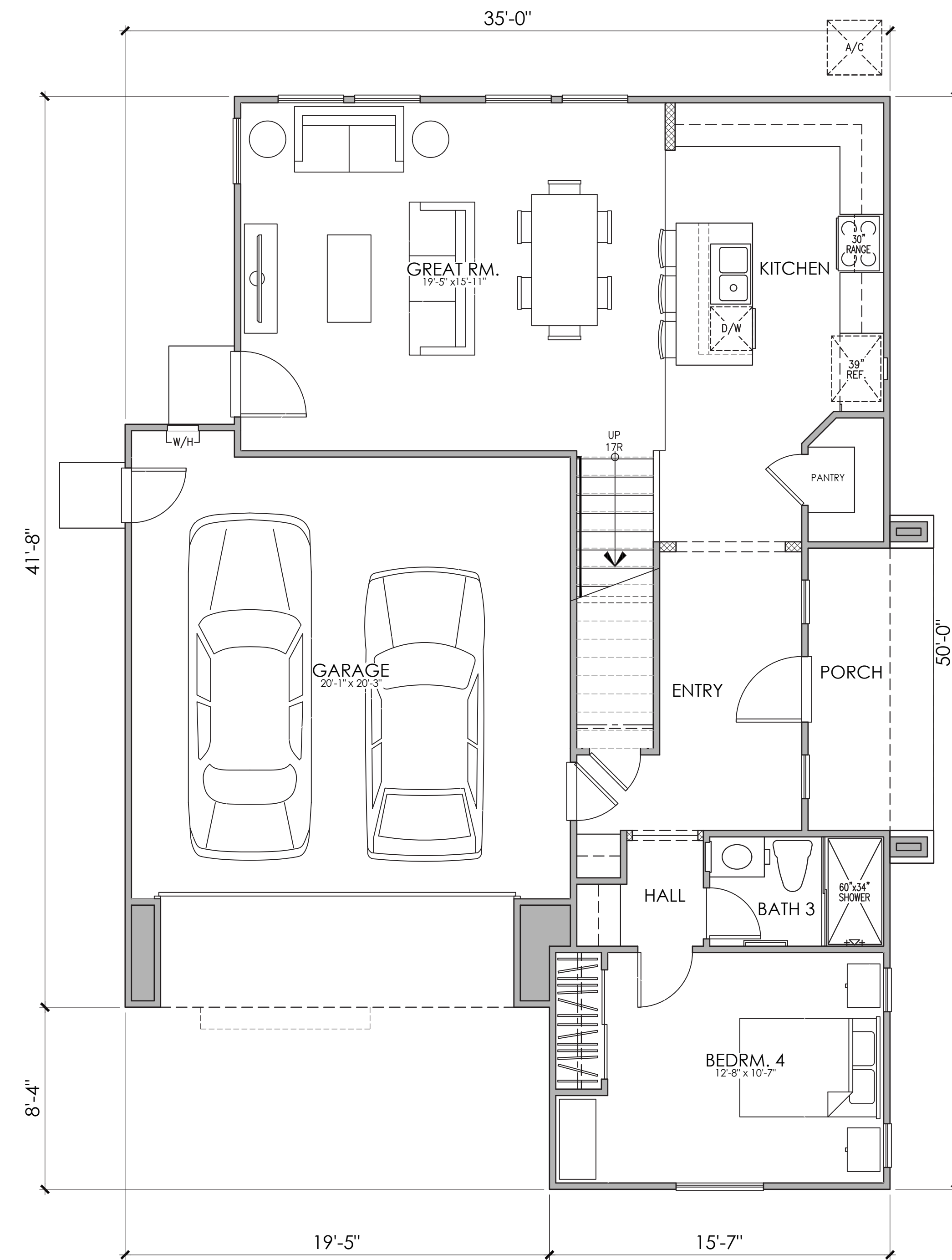
COLOR SCHEME 9
 PLAN 3 "C"
 SPANISH ENHANCED ELEVATION





OPTIONAL BEDROOM 5

SECOND FLOOR PLAN

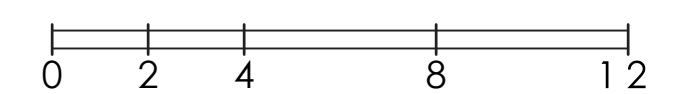


FIRST FLOOR PLAN

PLAN 3X
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	947 SQ. FT.
SECOND FLOOR AREA	1,418 SQ. FT.
TOTAL DWELLING	2,365 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	425 SQ. FT.
PORCH	14 SQ. FT.

PLAN 3X "A"
4 BEDROOM, 3 BATH, LOFT/ OPT. BEDROOM 5





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

LEFT



FRONT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO AND 8" LAP SIDING
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - COLUMNS: TAPERED STUCCO
 - POT SHELF: WOOD
 - SHELF: STUCCO WITH BRICK CAP
 - TRIM: STUCCO OVER RIGID FOAM

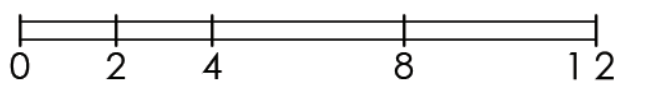


RIGHT



REAR

COLOR SCHEME 1
PLAN 3X "A"
 BUNGALOW ELEVATION



MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO AND 8" LAP SIDING
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - COLUMNS: TAPERED STUCCO
 - POT SHELF: WOOD
 - SHELF: STUCCO WITH BRICK CAP
 - TRIM: STUCCO OVER RIGID FOAM

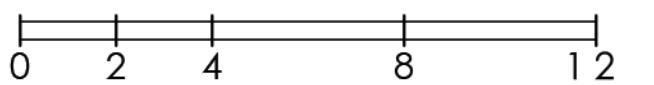


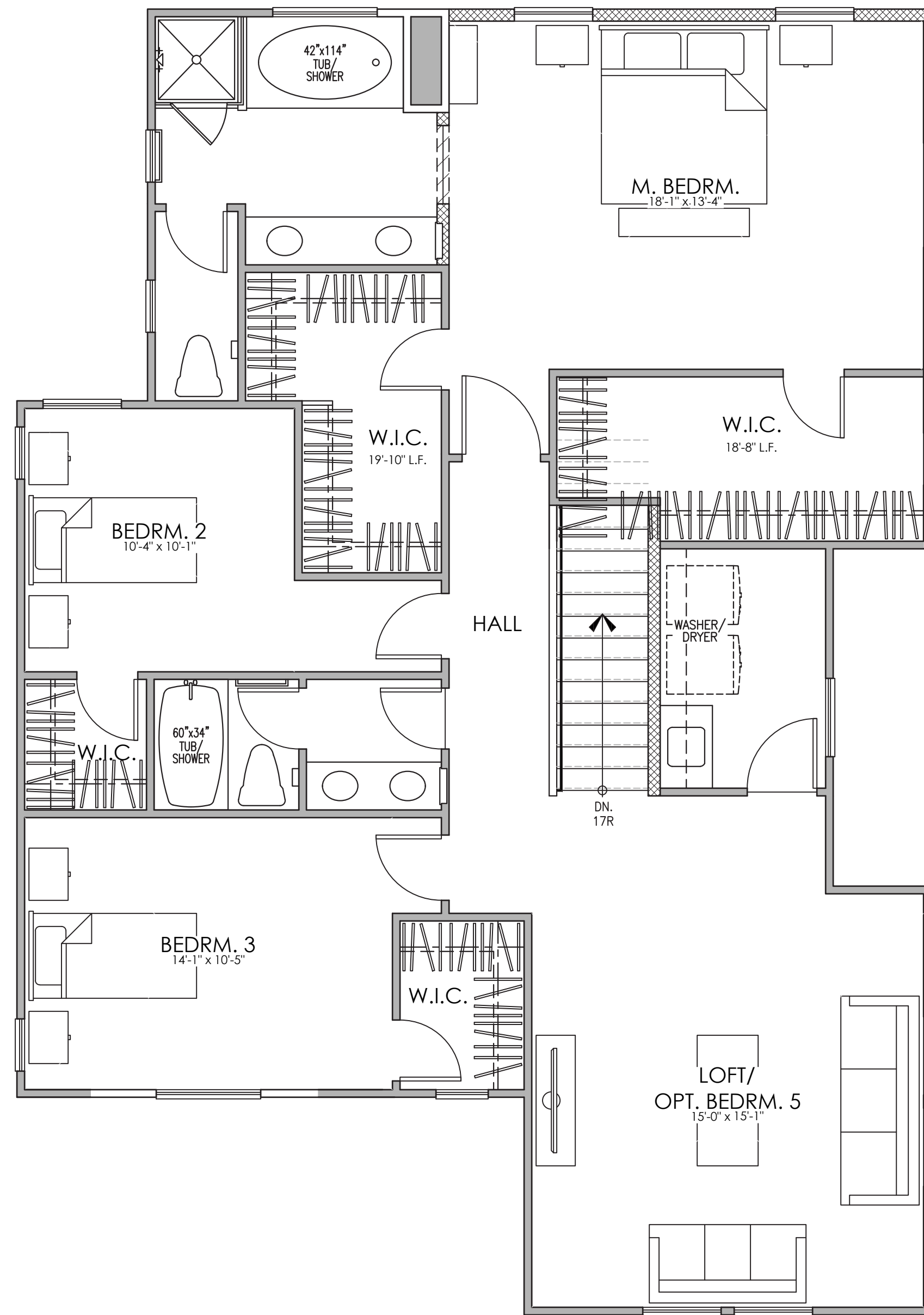
COLOR SCHEME 1

PLAN 3X "A"

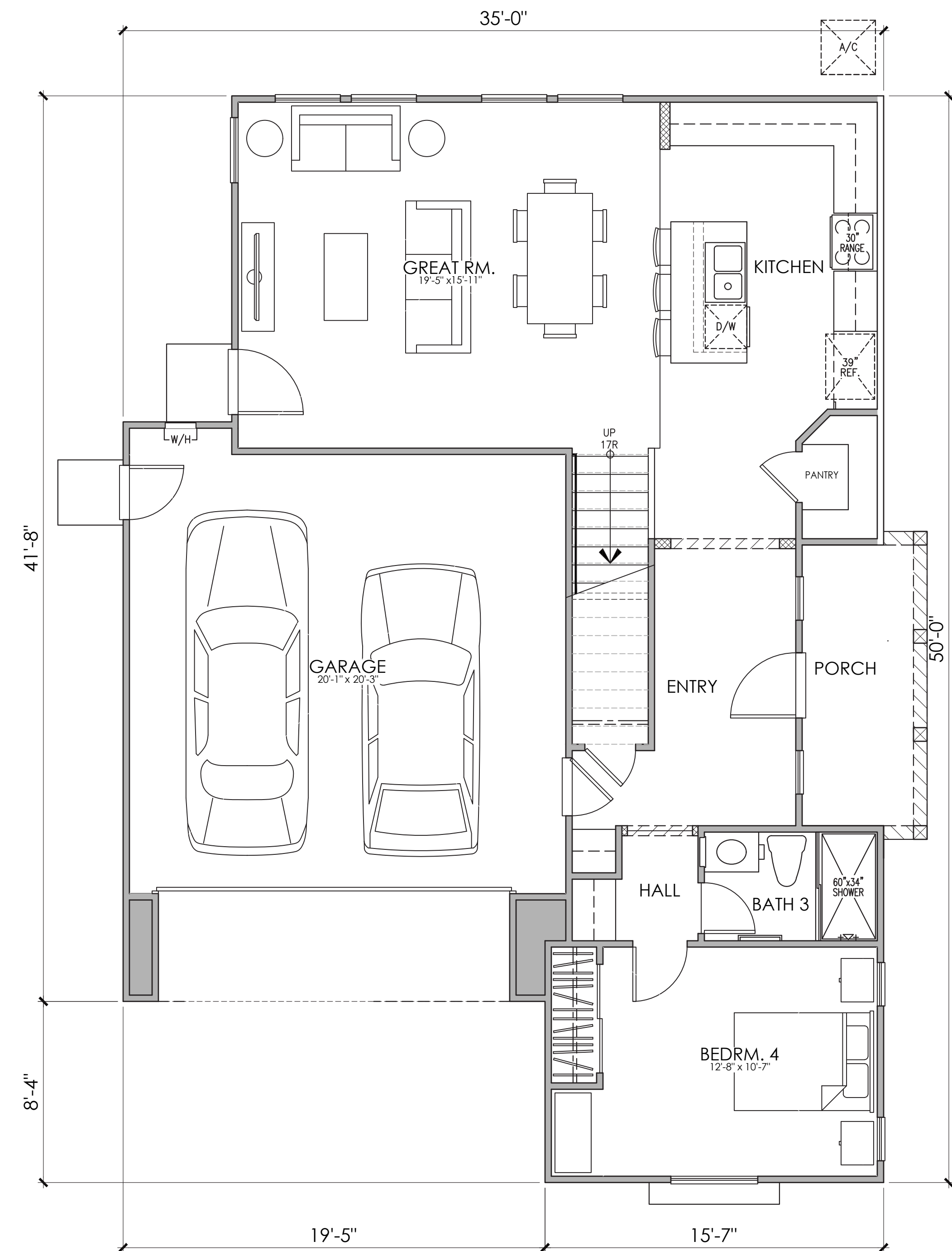
BUNGLOW ENHANCED ELEVATION

RIGHT



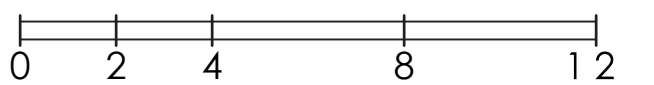


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3X "B"
 4 BEDROOM, 3 BATH, LOFT/ OPT. BEDROOM 5





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

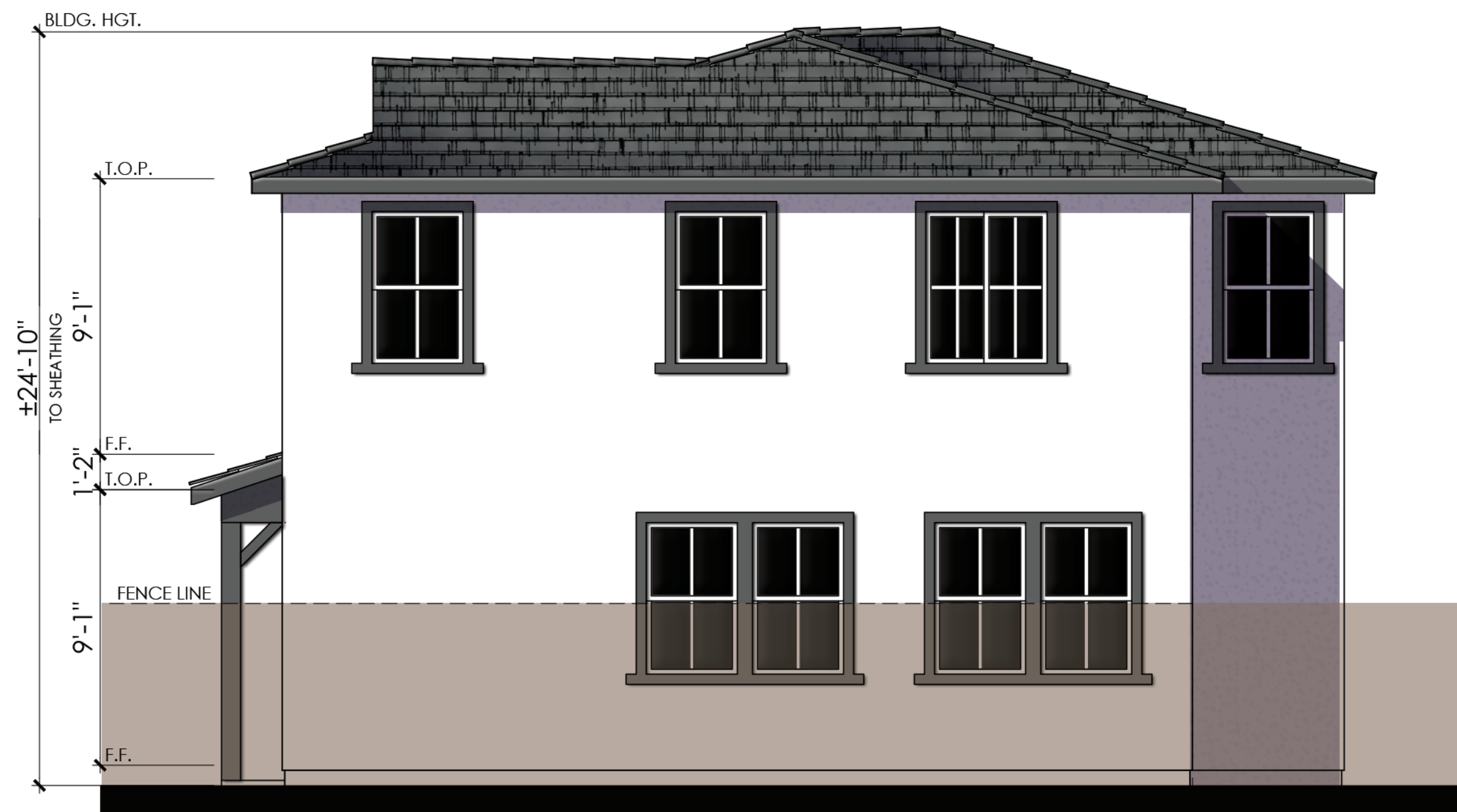
LEFT



FRONT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSIONS: WOOD CORBEL / KNEE BRACE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: 4" LAP SIDING
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - PORCH: WOOD POST AND BEAM
 - SHUTTERS: SIMULATED WOOD
 - POT SHELF: WOOD
 - TRIM: STUCCO OVER RIGID FOAM



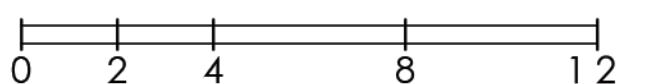
RIGHT



REAR

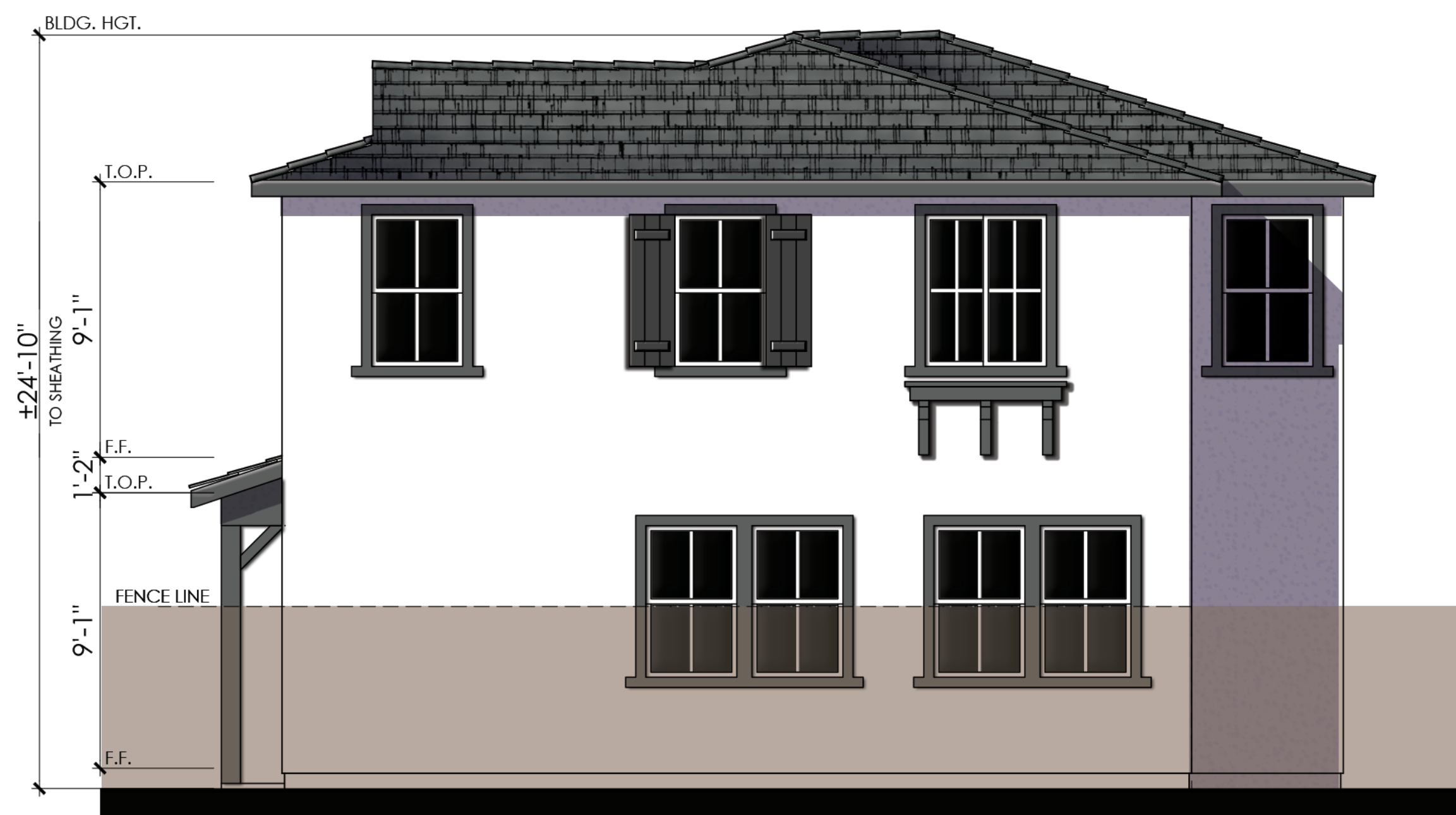
COLOR SCHEME 4

PLAN 3X "B"
CALIFORNIA RANCH ELEVATION



MATERIALS LEGEND

- (WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: 4" LAP SIDING
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 PORCH: WOOD POST AND BEAM
 SHUTTERS: SIMULATED WOOD
 POT SHELF: WOOD
 TRIM: STUCCO OVER RIGID FOAM

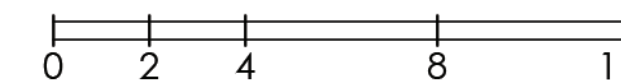


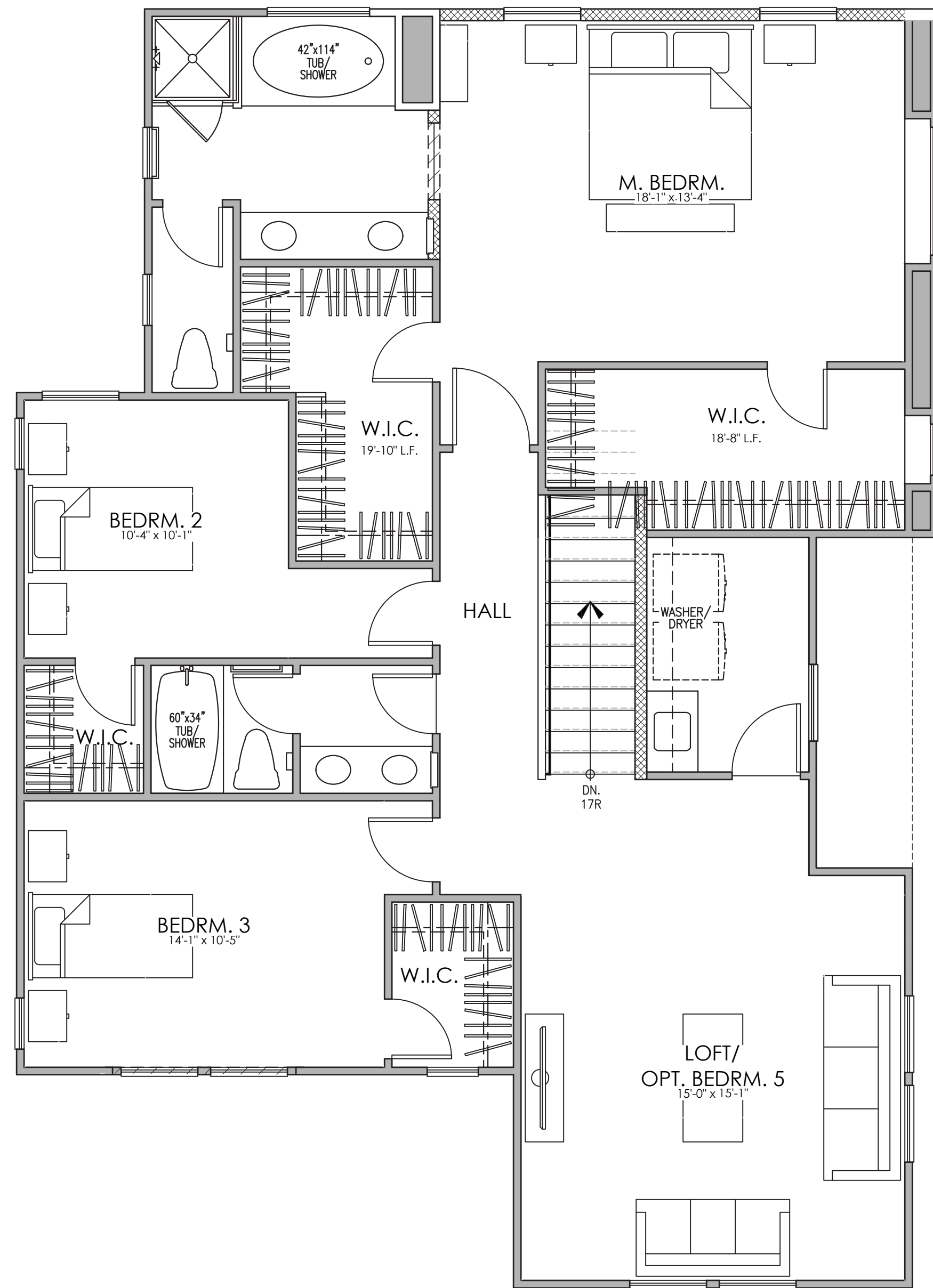
COLOR SCHEME 4

PLAN 3X "B"

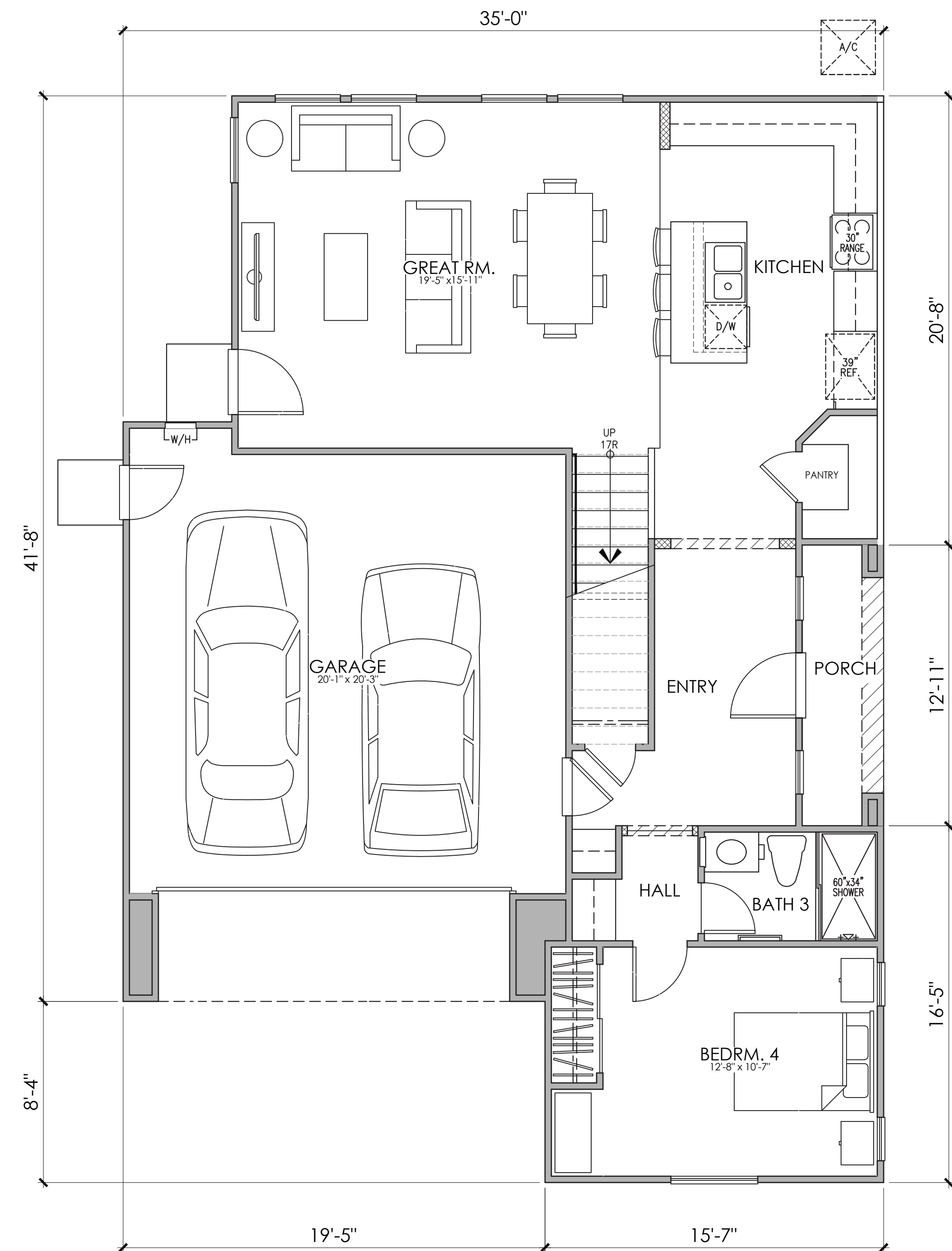
CALIFORNIA RANCH ENHANCED ELEVATION

RIGHT



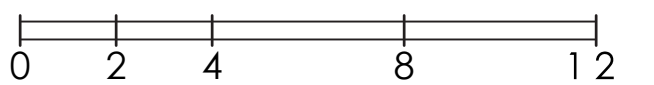


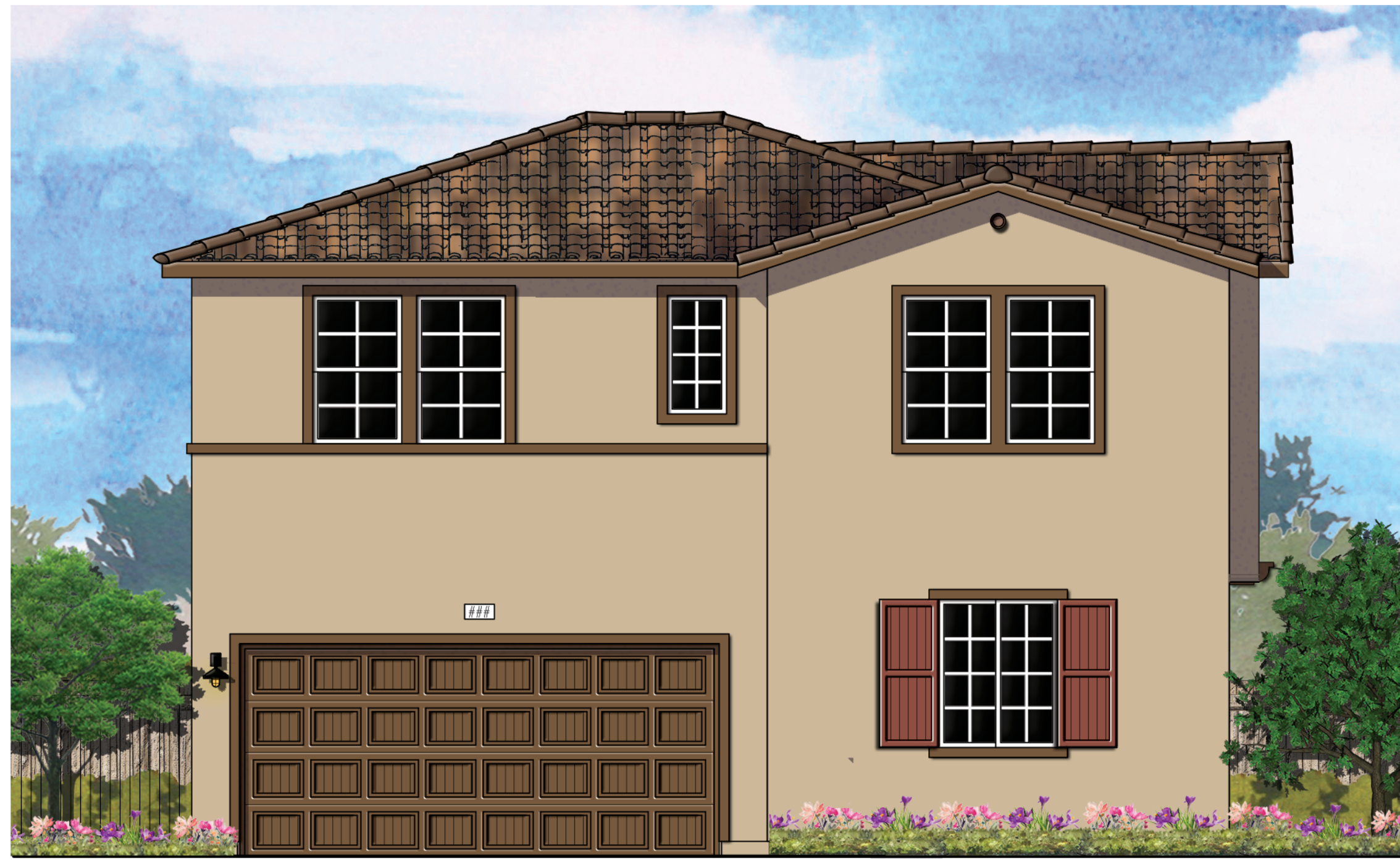
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3X "C"
4 BEDROOM, 3 BATH, LOFT/ OPT. BEDROOM 5





© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

LEFT



FRONT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - SHELF: STUCCO WITH BRICK CAP

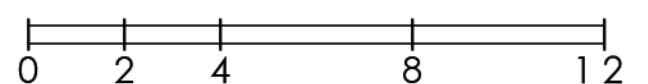


RIGHT



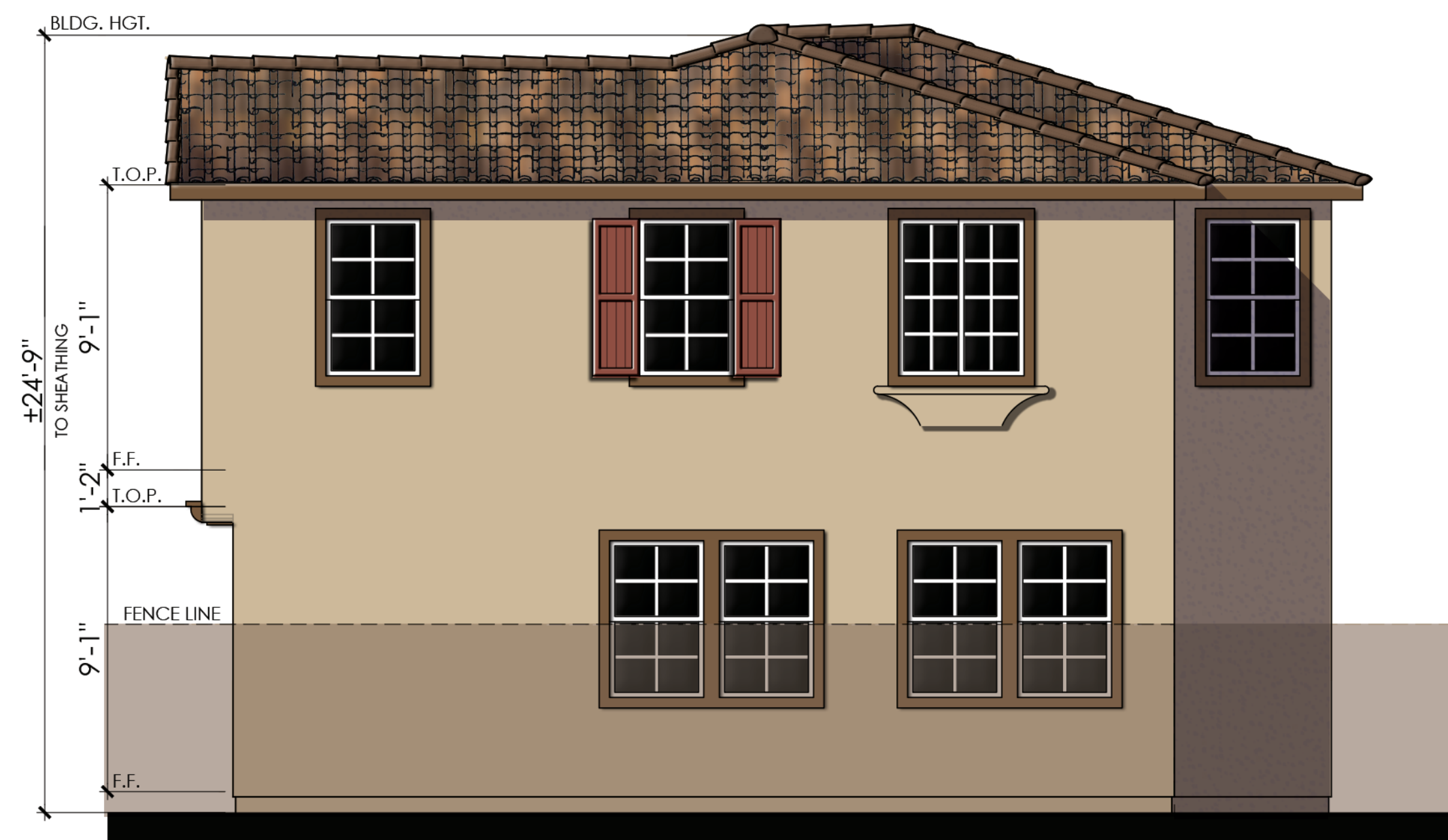
REAR

COLOR SCHEME 7
 PLAN 3X "C"
 SPANISH ELEVATION



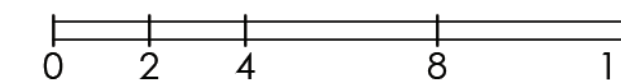
MATERIALS LEGEND

(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE "S" TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: SIMULATED CLAY TILE
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM
 SHELF: STUCCO WITH BRICK CAP



RIGHT

COLOR SCHEME 7
 PLAN 3X "C"
 SPANISH ENHANCED ELEVATION



**Attachment B -
Departmental Conditions of Approval**

(Departmental Conditions of Approval to 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: April 19, 2021
File No: PDEV20-032
Related Files: PMTT19-015 (TTM 20298)

Project Description: A Development Plan to construct 106 single-family dwellings on 10.49 acres of land located at the northeast corner of South Manitoba Place and East La Avenida Drive, within the Low-Medium Density land use district of The Avenue Specific Plan (APN: 0218-652-27); **submitted by Woodside 05S, LP.**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

(e) All parkland fees shall be paid prior to building permit issuance.

(f) The applicant shall work with Planning Department and Landscape Division staff to finalize all park details, including but not limited to, amenities and play equipment, and planting plan.

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

(a) Vinyl fencing has been permitted for the cluster-plotted products' interior fences (no vinyl fence shall be visible from the public right-of-way). Six-foot-high slump block walls with decorative caps and pilasters, as per The Avenue Specific Plan guidelines, shall be provided for all public-facing walls, and for the stretches of interior wall for the products plotted in a conventional fashion.

2.5 Parking, Circulation and Access.

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

(b) The cluster court private drive aisles shall be provided with an enhanced pavement treatment.

(c) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

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

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

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

2.6 Site Lighting.

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

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

2.7 Mechanical and Rooftop Equipment.

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

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

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

2.9 Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations), and any requirements of The Avenue Specific Plan.

2.10 Sound Attenuation.

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

(b) Noise Reduction (NR) measures shall be implemented per the "Tract No. 20298 Final Noise Impact Analysis", completed by Urban Crossroads, dated February 11, 2021 and on file with the Planning Department.

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

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

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

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

2.12 Disclosure Statements.

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

- (i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.
- (ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.
- (iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.
- (iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

2.13 Environmental Review.

(a) The environmental impacts of this project were reviewed in conjunction with File No. PGPA19-008, for which an **Addendum to The Ontario Plan Environmental Impact Report**, State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001 (City Council Resolution No. 2010-006). This application introduces no new significant environmental impacts. The City's "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. 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. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, 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.

2.14 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.

2.15 Additional Fees.

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

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

2.16 Additional Requirements.

(a) The Project shall abide by all conditions of approval of related File No. PMTT19-015 (TTM 20298), including the request by the Gabrieleno Band of Mission Indians – Kizh Nation as a Consulting Tribe to the project pursuant to Assembly Bill AB52 – SB18, per the conditions of approval as listed for File No. PMTT19-015, included herein as a reference.

(b) The Project shall abide by all terms of the related Development Agreement (File No. PDA20-001), including but not limited to, utilities, maintenance, and Development Impact Fees. Additionally, all required parkland fees shall be paid prior to building permit issuance.

(c) The applicant shall work with the City in plan check to finalize all details, including but not limited to, architecture, enhanced elevations, wall and fence plan, sign plan, and park plan.

(d) The minimum 10-foot front setback shall be observed for all units fronting on to a public or private street. Reduced front setbacks within the cluster courtyard driveways or along the east-west alleyways shall be reviewed and approved at the discretion of the Planning Department.

(e) No windows shall be flush-mounted with the wall unless provided with full 360-degree window trim. Key windows shall be deep-recessed for Spanish elevations (minimum of two inches).

(f) Trim shall be wrapped and terminate at logical endpoints.

(g) Enhanced elevations shall be provided for all units where an elevation is prominently visible from public rights-of-way or park spaces. Enhanced elevations include, but are not limited to, the following units and shall be confirmed in the plan check process with final plotting:

lot 18.

(i) All sides and rears facing Manitoba Place, including the northerly side of lot 18.

(ii) All sides and rears facing private street "B Street", including the rear of lot 9 and the northerly side of lot 104.

(iii) All sides and rears facing the park.

(iv) All sides facing the future school site or residential neighborhood to the east, limited to units 103, 106, 85, and 90.

(h) All conditions of approval from other commenting City agencies shall be complied with.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DAB MEETING DATE: April 19th, 2021

PROJECT: PDEV20-032 - A Development Plan to construct 106 single-family dwellings on 10.49 acres of land within the Low-Medium Density land use district of The Avenue Specific Plan. Related Files: PMTT19-015, PGPA19-008, and PSPA19-011.

LOCATION: NEC La Avenida Drive and Manitoba Place

PROJECT ENGINEER: Miguel Sotomayor, Associate Engineer *MS* (909) 395-2108

PROJECT PLANNER: Alexis Vaughn, Assistant Planner (909) 395-2416

The following items are the Conditions of Approval for the subject project:

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. All the required improvements for this project shall be subject to completion of the required public improvements including public utilities beyond the tract limits as specified in The Avenue Specific Plan, the Development Agreement and the Conditions of Approval for TM-20298 (PMTT19-015).

Raymond Lee, P.E.
Assistant City Engineer

3/29/21

Date

Khoi Do, P.E.
City Engineer

3-29-21

Date



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

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

DATE: January 13, 2021

SUBJECT: PDEV20-032 - A Development Plan approval to construct 106 detached single-family dwelling units on approximately 10.49 acres of land located at the northeast corner of Manitoba Place and La Avenida Drive, within the Low-Medium Density land use district of the Avenue Specific Plan (APN(s): 0218-652-27). Related Files: PMTT19-015, PGPA19-008, PSPA19-011.

-
- 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: Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 2
- E. Total Square Footage: Varies, 951 Sq. Ft. to 2,174 Sq. Ft./ Home
- F. 2019 CBC Occupancy Classification(s): R-3

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

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

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner

FROM: Bill Lee, Police Officer

DATE: February 16th, 2020

SUBJECT: PDEV20-032 - A DEVELOPMENT PLAN TO CONSTRUCT 106 SINGLE-FAMILY DWELLINGS LOCATED ON THE NORTHEAST CORNER OF MANITOBA PLACE AND LA AVENIDA DRIVE.

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

- Required lighting for all walkways, paseos, driveways, doorways, parking areas, parks, park walkways, playgrounds, recreation areas and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall install illuminated address numbers, powered by photocell, on each individual unit and shall not be controlled by the building occupants.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions. This includes the provisions for perimeter lighting, site lighting, fencing and/or uniformed security.

The Applicant is invited to contact Officer Bill Lee at (909) 408-1672 with any questions or concerns regarding these conditions.



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

Tom

FROM: Alexis Vaughn, Assistant Planner

DATE: December 23, 2020

SUBJECT: FILE #: PDEV20-032

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 .


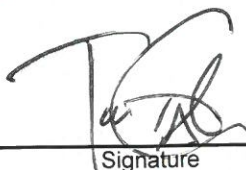
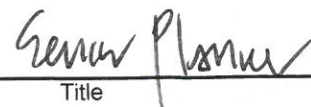

- Note:**
- Only DAB action is required
 - Both DAB and Planning Commission actions are required
 - Only Planning Commission action is required
 - DAB, Planning Commission and City Council actions are required
 - Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Development Plan approval to construct 106 detached single-family dwelling units on approximately 10.49 acres of land located at the northeast corner of Manitoba Place and La Avenida Drive, within the Low-Medium Density land use district of the The Avenue Specific Plan (APN(s): 0218-652-27). Related Files: PMTT19-015, PGPA19-008, PSPA19-011.

- 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

map already approved

- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Department _____ Signature _____ Title _____ Date _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV20-032
 Address: NEC Manitoba Place & La Avenida Drive
 APN: 0218-652-27
 Existing Land Use: Vacant
 Proposed Land Use: Development Plan to construct 106 Single Family homes
 Site Acreage: 10.49 Proposed Structure Height: 25 FT
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Alexis Vaughn
 Date: 12/23/2020
 CD No.: 2020-030
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT +	
<input type="radio"/> Zone 5			

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

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

CONSISTENCY DETERMINATION

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

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

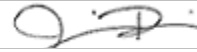
Real Estate Transaction Disclosure Required

Airport Planner Signature: _____

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

CONDITIONS OF APPROVAL

Sign Off



1/11/2021

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:

Jamie Richardson, Sr. Landscape Planner

Phone:

(909) 395-2615

D.A.B. File No.:

PDEV20-032

Case Planner:

Alexis Vaughn

Project Name and Location:

Woodside Homes - 106 detached single-family homes
 NE corner of Manitoba Place and La Avenida Drive

Applicant/Representative:

Woodside Homes – Craig Moraes craig.moraes@woodsidehomes.com
 1250 Corona Pointe Court, Suite 500
 Corona, CA 92879



A Preliminary Plans (dated 3/12/2021) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.



A Preliminary Plans (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.
 Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov
DIGITAL SUBMITTALS MUST BE 10MB OR LESS.

Civil/ Site Plans

1. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
2. Show backflow devices set back 4' from paving all sides. Locate on level grade
3. Locate utilities including light standards, fire hydrants, water, drain and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans.

Landscape Plans

4. Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
5. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
6. Show existing landscape and trees along La Avenida.
7. New residential projects shall use recycled water for HOA maintained property (parks, parkways, neighborhood edges, common areas). Potable water with a backflow shall only be used on single family detached properties even if HOA maintained. Provide an irrigation exhibit showing potable and recycled POC meter and pedestal locations.
8. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
9. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Landscape construction plans with building permit number for plan check may be emailed to: landscapeplancheck@ontarioca.gov