



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

June 20, 2022

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

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

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

PUBLIC COMMENTS

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

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

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes

to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Development Advisory Board may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of May 16, 2022, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-006**: A hearing to consider a Development Plan to construct an unmanned wireless communications facility, with a 65-foot-tall monopine and ancillary ground-mounted equipment, on 160 square feet of leased space within 7.88 acres of land located at 4600 East Wall Street, within the Light Industrial land use designation of the California Commerce Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0238-221-36) **submitted by Coastal Business Group, Inc.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15303

2. File No. PDEV22-006 (Development Plan)

Motion to Approve / Deny

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-019**: A hearing to consider a Development Plan to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, within the PA 27 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PSPA20-006 and PMTT20-012, for which an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was approved by the City Council on June 15, 2021. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APN: 0218-331-42) **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

1. CEQA Determination

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

2. **File No. PDEV21-019** (Development Plan)

Motion to recommend Approval/Denial

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-027**: A hearing to consider Development Plan approval to construct 235 single-family dwellings on approximately 31.5 acres of land located at the southwest corner of Archibald Avenue and Chino Avenue, within Planning Area 2 (Neighborhoods 5 & 6) of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001), for which an Environmental Impact Report (State Clearinghouse No. 2004071001) was certified by the City Council on April 18, 2006. 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; (APNs: 0218-131-12, 0219-131-22, 0218-131-11, 0218-131-40, and 0218-131-43) **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV21-027** (Development Plan)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-014**: A hearing to consider a Development Plan to construct four mixed-use buildings totaling 63,665 commercial square feet and 694 dwelling units (540,373 residential square feet) on 13.3 acres of land located at 4000 East Ontario Center Parkway and the southeast and southwest corner of Via Piemonte and Via Villagio, within the Mixed-use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the Planning Commission on April 19, 2022. 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; (APNs: 0210-205-01, 0210-204-38, and 0210-204-39) **submitted by Adept Development. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary - Use of a previous Addendum to an EIR

2. **File No. PDEV22-014** (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 **July 6, 2022**.

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 **June 16, 2022**, 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

May 16, 2022

ROLL CALL

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
James Caro, Building Department
Elda Zavala, Community Improvement
Charity Hernandez, Economic Development Agency
Khoi Do, Engineering Department
Michelle Starkey, Fire Department
Christy Stevens, Municipal Utilities Company

BOARD MEMBERS ABSENT

Tony Galban, Police Department

STAFF MEMBERS PRESENT

Gwen Berendsen, Planning Department
Luis Batres, Planning Department
Edmelynn Hutter, Planning Department
Miguel Sotomayor, Engineering Department
Angela Truong, Engineering Department
Raymond Lee, Engineering Department

PUBLIC COMMENTS

No person from the public wished to speak.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the April 18, 2022 meeting of the Development Advisory Board was made by Mr. Caro; seconded by Ms. Stevens; and approved unanimously by those present (5 -0). Ms. Zavala and Ms. Starkey abstained as they were not at the meeting.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-024:** A hearing to consider a Development to construct three industrial buildings totaling 200,322 square feet on 10.2 acres of land located at the northeast corner of Remington Avenue and the Cucamonga Creek Flood Control Channel, within the Industrial (PA-3) land use

district of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003), for which an Environmental Impact Report (State Clearinghouse No. 2017031048) was certified by City Council on May 1, 2018. 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. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 0218-311-07 and 0218-311-13); **submitted by Clark Neuhoff.**

Mr. Zeledon opened the public hearing.

The applicant, Clark Neuhoff, was present and spoke in favor of the project.

Mr. Zeledon asked if he had reviewed all the Conditions of Approval.

Mr. Neuhoff stated he had reviewed and accepted the Conditions of Approval.

No one else wished to speak on the project and Mr. Zeledon closed the public hearing.

Motion to approve **File No. PDEV21-024**, subject to conditions was made by Ms. Stevens; seconded by Mr. Do; and approved unanimously by those present (7 - 0).

C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-040:** A hearing to consider a Development Plan to construct one industrial building totaling 1,255,320 square feet on 60.7 acres of land locate at 4902 South Baker Avenue, within the industrial land use district of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP 18-001), for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 1054-151-03, 1054-201-03, 1054-351-03) **submitted by Prologis LP. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Sam Cho, representing Prologis was present.

Mr. Zeledon asked if they had reviewed all the Conditions of Approval.

Mr. Cho stated they had reviewed them and had no comments.

No one else wished to speak on the project and Mr. Zeledon closed the public hearing.

Motion to recommend approval of **File No. PDEV21-040**, subject to conditions, to the Planning Commission was made by Ms. Zavala; seconded by Ms. Stevens; and approved unanimously by those present (7 - 0).

D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-007 AND PDEV22-002: A hearing to consider: (1) Tentative Parcel Map 20537 (File No. PMTT22-007), subdividing 119.94 acres of land into three parcels; and (2) a Development Plan (File No. PDEV22-002) to construct two industrial buildings totaling 2,237,458 square feet on 119.94 acres of land located at the northeast corner of Merrill Avenue and Grove Avenue, within PA-1 and PA-2 of the Industrial land use district of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP 18-001), for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 1054-111-03, 1054-141-03, 1054-221-03, 1054-331-03, and 1054-331-04) **submitted by Prologis, LP. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

John Carter representing Prologis, was present.

Mr. Zeledon asked if they had reviewed all the Conditions of Approval.

Mr. Carter stated they had reviewed them and had no questions or comments.

No one else wished to speak on the project and Mr. Zeledon closed the public hearing.

Motion to recommend approval of **File Nos. PMTT22-007 (TPM 20537) and PDEV22-002**, subject to conditions, to the Planning Commission was made by Mr. Do; seconded by Mr. Caro; and approved unanimously by those present (7 - 0).

There being no further business, the meeting was adjourned to the next meeting on June 6, 2022.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



Development Advisory Board Decision

June 20, 2022

DECISION NO.: [insert #]

FILE NO.: PDEV22-006

DESCRIPTION: A hearing to consider a Development Plan to construct an unmanned wireless communications facility, with a 66-foot-tall monopine and ancillary ground-mounted equipment, on 160 square feet of leased space within 7.88 acres of land, located at 4600 East Wall Street, within the Light Industrial land use designation of the California Commerce Center Specific Plan; (APN: 0238-221-36) submitted by Coastal Business Group, Inc.

Part I—BACKGROUND & ANALYSIS

COASTAL BUSINESS GROUP, INC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV22-006, 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 7.88 acres of land located at 4600 East Wall 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>	Industrial	Industrial (0.55 FAR)	California Commerce Center Specific Plan	Light Industrial
<i>North</i>	Industrial	Industrial (0.55 FAR)	Pacific Gate-East Gate Specific Plan	Light Industrial
<i>South</i>	Manufacturing (Maney Aircraft)	Industrial (0.55 FAR)	California Commerce Center Specific Plan	Light Industrial
<i>East</i>	Interstate 15 Freeway (Ontario Freeway)	N/A	N/A	N/A
<i>West</i>	Manufacturing (DSM Nutritional Products)	Industrial (0.55 FAR)	California Commerce Center Specific Plan	Rail Industrial

2) **Project Description:**

(a) **Background** — On July 23, 2019, the Planning Commission approved a Development Plan (File No. PDEV18-041) to construct a 178,462 square-foot industrial building that was constructed in 2021. Prior to 2019, the Project site was developed with an amusement park (Scandia) and a T-Mobile wireless facility that was attached to an amusement roller coaster ride. In early 2019, the amusement park was demolished, and the wireless facility was relocated to the northeast corner of the Project site (see Exhibit C—Temporary Wireless Facility Site Plan) to accommodate the construction of the industrial building and maintain adequate wireless coverage in the immediate area. A Temporary Use Permit (TUP – File No. PTUP19-022) was approved on April 30, 2019, for the temporary wireless facility

that consisted of a 55-foot-high monopole, an 8-foot-high chain-link perimeter fence with mesh screening and ancillary mechanical equipment.

Prior to final occupancy of the industrial building, a second TUP (File No. PTUP21-016) was approved on August 31, 2021, to allow for the relocation of the facility and extend the TUP timeframe. The wireless facility was relocated further east towards the building to complete the construction of required right-of-way improvements on the corner of Wanamaker Avenue and Wall Street (see Exhibit D—Relocated Temporary Wireless Facility).

On January 26, 2022, the Applicant submitted a Development Plan application requesting to construct a permanent 66-foot-tall monopine wireless telecommunications facility and ancillary ground-mounted equipment, on 160 square feet of leased space.

(b) Site Design/Building Layout — The proposed monopine and equipment enclosure area are centrally located along the southern property line, west of the tractor-trailer courtyard area and adjacent to the existing 12-foot-high screen wall (see Exhibit B—Site Plan, attached). The proposed equipment enclosure area will be designed to match the existing trash enclosure and will be set back over 300 feet from Wanamaker Avenue. The monopine will measure 59 feet to the top of the proposed antenna array and will have an overall height of 66 feet to the top of the artificial foliage. The proposed facility will increase wireless coverage within the immediate vicinity of the Project site, as illustrated in Exhibit H—Propagation Map (existing and proposed wireless coverage).

(c) Site Access/Parking — The wireless telecommunications facility will be accessed from Wanamaker Avenue via an existing 30-foot-wide driveway located along the south property line. The Development Code requires one off-street parking space to be provided for wireless carrier personnel to be able to access and maintain the site. The Project has been conditioned to provide one off-street parking space adjacent to the proposed equipment enclosure, meeting the minimum parking requirement.

(d) Wireless Facility Design — The applicant has proposed a monopine design for the wireless telecommunications antenna (see Exhibits E and F—Elevations and Photo Simulation, respectively) and the design mimics the shape and appearance of a live pine tree and uses faux branches and foliage to screen the antenna from public view. The branches and artificial foliage have been conditioned to extend up to seven feet above the antenna and their mounting brackets to provide a natural appearance. 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 “socks,” or pieces of foliage designed to mask the units and the trunk (pole) will be covered in faux bark.

(e) Landscaping — The Development Code requires wireless telecommunications facilities to be landscaped, and provide appropriate screening trees and plantings. The applicant has proposed one Coast Live Oak and two Canary Island Pine as the screening trees, as they are compatible with the overall visual aesthetic of the surrounding area (see Exhibit G—Landscape Plan). The Project has also been conditioned to remove the temporary wireless facility and restore/complete the installation of irrigation and landscaping in accordance with the approved Development Plan, File No. PDEV18-041.

(f) Signage — Pursuant to Development Code requirements, an informational sign (measuring 2 feet x 2 feet), which includes the carrier’s information and an emergency contact number, will be installed outside the facility enclosure.

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 act on the subject Application; and

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

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

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

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

WHEREAS, on June 20, 2022, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

SECTION 1: *Environmental Determination and Findings.* As the decision-making body for the Project, the DAB has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 3 (Class 15303, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure;

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

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

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

SECTION 3: *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 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 land use district of the Policy Plan Land Use Map, and the Light Industrial land use district of the California Commerce Center 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 Light Industrial land use district of the California Commerce Center Specific Plan, including standards relative to the particular land use proposed (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; 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 Commerce Center 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 California Commerce Center Specific Plan; and

(4) **The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the California Commerce Center 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 (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 California Commerce Center 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 APPROVES the Application subject to each and every condition set forth in the Departmental Conditions of Approval included as Attachment A of this Decision and incorporated herein by this reference.

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

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

APPROVED AND ADOPTED this 20th day of June 2022.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

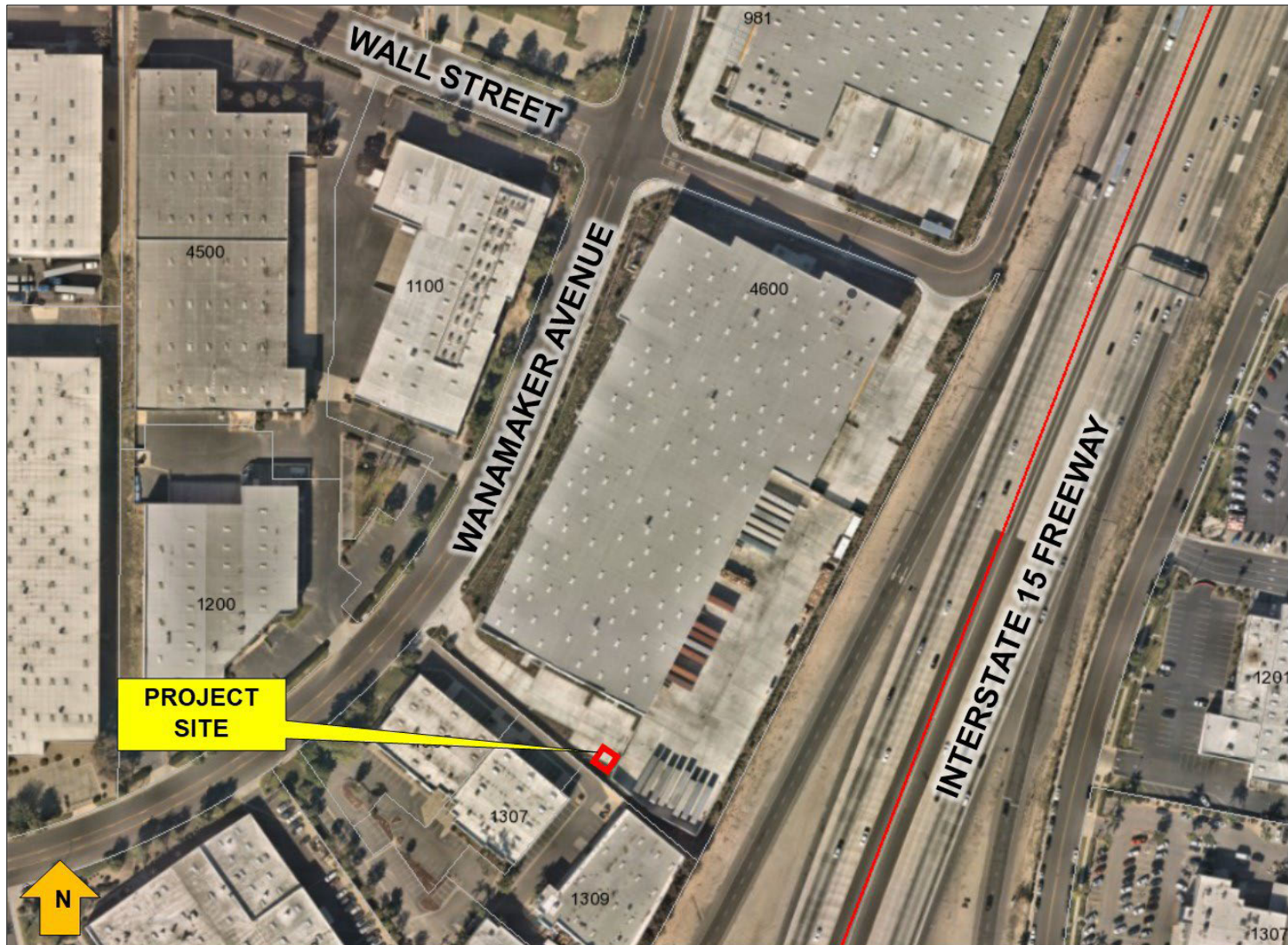


Exhibit B—SITE PLAN

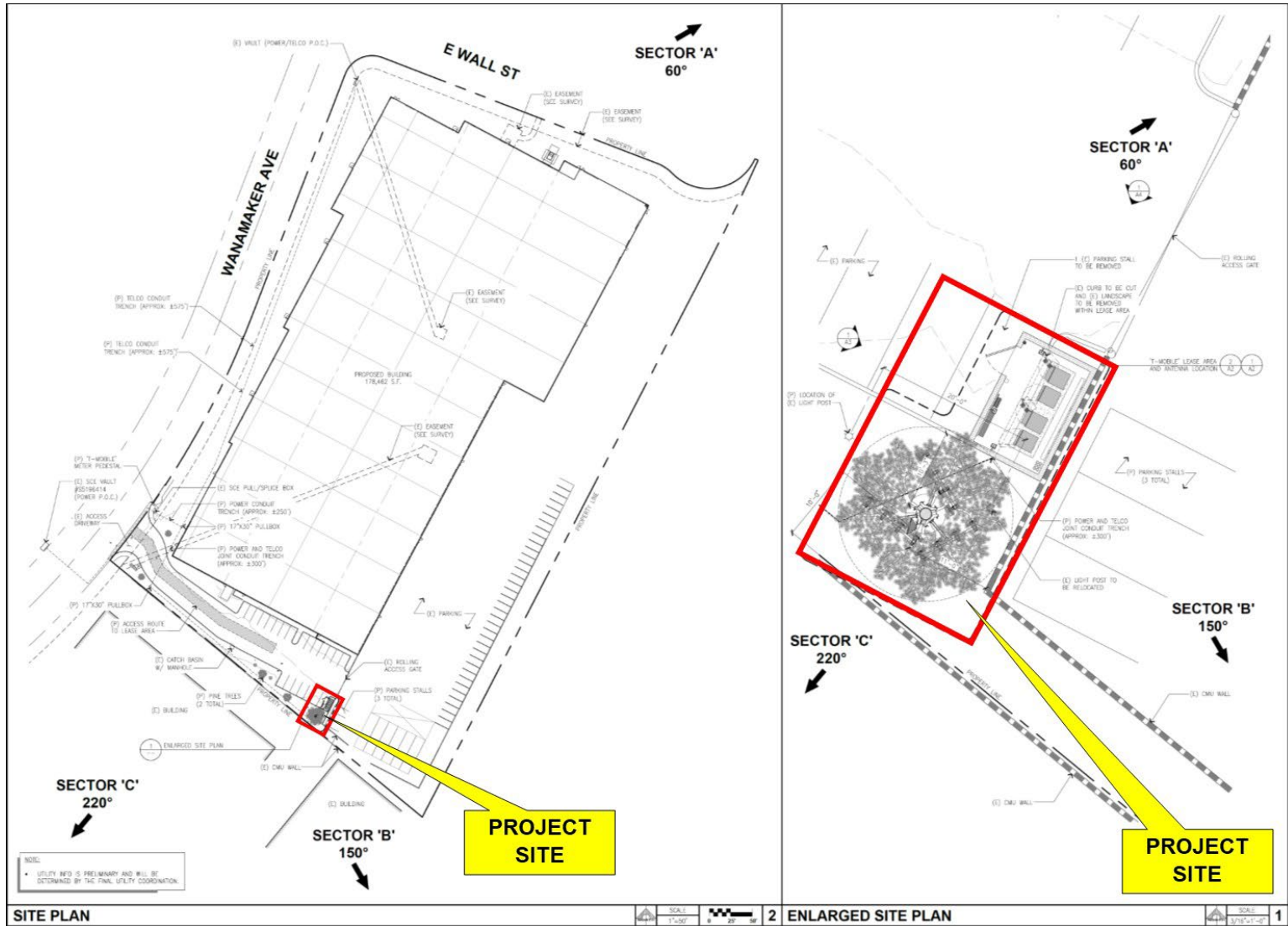


Exhibit C—TEMPORARY WIRELESS FACILITY SITE PLAN (FILE NO. PTUP19-022)

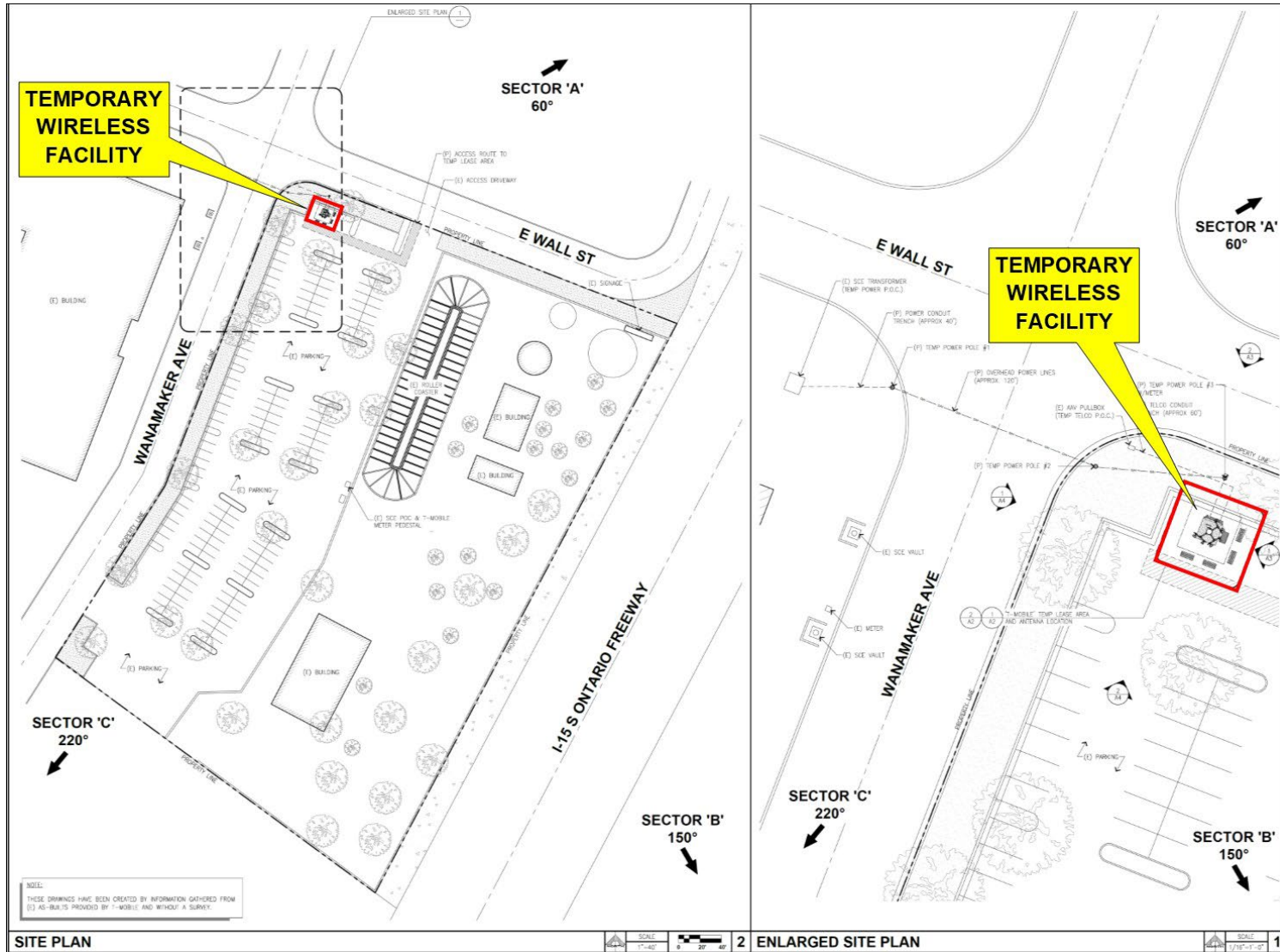


Exhibit D—RELOCATED TEMPORARY WIRELESS FACILITY (FILE NO. PTUP21-016)



Exhibit E—ELEVATIONS

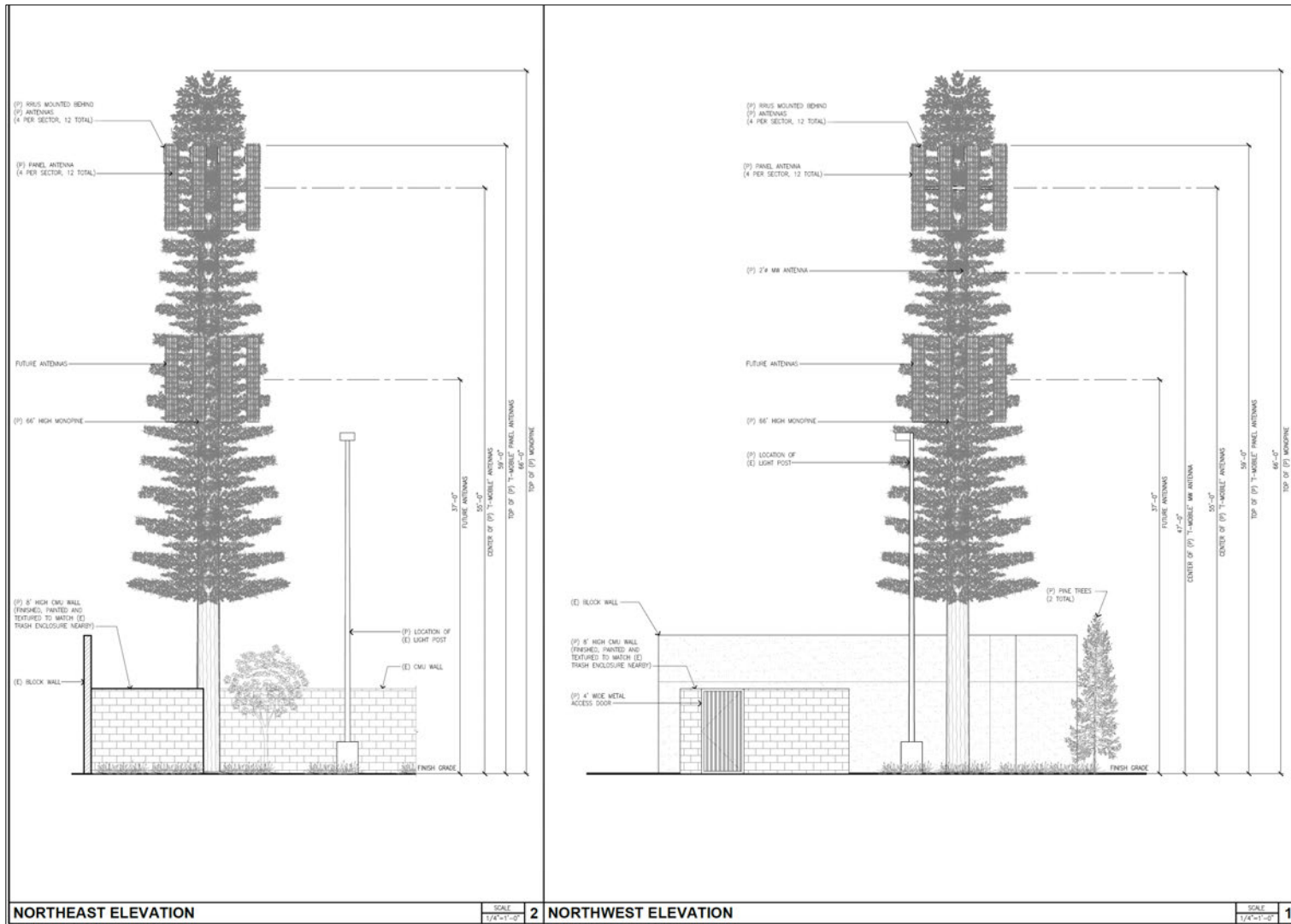
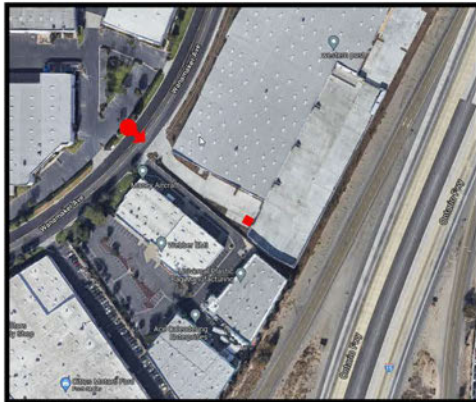


Exhibit F—PHOTO SIMULATION

T-Mobile

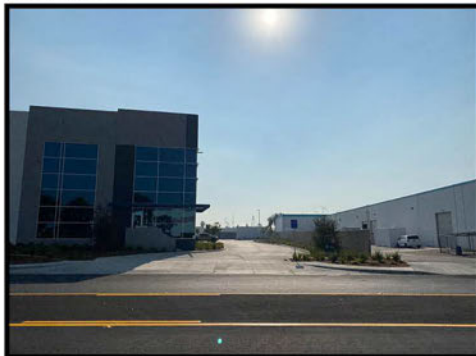
IE95295A

IE94725A RELO
4600 E. WALL ST. ONTARIO, CALIFORNIA 91761



LOCATION

©2020 GOOGLE MAPS



EXISTING

VIEW 1



PROPOSED 'T-MOBILE' PANEL ANTENNAS
ON PROPOSED MONOPINE

PROPOSED 'T-MOBILE' LEASE AREA

PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

Exhibit G—LANDSCAPE PLAN

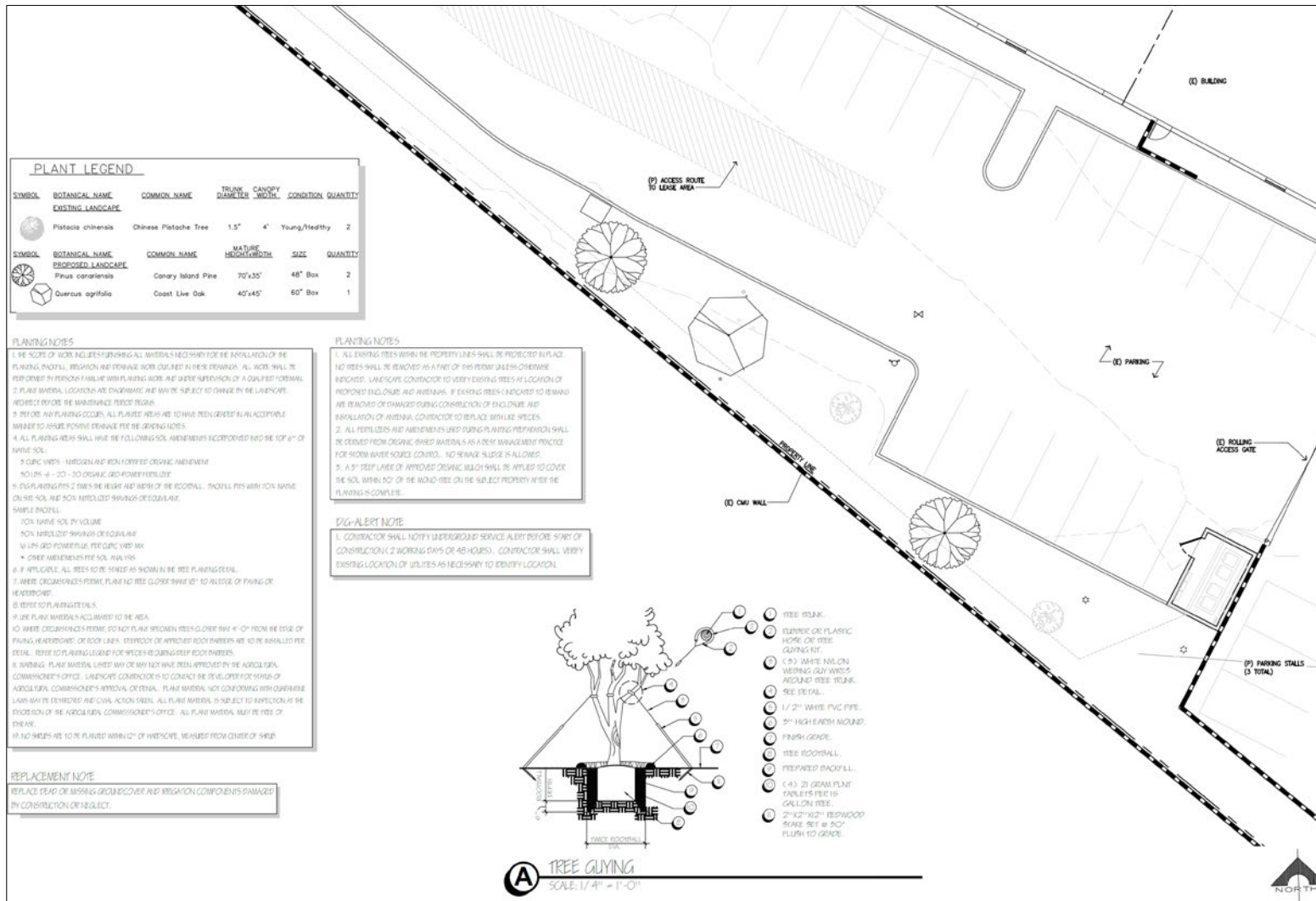
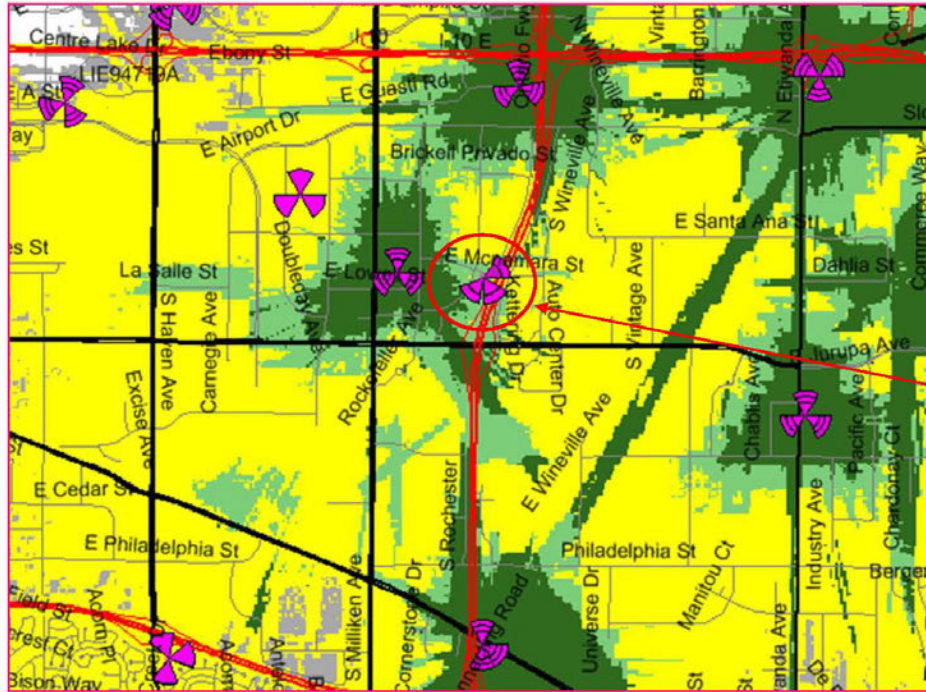


Exhibit H— PROPOGATION MAP (EXISTING COVERAGE)

Predicted Coverage Without IE95295A
L2100

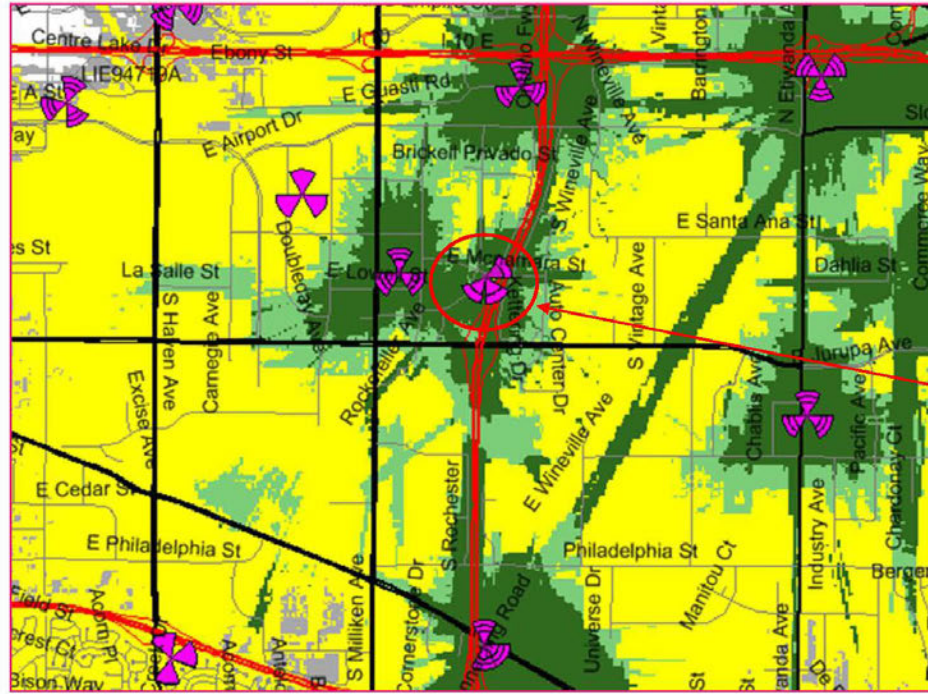


IE95295A



Exhibit H— PROPOGATION MAP CONTINUED (PROPOSED COVERAGE)

Predicted Coverage With IE95295A
L2100



IE95295A



Attachment A—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)

Date Prepared: 6/1/2022

File No: PDEV22-006

Project Description: A Development Plan to construct an unmanned wireless communications facility, with a 66-foot-tall monopine and ancillary ground-mounted equipment, on 160 square feet of leased space within 7.88 acres of land, located at 4600 East Wall Street, within the Light Industrial land use designation of the California Commerce Center Specific Plan; (APN: 0238-221-36) **submitted by Coastal Business Group, Inc.**

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

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

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

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

(b) 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.

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

2.8 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).

2.9 Environmental Review. 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 3 (Class 15303, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

2.10 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.

2.11 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"). The filing of an NOE is voluntary; however, failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

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

2.12 Additional Requirements.

(a) Stealth wireless telecommunications facilities utilizing a monopine design shall comply with the following:

(i) The branch count shall be a minimum of three branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.


(ii) 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.

(iii) 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.

(iv) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.

(b) All right-of-way improvements and landscaping where Temporary Wireless Facility (File No. PTUP21-016) was located shall be repaired and replaced in accordance with the related approved Development Plan, File No. PDEV18-041.

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

CONDITIONS OF APPROVAL	
Sign Off	
	4/25/2022
Jamie Richardson, Sr. Landscape Planner	Date

Reviewer's Name: Jamie Richardson, Sr. Landscape Planner	Phone: (909) 395-2615
--	---------------------------------

D.A.B. File No.: PDEV22-006	Case Planner: Jeanie Aguilo
--------------------------------	--------------------------------

Project Name and Location: TMobile Monopine 4600 East Wall Street

Applicant/Representative: Coastal Business Group, Inc. Dpichardo@coastalbusinessgroup.net 24310 Moulton Pkwy, Suite O #1009 Laguna Hills, Ca 92637

<input checked="" type="checkbox"/>	A Preliminary Plans (dated 4/5/2022) 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 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

1. Plan Check: Trees 36" and larger shall be rootball anchored; see Duckbill Rootball Anchor System for example. Add tree planting detail including white nylon webbing guy wire or rootball anchors.
2. Plan Check: Remove boiler plate amendment and fertilizer recommendations. Include agronomical soils report on construction documents.
3. Plan Check: Irrigation lateral lines shall be Sch 40 PVC and a minimum ¾" size. All pressure main lines shall be Sch 40 PVC for sizes up to 1½" diameter. Class 315 PVC for lines 2" and larger.
4. Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans to protect trees to remain. Replacement and mitigation for removed trees shall be equal to trunk diameter of heritage trees removed per the Development Code Tree Preservation Policy and Protection Measures, section 6.05.020. Show on demo plans and landscape construction plans trees to be preserved, removed or mitigation measures for trees removed.

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.: PDEV22-006
 Address: 4600 East Wall Street
 APN: 0238-221-36
 Existing Land Use: Industrial Development
 Proposed Land Use: 65 foot tall monopine
 Site Acreage: 7.8 Proposed Structure Height: 65 FT
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Jeanie Aguilo
 Date: 6/7/2022
 CD No.: 2022-003
 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 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="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 type="checkbox"/> 60 - 65 dB CNEL	<input checked="" 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.: 2022-003
PALU No.: _____

PROJECT CONDITIONS

The project applicant is required to file a FAA Form 7460-1 due to potential electronic interference to aircraft in flight and receive a determination of "No Hazard" from FAA prior to building permit issuance.

Jeanie Irene T. Aguilo

From: Leonard Lui
Sent: Tuesday, March 1, 2022 3:57 PM
To: Jeanie Irene T. Aguilo
Cc: David Zurita
Subject: PDEV22-006 - Recommended for Approval
Attachments: PDEV22-006 - Engineering 1.pdf; PDEV22-006 - Env Review - 1 - Approved.pdf; PDEV22-006 DPR# 1(#8169); PDEV22-006_2022-02-04_4600 E. Wall St.pdf

Hi Jeanie,

Please note that I have taken over the review of this project for David. The subject project is currently **recommended for approval** by the Land Development Section, Environmental Section, Ontario Municipal Utilities Company (OMUC), and Traffic & Transportation Division. There are no engineering conditions of approval associated with this project.

Thank you,

LEONARD LUI, PE

ASSOCIATE ENGINEER
CITY OF ONTARIO | ENGINEERING DEPARTMENT
303 EAST B STREET | ONTARIO, CA 91764
P: 909-395-2401 | LLUI@ONTARIOCA.GOV





CITY OF ONTARIO

MEMORANDUM

David

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Gabriel Gutierrez, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Ben Mayorga, Integrated Waste

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: January 26, 2022

SUBJECT: FILE #: PDEV22-006 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 an unmanned wireless communications facility, with a 65-foot monopine and ancillary ground-mounted equipment, on approximately 160 square feet of leased space within 7.88 acres of land located at 4600 East Wall Street, within the Light Industrial land use designation of the California Commerce Center Specific Plan (APN: 0238-221-36).

- 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.

Engineering - Land *Aguilo* Associate Engineer 3/1/2022
Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
 Rudy Zeledon, Planning Director (Copy of memo only)
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 Jamie Richardson, Landscape Planning Division
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 Gabriel Gutierrez, Police Department
 Paul Erhman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Eric Woosley, Engineering/NPDES
 Angela Magana, Community Improvement (Copy of memo only)
 Jimmy Chang, IPA Department
 Ben Mayorga, Integrated Waste

NO
COMMENT

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: January 26, 2022

SUBJECT: FILE #: PDEV22-006 Finance Acct#:

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ENGINEERING/
TRANSPORTATION
SECTION *Jamie Richardson* SENIOR
ASSOCIATE
ENGINEER 2/4/22

Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
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Diane Ayala, Advanced Planning Division (Copy of memo only)
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Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
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Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
~~Eric Woolley, Engineering/NPDES~~ *Tricia E.*
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Ben Mayorga, Integrated Waste

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: January 26, 2022

SUBJECT: FILE #: PDEV22-006 Finance Acct#:

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Department

Engineering-EM

Signature

Title

Engineering Assistant

Date

1/31/22

Jeanie Irene T. Aguilo

From: Peter Tuan M. Tran
Sent: Monday, February 7, 2022 6:01 PM
To: Jeanie Irene T. Aguilo; David Zurita
Subject: PDEV22-006 DPR#1(#8169)

Jeanie/David,

OMUC has no subject comment. Thank you.

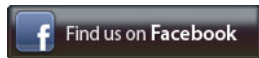
Sincerely,

Peter Tran

**Associate Engineer/Project Manager
Ontario Municipal Utilities Company
Utilities Engineering and Operation Department**



1425 South Bon View Avenue
Ontario, CA 91761
Ph: 909-395-2677
Fx: 909-395-2608



environment before printing this e-mail

Jeanie Irene T. Aguilo

From: Blaine M. Ishii
Sent: Monday, February 7, 2022 10:02 AM
To: Jeanie Irene T. Aguilo
Cc: Benjamin Mayorga; Albert Vargas; Peter Tuan M. Tran; Heather A. Young
Subject: PDEV22-006 (IW#019)

Good Morning Jeanie,

At this time, PDEV22-006 has been reviewed and is acceptable.

Thanks,

Blaine Ishii
Integrated Waste Assistant Division Manager
1425 S. Bon View Avenue | Ontario, CA 91761
O: 909-395-2775 C: 909-519-5936
bishii@ontarioca.gov





CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
 Rudy Zeledon, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 James Caro, Building Department
 Raymond Lee, Engineering Department
 Jamie Richardson, Landscape Planning Division
 Dennis Mejia, Municipal Utility Company
 Gabriel Gutierrez, Police Department
 Paul Erhman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Eric Woosley, Engineering/NPDES
 Angela Magana, Community Improvement (Copy of memo only)
 Jimmy Chang, IPA Department
 Ben Mayorga, Integrated Waste

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: January 26, 2022

SUBJECT: FILE #: PDEV22-006 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:**
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PROJECT DESCRIPTION: A Development Plan to construct an unmanned wireless communications facility, with a 65-foot monopine and ancillary ground-mounted equipment, on approximately 160 square feet of leased space within 7.88 acres of land located at 4600 East Wall Street, within the Light Industrial land use designation of the California Commerce Center Specific Plan (APN: 0238-221-36).

- 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.

Community Improvement
 Department


 Signature

Community Improvement Supervisor
 Title

2/7/22
 Date



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: February 7, 2022

SUBJECT: PDEV22-006 - A Development Plan to construct an unmanned wireless communications facility, with a 65-foot monopine and ancillary ground-mounted equipment, on approximately 160 square feet of leased space within 7.88 acres of land located at 4600 East Wall Street, within the Light Industrial land use designation of the California Commerce Center Specific Plan (APN: 0238-221-36).

-
- 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 <https://www.ontarioca.gov/Fire/Prevention>, under Fire Extinguishing Systems Standards Files.)
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 <https://www.ontarioca.gov/Fire/Prevention>, under Fire Department Access Standards Files.)

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, on the internet at <https://www.ontarioca.gov/Fire/Prevention>, under Development Standards Files.)
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 2019 California Fire Code

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontarioca.gov/Fire/Prevention.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
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Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
~~Gabriel Gutierrez, Police Department~~ **Jeremy Phillips**
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Ben Mayorga, Integrated Waste

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: January 26, 2022

SUBJECT: FILE #: PDEV22-006 Finance Acct#:

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POLZUE
Department

A. ALBAN
Signature

POLZUE OFFICER 2/7/22
Title Date



Development Advisory Board Decision

June 20, 2022

DECISION NO.: [insert #]

FILE NO.: PDEV21-019

DESCRIPTION: A hearing to consider a Development Plan to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, within PA 27 of the Subarea 29 Specific Plan; (APN: 0218-331-42); **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

Part I—BACKGROUND & ANALYSIS

LENNAR HOMES OF CALIFORNIA, INC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV21-019, 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 5.99 acres of land bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, 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>	Mass Graded	LDR (Low Density Residential 2.1 – 5 du/ac)	Subarea 29 Specific Plan	Planning Area 27 (Cluster Homes)
<i>North</i>	Residential	LDR (Low Density Residential 2.1 – 5 du/ac)	Subarea 29 Specific Plan	Planning Areas 28 (Conventional Medium Lot)
<i>South</i>	Residential	San Bernardino County Flood Control District and City of Eastvale – Medium Density Residential	San Bernardino County Flood Control District and City of Eastvale – R-1 One Family Dwellings	N/A
<i>West</i>	Southern California Edison Easement	Open Space Non-Residential (OS-NR)	Subarea 29 Specific Plan	SCE Corridor

(2) **Project Description:**

(a) **Background** — The Subarea 29 Specific Plan and related Environmental Impact Report ("EIR"; State Clearinghouse No. 2004011009) were approved by the City Council on October 17, 2006. The Specific Plan established the land use designations, development standards, and design guidelines, which included the potential development of 2,470 dwelling units and up to 87,000 square feet of commercial uses for the Specific Plan Area.

On May 25, 2021, the Planning Commission approved Tentative Tract Map No. 20389 (File No. PMTT20-012), which subdivided 5.99-acre subject site into one numbered lot for condominium purposes and three lettered lots for common areas, private streets, public utility easements, and neighborhood landscape edges within Planning Area 27 (Cluster Homes – 7-14 du/ac), as shown in Figure 1, Subarea 29 Land Use Plan, below.

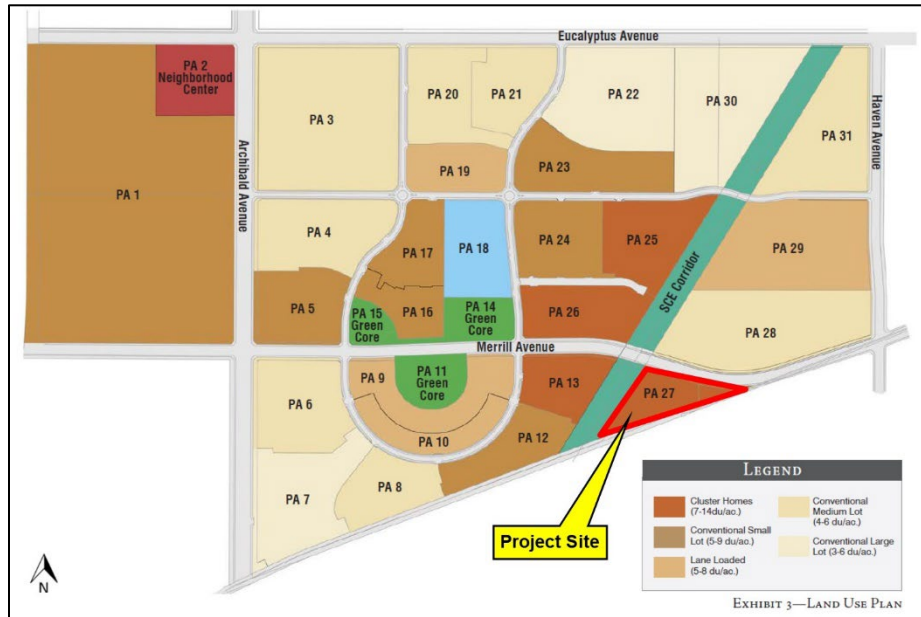


Figure 1: Subarea 29 Specific Plan Land Use Plan

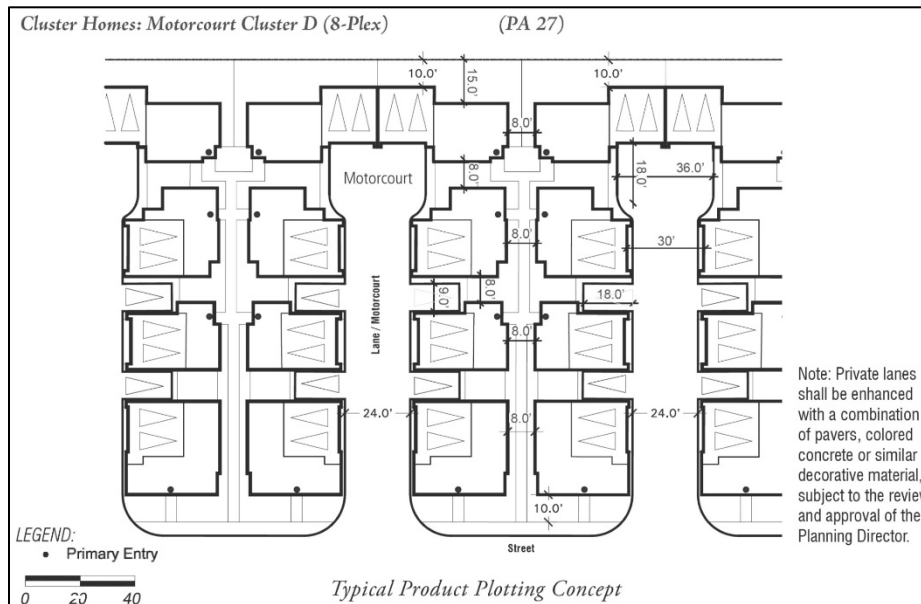


Figure 2: Cluster Homes – Motorcourt Cluster D (8-Plex)

On June 15, 2021, the City Council approved an Amendment to the Subarea 29 Specific Plan (File No. PSPA20-006), increasing the overall density from 4.8 to 4.9 dwelling units per gross acre and establishing a new residential product type (see Figure 2: Cluster Homes - Motorcourt Cluster D (8-Plex), above) for Planning Area 27. The proposed change increased the number of units within Planning Area 27 (Cluster Homes – 7-14 du/ac) from 47 to 73 dwelling units, for a total increase in dwelling units, from 2,392 to 2,418 dwelling units.

On October 22, 2021, the Applicant submitted the subject Development Plan (File No. PDEV21-019) to facilitate the development of Tract 20389 with 73 single-family cluster homes within Planning Area 27 of the Subarea 29 Specific Plan.

(b) Site Design/Building Layout — The proposed motorcourt cluster product is characterized by a private lane constructed with decorative pavers that provides garage access to each unit, with the main entrances of the units fronting the street or paseo. Each unit will be provided with a 2-car garage and 4 uncovered motorcourt parking spaces within a typical cluster setting. The paseos will be landscaped to provide visual interest and promote pedestrian mobility. Each unit will be provided with private open space that ranges between 94 square feet to 760 square feet in size within the side yard area (see Exhibit B—Site Plan, attached).

There is a total of three, two-story floor plans and one, three-story floor plan proposed, each with three elevations per plan. All plans incorporate various design features, such as a mix of one-, two-, and three-story massing, varied entries, second floor laundry facilities, loft, kitchen, open dining and great room/living areas. The proposed floor plans consist of the following:

Table 1: Floor Plan Summary		
Plan Type (No. of Units)	Floor Area	Key Features
1 (20 DUs)	1,470 SF	2 stories, 3 bedrooms, 2.5 bathrooms, loft
2 (21 DUs)	1,639 SF	2 stories, 3 bedrooms, 2.5 bathrooms, loft
3 (17 DUs)	1,786 SF	3 stories, 3 bedrooms, 3.5 bathrooms, loft
4 (15 DUs)	1,801 SF	2 stories, 4 bedrooms, 3 bathrooms, loft

(c) Site Access/Circulation — The previously approved Tract Map Nos. 18913 (“A” Map) and 20389 (“B” Map), facilitated the construction of the backbone streets including the primary access points into the central portion of the Subarea 29 (Park Place) community from Archibald Avenue and Merrill Avenue, as well as the construction of all the interior neighborhood streets within the subdivision. The Project will have two access points from Merrill Avenue, which runs east-west along the Project’s northern frontage. The developer will construct the interior private neighborhood streets of Ferguson Privado and Cantona Paseo.

(d) Parking — The Subarea 29 Specific Plan and the Ontario Development Code require a two-car garage for single-family residential units. The Project has provided a two-car garage for each unit, 32 motorcourt parking spaces, and 30 on-street parking spaces. As demonstrated in Table 2, below, the Project is required to provide a total of 146 parking spaces that are within an enclosed garage. The Project proposes a total of 208 parking spaces (garage, motorcourt parking, and on-street parking), resulting in 2.85 parking spaces per unit.

Table 2: Summary of Parking Analysis Per Unit

Product	Number of Units	Required 2-Car Garage Spaces	Required Guest Spaces	Garage Spaces Provided	Motorcourt Parking Spaces	On-Street Parking	Total Required	Total Provided	+/- Parking
SF – Cluster Homes	73	2	19	146	32	30	165	208	+43
Per Unit Average							2.85 spaces per unit		

(e) **Architecture** — The architectural philosophy of the Subarea 29 Specific Plan is based on architectural styles found in Ontario’s historic neighborhoods. The proposed architectural styles include a contemporary modern interpretation of the Spanish Colonial, Farmhouse, and Andalusian styles. These styles were chosen to complement one another through the overall scale, massing, proportions, details, and the ability to establish an attractive backdrop that will age gracefully over time.

The architectural styles proposed will include the following features (see Exhibit C—Front Elevations and Floor Plan, attached):

- **Spanish Colonial:** Varying gable roofs with “S” type roof tiles, stucco exterior, square windows openings, arched entryways, decorative gable end details, wrought-iron elements, and cantilevered elements with decorative corbels.
- **Farmhouse:** Varying gable, hipped, and shed roofs with concrete flat roof tiles; stucco exteriors with vertical wood siding details; decorative shutters, and enhanced window trim details.
- **Andalusian:** Simple hip and gable roofs with “S” type roof tiles, stucco exterior, enhanced arched articulation at entrances, wrought-iron elements, and decorative window framing.

(f) **Landscaping/Open Space** — Tract Map No. 20389 facilitated the construction of sidewalks, parkways, and open space areas within the Project site. 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 0.56-acre of parkland to meet the minimum TOP private park requirement and 0.72-acre of parkland have been provided, exceeding the minimum requirement. To satisfy the park requirement, the applicant is constructing a 0.17-acre neighborhood park (Triangle Park) located on the southwest corner of the Project site and will be surrounded by shade trees, tot lot, play equipment, shade structures, seating areas, and a meandering sidewalk. The balance of the park areas total 0.39-acre and are smaller active and passive pocket parks, which are listed in Table 3, below, that range in size from 0.05-acre to 0.12-acre in size. The five smaller pocket parks will feature meandering sidewalks, seating areas, barbeque and picnic tables, chess/checker tables, and corn hole boards.

The residents will also have access to the neighborhood park system, which include the main public park (Celebration Parks North and South) through pedestrian corridors that connect the neighborhoods to the schools, parks, and regional trail system. The site will include landscaped parkways along the public and private streets, and homes fronting the private streets will have a small front landscape area maintained by the Homeowners Association (see Exhibit D—Landscape Plan, attached).

A 0.16-acre trail connection is located to the west of Triangle Park, within the SCE Easement, and will be improved with a 30-foot wide multi-purpose trail having an overall length of 255 feet, incorporating a 10-foot-wide decomposed granite paseo, and bordered with non-irrigated landscaping on each side. The

landscaping will include concrete mow curbs, accent boulders, and ornamental plant material, including the Century Plant, Grey Desert Spoon, Burbank Spineless Indian Fig Cactus, and Beaked Yucca plant. The proposed trail connection will connect to the multi-purpose trail located at the southeast corner of the Project site, which runs diagonally in a northeast-southwest direction, located along the southern boundary of the Subarea 29 Specific Plan and situated in Planning Areas 7, 8, and 12. The Applicant will be responsible for coordinating with adjacent property owners to construct and landscape the trail connection within the SCE easement.

Table 3: Summary of Park Areas

Description	Size (SF)	Acreage	Amenities
Triangle Park	7,300 SF	0.17-acre	Tot lot, play equipment, shade structures, and seating areas
Trail Connection	7,060 SF	0.16-acre	Improved decomposed granite paseo and accent landscaping to existing Multipurpose Trail
Garden Park	2,270 SF	0.05-acre	Concrete chess/checkers tables
Walking Park	3,070 SF	0.07-acre	Meandering walkways and seating areas
Picnic Park	3,075 SF	0.07-acre	Barbeque areas and picnic tables
Reflection Park North	5,400 SF	0.12-acre	Concrete corn hole boards and seating areas
Reflection Park South	3,595 SF	0.08-acre	Turf block and seating areas
Total	31,770 SF	0.72-acre	

(g) Utilities (drainage, sewer) — All major backbone improvements and interior site improvements will be constructed in congruence with the related Tract Map. The Applicant will also obtain an encroachment permit to conduct work within the public rights-of-way. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (“PWQMP”), which establishes the Project’s compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (“LID”) best management practices (“BMPs”), such as retention and infiltration, biotreatment, and evapotranspiration. Additionally, the Project is consistent with the previously approved Development Agreement (File No. PDA16-001) that required all major backbone infrastructure improvements within the Subarea 29 Specific Plan.

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

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 environmental impacts of this project were previously reviewed in conjunction with File Nos. PSPA20-006 and PMTT20-012, for which an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was approved by the City Council on June 15, 2021, in which development and use of the Project site was discussed; and

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

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

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

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

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

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

WHEREAS, 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 June 20, 2022, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previous Certified Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File Nos. PSPA20-006 and PMTT20-012, for which an Addendum to the Subarea 29 Specific Plan

Environmental Impact Report (State Clearinghouse No. 2004011009) was approved by the City Council on June 15, 2021; and

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. 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 will be consistent with the number of dwelling units (73 units) and density (12.2 DU/AC) within Planning Area 27, as specified in the Available Land Inventory.

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 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 site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. As the recommending body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the 2011 California Airport Land Use Planning Handbook compatibility factors. As a result, the DAB therefore, finds and determines that the Project is consistent with the policies and criteria set forth within the Handbook, subject to conditions.

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

(1) ***The proposed 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-Density Residential land use district of the Policy Plan Land Use Map, and the Cluster Homes (Planning Area 27) land use district of the Subarea 29 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 Cluster Homes (Planning Area 27) land use district of the Subarea 29 Specific Plan, including standards relative to the particular land use proposed (single-family homes), 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 Cluster Homes (Planning Area 27) land use district of the Subarea 29 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 Subarea 29 Specific Plan. Additionally, the environmental impacts of this project were previously reviewed in conjunction with File Nos. PSPA20-006 and PMTT20-012, for which an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was approved by the City Council on June 15, 2021. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; 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 Cluster Homes (Planning Area 27) land use district of the Subarea 29 Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (residential homes). 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 Subarea 29 Specific Plan. Additionally, the Development Plan complies with all provisions of Cluster Homes: Motorcourt Cluster D (8-Plex) Development Standards of the Subarea 29 Specific Plan.

SECTION 6: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision, and incorporated herein by this reference.

SECTION 7: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the Applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 20th day of June 2022.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

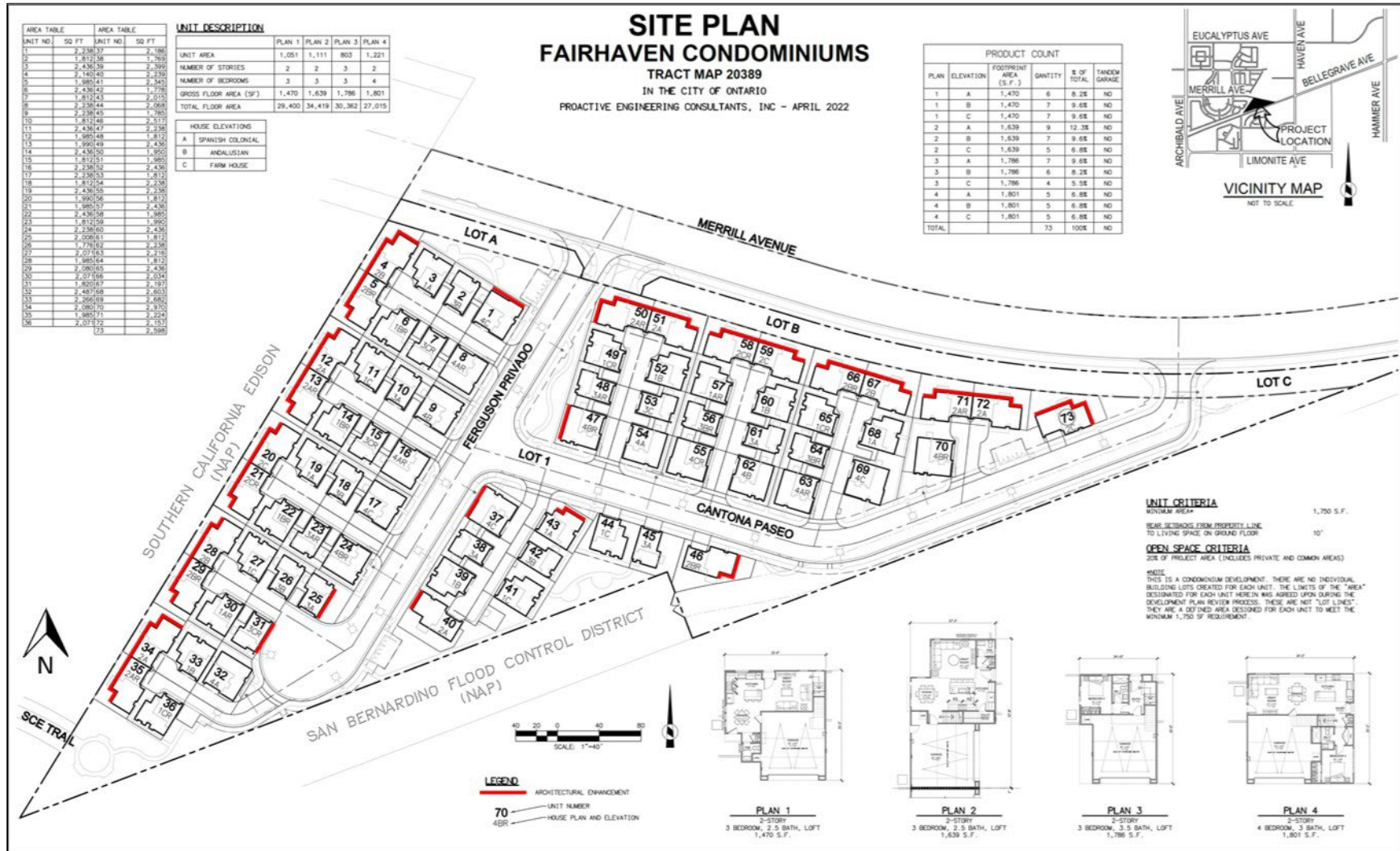


Exhibit C—PLAN 1: FRONT ELEVATIONS AND FLOOR PLAN

PLAN 1

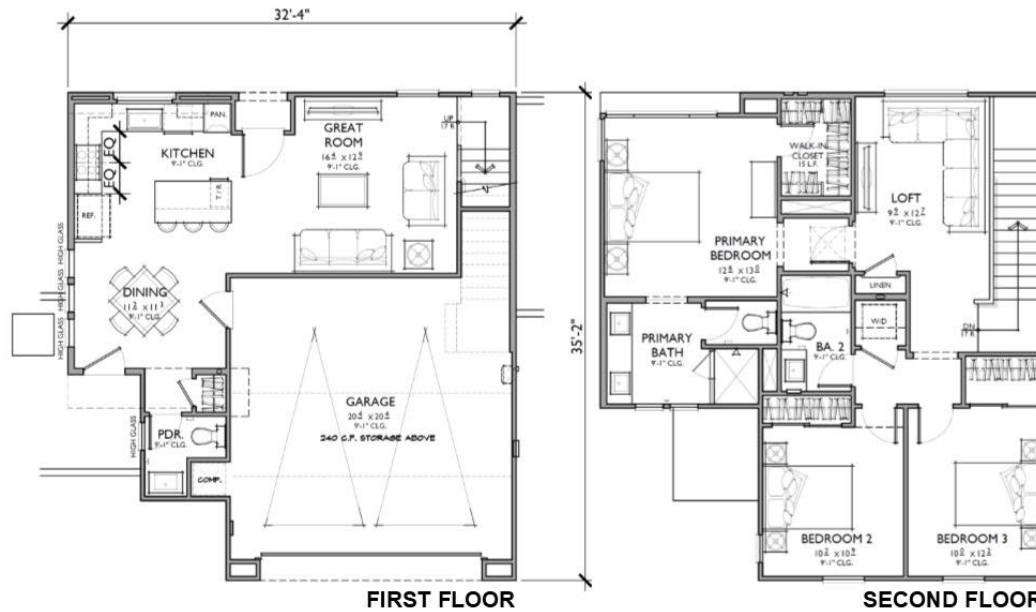


Exhibit C—PLAN 2: FRONT ELEVATIONS AND FLOOR PLAN

PLAN 2

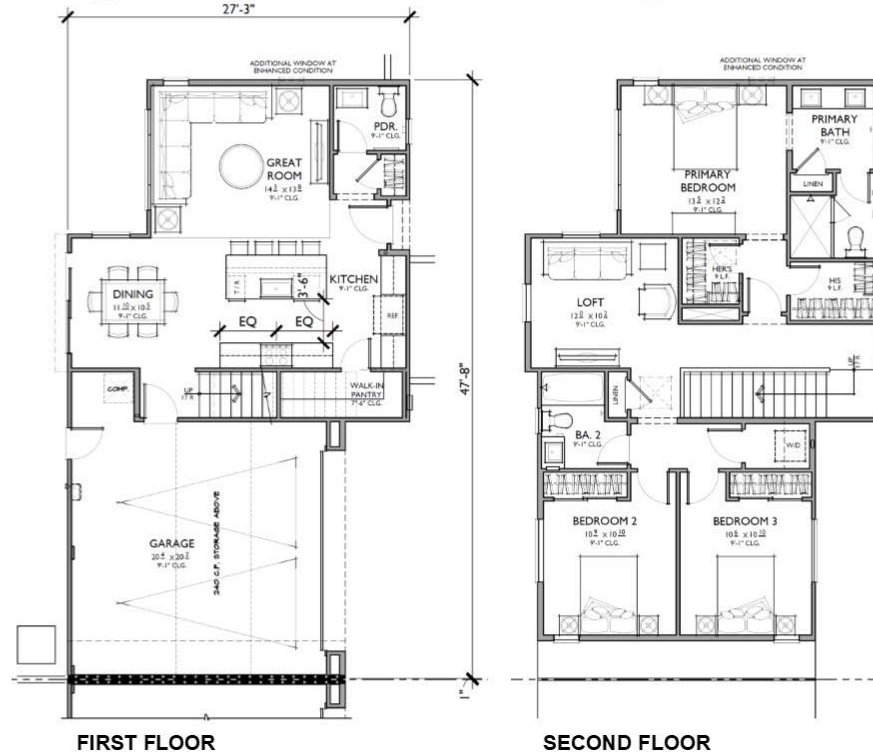


Exhibit C—PLAN 3: FRONT ELEVATIONS AND FLOOR PLAN

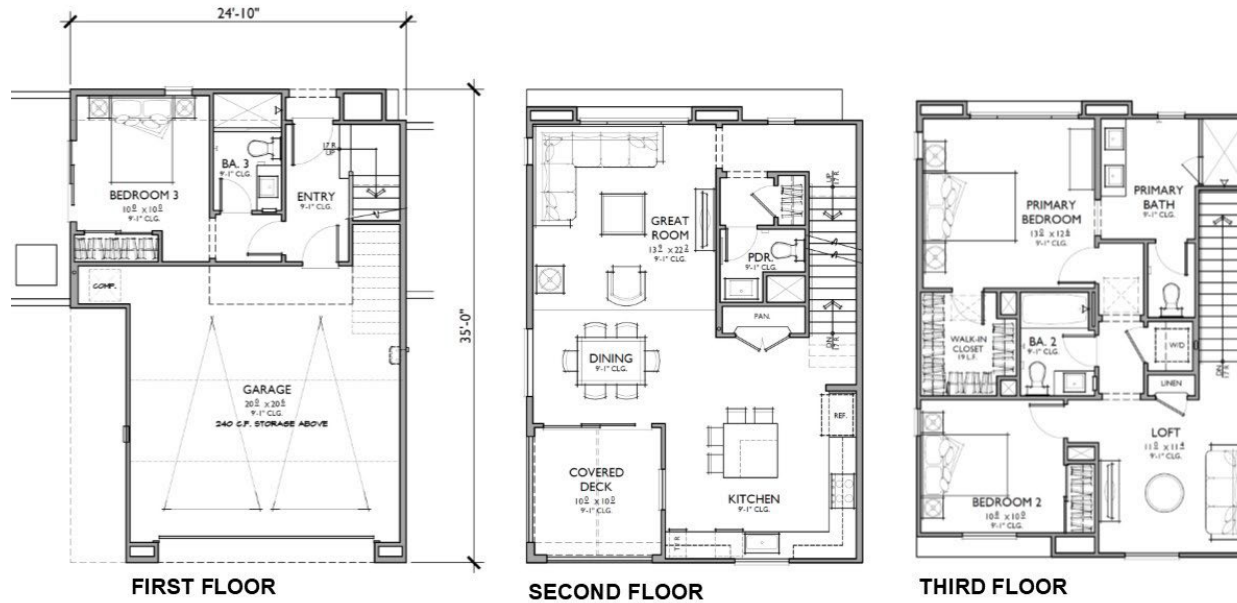
PLAN 3



FRONT A - SPANISH COLONIAL 1/4"=1'-0"

FRONT B - ANDALUSIAN 1/4"=1'-0"

FRONT C - FARMHOUSE 1/4"=1'-0"



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

Exhibit C—PLAN 4: FRONT ELEVATIONS AND FLOOR PLAN



Exhibit D—LANDSCAPE PLAN



RECREATION AREA QUANTITIES

DESCRIPTION	S.F.	ACRES
GARDEN PARK	2,270	.05
WALKING PARK	3,070	.07
TRIANGLE PARK	7,300	.17
TRAIL CONNECTION	7,080	.16
PICNIC PARK	3,075	.07
REFLECTION PARK SOUTH	5,400	.12
REFLECTION PARK NORTH	3,595	.08
TOTAL	31,770	.72

WALL AND FENCE LEGEND

SYM.	DESCRIPTION
(A)	5'-6" HIGH 6"x8"x16" SINGLE SIDED SPLIT FACE BLOCK WALL, VIEWABLE FROM PUBLIC SIDE, COLOR: TAN MW, 6"x2"x16" PRECISION WALL CAP, COLOR: LA PAZ BY ORCO WITH TAN VINYL MANN GATE.
(B)	6'-6" HIGH 6"x8"x16" PRECISION BLOCK WALL, COLOR: TAN MW, 6"x2"x16" PRECISION WALL CAP, COLOR: LA PAZ BY ORCO.
(C)	6'-6" HIGH 6"x8"x16" SINGLE SIDED SPLIT FACE BLOCK PERIMETER WALL, COLOR: TAN MW, 6"x4"x16" PRECAST SLUMP CAP, COLOR: LA PAZ, USE DOUBLE SIDED SPLIT FACE BLOCK WHERE BOTH SIDES ARE VIEWABLE BY THE PUBLIC. SUPPLIER: ORCO BLOCK.
(D)	6'-6" ASHLAR PATTERN SPLIT FACE PLASTERS, COLOR: TAN MW, 6"x4"x16" SLUMPED FOR-CAP, COLOR: LA PAZ. SUPPLIER: ORCO BLOCK.
(E)	5'-6" TUBULAR STEEL FENCE
(F)	7'-2" NEIGHBORHOOD ENTRY PLASTERS

CONSTRUCTION LEGEND

SYM.	DESCRIPTION
(1)	BENCH
(2)	PICNIC TABLE
(3)	BBQ AND COAL RECEPTACLE COMBO
(4)	TRASH RECEPTACLE
(5)	PET WASTE STATION
(6)	2.5'-4" ACCENT BOULDERS
(7)	STABILIZED DECOMPOSED GRANITE
(8)	TOT LOT PLAY EQUIPMENT
(9)	RUBBERIZED PLAY SURFACE
(10)	6" CONCRETE MOW CURB
(11)	48" WIDE CONCRETE WALK
(12)	24" SQUARE PRECAST CONCRETE STEPPING PAD
(13)	DECORATIVE VEHICULAR PAVERS
(14)	DECORATIVE NATURAL GRAY CONCRETE DRIVEWAY BANDS WITH LIGHT BROOM FINISH
(15)	PRECAST CONCRETE CHESS/CHECKERS ATBLE
(16)	PRECAST CONCRETE CORN HOLD BOARDS

NOTE: UNLESS OTHERWISE NOTED STREETS ARE TO BE ASPHALT PAVING.

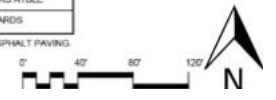
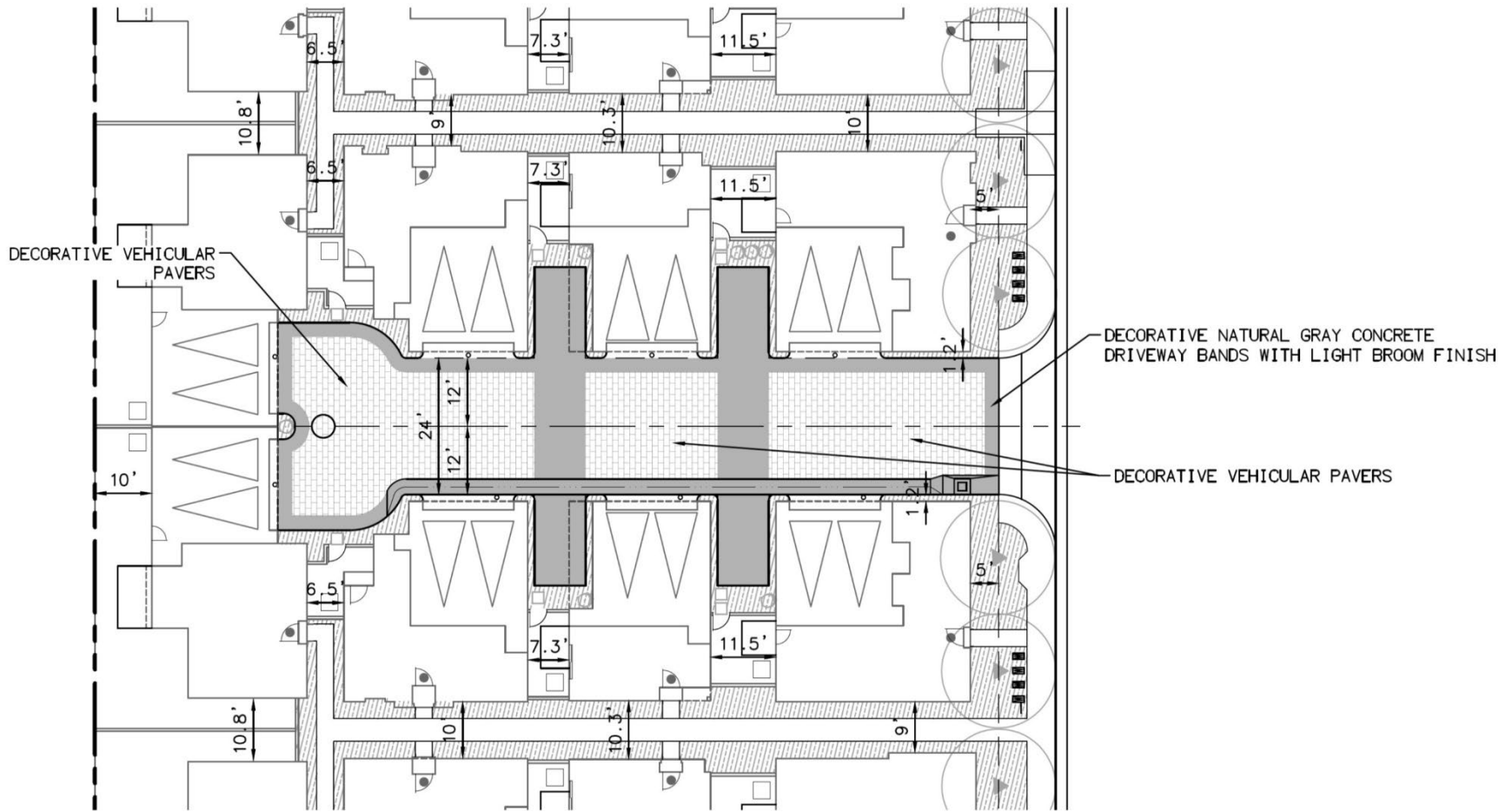


Exhibit E—TYPICAL PLOTTING PLAN



TYPICAL CLUSTER DETAIL

Attachment A—Elevations and Floor Plans

(Full set of Elevation and Floor Plans to follow this page)



DRIVEWAY LANE VIEW



PASEO VIEW



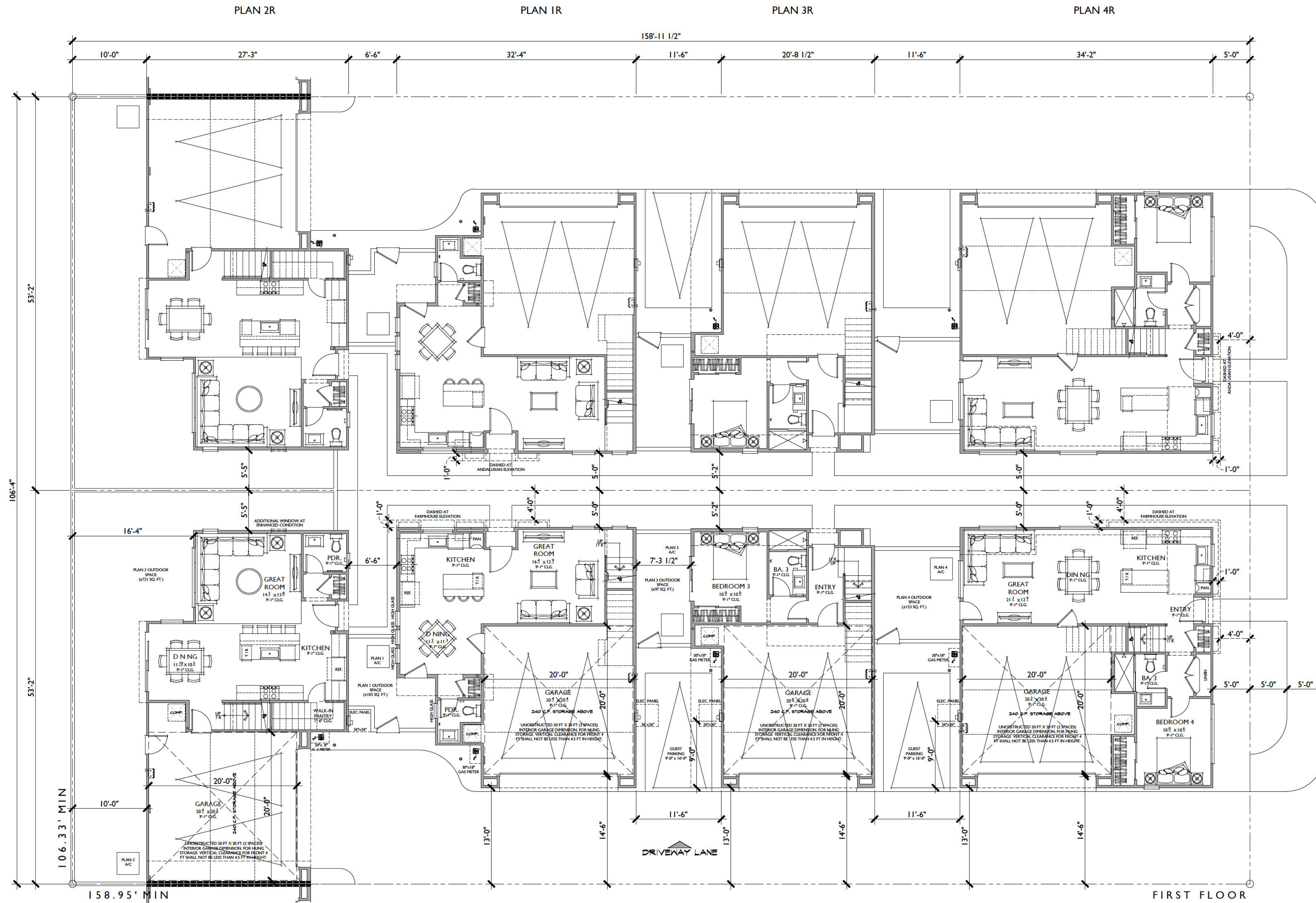
STREET VIEW



STREET VIEW



MERRILL AVENUE VIEW



PLAN 2A
1,639 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	637 SQ. FT.
2ND FLOOR	1,002 SQ. FT.
TOTAL	1,639 SQ. FT.
PRIVATE OUTDOOR YARD	±721 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	474 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1A
1,470 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	572 SQ. FT.
2ND FLOOR	898 SQ. FT.
TOTAL	1,470 SQ. FT.
PRIVATE OUTDOOR YARD	±103 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	479 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3A
1,786 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	323 SQ. FT.
2ND FLOOR	898 SQ. FT.
3RD FLOOR	793 SQ. FT.
TOTAL	1,786 SQ. FT.
PRIVATE OUTDOOR YARD	±97 SQ. FT.
PRIVATE OUTDOOR DECK	100 SQ. FT.
2 - CAR GARAGE	480 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4A
1,801 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	755 SQ. FT.
2ND FLOOR	1,051 SQ. FT.
TOTAL	1,801 SQ. FT.
PRIVATE OUTDOOR YARD	±153 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTES:

- SEE LANDSCAPE PLANS FOR PASEO / SIDEWALK DESIGN, & FENCE LOCATIONS.
- VERIFY LOCATION AND HEIGHT OF STEP AT GARAGE WITH CIVIL PLANS. RISER TO BE 6" MAX. IN HEIGHT.
- VERIFY UTILITY, PARKING, AND CURB LOCATION WITH CIVIL PLANS.



PLAN 2A
1,639 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	637 SQ. FT.
2ND FLOOR	1,002 SQ. FT.
TOTAL	1,639 SQ. FT.
PRIVATE OUTDOOR YARD	±721 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	474 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1A
1,470 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	572 SQ. FT.
2ND FLOOR	898 SQ. FT.
TOTAL	1,470 SQ. FT.
PRIVATE OUTDOOR YARD	±103 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	479 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3A
1,786 SQ. FT.
 3 BEDROOMS / 3.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	323 SQ. FT.
2ND FLOOR	898 SQ. FT.
3RD FLOOR	793 SQ. FT.
TOTAL	1,786 SQ. FT.
PRIVATE OUTDOOR YARD	±97 SQ. FT.
PRIVATE OUTDOOR DECK	100 SQ. FT.
2 - CAR GARAGE	480 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4A
1,801 SQ. FT.
 4 BEDROOMS / 3 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	755 SQ. FT.
2ND FLOOR	1,051 SQ. FT.
TOTAL	1,801 SQ. FT.
PRIVATE OUTDOOR YARD	±153 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 2A
1,639 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	637 SQ. FT.
2ND FLOOR	1,002 SQ. FT.
TOTAL	1,639 SQ. FT.
PRIVATE OUTDOOR YARD	±721 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	474 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 1A
1,470 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	572 SQ. FT.
2ND FLOOR	898 SQ. FT.
TOTAL	1,470 SQ. FT.
PRIVATE OUTDOOR YARD	±103 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	479 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3A
1,786 SQ. FT.
 3 BEDROOMS / 3.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	323 SQ. FT.
2ND FLOOR	670 SQ. FT.
3RD FLOOR	793 SQ. FT.
TOTAL	1,786 SQ. FT.
PRIVATE OUTDOOR YARD	±97 SQ. FT.
PRIVATE OUTDOOR DECK	100 SQ. FT.
2 - CAR GARAGE	480 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4A
1,801 SQ. FT.
 4 BEDROOMS / 3 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	755 SQ. FT.
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TOTAL	1,801 SQ. FT.
PRIVATE OUTDOOR YARD	±153 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

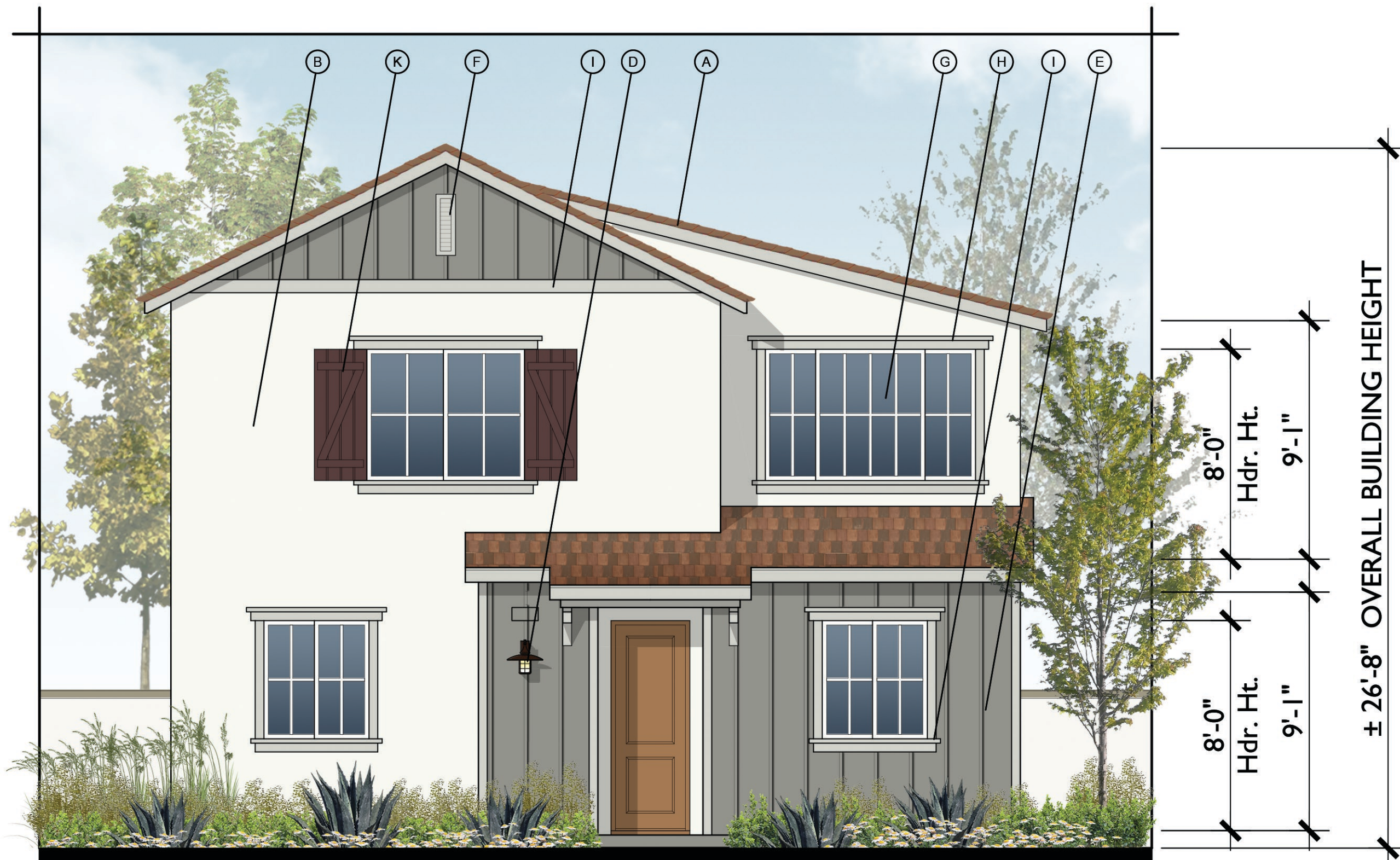
- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. WOOD POST
- I. TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. DECORATIVE IRON WORK
- M. BRICK VENEER
- N. AWNING



FRONT

A - SPANISH COLONIAL

1/4"=1'-0"



FRONT

C - FARMHOUSE

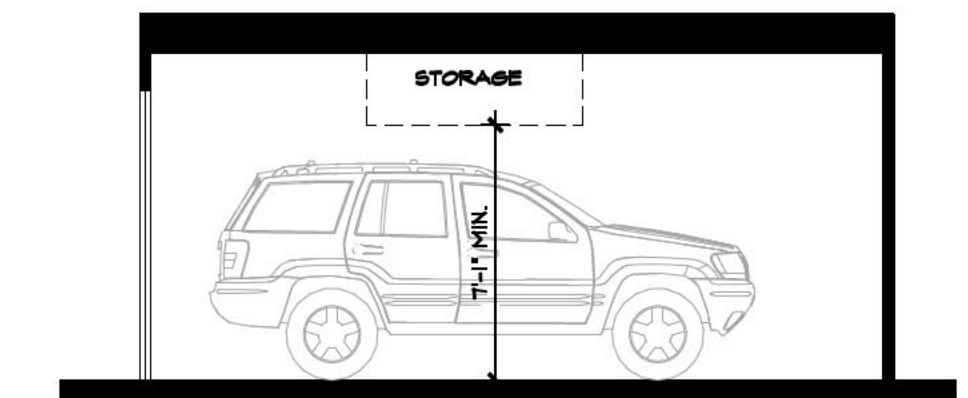
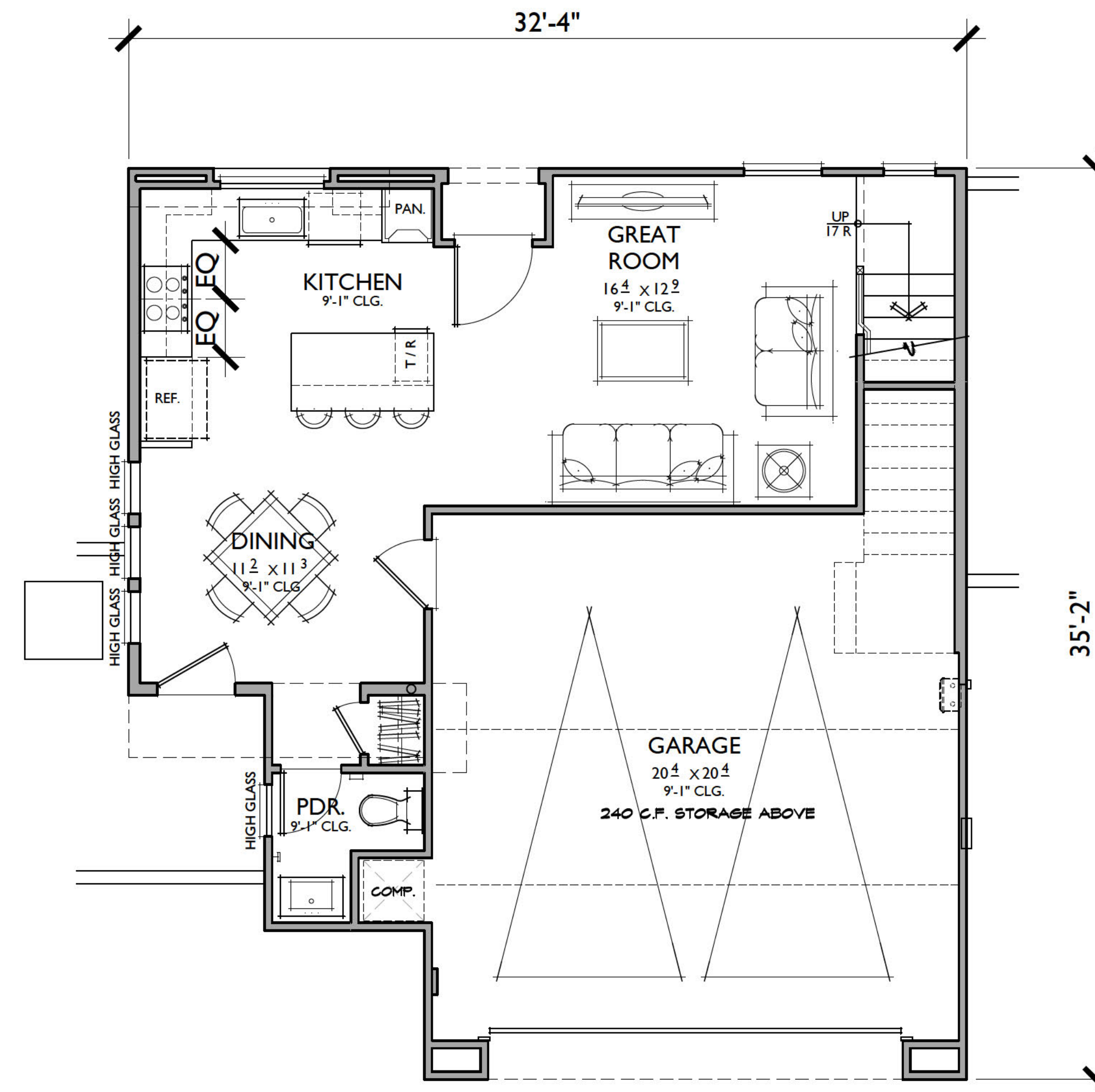
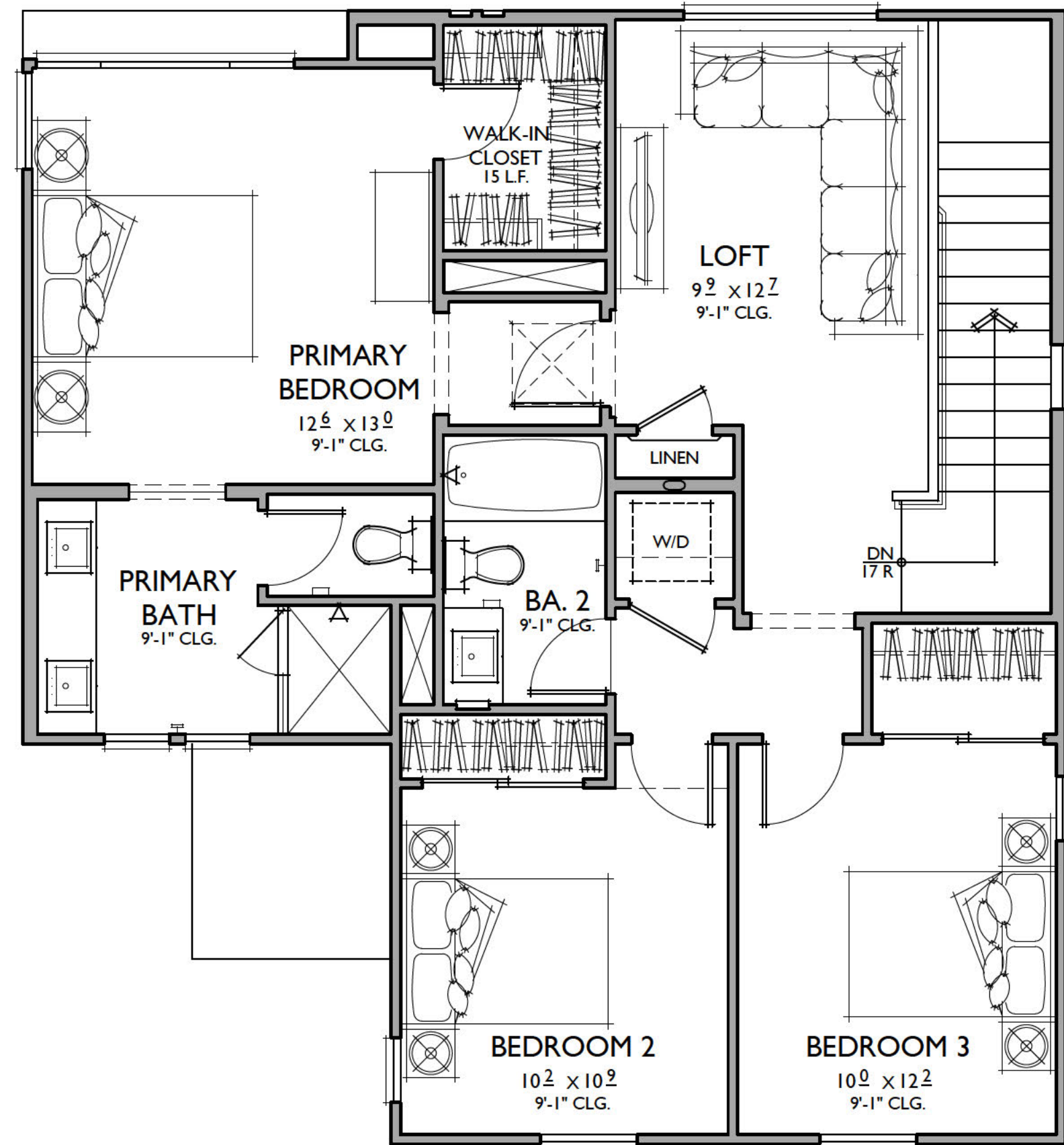
1/4"=1'-0"



FRONT

B - ANDALUSIAN

1/4"=1'-0"

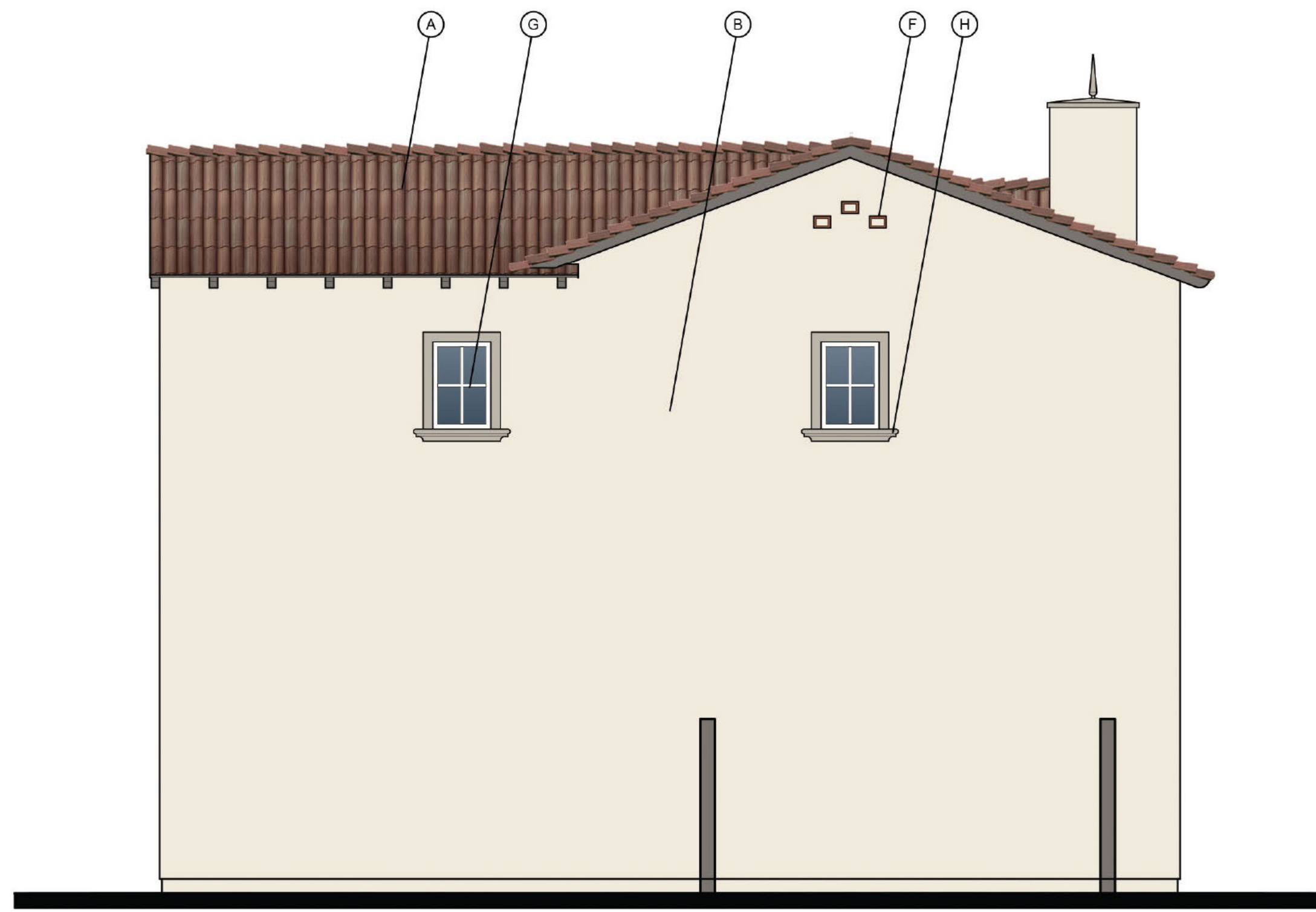


TYPICAL GARAGE SECTION
240 CUBIC FEET OF STORAGE ABOVE CARS
SCALE: 3/16" = 1'-0"

PLAN IA
1,470 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	572 SQ. FT.
2ND FLOOR	898 SQ. FT.
TOTAL	1,470 SQ. FT.
PRIVATE OUTDOOR YARD	±103 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	479 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT

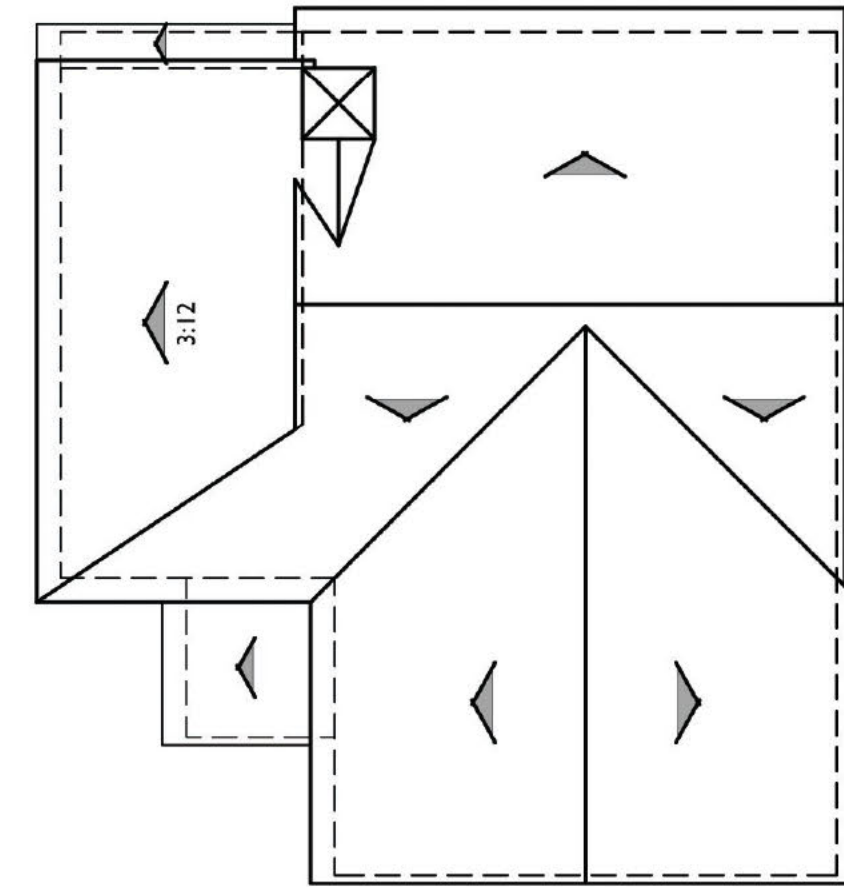


FRONT
SCHEME 1

A - SPANISH COLONIAL



RIGHT



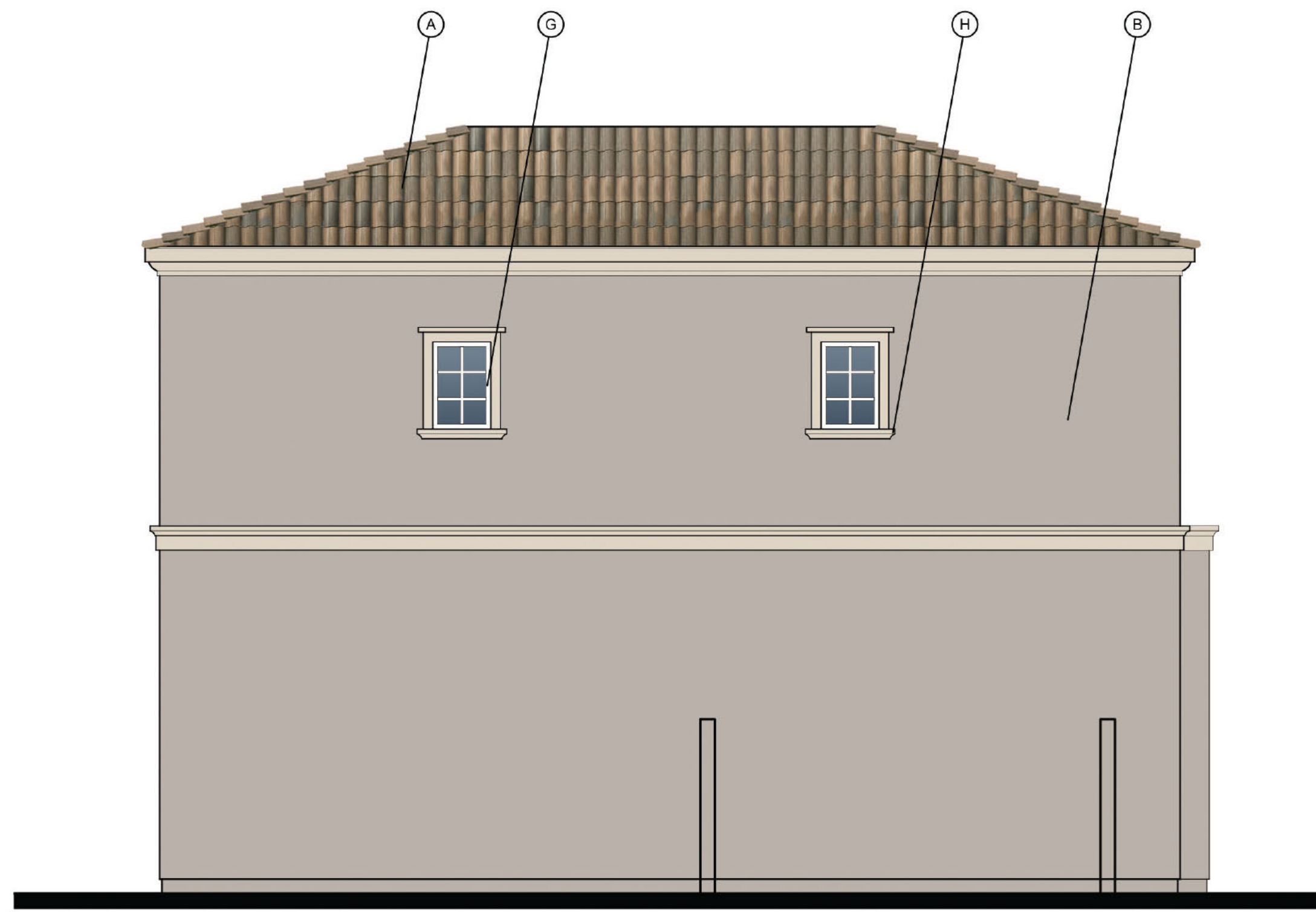
ROOF PLAN A

PITCH: 4.5:12 U.N.O.
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

- MATERIAL LEGEND**
- A. FLAT SLATE / CONCRETE 'S' TILE
 - B. STUCCO (COLOR VARIES)
 - C. ROLL UP GARAGE DOOR
 - D. DECORATIVE LIGHT FIXTURE
 - E. SIDING
 - F. DECORATIVE GABLE END DETAIL
 - G. VINYL WINDOW
 - H. WOOD POST
 - I. TRIM
 - J. METAL RAILING
 - K. DECORATIVE SHUTTER
 - L. DECORATIVE IRON WORK
 - M. BRICK VENEER
 - N. AWNING



REAR

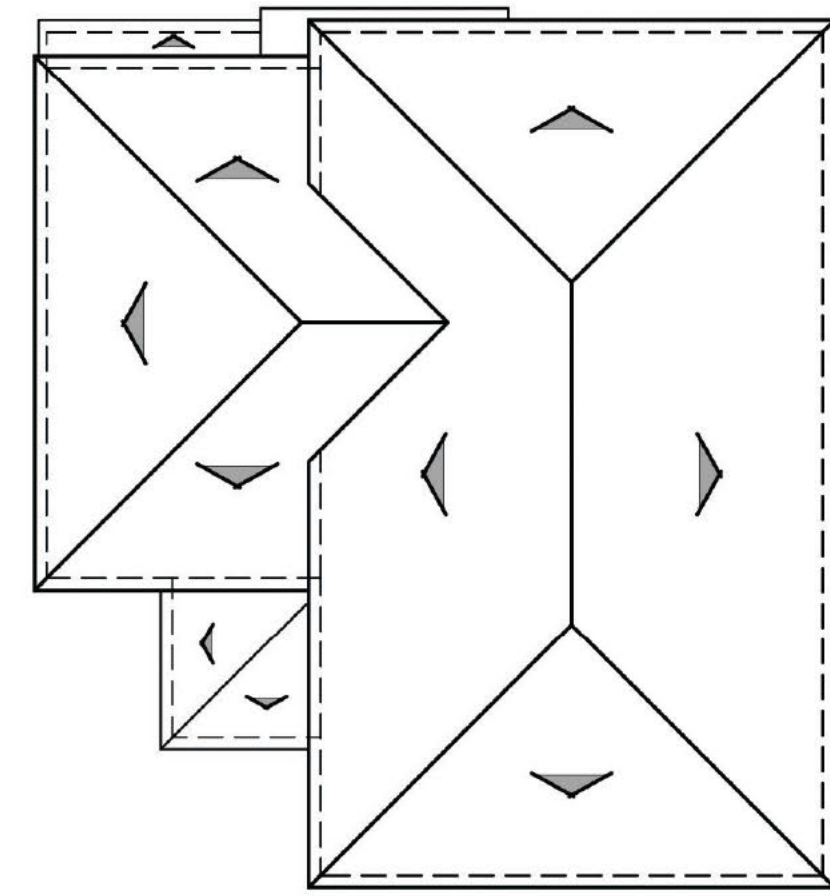


LEFT



FRONT
SCHEME 4

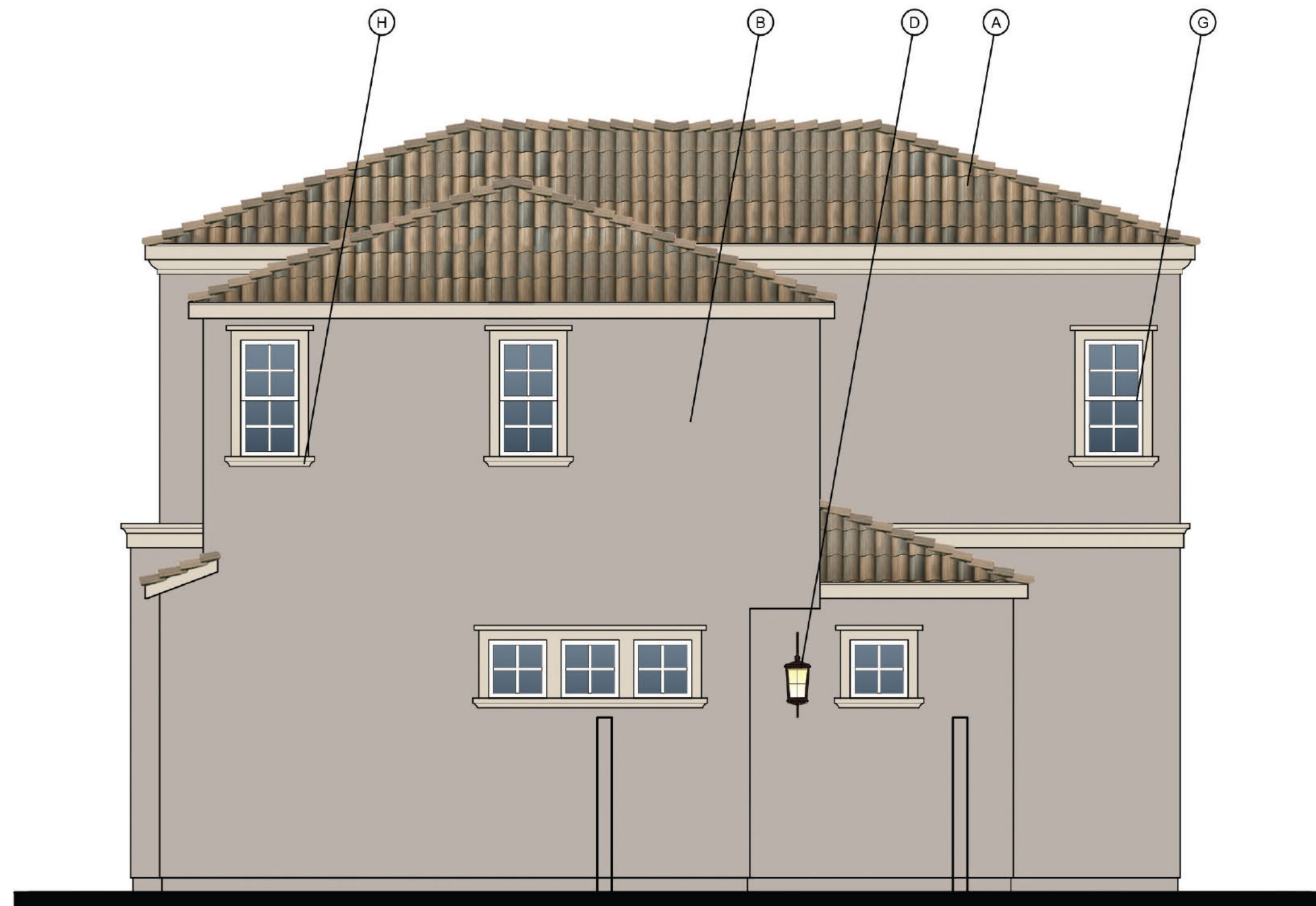
B - ANDALUSIAN
1/4"=1'-0"



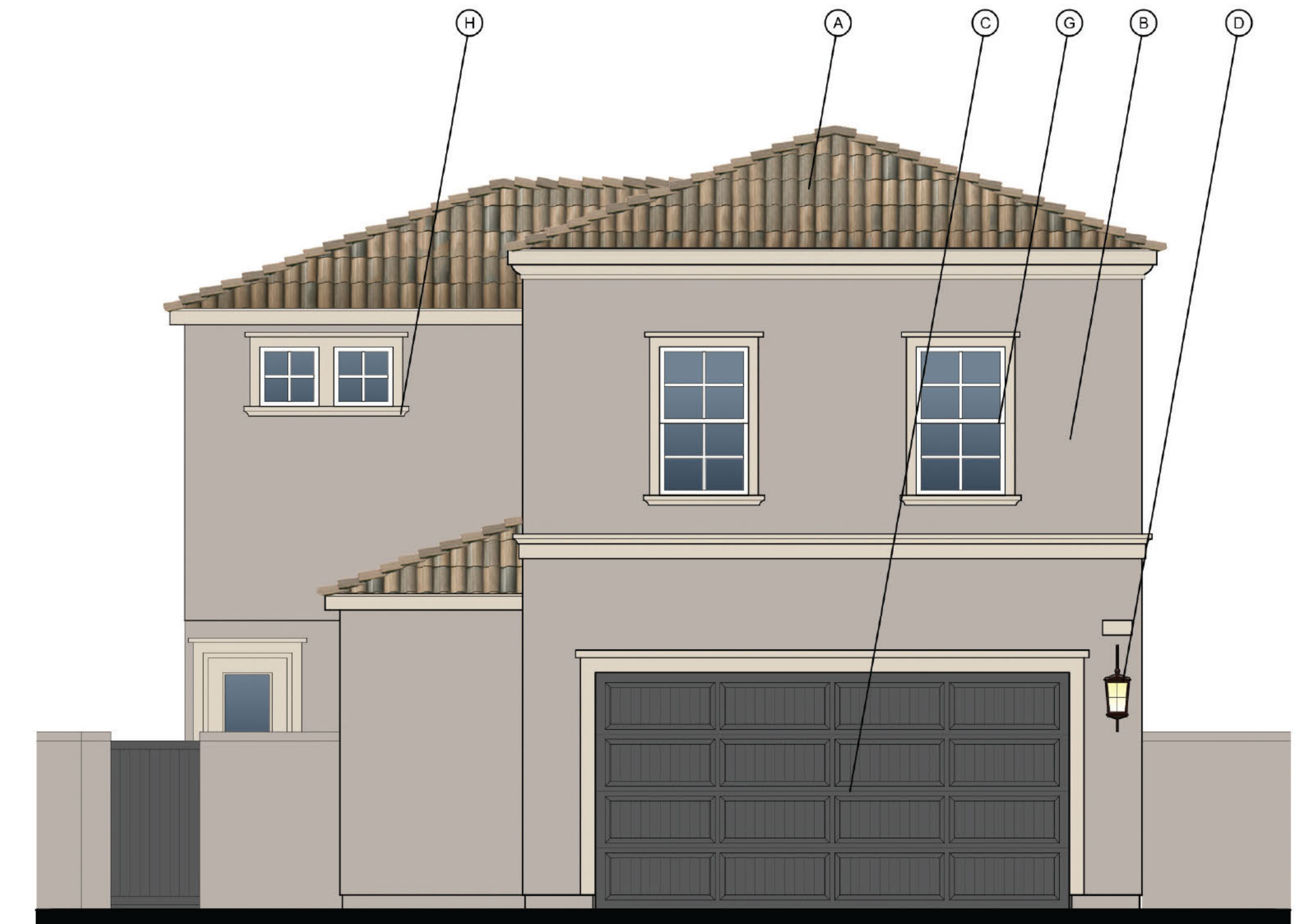
ROOF PLAN B

PITCH: 4.5:12
RAKE: 4"
EAVE: 6"
ROOF MATERIAL: CONCRETE 'S' TILE

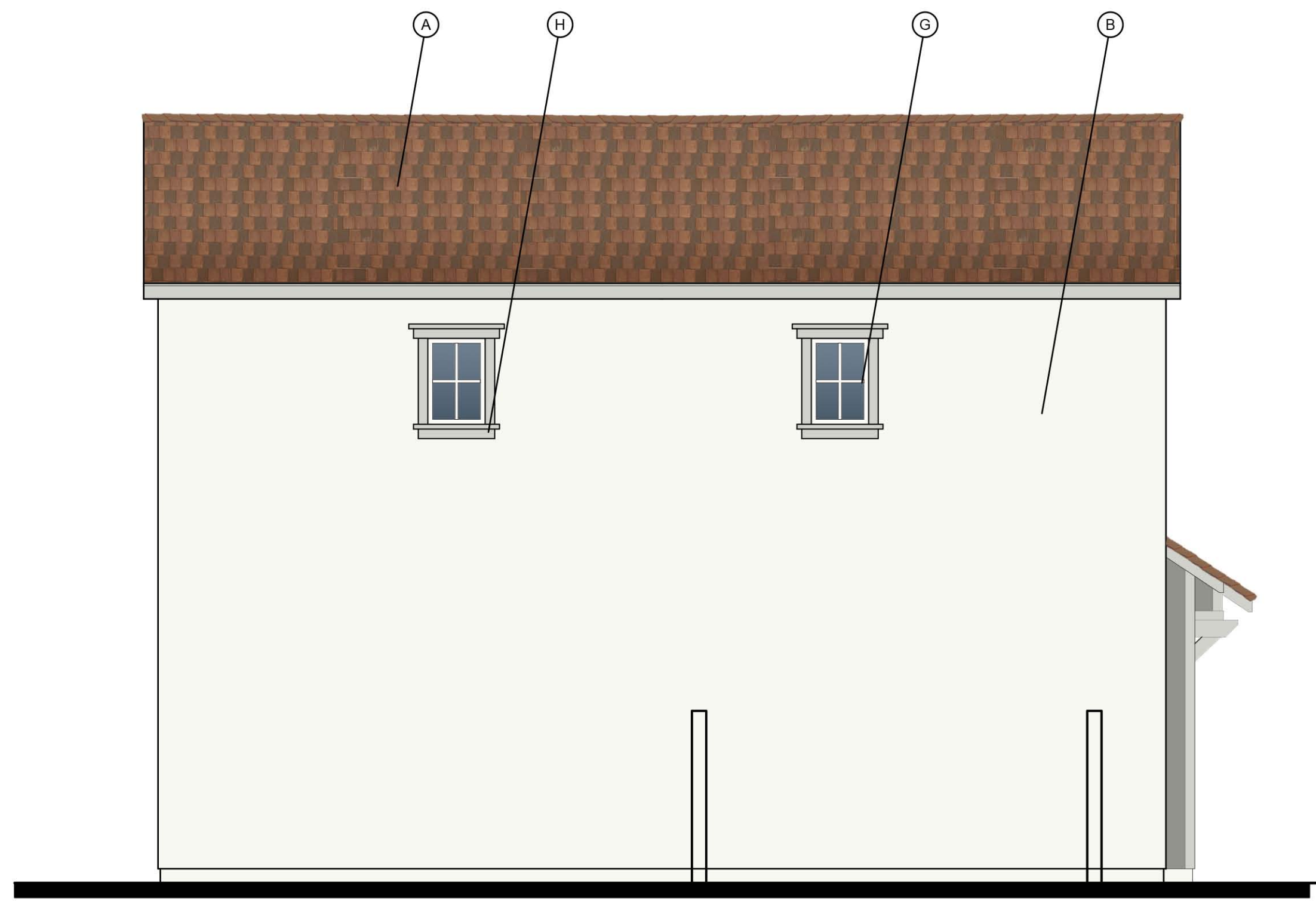
- MATERIAL LEGEND**
- A. FLAT SLATE / CONCRETE 'S' TILE
 - B. STUCCO (COLOR VARIES)
 - C. ROLL UP GARAGE DOOR
 - D. DECORATIVE LIGHT FIXTURE
 - E. SIDING
 - F. DECORATIVE GABLE END DETAIL
 - G. VINYL WINDOW
 - H. WOOD POST
 - I. TRIM
 - J. METAL RAILING
 - K. DECORATIVE SHUTTER
 - L. DECORATIVE IRON WORK
 - M. BRICK VENEER
 - N. AWNING



RIGHT



REAR

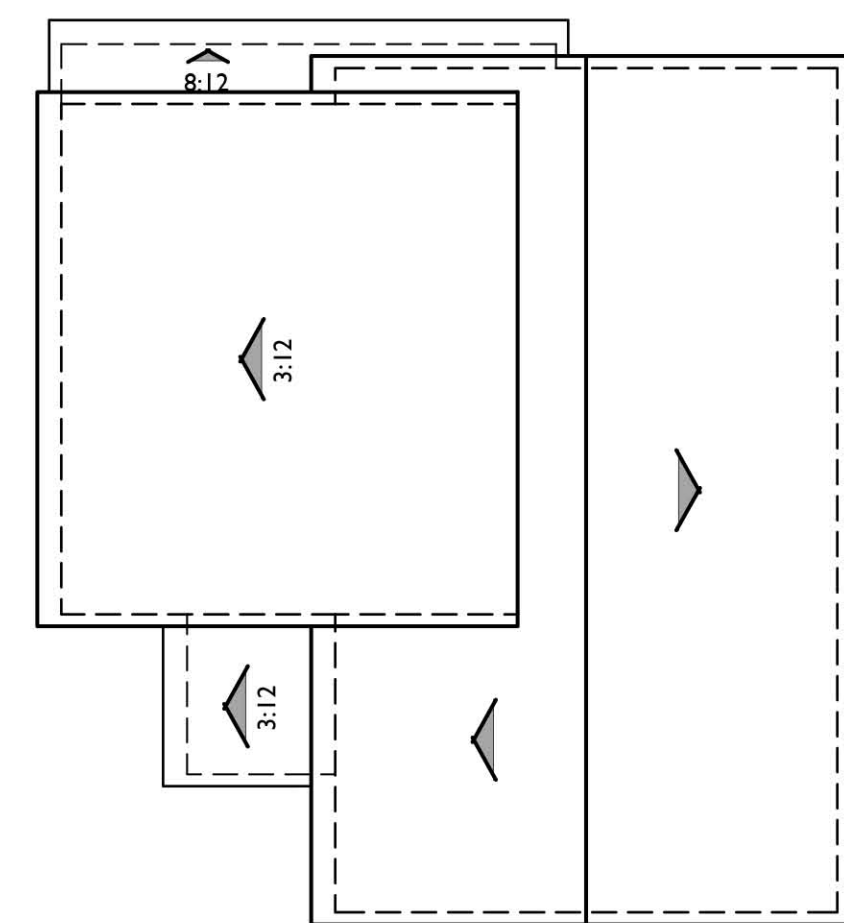


LEFT



FRONT
SCHEME 7

C - FARMHOUSE



ROOF PLAN C

PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. FLAT SLATE / CONCRETE 'S' TILE
 - B. STUCCO (COLOR VARIES)
 - C. ROLL UP GARAGE DOOR
 - D. DECORATIVE LIGHT FIXTURE
 - E. BOARD & BATTEN SIDING
 - F. DECORATIVE GABLE END DETAIL
 - G. VINYL WINDOW
 - H. FOAM EAVE
 - I. CEMENTITIOUS TRIM
 - J. METAL RAILING
 - K. DECORATIVE SHUTTER
 - L. METAL POT SHELF
 - M. DECORATIVE TILE

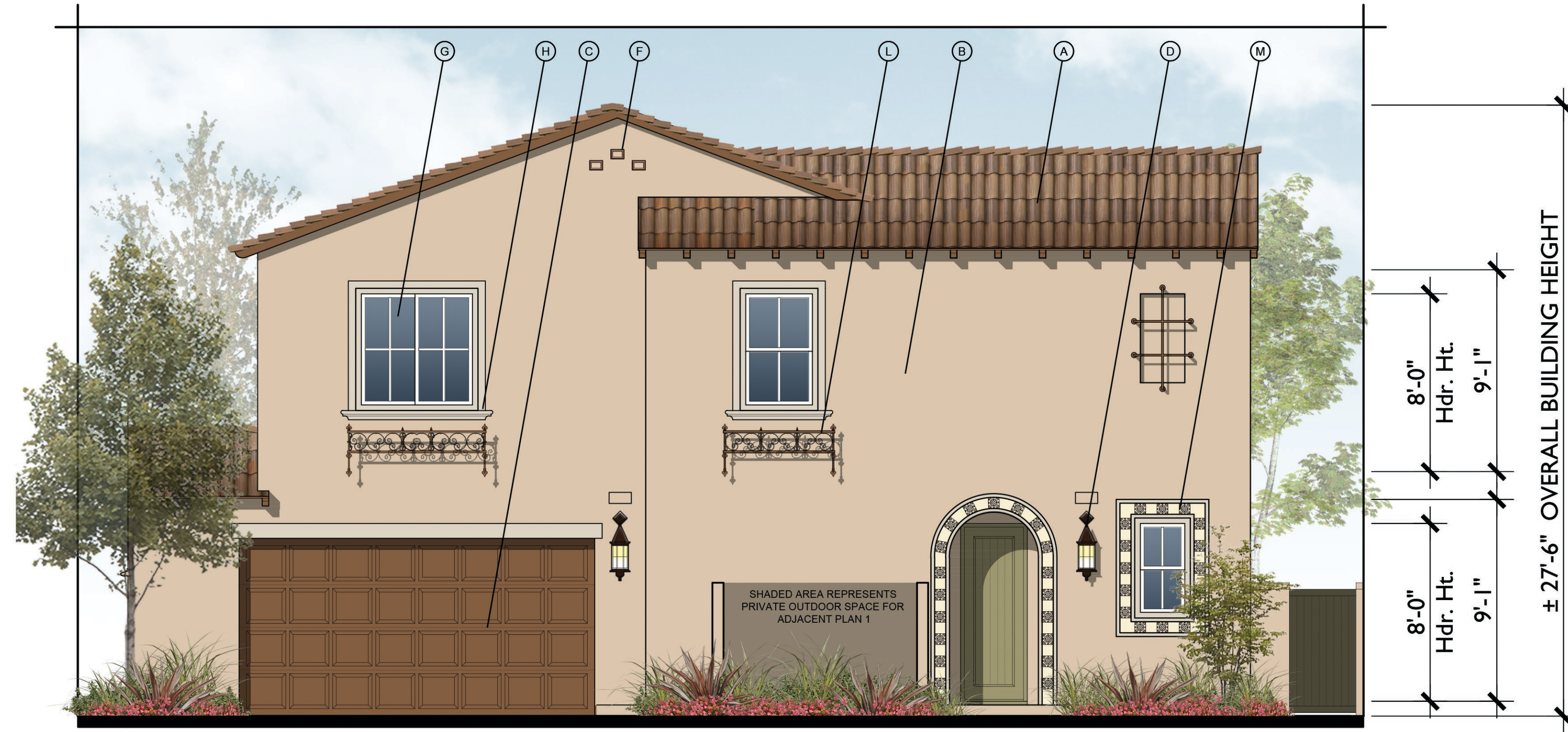


RIGHT



REAR

- MATERIAL LEGEND**
- A. FLAT SLATE / CONCRETE 'S' TILE
 - B. STUCCO (COLOR VARIES)
 - C. ROLL UP GARAGE DOOR
 - D. DECORATIVE LIGHT FIXTURE
 - E. SIDING
 - F. DECORATIVE GABLE END DETAIL
 - G. VINYL WINDOW
 - H. WOOD POST
 - I. TRIM
 - J. METAL RAILING
 - K. DECORATIVE SHUTTER
 - L. DECORATIVE IRON WORK
 - M. BRICK VENEER
 - N. AWNING



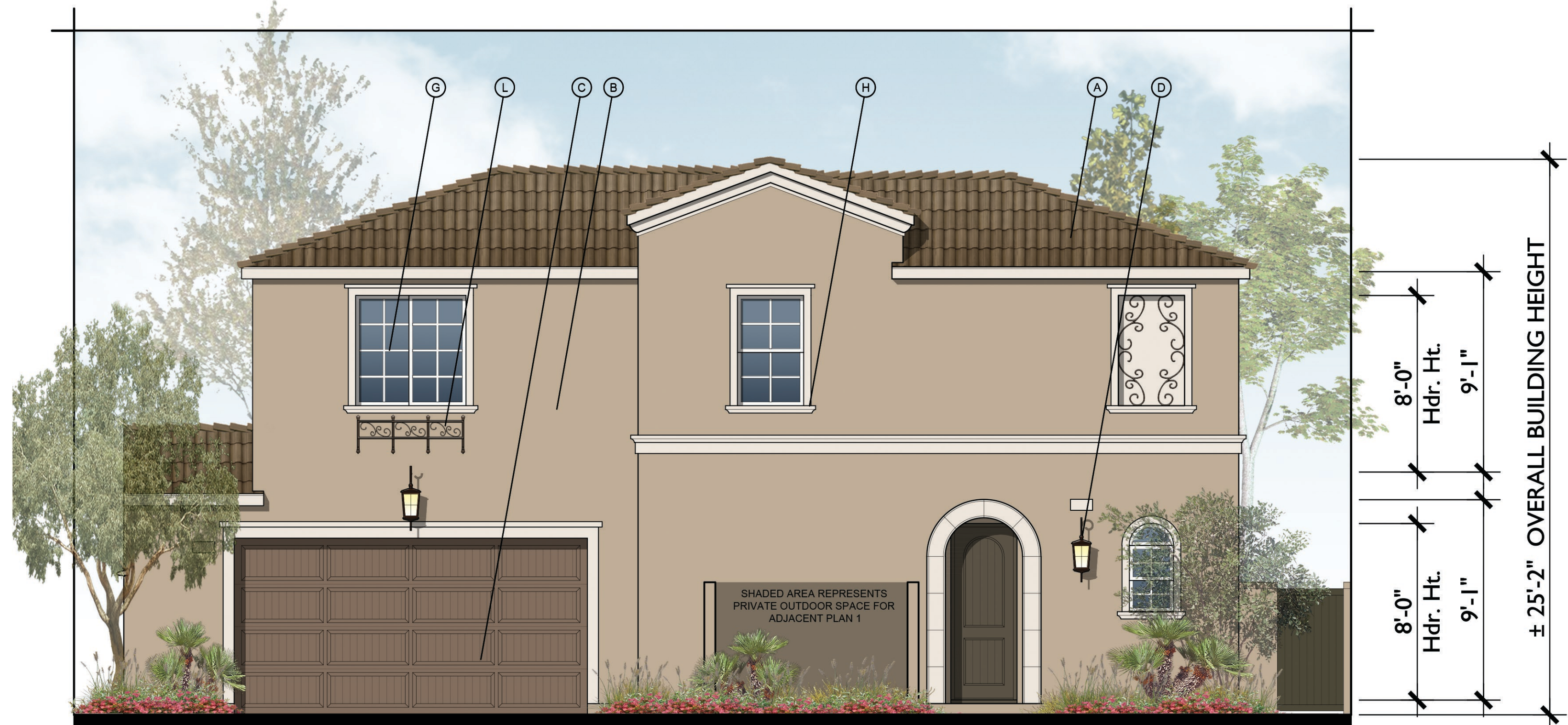
FRONT

A - SPANISH COLONIAL
1/4"=1'-0"



FRONT

C - FARMHOUSE
1/4"=1'-0"



FRONT

B - ANDALUSIAN
1/4"=1'-0"

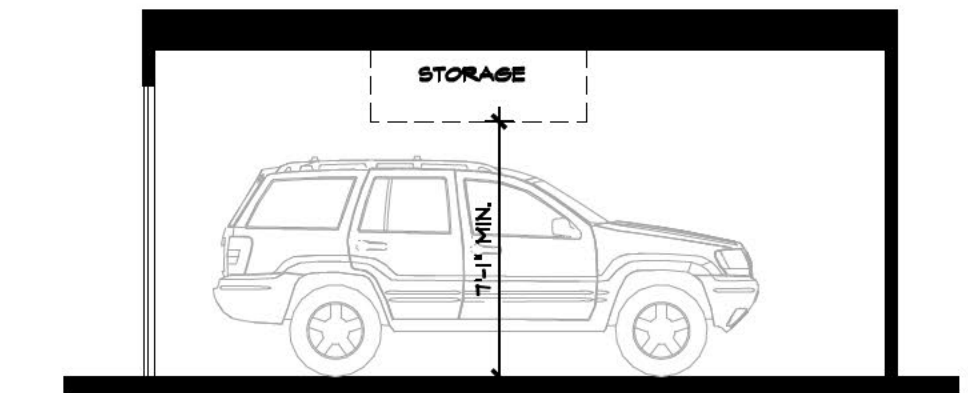
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PLAN 2
Front Elevations
ONTARIO PA27
Ontario, Ca

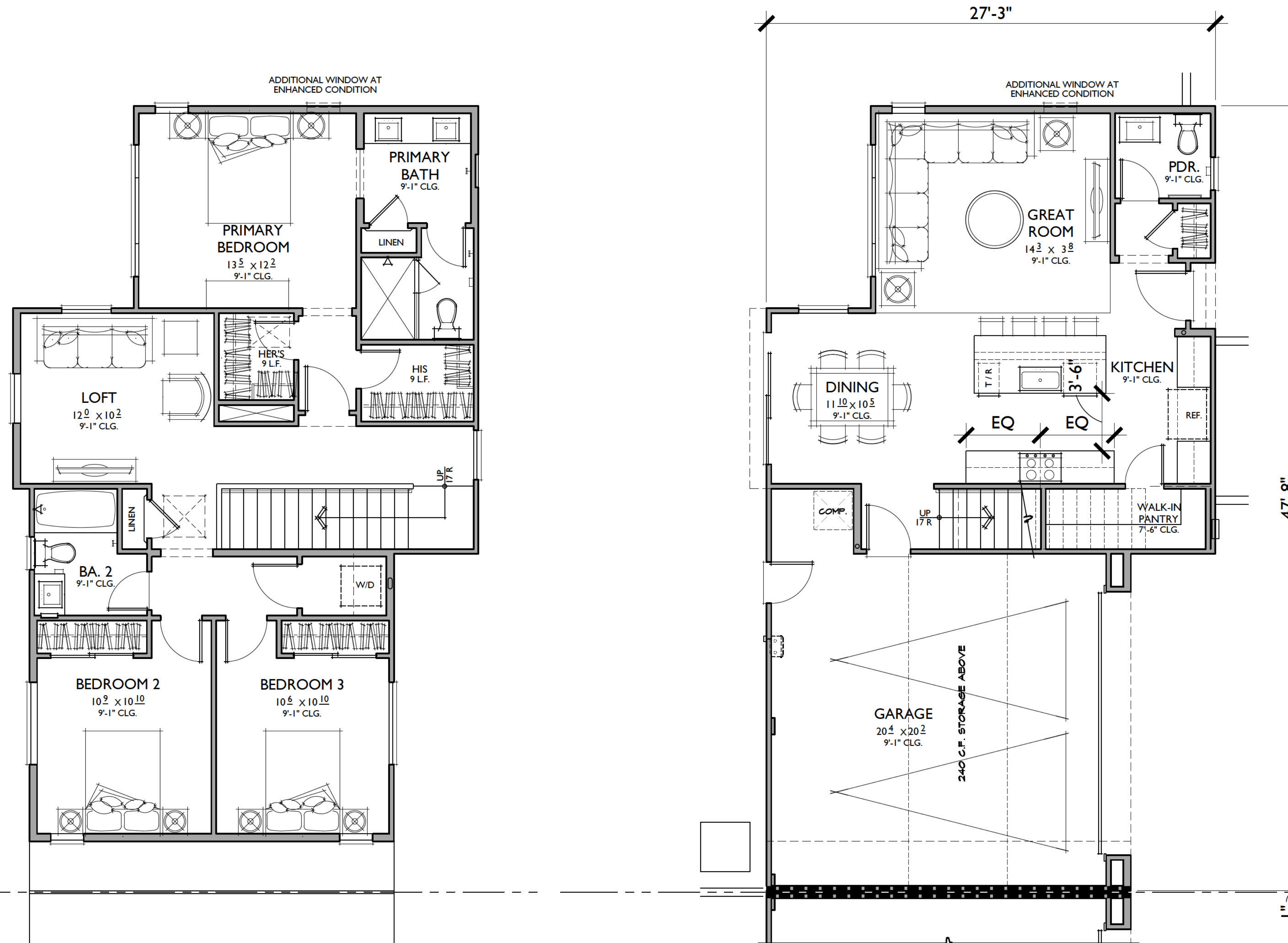
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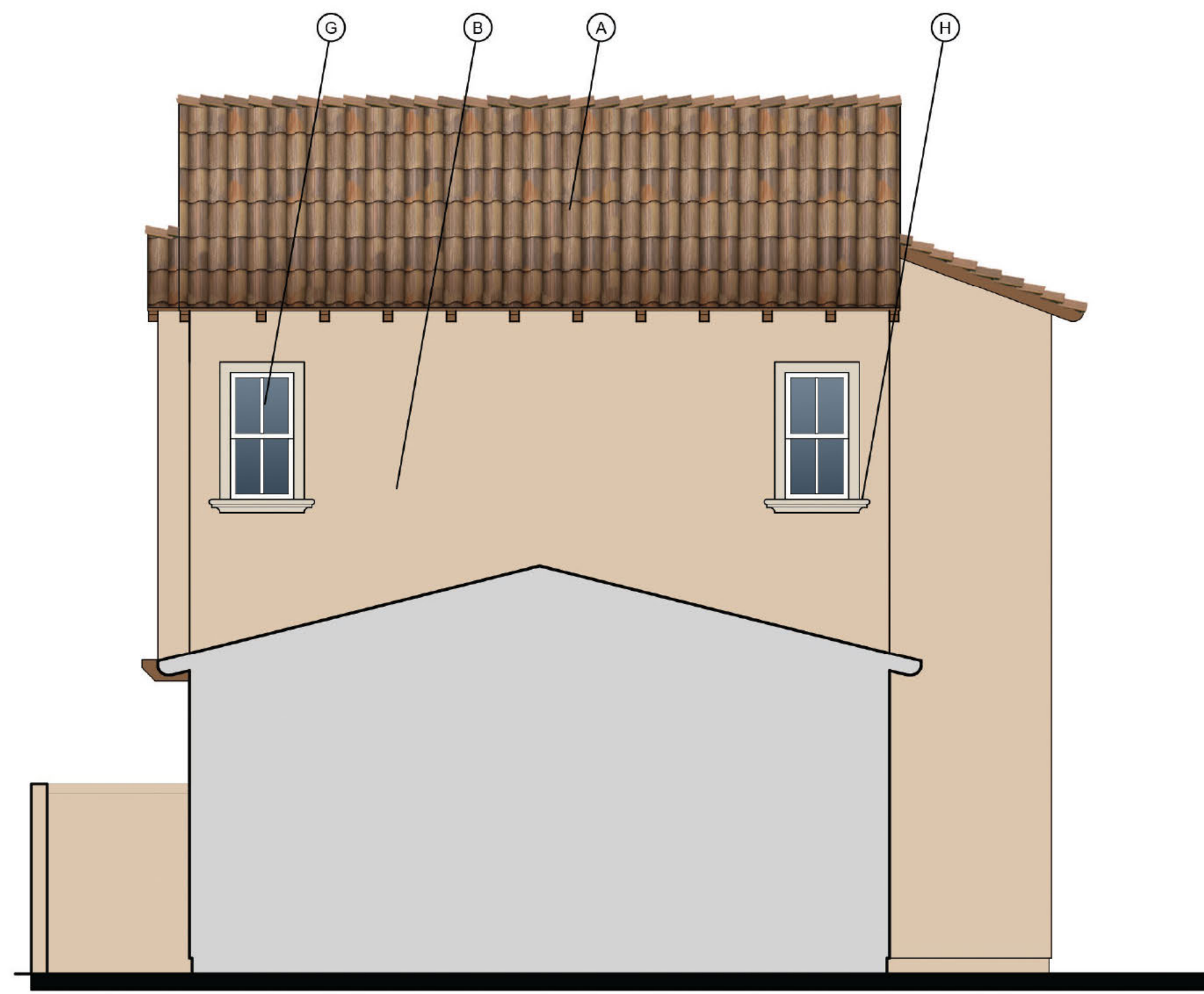
TYPICAL GARAGE SECTION
240 CUBIC FEET OF STORAGE ABOVE CARS SCALE 3/16" = 1'-0"



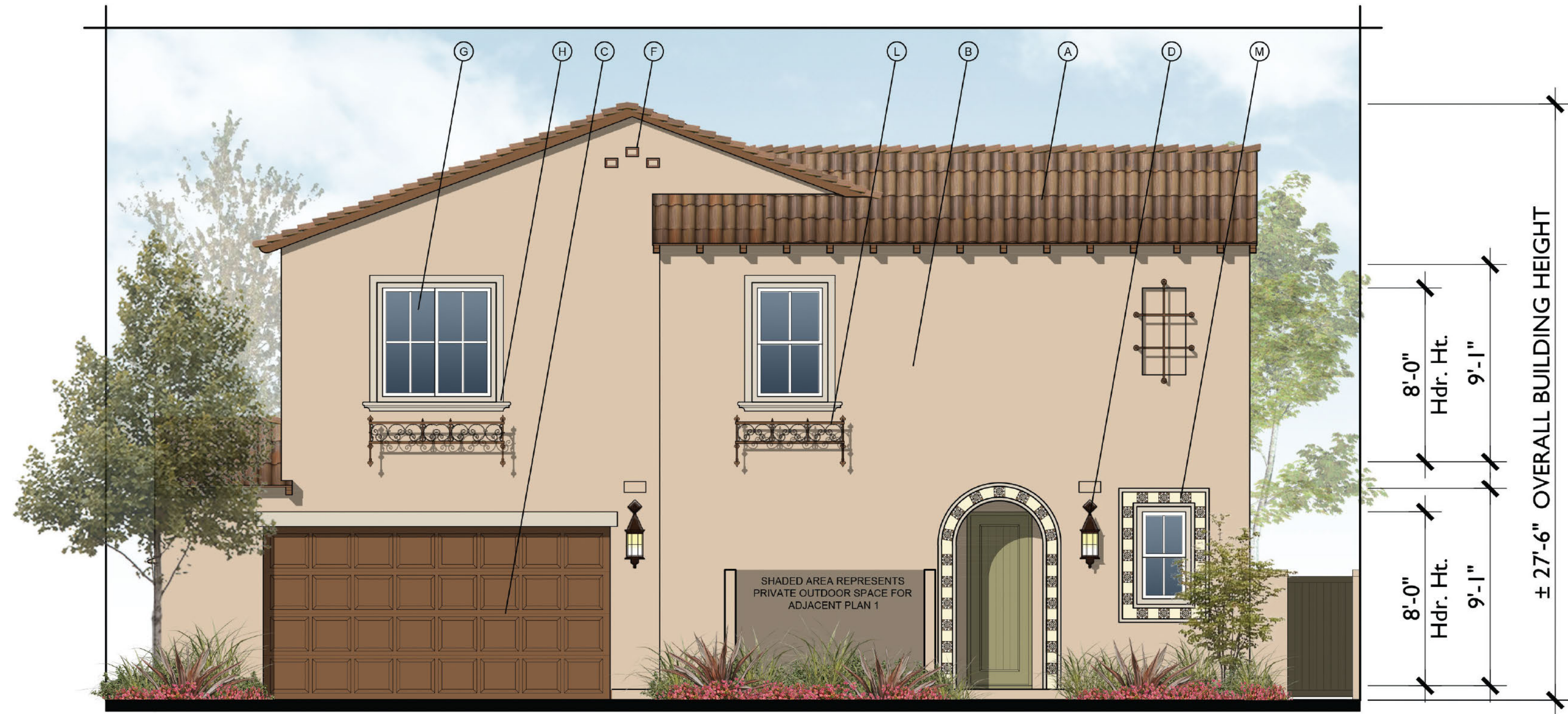
PLAN 2A
1,639 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	637 SQ. FT.
2ND FLOOR	1,002 SQ. FT.
TOTAL	1,639 SQ. FT.
PRIVATE OUTDOOR YARD	±721 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	474 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

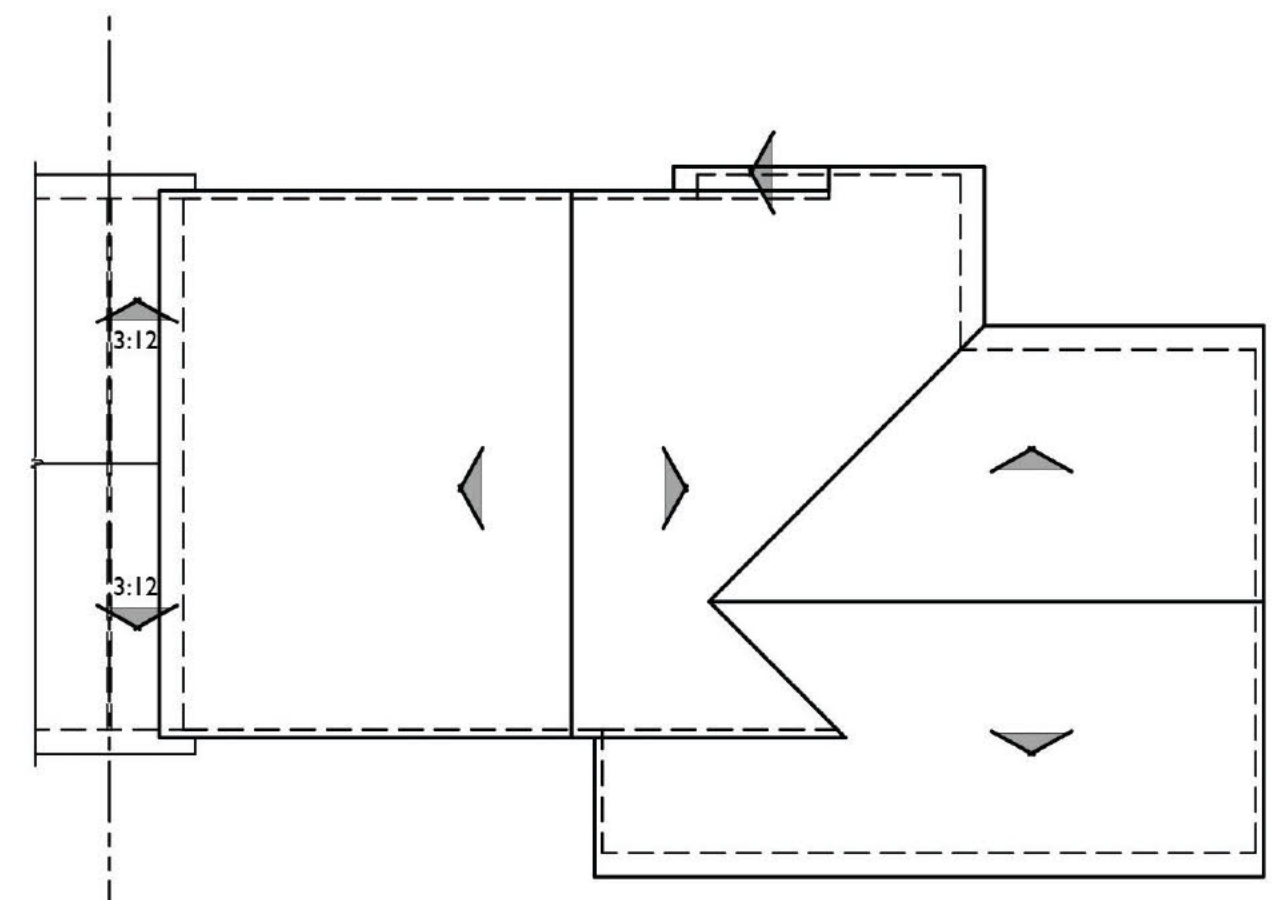
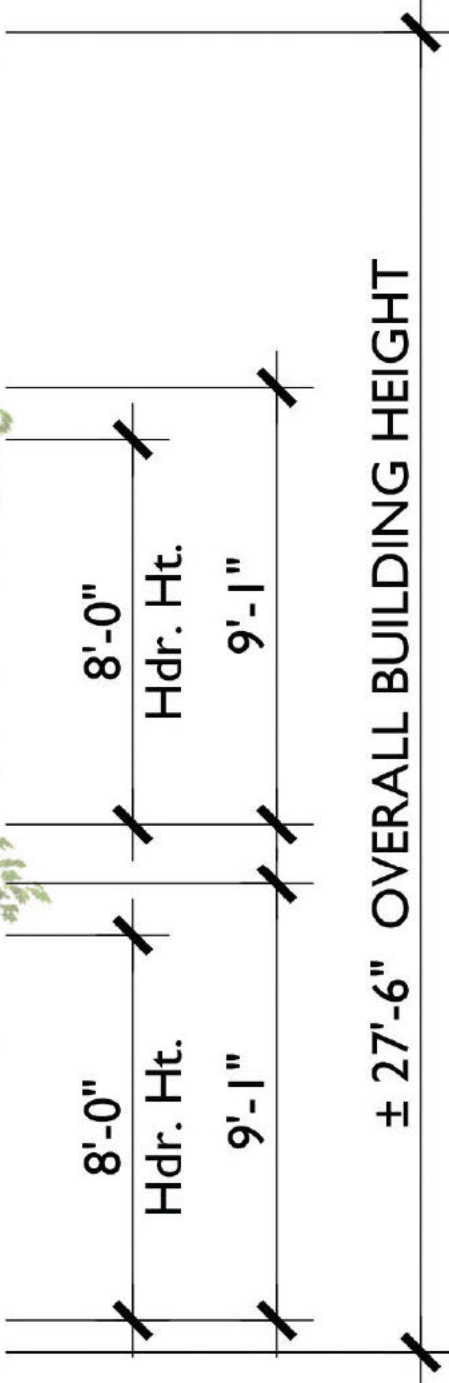


LEFT



FRONT
SCHEME 2

A - SPANISH COLONIAL
1/4"=1'-0"



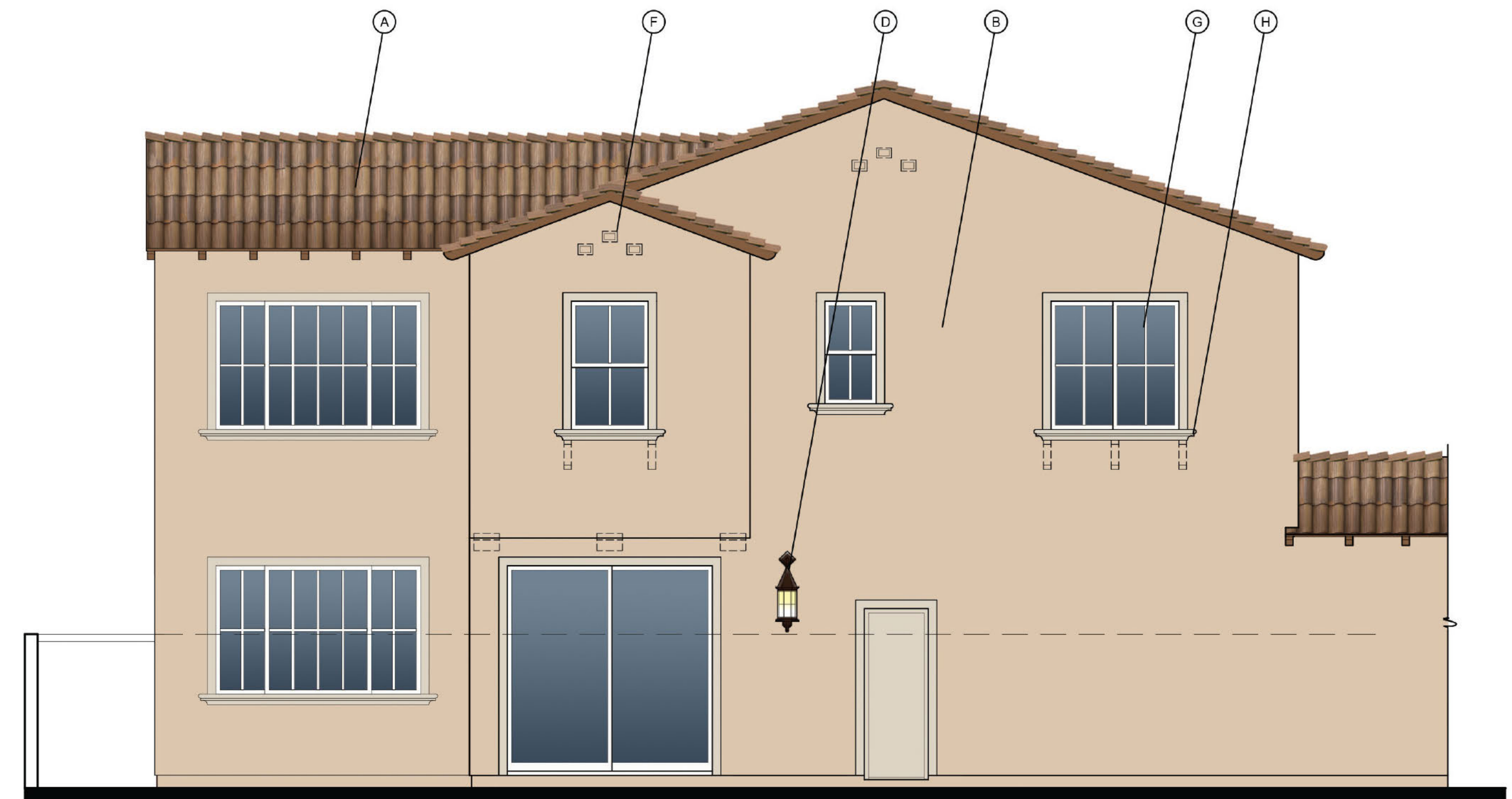
ROOF PLAN
 PITCH: 4.5:12
 RAKE: 4"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE

- MATERIAL LEGEND**
- A. FLAT SLATE / CONCRETE 'S' TILE
 - B. STUCCO (COLOR VARIES)
 - C. ROLL UP GARAGE DOOR
 - D. DECORATIVE LIGHT FIXTURE
 - E. SIDING
 - F. DECORATIVE GABLE END DETAIL
 - G. VINYL WINDOW
 - H. WOOD POST
 - I. TRIM
 - J. METAL RAILING
 - K. DECORATIVE SHUTTER
 - L. DECORATIVE IRON WORK
 - M. BRICK VENEER
 - N. AWNING



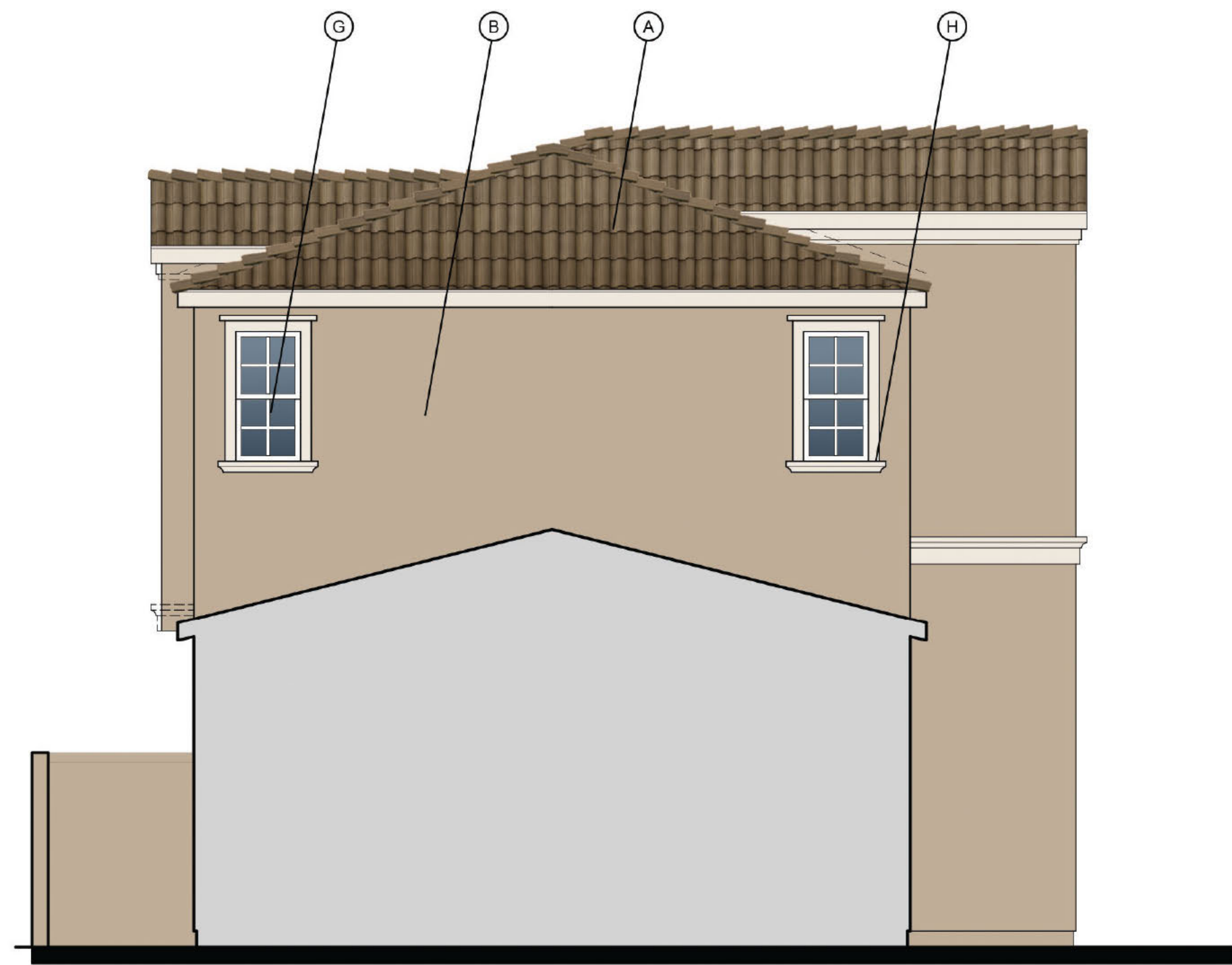
RIGHT

DASHED AT ENHANCED LOTS

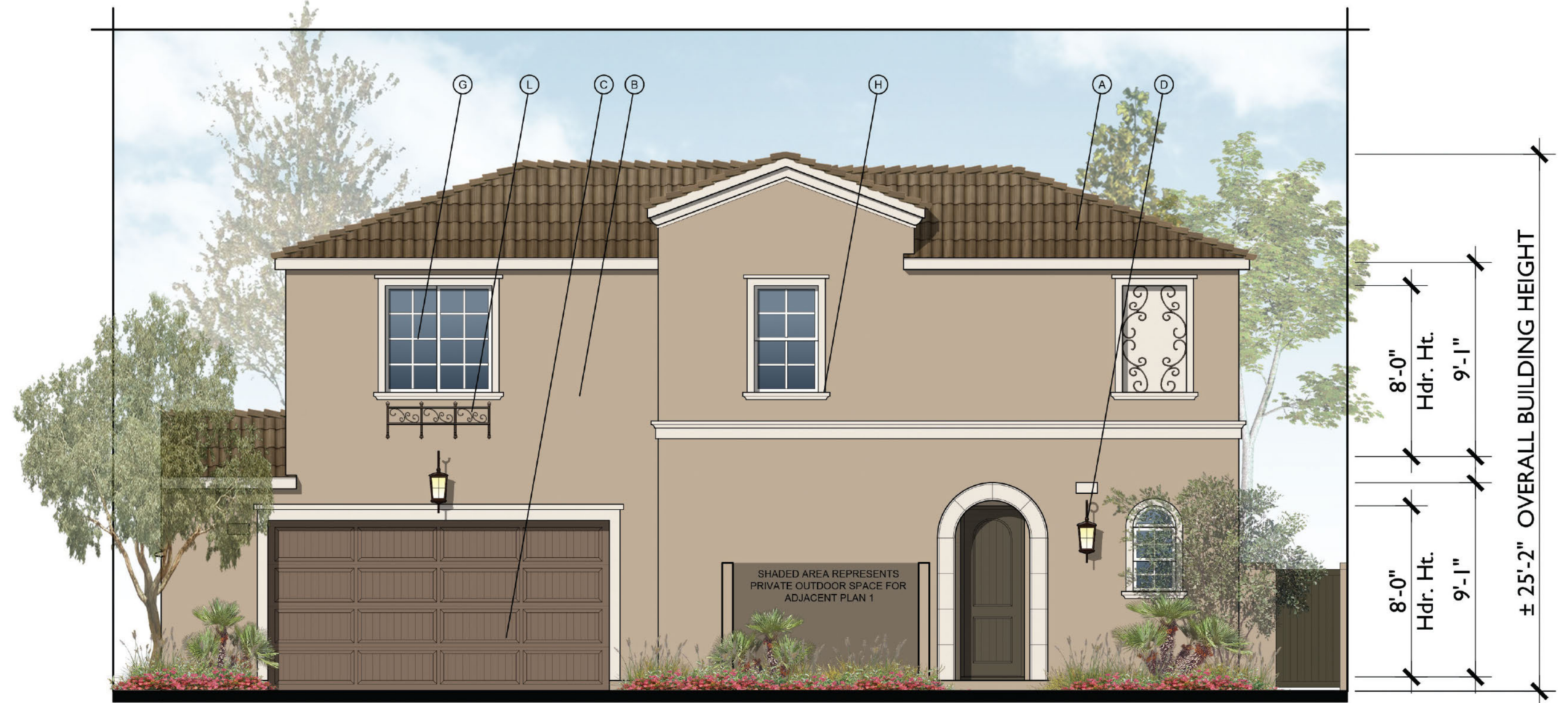


REAR

DASHED AT ENHANCED LOTS

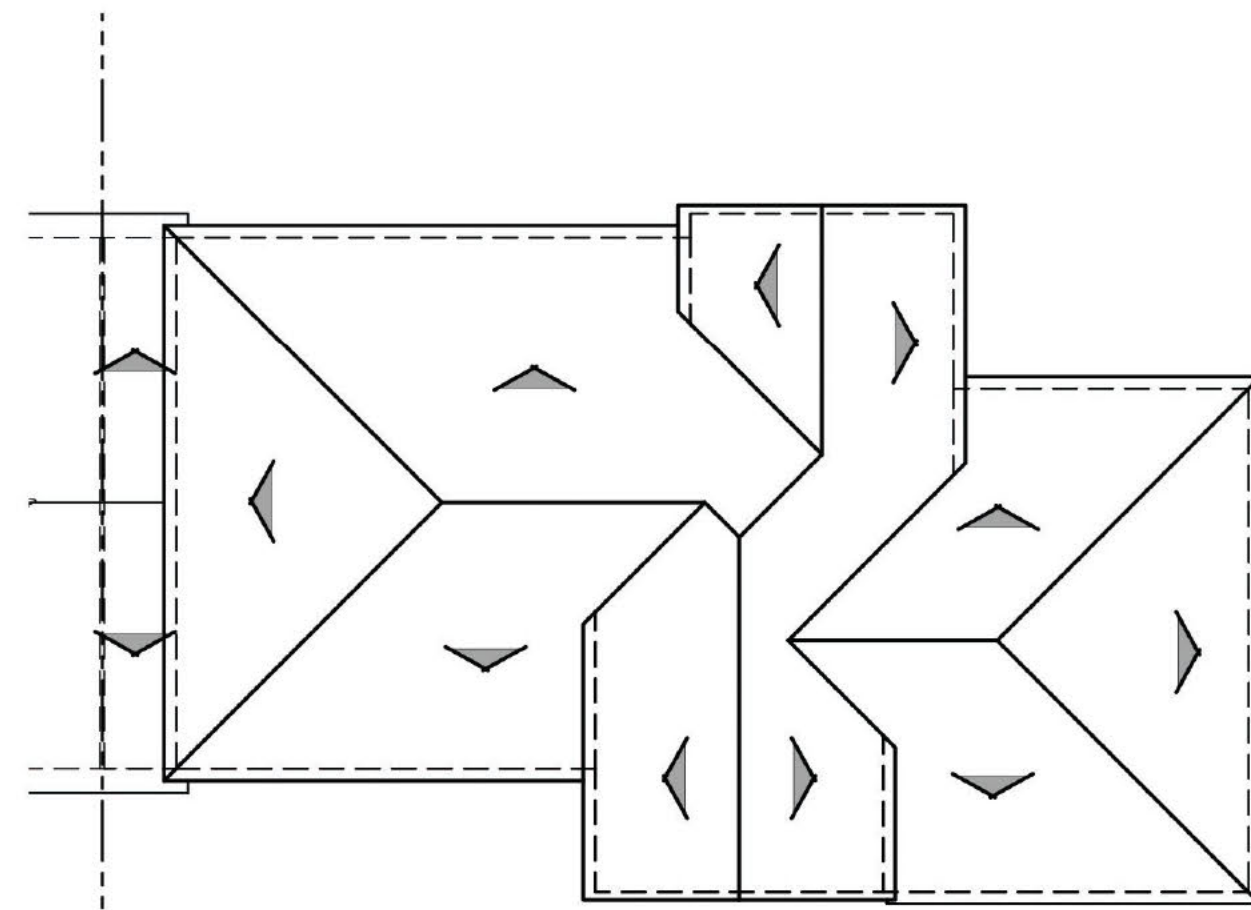


LEFT



FRONT
SCHEME 5

B - ANDALUSIAN
1/4"=1'-0"



ROOF PLAN

PITCH: 4.5:12
RAKE: 4"
EAVE: 6"
ROOF MATERIAL: CONCRETE 'S' TILE

B

MATERIAL LEGEND

- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. WOOD POST
- I. TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. DECORATIVE IRON WORK
- M. BRICK VENEER
- N. AWNING



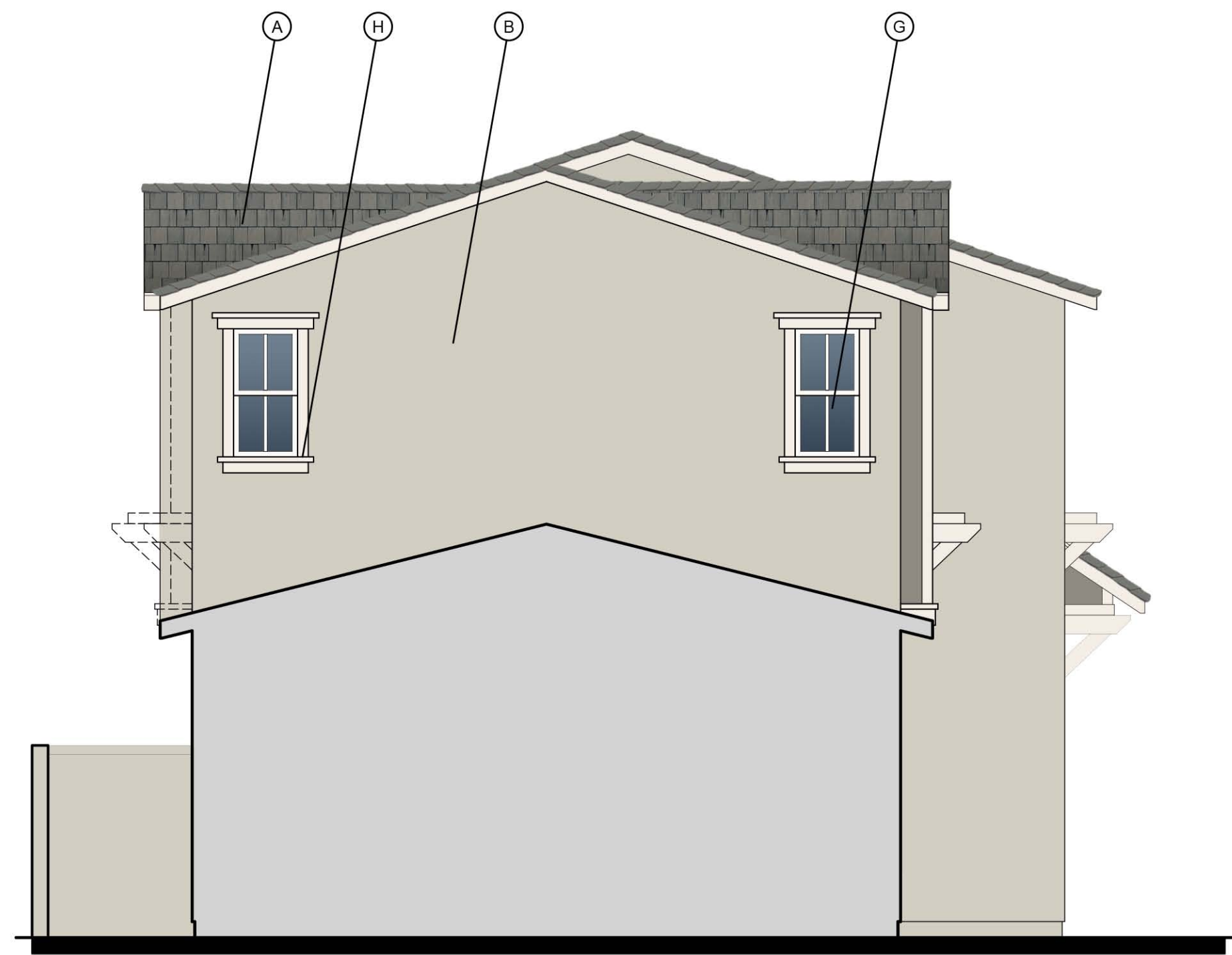
RIGHT

DASHED AT ENHANCED LOTS



REAR

DASHED AT ENHANCED LOTS

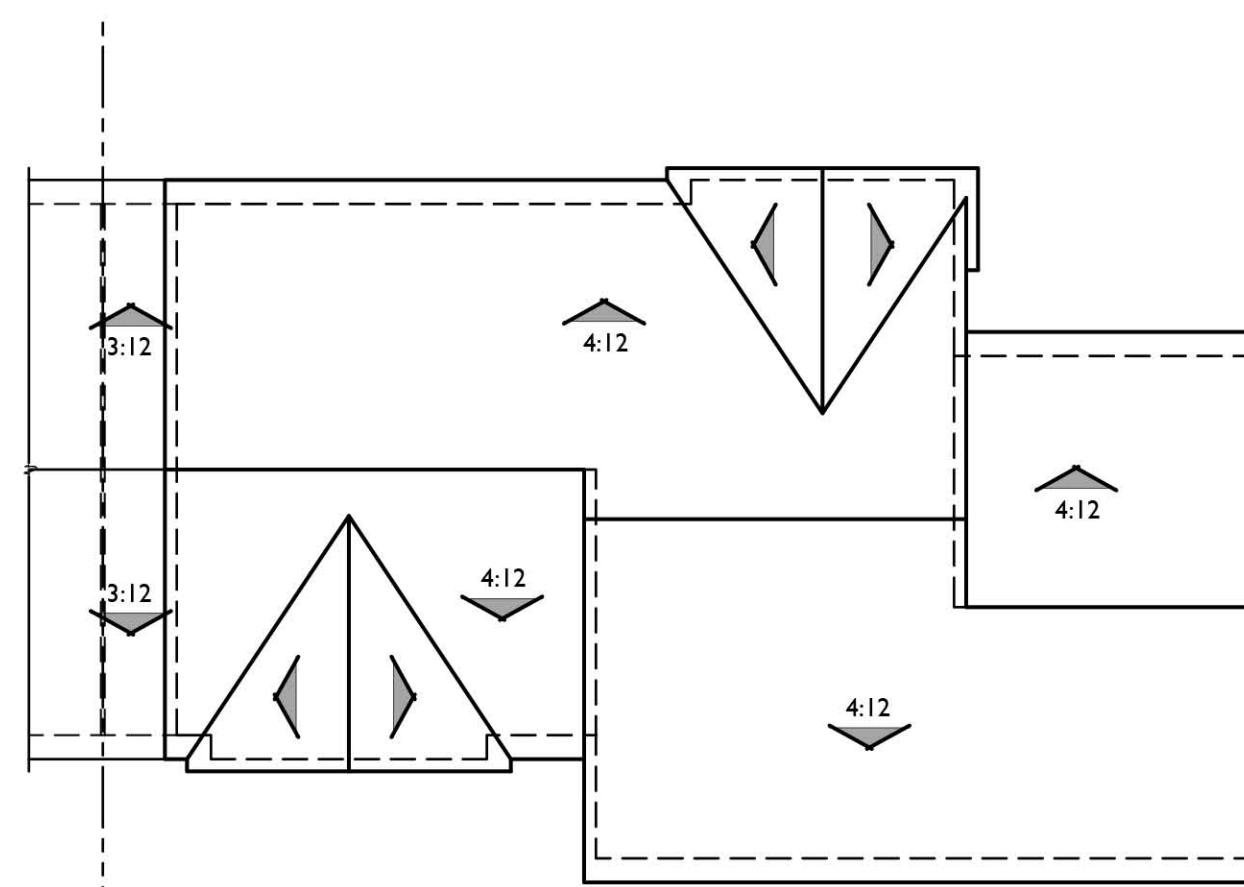


LEFT



FRONT
SCHEME 8

C - FARMHOUSE
1/4"=1'-0"



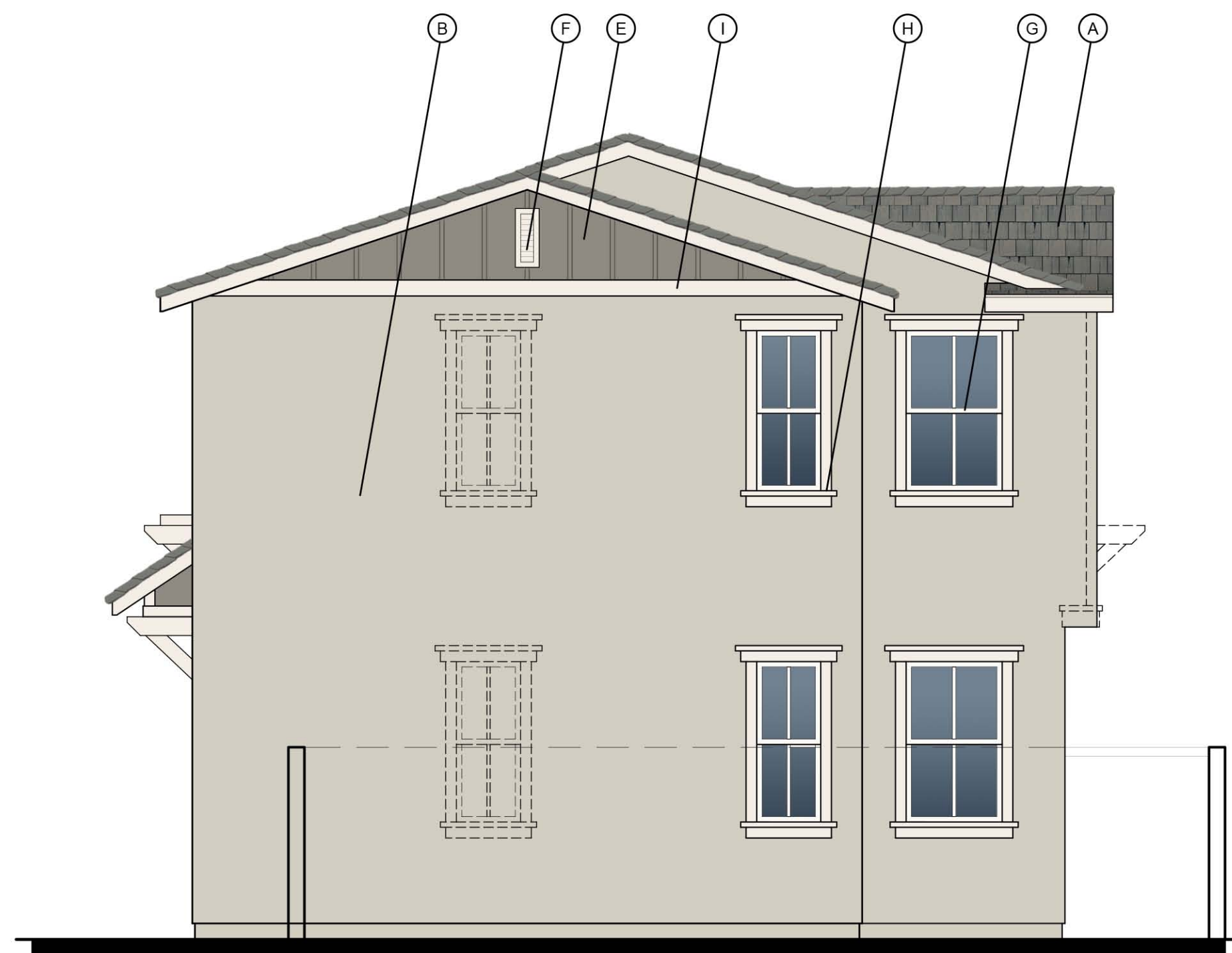
ROOF PLAN

PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

C
1/4"=1'-0"

MATERIAL LEGEND

- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. BOARD & BATTEN SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. FOAM EAVE
- I. CEMENTITIOUS TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. METAL POT SHELF
- M. DECORATIVE TILE



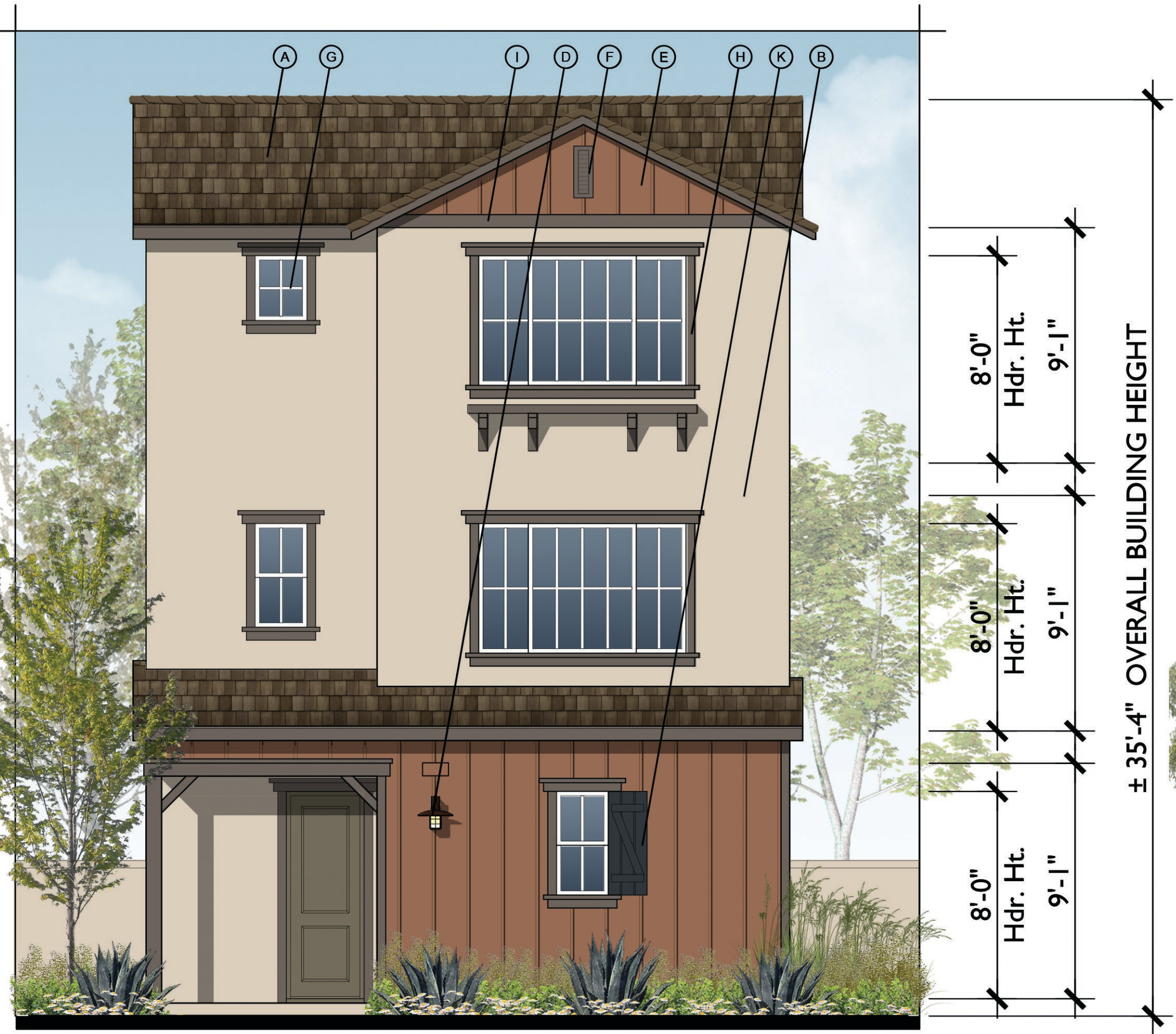
RIGHT

DASHED AT ENHANCED LOTS



REAR

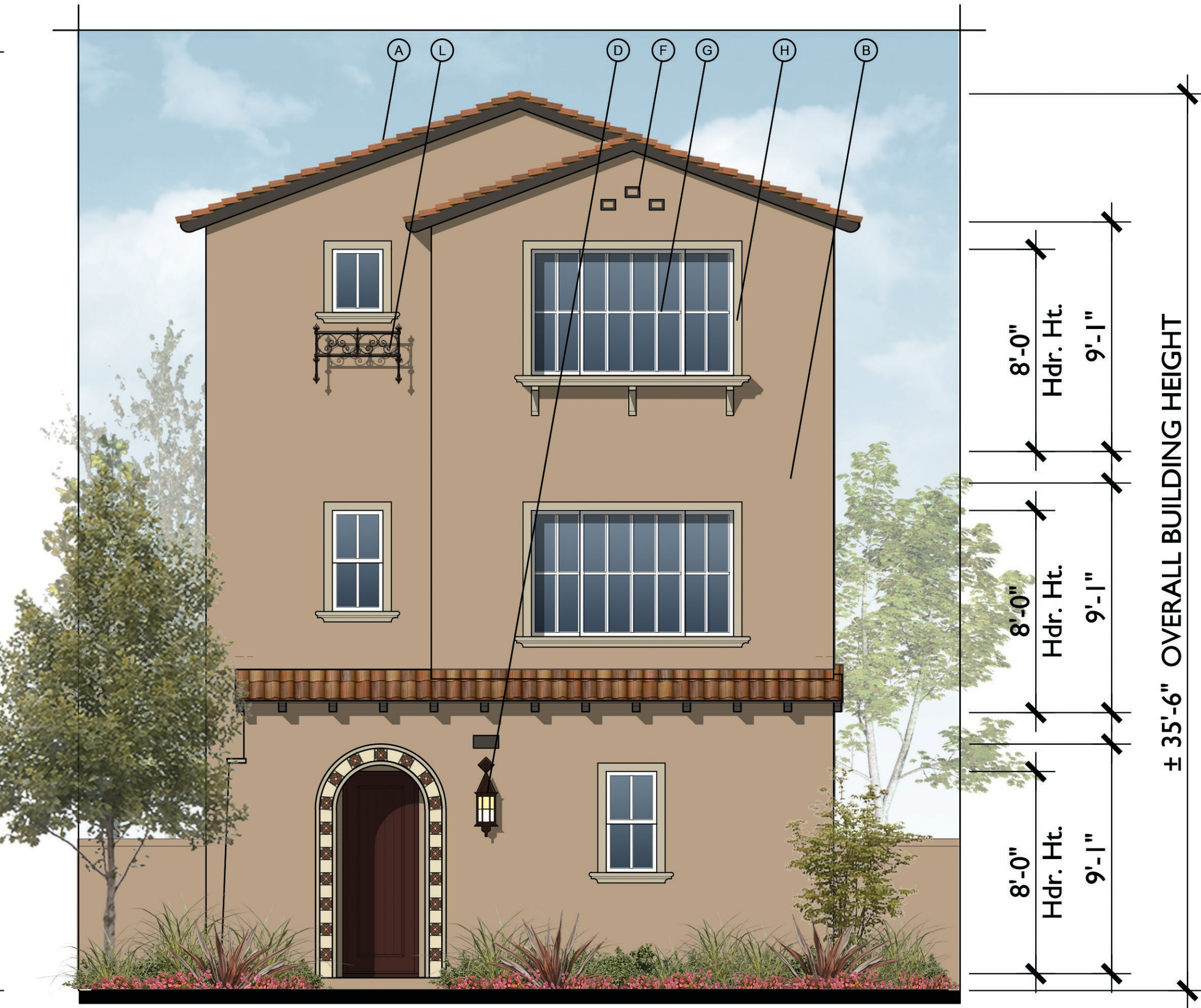
DASHED AT ENHANCED LOTS



FRONT C - FARMHOUSE
1/4"=1'-0"



FRONT B - ANDALUSIAN
1/4"=1'-0"



FRONT A - SPANISH COLONIAL
1/4"=1'-0"

- MATERIAL LEGEND**
- A. FLAT SLATE / CONCRETE 'S' TILE
 - B. STUCCO (COLOR VARIES)
 - C. ROLL UP GARAGE DOOR
 - D. DECORATIVE LIGHT FIXTURE
 - E. SIDING
 - F. DECORATIVE GABLE END DETAIL
 - G. VINYL WINDOW
 - H. WOOD POST
 - I. TRIM
 - J. METAL RAILING
 - K. DECORATIVE SHUTTER
 - L. DECORATIVE IRON WORK
 - M. BRICK VENEER
 - N. AWNING

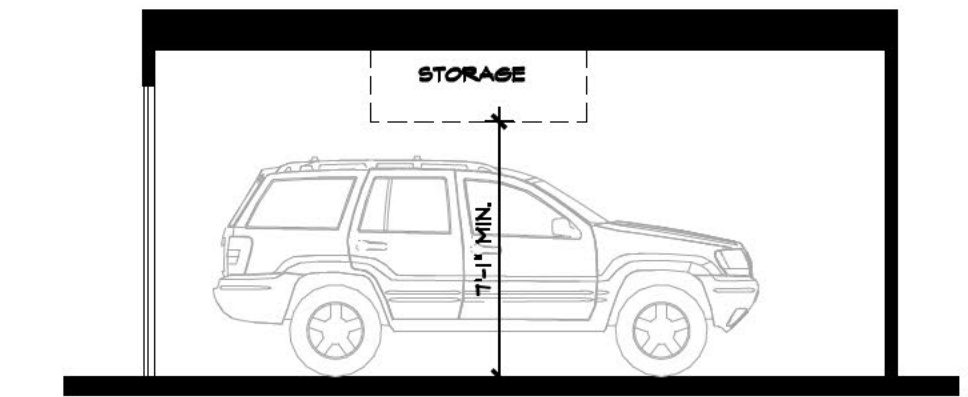
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PLAN 3
Front Elevations
ONTARIO PA27
Ontario, Ca

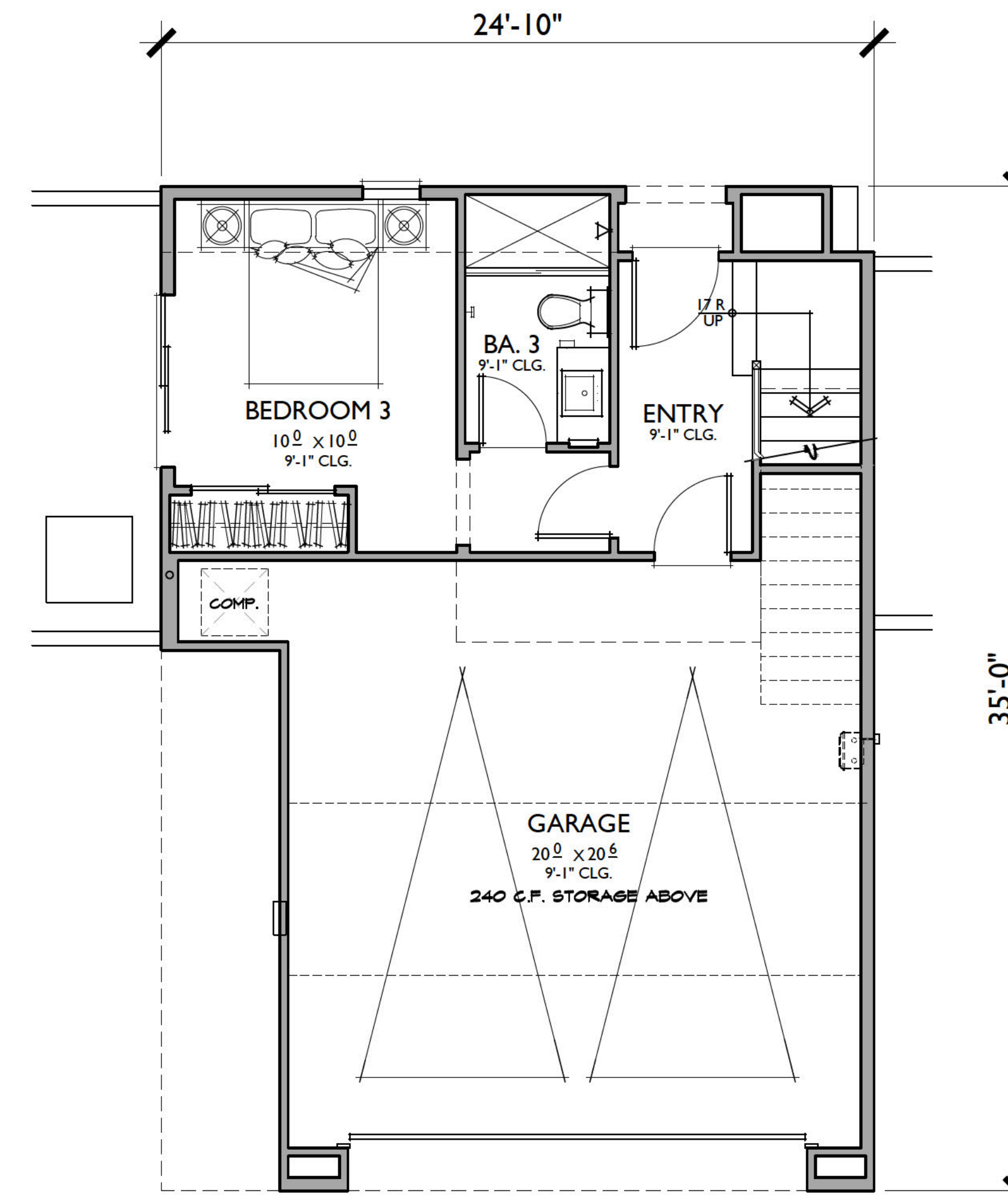
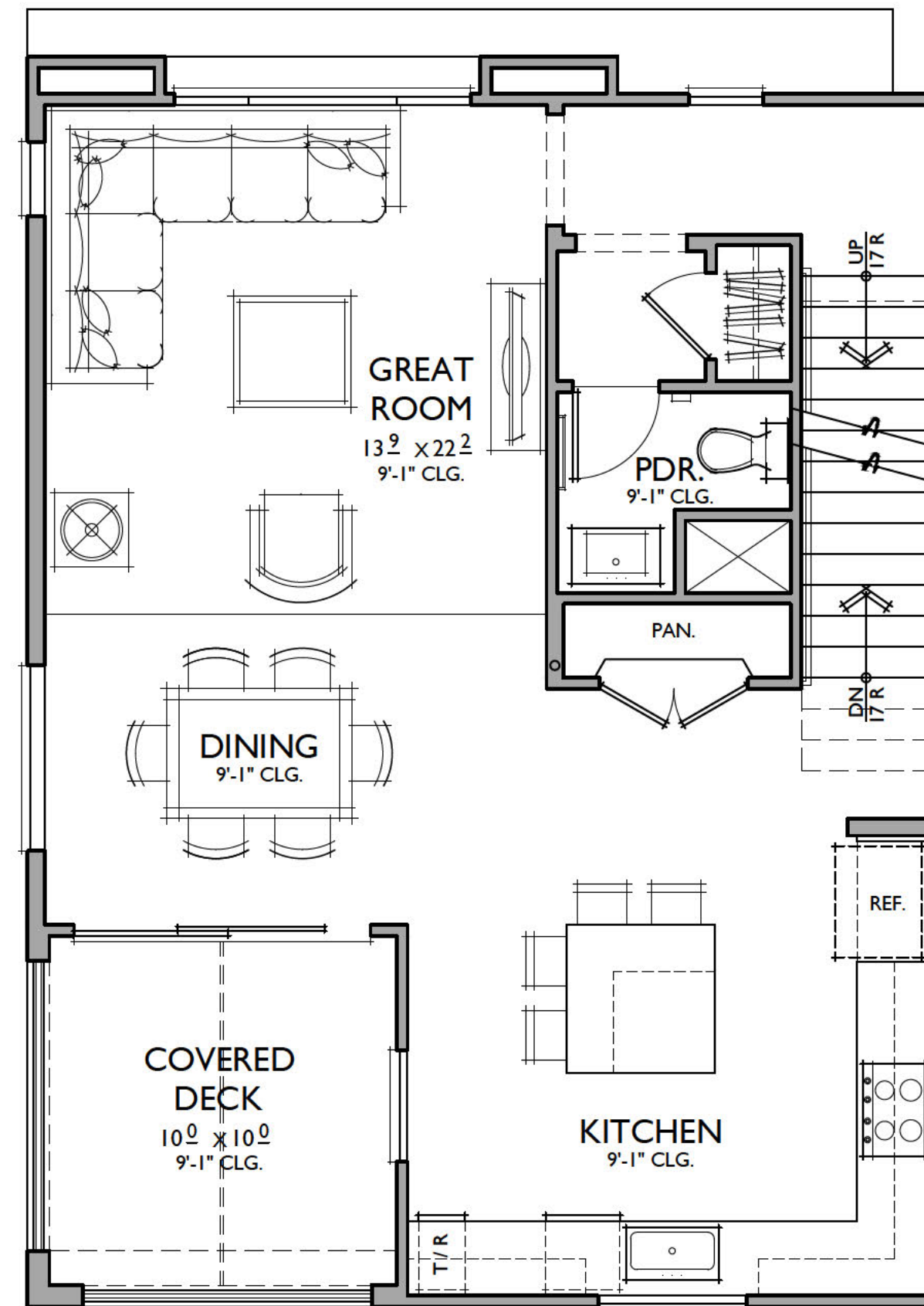
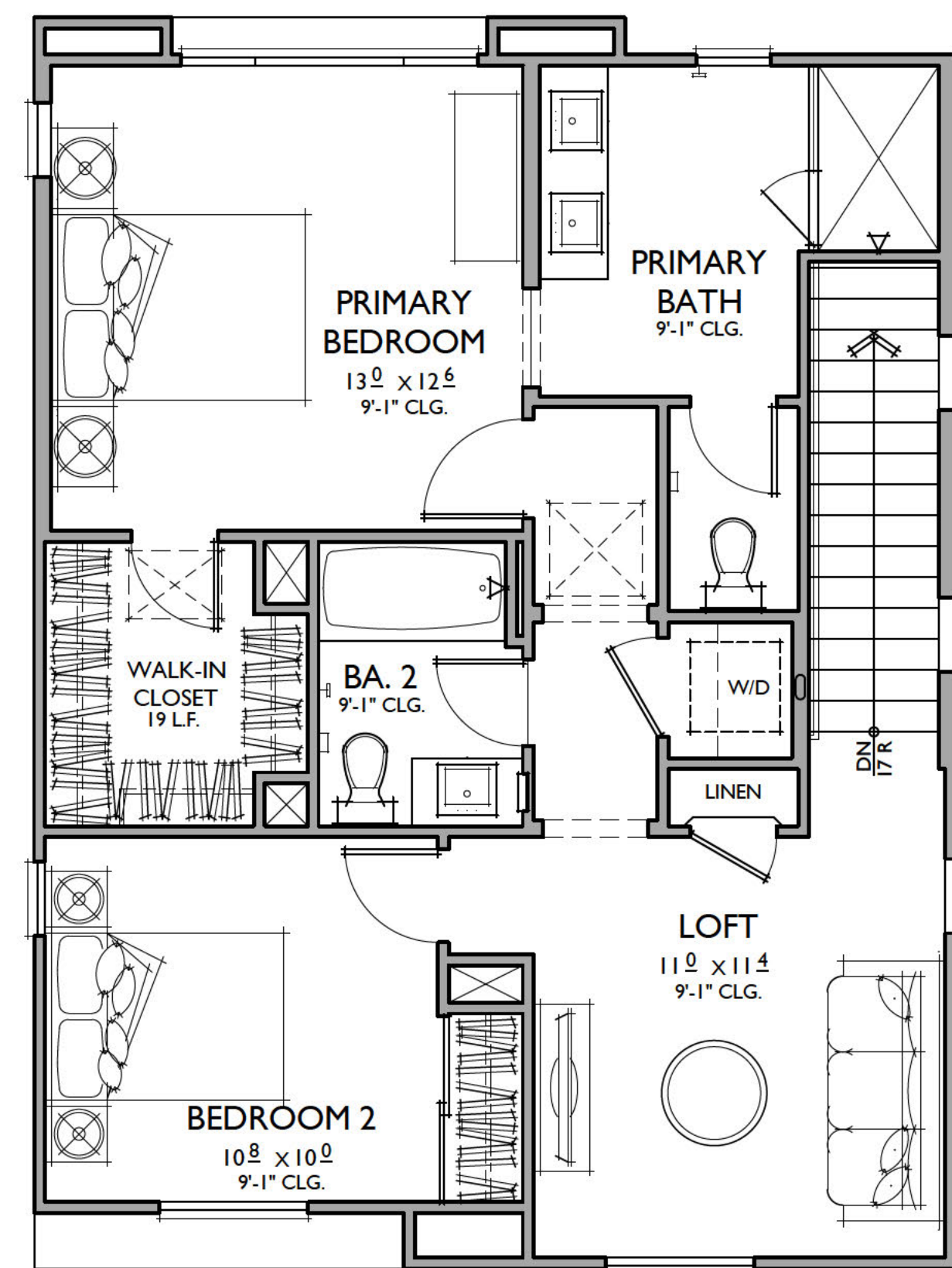
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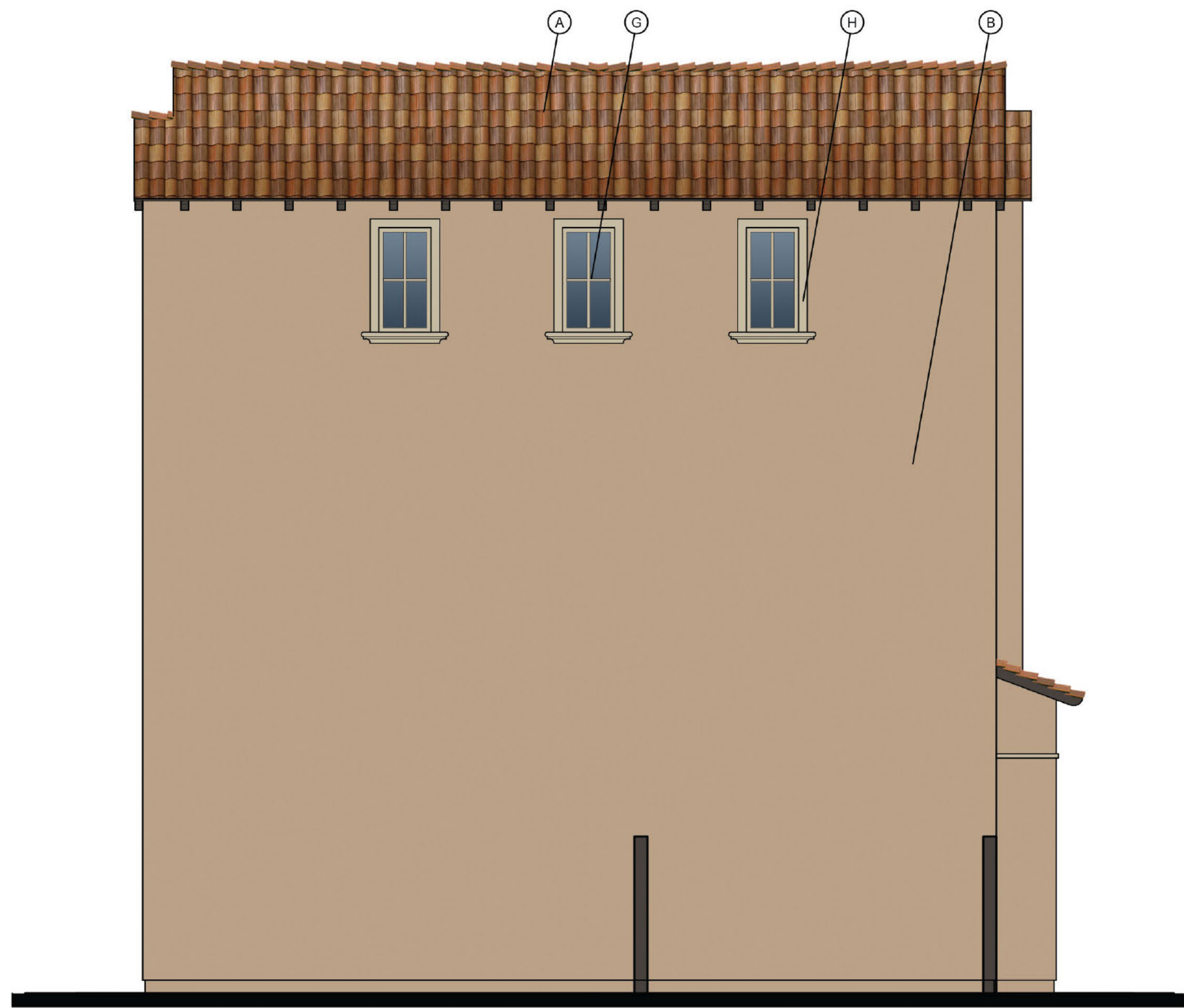
TYPICAL GARAGE SECTION
240 CUBIC FEET OF STORAGE ABOVE CARS
SCALE 3/16" = 1'-0"



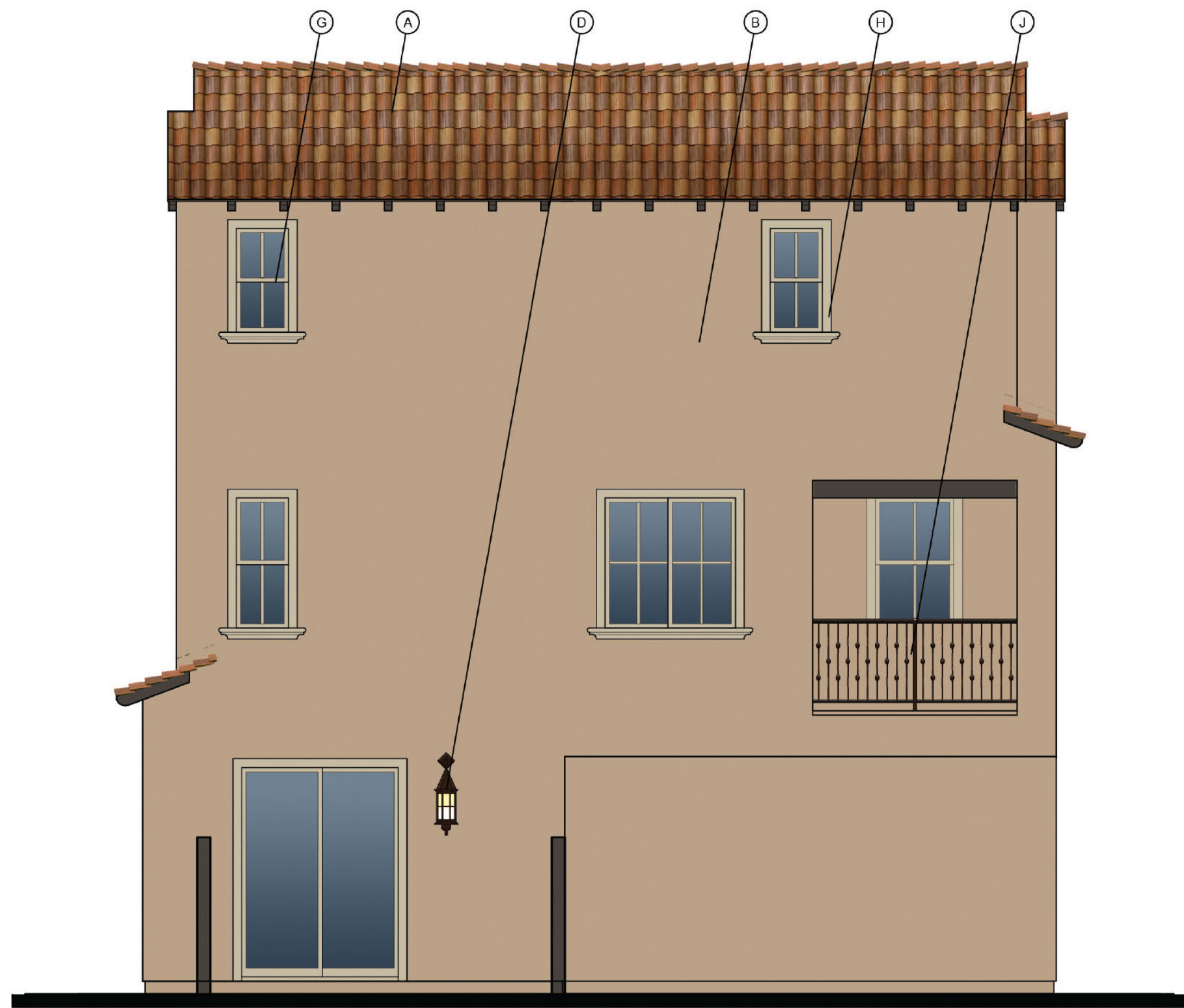
PLAN 3A
1,786 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

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1ST FLOOR	323 SQ. FT.
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PRIVATE OUTDOOR DECK	100 SQ. FT.
2 - CAR GARAGE	480 SQ. FT.

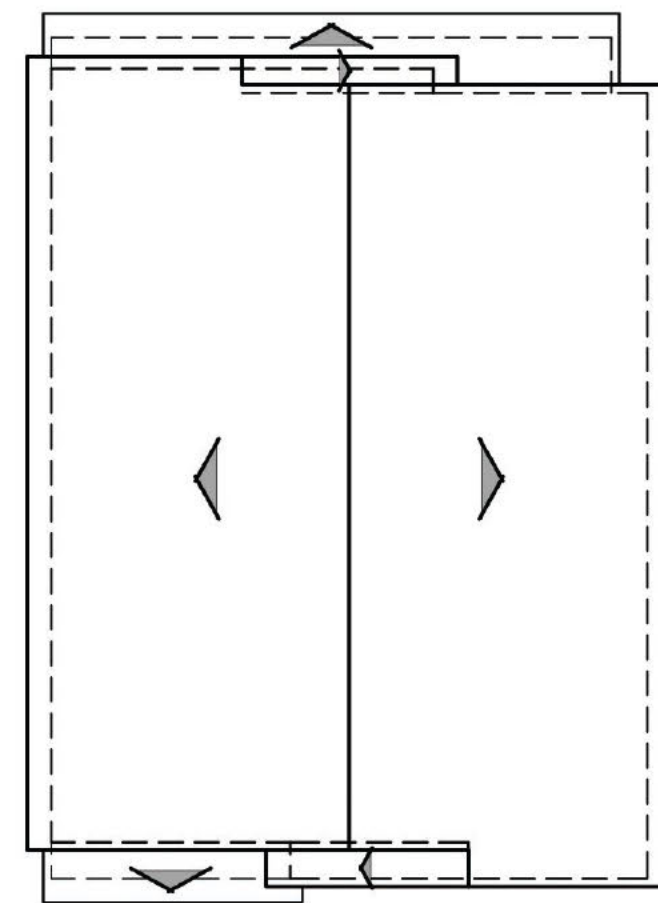
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT



RIGHT
PLAN 3 A
 Spanish Colonial Elevation
ONTARIO PA27
 Ontario, Ca



ROOF PLAN A

PITCH: 4.5:12
 RAKE: 4"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE

MATERIAL LEGEND

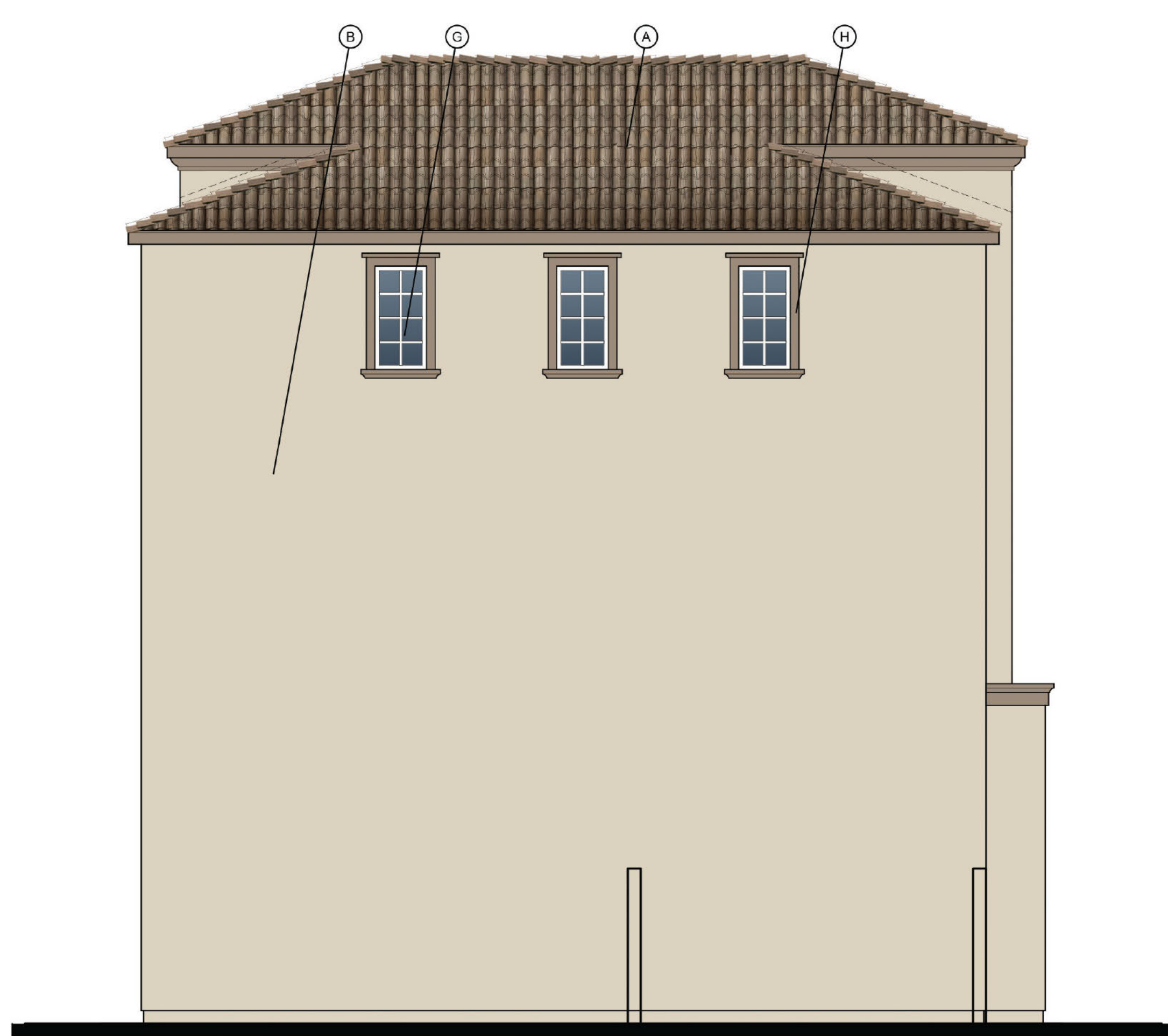
- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. WOOD POST
- I. TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. DECORATIVE IRON WORK
- M. BRICK VENEER
- N. AWNING



FRONT
 SCHEME 3
A - SPANISH COLONIAL



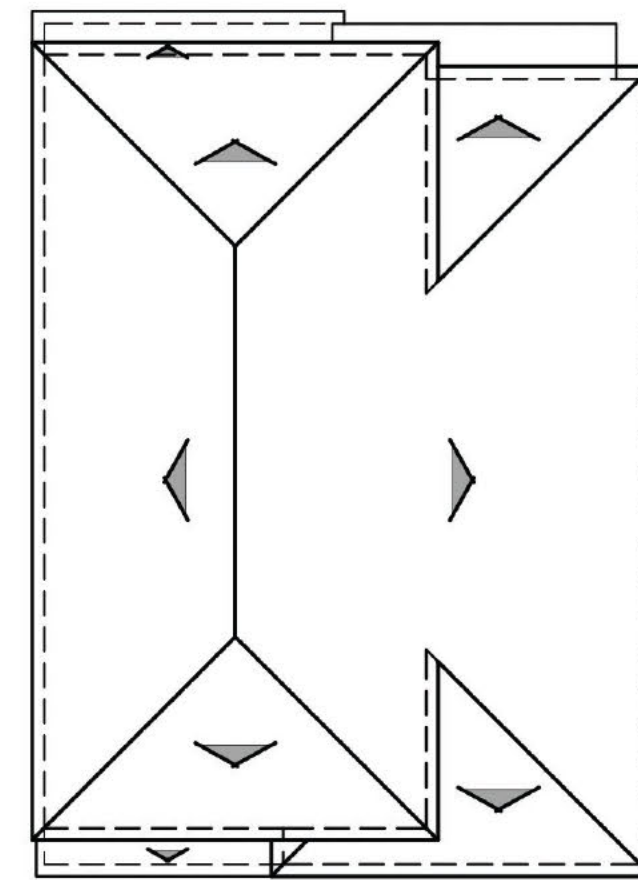
REAR



LEFT



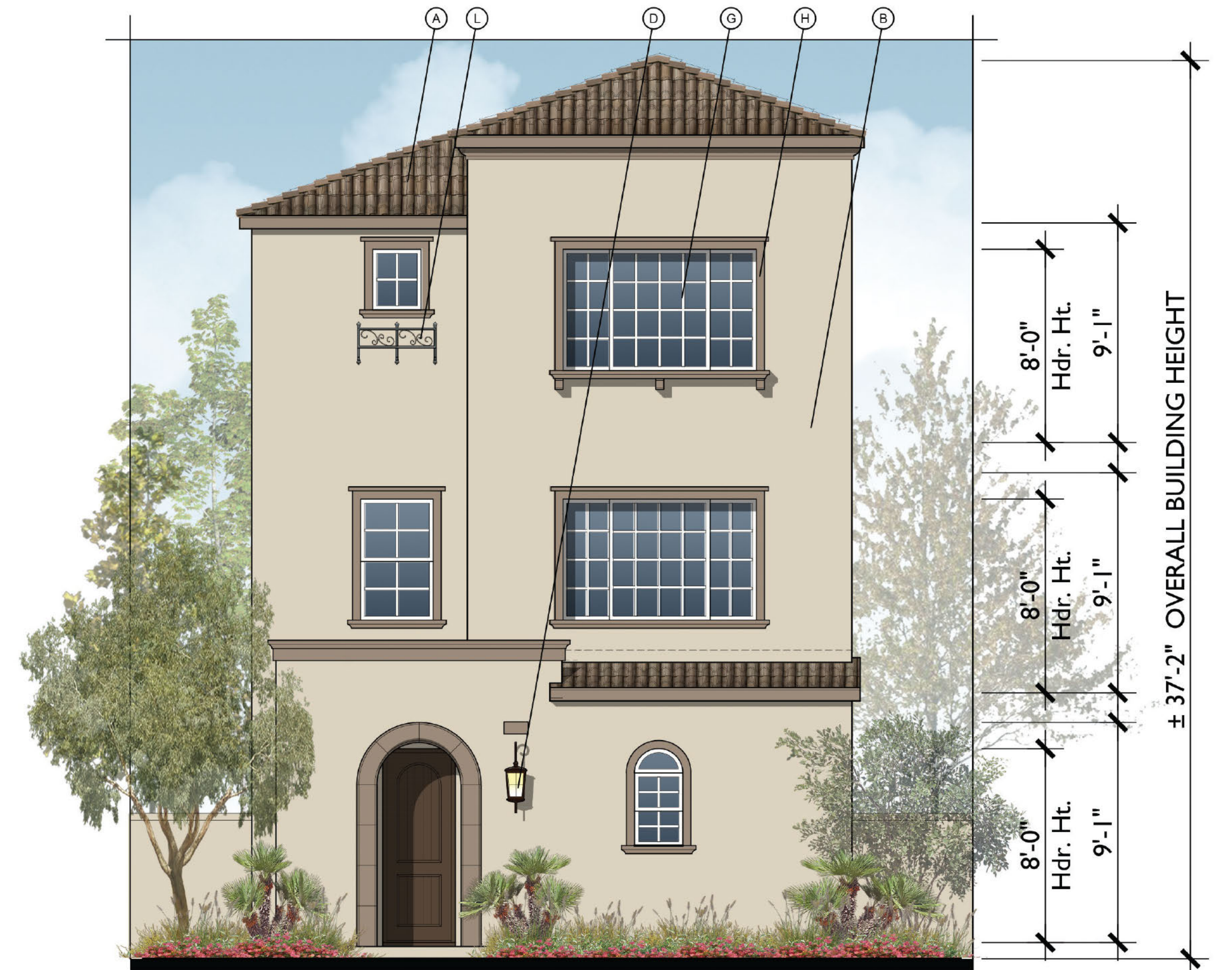
RIGHT
PLAN 3 B
 Andalusian Elevation
ONTARIO PA27
 Ontario, Ca



ROOF PLAN B
 PITCH: 4.5:12
 RAKE: 4"
 EAVE: 6"
 ROOF MATERIAL: CONCRETE 'S' TILE

MATERIAL LEGEND

- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. WOOD POST
- I. TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. DECORATIVE IRON WORK
- M. BRICK VENEER
- N. AWNING



FRONT SCHEME 6
B - ANDALUSIAN

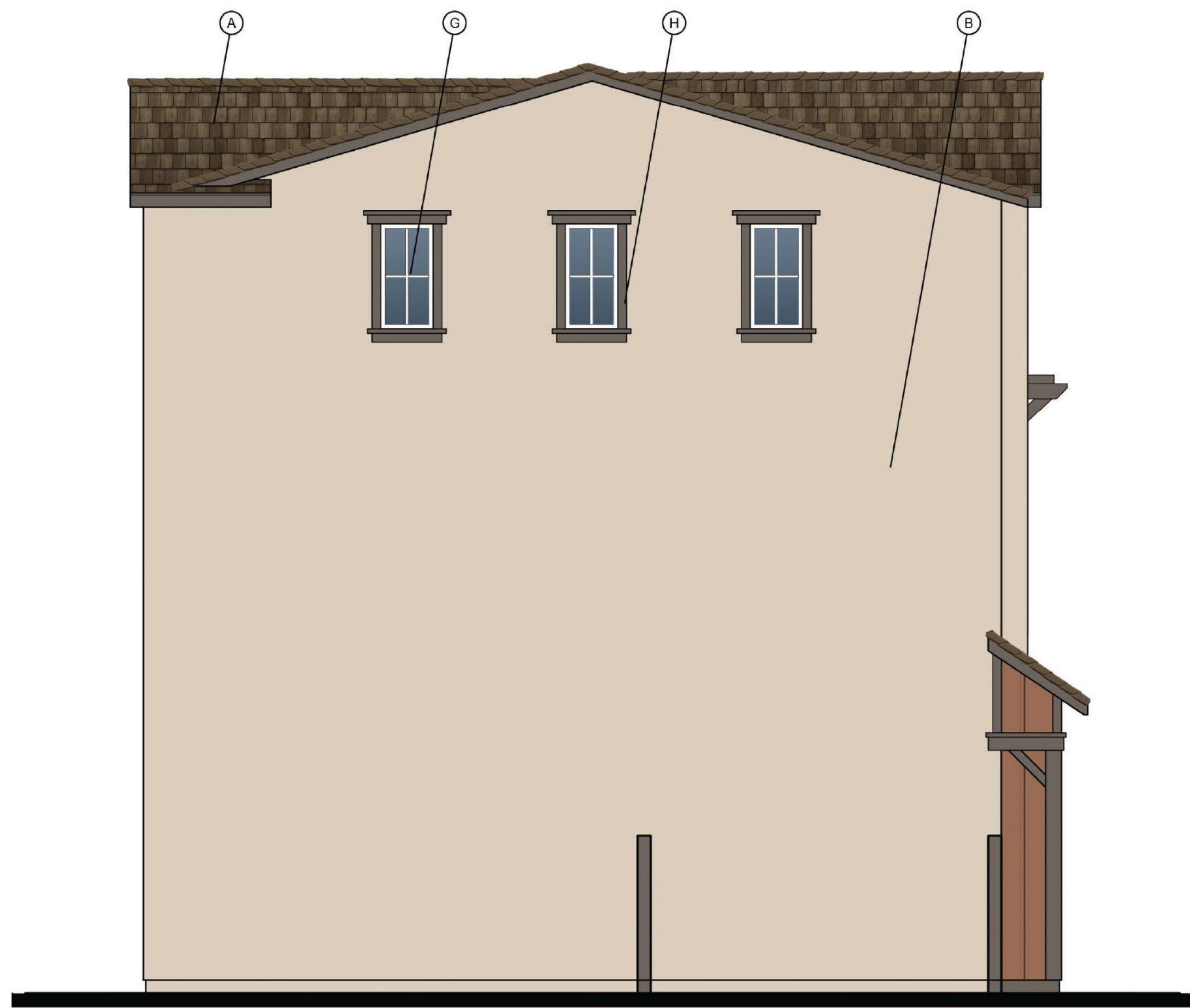


REAR

NOTE: ENTRY SURROUNDS TO BE SMOOTH STUCCO FINISH.

04.08.22

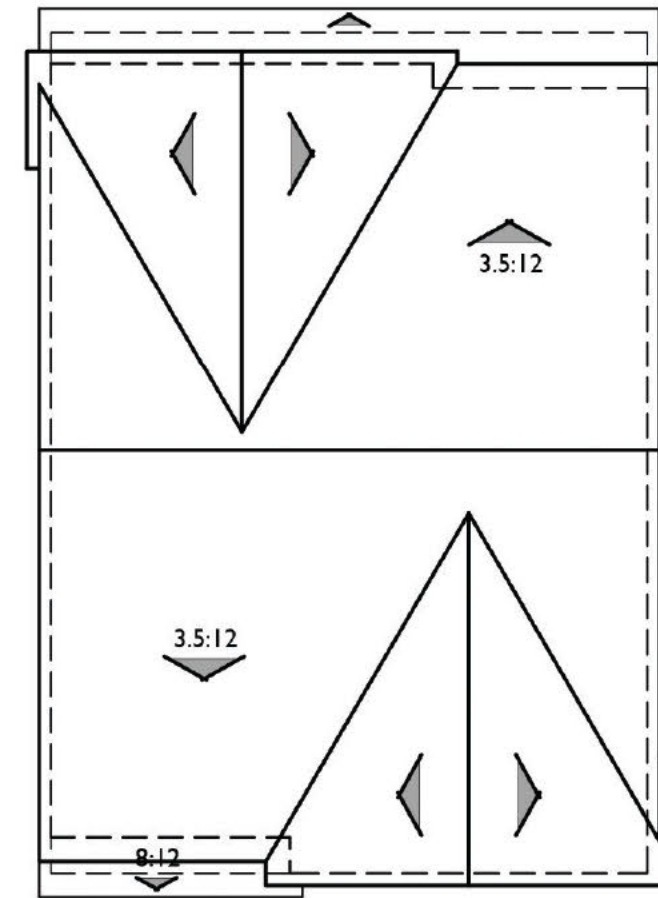




LEFT



RIGHT
PLAN 3 C
 Farmhouse Elevation
ONTARIO PA27
 Ontario, Ca

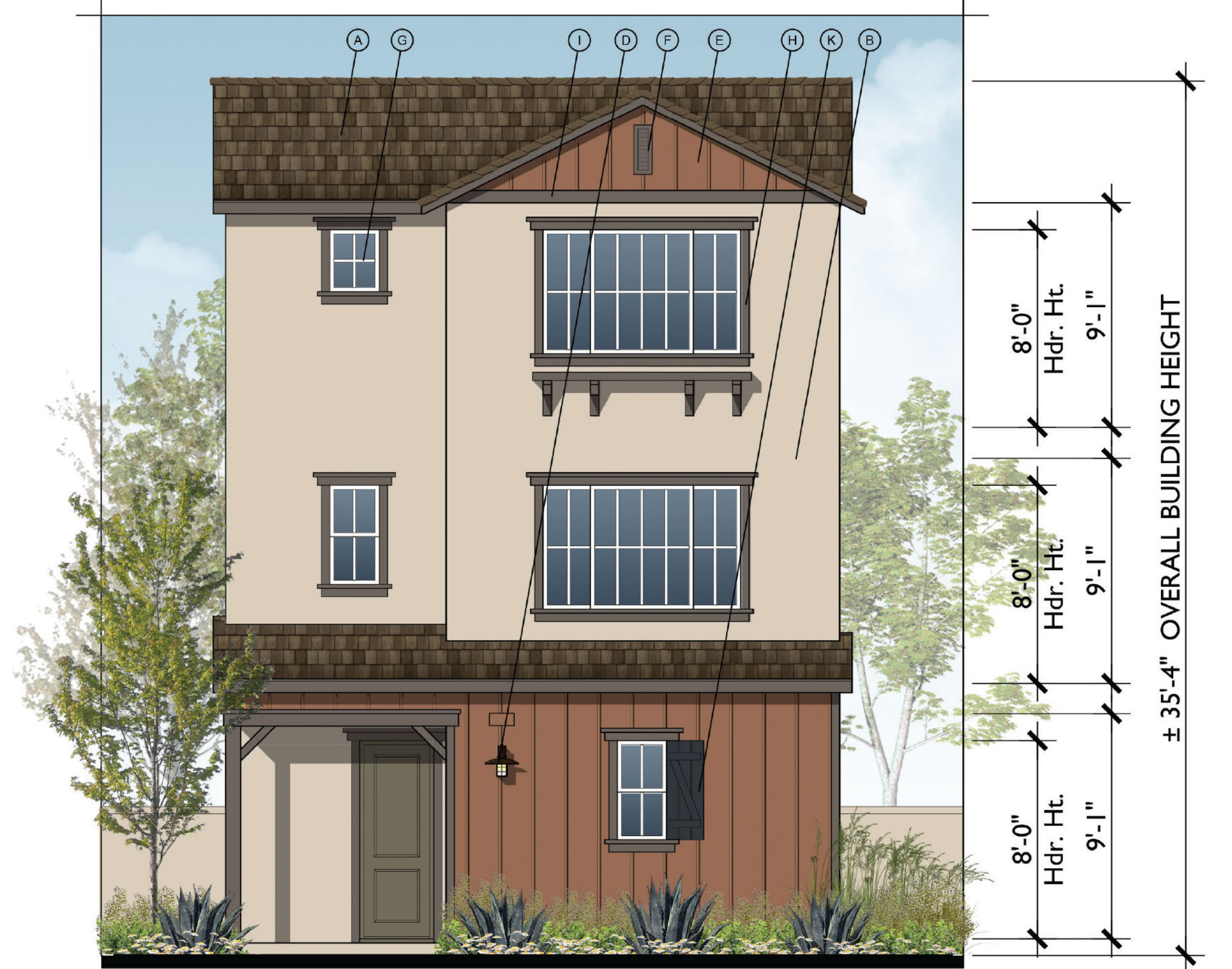


ROOF PLAN C

PITCH: 6:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. WOOD POST
- I. TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. DECORATIVE IRON WORK
- M. BRICK VENEER
- N. AWNING



FRONT
 SCHEME 9
C - FARMHOUSE



REAR

NOTE: ENTRY SURROUNDS TO BE SMOOTH STUCCO FINISH.

MATERIAL LEGEND

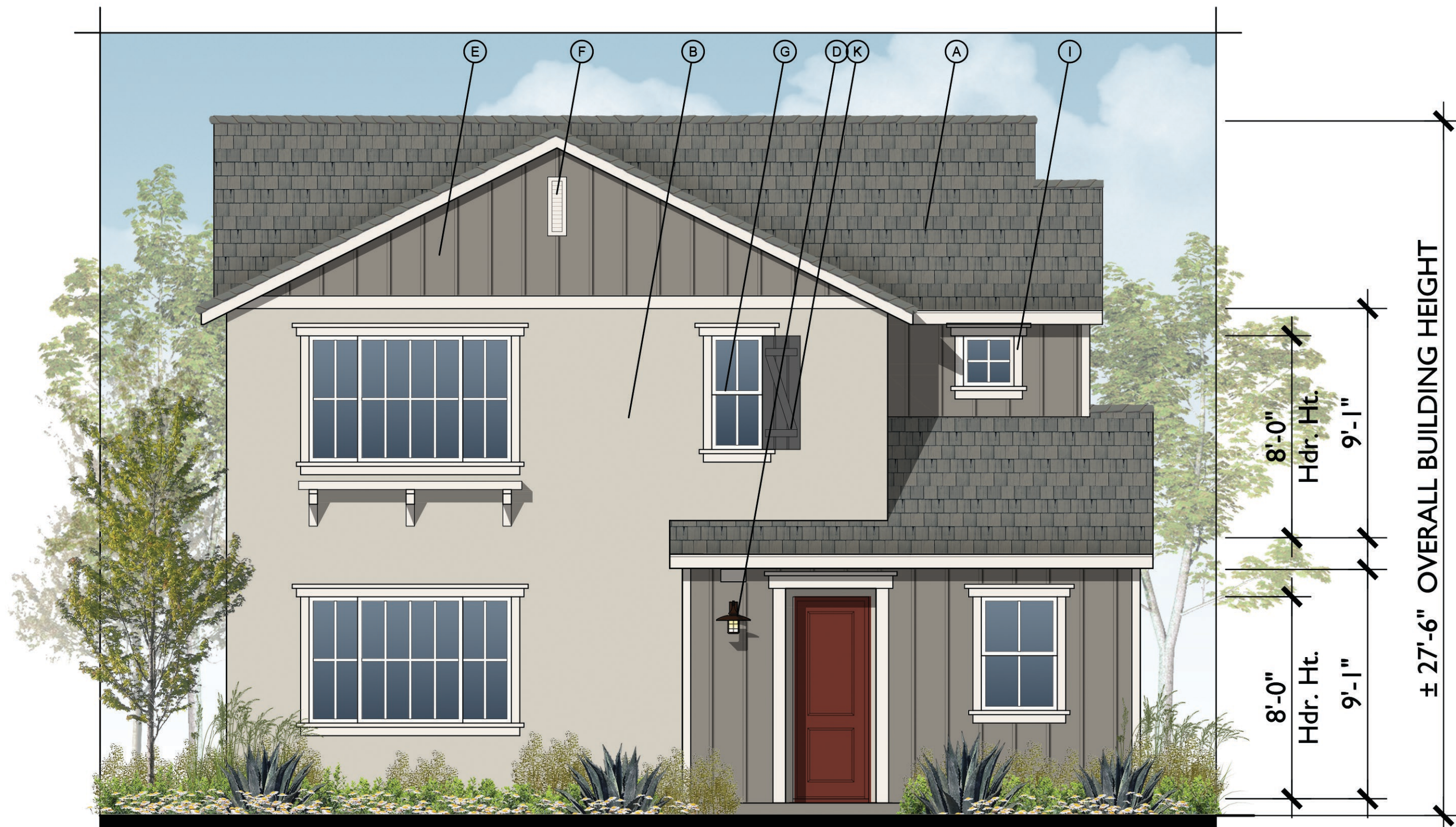
- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. WOOD POST
- I. TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. DECORATIVE IRON WORK
- M. BRICK VENEER
- N. AWNING



FRONT

A - SPANISH COLONIAL

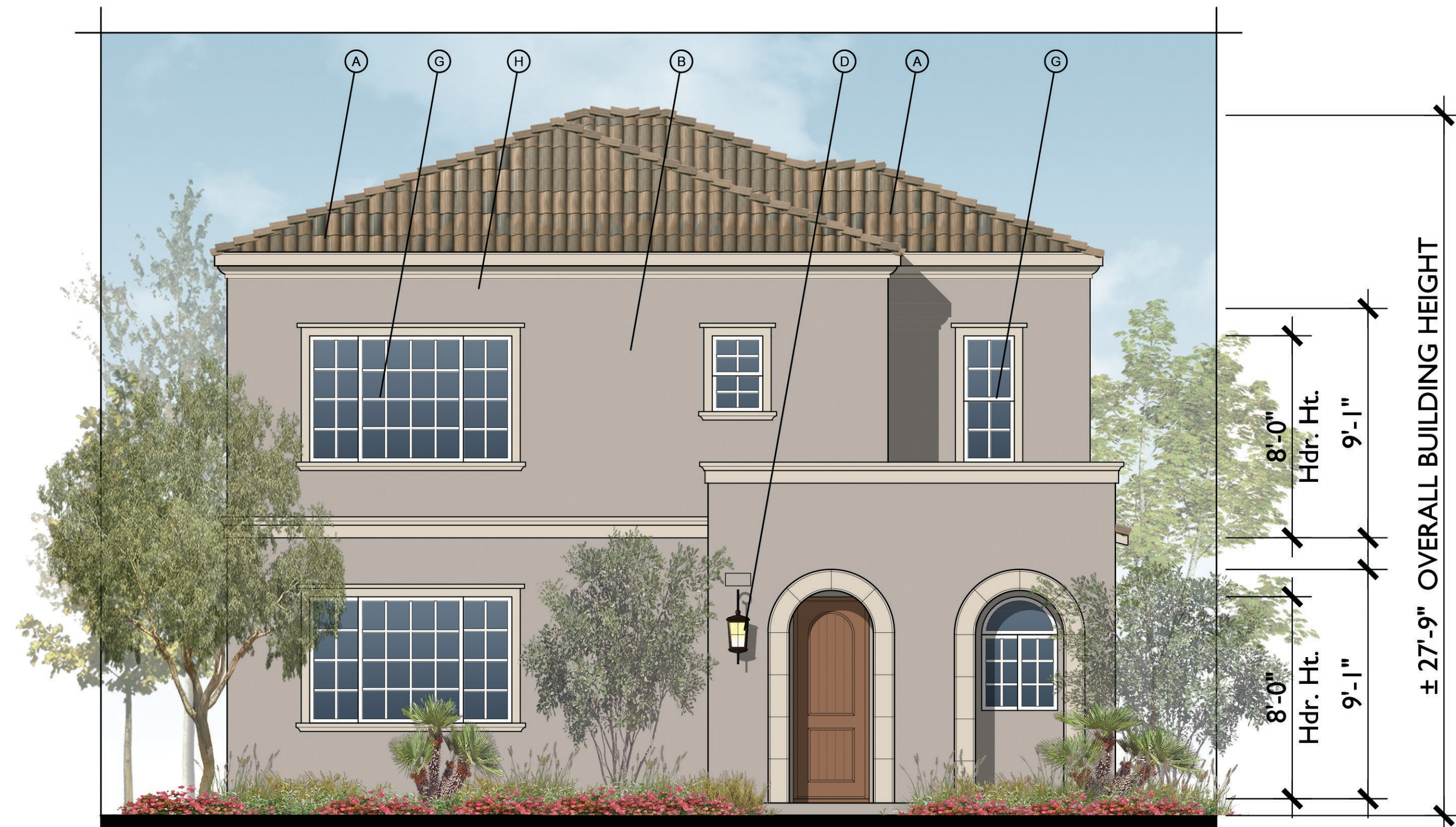
1/4"=1'-0"



FRONT

C - FARMHOUSE

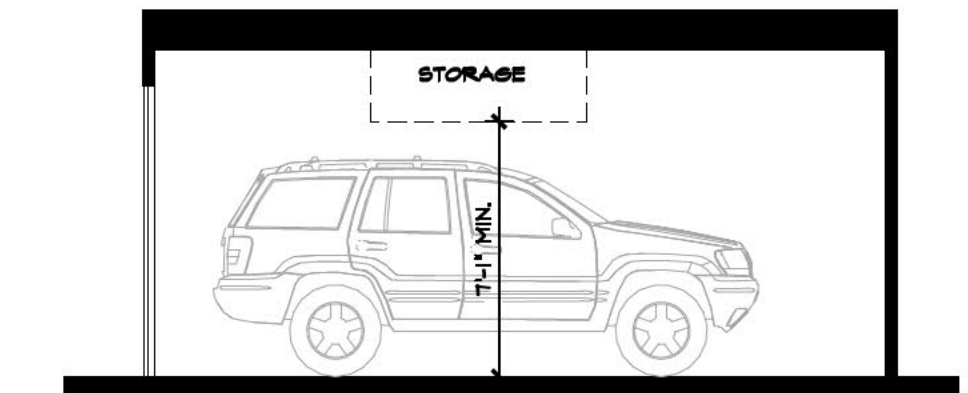
1/4"=1'-0"



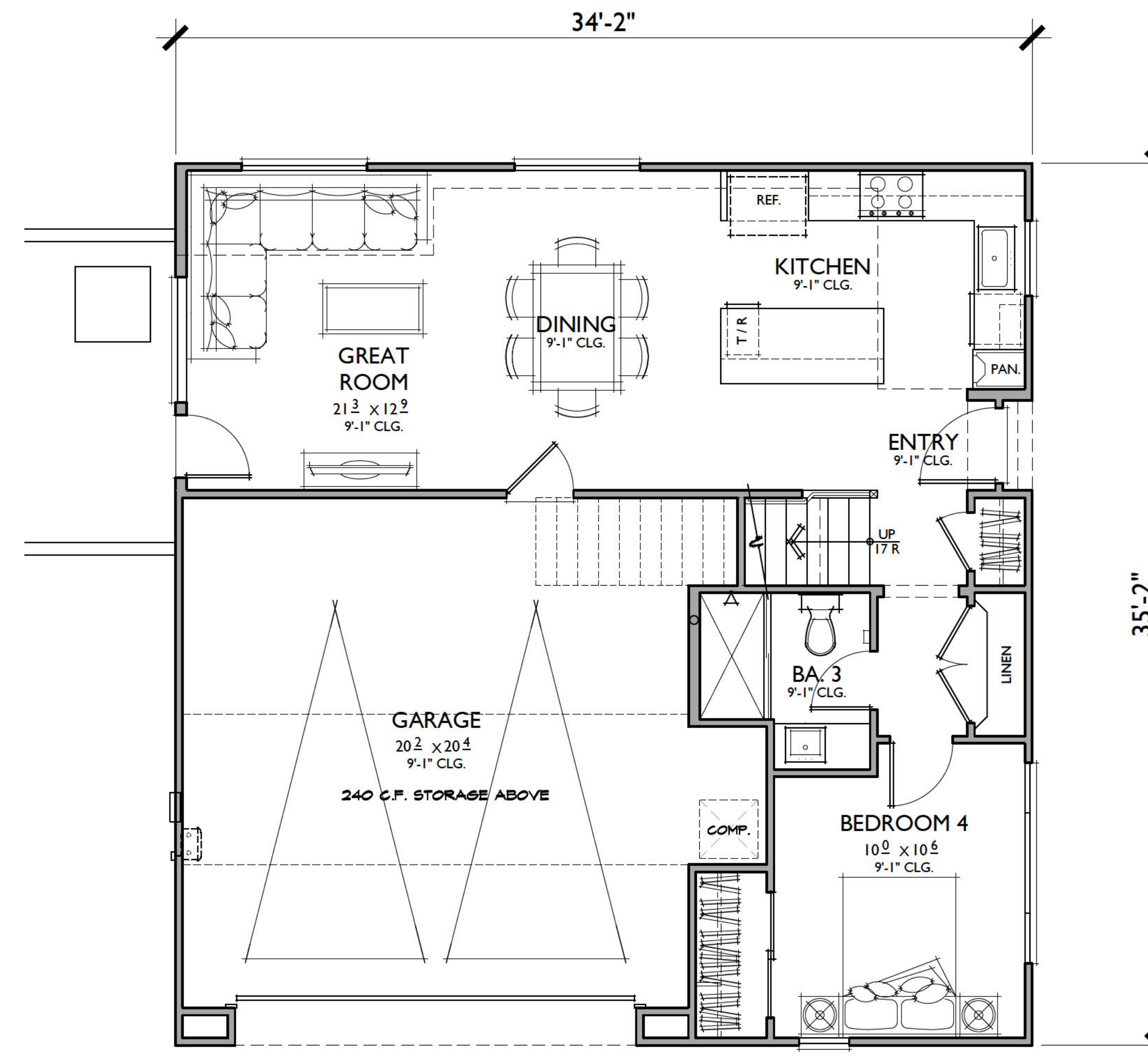
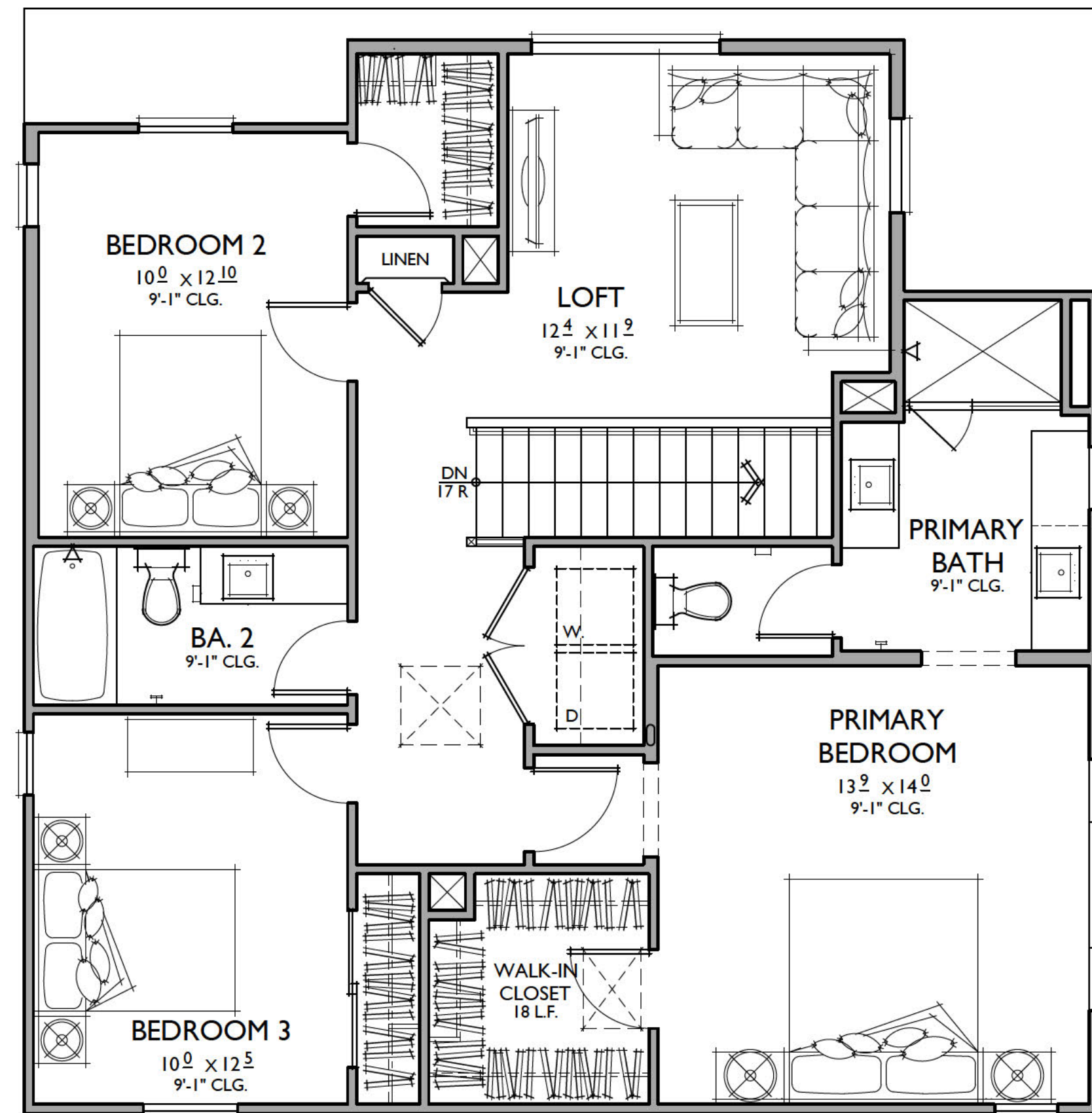
FRONT

B - ANDALUSIAN

1/4"=1'-0"



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



PLAN 4A

1,801 SQ. FT.

4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	755 SQ. FT.
2ND FLOOR	1,051 SQ. FT.
TOTAL	1,801 SQ. FT.
PRIVATE OUTDOOR YARD	±153 SQ. FT.
PRIVATE OUTDOOR DECK	N/A
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4A

Reflects Spanish Colonial Elevation

ONTARIO PA27

Ontario, Ca



366.21024

04.08.22

LENNAR

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

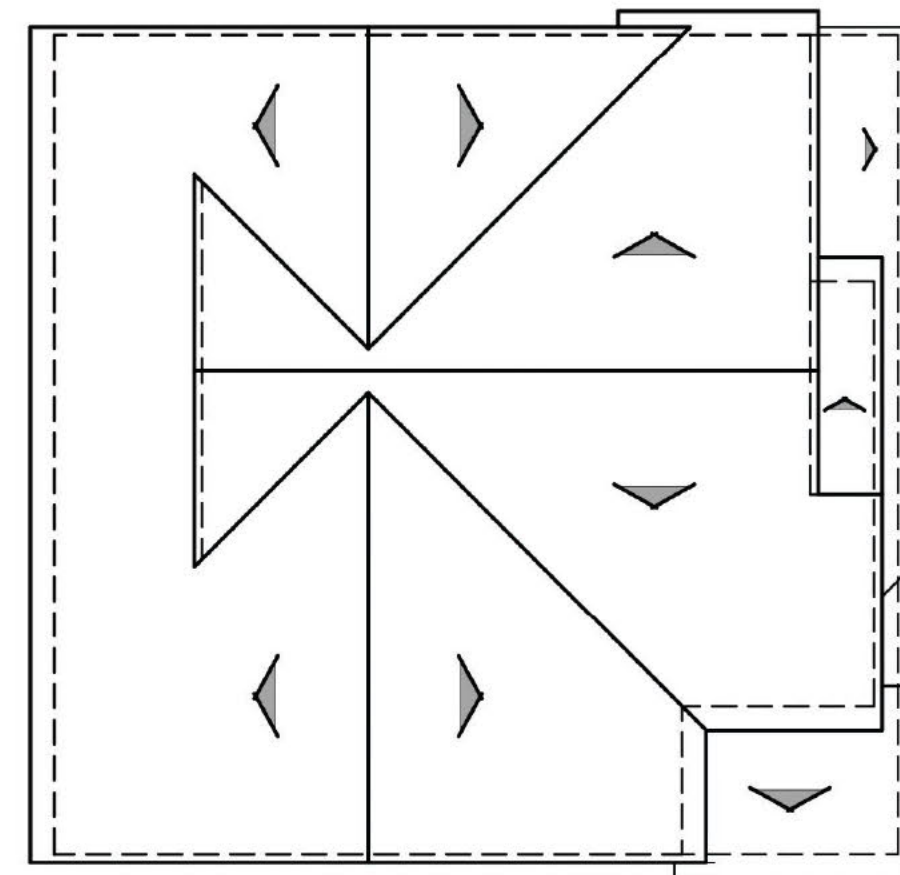


LEFT



FRONT
SCHEME 1

A - SPANISH COLONIAL
1/4"=1'-0"



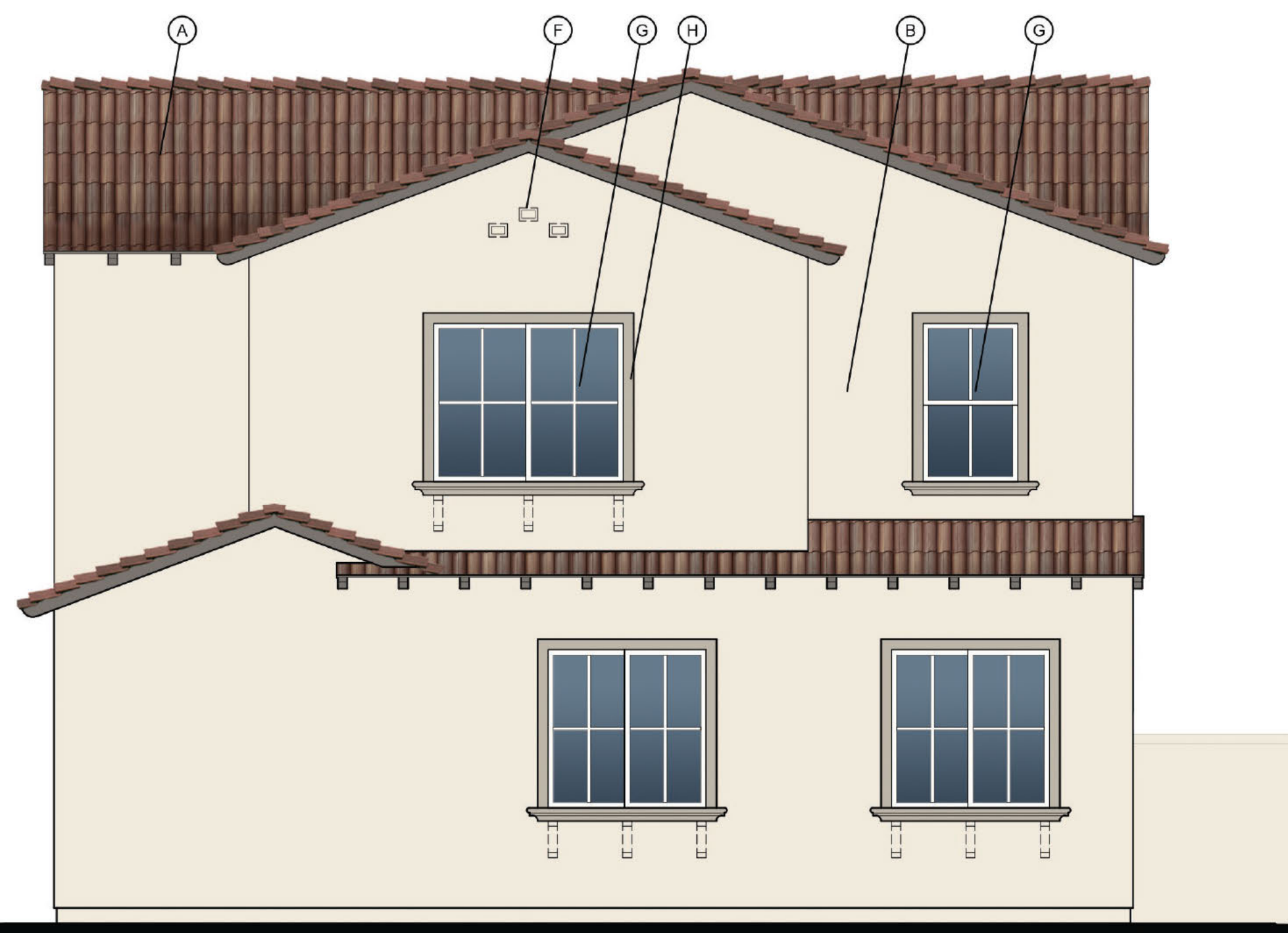
ROOF PLAN

A

PITCH: 4.5:12
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

MATERIAL LEGEND

- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. WOOD POST
- I. TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. DECORATIVE IRON WORK

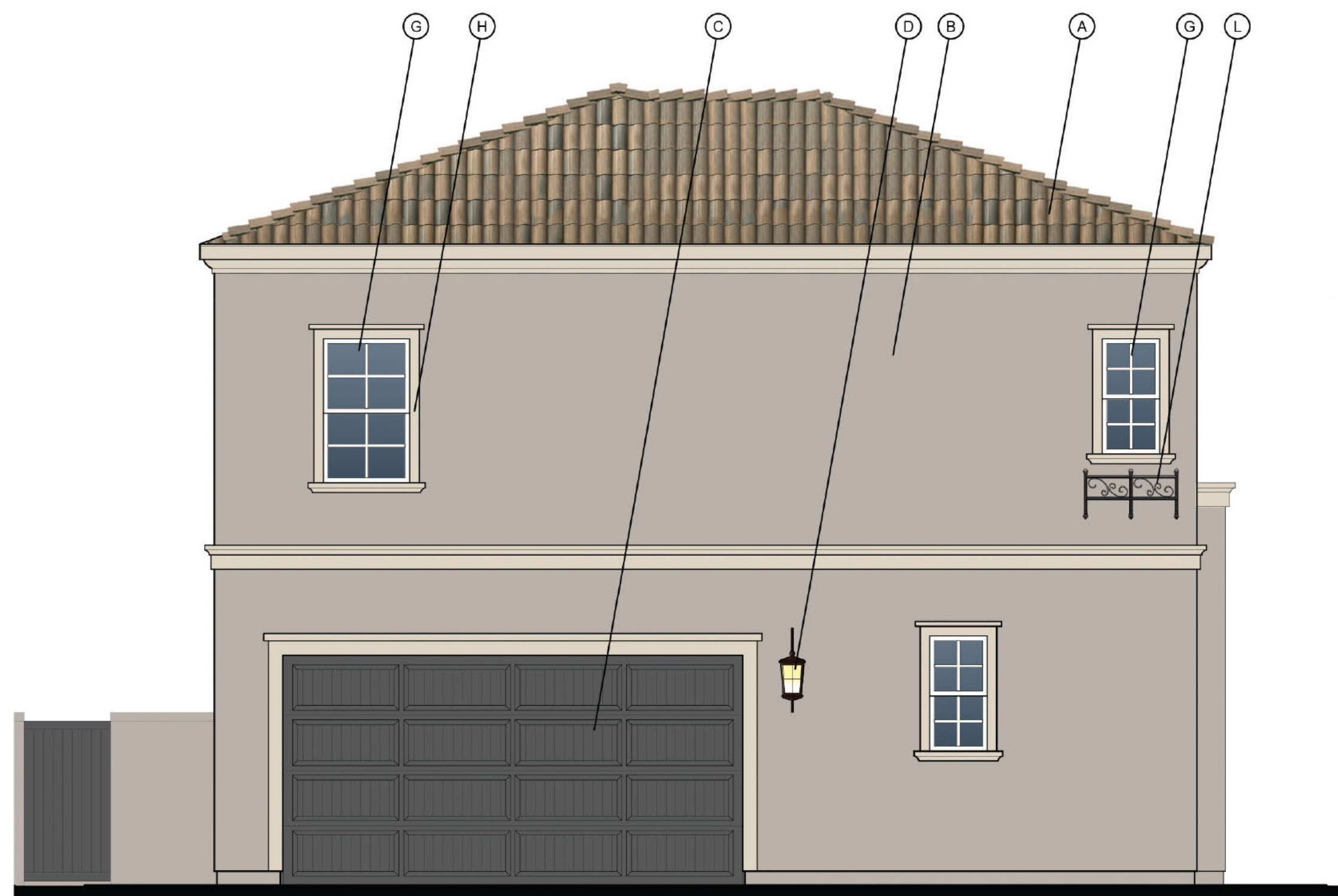


RIGHT

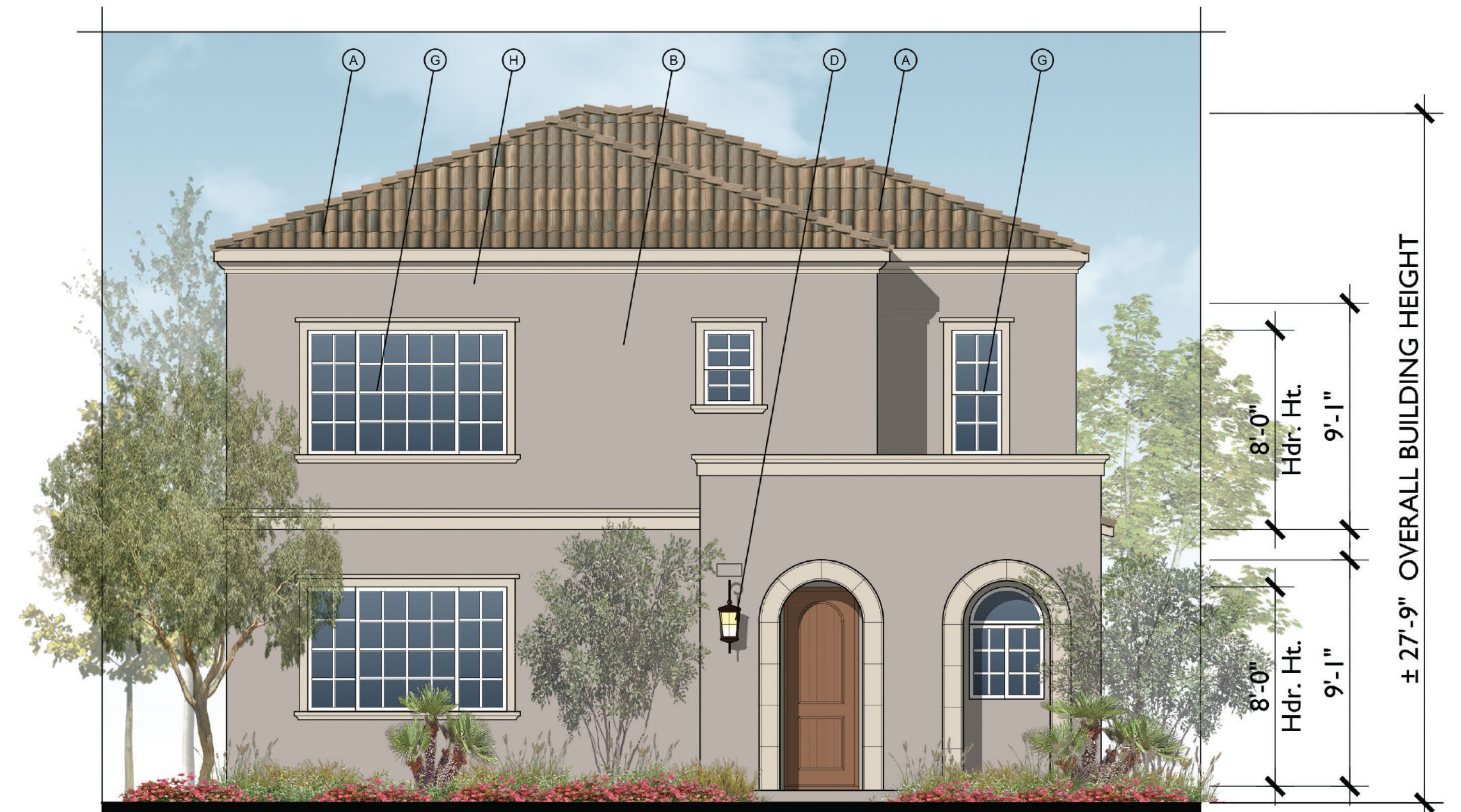
DASHED AT ENHANCED LOTS



REAR

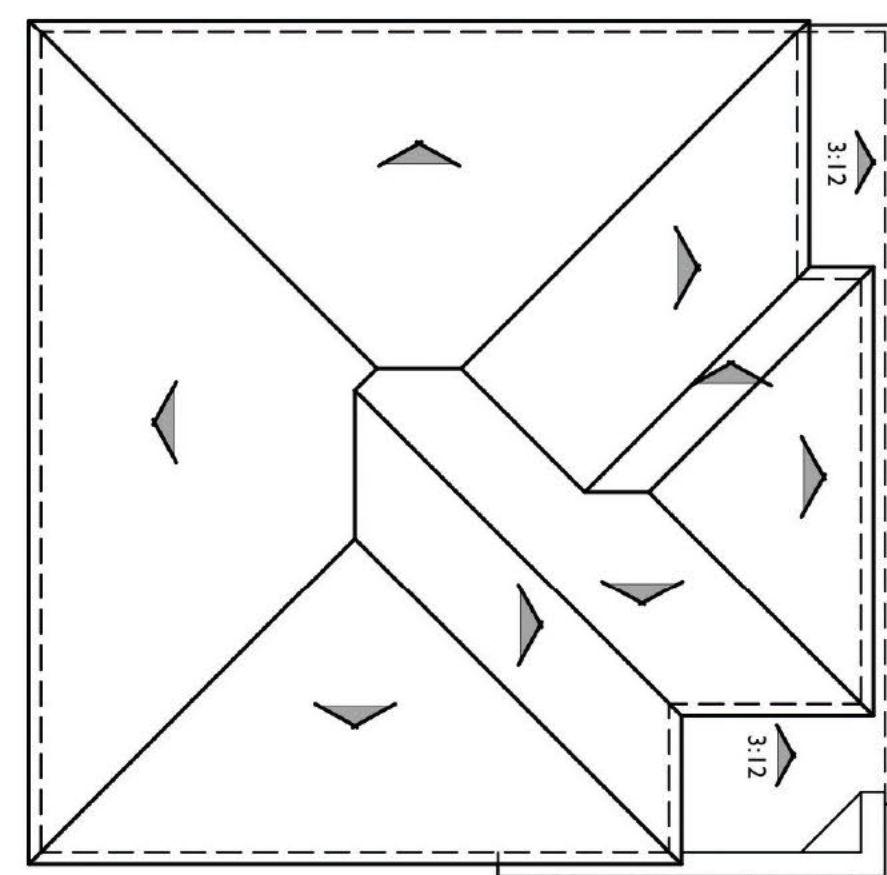


LEFT



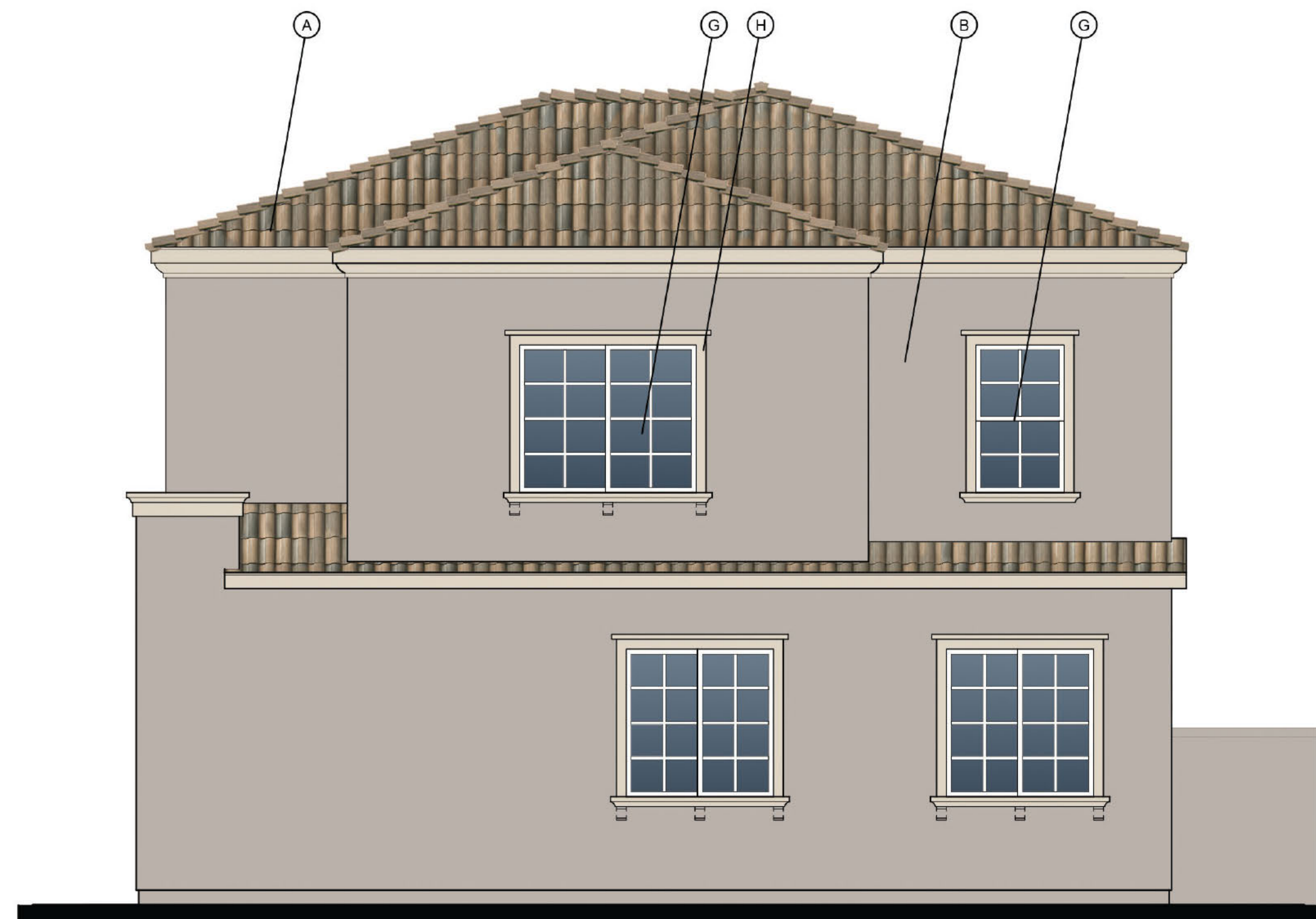
FRONT SCHEME 4

B - ANDALUSIAN
1/4"=1'-0"



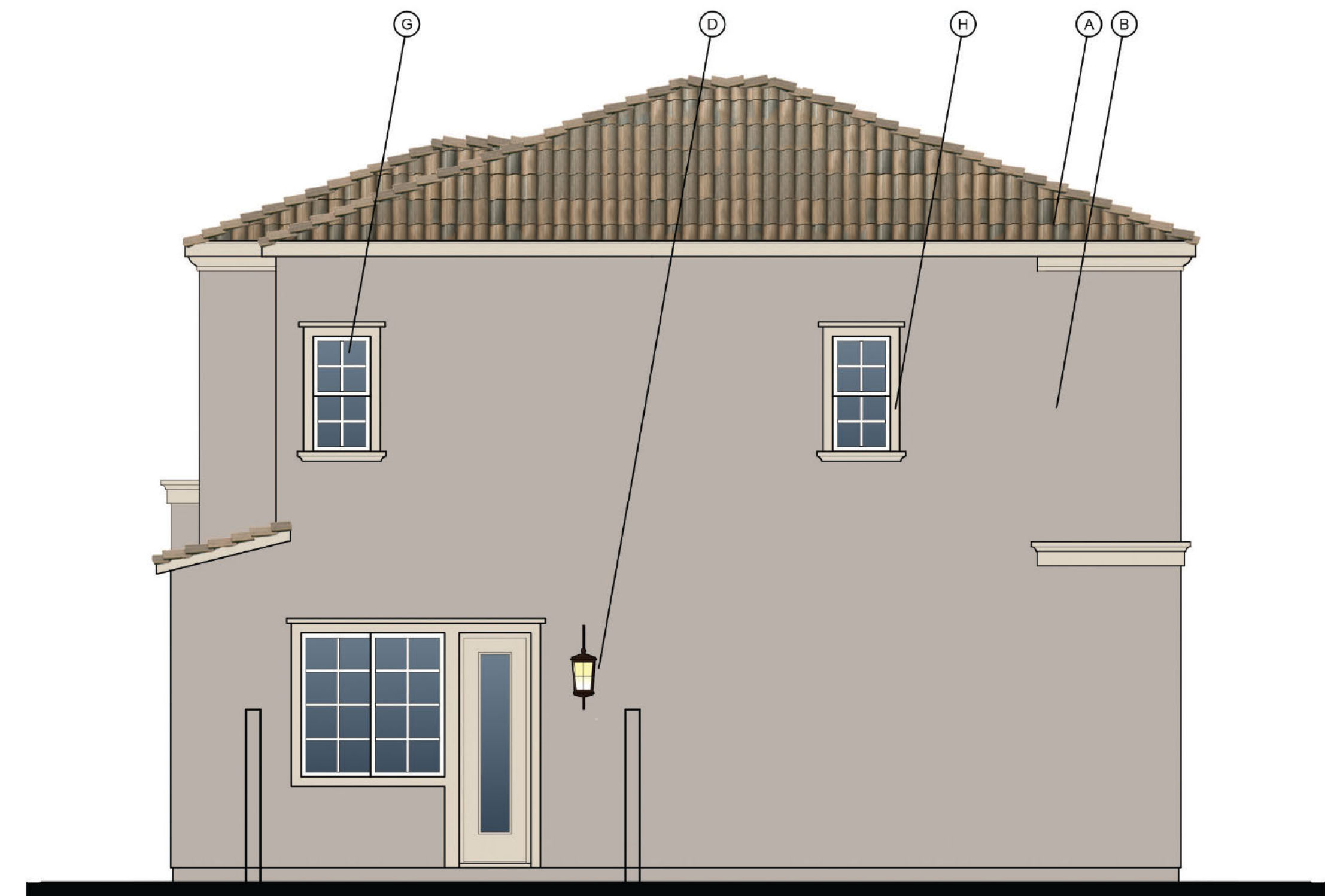
ROOF PLAN B
 PITCH: 4.5:12
 RAKE: 4"
 EAVE: 6"
 ROOF MATERIAL: CONCRETE 'S' TILE

- MATERIAL LEGEND**
- A. FLAT SLATE / CONCRETE 'S' TILE
 - B. STUCCO (COLOR VARIES)
 - C. ROLL UP GARAGE DOOR
 - D. DECORATIVE LIGHT FIXTURE
 - E. SIDING
 - F. DECORATIVE GABLE END DETAIL
 - G. VINYL WINDOW
 - H. WOOD POST
 - I. TRIM
 - J. METAL RAILING
 - K. DECORATIVE SHUTTER
 - L. DECORATIVE IRON WORK
 - M. BRICK VENEER
 - N. AWNING



RIGHT

DASHED AT ENHANCED LOTS



REAR

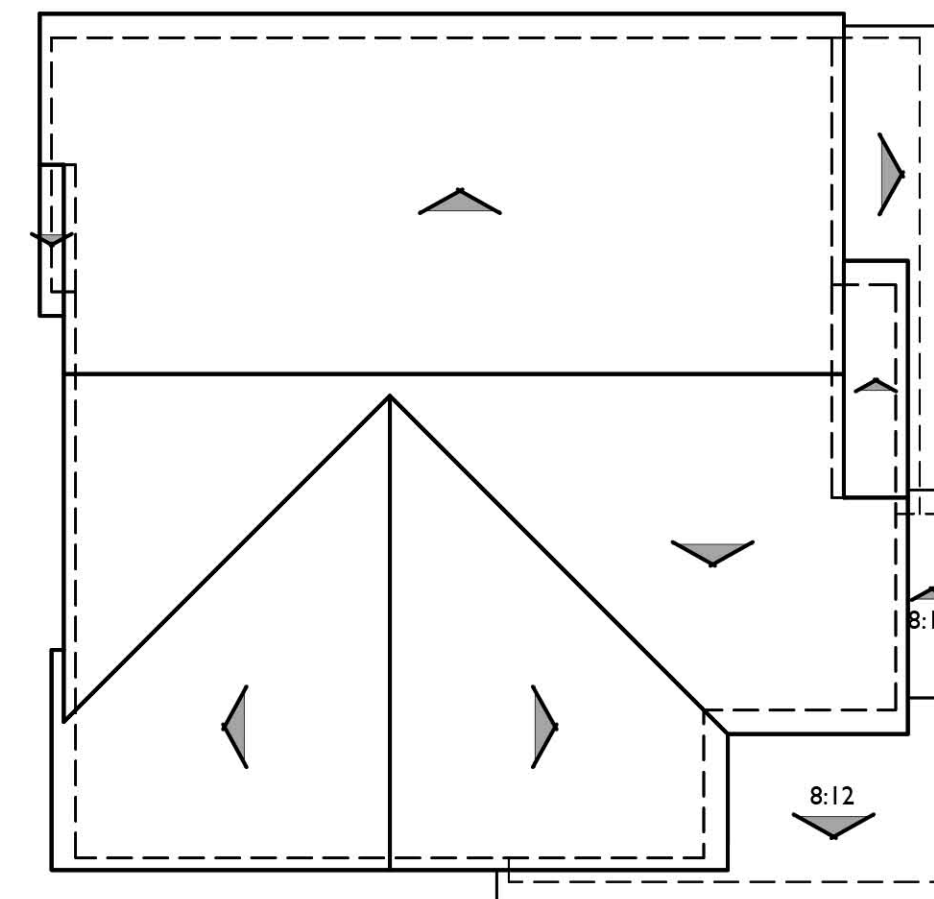


LEFT



FRONT
SCHEME 8

C - FARMHOUSE
1/4"=1'-0"

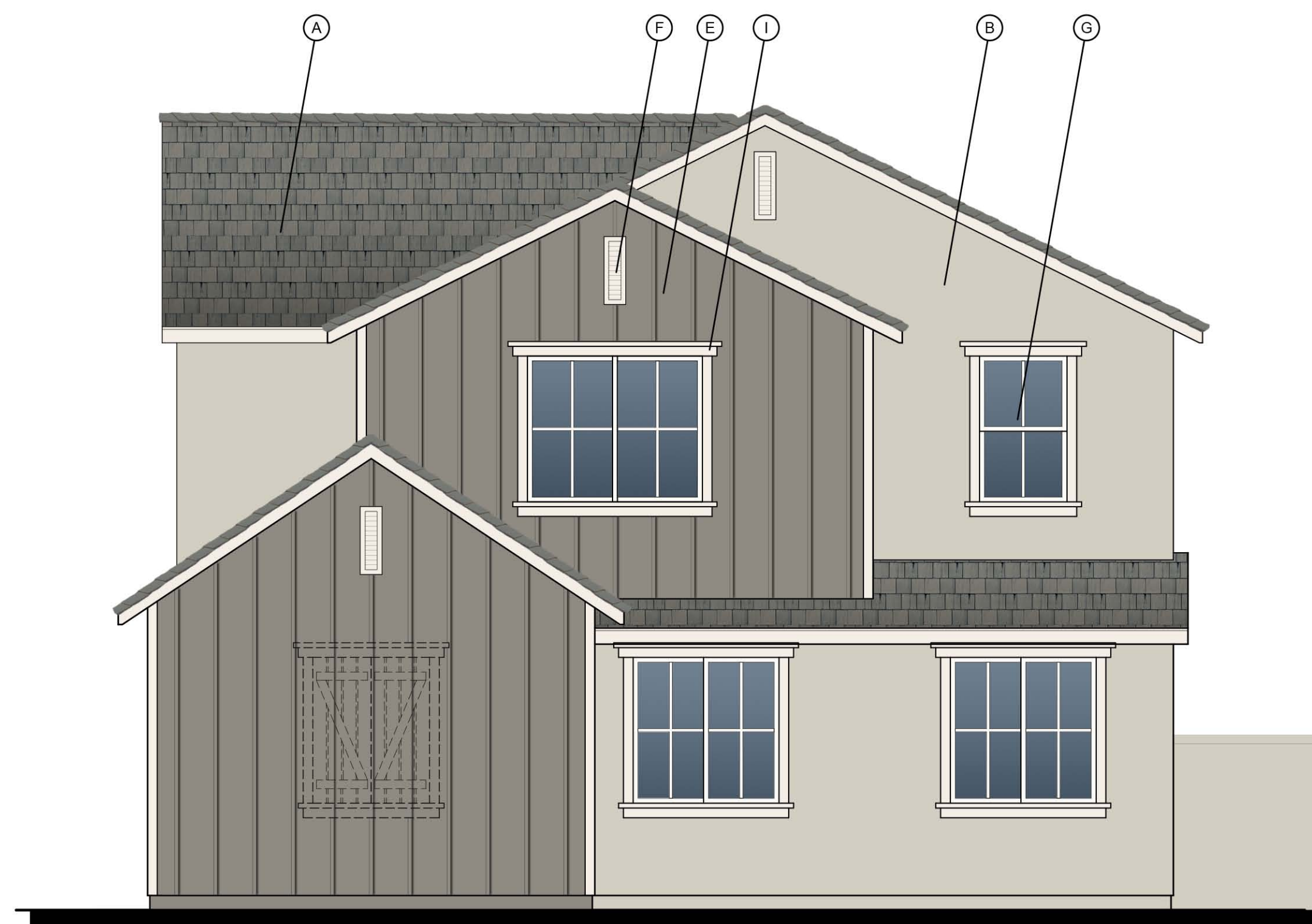


ROOF PLAN C

PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIAL LEGEND

- A. FLAT SLATE / CONCRETE 'S' TILE
- B. STUCCO (COLOR VARIES)
- C. ROLL UP GARAGE DOOR
- D. DECORATIVE LIGHT FIXTURE
- E. BOARD & BATTEN SIDING
- F. DECORATIVE GABLE END DETAIL
- G. VINYL WINDOW
- H. FOAM EAVE
- I. CEMENTITIOUS TRIM
- J. METAL RAILING
- K. DECORATIVE SHUTTER
- L. METAL POT SHELF
- M. DECORATIVE TILE

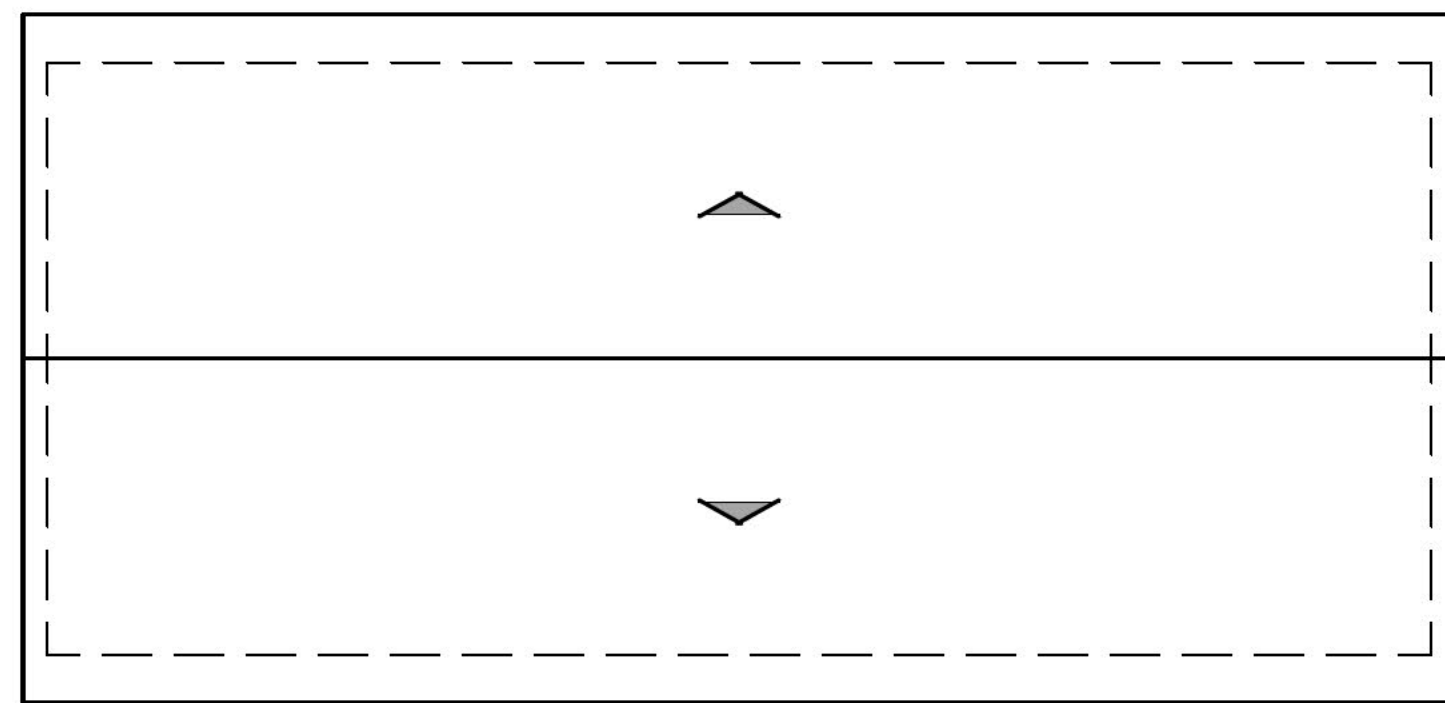


RIGHT

DASHED AT ENHANCED LOTS



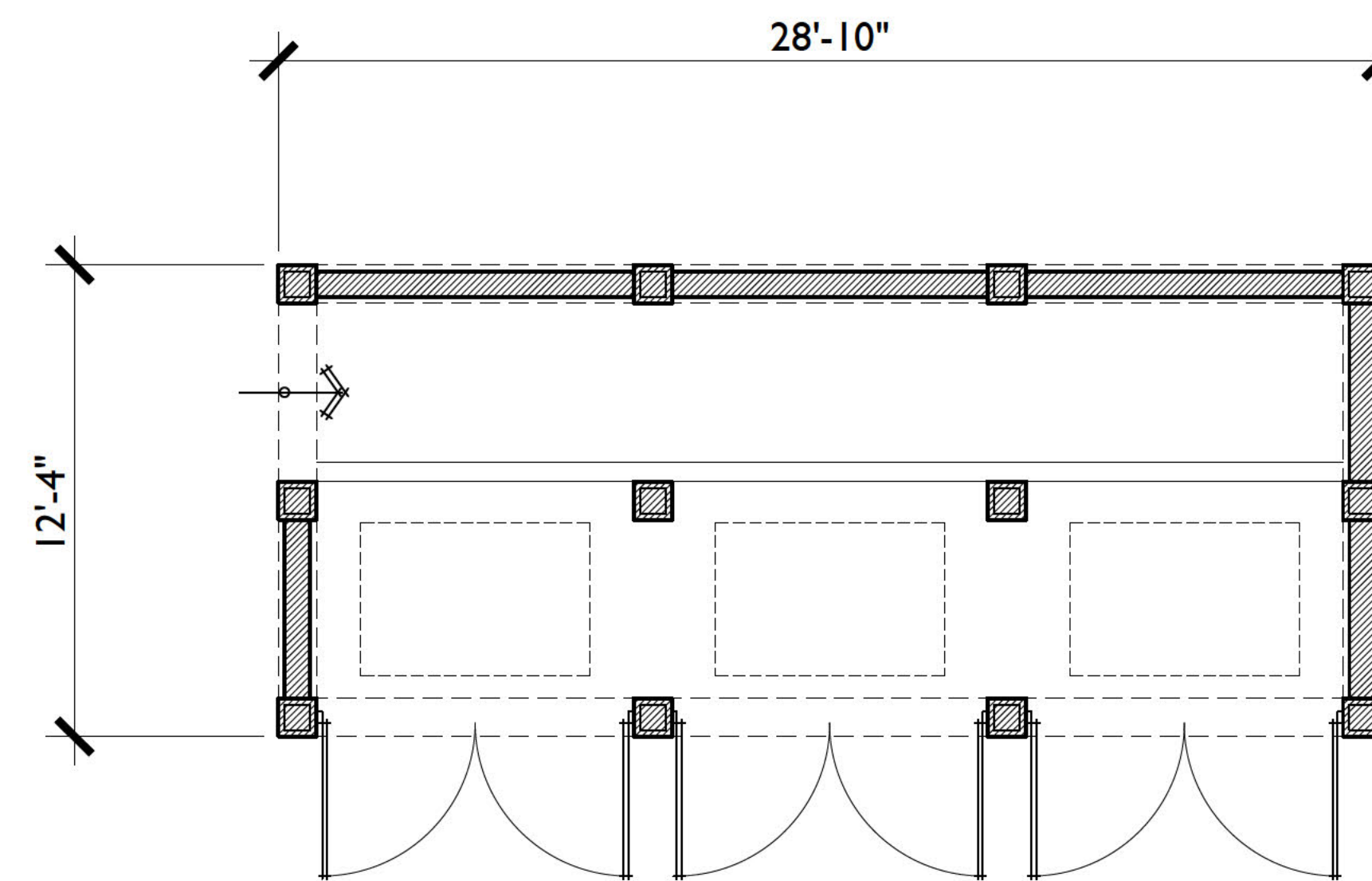
REAR



ROOF PLAN

A

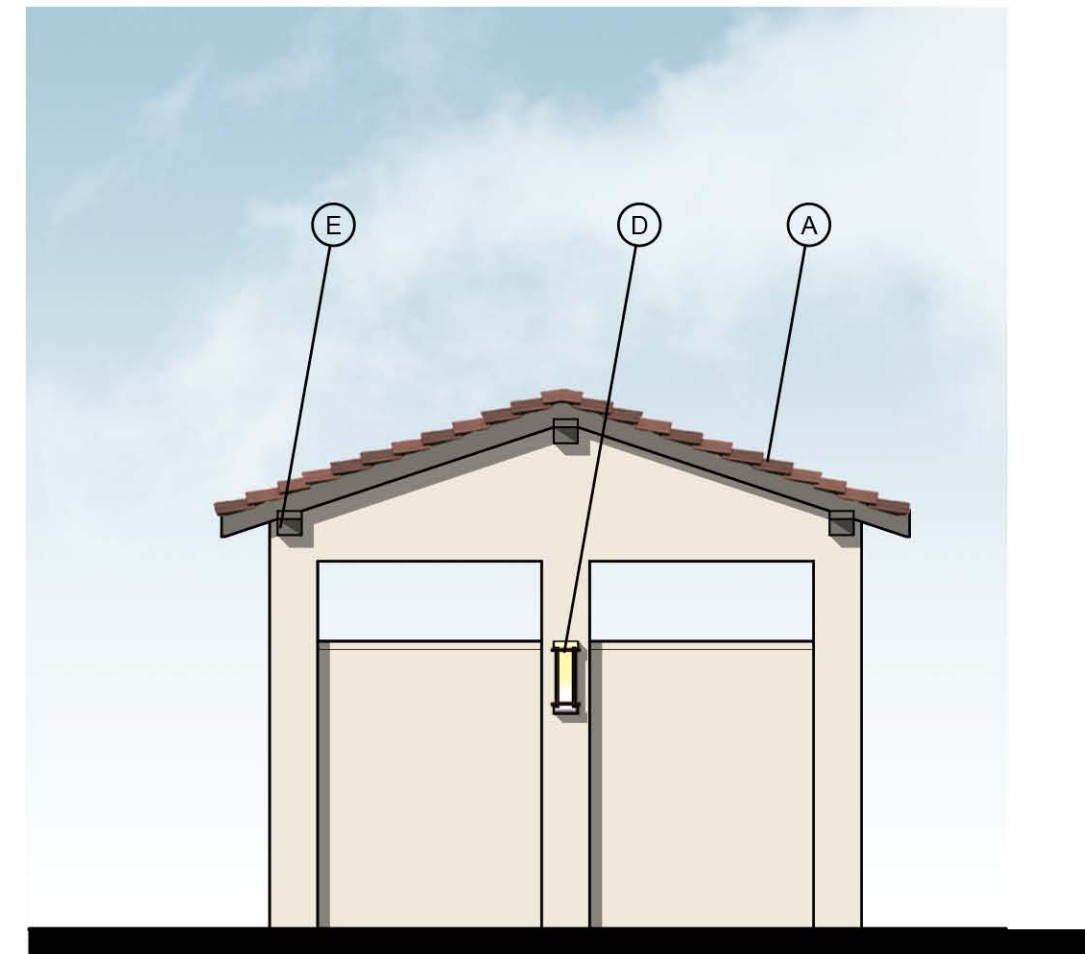
PITCH: 3:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE



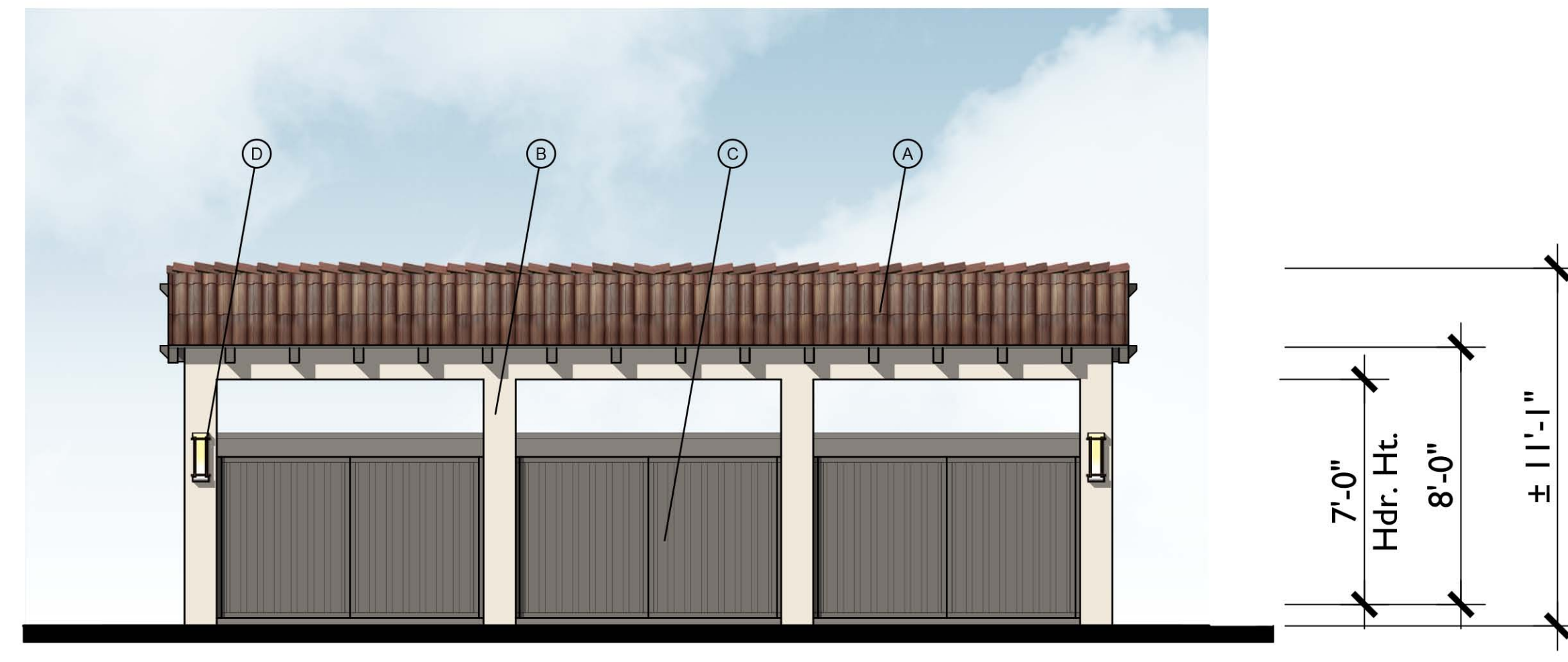
TRASH ENCLOSURE
 342 SQ. FT.

FLOOR AREA TABLE	
TRASH ENCLOSURE	342 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

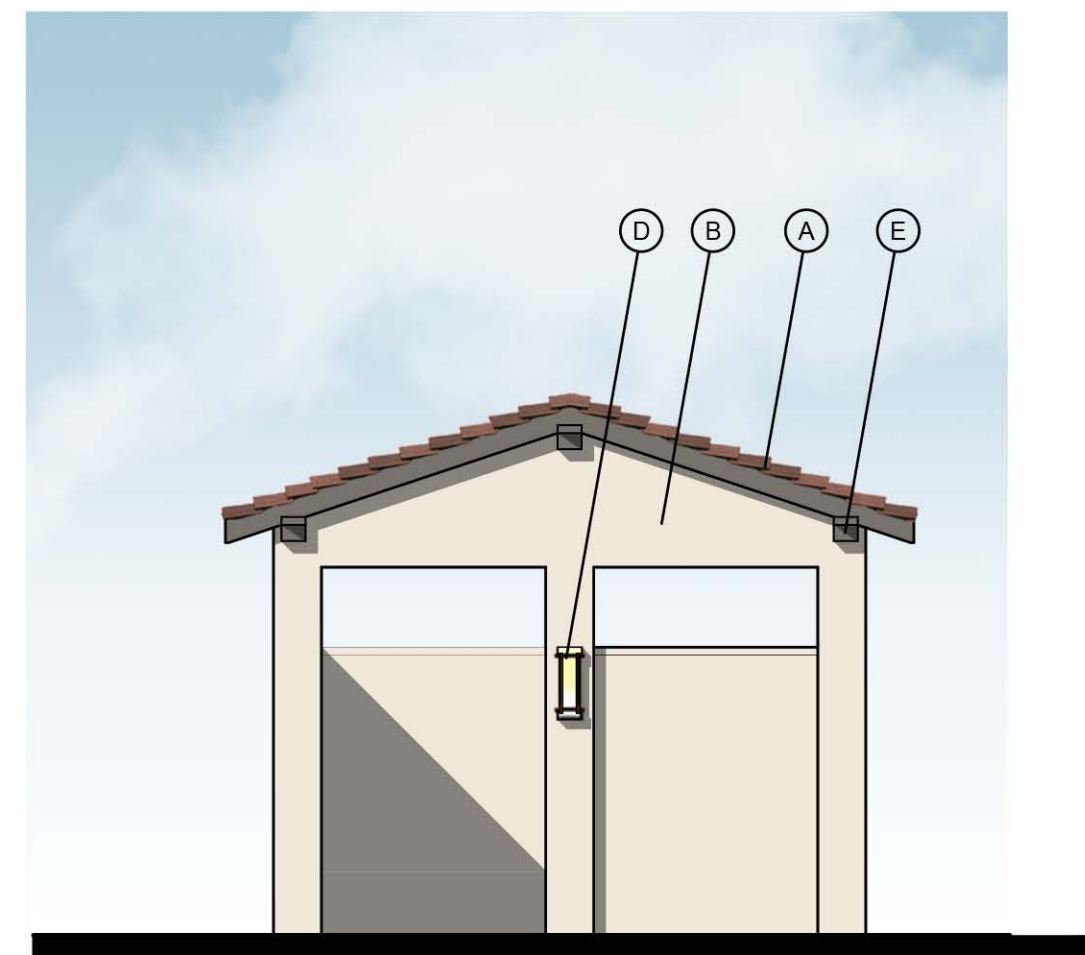


RIGHT

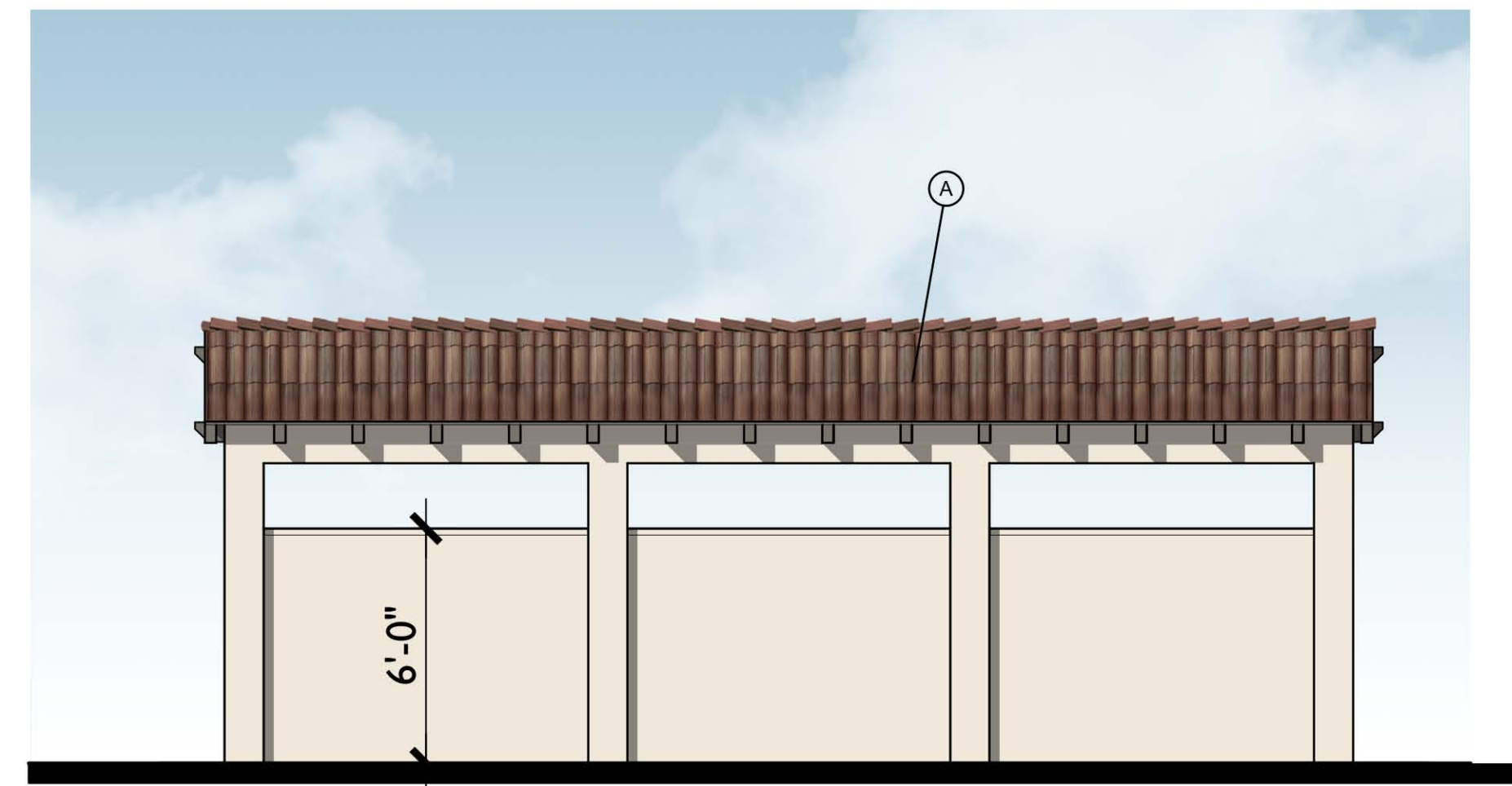


FRONT

A



LEFT



REAR

- MATERIAL LEGEND**
 A. FLAT SLATE / CONCRETE 'S' TILE
 B. STUCCO (COLOR VARIES)
 C. METAL GATE
 D. DECORATIVE LIGHT FIXTURE
 E. DECORATIVE CORBEL

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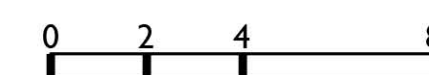
Copyright 2021 Bassenian | Lagoni Architects

TRASH ENCLOSURE - A

Elevations

ONTARIO PA27

Ontario, Ca



366.21024

07.22.21

LENNAR

Attachment B—Conditions of Approval

(Conditions of Approval to follow this page)



LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

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

Date Prepared: 6/14/2022
File No: PDEV21-019
Related Files: PMTT20-012 / TM 20389

Project Description: A hearing to consider a Development Plan to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, within the PA 27 of the Subarea 29 Specific Plan; (APN: 0218-331-42); **submitted by Lennar Homes of California, Inc..**

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

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

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

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

2.1 Time Limits.

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

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

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape

and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

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

2.6 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).

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.12 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 Nos. PSPA20-006 and PMTT20-012, for which an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was approved by the City Council on June 15, 2021. 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 will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

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

2.16 Additional Requirements.

(a) Final sets of plans shall be provided after project approval per the directions to be provided by the Planning Department.

(b) Final project details, including but not limited to, architecture, grading, landscaping, and recreation facilities shall be subject to review and approval as part of the Plan Check process.

(c) The model sales office shall require review and approval of a Temporary Use Permit, to be submitted prior to Planning approval of building plan checks pertaining to model sales units.

(d) All conditions of approval from all other City agencies and departments shall be complied with.



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Land Development Section, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Conditions incorporated)

PROJECT ENGINEER: Raymond Lee, P.E., Assistant City Engineer (909) 395-2104 *RL*

PROJECT PLANNER: Jeanie I. Agullo, Associate Planner (909) 395-2418

DAB MEETING DATE: June 14, 2022

PROJECT NAME/DESCRIPTION: PDEV21-019, a Development Plan approval to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land within PA 27 of the Subarea 29 Specific Plan

LOCATION: Merrill Avenue to the north, SCE Easement to the west, SBCFD to the south, and City of Eastvale to the east (APN: 0218-331-42)

APPLICANT: Lennar Homes of California, Inc.

REVIEWED BY: *[Signature]*
Bryan Lirley, P.E.
Assistant City Engineer
6/14/22
Date

APPROVED BY: *[Signature]*
Khoi Do, P.E.
City Engineer
6.14.22
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 comply with the Conditions of Approval issued for PMTT20-012/TM-20389 and PSPA20-006.
2. Prior to the recordation of TM-20389, the Applicant/Developer shall record a Quit Claim deed to transfer the portions of Lot B and all of Lot I from the City of Ontario to the Developer.
3. Tract Map No. 20389 shall be recorded with an easement dedicated to the City of Ontario for landscape, trail, sidewalk, public utility, approved public access or any other lawful public purposes, as shown on Tract Map No. 20389. In addition, Tract Map No. 20389 shall include an abandonment note of any rights per Tract Map No. 17821 over those portions of Lot B and all of Lot I per the recorded Quit Claim Deed.
4. The proposed Public Utility Easement shall cover all fiber optic improvements to be owned and maintained by the City including, but not limited to, handholes.

Project File No. PDEV21-019
Project Engineer: Raymond Lee
DAB Date: 6/14/2022

5. The applicant/developer shall be responsible to acquire all necessary right-of-way to construct the required public improvements including, but not limited to, the proposed connection to the existing trail on the SCE Easement property.
6. Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability)
7. Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents) for the use of the Mill Creek Wetlands for water quality compliance.
8. The attached standard Fiber Optic Conditions of Approval shall apply (Exhibit 'B').
9. The attached Conditions of Approval from the Ontario Municipal Utilities Company (OMUC) shall apply (Exhibit 'C').

EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV21-019

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 Domestic 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 Public Street Light improvement plan
9. Three (3) sets of Signing and Striping improvement plan
10. Two (2) sets of the Site plan with proposed public street and utility improvements
11. Two (2) sets of Delta Revision Plans to Record Street, Street Light, and/or Signing & Striping Drawings which reflect the proposed public street improvements
12. Two (2) sets of Delta Revision Plans to Record Domestic Water, Recycled Water, and/or Sewer Drawings which reflect the installation of the proposed service laterals, and/or abandonment of unused existing service laterals
13. 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)
14. 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 AutoCAD electronic submittal)
15. Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP)
16. One (1) copy of Hydrology/Drainage study
17. One (1) copy of Soils/Geology report
18. **Quit Claim Deed**
19. **All items required for TM-20389 if those items are not completed as part of TM-20389**
20. **Final Utilities System Map (USM)**

EXHIBIT 'B'
Standard Fiber Optic Conditions of Approval

1. The City of Ontario is developing a fiber-optic telecommunications system throughout the city commonly known as OntarioNet. The fiber-optic telecommunications system is capable of providing advanced Internet/data services to homes and businesses in feasible areas within the city. OntarioNet will provide community related services including: traffic management; online civic services; meter reading; educational services; and a variety of other community services. OntarioNet and the high-speed data services it provides will keep the city on par with the modern workforce and ever changing lifestyles of the people and the community.
2. Communication systems proposed for on-site facilities will be placed underground within a duct and structure system to be installed by the developer. Maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not that of the developer, private homeowners association or private homeowners. Development of the project requires the installation by the developer of all fiber optic infrastructure necessary to service the project as a standalone development.
3. The City requires public utility easement for fiber optics on all private aisles/alley ways.
4. Trenching, joint trenching, and boring shall be used to install the fiber-optic conduits. Fiber-optic conduit placement will generally be in a joint trench with Street Light conduits or in a separate trench/bore and in the Right-of-Way (ROW) generally placed behind the sidewalk. Resulting conduit placement generally, will be on the north side of street and the east side of street based on the direction of the street. Properly sized handholes shall be placed along the conduit path no greater than 500-feet apart in major streets and no greater than 300-feet apart within in-tract community streets. Handholes shall be strategically placed to allow for efficient entrance into commercial buildings, and residential properties and multi-dwelling units.
5. Structured Wiring – An integrated structured wiring system (low-voltage wiring) provides infrastructure for today's technology applications and the framework for the future technology advances. Requirements and benefits of a structured wiring system include:
 - Residential (single-family and multi-family), commercial and industrial developments shall adhere to the City's Structured Wiring ordinance
 - Allows for uniform receipt & distribution of technology services
 - Ensures scalability of wiring for future technology advances
 - Provides consistent & identical wiring protocols throughout developments
 - Enables the property infrastructure to interface efficiently with broadband networks for highest bandwidth capacity
 - Adoption of these standards will minimize retrofitting required to ensure new property owners are capable of the latest technologies and services

6. **Building Entrance (Multi-family and Commercial)** - From the nearest handhole to the building entrance, design and install fiber optic conduit at a minimum depth of 36-inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install locate/tracer wires minimum 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct.
7. Multi-family and commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet".
8. A minimum 13/16 millimeter microduct joint use telecommunications conduit with pull-rope from the multi-family or commercial building communal telecomm/electrical room/closet to each multifamily or commercial building unit shall be installed. See Structured Wiring Checklist on City's website for additional details.
9. A Fiber Optics Improvement Design Plan sheet should be part of the Design Plan submission and should be provided in digital format (PDF) as well, on future revisions.



CITY OF ONTARIO MEMORANDUM



DATE: June 2, 2022
TO: Raymond Lee, Engineering Department
CC: Jeanie Aguilo, Planning Department
FROM: Heather Young, Utilities Engineering Department
 Eric Woosley, Utilities Engineering Department
SUBJECT: DPR #3 – Utilities Conditions of Approval (#8449)
PROJECT NO.: PDEV21-019

BRIEF DESCRIPTION:

A Development Plan approval to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land, bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, within the PA 27 of the Subarea 29 Specific Plan (APN: 0218-331-42). (Related File: PSPA20-006, PMTT20-012/TTM 20389).

THIS SUBMITTAL IS COMPLETE AND RECOMMENDED FOR APPROVAL.

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

Note: *Solid Waste Conditions will not be provided hereon. The Public Works Agency's Integrated Waste Department will provide conditions separate from the Ontario Municipal Utilities Company's Utilities Engineering Division going forward.*

General Conditions:

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

Prior to Issuance of Any Permits (Grading, Building, Demolition and Encroachment), the Applicant Shall:

General Conditions (Section 2.A, Other conditions):

2. **Inherited Requirements and Conditions of Approval:** This project is subject to all the Requirements and Conditions of Approval of related entitlements PMTT20-012 (TM-20389) and the Subarea 29 Specific Plan, as amended. Any conflict in Conditions of Approval and requirements, the Conditions of Approval below for this Project will supersede.
3. **Final Utilities Systems Map (USM):** Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See Utility Systems Map (USM) Requirements document for details.
4. **Public Utility Easements:** Any City of Ontario Public Utilities that will not be installed within the public Right-of-Way (RoW), shall be installed within a Public Utility Easement (PUE) and shall comply with the following requirements (as applicable, these requirements also apply to utilities in Public RoW and Public RoW/PUE combinations):

- a. The PUE shall be a minimum of 20 feet wide, centered on the utility main contained within it with 10 feet of PUE on each side of each main;
- b. The PUE shall be a minimum of 10 feet wide, centered on the utility services/laterals contained within it with 5 feet of PUE on each side of each service/lateral;
- c. The PUE shall be a minimum of 5 feet behind and 5 feet on each side of a water meter box, and 5 feet on each side of water apparatuses (fire hydrants, blowoffs, airvacs, etc);
 - i. For any above ground public water appurtenances (fire hydrants, blowoffs, airvacs, etc) that are behind non-raised curbs (no curb, 0" curb, roll curb, v-curb, or non-raised curb) or far enough back from curb or in a curve return, install bollard protect posts per Standard #4303 as required by Ontario Municipal Utilities Company field staff.
- d. The PUE shall not contain any storm water improvements (infiltration, detention, retention, bioswale, etc), landscaping with thick or intrusive root structures, or any permanent structures or overhangs of permanent structures;
- e. The PUE surface shall be improved and shall be designed to allow vehicle access over and along the full length and width of the utility main by any City maintenance vehicle;
- f. Within a PUE, all Department of Drinking Water (DDW) Water Main Separations per California Code of Regulations (CCR) §64572 shall be met between all Public City Utilities, Non-City Utilities, and Private utilities. Additionally, at minimum there shall be a 4 feet horizontal separation between each utility as measured between the outside walls of the utility pipelines, or in the case of a Joint Utility Trench, between the outside wall of the Joint Utility Trench and the outside wall of the Utility Pipeline.

Potable Water Conditions (Section 2.D, Other Conditions):

1. Irrigation Service: For landscape irrigation uses that are not served by Recycled Water, the landscape irrigation uses shall have a separate irrigation water service and meter with backflow prevention device connected to the Public Potable Water System separate from the domestic water uses and the onsite plumbing systems shall be also separate from each other.

Recycled Water Conditions (Section 2.E, Other Conditions):

1. Recycled Water Service: Construct the irrigation system so that the CFD landscaping fronting the Project along Merrill will be irrigated with recycled water. Any changes to the existing irrigation system shall require the Engineering Report (ER) to be updated and submitted to the City for review and approval of the City and the State.

Add to Exhibit 'A'- Engineering Department First Plan Check Submittal Checklist

1. Final Utilities System Map (USM)

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV21-019
 Address: SEC Merrill Avenue & SCE Easement
 APN: 0218-33-42
 Existing Land Use: Vacant
 Proposed Land Use: Development Plan to construct 73 single family units
 Site Acreage: 5.99 Proposed Structure Height: 38 FT
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT & Chino

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Jeanie Aguilo
 Date: 07/7/2021
 CD No.: 2021-031
 PALU No.: n/a

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

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

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

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

Allowable Height: 200 FT +

CONSISTENCY DETERMINATION

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

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

See Attached Conditions

Airport Planner Signature:

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2021-031
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

	6/8/2022
Jamie Richardson, Sr. Landscape Planner	Date

Reviewer's Name: Jamie Richardson, Sr. Landscape Planner	Phone: (909) 395-2615
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D.A.B. File No.: PDEV21-019	Case Planner: Jeanie Aguilo
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Project Name and Location:
 Lennar Subarea 29 – PA27 FairHaven - Lennar
 Tract 20389

Applicant/Representative:
 S/L Ontario Development Co LLC
 980 Montecito Drive #302
 Corona, CA 92879

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Preliminary Plans (dated 06/10/2022) have been approved considering that the following conditions below be met upon submittal of the landscape construction documents. |
| <input type="checkbox"/> | Preliminary Plans (dated) have not been approved. Corrections noted below are required before Preliminary Landscape Plan approval. |

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

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

Civil/ Site Plans

1. The future trail connection improvements will continue to be coordinated with SCE and the City of Ontario.
2. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
3. Show backflow devices set back 4' from paving all sides. Locate on level grade.
4. 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.
5. Provide a utility clear space 8' wide in parkways 30' apart for street trees. Move water meters, drain lines, light standards to the utility minimum spacing and show utility lines at the edges of the parkway, toward the driveway apron, to allow space for street trees.
6. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
7. Typical lot drainage shall include a catch basin with gravel sump below each before exiting the property if no other water quality infiltration is provided.

Landscape Plans

8. SCE Trail: Use larger-sized boulders and add more plantings to fill in the areas. Incorporate large accents; consider *Prunus ilicifolia*, *Parkinsonia florida* (*Cercidium florida*), *Artemisia californica*, *Mimulus aurantiacus*, or *Dendromecon rigida*.
9. Add notes to the plans to address the establishment period for the non-irrigated trail. Coordinate with the Parks and Maintenance Department on the notes and details that will be required in the conditions of approval and conceptual landscape plan; Brian Romero, Parks and Maintenance Supervisor (909) 395-2628.

10. Show and call out existing street trees, landscape, and irrigation to be protected in place. Add tree protection to plans.
11. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
12. Residential projects shall include a stub-out for future backyard irrigation systems with anti-siphon valves. All single-family and multi-family residential front yards shall have landscape and irrigation.
13. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
14. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: May 24, 2021

SUBJECT: PDEV21-019 - A Development Plan approval to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land, bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, within the PA 27 of the Subarea 29 Specific Plan (APN: 0218-331-42). (Related File: PSPA20-006, PMTT20-012/TTM 20389)

-
- 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 – 3 Stories
- E. Total Square Footage: 1,470 Sq. Ft. to 1,801 Sq. Ft.
- F. 2019 CBC Occupancy Classification(s): R-2

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 1000 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.
- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003. .
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- ☒ 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.



Development Advisory Board Decision

June 20, 2022

DECISION NO.: [insert #]

FILE NO.: PDEV21-027

DESCRIPTION: A hearing to consider a Development Plan to construct 235 single-family dwellings on approximately 31.5 acres of land located at the southwest corner of Archibald and Chino Avenues, within the Planning Area 2 (Neighborhoods 5 & 6) land use district of the Countryside Specific Plan (APNs: 0218-131-12, 0219-131-22, 0218-131-11, 0218-131-40, and 0218-131-43). Related Files: Tract Map No. 17449 (File No. PMTT10-002) and Tract Map No. 17450 (File No. PMTT10-001); **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

Part I—BACKGROUND & ANALYSIS

LENNAR HOMES OF CALIFORNIA, INC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV21-027, 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 31.5 acres of land located near the southwest corner of Archibald and Chino Avenues, as 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 Density Residential (2.1 – 5 DU/AC)	Countryside Specific Plan	Neighborhood 5 (Z-Lot); Neighborhood 6 (Cluster Court); SCE Easement
<i>North</i>	Residential	Low Density Residential (2.1 – 5 DU/AC)	Countryside Specific Plan	Neighborhoods 3 & 4 (RD-5,000)
<i>South</i>	Flood Control Channel	Open Space – Non Recreation	Countryside Specific Plan	Deer Creek Channel
<i>East</i>	Vacant, Agriculture	Low Density Residential (2.1 – 5 DU/AC)	Countryside Specific Plan	Neighborhood 7 (RD-Alley Loaded); SCE Easement; Deer Creek Channel
<i>West</i>	Flood Control Basin	Open Space – Non Recreation	Agriculture, Specific Plan	Cucamonga Basin

(2) **Project Description:**

(a) **Background** — The Countryside Specific Plan (File No. PSP04-001) was approved, and the related Environmental Impact Report ("EIR"; State Clearinghouse No. 2004071001) was certified by the City Council on April 18, 2006. The Countryside Specific Plan established the land use designations, development standards, and design guidelines on 178 gross acres of land, which included the potential development of 819 dwelling units and approximately 9.4 acres of paseos and parks throughout the Specific Plan Area.

On May 20, 2021, the Applicant submitted a Development Plan Application to facilitate the construction of 235 single-family dwellings on the Project site.

On November 16, 2021, the City Council approved Final Tract Map Nos. 17449 and 17450, approving the related subdivisions.

(b) Site Design/Building Layout — The Applicant is proposing to construct a total of 235 single family dwelling units, including 97 units within Neighborhood 5 (Tract Map No. 17449) and 138 dwelling units in Neighborhood 6 (Tract Map No. 17450). The Project site is “L” shaped, where Neighborhood 5 is a rectangular shape on Chino Avenue and to the south is Neighborhood 6 that runs east-west in an irregular shape that tapers to the east due to the alignment of Deer Creek Channel (see Exhibit B: Site Plan).

Neighborhood 5 is approximately 18.7 acres in size, located in the north portion of the Project site and includes a 4-acre SCE easement along the south boundary. Neighborhood 5 will be developed with dwelling units in Z-Lot configurations, where residential lots are designed to have staggered garage locations with one garage located 18 feet from the front property line and the adjacent garage placed approximately 50 feet from the front property line. All dwelling units will have a front porch that projects as close as 8 feet to the property line and the resulting building layout presents a pleasant streetscape, with front porches and yard area as the prominent feature, instead of garage doors. Neighborhood 5 will have centrally located recreation areas, including a swimming pool area with spa, restroom and shower facility, and shade structures. There will also be a pocket park nearby, with a picnic table and bar-be-que. The total recreation area for this neighborhood is 0.41-acre in size, which can be accessed from the two cul-de-sac streets in the center of the community.

South of the SCE easement, Neighborhood 6 is approximately 16.8 acres in size and is located in the south portion of the Project site. Neighborhood 6 will be developed with homes in a 4-pack Cluster Court configuration. The typical Cluster Court is designed with four dwelling units sharing a common drive alley in the middle, which is accessed from the private street. The two front units will have front door entries facing the street and garages facing the common alley. The two other units in the back will have front doors and garage doors facing the common alley. The front units will have a porch or covered entry facing the street and is setback at least 8 feet from the street property line. Similar to Neighborhood 5, Neighborhood 6 is designed to show front porches and entries as the prominent visual feature rather than garage doors. Neighborhood 6 is designed with several open space and recreation areas including a 1.1-acre private park at the intersection of Kinglet Avenue and Dolomite Street, and a 0.38-acre swimming pool and picnic area centrally located along Brockram Drive.

Given the nature of the Z-Lot and Cluster Court building layouts, the properties have driveway access easements for the benefit of the adjoining property when the adjoining property has the long driveway with garage placement towards the rear, as illustrated in Exhibit C—Typical Product Layout and Floor Plans (Neighborhood 5: Z-Lot), attached.

(c) Site Access/Circulation — Primary access to Neighborhood 5 will be provided from one entrance along Chino Avenue and one entrance from future Kinglet Avenue to the east. This neighborhood’s internal circulation will be comprised of private streets that are designed in a loop configuration, along with two cul-de-sac streets. Many of the dwelling units will take access directly from these private streets, with some of the units sharing a common drive. The applicant will construct Kinglet Avenue along the east boundary, starting at the entry to Neighborhood 5, and will continue south across the SCE easement, to intersect with Dolomite Street. This intersection is designed with a round-about.

Access to Neighborhood 6 will be provided off Dolomite Avenue, which will intersect with Archibald Avenue to the east and Kinglet Avenue to the north. The private streets of Dolomite Avenue, Shale Avenue, and Brockram Drive form a loop that parallels the Project boundary. Basanite Avenue provides additional connection and street frontage within the loop circulation.

Pedestrian connectivity will be provided by sidewalks throughout the Project as well as a pedestrian pathway through the SCE easement that will connect the west portions of the two Neighborhoods, providing Neighborhood 5 additional access to the private park within Neighborhood 6.

(d) **Parking** — The Countryside Specific Plan and Ontario Development Code require a two-car, enclosed garage for single-family residential units. The Neighborhood 5 design provides a two-car garage for each unit, in addition to two-car driveways and 23 on-street parking spaces. Neighborhood 6 provides a two-car garage for each unit and 66 on-street parking spaces. The on-street parking spaces in both neighborhoods are located throughout the developments, providing convenient parking for the open space and community recreation facilities.

Product	Number of Units	Required Garage Spaces	Garage Spaces Provided	Driveway Spaces	On-Street Parking	Total Provided	+/- Parking	Spaces Per Unit Average
Single-Family: Z-Lot	97	194	194	194	23	411	+217	4.23
Single-Family: Cluster Court	138	273	273	0	66	339	+66	2.45

(e) **Architecture** — The architectural styles proposed in Neighborhood 5 consist of Spanish, Craftsman, American Farmhouse, and Colonial. The architectural styles proposed in Neighborhood 6 include Spanish, Craftsman, and American Farmhouse (see Exhibit D – Typical Elevation Styles). Architectural elevations for all Plan Types are provided in Attachment A. Architectural elements incorporated into the Project consist of:

- A combination of roof pitches and styles, including hipped and gabled roofs;
- Stucco walls with expansion joints;
- Lap siding, and board and batten siding;
- Stone veneer and window shutters;
- Front porches;
- Decorative bracing and corbels; and
- Enhancement for side and rear elevations where visible from public rights-of-way.

The Project proposes three floor plans for Neighborhood 5 and four floor plans for Neighborhood 6 (see Exhibit C: Typical Product Layout and Floor Plans). All floor plans are two-story and include a two-car garage, kitchen, laundry nook, and a great room or living room area. Unit sizes and key features are described in Table 2: Floor Plan Summary, below:

	Plan Type	Floor Area	Key Features
Neighborhood 5 (Z-Lot)	1	2,213 SF	4 bedrooms, 2.5 bathrooms
	2	2,315 SF	4 bedrooms (1 on 1 st floor), 4 bathrooms, loft
	3	2,409 SF	5 bedrooms (1 on 1 st floor), 4 bathrooms
Neighborhood 6 (Cluster Court)	1	1,618 SF	3 bedrooms, 2.5 bathrooms
	2	1,800 SF	3 bedrooms, 2.5 bathrooms
	3	2,067 SF	4 bedrooms (1 on 1 st floor), 3 bathrooms, loft

Table 2: Floor Plan Summary			
	Plan Type	Floor Area	Key Features
	4	2,202 SF	5 bedrooms (1 on 1 st floor), 3 bathrooms

The two neighborhoods will each have a community pool area that is fully fenced and provides a building for restrooms, shower, and pool equipment. This building contains similar design features compatible with the proposed dwelling units, including board and batten siding, stucco, decorative louvered vents and doors, shutters and tile (see Exhibit D, attached). The proposed dark color scheme for this building reflects contemporary styling currently seen in new residential communities in the area.

(f) **Landscaping** — The Countryside Specific Plan and Ontario Development Code require that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides fully landscaped front yards, park, and parkways. Landscape areas will utilize an assortment of ornamental and shade trees, shrubs, groundcovers, turf and other plantings. Plantings include, but are not limited to, crape myrtle, California sycamore, Desert Museum Palo Verde, Cork Oak, Water gum, Strawberry Tree, purple trumpet vine, coffeeberry, rosemary, and more. Tree specimen sizes range from 15-gallon to 48-inch box trees.

The interior streets will feature a nine-foot-wide landscaped parkway (five-foot sidewalk and four-foot planter). The frontage along Chino Avenue will be improved with a twelve-foot-wide parkway (five-foot sidewalk and seven-foot-wide planter) with an additional 18-foot-wide landscaped neighborhood edge.

The Project provides a total of 1.86 acres of active open space area that includes community pool facilities with nearby pocket parks, and a 1.1-acre park that is located along the north boundary of Neighborhood 6, within the Project site (see Exhibit E - Landscape Plan, attached). The park will include a lawn area, tot-lot playground, picnic shelters, picnic tables, and benches.

TOP Policy Plan (Policy PR1-6) requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The Project is required to provide 1.79 of private park area. The total park area provided by the project is 1.86 acres, including 0.07 acres of surplus park area.

(g) **Signage** — All project signage shall comply with sign regulations provided in the Countryside Specific Plan and the Ontario Development Code Division 8.1.

(h) **Utilities (drainage, sewer)** — All major backbone improvements and interior site improvements will be constructed in congruence with the related Tract Map. The Applicant will also obtain an encroachment permit to conduct work within the public rights-of-way. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximized low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, bio treatment, and evapotranspiration.

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 Countryside Specific Plan Environmental Impact Report (State Clearinghouse No. 2004071001) was certified by the City Council on April 18, 2006 ("Certified EIR"), in conjunction with File No. PSP04-001, in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this Project were thoroughly analyzed in the Certified EIR, which concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce 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 ("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 June 20, 2022, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

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

(1) The environmental impacts of this Project were previously reviewed in conjunction with File No. PSP04-001, the Countryside Specific Plan for which an Environmental Impact Report (State Clearing House No. 2004071001) ("Certified EIR") was adopted by the City Council on April 18, 2006; and

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. 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 (235) and density (7.2 du/ac for Neighborhood 5; 8.2 du/ac for Neighborhood 6) specified in the Available Land Inventory.

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

(1) ***The proposed 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 Density Residential (2.1-5 DU/AC) land use district of the Policy Plan Land Use Map, and Neighborhoods 5 and 6 land use districts of the Countryside 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 Neighborhoods 5 and 6 land use districts of the Countryside Specific Plan, including standards relative to the particular land use proposed (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 Countryside 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 Countryside Specific Plan; and

(4) **The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Countryside Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (residential). 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 Countryside Specific Plan.

SECTION 6: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision and incorporated herein by this reference.

SECTION 7: Indemnification. The Applicant shall agree to defend, indemnify, and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers, or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the Applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 20th day of June 2022.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN (NEIGHBORHOOD 5; Z-LOT)

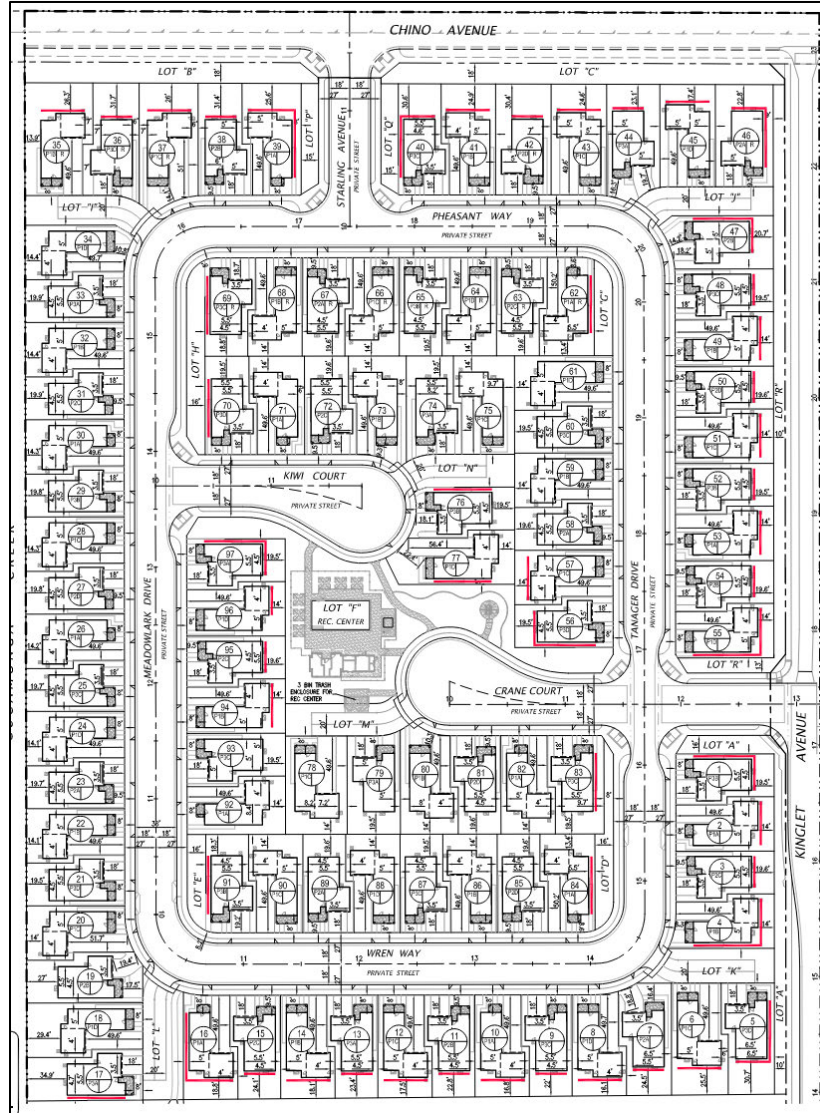


Exhibit B—SITE PLAN (NEIGHBORHOOD 6; CLUSTER COURT)

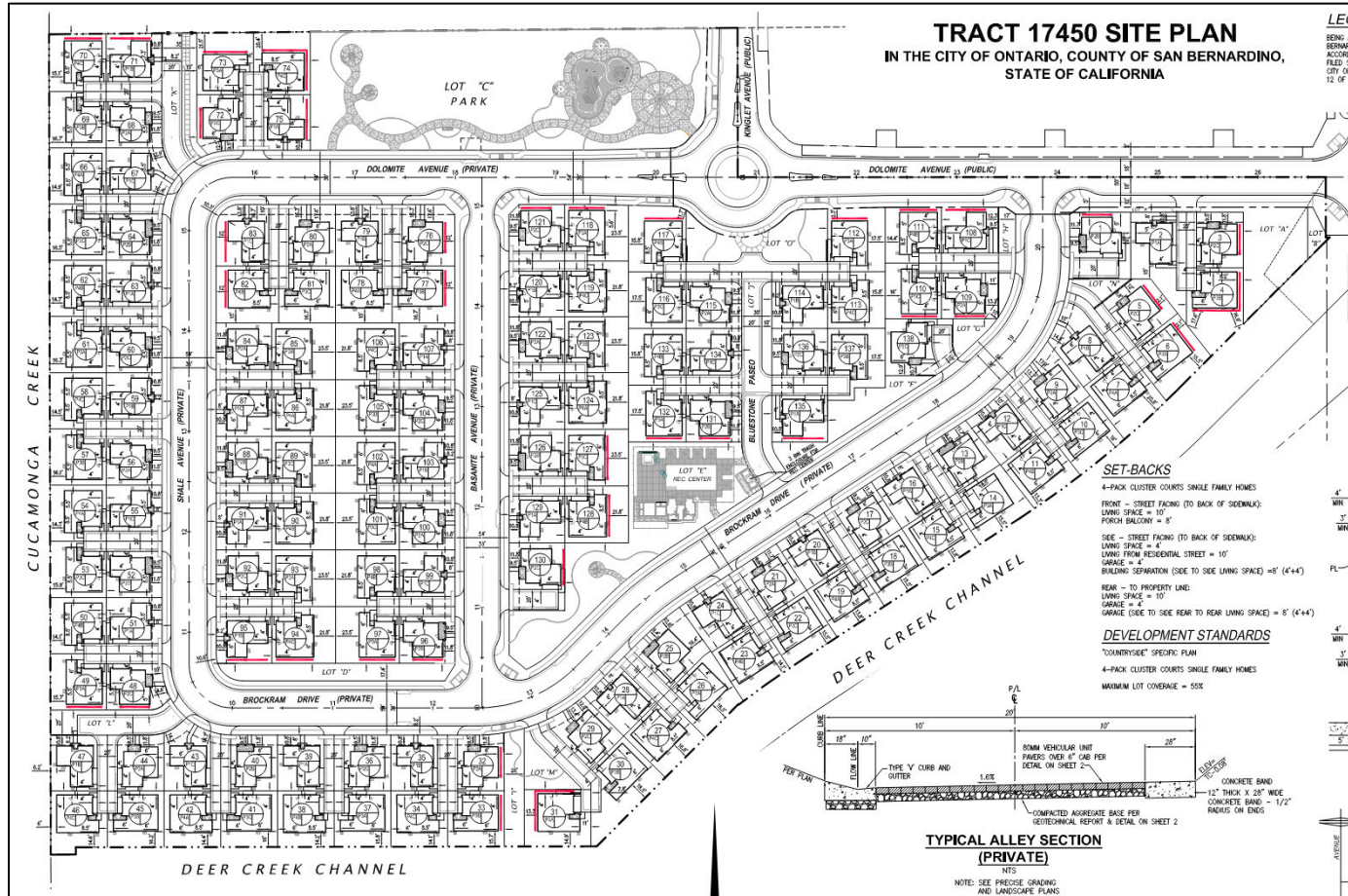


Exhibit C—TYPICAL PRODUCT LAYOUT AND FLOOR PLANS (NEIGHBORHOOD 5: Z-LOT)



**LAYOUT &
FIRST FLOOR**



SECOND FLOOR

PLAN 3

PLAN 1

PLAN 2

PLAN 1

Exhibit C— TYPICAL PRODUCT LAYOUT AND FLOOR PLANS (NEIGHBORHOOD 6: CLUSTER COURT)

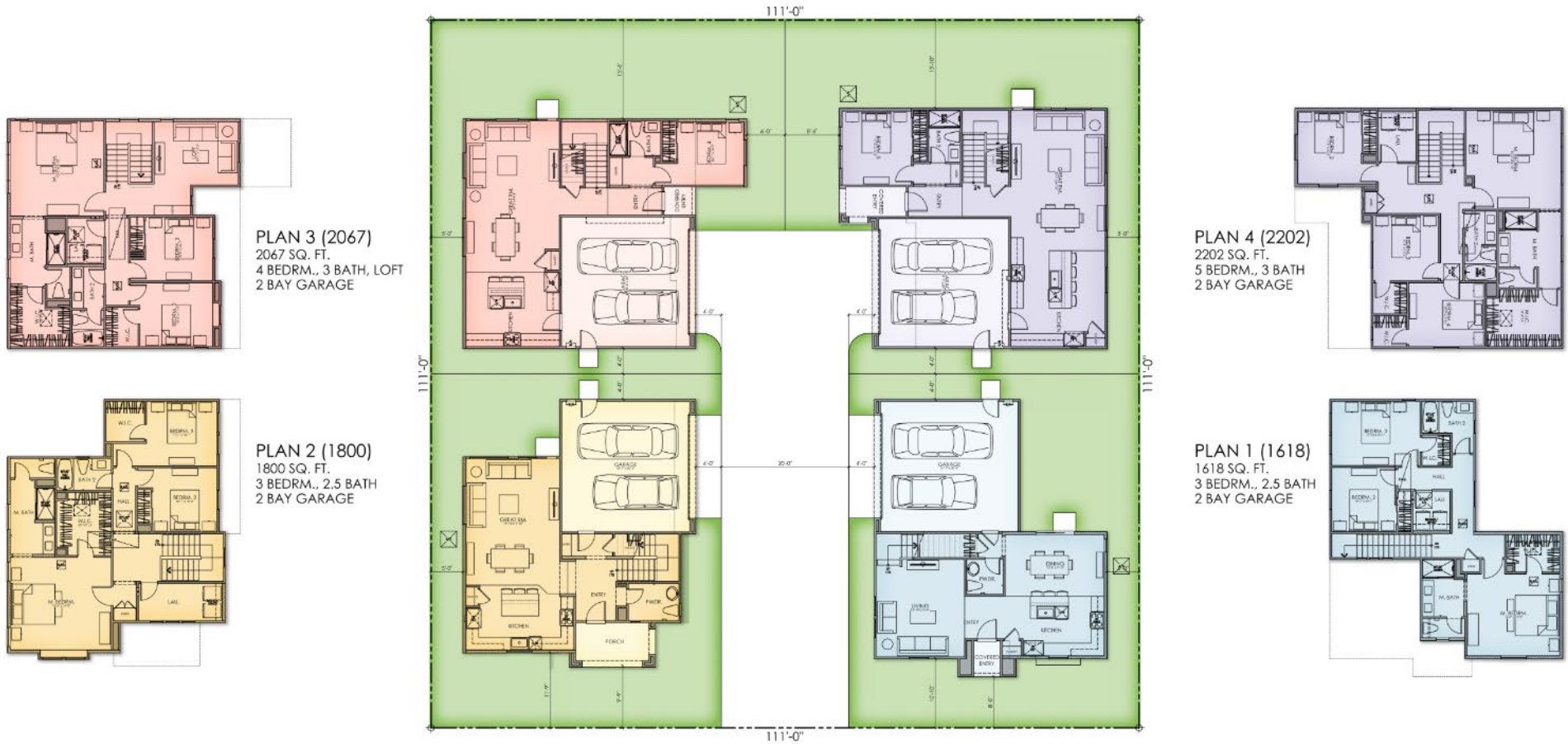


Exhibit D — TYPICAL ELEVATION STYLE; Z-LOT



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"A" SPANISH



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"B" CRAFTSMAN

EXTERIOR LIGHTS



"A" SPANISH
MARTINSVILLE



"B" CRAFTSMAN
WRIGHT HOUSE



"C" AMERICAN FARMHOUSE
SEBRING



"D" COLONIAL
CAPE MAY



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"C" AMERICAN FARMHOUSE



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"D" COLONIAL

PLAN 3 (2409)

Exhibit D — TYPICAL ELEVATION STYLE; CLUSTER COURT



"A" SPANISH



"B" CRAFTSMAN



"C" AMERICAN FARMHOUSE

Exhibit D — SWIMMING POOL FACILITY BUILDING ELEVATIONS



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

FRONT



RIGHT



REAR



LEFT

Exhibit E—LANDSCAPE PLAN (NEIGHBORHOOD 5)



Exhibit E—LANDSCAPE PLAN (NEIGHBORHOOD 6)



Attachment A—Exterior Building Elevations

(Departmental conditions of approval follow this page)

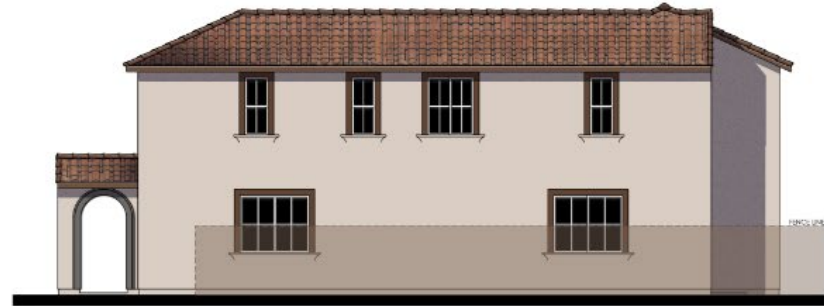
Z-Lot Plan 1 - Spanish



NOTE: ENTRY TRIM TO BE SMOOTH STUCCO FINISH

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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

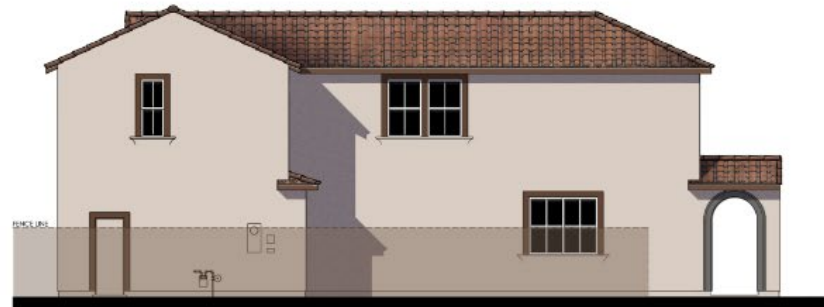
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 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE 5" TILE
 - FASCIA: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - WINDOW BOX: SIMULATED WOOD
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: DECORATIVE FOAM CORBEL



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 1

PLAN 1 (2213) "A"

Z-Lot Plan 1 – Craftsman



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND

- (WHERE SPEC'ED)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x4 WOOD
 - BARGE: 2x4 WOOD
 - GABLE END: BOARD & BATTEN SIDING
 - WALL: WOOD CORBEL AND KNEE BRACE
 - WINDOWS: STUCCO / LAP SIDING
 - PCT SHELF: VINYL W/ GRIDS
 - TRIM: SIMULATED WOOD
 - PORCH: STUCCO OVER RIGID FOAM
 - CANTILEVER: CEMENTITIOUS FIBER TRIM
 - DOUBLE WOOD POST W/ STONE VENEER
 - POLYURETHANE CORBEL



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 4

PLAN 1 (2021) "B"

Z-Lot Plan 1 – American Farmhouse



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: BOARD AND BATTEN
 WALL: STUCCO / BOARD AND BATTEN
 STUCCO EXPANSION JOINT
 WINDOWS: VINYL
 WINDOW BOX: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM
 CEMENTITIOUS FIBER TRIM
 BRICK VENEER
 PORCH: BRICK VENEER



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COLOR SCHEME 7

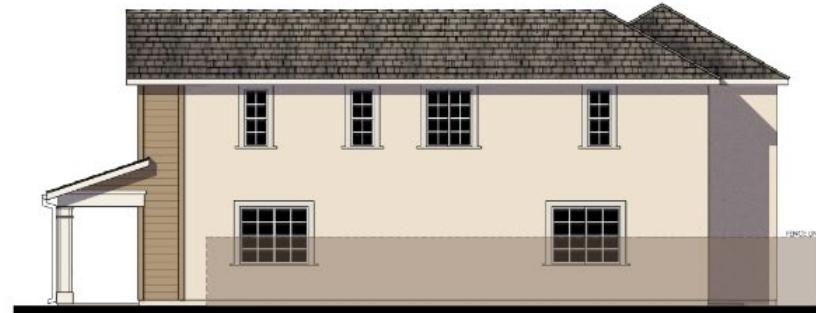
PLAN 1 (2213) "C"

Z-Lot Plan 1 – Colonial



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FRONT



Items shown dashed shall occur of lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
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 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 GABLE END: LAP SIDING
 WALL: STUCCO / LAP SIDING
 WINDOWS: VINYL W/ GRIDS
 TRIM: STUCCO OVER RIGID FOAM
 CANTILEVER: CEMENTITIOUS FIBER TRIM
 POLYURETHANE CORBEL



Items shown dashed shall occur of lots requiring enhancements, see site.

REAR



Items shown dashed shall occur of lots requiring enhancements, see site.

LEFT

COLOR SCHEME 10

PLAN 1 (2213) "D"

Z-Lot Plan 2 – Spanish



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND

- (WHERE APPLICABLE)
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 - WINDOWS: VINYL W/ GRIDS
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 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: DECORATIVE FOAM CORBEL



Items shown dashed shall occur at lots requiring enhancements, see site.

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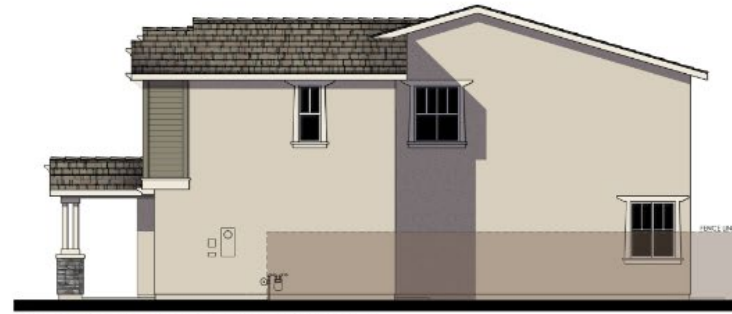
COLOR SCHEME 2
 PLAN 2315 "A"

Z-Lot Plan 2 – Craftsman



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

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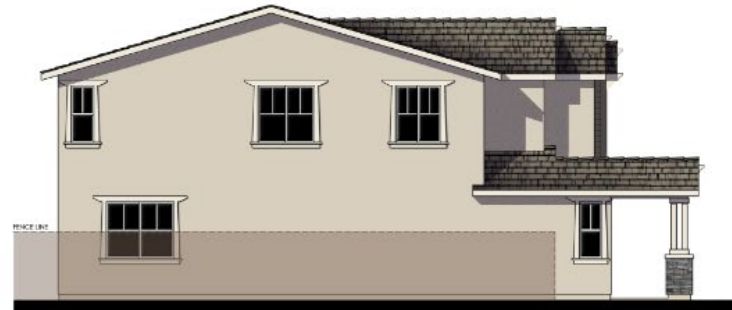
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 - GABLE END: BOARD & BATTEN SIDING
 - WALL: WOOD CORBEL AND KNEE BRACE
 - WINDOWS: VINYL W/ GRIDS
 - POT SHELF: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: CEMENTITIOUS FIBER TRIM
 - CANTILEVER: DOUBLE WOOD POST W/ STONE VENEER
 - POLYURETHANE CORBEL



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 5

PLAN 2315 "B"
 CRAFTSMAN ELEVATION

Z-Lot Plan 3 – American Farmhouse



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

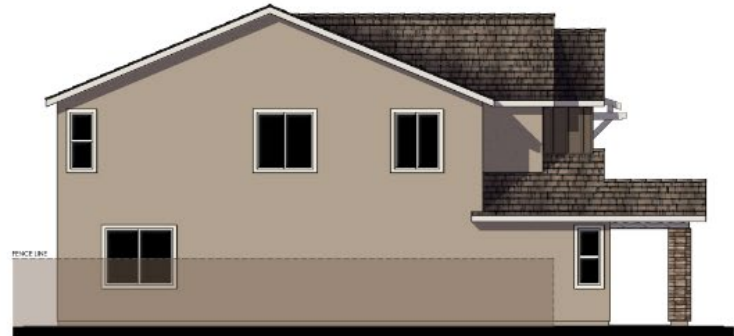
RIGHT

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 - WALL: STUCCO / BOARD AND BATTEN
 - STUCCO EXPANSION JOINT
 - WINDOWS: VINYL
 - WINDOW BOX: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - CEMENTITIOUS FIBER TRIM
 - BRICK VENEER
 - PORCH: BRICK VENEER



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

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COLOR SCHEME 8

PLAN 2315 "C"

Z-Lot Plan 2 – Colonial



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

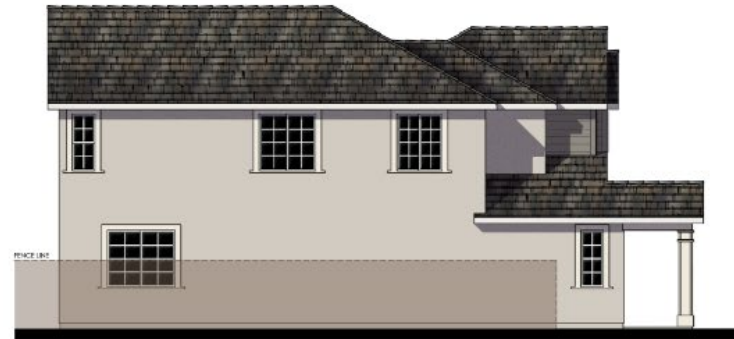
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 - BARGE: 2x6 WOOD
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 - WALL: STUCCO / LAP SIDING
 - WINDOWS: VINYL W/ GRIDS
 - TRIM: STUCCO OVER RIGID FOAM
 - CANTILEVER: CEMENTITIOUS FIBER TRIM
 - POLYURETHANE CORBEL



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

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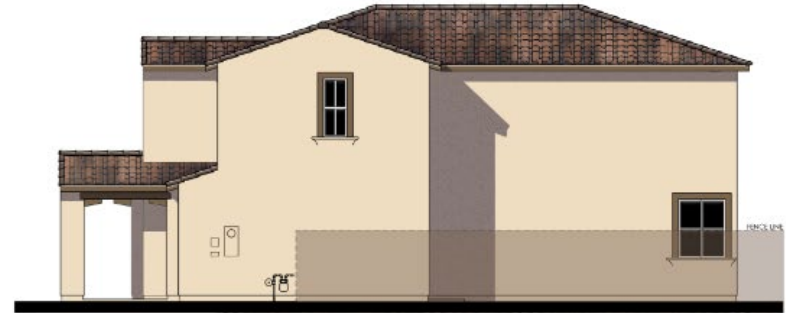
COLOR SCHEME 11
 PLAN 2315 "D"

Z-Lot Plan 3 – Spanish



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FRONT

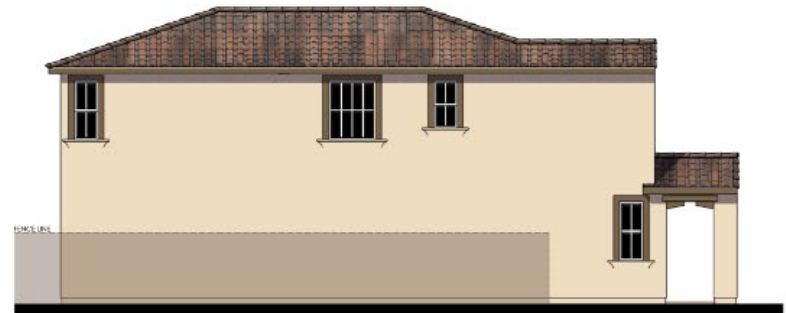


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- MATERIALS LEGEND**
 (WHERE APPLICABLE)
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 - FASCIA: 2x6 WOOD
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 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - WINDOW BOX: SIMULATED WOOD
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: DECORATIVE FOAM CORBEL



REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 3

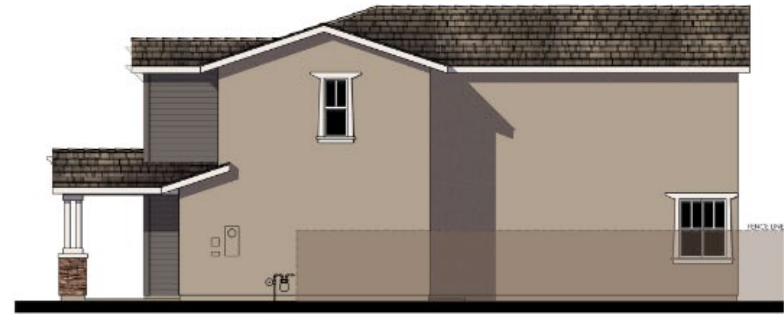
PLAN 3 (2409) "A"

Z-Lot Plan 3 – Craftsman



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

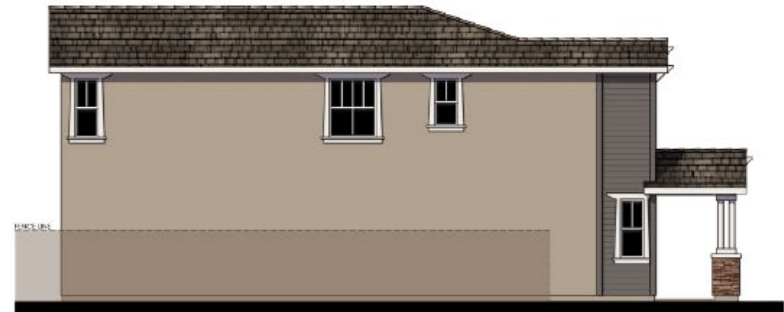
MATERIALS LEGEND

- (WHERE APPLICABLE)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD & BATTEN SIDING
 - WOOD CORBEL AND KNEE BRACE: STUCCO / LAP SIDING
 - WALL: VINYL W/ GRIDS
 - WINDOWS: SIMULATED WOOD
 - POT SHELF: STUCCO OVER RIGID FOAM
 - TRIM: CEMENTITIOUS FIBER TRIM
 - PORCH: DOUBLE WOOD POST W/ STONE VENEER
 - CANTILEVER: POLYURETHANE CORBEL



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 6

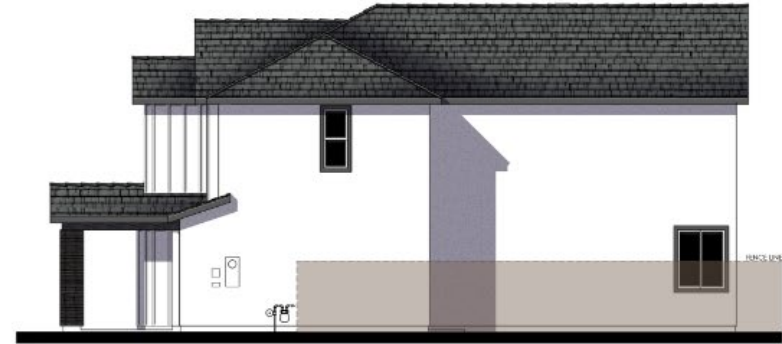
PLAN 3 (2409) "B"

Z-Lot Plan 3 – American Farmhouse



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

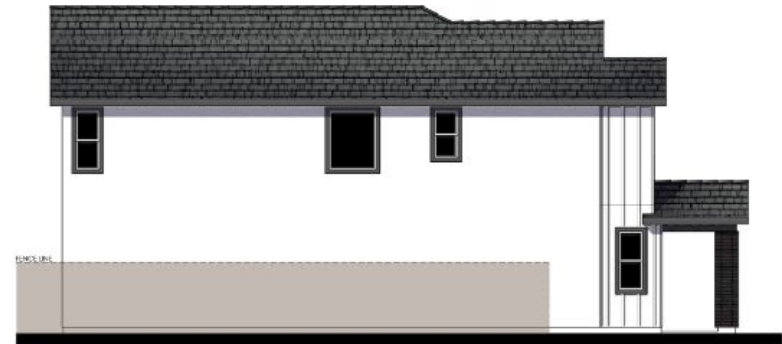
RIGHT

- MATERIALS LEGEND**
 (WHERE OCCURS)
- FRONT DOOR: FIBER-GLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO / BOARD AND BATTEN
 - WINDOWS: STUCCO EXPANSION JOINT
 - WINDOW BOX: VINYL
 - TRIM: SIMULATED WOOD
 - PORCH: STUCCO OVER RIGID FOAM
 - CEMENTITIOUS FIBER TRIM
 - BRICK VENEER



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 9

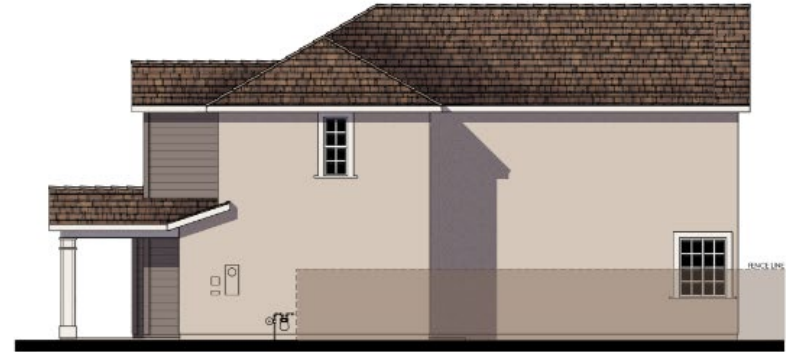
PLAN 3 (2409) "C"

Z-Lot Plan 3 – Colonial



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND

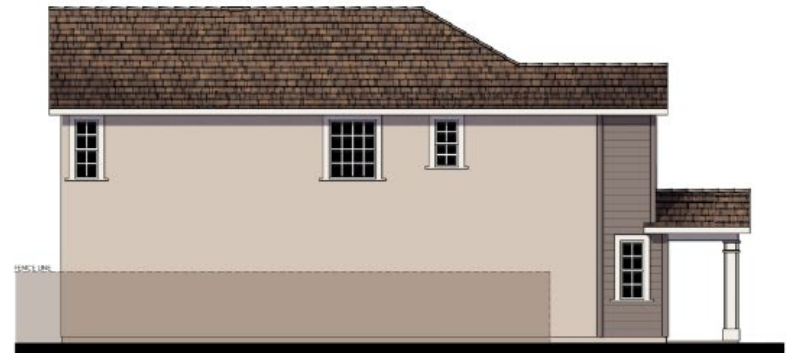
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x4 WOOD
- BARGE: 2x6 WOOD
- GABLE END: LAP SIDING
- WALL: STUCCO / LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- TRIM: STUCCO OVER RIGID FOAM
- CANTILEVER: CEMENTITIOUS FIBER TRIM
- POLYURETHANE CORBEL



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 12

PLAN 3 (2409) "D"

Cluster Court Plan 1 – Spanish



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FRONT



RIGHT (REAR YARD)

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x4 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: DECORATIVE STUCCO RECESS
 - WINDOW BOX: VINYL W/ GRIDS
 - WINDOW GRILLE: SIMULATED WOOD
 - SHUTTERS: DECORATIVE WROUGHT IRON
 - TRIM: SIMULATED WOOD
 - PORCH: STUCCO OVER RIGID FOAM
 - POT SHELF: DECORATIVE FOAM CORBEL
 - WROUGHT IRON



Cluster Court Plan 1 – Craftsman



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FRONT



RIGHT

MATERIALS LEGEND

- (WHERE APPLICABLE)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x4 WOOD
 - BARGE: 2x4 WOOD
 - GABLE END: BOARD & BATTEN SIDING
 - WALL: STUCCO / LAP SIDING / STONE VENEER
 - WINDOWS: VINYL W/ GRIDS
 - POT SHELF: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: CEMENTITIOUS FIBER TRIM
 - CANTILEVER: DOUBLE WOOD POST W/ STONE VENEER
 - PORCH: POLYURETHANE CORBEL

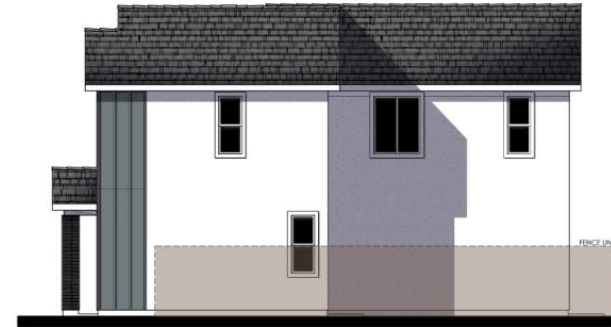


Cluster Court Plan 1 – American Farmhouse



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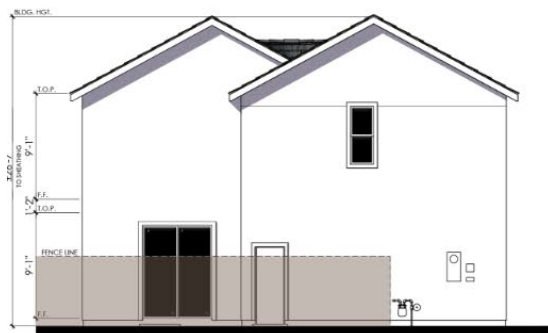
FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO / BOARD AND BATTEN
 - WINDOWS: VINYL
 - POT SHELF: SIMULATED WOOD
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: CEMENTITIOUS FIBER TRIM
 - BRICK VENEER



Cluster Court Plan 2 – Spanish



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FRONT



RIGHT (ALLEY)

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOW BOX: DECORATIVE STUCCO RECESS
 - WINDOW GRILLE: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: DECORATIVE WROUGHT IRON
 - PORCH: SIMULATED WOOD
 - POT SHELF: STUCCO OVER RIGID FOAM
 - WROUGHT IRON



Cluster Court Plan 2 – Craftsman



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FRONT



RIGHT (ALLEY)

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD & BATTEN SIDING
 - WALL: WOOD CORBEL AND KNEE BRACE
 - WINDOWS: STUCCO / LAP SIDING / STONE VENEER
 - POT SHELF: VINYL W/ GRIDS
 - TRIM: SIMULATED WOOD
 - PORCH: STUCCO OVER RIGID FOAM
 - CANTILEVER: CEMENTITIOUS FIBER TRIM
 - PORCH: DOUBLE WOOD POST W/ STONE VENEER
 - CANTILEVER: POLYURETHANE CORBEL



Cluster Court Plan 2 – American Farmhouse



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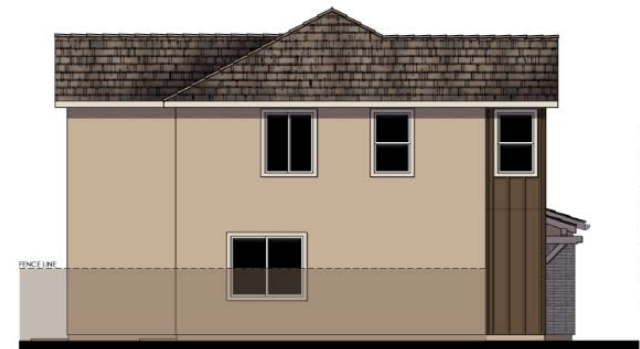
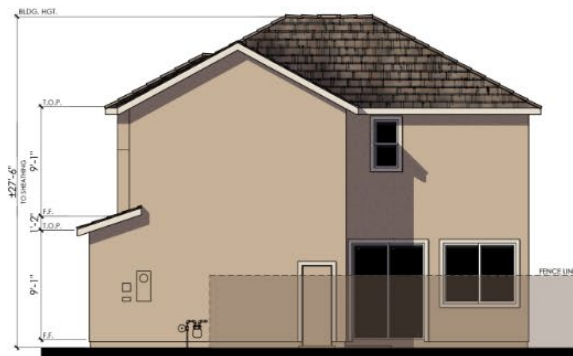
FRONT



RIGHT (ALLEY)

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO / BOARD AND BATTEN
 - STUCCO EXPANSION JOINT
 - WINDOWS: VINYL
 - POT SHELF: SIMULATED WOOD
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - CEMENTITIOUS FIBER TRIM
 - PORCH: BRICK VENEER



Cluster Court Plan 3 – Spanish



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FRONT (ALLEY)



RIGHT (SIDE YARD)

- MATERIALS LEGEND**
 (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - DECORATIVE STUCCO RECESS
 - WINDOWS: VINYL W/ GRIDS
 - WINDOW BOX: SIMULATED WOOD
 - WINDOW GRILLE: DECORATIVE WROUGHT IRON
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: DECORATIVE FOAM CORBEL
 - POT SHELF: WROUGHT IRON



Cluster Court Plan 3 – Craftsman



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FRONT



RIGHT (SIDE YARD)

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD & BATTEN SIDING
 - WALL: WOOD CORBEL AND KNEE BRACE
 - WALL: STUCCO / LAP SIDING / STONE VENEER
 - WINDOWS: VINYL W/ GRIDS
 - POT SHELF: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: CEMENTITIOUS FIBER TRIM
 - CANTILEVER: DOUBLE WOOD POST W/ STONE VENEER
 - PORCH: POLYURETHANE CORBEL



Cluster Court Plan 3 – American Farmhouse

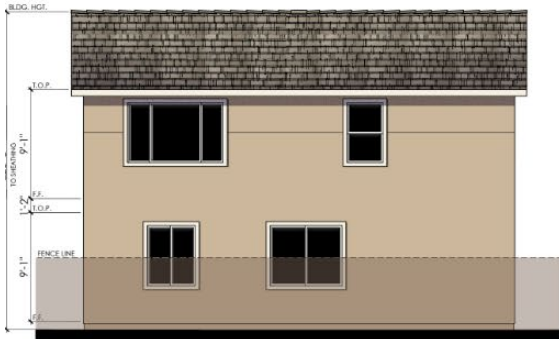


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FRONT



RIGHT (SIDE YARD)



MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO / BOARD AND BATTEN
STUCCO EXPANSION JOINT
 - WINDOWS: VINYL
 - POT SHELF: SIMULATED WOOD
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
CEMENTITIOUS FIBER TRIM
 - PORCH: BRICK VENEER



Cluster Court Plan 4 – Spanish



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FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x4 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
DECORATIVE STUCCO RECESS
 - WINDOWS: VINYL W/ GRIDS
 - WINDOW BOX: SIMULATED WOOD
 - WINDOW GRILLE: DECORATIVE WROUGHT IRON
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: DECORATIVE FOAM CORBEL
 - POT SHELF: WROUGHT IRON

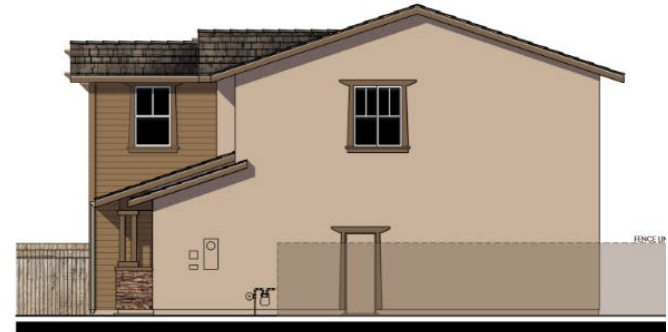


Cluster Court Plan 4 – Craftsman



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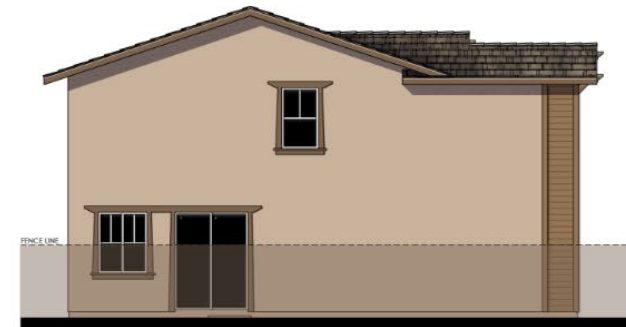
FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD & BATTEN SIDING
 - WALL: WOOD CORBEL AND KNEE BRACE
 - WINDOWS: STUCCO / LAP SIDING / STONE VENEER
 - POT SHELF: VINYL W/ GRIDS
 - TRIM: SIMULATED WOOD
 - PORCH: STUCCO OVER RIGID FOAM
 - CANTILEVER: CEMENTITIOUS FIBER TRIM
 - PORCH: DOUBLE WOOD POST W/ STONE VENEER
 - CANTILEVER: POLYURETHANE CORBEL



Cluster Court Plan 4 – American Farmhouse



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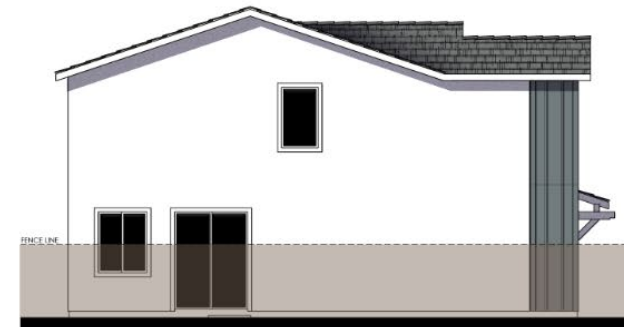
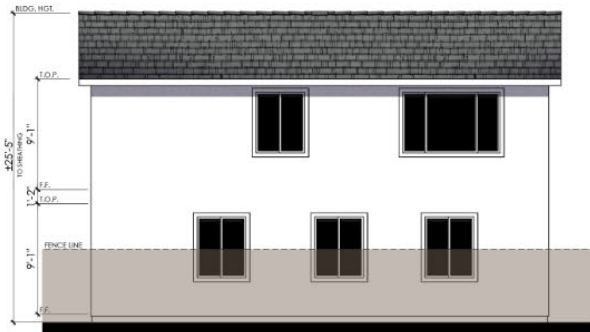
FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO / BOARD AND BATTEN
 - STUCCO EXPANSION JOINT
 - WINDOWS: VINYL
 - POT SHELF: SIMULATED WOOD
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - PORCH: CEMENTITIOUS FIBER TRIM
 - BRICK VENEER



Attachment B—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

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

Date Prepared: 6/9/2022

File No: PDEV21-027

Related Files: PMTT10-001 (TM 17450), PMTT10-002 (TM 17449)

Project Description: A hearing to consider Development Plan approval to construct 235 single-family dwellings on approximately 31.5 acres of land located at the southwest corner of Archibald Avenue and Chino Avenue, within Planning Area 2 (Neighborhoods 5 & 6) of the Countryside Specific Plan; (APNs: 0218-131-12, 0219-131-22, 0218-131-11, 0218-131-40, and 0218-131-43); **submitted by Lennar Homes of California, Inc.**

Prepared By: Edmelynn V. Hutter, Senior Planner
Phone: 909.395.2429 (direct)
Email: ehutter@ontarioca.gov

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

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

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

2.1 Time Limits.

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

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

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape

and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

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

2.6 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 the Countryside Specific Plan and 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 Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.12 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. PSP04-001, the Countryside Specific Plan for which the Countryside Specific Plan Environmental Impact Report (State Clearing House #2004071001) was previously adopted by the City Council on 4/18/2006. 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 will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

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

2.16 Additional Requirements.

(a) At plan check submittal, the Applicant shall revise the enhanced elevation exhibit to also indicate that the following Lots have enhanced elevations:

(i) Tract 17449 – Lot 34 (Right); Lot 35 (Left); Lot 61 (Right); Lot 62 (Rear); Lot 69 (Rear); Lot 70 (Rear); Lot 83 (Rear); Lot 84 (Rear); Lot 91 (Rear); Lot 92 (Right).

(ii) Tract 17450 – Lot 21 (Right); Lot 25 (Left); Lot 73 (Rear); Lot 94 (Left); Lot 97 (Right); Lot 111 (Left); Lot 112 (Left); Lot 117 (Right); Lot 118 (Right); Lot 128 (Rear); Lot 135 (Rear); Lot 137 (Right).

(iii) Lots 114, 115 and 138 – The garage-side elevation of the listed lots are highly visible from private streets. The Applicant shall revise elevation plans to show enhanced elevation details for the garage elevation, subject to Planning Department approval.

(b) At plan check submittal, the Applicant shall submit sufficient detailed drawings with dimensions for the proposed window trim and similar architectural details to show that the window designs can be constructed as approved in this entitlement.

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

CONDITIONS OF APPROVAL

Sign Off



06/15/2022

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:
Jamie Richardson, Sr. Landscape Planner Phone:
(909) 395-2615

D.A.B. File No.:
 PDEV21-027 Case Planner:
 Edmelynn Hutter

Project Name and Location:
 Countryside - Lennar
 Tract 17449

Applicant/Representative:
 Lennar Homes – Blaine Humbles (951) 258-2313 blaine.humbles@lennar.com
 980 Montecito Drive #302
 Corona, CA

- Preliminary Plans (dated 05/26/2022) meet the Standard Conditions for New Development and have been approved considering that the following conditions below be met upon submittal of the landscape construction documents.**
- Preliminary Plans (dated) have not been approved. Corrections noted below are required before Preliminary Landscape Plan approval.**

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

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

Previous comments include additional direction in red:

Civil/ Site Plans

1. Parkway tree locations shall be shown on all tract maps and plans where utilities are proposed. Parkway trees are to be 30' apart, and where residential driveways occur, a maximum 45' apart. Show and note a 10' total space, 5' clearance each side of the tree from any utility or hardscape, including water, sewer, drain lines, driveways, and 10' clear from street lights. Relocate utilities to minimum clearances to allow parkway trees.
2. Corners; verify dimension and grade for required monumentation (see Specific Plan for detail). Adjacent walls shall not interfere with required monumentation.
3. Before permit issuance, stormwater infiltration devices located in landscape areas shall be reviewed and plans approved by the Landscape Planning Division. Any stormwater devices in parkway areas shall not displace street trees.
4. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
5. Show backflow devices set back 4' from paving all sides. Locate on level grade.
6. 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.
7. Provide a utility clear space 8' wide in parkways 30' apart for street trees. Move water meters, drain lines, light standards to the utility minimum spacing and show utility lines at the edges of the parkway, toward the driveway apron, to allow space for street trees.
8. Show corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind corners. Show 5' sidewalk and 7' parkway within the right of way or as required by Engineering dept.
9. Typical lot drainage shall include a catch basin with gravel sump below each before exiting the property if no other water quality infiltration is provided.
10. Note and show on plans: all AC units shall be located in residential side yards, opposite the main back yard access path with gate, or a second gate and solid surface path on the opposite side shall be added for access.

11. Add Note to Grading Plans: Landscape areas where compaction has occurred due to grading activities and where trees or stormwater infiltration areas are located shall be loosened by soil fracturing. For trees, a 12'x12'x18" deep area; for stormwater infiltration, the entire area shall be loosened. Add the following information on the plans: The backhoe method of soil fracturing shall break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The backhoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference, see Urban Tree Foundation – Planting Soil Specifications.

Landscape Plans

12. Provide details for the post base at Icon Shelter. The shelter shall include a decorative base that is in scale and appropriate in size and materials for the space.
13. Show location of backflow for drinking fountains.
14. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility, show as masses and duplicate masses in other locations at regular intervals.
15. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans.
16. Show all utilities on the landscape plans. Coordinate, so utilities are clear of tree locations.
17. Typical lot drainage shall include a catch basin with gravel sump below each before exiting the property if no other water quality infiltration is provided.
18. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
19. Provide phasing map for multi-phase projects.
20. 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.
21. Tract 17449 will be HOA maintained.



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 *A.A.* (909) 395-2384

PROJECT PLANNER: Edmelynn Hutter, Senior Planner (909) 395-2429

DAB MEETING DATE: June 20th, 2022

PROJECT NAME/DESCRIPTION: PDEV21-027, a Development Plan approval to construct 235 single-family dwellings on approximately 31.5 acres of land. [Related Files: TM-17449 & TM-17450]

LOCATION: Southwest Corner of Archibald Av & Chino Av

APPLICANT: Lennar Homes of California, Inc.

REVIEWED BY: *Raymond Lee* 6/15/22
Raymond Lee, P.E. Date
Assistant City Engineer

APPROVED BY: *Khoi Do* 6-15-22
Khoi Do, P.E. Date
City Engineer

THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE 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. Prior to issuance of any permits the applicant/developer 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. The project shall comply with the Conditions of Approval for Tract Map No. 17449 & 17450, approved at the DAB meeting of January 19, 2011, attached herewith for reference, and in accordance with the Countryside Specific Plan and Development Agreement No. PDA10-001, as amended.
3. Chino Avenue shall be signed "No Stopping Anytime" and Archibald Avenue shall be signed "No Parking Anytime".
4. The applicant/developer shall be responsible to design and construct traffic signals at the Archibald Avenue & Dolomite Avenue and Chino Avenue & Kinglet Avenue intersections and shall include but not be limited to the following:

- a. Video detection, CCTV, interconnect/fiber optic communication equipment, cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations. The applicant/developer shall be responsible to design and construct the necessary pavement and striping transitions from existing roadway conditions to the widened roadway portions along all project frontages. Striping improvements shall include the removal existing interim signing and striping beyond the project frontage limits and the installation of ultimate signing and striping necessary to accommodate fully widened street improvements.

5. Ontario Municipal Utilities Company (OMUC) specific conditions:

- a. Prior to Building Permits:
 - i. Provide copies of both on-site and off-site utilities layout. We need both hard copies and digital files in PDF and AutoCAD format.
 - ii. Submittal of Engineering Report (ER) for recycled water usage for review and approval by the City and State. Review and approval process of ER is approximately 3 months.

For further information, please contact:
Cynthia Heredia-Torres
P (909) 395-2647
F (909) 395-2608
ctoress@ontarioca.gov

- b. Prior to Occupancy Release:
 - i. State shall approve ER.
 - ii. Successfully pass start-up, cross connection and overspray test.



ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

(Traffic/Transportation Division, Engineering Services Division and Ontario Municipal Utilities Company Conditions incorporated)

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> TRACT MAP
PROJECT FILE NO. TENTATIVE MAP FILE NO. TM 17449		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: ___/___/___		

CITY PROJECT ENGINEER & PHONE:	Mike Eskander, Senior Associate Civil Engineer (909) 395-2132
CITY PROJECT PLANNER:	Rudy Zeledon, Senior Planner (909) 395-2422
DATE:	January 19, 2011
PROJECT NAME/ DESCRIPTION:	Residential Development – (Z-Lot) – 97du’s within Countryside Specific Plan.
LOCATION:	S/O Chino Avenue, E/O Cucamonga Creek Channel, W/O Archibald Avenue.
APPLICANT:	Forestar Countryside, LLC
REVIEWED BY:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> Khoi Do, PE Principal Engineer </div> <div style="text-align: center;"> <u>1/14/11</u> Date </div> </div>
APPROVED BY:	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> Raymond Lee, PE Assistant City Engineer </div> <div style="text-align: center;"> <u>1/14/2011</u> Date </div> </div>



ONLY APPLICABLE CONDITIONS ARE CHECKED. THE APPLICANT AND/OR APPLICANT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS PRIOR TO FINAL MAP RECORDATION, ISSUANCE OF CONSTRUCTION PERMITS, AND/OR OCCUPANCY, AS SPECIFIED IN THIS REPORT.

1. PRIOR TO FINAL MAP RECORDATION

Check When Complete

- 1.01 Dedicate in fee simple the following right-of-way within the tract boundary PER COUNTRYSIDE SPECIFIC PLAN in locations listed below:
 - Southerly half of Chino Avenue to meet the typical street cross-section (required half street width = 44 ft along entire project frontage).
 - Kinglet Avenue per the applicable street section of the Countryside Specific Plan. Additional right-of-way shall also be obtained in order to construct required paved width (18 ft half street + 10 ft on eastern half) from Chino Avenue to southerly boundary of the tract.
 - Lettered lots B and C.

- 1.02 Reserve the following within the tract boundary:
 - Easement for Public Utility, Emergency Access and Solid Waste Collection across all private streets.
 - Public Utility Easement across lettered lot "K" to the City for Public Storm Drain and Sewer purposes.

- 1.03 Restrict all vehicular access except at the approved access points/ neighborhood entries per the approved Countryside Specific Plan.

- 1.04 Vacate the following streets and reserve easements:

- 1.05 Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access parking areas and drives.

- 1.06 Provide final recordable copy of Covenants, Conditions and Restrictions as applicable to the project as approved by the City Attorney and Engineering and Planning Departments. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's.

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

- 1.08 Provide a monument bond (i.e. cash deposit) in an amount determined 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 California Registered Professional Engineer or California Registered Land Surveyor of Record and approved by the City Engineer, whichever is greater.

- 1.09 Provide a preliminary title report not older than 30 days to the Engineering Department.

- 1.10 This subdivision is within the existing assessment districts as listed below. An application for reapportionment of assessment, together with payment of a reapportionment processing fee must be filed for each assessment district prior to final map approval. Contact Mark Lassler in the Administrative Services at (909) 395-2124 regarding this requirement: _____

- 1.11 The property owner shall be responsible for all costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve this property. This property shall be annexed to a Street Lighting Maintenance Assessment District. A Consent and Waiver of Annexation agreement, executed by all the record owner(s) of the property, together with payment of



an annexation processing fee of \$2,500.00 must be filed with the City prior to the issuance of a Building Permit or Final Subdivision Map/Lot Line Adjustment approval, whichever occurs first. Contact Mark Lassler in the Administrative Services at (909) 395-2124 regarding this requirement.

- 1.12 **NMC Developments:** Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. 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 and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Management Services Department at (909) 395-2124.
- 1.13 **NMC Developments:** Prior to approval of any Final Map, developer must submit evidence of City Council approved final cancellation of any Williamson Act Contracts associated with this tract.
- 1.14 **Well Site:** A City well site is required as part of this project. Unless otherwise approved by the Engineering Department, said site shall consist of a minimum 10,000 square feet of land area. Applicant shall show the location of the well site, as well as easements for access, water mains, and drain lines, if required on the site plan. The location of the well site should be discussed with the Utilities Department prior to preparing a Final Parcel/Tract Map.
- 1.15 **Other Conditions:**
 - The maintenance of streets, street lights and landscaping and irrigation on all private streets shall be maintained by the Home Owner's Association.
 - All street names shall conform to and be consistent with the City street names policy and shall be labeled correctly on the Final Map.
 - Lettered lot F shall be for "Private Park" dedicated to and maintained by the Home Owner's Association.
 - Lettered lot C along Kinglet Avenue shall be dedicated to and maintained by the Home Owner's Association.
 - Lettered lots A, D, E, G, H, P, Q and R (additional landscape area) shall be dedicated to and maintained by the Home Owner's Association.
 - Lettered lots I, J, K, L, M and N (common drive aisles, trail, paseo and/or landscape areas) shall be dedicated to and maintained by the Home Owner's Association.
 - The developer shall obtain the necessary right-of-way beyond the tract boundary from the adjacent easterly property in order to complete all necessary improvements for Kinglet Avenue.
 - The developer shall obtain the right-of-way and easements across Kinglet Avenue, Dolomite Street, Basanite Avenue and lot I in TM 17450 in order to complete all required improvements and public utility extensions.
 - The developer shall obtain the necessary right of way of Chino Avenue beyond the tract boundary from Cucamonga Creek Channel to the west tract limits to accommodate for the required improvements.
 - The developer shall obtain the necessary right-of-way/easement from the San Bernardino County Flood Control District (SBCFCD) in order to construct the bridge widening on Chino Avenue.
 - The final map shall comply with the approved Countryside Specific Plan and the conditions of approval.

2. PRIOR TO PERMITTING (GRADING, BUILDING, ENCROACHMENT, ETC)

A. GENERAL

- 2.01 Record Tract Map No.17449 pursuant to the Subdivision Map Act and in accordance with City Code. The original recorded map shall be returned to the City Engineer's office.
- 2.02 The subject site is a recognized parcel per _____
- 2.03 The subject parcel may be an unrecognized parcel and will require a subdivision map to be processed unless a deed can be supplied showing the existence of the parcel prior to the date of _____.



- 2.04 The project will require a subdivision map to be processed.
- 2.05 This project requires a Certificate of Compliance with Record of Survey/ Lot Line Adjustment/ Dedication of Easement to be processed.
- 2.06 **All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.**
- 2.07 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's.
- 2.08 **The applicant shall obtain an Encroachment Permit and Traffic Control Permit, as required, for all work within the public right-of-way.**
- 2.09 In lieu of constructing the required public improvements, an agreement and security in an amount acceptable to the City Engineer may be submitted to guarantee proper construction of the public improvements. All security must be acceptable to City Attorney's office, pursuant to Government Code, Section 66499 and City's Subdivision Ordinance.
- 2.10 **All Development Impact Fees (DIF) shall be paid to the Building Department prior to permit issuance.**
- 2.11 **All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements, monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to set new monuments, to the satisfaction of the City Engineer.**
- 2.12 **Detailed on-site utility information shall be shown on the grading plan, which includes but is not limited to, location of monitoring manholes, backflow prevention devices, exact location of laterals, etc. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.**
- 2.13 Submit electronic files (in PDF file, on disc) of project related off-site improvement plans. These electronic files shall accompany all submittals of improvement plans to be reviewed by the City, including any City redline comments on previous submittals.
- 2.14 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
- 2.15 **Other Agency Permit/Approval:** **Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies:**
 - Caltrans
 - San Bernardino County Road Department
 - San Bernardino County Flood Control District (SBCFCD) for any encroachment onto SBCFCD right-of-way and connection.**
 - FEMA
 - Cucamonga Valley Water District (CVWD) for Sewer/Water service
 - Army Corps of Engineers (ACOE)
 - Southern California Edison (SCE) for encroachment and improvements to be constructed in SCE right-of-way.**
 - IEUA for point of connection to Eastern Trunk Sewer Line and Master Planned Recycled Water line.**



- 2.16 Dedicate the following right-of-way in locations listed below:
- 2.17 **NMC Developments**

1. On-site wells shall be destroyed/ abandoned per the County Health Department Guidelines. A copy of such permit shall be provided to the Engineering Department and Public Works Agency prior to issuance of grading and/or building permits.

2. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

- 2.18 Other Conditions:

B. PUBLIC IMPROVEMENTS

Refer to attached Exhibit 'A' for Plan Check Submittal Requirements.

- 2.20 Design and construct full public improvements in accordance with City Code, Standards and Specifications, the 2011 Water and Sewer Master Plans and the other approved Master plans, the approved Countryside Specific Plan for the area and/or the Development Agreement for Forestar Countryside, LLC. Such public improvements may include, but not be limited to, the following:

Improvement Item	Chino Avenue	All Interior Streets (Private)	Kinglet Avenue	
Curb & Gutter	<input checked="" type="checkbox"/> New; 32 ft from C/L south <input type="checkbox"/> Replace Damaged	<input checked="" type="checkbox"/> New; 18 ft from C/L on both sides. <input type="checkbox"/> Replace Damaged	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replace Damaged	<input type="checkbox"/> New <input type="checkbox"/> Replace Damaged
AC Pavement	<input checked="" type="checkbox"/> Widen to 30 ft from CL south plus 19 ft from CL north including pavement trans. <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New; 16 ft from CL on both sides. <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
PCC Driveway Approach	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Sidewalk	<input checked="" type="checkbox"/> New; 5ft sidewalk <input type="checkbox"/> Replacement, as required	<input checked="" type="checkbox"/> New; 5 ft sidewalk <input type="checkbox"/> Replacement, as required	<input checked="" type="checkbox"/> New; 5 ft sidewalk <input type="checkbox"/> Replacement	<input type="checkbox"/> New; 5 ft sidewalk <input type="checkbox"/> Replacement
ADA Access Ramp	<input checked="" type="checkbox"/> New at Starling and Kinglet Avenues <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New at street intersections. <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
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 checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation).	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation).



	<input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Hard Landscaping
Raised Median	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping
Street Lights	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Fire Hydrant (300-ft intervals as needed)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Water Service (See sec. 2D)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Sewer Service (See sec. 2C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Recycled Water Service (See sec. 2E)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Storm Drain (See sec. 2H)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Catch Basin	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Catch Basin	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin
Traffic Signal Facilities (See sec. 2G)	<input checked="" type="checkbox"/> New at Starling Avenue <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Traffic Signing and Striping, as required (See sec. 2G)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modification	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Bus Stop and/or Turn-out	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Underground Overhead Utilities (see item 2.26)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Other req'd improvements				

* SPECIFIC NOTES FOR IMPROVEMENTS LISTED IN ITEM 2.20.

- Either design and construct the south half of the Chino Avenue bridge, including pavement transitions, prior to the release of building permits for production units, or provide an acceptable form of security to the City for full costs of the design and construction prior to the release of building permits for production units and design and complete construction prior to the release of the 134th building permit.
- Design and construct private interior streets per City Standards (parkway width and



street cross sections shall be per the approved Countryside Specific Plan). Water, recycled water, sewer, storm drain and fiber optic improvements within these private streets shall be public facilities, owned and maintained by the City.

- Design and construct Fiber Optic improvements in all the streets within TM 17449, including Chino Avenue along the property frontage and conduits crossing Cucamonga Creek Channel as part of the bridge widening.
- Design and construct full frontage improvements on the south side of Chino Avenue from Cucamonga Creek Channel to the west tract limits and 14ft westbound lane plus 5ft shoulder including the required transitions.
- All public utilities within private streets shall be designed and constructed per City standards and constructed within acceptable public utility easements. The CC&RS shall contain language that requires all future work by the HOA within, over and across said easements to be plan checked and inspected by the City, including the payment of applicable fees. Generally, utilities will not be accepted as public within alleys, parking areas or driveways. The extent to which said utilities will be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review.
- During the course of maintenance of public utilities within private streets, the City will restore the streets per current City standards for trench backfill, pavement repair, and hardscaping or landscaping, as applicable. Restoration of any enhancements above and beyond City standards, including but not limited to architectural paving, hardscaping and landscaping enhancements shall be the responsibility of the HOA or other entity maintaining those enhancements.

- 2.21 OMC Developments: For all developments in the Old Model Colony (OMC), utility services, which include sanitary sewers, one 1" minimum potable and recycled water service, electric power, gas, telephone, and cable television, shall be provided, when required, to each parcel. All utilities shall be undergrounded.
- 2.22 NMC Developments: For all developments in the New Model Colony (NMC), utility services, which include sanitary sewers, one 1" minimum water service, electric power, gas, and OntarioNet fiber optic conduit, shall be provided to each parcel. All utilities shall be undergrounded. In addition, the applicant shall incorporate OntarioNet fiber optic conduit system design into the project dry utility plans or other utility plans as applicable. Contact the Engineering Department for additional information.
- 2.23 The following existing streets being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay: _____
- 2.24 Reconstruction of the full pavement structural section for Chino Avenue may be required based on existing pavement condition and final street design.
- 2.25 This property is within the water/ sewer service area of the Cucamonga Valley Water District (CVWD). Applicant shall make arrangements with CVWD for those services and provide the City with proof that all CVWD fees have been paid.
- 2.26 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code. Said improvements shall be completed prior to Building Permit issuance, and all costs associated with said improvements shall be solely borne by the applicant.
- 2.27 Other conditions:

C. SEWER

- 2.30 ___inch sewer main is available for connection by this project
- 2.31 No sewer line is available for direct connection. Applicant shall design and construct a sewer main extension.
- 2.32 The applicant shall utilize existing laterals provided by Parcel Map No. 18094 for connection to the



- 2.32 The applicant shall utilize existing laterals provided by Parcel Map No. 18094 for connection to the public sewer system.
- 2.33 On-site monitoring facilities shall be installed for all commercial or industrial units in accordance with City Standards and shall be shown on the grading plans of the project.
- 2.34 The project site is within a deficient public sewer system area. Applicant shall submit expected peak loading values to the City for modeling the impact to the existing sewer system. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, the applicant/developer may be required to mitigate the project impacts 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 other sewer.
- 2.35 **Other Conditions:**
 - **Construct an 8 inch sewer main in the interior streets, a 12 inch main in Kinglet Avenue and a 12 inch main in Dolomite street and connect to the existing Eastern Trunk sewer line in Archibald Avenue.**

D. WATER

- 2.40 _____-inch water line is available for connection by this project in _____. [Ref. Water Plan Dwg # _____ (Barcode: _____)]
- 2.41 **No water line is available for direct connection. Applicant's Engineer shall design and construct new public water facilities (on-site and off-site) needed for water service within the Francis Zone (930' zone), in accordance with the 2011 Water Master Plan. The construction of these improvements shall be completed prior to the release of building permit.**
- 2.42 A main upgrading will be required in order to provide for the required fire flow for this development.
- 2.43 **Contact the City of Ontario Fire Department for approval of on-site fire hydrants and services as required.**
- 2.44 **Offsite fire hydrant locations and appropriate main sizes shall be established and approved by Engineering and Fire Departments, in accordance to City Standards @300 ft intervals**
- 2.45 **Backflow prevention devices may be required for:**
 - (a) All commercial / industrial service laterals.
 - (b) All on-site fire systems.
 - (c) Any business where any hazardous substances may be stored or used.
 - (d) For all recycled water connections.
 - (e) Irrigation Systems
- 2.46 The applicant shall utilize existing service laterals provided for connection to the public water system.
- 2.47 **Water Meter sizes shall be based on the peak water demand. Fee shall be based on meter size and quantity purchased. The applicant shall contact Engineering Department for current fees.**
- 2.48 **Other Conditions:**
 - **Design and construct water main improvements for the Francis zone (930' zone) loop per 2011 Water Master Plan. The applicant is responsible for obtaining all right-of-way required to construct these improvements.**
 - **Design and construct the internal water distribution system and a 12 inch water main in Kinglet Avenue and Dolomite Street and connect to the water mains in Chino and Archibald Avenues. The applicant is responsible for obtaining all right-of-way required to construct these improvements.**
 - **No temporary connection to the Phillips zone (1010' zone) will be allowed.**

E. RECYCLED WATER



- 2.50 A recycled water main currently exists in the vicinity of this project. The applicant is required to design and construct an onsite irrigation system (or other authorized use) for this project using pipes, sprinklers, and other fittings specifically suited for recycled water (i.e. purple pipes, fittings, etc.) per all applicable standards including City Ordinance No. 2689 – Chapter 8C – Recycle water use, California Department of Public Health (CDPH) and building/plumbing codes.
- 2.51 A recycled water main does not exist in the vicinity of this project but is planned for the near future. The applicant shall connect to the recycled water main for approved uses when available in the vicinity of the project applicant. The applicant is required to design and construct an onsite irrigation system (or other authorized use) for this project using pipes, sprinklers, and other fittings specifically suited for recycled water (i.e. purple pipes, fittings, etc.) per all applicable standards including City Ordinance No. 2689 – Chapter 8C – Recycled water use, California Department of Public Health (CDPH) and building/plumbing codes.
- 2.52 A single connection is required for recycled water use in the immediate vicinity of public street right-of-way. The Applicant shall protect the City's potable water supply from cross connection as per section 6-8.720 of City's Ordinance no. 2689. Plans for connection in the public right-of-way and cross connection device will be submitted to the Engineering Department for review and approval.
- 2.53 Onsite plumbing for all recycled water uses shall meet all applicable standards including California Department of Public Health (CDPH) and building/plumbing codes. Onsite plans will need to be reviewed and approved by both the Building Department and the Ontario Municipal Utilities Company.
- 2.54 Submit 4 sets of engineer's report (ER) for use of recycled water with a proof showing they have been submitted to California Department of Public Health (CDPH) for approval. Provide one electronic copy of the ER in PDF format.
- 2.55 The Review and approval process by the City and CDPH is approximately three (3) months. The applicant shall submit an Engineering Report (ER) for recycled water usage for approval by the City and CDPH.
- 2.56 Other Conditions:
 - Design and construct a 32 inch recycled water line per the 2011 Recycled Water Master Plan in Chino Avenue from the existing IEUA recycled water line at Newton Avenue to Kinglet Avenue to the satisfaction of the City Engineer.
 - Design and construct the recycled water distribution system in the interior streets and connect to the 32 inch recycled water main in Chino Avenue.
 - All landscaped areas fronting Chino Avenue, as well as any proposed parks, and significant landscaped areas shall be irrigated with recycled water.

F. SOLID WASTE

- 2.58 Comply with City refuse collection standards:
 - (a) Commercial – Applicant shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards, and Sec. 6-3.601 Business Recycling Plan.
 - (b) Apartment – For apartments using commercial bin service applicant shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards and Sec. 6-3.601 Business Recycling Plan.
 - (c) Residential – For curbside automated container service applicant shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
 - (d) Recycling Requirements – Applicant shall comply with Municipal Code Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
 - (e) Site Improvement Plans shall follow the City of Ontario refuse collections standards.

2.59 Other Conditions: _____



G. TRAFFIC/TRANSPORTATION

- 2.60 Any drive approaches or construction of other improvements in the Caltrans right-of-way shall be approved by Caltrans as to type, size, and location of the proposed improvements. The applicant shall provide the City with a copy of the Caltrans permit prior to issuance of Encroachment Permit.
- 2.61 Submit a focused traffic impact study. The study shall address any or all of the following issues as required by the City Traffic/Transportation Manager: parking, on and off-site circulation, and/or build-out and future years traffic level of service (LOS) and impacts at intersections selected by the City.
- The applicant shall construct all mitigation, or pay fair-share costs identified in the report as required by the City Traffic/Transportation Manager. When appropriate, the traffic study shall also identify timelines for construction of required traffic mitigation and other public improvements for phased or master planned developments.
- 2.62 Submit a County of San Bernardino, Congestion Management Plan Traffic Impact Analysis (CMP-TIA) in accordance with the latest edition of the CMP document, and to the satisfaction of the City Traffic/Transportation Manager and the San Bernardino Association of Governments (SanBAG). The applicant shall construct all mitigation or pay fair-share costs identified in the report and as required by the City Traffic/Transportation Manager.
- 2.63 **Other Conditions:**
- **On-street parking shall not be allowed along the Chino Avenue project frontage. Parking shall also be prohibited along the proposed common drive aisles/alleys.**
 - **The developer shall pay an in-lieu fee for 50% of the design and construction cost of the new traffic signal system at the intersection of Chino Avenue at Starling Avenue. Starling Avenue shall line up with the roadway to the north (Colonial Street as shown on TM 16045).**
 - **Design and construct the full frontage improvements along Kinglet Avenue within the tract boundary and an additional 10 ft of pavement on the eastern side, between Chino Avenue and the southerly boundary of the tract. The Developer shall barricade Kinglet Avenue at Crane Court until such time development occurs to the south of the tract.**
 - **Chino Avenue improvements shall include transitions to existing streets and the limits of these improvements shall begin from the eastern tract boundary to the catch basin/low point approximately 100 ft west of the western tract boundary.**

H. DRAINAGE / HYDROLOGY

- 2.70 **A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the San Bernardino County Hydrology Manual and the City of Ontario's Standards and Guidelines is required. The applicant's Engineer should contact the Engineering Department for specific details to be included in the report. Additional drainage facilities may be required as a result of the findings of this study.**
- 2.71 Since no adequate drainage facility exists downstream to accept additional runoff, a retention/infiltration basin of appropriate size shall be designed and constructed per City Standards. Show its location and size on the Grading/Drainage Plan. Post-development flows shall not exceed 80% of pre-development flows.
- 2.72 Any drainage above historical flow routed onto adjacent property must be directed to a recorded private drainage easement. Applicant must provide a copy of the recorded document (i.e. letter of acceptance of drainage, in a format acceptable to the City) to the Engineering Department prior to approval of the Grading/drainage Plan.
- 2.73 Proposed site/portion of site falls within SFHA (Special Flood Hazard Area) as indicated on the FIRM (Flood Insurance Rate Maps) and is subjected to flooding in a 100 year frequency storm. This site plan will be subject to the provisions of the National Flood Insurance program and comply with the City's Flood Damage Prevention Ordinance #2409.
- 2.74 **Other Conditions:**
- **Design and construct storm drain improvements in the internal streets and connect to**



the offsite storm drain system in TM 17450.

- Design and construct offsite storm drain improvements within TM 17450 and connect to Deer Creek Channel per the approved Countryside Specific Plan. The applicant shall provide proof of approval from SBCFCD for encroachment onto SBCFCD right-of-way and connection to Deer Creek Channel or the applicant shall provide an alternate design to address the drainage of storm water runoff for this tract.

I. STORMWATER QUALITY (NPDES)

- 2.80 Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. An electronic copy of the City's "Erosion and Sediment Control Plan Requirements" is available upon request.
- 2.81 Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the Engineering Department. The WQMP shall be submitted on the San Bernardino County Stormwater Program's model form and shall identify all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters. Please direct all questions on the WQMP to Mr. Steve Wilson at (909) 395-2389. An electronic copy of the WQMP standard form is available on-line at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/sb_wqmp.shtml. An electronic copy of the companion Guidance document for preparation of the WQMP is also available at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/sb_wqmp.shtml.
- 2.82 NMC Developments: This development project is within the eastern half of the New Model Colony, which is tributary to the proposed regional wetlands in the ultimate condition. Prior to the approval of the Grading Plan and issuance of Grading Permits, interim and permanent on-site water quality measures consistent with the requirements for New Development in the SB County Regional Stormwater Program WQMP shall be incorporated into the Grading Plan and the WQMP for this project. All stormwater runoff pollutants not adequately addressed by on-site Source Control, and Site Design BMPs or off-site treatment controls shall be addressed by on-site Treatment Control BMPs.
- 2.83 All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department. More detailed information regarding the General Permit, applicable fee information and the necessary forms to complete the NOI are available on the web at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/gen_const.shtml. An electronic An electronic copy of the NOI form and instructions is available upon request.
- 2.84 SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater Best Management Practices (BMP) Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Ontario Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site BMP, prior to starting work on the site.
- 2.85 401/404 Permits – Development and/or construction work that will permanently or temporarily affect any surface water body (lake, creek, open drainage channel, etc.) may require a 404 Permit from the Army Corps of Engineers and/or a 401 Water Quality Certification from the Santa Ana Regional Water



Quality Control Board (RWQCB). The groups of water bodies classified in these requirements are perennial and ephemeral (flow only during rain conditions) and include direct connections into SB County Flood Control District Channels as well as new storm drains tributary to those direct connections. Prior to Grading Permit issuance, a copy of any applicable 404 Permit and/or 401 Certification for this project must be submitted to the City's project engineer. If a 404 permit and/or 401 certification are not required, a letter stating such from the applicant's engineer must be submitted. Contact information: Army Corps of Engineers (909) 794-7704 or (805) 585-2147, RWQCB (909) 782-4990 or (909) 782-3234.

2.86 Other Conditions:

J. SPECIAL DISTRICTS

2.90 The subject site is within the below special district(s). Special assessments or special taxes are levied annually on this property and are included on the annual property tax bill that is issued by the County. For further information, contact Mark Lassler in the Administrative Services at (909) 395-2124.

2.91 The property owner shall be responsible for all costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve this property. This property shall be annexed to a Street Lighting Maintenance Assessment District. A Consent and Waiver to Annexation agreement, executed by all the record owner(s) of the property, together with payment of an annexation processing fee of \$2,500.00 must be filed with the City prior to the issuance of a Building Permit or Final Subdivision Map/Lot Line Adjustment approval, whichever occurs first. Contact Mark Lassler in the Management Services at (909) 395-2124 regarding this requirement.

2.92 Prior to approval of the final subdivision map and/or lot line adjustment referred to in Section 1 and/or Section 2 of this report. An application for reapportionment of assessments and processing fee shall be filed for each of the following Assessment Districts.

Contact Mark Lassler in the Administrative Services at (909) 395-2124 regarding this requirement.

2.93 *The subject project lies within the following special drainage impact zone/fee district and is required to pay the applicable fee as estimated below prior to the issuance of building permit:*

Special Drainage Impact Zone II

*Estimated Fee = AC x \$2,696.29/ac = \$

Others: _____.

**Contact Mark Lassler in the Administrative Services at (909) 395-2124 to obtain the exact fee amount.*

2.94 **NMC Developments:** Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. 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 and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Management Services at (909) 395-2124.

2.95 Other Conditions: _____

3. PRIOR TO CERTIFICATE OF OCCUPANCY

3.01 **All remaining fees/ deposits required by the Engineering Department must be paid in full prior to issuance of a Certificate of Occupancy.**



- 3.02 All requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.
- 3.03 Submit a set of Record Drawings on mylar on all Engineering Department approved project plans for review and approval.
- 3.04 Record an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available at the City's website.
- 3.05 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the satisfaction of the City.
- 3.06 Other Conditions: _____

EXHIBIT 'A'

ENGINEERING SERVICES DIVISION



First Plan Check Submittal Checklist

If any of the checked items below are missing, your submittal will be returned, un-checked, until all required items are submitted.

Project Number: TM 17449

Items Required for First Plan Check Submittal:

(PDF copies of all required documents listed below are required with each submittal. For subsequent submittals, PDF copies of the City's previous redline comments are also required)

- A COPY OF THIS CHECK LIST MUST BE SUBMITTED WITH THE FIRST PLAN CHECK**
- Check(s) for Plan Check fees.
- 1 Copy of Engineering Cost Estimate (On City forms) with Engineer's Wet Signature and Stamp
- 1 Copy of approved Conditions of Approval and approved tentative map.
- 4 Sets of Potable 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).
- 4 Sets of Public Street Improvement Plans showing the Street Cross- Sections. In addition, private street improvement plans shall be prepared and submitted for review by the Engineering Department.
- 4 Sets of Public Domestic Water Plans.
- 4 Sets of Recycled Water Plans (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 areas being irrigated by each recycled water meter)
- 4 Sets of Public Sewer Plans
- 4 Sets of Public Storm Drain Plans
- 4 Sets of Street-Light Plans
- 4 Sets of Fiber Optic improvement plans
- 4 Sets of Signing/ Striping Plans
- 4 Sets of Traffic Signal Plans
- 2 Copies of Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP).
- 2 Copies of Hydrology/ Drainage Study
- Check for Final Map processing fees
- 3 Sets of Final Map.
- 2 Copies of Preliminary Title Report (within last 30 days)
- 2 Copies of Closure Calcs
- 1 Set of Supporting Documents and Maps (legible copies): referenced record Final Maps (full size, 18"x26"), Assessor's Parcel Map (full size, 11"x17"), recorded documents such as Deeds, easements, etc.
- 2 Copies of all referenced approved improvement plans (full size).
- Note: Grading/drainage plans (including any public improvements) shall be submitted to the Building Department for processing.



ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

(Traffic/Transportation Division, Engineering Services Division and Ontario Municipal Utilities Company Conditions incorporated)

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input checked="" type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. TENTATIVE MAP FILE NO. TM 17450	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE: **Mike Eskander, Senior Associate
Civil Engineer (909) 395-2132**

CITY PROJECT PLANNER: **Rudy Zeledon, Senior Planner
(909) 395-2422**

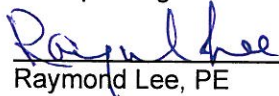
DATE: **January 19, 2011**

PROJECT NAME/ DESCRIPTION: **Residential Development
(Cluster) – 138 lots within
Countryside Specific Plan**

LOCATION: **S/O Chino Avenue , E/O Cucamonga
Creek Channel, W/O Archibald Ave**

APPLICANT: **Forestar Countryside, LLC**

REVIEWED BY:  1/14/11
Khoi Do, PE Date

APPROVED BY:  1/14/2011
Raymond Lee, PE Date
Assistant City Engineer



ONLY APPLICABLE CONDITIONS ARE CHECKED. THE APPLICANT AND/OR APPLICANT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS PRIOR TO FINAL MAP RECORDATION, ISSUANCE OF CONSTRUCTION PERMITS, AND/OR OCCUPANCY, AS SPECIFIED IN THIS REPORT.

1. PRIOR TO FINAL MAP RECORDATION

Check When Complete

- 1.01 Dedicate in fee simple the following right-of-way within PER COUNTRYSIDE SPECIFIC PLAN in locations listed below:
 - Kinglet Avenue per the applicable street section of the Countryside Specific Plan. Additional right of way shall also be obtained from Neighborhoods 5 and 7 in order to construct the required paved width of 28 ft on Kinglet Avenue from the northerly tract boundary to Chino Avenue.
 - Dolomite Avenue per the applicable street section of the Specific Plan. Additional right of way shall also be obtained in order to construct the required curb to curb improvements from Kinglet Avenue to Archibald Avenue and for the full roundabout at the intersection with Kinglet Avenue.
 - Archibald Avenue per the applicable street section of the Countryside Specific Plan. Additional right of way beyond the project frontage shall also be obtained to accommodate required improvements and pavement transitions on the west side of Archibald Avenue per condition 2.63.
- 1.02 Reserve the following within the tract boundary:
 - Easement for Public Utility, Emergency Access and Solid Waste Collection across all private streets within the Tentative Map.
 - A Public Utility Easement across lettered lot I for Public Storm Drain purposes.
- 1.03 Restrict all vehicular access except at the approved access points/ neighborhood entries per the approved Countryside Specific Plan.
- 1.04 Vacate the following streets and reserve easements:
- 1.05 Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access parking areas and drives.
- 1.06 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within private roadways. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's.
- 1.07 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.08 Provide a monument bond (i.e. cash deposit) in an amount determined 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 California Registered Professional Engineer or California Registered Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.09 Provide a preliminary title report not older than 30 days to the Engineering Department.
- 1.10 This subdivision is within the existing assessment districts as listed below. An application for reapportionment of assessment, together with payment of a reapportionment processing fee must be filed for each assessment district prior to final map approval. Contact Mark Lassler in the Administrative Services at (909) 395-2124 regarding this requirement: _____
- 1.11 The property owner shall be responsible for all costs associated with the annual operation and



maintenance of the street lighting facilities and appurtenances that serve this property. This property shall be annexed to a Street Lighting Maintenance Assessment District. A Consent and Waiver to Annexation agreement, executed by all the record owner(s) of the property, together with payment of an annexation processing fee of \$2,500.00 must be filed with the City prior to the issuance of a Building Permit or Final Subdivision Map/Lot Line Adjustment approval, whichever occurs first. Contact Mark Lassler in the Administrative Services at (909) 395-2124 regarding this requirement.

- 1.12 **NMC Developments: Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. 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 and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Management Services Department at (909) 395-2124.**
- 1.13 **NMC Developments: Prior to approval of any Final Map, developer must submit evidence of City Council approved final cancellation of any Williamson Act Contracts associated with this tract.**
- 1.14 Well Site: A City well site is required as part of this project. Unless otherwise approved by the Engineering Department, said site shall consist of a minimum 10,000 square feet of land area. Applicant shall show the location of the well site, as well as easements for access, water mains, and drain lines, if required on the site plan. The location of the well site should be discussed with the Utilities Department prior to preparing a Final Parcel/Tract Map.
- 1.15 **Other Conditions:**
 - The maintenance of streets, street lights and landscaping and irrigation on all private streets shall be maintained by the Home Owner's Association.
 - All street names shall conform to and be consistent with the City street name policy and shall be labeled correctly on the Final Map.
 - Lettered lot C shall be for "Private Park" dedicated to and maintained by the Home Owner's Association.
 - Lettered lots E and F for "Private Recreation Area" shall be dedicated to and maintained by the Home Owner's Association.
 - Lettered lots A, B, D, I and M - P (landscape lots) shall be dedicated to and maintained by the Home Owner's Association.
 - Lettered lots J, K and L (common drive aisles, trail and/or landscape areas) shall be dedicated to and maintained by the Home Owner's Association.
 - The raised landscaped median in the roundabout shall be maintained by the Home Owner's Association.
 - The Final Map shall comply with the approved Countryside Specific Plan and the conditions of approval.

2. PRIOR TO PERMITTING (GRADING, BUILDING, ENCROACHMENT, ETC)

A. GENERAL

- 2.01 **Record Tract Map No.17450 pursuant to the Subdivision Map Act and in accordance with City Code. The original recorded map shall be returned to the City Engineer's office.**
- 2.02 The subject site is a recognized parcel per _____
- 2.03 The subject parcel may be an unrecognized parcel and will require a subdivision map to be processed unless a deed can be supplied showing the existence of the parcel prior to the date of _____
- 2.04 The project will require a subdivision map to be processed.
- 2.05 This project requires a Certificate of Compliance with Record of Survey/ Lot Line Adjustment/ Dedication of Easement to be processed.
- 2.06 **All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.**



- 2.07 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's.
- 2.08 The applicant shall obtain an Encroachment Permit and Traffic Control Permit, as required, for all work within the public right-of-way.
- 2.09 In lieu of constructing the required public improvements, an agreement and security in an amount acceptable to the City Engineer may be submitted to guarantee proper construction of the public improvements. All security must be acceptable to City Attorney's office, pursuant to Government Code, Section 66499 and City's Subdivision Ordinance.
- 2.10 All Development Impact Fees (DIF) shall be paid to the Building Department prior to permit issuance.
- 2.11 All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements, monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to set new monuments, to the satisfaction of the City Engineer.
- 2.12 Detailed on-site utility information shall be shown on the grading plan, which includes but is not limited to, location of monitoring manholes, backflow prevention devices, exact location of laterals, etc. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- 2.13 Submit electronic files (in PDF file, on disc) of project related off-site improvement plans. These electronic files shall accompany all submittals of improvement plans to be reviewed by the City, including any City redline comments on previous submittals.
- 2.14 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
- 2.15 Other Agency Permit/Approval: **Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies:**
 - Caltrans
 - San Bernardino County Road Department
 - San Bernardino County Flood Control District (SBCFCD) for any encroachment onto SBCFCD right-of-way and connection**
 - FEMA
 - Cucamonga Valley Water District (CVWD) for Sewer/Water service
 - Army Corps of Engineers (ACOE)
 - Southern California Edison (SCE) for encroachment and improvements to be constructed in SCE right-of-way.**
 - IEUA for point of connection to Eastern Trunk Sewer and recycled water.**
- 2.16 Dedicate the following right-of-way in locations listed below:
- 2.17 **NMC Developments**
 1. On-site wells shall be destroyed/ abandoned per the County Health Department Guidelines. A copy of such permit shall be provided to the Engineering Department and Public Works Agency prior to issuance of grading and/or building permits.
 2. If the Developer proposes temporary use of an existing agricultural well for purposes



other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

2.18 Other Conditions:

B. PUBLIC IMPROVEMENTS

Refer to attached Exhibit 'A' for Plan Check Submittal Requirements.

2.20 Design and construct full public improvements in accordance with City Code, Standards and Specifications, the 2011 Water and Sewer Master Plans and the other approved Master plans, the approved Countryside Specific Plan for the area and/or the Development Agreement for Forestar Countryside, LLC. Such public improvements may include, but not be limited to, the following:

Improvement Item	Public Interior Streets (Dolomite Avenue E/O Kinglet Avenue) and Kinglet Avenue.	Private Streets	
Curb & Gutter	<input checked="" type="checkbox"/> New; 18 ft from C/L on both sides <input type="checkbox"/> Replace Damaged	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replace Damaged	<input type="checkbox"/> New <input type="checkbox"/> Replace Damaged
AC Pavement	<input checked="" type="checkbox"/> New; 16 ft from CL on both sides including pavement trans. <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
PCC Driveway Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Sidewalk	<input checked="" type="checkbox"/> New; 5ft sidewalk <input type="checkbox"/> Replacement, as required	<input checked="" type="checkbox"/> New; 5 ft sidewalk <input type="checkbox"/> Replacement	<input type="checkbox"/> New; 5 ft sidewalk <input type="checkbox"/> Replacement
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation). <input type="checkbox"/> Hard Landscaping	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (irrigation). <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation). <input type="checkbox"/> Hard Landscaping
Raised Median	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping



		Landscaping	(w/irrigation) <input type="checkbox"/> Hard Landscaping
Street Lights	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Fire Hydrant (300-ft intervals as needed)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Water Service (See sec. 2D)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Sewer Service (See sec. 2C)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Recycled Water Service (See sec. 2E)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Storm Drain (See sec. 2H)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Catch Basin	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin
Traffic Signal Facilities (See sec. 2G)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Traffic Signing and Striping, as required (See sec. 2G)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modification	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Bus Stop and/or Turn-out	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Underground Overhead Utilities (see item 2.26)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Roundabout (See separate note below)	<input checked="" type="checkbox"/> Yes		

SPECIFIC NOTES FOR IMPROVEMENTS LISTED IN ITEM 2.20.

- Design and construct private interior streets per City Standards (parkway width and street cross sections shall be per the approved Countryside Specific Plan). Water, recycled water, sewer, storm drain and fiber optic improvements within these private streets shall be public facilities, owned and maintained by the City.
- Design and construct Fiber Optic improvements in Archibald Avenue from ~~the northerly limits of the SCE easement to the southerly Deer Creek Channel boundary~~ the southerly Deer Creek Channel boundary to the southerly limit of the SCE easement and in all streets within TM 17450.



- Design and construct full frontage improvements on Dolomite Avenue within the tract boundary and full width curb, gutter and pavement improvements on the north side of Dolomite Avenue from Kinglet Avenue to Archibald Avenue and the full roundabout at the intersection with Kinglet Avenue.
- All public utilities within private streets shall be designed and constructed per City standards and constructed within acceptable public utility easements. The CC&Rs shall contain language that requires all future work by the HOA within, over and across said easements to be plan checked and inspected by the City, including the payment of applicable fees. Generally, utilities will not be accepted as public within alleys, parking areas or driveways. The extent to which said utilities will be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review.
- During the course of maintenance of public utilities within private streets, the City will restore the streets per current City standards for trench backfill, pavement repair, and hardscaping or landscaping, as applicable. Restoration of any enhancements above and beyond City standards, including but not limited to architectural paving, hardscaping and landscaping enhancements shall be the responsibility of the HOA or other entity maintaining those enhancements

- 2.21 OMC Developments: For all developments in the Old Model Colony (OMC), utility services, which include sanitary sewers, one 1" minimum potable and recycled water service, electric power, gas, telephone, and cable television, shall be provided, when required, to each parcel. All utilities shall be undergrounded.
- 2.22 NMC Developments: For all developments in the New Model Colony (NMC), utility services, which include sanitary sewers, one 1" minimum water service, electric power, gas, and OntarioNet fiber optic conduit, shall be provided to each parcel. All utilities shall be undergrounded. In addition, the applicant shall incorporate OntarioNet fiber optic conduit system design into the project dry utility plans or other utility plans as applicable. Contact the Engineering Department for additional information.
- 2.23 The following existing streets being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay: _____
- 2.24 Reconstruction of the full pavement structural section may be required based on existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage and from street centerline to curb including proposed Main Street cul-de-sac.
- 2.25 This property is within the water/ sewer service area of the Cucamonga Valley Water District (CVWD). Applicant shall make arrangements with CVWD for those services and provide the City with proof that all CVWD fees have been paid.
- 2.26 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code. Said improvements shall be completed prior to Building Permit issuance, and all costs associated with said improvements shall be solely borne by the applicant.
- 2.27 Other conditions:

C. SEWER

- 2.30 The Eastern Trunk Sewer in Archibald Avenue is available for connection by this project. Connection to this line requires IEUA approval.
- 2.31 No sewer line is available for direct connection. Applicant's Engineer shall prepare an improvement plan for a sewer main extension to provide 0.4% minimum grade. East-west streets shall have a minimum grade of 0.5% unless otherwise approved by the City Engineer. To be completed prior to Certificate of Occupancy.
- 2.32 The applicant shall utilize existing laterals provided by Parcel Map No. 18094 for connection to the public sewer system.



- 2.33 On-site monitoring facilities shall be installed for all commercial or industrial units in accordance with City Standards and shall be shown on the grading plans of the project.
- 2.34 The project site is within a deficient public sewer system area. Applicant shall submit expected peak loading values to the City for modeling the impact to the existing sewer system. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, the applicant/developer may be required to mitigate the project impacts 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 other sewer.
- 2.35 **Other Conditions:**
 - **Construct an 8 inch sewer main in the interior streets, a 12 inch main in Dolomite street and connect to the existing Eastern Trunk sewer line in Archibald Avenue.**

D. WATER

- 2.40 _____-inch water line is available for connection by this project in _____. [Ref. Water Plan Dwg # _____ (Barcode: _____)]
- 2.41 **No water line is available for direct connection. Applicant's Engineer shall design and construct new public water facilities (on-site and off-site) needed for water service within the Francis zone (930' zone), in accordance with the 2011 Water Master Plan. The construction of these improvements shall be completed prior to the release of any building permit.**
- 2.42 A main upgrading will be required in order to provide for the required fire flow for this development.
- 2.43 **Contact the City of Ontario Fire Department for approval of on-site fire hydrants and services as required.**
- 2.44 **Offsite fire hydrant locations and appropriate main sizes shall be established and approved by Engineering and Fire Departments, in accordance to City Standards @300 ft intervals**
- 2.45 **Backflow prevention devices may be required for:**
 - (a) All commercial / industrial service laterals.
 - (b) All on-site fire systems.
 - (c) Any business where any hazardous substances may be stored or used.
 - (d) For all recycled water connections.
 - (e) Irrigation Systems
- 2.46 The applicant shall utilize existing service laterals provided for connection to the public water system.
- 2.47 **Water Meter sizes shall be based on the peak water demand. Fee shall be based on meter size and quantity purchased. The applicant shall contact Engineering Department for current fees.**
- 2.48 **Other Conditions:**
 - **Design and construct water main improvements for the Francis zone (930' zone) loop per the 2011 Water Master Plan. The applicant is responsible for obtaining all right-of-way required to construct these improvements.**
 - **Design and construct the internal water distribution system and a 12 inch water main in Dolomite Street and connect to the water mains in Archibald and Chino Avenues.**
 - **No temporary connection to the Phillips zone (1010' zone) will be allowed.**

E. RECYCLED WATER

- 2.50 A recycled water main currently exists in the vicinity of this project. The applicant is required to design and construct an onsite irrigation system (or other authorized use) for this project using pipes, sprinklers, and other fittings specifically suited for recycled water (i.e. purple pipes, fittings, etc.) per all applicable standards including City Ordinance No. 2689 – Chapter 8C – Recycle water use, California



Department of Public Health (CDPH) and building/plumbing codes.

- 2.51 A recycled water main does not exist in the vicinity of this project but is planned for the near future. The applicant shall connect to the recycled water main for approved uses when available in the vicinity of the project applicant. The applicant is required to design and construct an onsite irrigation system (or other authorized use) for this project using pipes, sprinklers, and other fittings specifically suited for recycled water (i.e. purple pipes, fittings, etc.) per all applicable standards including City Ordinance No. 2689 – Chapter 8C – Recycled water use, California Department of Public Health (CDPH) and building/plumbing codes.
- 2.52 A single connection is required for recycled water use in the immediate vicinity of public street right-of-way. The Applicant shall protect the City's potable water supply from cross connection as per section 6-8.720 of City's Ordinance no. 2689. Plans for connection in the public right-of-way and cross connection device will be submitted to the Engineering Department for review and approval.
- 2.53 Onsite plumbing for all recycled water uses shall meet all applicable standards including California Department of Public Health (CDPH) and building/plumbing codes. Onsite plans will need to be reviewed and approved by both the Building Department and the Ontario Municipal Utilities Company.
- 2.54 Submit 4 sets of engineer's report (ER) for use of recycled water with a proof showing they have been submitted to California Department of Public Health (CDPH) for approval. Provide one electronic copy of the ER in PDF format.
- 2.55 The Review and approval process by the City and CDPH is approximately three (3) months. The applicant shall submit an Engineering Report (ER) for recycled water usage for approval by the City and CDPH.
- 2.56 Other Conditions:
 - Design and construct recycled water improvements in the interior streets and Dolomite Avenue and connect to Archibald Avenue and Kinglet Avenue recycled water mains when available.
 - All landscaped areas, proposed parks, the landscaped raised median in the roundabout and the landscaping along the SCE trail shall be irrigated with recycled water, when available.

F. SOLID WASTE

- 2.58 Comply with City refuse collection standards:
 - (a) Commercial – Applicant shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards, and Sec. 6-3.601 Business Recycling Plan.
 - (b) Apartment – For apartments using commercial bin service applicant shall comply with Municipal Code Sec. 6-3.314 Commercial Storage Standards and Sec. 6-3.601 Business Recycling Plan.
 - (c) Residential – For curbside automated container service applicant shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
 - (d) Recycling Requirements – Applicant shall comply with Municipal Code Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
 - (e) Site Improvement Plans shall follow the City of Ontario refuse collections standards.
- 2.59 Other Conditions: _____.

G. TRAFFIC/TRANSPORTATION

- 2.60 Any drive approaches or construction of other improvements in the Caltrans right-of-way shall be approved by Caltrans as to type, size, and location of the proposed improvements. The applicant shall provide the City with a copy of the Caltrans permit prior to issuance of Encroachment Permit.



- 2.61 Submit a focused traffic impact study. The study shall address any or all of the following issues as required by the City Traffic/Transportation Manager: parking, on and off-site circulation, and/or build-out and future years traffic level of service (LOS) and impacts at intersections selected by the City.

The applicant shall construct all mitigation, or pay fair-share costs identified in the report as required by the City Traffic/Transportation Manager. When appropriate, the traffic study shall also identify timelines for construction of required traffic mitigation and other public improvements for phased or master planned developments.

- 2.62 Submit a County of San Bernardino, Congestion Management Plan Traffic Impact Analysis (CMP-TIA) in accordance with the latest edition of the CMP document, and to the satisfaction of the City Traffic/Transportation Manager and the San Bernardino Association of Governments (SanBAG). The applicant shall construct all mitigation or pay fair-share costs identified in the report and as required by the City Traffic/Transportation Manager.
- 2.63 Other Conditions:
 - The developer shall pay an in-lieu fee for 50% of the design and construction cost of the new traffic signal system at the intersection of Dolomite and Archibald Avenues.
 - Design and construct the westerly half width of the intersection of Archibald Avenue and Dolomite Avenue, including but not be limited to, curb returns, pavement transitions, concrete curb and gutter and traffic signing and striping. Intersection improvement limits shall extend from ~~the northerly limits of the SCE easement to the southerly Deer Creek Channel boundary~~ the southerly Deer Creek Channel boundary to the southerly limit of the SCE easement.
 - In order to provide two points of access to this tract, design and construct a 28 feet paved roadway along Kinglet Avenue through Neighborhoods 5 and 7 to connect to Chino Avenue, and the full curb to curb roadway improvements on Dolomite Avenue from Kinglet Avenue to Archibald Avenue.

H. DRAINAGE / HYDROLOGY

- 2.70 A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the San Bernardino County Hydrology Manual and the City of Ontario's Standards and Guidelines is required. The applicant's Engineer should contact the Engineering Department for specific details to be included in the report. Additional drainage facilities may be required as a result of the findings of this study.
- 2.71 Since no adequate drainage facility exists downstream to accept additional runoff, a retention/infiltration basin of appropriate size shall be designed and constructed per City Standards. Show its location and size on the Grading/Drainage Plan. Post-development flows shall not exceed 80% of pre-development flows.
- 2.72 Any drainage above historical flow routed onto adjacent property must be directed to a recorded private drainage easement. Applicant must provide a copy of the recorded document (i.e. letter of acceptance of drainage, in a format acceptable to the City) to the Engineering Department prior to approval of the Grading/drainage Plan.
- 2.73 Proposed site/portion of site falls within SFHA (Special Flood Hazard Area) as indicated on the FIRM (Flood Insurance Rate Maps) and is subjected to flooding in a 100 year frequency storm. This site plan will be subject to the provisions of the National Flood Insurance program and comply with the City's Flood Damage Prevention Ordinance #2409.
- 2.74 Other Conditions:
 - Design and construct storm drain improvements in the interior streets and connect to Deer Creek Channel for drainage from PA-2 as outlined in the Countryside Specific Plan. The applicant shall provide proof of approval from SBCFCD for encroachment onto SBCFCD right-of-way and connection to Deer Creek Channel or the applicant shall provide an alternate design to address the drainage of storm water runoff for this tract.

I. STORMWATER QUALITY (NPDES)



- 2.80 Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. An electronic copy of the City's "Erosion and Sediment Control Plan Requirements" is available upon request.

- 2.81 Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the Engineering Department. The WQMP shall be submitted on the San Bernardino County Stormwater Program's model form and shall identify all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters. Please direct all questions on the WQMP to Mr. Steve Wilson at (909) 395-2389. An electronic copy of the WQMP standard form is available on-line at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/sb_wqmp.shtml. An electronic copy of the companion Guidance document for preparation of the WQMP is also available at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/sb_wqmp.shtml.

- 2.82 NMC Developments: This development project is within the eastern half of the New Model Colony, which is tributary to the proposed regional wetlands in the ultimate condition. Prior to the approval of the Grading Plan and issuance of Grading Permits, interim and permanent on-site water quality measures consistent with the requirements for New Development in the SB County Regional Stormwater Program WQMP shall be incorporated into the Grading Plan and the WQMP for this project. All stormwater runoff pollutants not adequately addressed by on-site Source Control, and Site Design BMPs or off-site treatment controls shall be addressed by on-site Treatment Control BMPs.

- 2.83 All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department. More detailed information regarding the General Permit, applicable fee information and the necessary forms to complete the NOI are available on the web at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/gen_const.shtml. An electronic An electronic copy of the NOI form and instructions is available upon request.

- 2.84 SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater Best Management Practices (BMP) Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Ontario Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site BMP, prior to starting work on the site.

- 2.85 401/404 Permits – Development and/or construction work that will permanently or temporarily affect any surface water body (lake, creek, open drainage channel, etc.) may require a 404 Permit from the Army Corps of Engineers and/or a 401 Water Quality Certification from the Santa Ana Regional Water Quality Control Board (RWQCB). The groups of water bodies classified in these requirements are perennial and ephemeral (flow only during rain conditions) and include direct connections into SB County Flood Control District Channels as well as new storm drains tributary to those direct connections. Prior to Grading Permit issuance, a copy of any applicable 404 Permit and/or 401 Certification for this project must be submitted to the City's project engineer. If a 404 permit and/or 401 certification are not required, a letter stating such from the applicant's engineer must be submitted. Contact information: Army Corps of Engineers (909) 794-7704 or (805) 585-2147, RWQCB (909) 782-4990 or (909) 782-3234.

- 2.86 Other Conditions:



J. SPECIAL DISTRICTS

- 2.90 The subject site is within the below special district(s). Special assessments or special taxes are levied annually on this property and are included on the annual property tax bill that is issued by the County. For further information, contact Mark Lassler in the Administrative Services at (909) 395-2124.

- 2.91 The property owner shall be responsible for all costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve this property. This property shall be annexed to a Street Lighting Maintenance Assessment District. A Consent and Waiver to Annexation agreement, executed by all the record owner(s) of the property, together with payment of an annexation processing fee of \$2,500.00 must be filed with the City prior to the issuance of a Building Permit or Final Subdivision Map/Lot Line Adjustment approval, whichever occurs first. Contact Mark Lassler in the Management Services at (909) 395-2124 regarding this requirement.

- 2.92 Prior to approval of the final subdivision map and/or lot line adjustment referred to in Section 1 and/or Section 2 of this report. An application for reapportionment of assessments and processing fee shall be filed for each of the following Assessment Districts.

 Contact Mark Lassler in the Administrative Services at (909) 395-2124 regarding this requirement.

- 2.93 *The subject project lies within the following special drainage impact zone/fee district and is required to pay the applicable fee as estimated below prior to the issuance of building permit:*

 Special Drainage Impact Zone II

$$*Estimated\ Fee = _ AC \times \$2,696.29/ac = \quad \$ \underline{\hspace{2cm}}$$

 Others: _____

**Contact Mark Lassler in the Administrative Services at (909) 395-2124 to obtain the exact fee amount.*

- 2.94 **NMC Developments:** Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. 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 and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Management Services at (909) 395-2124.

- 2.95 Other Conditions: _____

3. PRIOR TO CERTIFICATE OF OCCUPANCY

- 3.01 All remaining fees/ deposits required by the Engineering Department must be paid in full prior to issuance of a Certificate of Occupancy.

- 3.02 All requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.

- 3.03 Submit a set of Record Drawings on mylar on all Engineering Department approved project plans for review and approval.

- 3.04 Record an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available at the City's website.



- 3.05 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the satisfaction of the City.

- 3.06 Other Conditions:



EXHIBIT 'A'

ENGINEERING SERVICES DIVISION First Plan Check Submittal Checklist

If any of the checked items below are missing, your submittal will be returned, un-checked, until all required items are submitted.

Project Number: TM 17450

Items Required for First Plan Check Submittal:

(PDF copies of all required documents listed below are required with each submittal. For subsequent submittals, PDF copies of the City's previous redline comments are also required)

- A COPY OF THIS CHECK LIST MUST BE SUBMITTED WITH THE FIRST PLAN CHECK
- Check(s) for Plan Check fees.
- 1 Copy of Engineering Cost Estimate (On City forms) with Engineer's Wet Signature and Stamp
- 1 Copy of approved Conditions of Approval and approved tentative map.
- 4 Sets of Potable 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).
- 4 Sets of Public Street Improvement Plans showing the Street Cross- Sections. In addition, private street improvement plans shall be prepared and submitted for review by the Engineering Department.
- 4 Sets of Public Domestic Water Plans.
- 4 Sets of Recycled Water Plans (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 areas being irrigated by each recycled water meter)
- 4 Sets of Public Sewer Plans
- 4 Sets of Public Storm Drain Plans
- 4 Sets of Street-Light Plans
- 4 Sets of Fiber Optic improvement plans
- 4 Sets of Signing/ Striping Plans
- 4 Sets of Traffic Signal Plans
- 2 Copies of Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP).
- 2 Copies of Hydrology/ Drainage Study
- Check for Final Map processing fees
- 3 Sets of Final Map.
- 2 Copies of Preliminary Title Report (within last 30 days)
- 2 Copies of Closure Calcs
- 1 Set of Supporting Documents and Maps (legible copies): referenced record Final Maps (full size, 18"x26"), Assessor's Parcel Map (full size, 11"x17"), recorded documents such as Deeds, easements, etc.
- 2 Copies of all referenced approved improvement plans (full size).
- Note: Grading/drainage plans (including any public improvements) shall be submitted to the Building Department for processing.



CITY OF ONTARIO

MEMORANDUM

TO: Edmelynn Hutter, Senior Planner
Planning Department

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

DATE: August 2, 2021

SUBJECT: PDEV21-027 - A Development Plan approval to construct 235 single-family dwellings on approximately 31.5 acres of land located at the southwest corner of Archibald Avenue and Chino Avenue, within the Planning Area 2 (Neighborhoods 5 & 6) land use district of the Countryside Specific Plan (APN(s): 218-131-12, 219-131-22, 218-131-11, 218-131-40 and 218-131-43). Related File(s): Tracts 17449 & 17450.

-
- 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: V-B
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 2
- E. Total Square Footage: Varies 1,618 Sq. Ft. to 2,409 Sq. Ft.
- 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 1000 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.

5.0 BUILDING CONSTRUCTION FEATURES

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

- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003. .
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



CITY OF ONTARIO

MEMORANDUM

TO: Edmelyne Hutter, Senior Planner

FROM: Bill Lee, Police Officer

DATE: August 9, 2021

SUBJECT: PDEV21-027- A DEVELOPMENT PLAN TO CONSTRUCT 235 SINGLE-FAMILY DWELLINGS ON APPROXIMATELY 31.5 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF ARCHIBALD AVENUE AND CHINO AVENUE.

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.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV21-027

Address: SWC of Archibald Avenue and Chino Avenue

APN: 218-131-12,219-131-22,218-131-11, 218-131-40 & 218-131-43

Existing Land Use: Vacant Lot

Proposed Land Use: Development Plan to construct 235 Single Family residential units

Site Acreage: 31.5 Proposed Structure Height: 29 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT and Chino

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Edmelyne Hutter

Date: 8/17/2021

CD No.: 2021-046

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 type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>200 FT +</u>	
<input type="radio"/> Zone 5			

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

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

Allowable Height: 200 FT +

CONSISTENCY DETERMINATION

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

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics

Real Estate Transaction Disclosure Required.

Airport Planner Signature: _____



Development Advisory Board Decision

June 20, 2022

DECISION NO.: [insert #]

FILE NO.: PDEV22-014

DESCRIPTION: A hearing to consider a Development Plan to construct four mixed-use buildings totaling 63,665 square feet of commercial space and 694 dwelling units (540,373 square feet of residential space) on 13.3 acres of land located at 4000 East Ontario Center Parkway and the southeast and southwest corners of Via Piemonte and Via Villagio, within the Mixed-use land use district of the Piemonte Overlay of the Ontario Center Specific Plan (APNs: 0210-205-01, 0210-204-38, 0210-204-39); **submitted by Adept Development. Planning Commission action is required.**

Part I—BACKGROUND & ANALYSIS

ADEPT DEVELOPMENT, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV22-014, 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 13.3 acres of land located at 4000 East Ontario Center Parkway and the southeast and southwest corners of Via Piemonte and Via Villagio 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>	Parking Lot / Vacant	Mixed Use (Ontario Center)	Piemonte Overlay at The Ontario Center Specific Plan	Mixed Use
<i>North</i>	Hotel / Vacant	Mixed Use (Ontario Center)	Piemonte Overlay at The Ontario Center Specific Plan	Special Use / Mixed Use
<i>South</i>	Office, Retail / Office, Hotel	Mixed Use (Ontario Center)	Ontario Center Specific Plan / Piemonte Overlay	Urban Commercial / Office, Special Use
<i>East</i>	Office, Retail / Residential	Mixed Use (Ontario Center)	Ontario Center Specific Plan / Piemonte Overlay	Urban Commercial / Residential
<i>West</i>	Arena / Vacant	Mixed Use (Ontario Center)	Piemonte Overlay at The Ontario Center Specific Plan	Mixed Use / Residential

(2) **Project Description:**

(a) **Background** — In 2006, the City Council approved the creation of the Piemonte Overlay at The Ontario Center Specific Plan (“Piemonte Overlay”), within the Urban Commercial land use district of The Ontario Center Specific Plan, establishing a master plan for the development of approximately 1.3 million square feet of retail, office, hotel, and entertainment uses, and more than 800 multiple-family dwelling units on the 84-acre overlay site. Several Specific Plan Amendments have been approved for the

Piemonte Overlay, modifying development intensities, parking requirements, architectural guidelines, and land use designations. The most recent Specific Plan Amendment, File No. PSPA21-001, was approved by the City Council on April 19, 2022, and involved expanding the overlay boundary, adding the Mixed-Use land use designation, and establishing design guidelines for mixed-use projects.

The Piemonte Overlay is delineated into nineteen subareas, with land use designations of Commercial, Mixed-use, Office, Special Use, and Residential. The Project proposes development on Subareas 8, 11, 16, and 17, as shown in Figure 1, below.

The overall concept of the proposed Project is to construct a mixed-use development that encourages entertainment, dining, and pedestrian activities by creating spaces for a variety of uses in proximity to each other, including residential, retail, dining, gathering, and entertainment. The main elements of the mixed-use development incorporate ground floor restaurant and retail with four levels of residential apartments above. The ground level will also be used for residential parking that will be fully covered by residential common open spaces on the level above. The areas surrounding the buildings will provide pedestrian and plaza areas for the public.

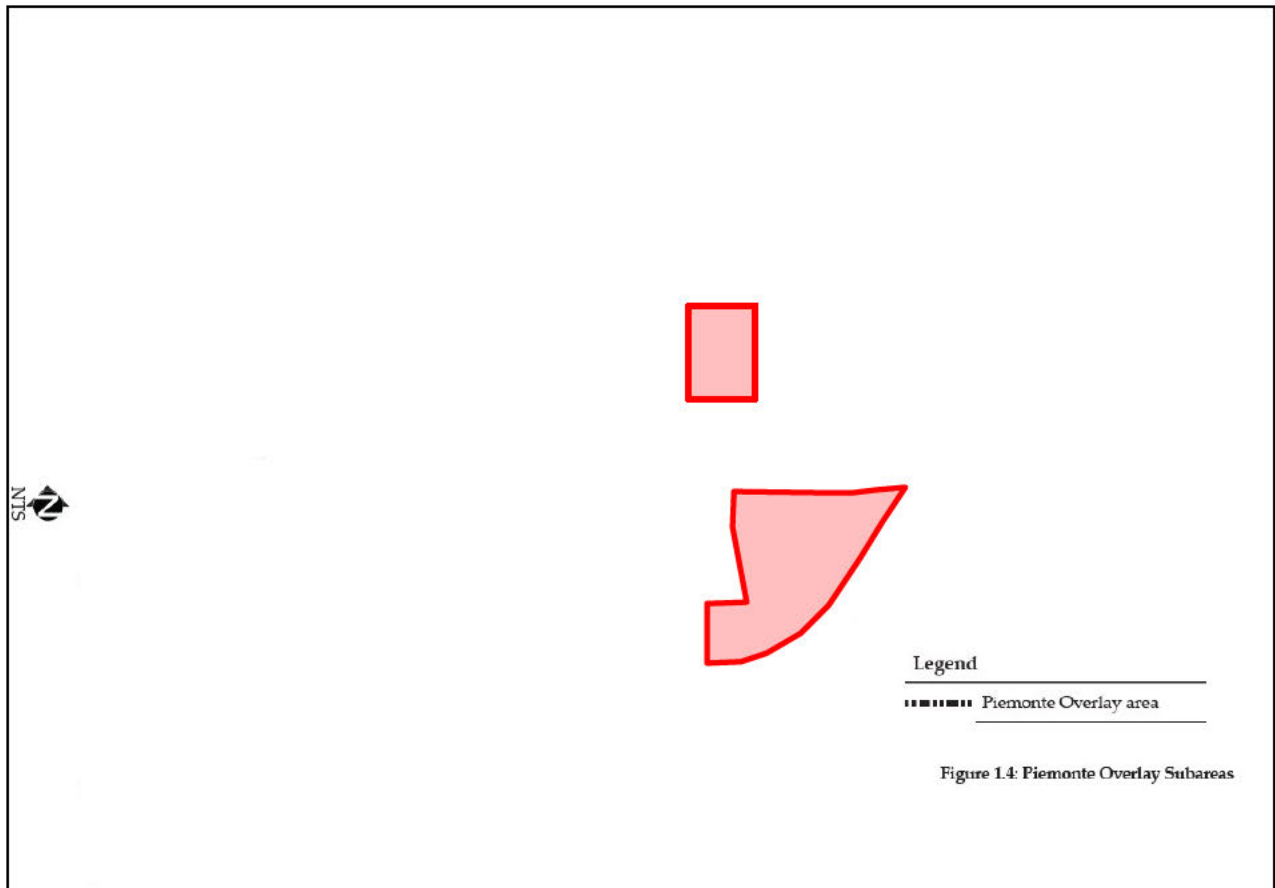


Figure 1: Piemonte Overlay Subareas

(b) Site Design/Building Layout — The Applicant proposes to construct four mixed-use buildings, with two buildings (Building A and B) located south of Ontario Center Parkway and east of the Arena building. The other two buildings (Buildings C and D) are located south of Via Villaggio, north of the existing office and hotel buildings, on Via Piemonte.

Buildings A and B are located in Subareas 16 and 17, respectively, and would occupy land currently developed as parking lots for the Arena. This area is 9.7 acres in size, with Building A having an overall building footprint of 4.4 acres, and Building B having an overall footprint of 1.7 acres. The 5-story, mixed-use buildings will have ground floor retail spaces oriented toward the proposed plaza areas, in addition to ground floor parking. The second floor of the buildings are designed with residential units and a deck that covers the ground floor parking and provides common open space amenities for the proposed apartments. The third, fourth, and fifth floors rise above the elevated common open space area and contain most of the residential units. The contemporary architecture of Building A includes three main residential structures that are laid out in different directions and angles to create distinct spaces, view opportunities, privacy, as well as engagement. Building B, located south of Building A, is designed in a similar style, and also carries the contemporary aesthetics of an angular building layout with different views and spaces for the residential units on the upper levels.

A new plaza is proposed to the west of Buildings A and B and would provide a pedestrian connection between the Arena and proposed commercial spaces. The new plaza will be around 70,000 square feet in total area and will create engaging spaces for activities and leisure.

Buildings C and D are located on the east and west sides Via Piemonte, south of Via Villagio and within Subareas 8 and 11, respectively. Similar to Buildings A and B, Buildings C and D are both 5-stories and will have ground floor retail oriented toward the pedestrian walkways on Via Piemonte, and ground floor parking. The second floor will have residential units and common open space amenities. The third, fourth, and fifth floors rise above the elevated common open space area and contain most of the residential units.

(c) Site Access/Circulation — Access to the Project site is provided from Fourth Street to the north and Concoors Street to the south. Internal circulation for the Project is provided by Ontario Center Parkway, Via Piemonte, Via Villagio, Via Asti, and Via Alba. Via Piemonte will act as the main spine of the mixed-use Project.

Access to Buildings A and B are provided by two driveways on the east side, along Concoors Street, with one driveway being located at the Ferrari Lane intersection and the second driveway located 190 feet south of the Ontario Center Parkway intersection. These access points would also be used by trash and recycling collection services. As conditioned, emergency vehicle access will be provided in the plaza area between Buildings A and B, allowing responders to reach internal areas of the project more readily.

Residential parking access for Buildings C and D are located on Via Villagio to the north, 100 feet west and 75 feet east of Via Piemonte, respectively. Similarly, access from the south is also provided for each building. Consistent with Buildings A and B, trash and recycling vehicles would use these same points of access to provide their collection services for Buildings C and D.

Pedestrian access and circulation are key components of this mixed-use Project. Existing sidewalks provide connections to existing developments and Buildings A and B. New sidewalks will be constructed along Via Piemonte, between Fourth Street and the south boundary of Buildings C and D. All proposed buildings have a primary lobby entrance for the apartment units that is located along main pedestrian paths, such as the plaza area for Buildings A and B, and along Via Piemonte for Buildings C and D, allowing residents opportunities to be in the center of activity. Secondary apartment entrances are provided via multiple stairwells and elevators within the buildings and residential parking areas.

Pedestrian access to the Project's commercial spaces in Buildings A and B will be available from the proposed plaza area to the west of the building and there is a valet or rideshare drop-off lane on Ontario Center Parkway, near the Via Piemonte intersection, to bring visitors and patrons within easy walking distance to the proposed buildings. Commercial uses in Buildings C and D will have access from the new sidewalks along Via Piemonte.

(d) **Parking** — The Project is required to provide a minimum of 938 parking spaces. The Project exceeds to the minimum requirement by 6.8 percent, providing a total of 1,002 residential parking spaces. Table 1 provides a parking summary for the Project.

Table 1: Parking Requirements

Building	Type of Use	Dwelling Units	Parking Ratio	Spaces Required	Spaces Provided
Building A	Studio	84	1 space per Unit	84	504
	1-Bedroom	180	1 space per Unit	180	
	2-Bedroom	120	1.75 spaces per Unit	210	
	<i>Subtotal:</i>	<i>384</i>		<i>474</i>	
Building B	1-Bedroom	26	1 space per Unit	26	198
	2-Bedroom	70	1.75 spaces per Unit	123	
	3-Bedroom	16	2 spaces per Unit	32	
	<i>Subtotal</i>	<i>112</i>		<i>181</i>	
Building C	Studio	18	1 space per Unit	18	138
	1-Bedroom	32	1 space per Unit	32	
	2-Bedroom	44	1.75 spaces per Unit	77	
	<i>Subtotal</i>	<i>94</i>		<i>127</i>	
Building D	Studio	4	1 space per Unit	4	162
	1-Bedroom	42	1 space per Unit	42	
	2-Bedroom	58	1.75 spaces per Unit	102	
	<i>Subtotal</i>	<i>104</i>		<i>148</i>	
TOTAL		694		938	1,002

As conditioned, the Applicant is required to develop and implement a parking management plan that addresses residential parking, maintenance, and enforcement.

Pursuant to the Piemonte Overlay regulations, commercial parking will be accommodated by existing surrounding public parking lots.

(e) **Architecture** — The Project has a contemporary architectural style, utilizing linear and curvilinear forms with colors typically seen in natural landscapes, including mustard yellow, olive green, tan, light brown, and gray. The building elevations use combinations of color blocking, textures, materials, height, changes in wall planes, and projections to create a highly dynamic mixed-use development. Proposed building materials include products such as painted corrugated metal, stucco, glass railings, travertine, perforated metal panels, metal louvers, and textured concrete. The mix of textures, colors and materials are arranged in various patterns that highlight the building’s vertical height and changes in building facades.

The buildings will be around 60 to 70 feet in height, which is similar to the existing surrounding buildings. Ground floor retail spaces will have floor-to-ceiling glass storefronts and adjoining outdoor seating areas that encourage engagement between interior and exterior spaces. The remaining four levels are primarily for the residential apartments. The Project utilizes angles in the building footprint layout to create opportunities for views as well as privacy for residential units in instances where buildings are not parallel

to each other. The building designs also use projecting and inset balcony spaces to provide variety in private outdoor spaces. To reinforce connections between private and public areas, glass or mesh metal guardrails that are proposed around the second floor common areas are intended to provide apartment residents a visual connection to the activities in the plaza below, while staying in the comfort of their apartment building.

(f) Landscaping — The Project proposes landscaping in the plaza area and in the residential common open space areas with a plant palette consisting of combinations of ground covers, shrubs, and tree species, including olive, oak, and palo verde. As conditioned, the Applicant will submit landscape plans that show plant placement, irrigation and installation details that demonstrate environments for successful plant growth.

As conditioned, the Applicant will consult with City staff regarding final plaza designs, including landscaping and other outdoor features.

(g) Signage — All future signage will be subject to review and approval of a comprehensive sign program for the Specific Plan area. A sign program will facilitate integration of the signs with the overall site and building design to create a unified visual statement and provide for flexible application of sign regulations in the design and display of multiple signs. Key provisions will include an entry monument, center and tenant identification signage, digital signs, traffic and wayfinding signs, building signs, secondary monumentation, and visitor and directional signage.

(h) Utilities (drainage, sewer) — The Project will be required to construct infrastructure improvements per the associated Development Agreements and requirements of the Piemonte Overlay at the Ontario Center Specific Plan. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (“PWQMP”), which establishes the Project’s compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (“LID”) best management practices (“BMPs”), such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes the use of underground storm water retention chambers to receive, retain, and treat storm water runoff.

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 Center Specific Plan Environmental Impact Report (State Clearinghouse No. 1989041009) was certified on March 19, 1991, (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed in the Amendment to the Ontario Center Specific Plan (File No. 4059-SPA); and

WHEREAS, a Mitigated Negative Declaration was subsequently adopted on May 16, 2017, (hereinafter referred to as “MND”), in which development and use of the Project site was discussed in association with an Amendment to the Ontario Center Specific Plan (File No. PSPA16-003); and

WHEREAS, the Planning Director of the City of Ontario prepared and approved for attachment to the Certified EIR and adopted MND, an Addendum to the Certified EIR and MND (hereinafter collectively 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 EIR Addendum was adopted by the City Council on April 19, 2022, in conjunction with File No. PSPA21-001, a Specific Plan Amendment to the Piemonte Overlay at the Ontario Center Specific Plan, in which development and use of the Project site was discussed; and

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

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (hereinafter referred to as "DAB") the responsibility and authority to review and 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 June 20, 2022, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

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

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 1989041009) ("Certified EIR"), certified by the Ontario City Council on March 19, 1991, in conjunction with File No. 4059-SPA, in combination with an Addendum to the Mitigated Negative Declaration, adopted by the Ontario City Council on May 17, 2017, in conjunction with File No. PSPA16-003; and

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

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

(4) The previous Certified EIR reflects the independent judgment of the City Council; and

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

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

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

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

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

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

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

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

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

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

Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site contains four properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix. The proposed changes affect two of the four properties listed in the Available Land Inventory (Subareas 8 and 11; Map ID No. 124 and 125). The residential capacity proposed in this Project is consistent with the number of dwelling units (198) and density (48 DU/AC) specified in the Available Land Inventory.

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

(1) ***The proposed 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 land use district of the Policy Plan Land Use Map, and the Piemonte Overlay at the Ontario Center Specific Plan zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Piemonte Overlay zoning district, including standards relative to the particular land use proposed (mixed-use), 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 Piemonte Overlay at the Ontario Center 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 Piemonte Overlay at the Ontario Center Specific Plan; and

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Piemonte Overlay at the Ontario Center 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 (mixed-use). 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 Piemonte Overlay at the Ontario Center Specific Plan.

SECTION 6: *Development Advisory Board Action.* Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision, and incorporated herein by this reference.

SECTION 7: *Indemnification.* The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the Applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 20th day of June 2022.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

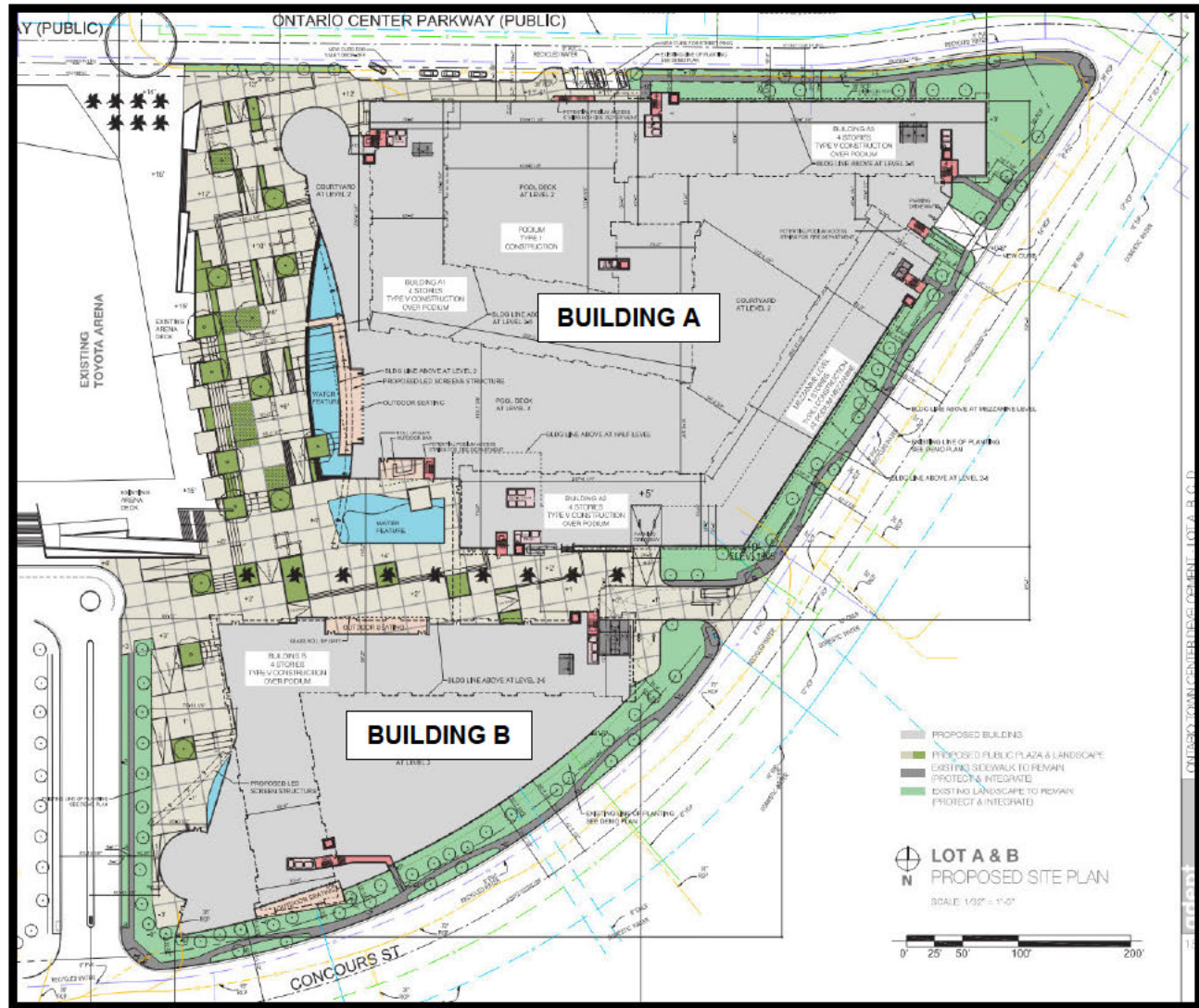


Exhibit B—SITE PLAN

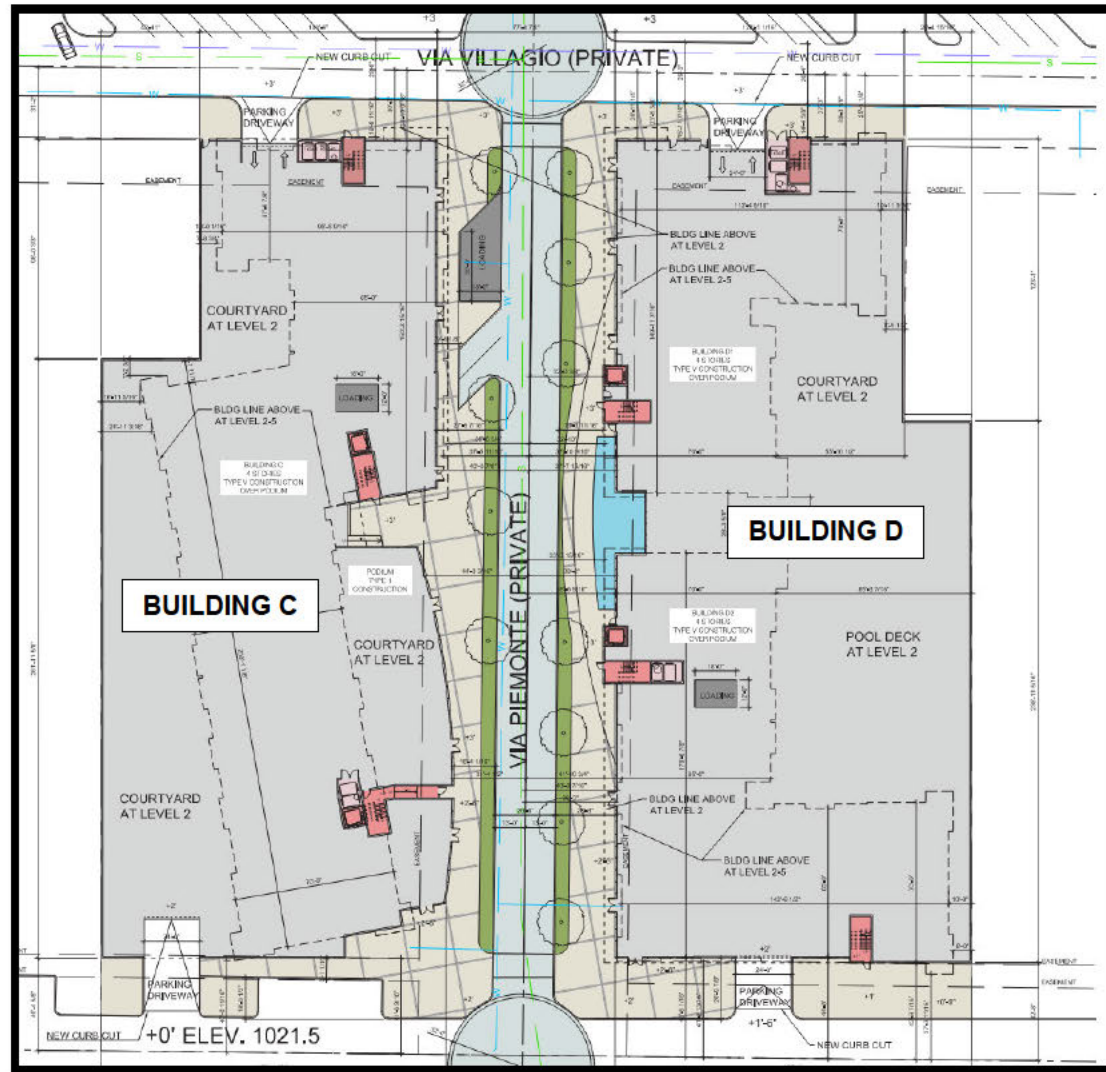


Exhibit C—BUILDING A EXTERIOR ELEVATIONS



NORTH ELEVATION



Exhibit C—BUILDING A EXTERIOR ELEVATIONS



SOUTH ELEVATION



Exhibit C—BUILDING A EXTERIOR ELEVATIONS



EAST ELEVATION



WEST ELEVATION



Exhibit D—BUILDING B EXTERIOR ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



Exhibit D—BUILDING B EXTERIOR ELEVATIONS



EAST ELEVATION



WEST ELEVATION



Exhibit E—BUILDING C EXTERIOR ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

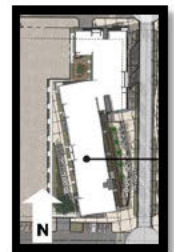


Exhibit E—BUILDING C EXTERIOR ELEVATIONS



EAST ELEVATION



WEST ELEVATION



Exhibit F—BUILDING D EXTERIOR ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

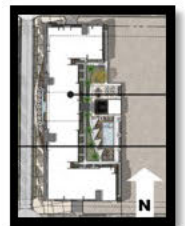


Exhibit F—BUILDING D EXTERIOR ELEVATIONS



EAST ELEVATION



WEST ELEVATION

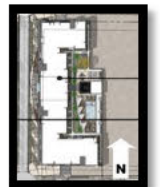
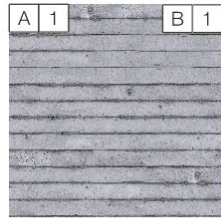
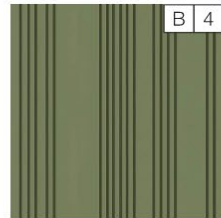


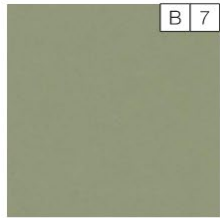
Exhibit G—COLOR AND MATERIALS BOARD



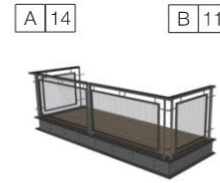
TEXTURED CONCRETE
 LOCATION: PODIUM WALL



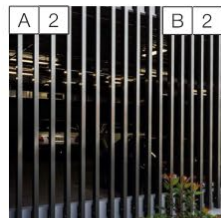
CORRUGATED METAL
 OLIVE GREEN
 LOCATION:



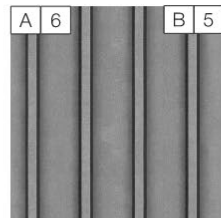
STUCCO
 LIGHT OLIVE GREEN
 LIGHT DASHED
 LOCATION:



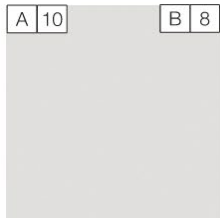
BALCONY
 METAL FRAME/RAIL/ AND
 PERFORATED METAL PANELS
 DARK BRONZE



VERTICAL LOUVER
 PAINTED METAL MATCH WITH
 BLDG EXTERIOR COLOR
 LOCATION: PARKING GARAGE



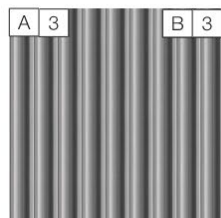
CORRUGATED METAL
 DARK GRAY
 LOCATION:



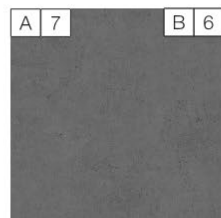
STUCCO
 LIGHT GRAY
 SMOOTH
 LOCATION:



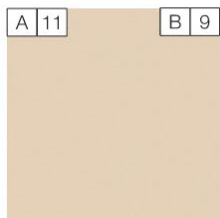
GLASS RAILING
 LOCATION: COMMON SPACE
 DECKS



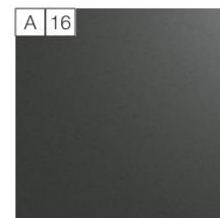
CORRUGATED METAL
 LIGHT GRAY
 LOCATION:



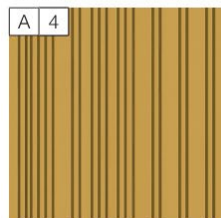
STUCCO
 GRAY
 SANTA BARBARA SMOOTH
 LOCATION:



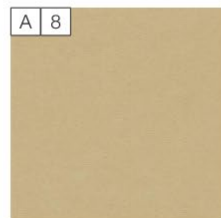
STUCCO
 TAN
 SMOOTH
 LOCATION: DECK PLANTERS



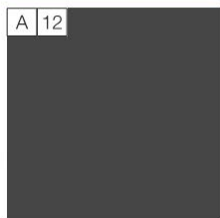
METAL BAND
 DARK BRONZE
 LOCATION: 2ND FLOOR
 COMMERCIAL



CORRUGATED METAL
 MUSTARD YELLOW
 LOCATION:



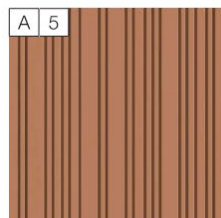
STUCCO
 LIGHT MUSTARD YELLOW
 LIGHT DASHED
 LOCATION:



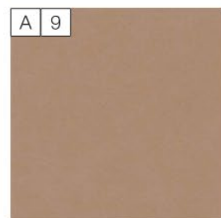
STUCCO
 DARK GRAY
 SMOOTH
 LOCATION: BLADE SIGN
 STRUCTURE



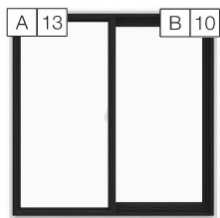
TRAVERTINE STONE TILE
 LOCATION: DECK PLANTERS



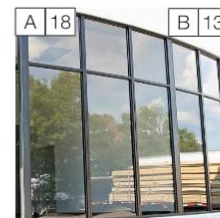
CORRUGATED METAL
 EARTHY ORANGE
 LOCATION:



STUCCO
 LIGHT BROWN
 LIGHT DASHED
 LOCATION:



VINYL WINDOW/DOOR
 DARK BRONZE



STOREFRONT
 DARK BRONZE AND CLEAR
 VISION GLASS

Exhibit H—LANDSCAPE AREAS



BUILDING A – PLANTER AREAS



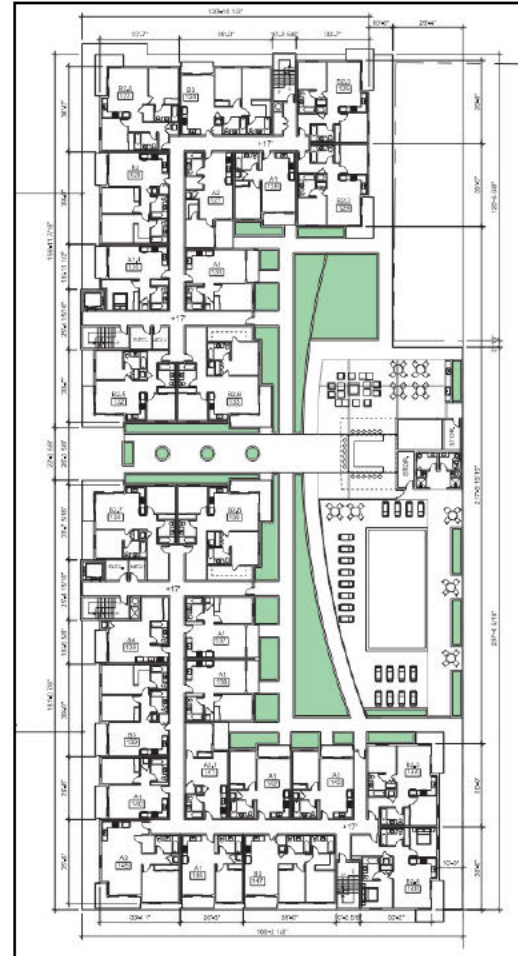
BUILDING B – PLANTER AREAS



Exhibit H—LANDSCAPE AREAS



BUILDING C – PLANTER AREAS



BUILDING D – PLANTER AREAS



Exhibit I—PLANT PALETTE

TREES



Arbutus 'Marina'
Marina Hybrid Strawberry Tree



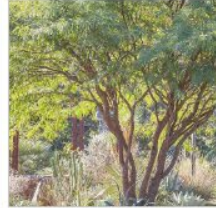
Olea europaea
Olive



Olea europaea 'Swan Hill'
Fruitless Olive



Parkinsonia 'Desert Museum'
Desert Museum Hybrid Palo Verde



Prosopis 'Thornless'
Thornless Hybrid Mesquite



Quercus agrifolia
Coast Live Oak



Quercus engelmannii
Engleman's Oak



Quercus suber
Cork Oak

HEDGES / SCREENING



Caesalpinia pulcherrima
Red Bird Of Paradise



Heteromeles arbutifolia
Toyon



Ligustrum J. 'Texanum'
Wax Leaf Privet



Olea europaea 'Little Ollie'
Little Ollie Dwarf Hybrid Olive



Prunus caroliniana
Carolina Cherry



Raphiolepis spp.
Indian Hawthorn



Rosmarinus 'Tuscan Blue'
Rosemary

SHRUBS



Cistus x purpureus
Rock Rose



Galvezia speciosa
Island Snapdragon



Grevillea 'Noellii'
Noel's Grevillea



Lavandula spp.
Lavender



Leucophyllum spp.
Texas Ranger



Phlomis fruticosa
Jerusalem Sage



Rhamnus californica
Coffeeberry



Raphiolepis spp.
Indian Hawthorn



Russelia equisetiformis
Firecracker Plant



Salvia spp.
Sage



Santolina spp.
Lavender Cotton



Sphaeralcea ambigua
Desert Globemallow



Tecoma stans
Yellow Elder



Teucrium fruticans
Germander

Attachment A—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)

Date Prepared: 6/6/2022
File No: PDEV22-014
Related Files: PSPA21-001

Project Description: A Development Plan to construct four mixed-use buildings with approximately 63,665 commercial square feet and 694 dwelling units (540,373 residential square feet) on 13.3 acres of land located at 4000 E. Ontario Center Parkway and the southeast and southwest corners of Via Piemonte and Via Villagio, within the Mixed-use land use district of the Piemonte Overlay of the Ontario Center Specific Plan (APNs: 0210-205-01, 0210-204-38, 0210-204-39); **submitted by Adept Development.**

Prepared By: Edmelynn V. Hutter, Senior Planner
Phone: 909.395.2429 (direct)
Email: ehutter@ontarioca.gov

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

1.0 Standard Conditions of Approval. 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 extended timelines are provided within associated Development Agreements, or 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 and as amended by applicable Conditions of Approval for the subject project.

(b) The Development Plan is contingent upon City Council approval to the related Development Agreement File No. PDA22-003.

(c) 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.

(d) 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 Plaza Area.

(a) The Applicant shall collaborate with the Planning and Economic Development Departments to assist in finalizing the design of the plaza area surrounding the proposed Buildings A and B.

2.6 Parking, Circulation and Access.

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

for commercial uses within this Project may be accommodated by surrounding public parking facilities.

(b) All drive approaches to the Project's residential parking areas, between the adjacent public or private street and parking entrance, 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. The design and material of the enhanced paving shall be subject to Planning Department review and approval prior to permit issuance.

(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) At plan check submittal, the Applicant shall demonstrate adequate circulation and truck turning radii for trash trucks in the ground level residential parking areas.

(f) In collaboration with the City and the Applicant shall submit Parking, Circulation\Traffic Control Plan and strategy for Arena replacement parking. The Parking and Circulation Management Plan shall provide policies and procedures including, but not limited to, assigned residential parking, use of car lifts, residential guest parking, residential tandem parking, nonresidential parking, time-restricted parking areas, passenger loading areas, commercial delivery areas, monitoring, parking complaints, and enforcement of said policies and procedures. In addition, the collaboration with the City and SMG (Toyota Area) on a traffic control plan to ensure access to the residential units, during Arena events and a strategy for Area replacement parking.

(g) At plan check, the Applicant shall submit plans, for City review and approval, details and specifications for the proposed car lifts. Car lift parking stalls may deviate from the parking standard stall width and depth, subject to Planning Department review and approval.

(h) The Applicant shall consult with the Fire Department, Planning Department and other affected Departments, to accommodate emergency vehicle access in the area between Building A and Building B. Prior to plan check submittal, Applicant shall revise the site plan, building design and grading plans to reflect input from City Departments to accommodate emergency vehicle access in the area between Buildings A & B.

(i) 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).

(j) 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).

2.7 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.

2.8 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) At plan check submittal, the Applicant shall submit renderings and/or cutsheets of the proposed exterior wall lighting designs.

2.9 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.

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

2.11 Signs. The Applicant shall amend the Piemonte Signs Program to incorporate the sign design guidelines and regulations that will govern site monument signs, directional signs, building wall signs and digital advertising signs for Lots A, B, C and D. The amendment to Piemonte Sign Program shall comply with the sign design guidelines and regulations (Section 3.8.4 Signs) of the Piemonte Overlay at Ontario Center Specific Plan. The amendment to Piemonte Signs Program shall be subject to review and approval by the Planning Director.

2.12 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). Building sound attenuation design and construction shall be based on noise levels, and/or anticipated noise levels, during non-event conditions (e.g. not during Arena events, organized outdoor events, etc.).

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

(a) The Project shall be subject to requirements and obligations stipulated in existing CC&Rs applicable to the Project site.

2.14 Alcoholic Beverage Sales.

(a) Approval of a Conditional Use Permit shall be required prior to selling alcoholic beverages, pursuant to Development Code Sections 4.02.015 (Conditional Use Permit) or 4.03.015 (Administrative Use Permits), as applicable, and shall be in compliance with Development Code Section 5.03.025.

2.15 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA21-001, a Specific Plan Amendment for the Piemonte Overlay at the Ontario Center Specific Plan for which an Addendum to the Ontario Center Specific Plan (State Clearing House # 1989041009) was previously adopted by the Planning Commission on 4/19/2022. 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.

2.16 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.

2.17 Additional Fees.

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

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

2.18 Additional Requirements.

(a) At plan check submittal, the Applicant shall submit colored elevations with callouts and a physical color and sample materials board consistent with the approved entitlement plans. The color and materials board shall specify the manufacturer's name and product name.

(b) Prior to plan check submittal, the Applicant shall revise plans to show enhanced designs on the ground level for the north and west elevations of Building C, and the north, south, and east elevations for Building D.

(c) The project shall comply with all the private and common open space requirements of the Piemonte Overlay at Ontario Center Specific Plan for multi-family developments.


(d) All residential lease documents shall contain disclosures informing of potential impact to the tenant as a result of living within a mixed-use development including, but not limited to, noise, lights, odors, outdoor events, and road closures.

(e) Pursuant to Piemonte Overlay of the Ontario Center Specific Plan Section 3.2 – Allowed Uses, the uses within the Project shall comply with required land use approvals or land use prohibitions (e.g. Conditional Use Permits, Temporary Use Permits, prohibited uses).

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

CONDITIONS OF APPROVAL

Sign Off



5/10/2022

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name: **Jamie Richardson, Sr. Landscape Planner** Phone: **(909) 395-2615**

D.A.B. File No.: PDEV22-014 Case Planner: Edmelynn Hutter

Project Name and Location:
 Adept Development
 4000 Ontario Center

Applicant/Representative:
 Adept Development – Robert Montano robert.m@adept-dev.com (626) 405-0400
 388 Cordova Street, Suite 280
 Pasadena, CA 91101

- Preliminary Plans (dated 03/30/2022) shall meet the following conditions before the submittal of landscape construction documents.
- Preliminary Plans () has not been approved. Corrections noted below are required before Preliminary Landscape Plan approval.

A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.
 Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov

Civil/ Site Plans

1. Provide an arborist report and tree inventory for existing trees, including genus, species, trunk diameter, canopy width, and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings, or on-site tree planting. Add tree protection notes on construction and demo plans to protect trees to remain. Replacement and mitigation for removed trees shall equal the trunk diameter of heritage trees removed per the Development Code Tree Preservation Policy and Protection Measures, section 6.05.020.
2. 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.
 - b. New 24" box trees min 1.5" diameter trunk, in addition to trees required.
 - 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, 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.
3. 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.

4. Before permit issuance, stormwater infiltration devices located in landscape areas shall be reviewed and plans approved by the Landscape Planning Division. Any stormwater devices in parkway areas shall not displace street trees.
5. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
6. Show backflow devices set back 4' from paving on all sides. Locate on level grade
7. 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.
8. Note for compaction to be no greater than 85% in landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
9. Dimension all planters to have a minimum 5' wide inside dimension.
10. Add Note to Grading and Landscape Plans: Landscape areas where compaction has occurred due to grading activities and where trees or stormwater infiltration areas are located shall be loosened by soil fracturing. For trees, a 12'x12'x18" deep area; for stormwater infiltration, the entire area shall be loosened. Add the following information on the plans: The backhoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The backhoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference, see Urban Tree Foundation – Planting Soil Specifications.

Landscape Plans

11. Provide an arborist report and tree inventory as noted in #1.
12. Common open space shall be designed to create spaces that utilize trees, landscaping, and recreational facilities. Consider incorporating elements such as landscape planters, pathways, benches, gazebos, raised planters, and other unique features. Recreational features may include permanent play areas, bocce ball, bags (cornhole), table tennis, or other activities. Consider play equipment that incorporates nature play, splash pads, or other interactive features other than traditional play equipment. Park space shall include amenities; consider spaces for family gatherings and games such as permanent table tennis, bocce ball, shade structures, fire pits, and BBQ. Incorporate with play areas. Provide unique, challenging play equipment for the playground. Consider Nature-inspired equipment from Landscape Structures, Play World, etc. Consider a small splash pad in the play area, if possible
13. During plan check, coordinate with Ontario Municipal Utilities Company (OMUC) to submit irrigation plans for recycled water systems to omucwaterquality@ontarioca.gov. OMUC shall review and approve irrigation systems utilizing recycled water before final landscape approval. Submit an electronic approval letter or memo from OMUC with the resubmittal of the landscape package.
14. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility; show as masses and duplicate masses in other locations at regular intervals.
15. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
16. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
17. Show any easements and identify.
18. Note on landscape plans: for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
19. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12"

wide curbs where parking spaces are adjacent to planters.

20. Show landscaping in the perimeter planters and trees spaced 30' apart.
21. Locate trees for shade on buildings, parking lots, walkways, plazas, seating areas, and paving, screen blank walls and adjacent properties where missing, accent trees to entries and driveways, and provide visibility to signs, windows, and doors. Locate trees 50% of canopy width from walls, buildings, and existing trees.
22. Show accessible access route from the public sidewalk.
23. Call out the type of proposed irrigation system (dripline and pop-up stream spray tree bubblers with PCS). Include preliminary MAWA calcs. Proposed water use must meet the water budget.
24. 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.
25. Overhead spray systems shall be designed for plant material less than the height of the spray head.
26. Show 8' diameter of mulch only at new trees, 12' min. at existing trees. Detail irrigation dripline outside of mulched root zone.
27. Designer or developer to provide agronomical soil testing and include a report on landscape construction plans.
28. Call out all fences and walls, materials proposed, and heights.
29. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
30. Construction plans shall be designed and signed by a licensed landscape architect.
31. 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.
32. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations.
33. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
34. 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



**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"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. <u>PDEV22-014</u> RELATED FILE NO(S). _____	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: <u> / / </u>	

CITY PROJECT ENGINEER & PHONE NO: Antonio Alejos *AA* (909) 395-2384
 Raymond Lee *RL* (909) 395-2104
CITY PROJECT PLANNER & PHONE NO: Edmelynne Hutter (909) 395-2429

DAB MEETING DATE: June 20th, 2022

PROJECT NAME / DESCRIPTION: PDEV22-014, a Development Plan to construct four (4) mixed-use buildings on 13.3 acres of land

LOCATION: 4000 East Ontario Center Parkway
 SWC Via Villagio & Via Piemonte
 SEC Via Villagio & Via Piemonte

APPLICANT: Adept Development

REVIEWED BY: *[Signature]* 5-25-22
 Khoi Do, P.E. Date
 City Engineer

APPROVED BY: *[Signature]* 5-25-22
 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):
 - A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.
- 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 Ontario Ranch Developments:
 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.14 Other conditions: _____

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 parcels are a recognized parcel in the City of Ontario per Parcel 1 of Parcel Map No. 17978 as recorded in Book 216 of Parcel Maps, pages 44-45, inclusive in the Office of the County Recorder, County of San Bernardino, California and per Parcel 20 & 23 of Parcel Map No. 17550 as recorded in Book 216 of Parcel Maps, pages 7-20, inclusive in the Office of the County Recorder, County of San Bernardino, California.**
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.
- 2.05 Apply for a:
 - Certificate of Compliance with a Record of Survey;
 - Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);
 - Make a Dedication of Easement.



- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities, median, 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 and shall clearly distinguish between public and private utilities within these spaces. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.

Note: The existing CC&Rs recorded with Parcel Map No. 17550 and on file with the Planning Department may require amendment to address the maintenance and other responsibilities of the new HOA as it relates to the existing overall Piemonte development.

- 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: Non-interference Letter required from each easement holder listed in the title report**

- 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. 13.5-ft width minimum (behind existing 10.5-ft easement) Public Utility Easement for public sidewalk, public utility, and pedestrian access purposes across the proposed vehicle drop-off and additional street parking stalls along Ontario Center Parkway property frontage.



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

- 2.13 Ontario Ranch Developments:**
 - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
 - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
 - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).

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

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

- 2.16 Pay all Development Impact Fees (DIF) to the Building Department. Final fee shall be determined based on the approved site plan.**

- 2.17 Other conditions:**
 - a. The applicant/developer shall ensure that the project is developed in accordance with all requirements of the Ontario Center Specific Plan.**



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	Ontario Center Pw	Concours St	Fourth St	Via Piemonte
Curb and Gutter	<input checked="" type="checkbox"/> Relocate and reconstruct along proposed vehicle turnout & street parking stalls	<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 Payement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New sidewalk behind proposed vehicle turnout & street parking stalls	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<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 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 checked="" type="checkbox"/> Laterals	<input checked="" type="checkbox"/> Laterals	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Laterals
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Services	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Services
Recycled Water (see Sec. 2.E)	<input checked="" type="checkbox"/> Service	<input checked="" 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 checked="" type="checkbox"/> Modify existing	<input checked="" 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 checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<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	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Vehicle Turn-out (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2.G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2.K)	<input type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input checked="" 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): _____
- 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 7-7.302.e of the City's Municipal Code.
- 2.22 Other conditions: _____

C. SEWER

- 2.23 **An 8-inch, 10-inch & 12-inch sewer main is available for connection by this project in Via Piemonte, Ontario Center Parkway & Concours Street. (Ref: Sewer Drawing Number: S13831, S13827 & S13405)**
- 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. **See attached Ontario Municipal Utilities Company (OMUC) Conditions of Approval.**

D. WATER

- 2.27 **An 8-inch, 12-inch & 16-inch water main is available for connection by this project in Via Piemonte, Ontario Center Parkway & Concours Street. (Ref: Domestic Water Drawing Number: W13048, W13055 & W10391)**
- 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. **See attached Ontario Municipal Utilities Company (OMUC) Conditions of Approval.**

E. RECYCLED WATER

- 2.30 **An 8-inch recycled water main is available for connection by this project in Ontario Center Parkway & Concours Street. (Ref: Recycled Water Drawing Number: P10075 & P10000)**
- 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. **See attached Ontario Municipal Utilities Company (OMUC) Conditions of Approval.**



F. TRAFFIC / TRANSPORTATION

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
 - 1. On-site and off-site circulation
 - 2. Traffic level of service (LOS) at 'build-out' and future years
 - 3. Impact at specific intersections as selected by the City Engineer
- 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.37 **Other conditions:**
 - a. **The applicant/developer shall design and construct all proposed driveways in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveways.**
 - b. **The applicant/developer shall design and construct the proposed vehicle turn-out and street parking stalls along Ontario Center Parkway to the satisfaction of the City Engineer.**
 - c. **The applicant/developer shall be responsible to design and construct the Via Piemonte street improvements and signing/stripping for the south bound No. 2 thru lane drop transition, south of Fourth Street, per CA-MUTCD requirements for a 25 MPH design speed. The applicant/developer shall provide layouts of lanes, with widths and centerline alignments during plan check to verify lane alignment through the intersection.**
 - d. **The applicant/developer shall be responsible to design and construct modifications to the existing traffic signal on Fourth Street & Via Piemonte/Resort Parkway. The traffic signal modification shall address relocation or upgrade of any affected equipment including poles, video detection, interconnect cable and conduit, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations. The applicant/developer shall design and construct the ultimate signing and striping improvements on Fourth Street necessary to accommodate westbound dual-left turn lanes and on Via Piemonte/Resort Parkway to accommodate northbound turning movements.**
 - e. **The applicant/developer shall be responsible to design and construct modifications to the existing traffic signal on Concours Street and project driveway/Ferrari Lane. The traffic signal modification shall address relocation or upgrade of any affected equipment including poles, video detection, interconnect cable and conduit, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.**
 - f. **The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the traffic signal, starting signing/stripping and street lighting design plans to define limits of improvements.**
 - g. **The proposed gate at the project driveway at the intersection of Concours Street and Ferrari Lane shall be set back from the public right-of-way per the findings of a queuing analysis. A vehicular turnaround area shall be incorporated into the design, to the satisfaction of the City Engineer.**
 - h. **The proposed project driveway at the intersection of Concours Street & Ferrari Lane shall be wide enough to accommodate a single in-bound lane that aligns with the thru lane on Ferrari Lane. The proposed project driveway must also provide an out-bound left turn lane and out-bound thru-right turn lane. The outbound lane configurations and storage capacity shall be based on the findings of a queuing analysis for the proposed project driveway. The proposed project driveway width and curb return radii shall be based on the requirements of site-specific design vehicle turning radii. The Applicant/Developer shall provide conceptual layouts of lanes, with widths and centerline alignments to verify lane alignment through the intersection.**
 - i. **The proposed project driveway approximately 200-feet south of Concours Street shall be restricted to right-in/right-out ingress/egress due to the existing raised median on Concours Street.**
 - j. **The existing parking restrictions along Fourth Street, Ontario Center Parkway and Concours Street are to remain in place upon development of the project site.**



k. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.

G. DRAINAGE / HYDROLOGY

- 2.38 A 36-inch & 72-inch storm drain main is available to accept flows from this project in Ontario Center Parkway.
 (Ref: Storm Drain Drawing Number: D11774 & D11417). All onsite storm drain shall be considered private and thereby privately maintained.
- 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) or amend the previously Accepted WQMP for the project. 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 A fiber optic line is available for connection by this project in Via Piemonte, Ontario Center Parkway, & Concours Street.
(Ref: Fiber Optic Drawing Number: Unknown)
- 2.51 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 intersection of Via Piemonte & Via Villagio and Concours Street & Ferrari Ln.
- 2.52 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.



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

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

4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:

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



EXHIBIT 'A'

ENGINEERING DEPARTMENT First Plan Check Submittal Checklist

Project Number: PDEV22-014

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

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



- 21. Three (3) copies of Final Map/Parcel Map
- 22. One (1) copy of approved Tentative Map
- 23. One (1) copy of Preliminary Title Report (current within 30 days)
- 24. One (1) copy of Traverse Closure Calculations
- 25. One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 26. **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**
- 27. **Other:**
 - a. **Three (3) copies of Public Easement Dedication Form (include all items in Public Easement Dedication Application Checklist)**



CITY OF ONTARIO MEMORANDUM



DATE: May 25, 2022
TO: Antonio Alejos, Engineering Department
CC: Edmelyne Hutter, Planning Department
FROM: Jeff Krizek, Utilities Engineering
SUBJECT: DPR #1- Utilities Engineering Conditions of Approval (#8292)
PROJECT NO.: PDEV22-014

BRIEF DESCRIPTION

PDEV22-014, to construct four mixed used buildings totaling 63,665 commercial SF and 694 dwelling units (480,771 residential SF) on 13.3 AC located at 4000 E Ontario Center Pkwy and the SE & SW corners of Via Piemonte and Via Villagio, within the Mixed- use land use district of the Piemonte Overlay of the Ontario Center SP. Related File: PSPA21-001).

OMUC UTILITIES ENGINEERING DIVISION CONDITIONS OF APPROVAL

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

1. **Standard Conditions of Approval:** 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, or as amended or superseded by Council Resolution; as well as the project-specific conditions/requirements as outlined below.

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

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

2. **Inherited Requirements:** This project is subject to all the requirements set forth in the: Ontario Center Specific Plan (as amended); and, Piemonte Overlay at Ontario Center Specific Plan (as amended). Any conflict in Conditions of Approval and requirements, the Conditions of Approval below for this Project will supersede.
3. **Final Utilities Systems Map (USM):** Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDA's, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See Utility Systems Map (USM) Requirements document for details.
4. **Note the following definitions and concepts for Public Utility Improvements and Private Utility Improvements:** Public Improvements should be designed per City Public Design Guidelines and City Standards and constructed through a City Encroachment Permit; and, Private Onsite Improvements should be designed per Building Code and Plumbing Code and constructed through a City Building Permit.
 - a. Public Utility Improvements include the following: water main pipelines and sewer main pipelines; sewer laterals connecting to a Public Sewer Main up to the Cleanout (or Manhole) at PL/RoW per Standard #2003; water services and connected apparatuses (Meters/Meter Boxes, Fire Hydrants, Airvacs, Blowoffs, etc) connecting to a Public Water Main per City Standards; and, Fire Services connecting to a Public Water Main from the Main up to the DCDA per Standard #4208. Public Water Improvements and Public Sewer

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

- b. Private Utility Improvements include the following: onsite water plumbing lines after a Public Meter, or after the Fire DCDA and including the DCDA (Per City Standard #4208); Backflow Devices (per City Standards #4206 and #4207) and other Cross-Connection Prevention; onsite sewer upstream of the Public Sewer Lateral, including the Cleanout (or Manhole) at PL/RoW/PUE Edge per Standard #2003; Monitoring Manholes and other Wastewater Pretreatment Facilities. Private Onsite Utility Improvements are required to be designed and constructed per Building and Plumbing Plans with: the Backflows, DCDAs, Cleanout (or Manhole) at PL/RoW/PUE Edge, and Monitoring Manholes being designed and constructed through a Precise Grading Plan; and, the other Pretreatment Devices (Grease Interceptor, Sand, Oil Interceptors, etc) and the connections to the buildings and structures through a building Plumbing Plan.
5. **Utility Easements:** Any City of Ontario Public Utilities that will not be installed within the public Right-of-Way (RoW), shall be installed within a Public Utility Easement (PUE) and shall comply with the following requirements (as applicable, these requirements also apply to utilities in Public RoW and Public RoW/PUE combinations):
- a. The PUE shall be a minimum of 20 feet wide, centered on the utility main contained within it with 10 feet of PUE on each side of each main;
 - b. The PUE shall be a minimum of 10 feet wide, centered on the utility services/laterals contained within it with 5 feet of PUE on each side of each service/lateral;
 - c. The PUE shall be a minimum of 5 feet behind and 5 feet on each side of a water meter box, and 5 feet on each side of water apparatuses (fire hydrants, blowoffs, airvacs, etc);
 - i. For any above ground public water appurtenances (fire hydrants, blowoffs, airvacs, etc) that are behind non-raised curbs (no curb, 0" curb, roll curb, v-curb, or non-raised curb) or far enough back from curb or in a curve return, install bollard protect posts per Standard #4303 as required by Ontario Municipal Utilities Company field staff.
 - d. The PUE shall not contain any storm water improvements (infiltration, detention, retention, bioswale, etc), landscaping with thick or intrusive root structures, or any permanent structures or overhangs of permanent structures;
 - e. The PUE surface shall be improved and shall be designed to allow vehicle access over and along the full length and width of the utility main by any City maintenance vehicle.
 - f. Within a PUE, all Department of Drinking Water (DDW) Water Main Separations per California Code of Regulations (CCR) §64572 shall be met between all Public City Utilities, Non-City Utilities, and Private utilities. Additionally, at minimum there shall be a 4 feet horizontal separation between each utility as measured between the outside walls of the utility pipelines, or in the case of a Joint Utility Trench, between the outside wall of the Joint Utility Trench and the outside wall of the Utility Pipeline.
6. **Unused Service Abandonment:** All adjacent water services (along with connected apparatuses) and sewer laterals along the frontages of the project site not used to provide service to this Development Project shall be abandoned back to the main in accordance with City Standards and Practices.
- a. Prior to the reconstruction of Via Piemonte between Fourth Street and Liliana Paseo, all unused water services and sewer laterals shall be abandoned back to the main.
7. **Street Relocation/Reconstruction:** For any Streets/Roads being Relocated/Reconstructed, any existing Public Utility Mains must be located within the street section between curbs/road edge and any Public Utility Mains must be located 5 feet minimum from curbface to utility main centerline, otherwise the utility main shall be relocated/replaced in an alignment that meets these requirements per City Standards and Design Guidelines.

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

8. **Sanitary Sewer Service:**
- a. Each building and its onsite private sewer system shall discharge wastewater to the Public Sanitary Sewer System through a Public Sewer Lateral per Standard #2003. The quantity of Public Sewer Laterals for each building shall be limit to the minimum necessary to meet all of the conditions of approved and as limited by the City.
 - b. **Public Sewer Laterals and Storm Water Quality Improvements:** No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or with 5 feet of any Public Sewer Lateral.

9. Private Onsite Sewer System and Plumbing: The Onsite Sewer System shall be privately maintained by the property owner and shall meet the following requirements:
- a. The Onsite sewer system and building plumbing shall be designed in such a way that the wastewater flows for residential uses leave the building separately from wastewater flows for non-residential uses.
 - b. For wastewater flows for non-residential uses:
 - i. The Onsite sewer system and building plumbing shall be designed in such a way that the sanitary domestic wastewater flows leave the building separately from non-sanitary wastewater flows (industrial, process, or kitchen, etc.) and the line for non-sanitary wastewater flows can be upgraded in the future to have pretreatment equipment and devices on it, as required by a Wastewater Discharge Permit.
 - ii. Each building and each connection from the Onsite Sewer System to the Public Sewer System shall have an onsite monitoring manhole prior to the point of connection with the Public Sewer System.
 - c. Private Onsite Sewer and Storm Water Quality Improvements: No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or with 5 feet of any Private Onsite Sewer pipes.
10. Wastewater Discharge: For Non-Residential Uses: each Occupant of the building, or units, as applicable, shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply with all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not limited to include installing a monitoring manhole, clarifier, interceptor, or other wastewater pretreatment equipment.

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

11. Potable Water Service:
- a. Backflow Prevention:
 - i. Each Meter connected to the Public Potable Water System that serves any use that is more than one (1) single family residential unit or any non-residential use requires a backflow prevention device. A Meter connected to the Public Potable Water System that serves only one (1) single family residential unit (and an ADU and/or JADU) in most cases does not require a backflow device.
 - b. Domestic Service: For domestic water uses:
 - i. Each Building shall have a its own domestic water service and meter connected to the Public Potable Water System.
 - ii. The Residential Uses shall have a domestic water services and meters connected to the Public Potable Water System separate from the Non-Residential Uses and the onsite plumbing systems shall be also separate from each other. The Non-Residential Uses shall have a domestic water service and meter connected to the Public Potable Water System separate from the Non-Residential Uses and the onsite plumbing systems shall be also separate from each other.
 - c. Irrigation Service: For landscape irrigation uses that are not served by Recycled Water, the landscape irrigation uses shall have a separate irrigation water service and meter with backflow prevention device connected to the Public Potable Water System separate from the domestic water uses and the onsite plumbing systems shall be also separate from each other.
 - d. Fire Water Service: For onsite private Fire System uses:
 - i. Where the domestic water service and meters connected to the Public Potable Water System that serves any use that is more than one (1) single family detached residential unit or any non-residential use: if an onsite private fire system is required, then a separate Fire Service with Double Check Detector Assembly (DCDA) per City Standard #4208 connected to the Public Potable Water System is required to serve the onsite private fire system and the onsite fire system and onsite domestic water plumbing system shall be separate.
 - A. In certain residential cases where a separate fire service with DCDA connected to the Public Potable Water System is required by above: if approved the City Fire Department and approved City Building Department to not have a separate fire system and provided fire services through the domestic water service and meter per the California Residential Code, then the California Residential Code must be followed for the residential buildings; if the California Residential Code is not followed for the residential buildings, then a separate fire service with DCDA connected to the Public Potable Water System with the onsite domestic water system and fire water system being separate is required.

- ii. For Block A & Block B:
 - A. The Applicant shall be responsible for separating the existing Arena's Fire System within Block A & Block B from the Block A & Block B Fire Systems.
 - B. The Applicant shall:
 - 1) In coordination with the Arena, install a new Fire Service with DCDA for the Arena along Concourse Street on the west side of the main entrance to the Arena and install onsite Fire System pipe from the new Fire Service DCDA north along the Arena's main entrance drive to connect to the existing Arena Fire System; and update the Arena's Fire System Calculations and Fire Permit with the City Fire Department.
 - 2) Once the new Fire Service with DCDA is installed and connected to the Arena's Fire System, the Arena's existing Fire Service with DCDA at the northwestern corner of Concourse St and Ferrari Lane shall be abandoned back to the main in Concourse Street per City Standards and Requirements.
 - C. Install new fire services with DCDAs connected to the Public Potable Water System to serve Block A & Block B.
- iii. For Block C: Install new fire services with DCDAs connected to the Public Potable Water System to serve Block C.
- iv. For Block D: Install new fire services with DCDAs connected to the Public Potable Water System to serve Block D.
- e. Relocated Services: For any existing service with apparatuses to be relocated, the service shall be abandoned back to the main connection and the service and apparatuses shall be installed new per related City Standards.

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

- 12. City Ordinance 2689: This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscape irrigation. Appropriately sized public and private mains shall be installed throughout the Project to meet this requirement, as approved by the City.
- 13. RW Program Requirements: In order to receive RW service, the applicant shall comply with each of the following:
 - a. Prior to Precise Grading Plan Approval and Building Permits Issuance:
 - i. Provide two hard copies and the digital files (in PDF and AutoCAD format) for both on-site and off-site utility plans, including landscape and irrigation improvements.
 - ii. Submit an **Engineering Report (ER)** to the City detailing recycled water usage for review and approval by the City and the State. The review process for the ER is typically 3 months. City will coordinate the State's approval of the ER.
 - iii. For details, contact Cynthia Heredia-Torres at (909) 395-2647 or ctorres@ontarioca.gov.
 - b. Prior to Occupancy Release/Finalizing:
 - i. Pass start-up and cross-connection test successfully.
 - ii. Provide evidence demonstrating the training of on-site supervisor or designee as determined in the ER.
- 14. Recycled Water Service:
 - a. Relocated Services: For any existing service with apparatuses to be relocated, the service shall be abandoned back to the main connection and the service and apparatuses shall be installed new per related City Standards.
 - b. Block A & B: Block A & B's irrigation system shall be separated from the Arena's Irrigation System and shall make use of the existing 2-inch Recycled Water Service and Meter on the south side of Ontario Center Parkway just east of Via Alba.
 - c. Block C: Block C shall have a separate Recycled Water Meter for irrigation uses (and other approved uses).
 - d. Block D: Block D shall have a separate Recycled Water Meter for irrigation uses (and other approved uses).



CITY OF ONTARIO MEMORANDUM



DATE: June 10, 2022
TO: Edmelynne Hutter, Planning Department
FROM: Blaine Ishii, Integrated Waste Department
SUBJECT: DPR #2 (IW042) – Integrated Waste Comments
PROJECT NO.: PDEV22-014 – 4000 Ontario Center.
ATTACHMENTS: Solid Waste Handling Plan (SWHP) Requirements

BRIEF DESCRIPTION

4000 ONTARIO CENTER.

THIS SUBMITTAL IS COMPLETE AND RECOMMENDED FOR APPROVAL.

CORRECTION ITEMS: *In order to be considered for approval by the Integrated Waste Department the applicant shall address all the correction items below and resubmit the application for further review. Please note that all design shall meet the City's Design Development Guidelines, Specifications Design Criteria, and City Standards.*

Integrated Waste Comments:

1. Conceptual Solid Waste Handling Plan (SWHP): As part of the entitlement package resubmittal, provide a Conceptual SWHP Sheet that complies with the "Solid Waste Handling Plan Requirements" attached. It is recommended to provide Integrated Waste a copy of the SWHP prior to resubmittal for review and comments. The following items also need to be addresses on the Conceptual SWHP:
 - a. Waste Handling and Collections: the current project design submittal does not indicate or include consideration for or allow for Waste Handling and Collections. The preparation of a SWHP to adequately address Waste Handling and Collections may result in a major redesign of the project site plan. All revisions included in the SWHP need to be also included on all related and corresponding sheets of the submittal.
 - b. Organics Separation and Collection: This site shall comply with the Requirements of State Assembly Bill AB1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes.
 - i. Include on the SWHP how Organics separation and collections shall be handled in addition to refuse and recycling collections.
 - c. SWHP Report (Written Explanation): This SWHP Sheet needs to be accompanied by a SWHP Report that provides a written explanation of how Solid Waste Handling and Collections will be addressed, along with all the items referenced in this comment/correction memo.
 - i. organics) each; however, it appears that none are being proposed or shown on the plans. At minimum, provide the Commercial Retail Space with a three (3) 4-cu-yd bins Enclosure.
 - ii. Include how Solid Waste is going to be Handled and Collected from the Amenity Areas.
 - iii. On the SWHP Sheet, show and label (with waste type) all: Storage and Collections Areas.
 - 1) Size and dimensions of the Bins provided in the Planning Manual.
 - 2) Lift Channel Configuration: Contact OMUC Staff for Details.
 - 3) On SWHP Sheet, show and label all compactor units.
 - d. Trash Chutes: if trash chutes are being proposed:
 - i. Trash Chutes need to be in groups of three (3) for separation of Refuse, Recycling, and Organics.

- ii. On SWHP, show and label (with waste type) all Trash Chutes, Trash Chute Opening Areas for Deposits; and Trash Chute Ending Points in Waste Bin Storage Areas.
- e. Scouting Services: For designated Storage and Collection Areas not accessible by the standard Overhead Loading Solid Waste Vehicles (such as areas within Parking Structures), Scouting Services utilizing Scouting Vehicles may be utilized. To Utilize Scouting Services, the following items must be addressed:
 - i. Scouting Vehicle Path of Travel: On SWHP, show Scouting Vehicle path of travel and turning radii to assure path of Scouting Vehicle travel meets minimum access requirement. Minimum Scouting Vehicle access requirements:
 - 1) Turning radius. Inside: # feet. Outside: # feet. Contact OMUC Staff for Details.
 - 2) Vertical Clearance (Floor to Overhead Obstructions): # feet (including through surface grade breaks). Also on SWHP, include typical scaled cross sections of the vertical path of travel through entrances, surface grade breaks, and anywhere the total vertical clearance may change. Contact OMUC Staff for Details.
 - ii. Scouting Service Staging Areas: Designated Scouting Service Staging Areas must be provided that meet the following requirements:
 - 1) Each Staging Area must be accessible to the Overhead Loading Solid Waste Vehicles meeting those Vehicle Access Standards.
 - 2) The Total of all the Staging Areas must be sufficiently sized to temporarily locate all the Bins on site for collections and cannot compete/conflict with parking or traffic.



CITY OF ONTARIO

MEMORANDUM

TO: Edmelynne Hutter, Senior Planner
Planning Department

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

DATE: April 11, 2022

SUBJECT: PDEV22-014 - A Development Plan to construct four mixed-use buildings totaling 63,665 commercial square feet and 694 dwelling units (480,771 residential square feet) on 13.3 acres of land located at 4000 E. Ontario Center Parkway and the southeast and southwest corners of Via Piemonte and Via Villagio, within the Mixed-use land use district of the Piemonte Overlay of the Ontario Center Specific Plan (APN(s): 021020501, 021020438, 021020439). Related File: PSPA21-001.

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

SITE AND BUILDING FEATURES:

- A. 2019 CBC Type of Construction: Type I & Type V
- B. Type of Roof Materials: Not Listed
- C. Ground Floor Area(s): Not Listed, Varies
- D. Number of Stories: 4
- E. Total Square Footage: Not Listed, Varies
- F. 2019 CBC Occupancy Classification(s): Not Listed

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.
- ☒ 3.4 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.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
- ☒ 4.5 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.
- ☒ 4.8 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. 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.

5.0 BUILDING CONSTRUCTION FEATURES

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



CITY OF ONTARIO

MEMORANDUM

TO: Edmelynne Hutter, Senior Planner

FROM: Officer Tony Galban, Police Department

DATE: June 8th, 2022

SUBJECT: PDEV22-014: A DEVELOPMENT PLAN TO A CONSTRUCT FOUR MIXED-USE BUILDINGS TOTALING 63,665 COMMERCIAL SQUARE FEET AND 694 DWELLING UNITS ON 13.3 ACRES OF LAND LOCATED AT 4000 E. ONTARIO CENTER PARKWAY. RELATED FILE: PSPA21-001

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

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. This includes but is not limited to areas such as parks, community centers, recreation centers/play areas and paseos. LED lighting will be required for all lighting fixtures. Optimal lighting for visibility and video color rendering is approximately 3000 degrees Kelvin. The lighting shall be as close to 3000 degrees Kelvin as possible. 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.
- During hours of darkness, all parking lots and carports shall be provided with minimum one foot-candle of light, measured on the parking surface. Lighting devices shall be fully protected with weather and vandalism resistant covers.
- Parking garages, stairwells, blind spots and any hidden areas shall have Convex mirrors to allow for visibility to the areas.
- 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.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Each building and/ or suite shall be labeled with the corresponding address and letter if applicable.

- Trash Enclosures shall prohibit public access. Trash enclosures shall remain locked and require code, key, fob or remote access.

The Applicant is invited to call Officer Tony Galban at (909) 408-1006 with any questions regarding these conditions.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV22-014

Address: 4000 East Ontario Center Prkwy

APN: 210-205-01, 210-204-38 & 39

Existing Land Use: Vacant/Parking lot/Toyota Arena

Proposed Land Use: Development Plan to construct 4 mixed use buildings totaling 63,665 commercial SF & 694 multi-family units

Site Acreage: 13.3 Proposed Structure Height: 65 FT - 75 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Edmelyne Hutter

Date: 6/9/2022

CD No.: 2022-028

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 checked="" 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 type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>70 - 90 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.

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2022-028

PALU No.:

PROJECT CONDITIONS

1. 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.

2. The maximum height limit for the project site is between 90 to 70 feet and as such, any construction equipment such as cranes or any other equipment exceeding 70 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 with the FAA and approved prior to operating such equipment on the project site during construction.