

CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

August 23, 2022

Ontario City Hall
303 East "B" Street, Ontario, California 91764

6:30 PM

WELCOME to a meeting of the Ontario Planning/Historic Preservation Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764 and on the City website at www.ontarioca.gov/Agendas/PlanningCommission.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

ROLL CALL

Anderson __ Dean __ DeDiemar __ Gage __ Lampkin __ Ricci __ Willoughby __

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS

- 1) Agenda Items
- 2) Commissioner Items

PUBLIC COMMENTS

Citizens wishing to address the Planning/Historic Preservation Commission 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 Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

CONSENT CALENDAR ITEMS

All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of July 26, 2022, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE

NO. PDEV21-039: A hearing to consider a Development Plan to construct 113 single-family homes on 22.42 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was approved by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0218-252-07 and 0218-252-38) **submitted by KB Home Coastal, Inc.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE

NO. PDEV21-042: A hearing to consider a Development Plan to construct 174 multiple-family residential units on 15.11 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes and RD-8/Motorcourt Townhomes) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was approved by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0218-252-07 and 0218-252-38) **submitted by submitted by KB Home Coastal, Inc.**

- A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-043:** A hearing to consider a Development Plan to construct 145 multiple-family motorcourt townhomes on 13.86 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes and RD-8/Motorcourt Townhomes) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was approved by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0218-252-07 and 0218-252-38) **submitted by submitted by KB Home Coastal, Inc.**

PUBLIC HEARING ITEMS

For each of the items listed under PUBLIC HEARING ITEMS, 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, unless there are a number of person's wishing to speak and then the Chairperson will allow only three (3) minutes, to accommodate for more persons. The Planning/Historic Preservation Commission 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.

HISTORIC PRESERVATION / PLANNING COMMISSION ITEMS

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-020 AND PDEV22-032:** A public hearing to consider a Tentative Tract Map (TT 20524) for condominium purposes, subdividing 6.43 acres of land into 4 numbered lots and 4 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, in conjunction with a Development Plan to construct 108 multiple-family residential units located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (garden court/rowtown) of the Edenglen Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan (File No. PSP03-005), for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was certified by the City Council on November 1, 2005. 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: 0218-921-19 and 0218-921-22) **submitted by Edenglen Ontario, LLC.**

1. CEQA Determination

No action necessary – Use of a previous EIR

2. File No. PMTT21-020 (Tentative Tract Map)

Motion to Approve / Deny

3. File No. PDEV22-032 (Development Plan)

Motion to Approve / Deny

- C. ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR21-005 AND PDEV21-028**: A public hearing to consider a Variance (File No. PVAR21-005) to reduce the building setback along an arterial street from 20 feet to 2.67 feet, in conjunction with a Development Plan (File No. PDEV21-028) to construct one industrial building totaling 32,165 square feet on 1.3 acres of land located at 1108 and 1120 East California Street, within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Class 5, Minor Alteration in Land Use Limitations) and 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-382-01 and 1049-382-02) **submitted by Phelan Development Company.**

1. File Nos. PVAR21-005 & PDEV21-028 (Variance and Development Plan)

Motion to continue to the September 27, 2022 meeting.

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-004**: A hearing to consider a Development Plan to construct a stealth wireless telecommunications facility consisting of a 65-foot-tall monopine antenna and ancillary ground-mounted equipment on 1.75 acres of land located at 1259 East D Street (Veteran's Memorial Park), within the OS-R (Open Space – Recreation) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. (APN: 0110-013-04) **submitted by Coastal Business Group.**

1. File No. PDEV22-004 (Development Plan)

Motion to continue this item to a Special meeting on August 30, 2022.

- E. ENVIRONMENTAL ASSESSMENT, ZONE CHANGE, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PZC19-001, PVAR19-004, AND PDEV19-028**: A public hearing to consider a Zone Change (File No. PZC19-001) amending the zoning designation on 0.07-acre of land from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac), to enable development of a 0.28-acre project site, in conjunction with a Variance to deviate from the maximum Development Code standard for percentage of tandem parking spaces, from 12 percent to 23 percent, and a Development Plan (File No. PDEV19-028) to construct five multiple-family residential units located at 1063 East Elma Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district. The environmental impacts of this project were reviewed in conjunction with File No. PGPA20-002, a General Plan Amendment for The Ontario Plan 2050 Update, for which a Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified by the City Council on August 16, 2022. 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: 1048-461-17 and 1048-491-23) **submitted by Maria G. Oseguera. City Council action is required for File No. PZC19-001.**

1. CEQA Determination

No action necessary – Use of a previous EIR

2. File No. PZC19-001 (Zone Change)

Motion to recommend Approval/Denial

3. File No. PVAR19-004 (Variance)

Motion to Approve / Deny

4. File No. PDEV19-028 (Development Plan)

Motion to Approve / Deny

F. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-002:

A public hearing to consider certification of the Final Ontario Ranch Business Park Specific Plan Amendment Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018), including the adoption of a revised Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for an amendment to the Ontario Ranch Business Park Specific Plan, incorporating property adjacent to the existing Specific Plan area and establishing the land use designations, development standards, and guidelines which will govern the development of 71.69 acres of land generally bordered by Eucalyptus Avenue to the north, Sultana Avenue to the east, Merrill Avenue to the south, and Campus Avenue to the west. 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: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, and 1054-291-02) **submitted by Euclid Land Venture LLC. City Council action is required.**

292- **File No. PSPA21-002** (Specific Plan Amendment)

Motion to continue this item to a Special meeting on August 30, 2022.

MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION

1) Old Business

• Reports From Subcommittees

- Historic Preservation (Standing): Did not meet this month

2) New Business

3) Nominations for Special Recognition

DIRECTOR'S REPORT

- 1) Monthly Activity Report


If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.

If you challenge any action of the Planning/Historic Preservation Commission 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 Planning/Historic Preservation Commission at, or prior to, the public hearing.



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 **Friday, August 19, 2022**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


Gwen Berendsen, Secretary Pro Tempore


Rudy Zeledon, Planning Director
Planning/Historic Preservation
Commission Secretary

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

July 26, 2022

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**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

July 26, 2022

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:30 PM

COMMISSIONERS

Present: Chairman Willoughby, Vice-Chairman DeDiemar, Anderson, Dean, Gage, Lampkin, and Ricci (Arrived at 6:34 PM)

Absent: None

OTHERS PRESENT: Executive Director Community Development Murphy, Planning Director Zeledon, City Attorney Guiboa, Principal Planner Ruddins, Senior Planner Batres, Senior Planner Grahn, Associate Planner Aguilo, Associate Planner Antuna, Associate Planner Vaughn, Assistant Planner Morales, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Anderson.

ANNOUNCEMENTS

Mr. Zeledon stated that there was an updated resolution for Item D.

Mr. Lampkin commented about the Seeds of Joy event and program.

Mr. Ricci arrived at 6:34 PM.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of June 28, 2022, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE

NO. PDEV19-047: A hearing to consider a Development Plan to construct 10 detached single-family dwellings on 10 vacant parcels totaling approximately 1.83 acres of land generally located at the northwest corner of Olive Street and Orange Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located

within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0108-481-18, 0108-481-19, 0108-481-20, 0108-481-21, 0108-481-22, 0108-481-23, 0108-481-24, 0108-481-25, 0108-481-26, and 0108-481-27) **submitted by Texton Construction Co., Inc.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-020:** A hearing to consider a Development Plan to construct a 45,000-square-foot industrial building on 2.02 acres of land located at 1044 and 1050 East Holt Boulevard, within the IP (Industrial Park) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-131-15 and 1049-131-016) **submitted by HK Ventures, Inc.**

PLANNING COMMISSION ACTION

It was moved by DeDietmar, seconded by Lampkin, to approve the Consent Calendar.

The June 28, 2022 minutes as written. It was approved (6-0), with Dean recusing himself as he was not at this meeting.

The remainder of the Consent Calendar, including Development Plan, File No. PDEV19-047, and Development Plan, File No. PDEV21-020, subject to conditions of approval. It was approved unanimously by those present (7-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV21-033 AND PVAR21-006:** A public hearing to consider a Development Plan (File No. PDEV21-033) to construct one 2,800-square-foot drive-thru restaurant with a 500-square-foot outdoor patio, in conjunction with a Variance (File No. PVAR21-006) to reduce the front drive aisle setback along an arterial street from 20 feet to 13 feet, on 0.42-acre of land located at 1610 East Fourth Street, within the CC (Community Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations) 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; (APNs: 0110-181-11 and 0110-181-19) **submitted by Hannibal Petrossi.**

Associate Planner Vaughn, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PVAR21-006 and PDEV21-033, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin wanted to know if any measures were taken to limit the effect of headlights in the drive thru area.

Ms. Vaughn stated there will be a pony wall to block the car lights.

Mr. Zeledon stated prior to occupancy everything should be in place.

Mr. Gage wanted clarification on parking.

Ms. Vaughn responded.

Mr. Gage wanted clarification of keeping excess parking.

Ms. Vaughn explained the parking in the center.

Mr. Zeledon explained the parking and how calculations for the center were completed and the parking agreement within the center.

Mr. Ricci wanted clarification on the parking on the south side of the project.

Ms. Vaughn further explained the parking.

Mr. Ricci wanted to know about designated walkways from the southside parking.

Mr. Zeledon stated they would work with applicant to have a painted crosswalk there.

Mr. Ricci stated he liked the designated stop at the exit of the drive isle.

Mr. Lampkin wanted clarification on the variance.

Ms. Vaughn responded.

Mr. Willoughby wanted to know how does variance compare to the other businesses on 4th Street.

Mr. Zeledon explained the setback of the buildings.

Mr. Willoughby wanted to clarify that parking is based on square footage.

Ms. Vaughn stated that is correct.

PUBLIC TESTIMONY

Hannibal Petrossi, the applicant for the project, spoke in favor of the project and thanked staff.

Mr. Willoughby asked if the applicant agrees to the Conditions of Approval.

Mr. Petrossi stated yes.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Lampkin thanked the applicant for the Starbucks on Euclid Ave.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Gage, to approve a resolution for the Variances, File No., PVAR21-006, and the Development Plan, File No. PDEV21-033, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

C. **ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD20-001 & PDEV20-009:** A hearing to consider a Planned Unit Development (File No. PUD20-001) to establish development standards, design guidelines and infrastructure requirement for 0.81-acres of land, in conjunction with a Development Plan (File No. PDEV20-009) to construct a mixed-use project consisting of 59 multiple-family dwellings, 2,500 square feet of retail space, and two levels of podium parking, on property located at 549 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Section 15332 (Class 32, In-Fill Development) of the CEQA Guidelines. 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: 1049-021-09) **submitted by Kathy Huynh. City Council action is required on Planned Unit Development.**

Senior Planner Batres, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PUD20-001, and to approve File No. PDEV20-009, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage asked regarding architecture and size and how it fits with the surrounding area.

Mr. Batres explained the Ontario Plan and looked at the surrounding area.

Mr. Zeledon explained the downtown districts and what the BRT will be bringing to the area and the vision that goes with this.

Mr. Ricci wanted to clarify if there would be double stacked parking on some of the spaces.

Mr. Batres stated those are tandem parking spaces, about 12 %.

Mr. Ricci wanted to know about commercial parking and access.

Mr. Batres responded.

Mr. Ricci wanted to know about retail access.

Mr. Batres stated there is front access at Holt.

Mr. Ricci wanted to clarify that access is only from front designated path.

Mr. Batres stated yes.

Mr. Zeledon clarified the site plan.

Mr. Lampkin wanted to know the uses for retail spaces.

Mr. Batres responded.

Mr. Zeledon explained that the PUD explained those uses.

Mr. Lampkin wanted to know about the waste management plan for the retail.

Mr. Batres responded.

Mr. Zeledon explained the trash enclosure areas.

Mr. Lampkin challenges for articulation on east and west elevations.

Mr. Zeledon responded.

Mr. Willoughby wanted to know about trash truck access.

Mr. Batres explained the circulation plan.

Mr. Zeledon explained the waste management plan.

Mr. Willoughby wanted to clarify that the area to the east and west of the project will change in the future.

Mr. Zeledon stated that is correct.

PUBLIC TESTIMONY

Mr. Huynh, the applicant's son spoke in favor of the project and thanked staff.

Mr. Willoughby asked if they had done similar projects.

Mr. Huynh stated they have done expansions but this is their first whole project.

Mr. Gage wanted to know what type of retail was envisioned.

Mr. Huynh stated professional services or convenient stores.

Mr. Gage wanted to know if they would manage the property.

Mr. Sam Wang explained retail envisioned and stated they manage their own property.

Mr. Lampkin asked if the applicant agrees to the Conditions of Approval.

Mr. Kaleb Wong, representing the architects, stated they agree with the Conditions of Approval except with the finish.

Mr. Batres stated the finish will be approved during the plan check process.

Mr. Lampkin wanted to know what the vision with the setbacks of the windows of the project.

Mr. Wong explained the process of the design, they wanted it to be keystone in the area.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Gage explained his reservations, but spoke in favor of the project.

Mr. Willoughby spoke in favor of the project.

Mr. Lampkin spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Anderson, seconded by Ricci, to recommend adoption of a resolution to approve the Planned Unit Development, File No., PUD20-001, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Ricci, seconded by Dean, to approve the Development Plan, File No., PDEV20-009, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA22-003:** A public hearing to consider an amendment the Ontario Gateway Specific Plan, modifying Table 2.B (Permitted Land Uses by Planning areas) to allow "Auto Sales and Services" as a permitted land use in the Office Planning Area 1 land use district. The project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the common sense exemption (general rule) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The property affected by this Specific Plan Amendment 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: 0210-212-60) **submitted by the City of Ontario. City Council action is required.**

Planning Director Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PSPA22-003, pursuant to the facts and reasons contained in the staff report and attached resolution.

No one wished to speak.

PUBLIC TESTIMONY

No one wished to speak.

As there was no one wishing to speak, Chairman Willoughby closed the public testimony

Mr. Willoughby spoke in favor of this project.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by DeDiemar, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No., PSPA22-003. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- E. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND COMMUNITY CLIMATE ACTION PLAN UPDATE FOR FILE NOS. PGPA20-002 AND PADV22-002:** A public hearing to consider certification of a Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 2021070364), including the adoption of a

Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] a General Plan Amendment (File No. PGPA20-002) for The Ontario Plan (TOP) update, including its component parts: Vision, Governance Manual, and Policy Plan; and [2] an update to the Community Climate Action Plan (File No. PADV22-002). 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 (ONT 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; **City initiated. City Council action is required.**

Principal Planner Ruddins, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval to City Council for File Nos. PGPA20-002 (Parts A, B, and C) and PADV22-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Lampkin wanted clarification on the Environmental Justice survey dates.

Ms. Ruddins stated it was a mistake and should be 2021.

Mr. Lampkin wanted to know about the 2010 TOP outreach.

Ms. Ruddins stated the 2010 update took over two years and included extensive community outreach.

Mr. Lampkin development seeing result of what residents were asking for from the 2010 TOP.

Ms. Ruddins responded.

Mr. Zeledon explained the outreach in 1998 and the 2010 land use plan and how the land use came into fruition.

Mr. Lampkin wanted to know what percentage from last TOP to the proposed TOP, has changed to commercial.

Ms. Ruddins responded.

Mr. Lampkin wanted to know the percentage change of industrial.

Ms. Ruddins responded.

Mr. Lampkin wanted to know if the environmental justice survey was mandatory or voluntary.

Ms. Ruddins responded.

Mr. Lampkin wanted to know some of the factors of influence for the land change.

Ms. Ruddins responded.

Mr. Gage wanted to know the loss of agricultural land, with these changes.

Ms. Ruddins responded.

Mr. Willoughby wanted to clarify that in 2010 there was no Ag land use and this TOP is just continuing with that.

Ms. Ruddins stated that is correct.

Mr. Willoughby wanted clarification on new buildings being all electric.

Ms. Ruddins responded.

Mr. Willoughby wanted to know where the cooling center locations.

Ms. Ruddins stated where the cooling centers are located.

Mr. Gage wanted to know about the input from other school districts.

Ms. Ruddins stated it was a point of outreach.

Mr. Gage wanted to know if Ontario kids will go to other school districts.

Mr. Zeledon responded.

Mr. Gage wanted clarification about air quality from construction.

Ms. Nicole Vermilion with Placeworks, the consultant for the project, responded

Mr. Gage wanted clarification on the effects of diesel trucks.

Ms. Vermilion responded.

Mr. Gage wanted to know if they will be going to electric trucks.

Ms. Vermilion responded.

Mr. Gage wanted to know how the future looks for electric cars and trucks.

Ms. Vermilion responded.

Mr. Willoughby wanted to know about the clean idol requirements on diesel trucks has helped.

Ms. Vermilion responded and referred to the Air District.

Mr. Lampkin wanted to know what are the impact of project CEQA review.

Ms. Vermilion responded.

Mr. Zeledon explained about the school districts in Ontario Ranch.

PUBLIC TESTIMONY

Anna Gonzales spoke in opposition of the item.

Cecil Howel spoke in opposition of the item.

Randy Beckandem spoke in opposition of the item.

Impara Miramontes spoke in opposition of the item.

Liz Senga spoke in opposition of the item.

Jasmine Cunningham spoke in opposition of the item.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Willoughby wanted to know the community meeting dates.

Ms. Ruddins explained the dates for each meeting.

Mr. Willoughby wanted to know the number of meetings.

Ms. Ruddins stated 15.

Mr. Willoughby wanted clarification on each meeting.

Ms. Ruddins responded.

Mr. Gage wanted to know more about the small particulate matter.

Ms. Vermilion responded.

Mr. Gage wanted to know if small particulate should still be a concern.

Ms. Vermilion responded.

Ms. DeDiemar wanted to clarify that the AG preserve is owned by private landowners.

Mr. Zeledon stated yes.

Ms. DeDiemar wanted to clarify that the current use can continue until the owner decides to change it.

Mr. Zeledon stated yes.

Ms. DeDiemar wanted to clarify if the AG use leaves, they can't do AG on the land anymore.

Mr. Zeledon responded.

Ms. DeDiemar explained her understanding of the annexed AG preserve and the current land uses.

Mr. Zeledon stated she was correct and expanded further.

Mr. Willoughby wanted to clarify that San Bernardino County still owns 200 acres down there.

Mr. Zeledon stated that is correct.

Mr. Willoughby spoke regarding his hesitation on telling landowners what they have to do with their land.

Mr. Lampkin spoke regarding the issue with Amy's Farm being a private matter.

Mr. Zeledon responded.

Mr. Lampkin wanted clarification on the Environmental Justice survey.

Ms. Ruddins responded with the dates and expanded on the community outreach.

Mr. Lampkin wanted to know about the 108 responses to surveys.

Ms. Ruddins stated these were specific to the environmental justice survey.

Mr. Willoughby wanted to know about the letter not being legible.

Ms. Ruddins addressed this issue.

Mr. Gage spoke in favor of the speakers and wanted to know if we have any influence with SBC on the 200 acres of land they own and make this a historic land area.

Mr. Zeledon stated this has been an ongoing discussion with the County and explained about the farm hub that will be going into The Great Park.

Mr. Gage talked regarding the history of the AG area.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Dean, to recommend adoption of a resolution to approve the General Plan Amendment (Parts A, B, and C), File No., PGPA20-002 and the Community Climate Action Plan, File No. PADV22-002. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on July 14, 2022.

Mr. Gage recapped the meeting.

Development Code Review (Ad-hoc): This subcommittee did not meet.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated Monthly Activity reports are not available at this time and will be included in next month's packet.

ADJOURNMENT

Lampkin motioned to adjourn the meeting in memory of County Assessor Bob Dutton; it was agreed unanimously. The meeting was adjourned at 10:25 PM to the next regular meeting on August 23, 2022.

Secretary Pro Tempore

Chairman, Planning Commission

FILE NOS: PDEV21-039, PDEV21-042, and PDEV21-043

SUBJECT: A hearing to consider the following entitlements: [1] a Development Plan (File No. PDEV21-039) to construct 113 single-family homes on 22.42 acres of land within PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) of the Esperanza Specific Plan, [2] a Development Plan (File No. PDEV21-042) to construct 174 multiple-family residential units on 15.11 acres of land within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan, and [3] a Development Plan (File No. PDEV21-043) to construct 145 multiple-family motorcourt townhomes on 13.86 acres of land within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan. The Project site is located at the southeast corner of Mill Creek Avenue and Old Edison Road (APNs: 0218-252-08 and 0218-252-38); **submitted by KB Home Coastal, Inc.**

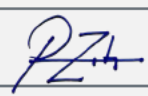
PROPERTY OWNER: KB Home Coastal, Inc.

RECOMMENDED ACTION: That the Planning Commission approve File Nos. PDEV21-039, PDEV21-042, and PDEV21-043, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The Project site is comprised of 51.39 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 and PA-2 of the Esperanza Specific Plan, and is depicted in Figure 1: Project Location, right. The Project site slopes gently from north to south and was historically utilized for agricultural dairy purposes. The



Figure 1: Project Location

Case Planner:	Jeanie Irene Aguilo
Planning Director Approval:	
Submittal Date:	10/29/2021

Hearing Body	Date	Decision	Action
DAB	08/15/2022	Approval	Recommend
PC	08/23/2022		Final
CC			

site is presently vacant and has been mass graded. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the “Surrounding Zoning & Land Uses” table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — The Esperanza Specific Plan and related Environmental Impact Report (State Clearinghouse No. 2002061047) were approved by the City Council on February 6, 2007. The Specific Plan established the land use designations, development standards, and design guidelines for the Esperanza Specific Plan, which included the potential development of 1,594 residential dwelling units and a 10.02-acre elementary school (Figure 2: Esperanza Specific Plan Land Use Map).

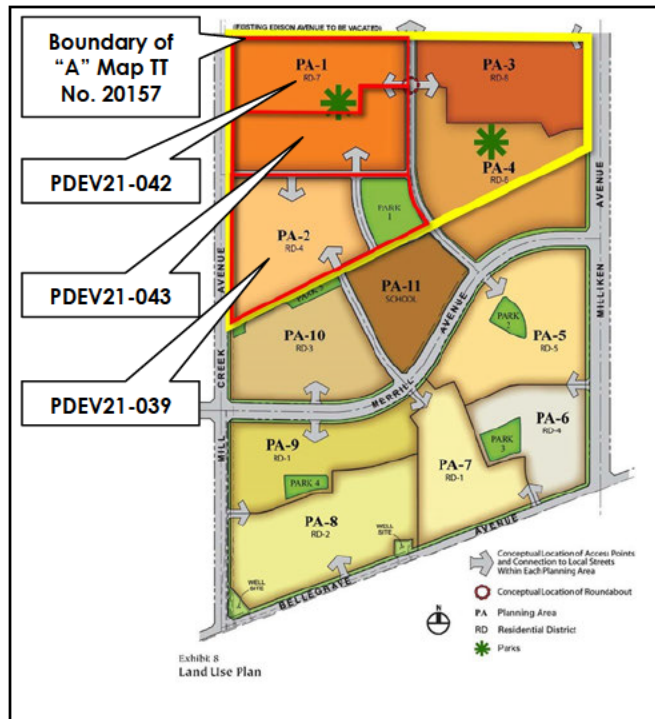


Figure 2: Esperanza Specific Plan Land Use Map

On August 27, 2019, the Planning Commission approved Tentative Tract Map No. 20157 (File No. PMTT18-002) for Planning Areas PA-1, PA-2, PA-3 and PA-4, which subdivided 81.35 gross acres of land into 6 numbered lots and 5 lettered lots for residential, public streets, landscaped neighborhood edges, and common open space purposes. The Tentative Map served as the “A” Map for all four planning areas. The “A” Map subdivided the parcel to facilitate future land uses, backbone infrastructure improvements (major streets, sewer, water, and storm drain facilities) and subsequent “B” Maps. Three “B” Maps were processed concurrently with the “A” Map for PA-1 and PA-2, which are further described below:

- **Tract Map No. 20158 (File No. PMTT18-003)** – The “B” Map for the northern portion of PA-1 subdivided 15.41 acres of land into 31 numbered lots and 15 lettered lots for residential land uses (row townhomes), public streets, private lanes, landscape neighborhood edges, and common open space purposes.
- **Tract Map No. 20159 (File No. PMTT18-004)** – The “B” Map for the southern portion of PA-1 subdivided 13.94 acres of land into 15 numbered lots and 5 lettered lots for residential land uses (motorcourt townhomes), public streets, private lanes, landscape neighborhood edges, and common open space purposes.

- **Tract Map No. 20160 (File No. PMTT18-005)** – The “B” Map for PA-2 subdivided 22.84 acres of land into 113 numbered lots and 32 lettered lots for residential land uses (6-pack courtyard single family homes), public streets, private lanes, landscape neighborhood edges, and common open space purposes.

On September 17, 2019, the City Council approved a Development Agreement (File No. PDA19-002) to facilitate infrastructure improvements to serve the “A” Map, which will be completed in two phases. Phase 1 improvements will develop PA-1 and PA-2, and Phase 2 improvements will develop PA-3 and PA-4.

On October 29, 2021, the Applicant submitted three Development Plan applications to facilitate the construction of 432 residential units, which are described below:

- **File No. PDEV21-039 (6 Pack Courtyard)** – A Development Plan to facilitate the development of Tract 20160 with 113 single-family homes on 22.42 acres of land within PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) of the Esperanza Specific Plan.
- **File No. PDEV21-042 (Row Townhomes)** – A Development Plan to facilitate the development of Tract 20158 with 174 multiple-family residential units on 15.11 acres of land within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan.
- **File No. PDEV21-043 (Motorcourt Townhomes)** – A Development to facilitate the development of Tract 20159 with 145 multiple-family motorcourt townhomes on 13.86 acres of land within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan.

On August 15, 2022, the Development Advisory Board (“DAB”) conducted a hearing to consider the three Development Plans, and concluded the hearing on that date, and unanimously voted to recommend that the Planning Commission approve the Applications subject to conditions of approval, which are included as attachments to the Planning Commission resolution.

(2) Site Design/Building Layout — The proposed Development Plans will facilitate the construction of 432 residential units, and three product types including a 6 Pack Courtyard Cluster, Row Townhomes, and Motorcourt Townhomes that are further discussed below:

(a) **6 Pack Courtyard** – The proposed 6 Pack Courtyard Cluster product is characterized by a private lane constructed with decorative pavers that provides both garage and front entry access to each unit. Each unit was designed to incorporate an 18-foot minimum driveway in addition to the required 2-car garage, providing a total of four parking spaces for each unit (see Exhibit B1—6 Pack Courtyard Site Plan, attached).

Three, two-story floor plans are proposed, each with three elevations per plan. The Esperanza Specific Plan requires a minimum lot size of 2,200 square feet and a maximum 55 percent lot coverage. The lot sizes range from 3,015 and 7,534 square feet, with an average lot size of 3,972 square feet. The proposed lot coverages range from 22 to 47 percent, with an average lot coverage of 46 percent. All plans incorporate various design features, such as a mix of one- and two-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: 6 Pack Courtyard – Floor Plan Summary

Plan Type (No. of Units)	Gross Floor Area	Key Features
1 (39 DUs)	2,308 SF	4 bedrooms, 3 bathrooms, loft/optional 5th bedroom
2 (37 DUs)	2,501 SF	5 bedrooms, 3 bathrooms, loft
3 (37 DUs)	2,780 SF	5 bedrooms, 3 bathrooms, loft, den

(b) **Row Townhomes** – The proposed Row Townhomes product type will have garage access from a private lane or drive aisle, with the main entrances of the units fronting the street or paseo. The paseos will be landscaped with accent trees, provide landscape planters, feature enhanced entries for street adjacent paseos, and include private patios with 3-foot-high walls for each unit to provide visual interest and promote pedestrian mobility (see Exhibit B2—Row Townhomes Site Plan, attached).

The Project is proposing three, two-story row townhome building types. Building A is comprised of 6 attached units and features 4 plan types (1 through 4) in 13 buildings, for a total of 78 units. Building B is comprised of 6 attached units featuring floor plan types 2, 3, and 4 in 12 buildings, for a total of 72 units. Building C is comprised of 4 attached units featuring floor plan types 2, 3, and 4 in 6 buildings, for a total of 24 units.

The Esperanza Specific Plan requires a maximum 60 percent lot coverage. The proposed lot coverages range from 41 to 58 percent, with an average lot coverage of 52 percent.

All plans incorporate various design features, such as a mix of one- and two-story massing, varied entries, second floor laundry facilities, loft, kitchen, open dining, and great room/living areas. The proposed building and floor plan characteristics are summarized in Tables 2 and 3, below:

Table 2: Row Townhomes – Building Plan Summary

Floor Plan Type	Building A	Building B	Building C	Subtotal
Floor Plan 1	13			13
Floor Plan 2	13	24	6	43
Floor Plan 3	26	24	6	56
Floor Plan 4	26	24	12	62
TOTAL DUs	78	72	24	174

Table 3: Row Townhomes – Floor Plan Summary

Floor Plan Type (No. of Units)	Gross Floor Area	Key Features
1 (13 DUs)	1,338 SF	3 bedrooms, 2.5 bathrooms
2 (43 DUs)	1,455 SF	3 bedrooms, 2.5 bathrooms
3 (56 DUs)	1,555 SF	3 bedrooms, 2.5 bathrooms
4 (62 DUs)	1,652 SF	3 bedrooms, 2.5 bathrooms

(c) **Motorcourt Townhomes** – The proposed Motorcourt Townhome product is characterized as attached townhomes designed around a common motorcourt constructed with decorative pavers that provides garage access to each unit, with the main entrances of the units fronting the street, private drive aisle, or paseo. The paseos will be landscaped to provide visual interest and promote pedestrian mobility (see Exhibit B3—Motorcourt Townhomes Site Plan, attached).

The motorcourt townhome product proposes fourteen, 10-unit complexes (Building A) and one, 5-unit complex (Building B), for a total of 145 multiple-family units. Three floor plan designs and three architectural styles are also proposed.

The Esperanza Specific Plan requires a maximum 60 percent lot coverage. The proposed lot coverages range from 36 to 51 percent, with an average lot coverage of 46 percent.

All plans incorporate various design features, such as a mix of one- and two-story massing, varied entries, second floor laundry facilities, loft, kitchen, open dining, and great room/living areas. The proposed building and floor plan characteristics are summarized in Tables 4 and 5, below:

Table 4: Motorcourt Townhomes – Building Plan Summary

Floor Plan Type	Building A (10-units)	Building B (5-units)	Subtotal
Floor Plan 1	28	1	29
Floor Plan 2	56	2	58

Table 4: Motorcourt Townhomes – Building Plan Summary

Floor Plan Type	Building A (10-units)	Building B (5-units)	Subtotal
Floor Plan 3	56	2	58
TOTAL DUs	140	5	145

Table 5: Motorcourt Townhomes – Floor Plan Summary

Floor Plan Type (No. of Units)	Gross Floor Area	Key Features
Floor Plan 1 (29 DUs)	1,193 SF	2 bedrooms, 2 bathrooms
Floor Plan 2 (58 DUs)	1,880 SF	3 bedrooms, 2.5 bathrooms, loft
Floor Plan 3 (58 DUs)	2,111 SF	3 bedrooms, 2.5 bathrooms, loft

(3) Site Access/Circulation — The previously approved Tract Map Nos. 20157 (“A” Map) and 20158, 20159, and 20160 (“B” Maps), facilitated the construction of the backbone streets including the primary access points into the northwestern portion of the Esperanza Specific Plan from Mill Creek Avenue and Clifton Avenue, as well as the construction of all the interior neighborhood streets within the subdivisions.

(a) **6 Pack Courtyard** – Primary access into the 6 Pack Courtyard subdivision will be from Sunset Street, which runs east-west along PA-2’s northern boundary. A secondary access point will be from Chatham Street, which runs east-west along PA-2’s southern boundary.

(b) **Row Townhomes** – Primary access into the Row Townhomes subdivision will be from Huntington Street, which runs east-west along the PA-1’s southern boundary. A secondary access point will be from Rincon Street, which runs east-west and is centralized within PA-1.

(c) **Motorcourt Townhomes** – And lastly, primary access into the Motorcourt Townhomes subdivision will be from Sunset Street, which runs east-west along PA-1’s southern boundary. A secondary access point will be from Rincon Street, which runs east-west towards the center of PA-1.

(4) Parking — The Esperanza Specific Plan and the Ontario Development Code require a two-car garage for single-family residential units, parking based on bedroom count for multiple-family residential units and required guest parking. The proposed Development Plans are consistent with the requirements for each product type and are further discussed below:

(a) **6 Pack Courtyard** – The Project has provided a two-car garage and two-car driveway for each unit. The Project requires a total of 255 parking spaces, and a total of 619 parking spaces will be provided, exceeding the minimum requirements by 364 parking spaces and providing an average of 5.48 spaces per unit, as summarized in Table

6, below. The additional parking spaces are distributed throughout the site as on-street parking, driveway parking, and parking within the private drive aisles.

Table 6: Summary of Parking Analysis Per Unit

Product	Required 2-Car Garage Spaces	Required Guest Spaces	Garage Spaces Provided	Driveway Spaces Provided	On-Street Parking	Private Drive Aisle Stalls	Total Required	Total Provided	+/- Parking
6 Pack Courtyard (113 units)	2	29	226	226	144	23	255	619	364
Per Unit Average	5.48 spaces per unit								

(b) **Row Townhomes** – The Project has provided a two-car garage for each unit. The Project requires a total of 486 parking spaces and a total of 709 parking spaces will be provided, exceeding the minimum requirements by 223 parking spaces and providing an average of 4.07 parking spaces per unit, as summarized in Table 7, below. The additional parking spaces are distributed throughout the site as on-street parking, driveway parking, and parking within the private drive aisles.

Table 7: Summary of Parking Analysis Per Unit

Type of Use	Parking Ratio	Spaces Required	Spaces Provided
Multi-Family Residential	2.5 spaces per three or more-bedroom unit (including 2 in garage or carport)	435 (348 covered)	348 (private garage spaces)
Guest Spaces	1 space for every 4 units under 50 on the building lot	44	
Driveway Spaces			208
Private Drive Aisle Stalls			53
On-Street Parking Spaces			92
Handicap Accessible (2 Van)		7	8
TOTAL		486	709
Per Unit Average		4.07 spaces per unit	
+/- Parking		223 spaces	

(c) **Motorcourt Townhomes** – The Project has provided a two-car garage for each unit. The Project requires a total of 384 parking spaces, and a total of 442 parking spaces will be provided, exceeding the minimum requirements by 58 parking spaces and providing an average of 3.05 spaces per unit, as summarized in Table 8, below. The

additional parking spaces are distributed throughout the site as on-street parking and parking within the private drive aisles.

Table 8: Motorcourt Townhomes Summary of Parking Analysis Per Unit

Type of Use	Parking Ratio	Spaces Required	Spaces Provided
Multiple-Family Residential	2 spaces per two-bedroom unit (including 1 in garage or carport) (Total of 29 units)	58	290 (private garage spaces)
	2.5 spaces per three or more-bedroom unit (including 2 in garage or carport) Total of 116 units)	290 (232 covered)	
Guest Spaces	1 space for every 4 units	36	
Private Drive Aisle Stalls			107
On-Street Parking Spaces			45
TOTAL		384	442
Per Unit Average		3.05 spaces per unit	
+/- Parking		58 spaces	

(5) Architecture — The architectural theme for the Esperanza Specific Plan is based upon historical styles found in Ontario. 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 proposed architectural styles include a combination of Spanish Colonial, Craftsman, Tuscan, Country French, Western Ranch, and Traditional styles. Each product type will feature three different architectural styles. All three product types will include the Spanish Colonial architectural style and will feature varying gable roofs with “S” type roof tiles, stucco exterior, deep recessed openings, arched entryways, decorative gable end details, decorative shutters, ceramic tiles, and decorative corbels.

Both the Row Townhomes and the Motorcourt Townhomes product types will include the Country French architectural style and feature varying gable roof forms, with concrete flat roof tiles, stucco exteriors with quoin at corners, decorative shutters, and enhanced gable end and window trim details.

(a) **6 Pack Courtyard** – Along with the Spanish Colonial style, the 6 Pack Courtyard cluster homes will also consist of Craftsman and Tuscan architectural styles and will include the following features (see Exhibit C1—6 Pack Courtyard Front Elevations and Floor Plan, attached):

- **Craftsman:** Varying gable and shed roofs with concrete flat roof tiles; stucco exteriors with horizontal wood siding details, decorative outlookers, board and batten details, decorative corbels, and enhanced window trim details.
- **Tuscany:** Simple hip roofs with “S” type roof tiles, stucco exterior, enhanced arched articulation at entrances, decorative shutters, and decorative window framing.

(b) **Row Townhomes** – The Western Ranch style will be the third architectural style for the Row Townhomes and will include varying gable and shed roof forms, vertical and horizontal siding, stucco exterior, decorative shutters, gable end details, and decorative window framing (see Exhibit C2—Row Townhomes Front Elevations and Floor Plan, attached).

(c) **Motorcourt Townhomes** – The Traditional style will be the third architectural style for the Motorcourt Townhomes and will feature varying gable and shed roofs with concrete flat roof tiles; stucco exteriors with horizontal and vertical wood siding details, stone veneer base treatment, decorative shutters, and enhanced window trim details. (see Exhibit C3—Motorcourt Townhomes Front Elevations and Floor Plan, attached).

(6) **Landscaping** — Tract Map No. 20157 (“A” Map) will facilitate the construction of neighborhood parks, sidewalks, parkways, and open space areas for Planning Areas PA-1 through PA-4. TOP Policy PR1-1 requires new developments to provide a minimum of two acres of Private Park per 1,000 residents. The overall tract is required to provide 5.53 acres of parkland to meet the minimum TOP private park requirement and a total of 6.46 acres of parkland is being provided. PA-1 will provide a 0.69-acre recreation park and a 0.32-acre trellis park. PA-2 will provide a 3.4-acre central neighborhood park and a 0.27-acre garden park. PA-3 and PA-4 will provide 1.78-acre neighborhood park and 0.1-acre pocket park. The pedestrian circulation system provides connectivity to the parks, residential neighborhoods, and surrounding communities. Future park designs and amenities located within PA-3 and PA-4 will be addressed as part of the Development Plan entitlement process that will require consistency with the Esperanza Specific Plan. The Development Plans include the development of the parks and amenities within PA-1 and PA-2, which are further described below:

- **Central Neighborhood Park** – The central neighborhood park, totaling 3.4 acres, will be located along the southeast portion of the Project site, located at the northwest corner of Clifton Avenue and Chatham Street within PA-2. The northern half of the central neighborhood park will include an outdoor shaded structure with restrooms and lounge areas, as well as active play areas such as pickleball courts, tot lots, and play equipment. The balance of the park will include shaded picnic structures, picnic tables, barbeque areas, benches, and a meandering sidewalk. A portion of the southern half of the central neighborhood park has been designed for dual-purpose use as an open space amenity that also contributes toward the Project’s storm water discharge/water quality requirements. The intent is to create a safe open space for the community to utilize while at the same time

maintaining the required capacity for storm water discharge/water quality purposes. The basin has been designed with trees and landscaping on the outer edges, gentle side slopes, and a centered open space area. The central stairs will enter the open space (basin bottom), incorporate dry/wet stream beds, and provide appropriate plant material to encourage habitat as well as provide signage to educate the community. A decomposed granite walking trail will surround the rock garden and will feature cobble, boulders, turf play areas, a pollinator garden with bench seating, and a dog park with benches (see Exhibit D—Central Neighborhood Park, attached).

The central neighborhood park will be developed for the benefit of all four planning areas. The property owners of PA-1 and PA-2 (KB Home Coastal, Inc.) and PA-3 and PA-4 (Richland Ventures Inc.) have entered into a shared agreement for the shared access and maintenance cost of the central neighborhood park.

- **Garden Park** – The 0.27-acre garden park will be located along the central portion of PA-2. The garden park will include a decomposed granite path, pollinator gardens, shade trees, benches, seating, and an open turf recreation area (see Exhibit E—Garden Park, attached).
- **Recreation Park** – The 0.69-acre recreation park will be developed towards the center of PA-1, located at the northwest corner of Huntington Street and Ventura Avenue. The recreation park's featured amenities include a pool, a building with restroom and shower facilities, gated pool entry with decorative pavers, shade structures, outdoor lounge, picnic tables, barbeque areas, lounge seating, and synthetic turf recreation areas. The building has been designed with a Spanish Colonial architectural style featuring arched entries, gable detailing, decorative shutters, and ceramic tile enhancements (see Exhibit F1—Recreation Park and Exhibit F2—Pool Building Elevations, attached).
- **Trellis Park** – The 0.32-acre trellis park will be developed towards the southwest portion of PA-1, south of Huntington Street, and will feature shade structures, picnic tables with trellises, play areas with bench seating, and open turf recreation areas (see Exhibit G—Trellis Park).

The applicant has proposed a wall and fence plan for the 6 Pack Courtyard clusters to match the adjacent neighborhood to the south, which is consistent with the requirements set forth within the Esperanza Specific Plan. Decorative 6-foot high, split-face block walls with decorative split-face pilasters are proposed for all public-facing front, side, and rear walls. The interior property line privacy fencing will consist of a 6-foot-high tan precision block with a split-face decorative cap treatment, matching the perimeter wall color (see Exhibit H—Wall Plan and Typical 6 Pack Courtyard Layout).

The Esperanza Specific Plan requires that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides an average of 28 percent landscape coverage throughout all three neighborhoods, which is made up of an assortment of decorative and shade trees, shrubs, groundcovers, turf, and other plantings (see Exhibit I1 through I3—6 Pack Courtyard, Row Townhomes, and Motorcourt Townhomes Landscape Plans, respectively). Plantings include, but are not limited to, Coast Live Oak, Bay Laurel, Marina Strawberry Tree, Western Redbud, Bubba Desert Willow, Crape Myrtle, Golden Rain Tree, Cork Oak, Bottle Tree, Australian Willow, Holly Oak, Toyon, Drake Lacebark Elm, agave, silver dollar jade, rosemary, sage, and lantana.

(7) 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. PDA19-002) that required all major backbone infrastructure improvements within the Esperanza Specific Plan.

(8) Covenants, Conditions and Restrictions (“CC&Rs”) — As a Condition of Approval, CC&Rs were previously required to be prepared and recorded with the Final Tract Maps subdividing PA-1 (Tract Nos. 20158 and 20159) and PA-2 (Tract Map No. 20160). 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.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City’s Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Focus Resources in Ontario’s Commercial and Residential Neighborhoods
- Invest in the City’s Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

(2) Vision.

Distinctive Development:

- Commercial and Residential Development
 - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
 - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan)

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
 - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
 - LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).
- Goal LU2: Compatibility between a wide range of uses.
 - LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

- H2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

- H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

- H5-2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Community Economics Element:

- Goal CE1: A complete community that provides for all incomes and stages of life.

- CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

- CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

➤ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

Community Design Element:

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

➤ CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

➤ CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

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

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

➤ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➤ CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

▪ Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

➤ CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

➤ CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways, and plazas for pedestrians.

➤ CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks, or public open spaces.

➤ CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

➤ CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces, and buildings.

▪ Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

➤ CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

➤ CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available

Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (432 units) and density (8.4 DU/AC) specified in the Available Land Inventory. Per the Available Land Inventory, the Esperanza Specific Plan is required to provide 1,594 dwelling units with an overall density of 5-21 DU/AC.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, 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. 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 ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047), certified by the City Council on February 6, 2007. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
Site	Vacant/Mass Graded	(LDR) Low Density Residential (2 – 5 DU/AC), (MDR) Medium Density Residential (11.1 – 25 DU/AC) and (OS-R) Open Space – Parkland	Esperanza Specific Plan	PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) and PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard)
North	Residential	(MU) Mixed Use and (OS-NR) Open Space – Non Recreation	Rich Haven Specific Plan	Mixed Use District PA 8A and 8B (Mixed-Use Stand Alone Residential Overlay)
South	Residential	(LDR) Low Density Residential (2 – 5 DU/AC) and (PS) Public School	Esperanza Specific Plan	PA-10 (RD-3 / SFD 2 Pack) and PA-11 (School)
East	Vacant	(MDR) Medium Density Residential (11.1 – 25 DU/AC)	Esperanza Specific Plan	PA-3 (RD-8 / Motorcourt Townhomes) and PA-4 (RD-6 / 6 Pack Courtyard and Row Townhomes)
West	Dairy Farm	(LDR) Low Density Residential (2 – 5 DU/AC)	SP (Specific Plan) / AG (Agricultural Overlay)	N/A

General Site & Building Statistics – 6 Pack Courtyard:

Item	Required Min./Max.	Provided (Ranges)	Meets Y/N
Maximum coverage (in %):	55%	22-47%	Y
Minimum lot size (in SF):	2,200 SF (Min.)	3,015 – 7,534 SF	Y
Front yard setback (in FT):	Living Area: 10 FT Porch: 8 FT	Living Area: 10 – 30 FT Porch: 8 FT	Y
Side yard setback (in FT):	4 FT	4 FT	Y
Rear yard setback (in FT):	10 FT	10 – 61 FT	Y
Maximum height (in FT):	35 FT	26 FT	Y

General Site & Building Statistics – Row Townhomes and Motorcourt Townhomes:

Item	Required Min./Max.	Provided (Ranges)	Meets Y/N
Maximum coverage (in %):	60%	Row Townhomes: 41% – 58%	Y

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
		Motorcourt Townhomes: 36% – 51%	
<i>Front yard setback (in FT):</i>	Living Area: 10 FT Porch: 8 FT	Living Area: 10 – 21 FT Porch: 8 FT	Y
<i>Side yard setback (in FT):</i>	5 FT	10 – 24 FT	Y
<i>Rear yard setback (in FT):</i>	Row Townhomes: N/A Motorcourt Townhomes: 10 FT	Row Townhomes: N/A Motorcourt Townhomes: 10 – 19 FT	Y
<i>Side to Side setback (in FT):</i>	Row Townhomes: 10 FT Motorcourt Townhomes: 25 FT	Row Townhomes: 11 – 14 FT Motorcourt Townhomes: 25 – 35 FT	Y
<i>Garage to Garage setback (in FT):</i>	30 FT	30 FT	Y
<i>Maximum height (in FT):</i>	35 FT	Row Townhomes: 27 – 30 FT Motorcourt Townhomes: 26 – 30 FT	Y

Exhibit A—PROJECT LOCATION MAP

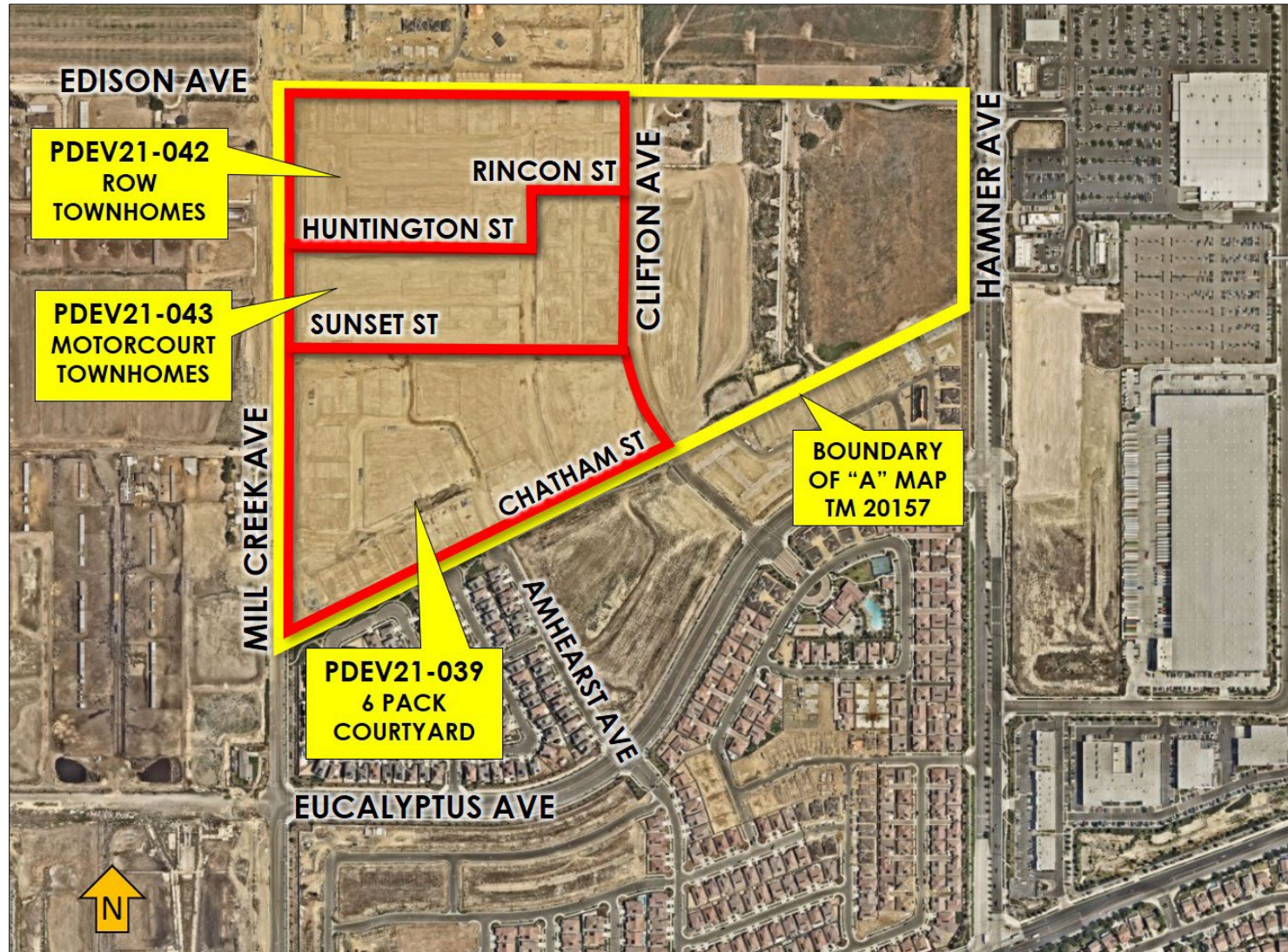


Exhibit B1—6 PACK COURTYARD SITE PLAN



Exhibit B2—ROW TOWNHOMES SITE PLAN



Exhibit B3—MOTORCOURT TOWNHOMES SITE PLAN



Exhibit C1—6 PACK COURTYARD PLAN 1: FRONT ELEVATIONS



Elevation 'A' (Spanish Colonial)

ELEVATION LEGEND

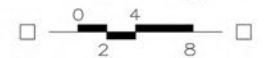
1	CONCRETE S' TILE ROOFING	15	DECORATIVE CLAY PIPES
2	CONCRETE FLAT TILE ROOFING	16	ADDRESS PLAQUE
3	WOOD FASCIA BOARD	17	POLYURETHANE SPIRE
4	STUCCO FINISH (16/20 SAND)	18	STUCCO OVER FOAM POTSHELF
5	STUCCO OVER FOAM TRIM	19	BOARD AND BATTEN
6	DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM	20	PRE-FAB OUTLOOKER
7	STUCCO COLUMNS	21	WOOD POST
8	VINYL WINDOW SYSTEM	22	WOOD TRIM
9	COMPOSITE ENTRY DOOR	23	DECORATIVE "TEAR DROP" STUCCO OF FOAM SILL DETAIL
10	METAL SECTIONAL GARAGE DOOR	24	8" LAP SIDING, U.N.O.
11	DECORATIVE SHUTTERS	25	DECORATIVE CERAMIC TILES
12	DECORATIVE GABLE END DETAIL	26	POLYURETHANE CORBELS
13	COACH LIGHTS	27	STUCCO SHELF
14	STONE VENEER	28	STUCCO EXPANSION JOINT



Elevation 'B' (Craftsman)

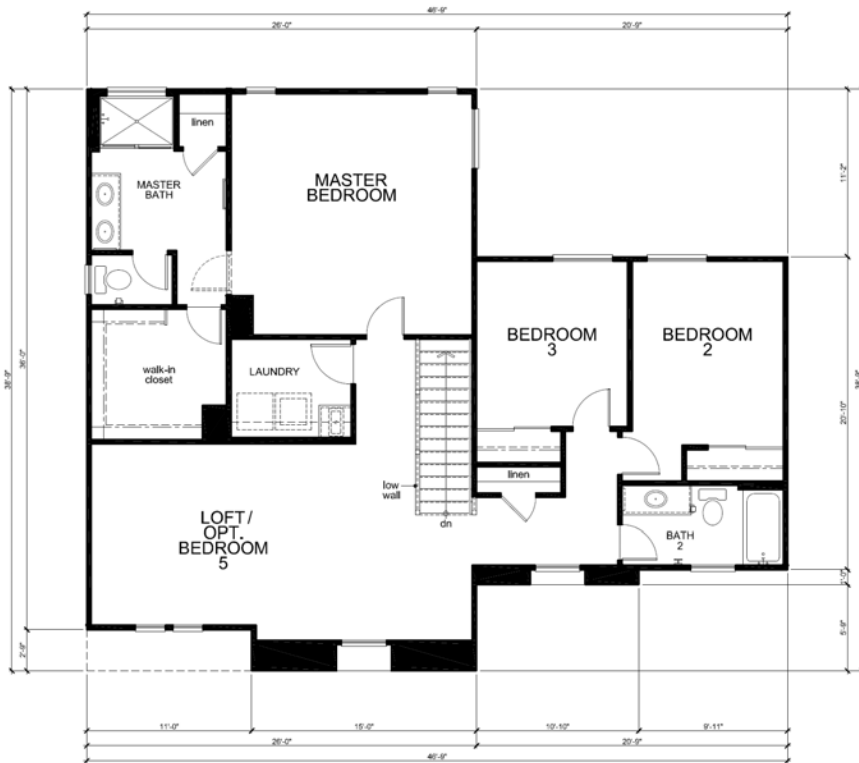


Elevation 'C' (Tuscan)



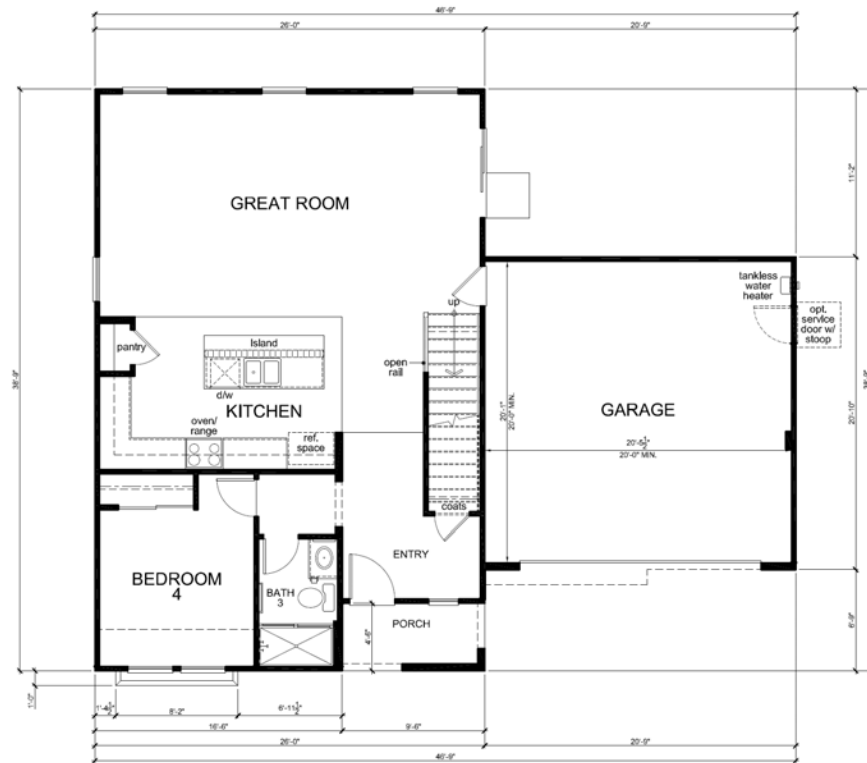
PLAN 1

Exhibit C1—6 PACK COURTYARD PLAN 1: FLOOR PLANS



Second Floor Plan 'A'

SQUARE FOOTAGE	
PLAN 247.2308	
FIRST FLOOR AREA	465 SQ. FT.
SECOND FLOOR AREA	1343 SQ. FT.
TOTAL AREA	2308 SQ. FT.
GARAGE AREA	422 SQ. FT.
PORCH AREA(S)	43 SQ. FT.
OPTIONAL: ELEVATION "A"	43 SQ. FT.
ELEVATION "B"	79 SQ. FT.
ELEVATION "C"	44 SQ. FT.
OPTIONAL: GOVERNED PATIO	112 SQ. FT.

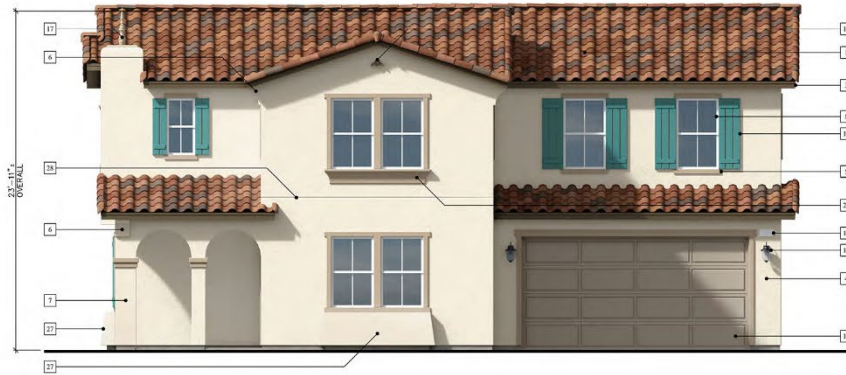


First Floor Plan 'A'



PLAN 1

Exhibit C1—6 PACK COURTYARD PLAN 2: FRONT ELEVATIONS



ELEVATION LEGEND

1	CONCRETE S' TILE ROOFING	15	DECORATIVE CLAY PIPES
2	CONCRETE FLAT TILE ROOFING	16	ADDRESS PLAQUE
3	WOOD FASCIA BOARD	17	POLYURETHANE SPIRE
4	STUCCO FINISH (16/20 SAND)	18	STUCCO OVER FOAM POTSHELF
5	STUCCO OVER FOAM TRIM	19	BOARD AND BATTEN
6	DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM	20	PRE-FAB OUTLOOKER
7	STUCCO COLUMNS	21	WOOD POST
8	VINYL WINDOW SYSTEM	22	WOOD TRIM
9	COMPOSITE ENTRY DOOR	23	DECORATIVE "TEAR DROP" STUCCO O' FOAM SILL DETAIL
10	METAL SECTIONAL GARAGE DOOR	24	8" LAP SIDING, U.N.O.
11	DECORATIVE SHUTTERS	25	DECORATIVE CERAMIC TILES
12	DECORATIVE GABLE END DETAIL	26	POLYURETHANE CORBELS
13	COACH LIGHTS	27	STUCCO SHELF
14	STONE VENEER	28	STUCCO EXPANSION JOINT

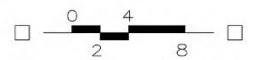
Elevation 'A' (Spanish Colonial)



Elevation 'B' (Craftsman)

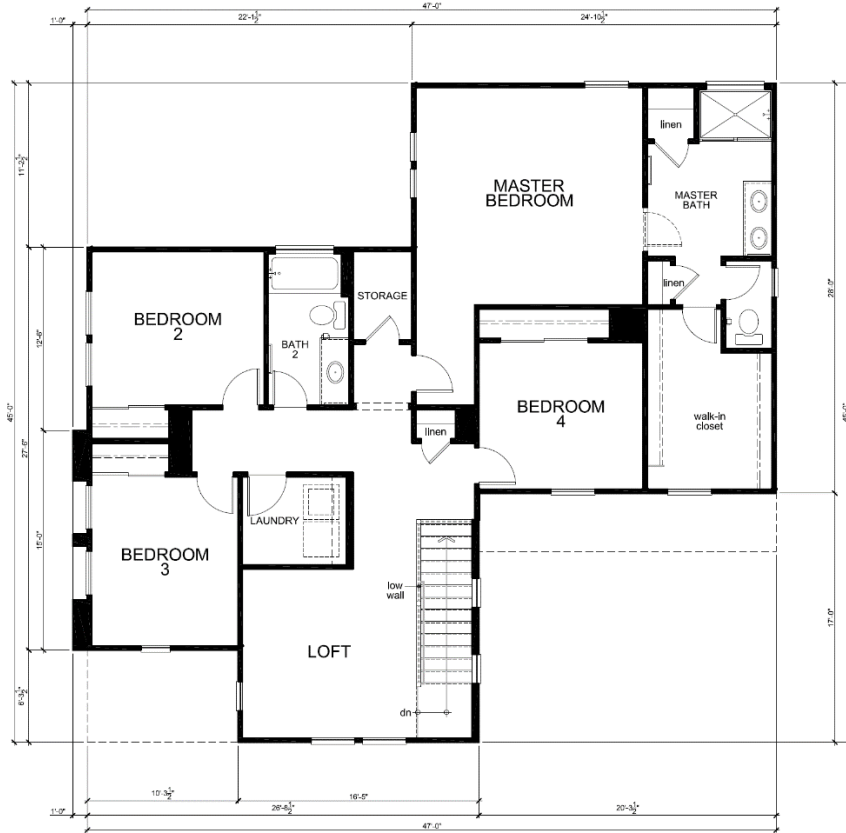


Elevation 'C' (Tuscan)

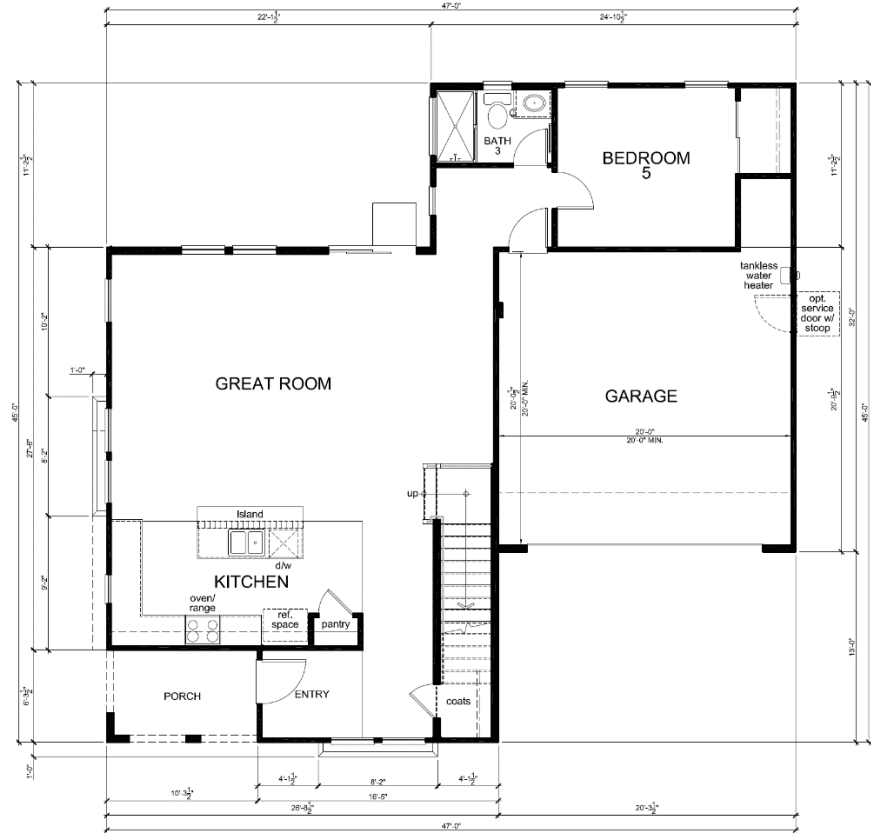


PLAN 2

Exhibit C1—6 PACK COURTYARD PLAN 2: FLOOR PLANS



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE	
PLAN 2472501	
FIRST FLOOR AREA	104 SQ. FT.
SECOND FLOOR AREA	141 SQ. FT.
TOTAL AREA	250 SQ. FT.
GARAGE AREA	439 SQ. FT.
PORCH AREA	69 SQ. FT.
ELEVATION 'A'	94 SQ. FT.
ELEVATION 'B'	88 SQ. FT.
ELEVATION 'C'	88 SQ. FT.
OPTIONS:	
COVERED PATIO	112 SQ. FT.



PLAN 2

Exhibit C1—6 PACK COURTYARD PLAN 3: FRONT ELEVATIONS



Elevation 'A' (Spanish Colonial)

ELEVATION LEGEND

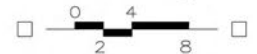
1	CONCRETE 'S' TILE ROOFING	15	DECORATIVE CLAY PIPES
2	CONCRETE FLAT TILE ROOFING	16	ADDRESS PLAQUE
3	WOOD FASCIA BOARD	17	POLYURETHANE SPIRE
4	STUCCO FINISH (16/20 SAND)	18	STUCCO OVER FOAM POTSHELF
5	STUCCO OVER FOAM TRIM	19	BOARD AND BATTEN
6	DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM	20	PRE-FAB OUTLOOKER
7	STUCCO COLUMNS	21	WOOD POST
8	VINYL WINDOW SYSTEM	22	WOOD TRIM
9	COMPOSITE ENTRY DOOR	23	DECORATIVE "TEAR DROP" STUCCO O' FOAM SILL DETAIL
10	METAL SECTIONAL GARAGE DOOR	24	8" LAP SIDING, U.O.
11	DECORATIVE SHUTTERS	25	DECORATIVE CERAMIC TILES
12	DECORATIVE GABLE END DETAIL	26	POLYURETHANE CORBELS
13	COACH LIGHTS	27	STUCCO SHELF
14	STONE VENEER	28	STUCCO EXPANSION JOINT



Elevation 'B' (Craftsman)

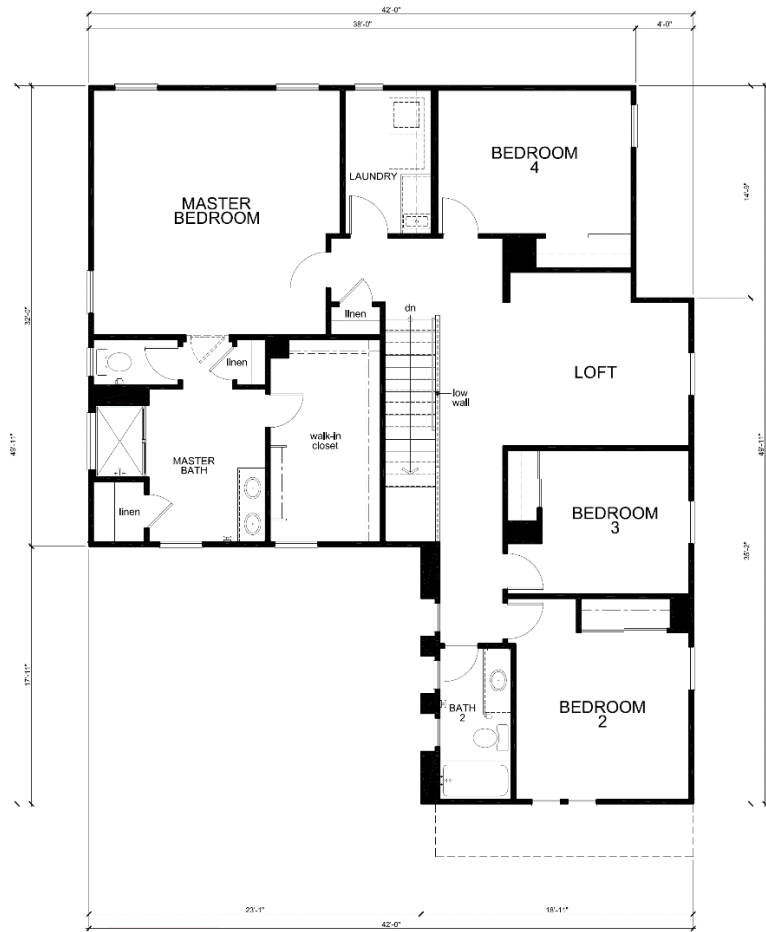


Elevation 'C' (Tuscan)



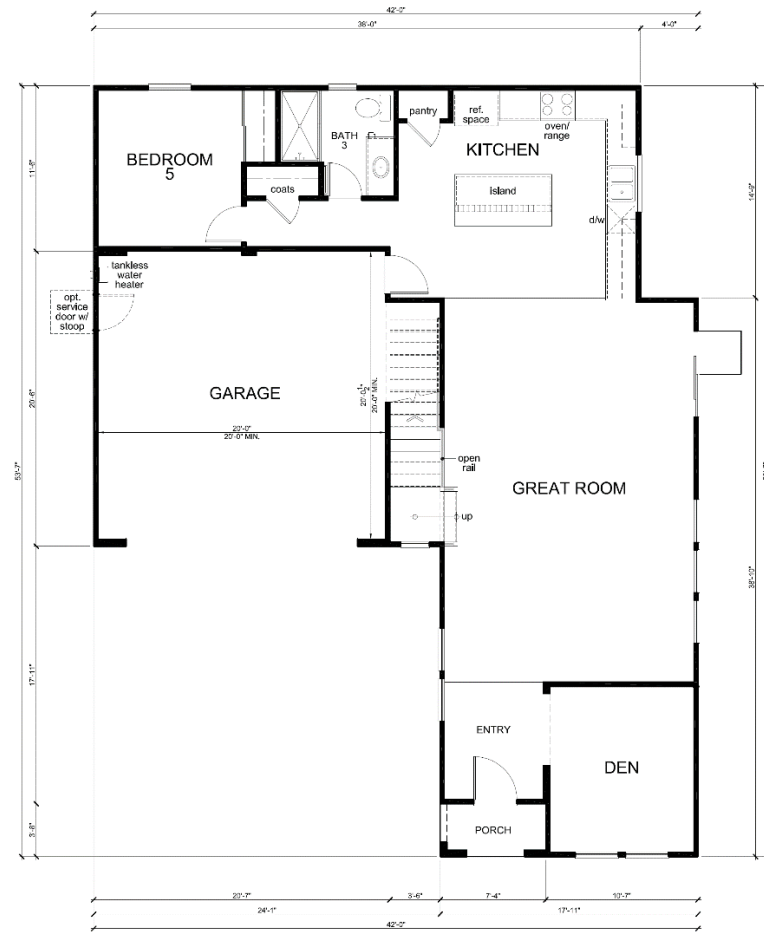
PLAN 3

Exhibit C1—6 PACK COURTYARD PLAN 3: FLOOR PLANS



Second Floor Plan 'A'

SQUARE FOOTAGE		
PLAN 242.2780		
FIRST FLOOR AREA	1234	SQ. FT.
SECOND FLOOR AREA	55	SQ. FT.
TOTAL AREA	2780	SQ. FT.
GARAGE AREA	442	SQ. FT.
PORCH AREA	21	SQ. FT.
OPTIGRS	45	SQ. FT.
COVERED PATIO	84	SQ. FT.



First Floor Plan 'A'



PLAN 3

Exhibit C2—ROW TOWNHOMES BUILDING A: FRONT ELEVATIONS

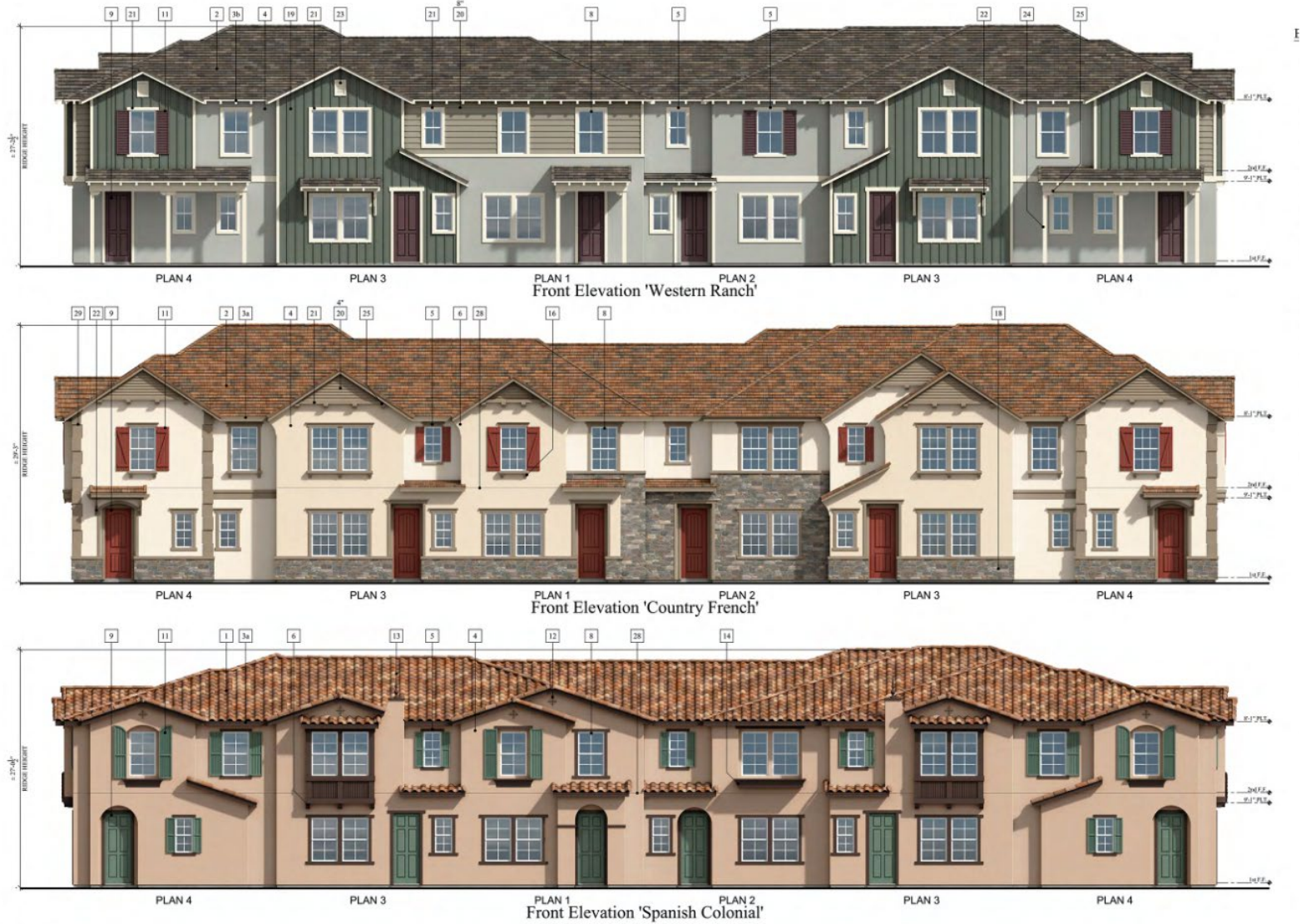


Exhibit C2— ROW TOWNHOMES BUILDING A: FLOOR PLANS

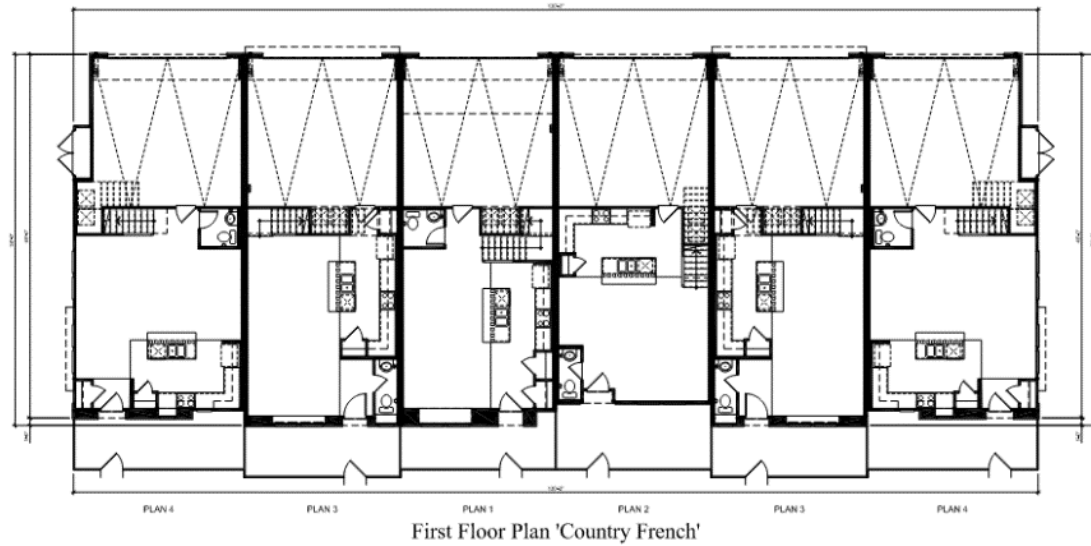
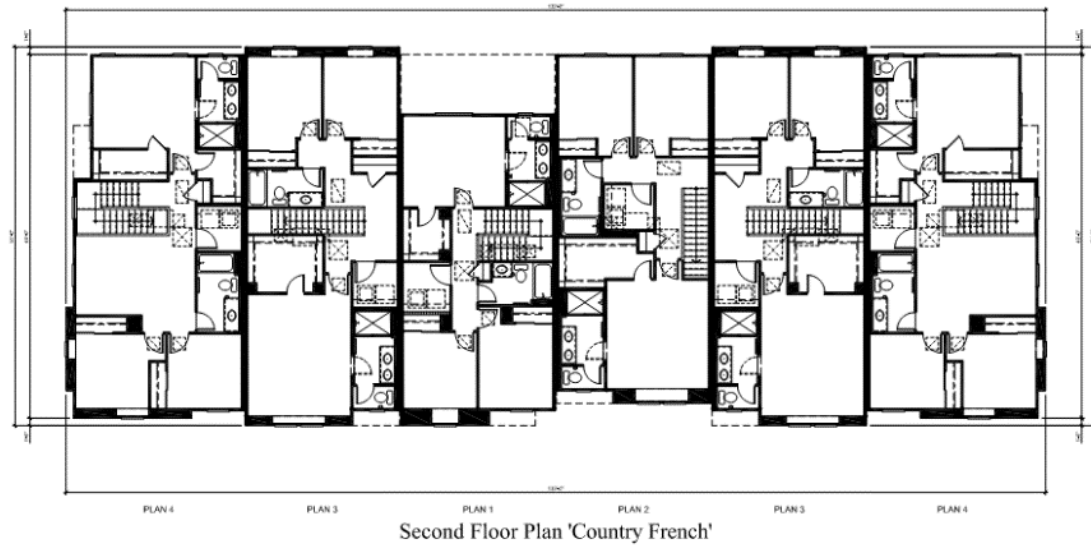


Exhibit C2— ROW TOWNHOMES BUILDING B: FRONT ELEVATIONS



Exhibit C2— ROW TOWNHOMES BUILDING B: FLOOR PLANS

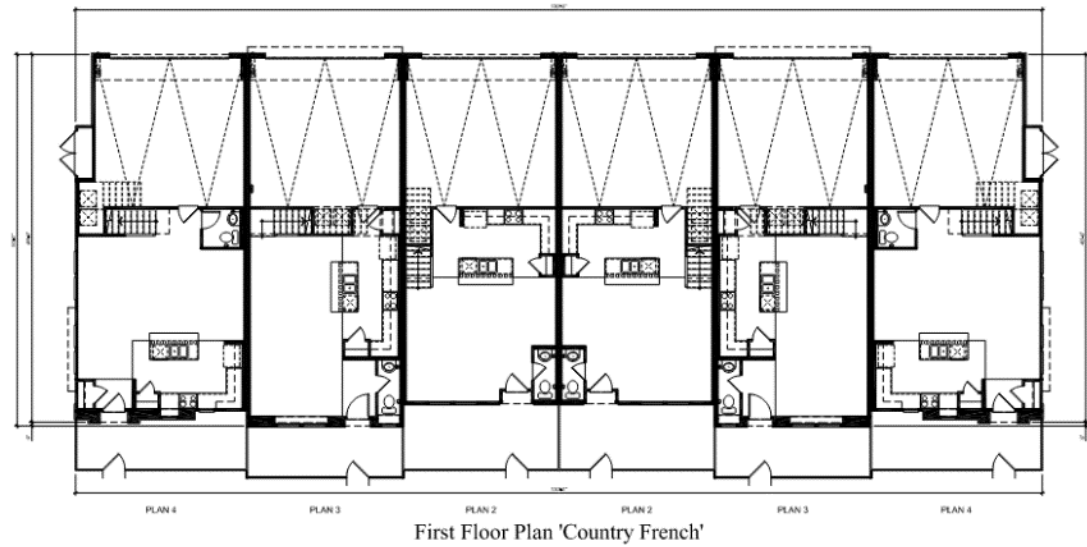
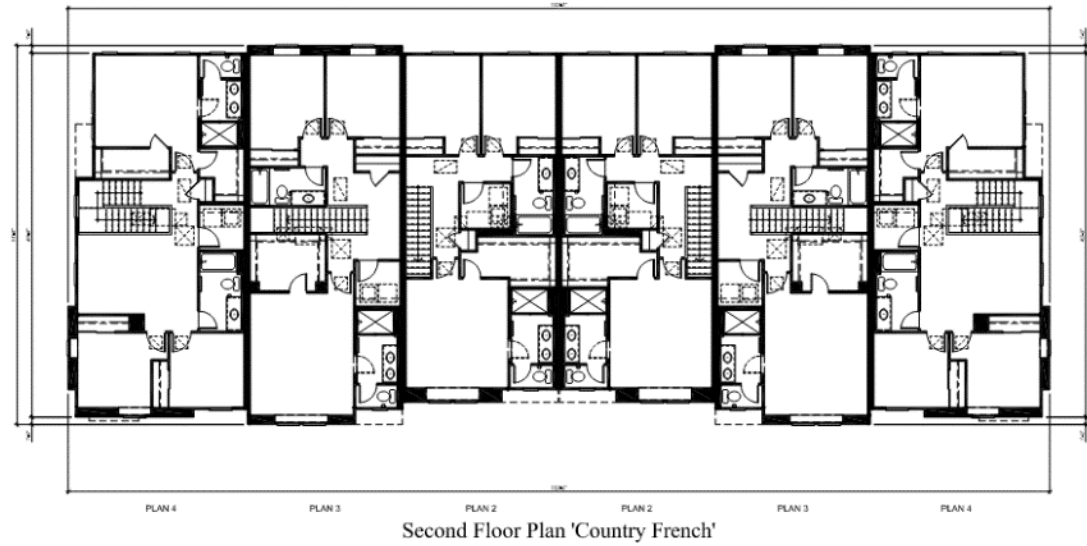
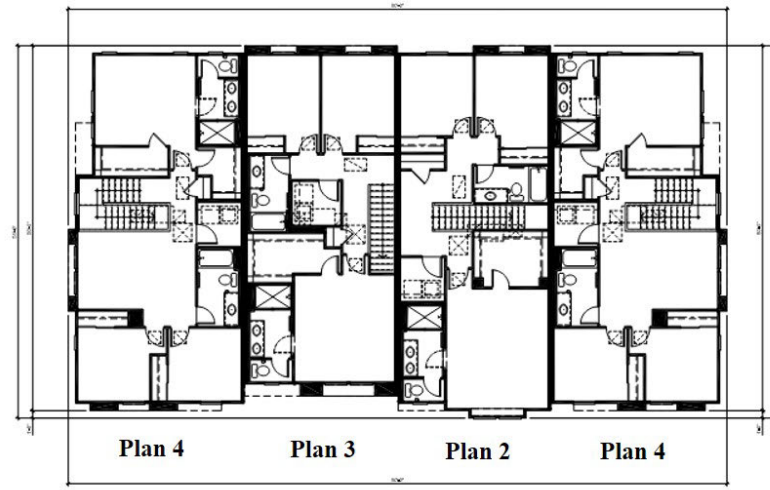


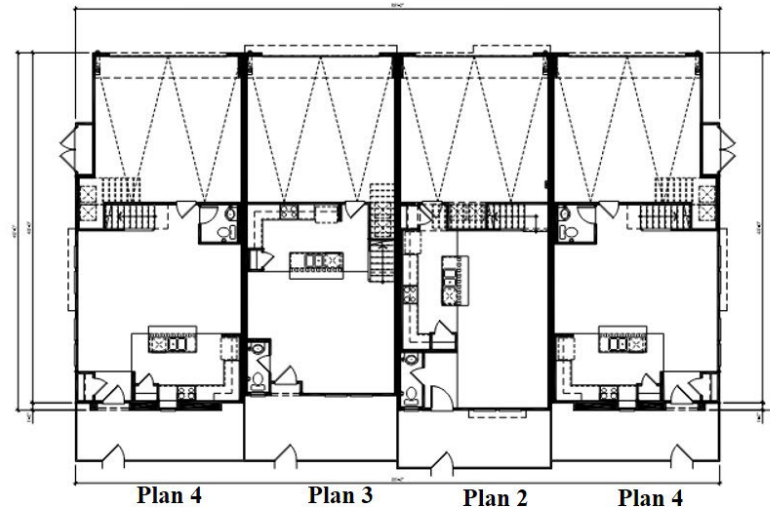
Exhibit C2— ROW TOWNHOMES BUILDING C: FRONT ELEVATIONS



Exhibit C2— ROW TOWNHOMES BUILDING C: FLOOR PLANS



Second Floor Plan 'Spanish Colonial'



First Floor Plan 'Spanish Colonial'

Exhibit C3—MOTORCOURT TOWNHOMES BUILDING A (10-UNIT): FRONT ELEVATIONS



Front Elevation 'Country French'

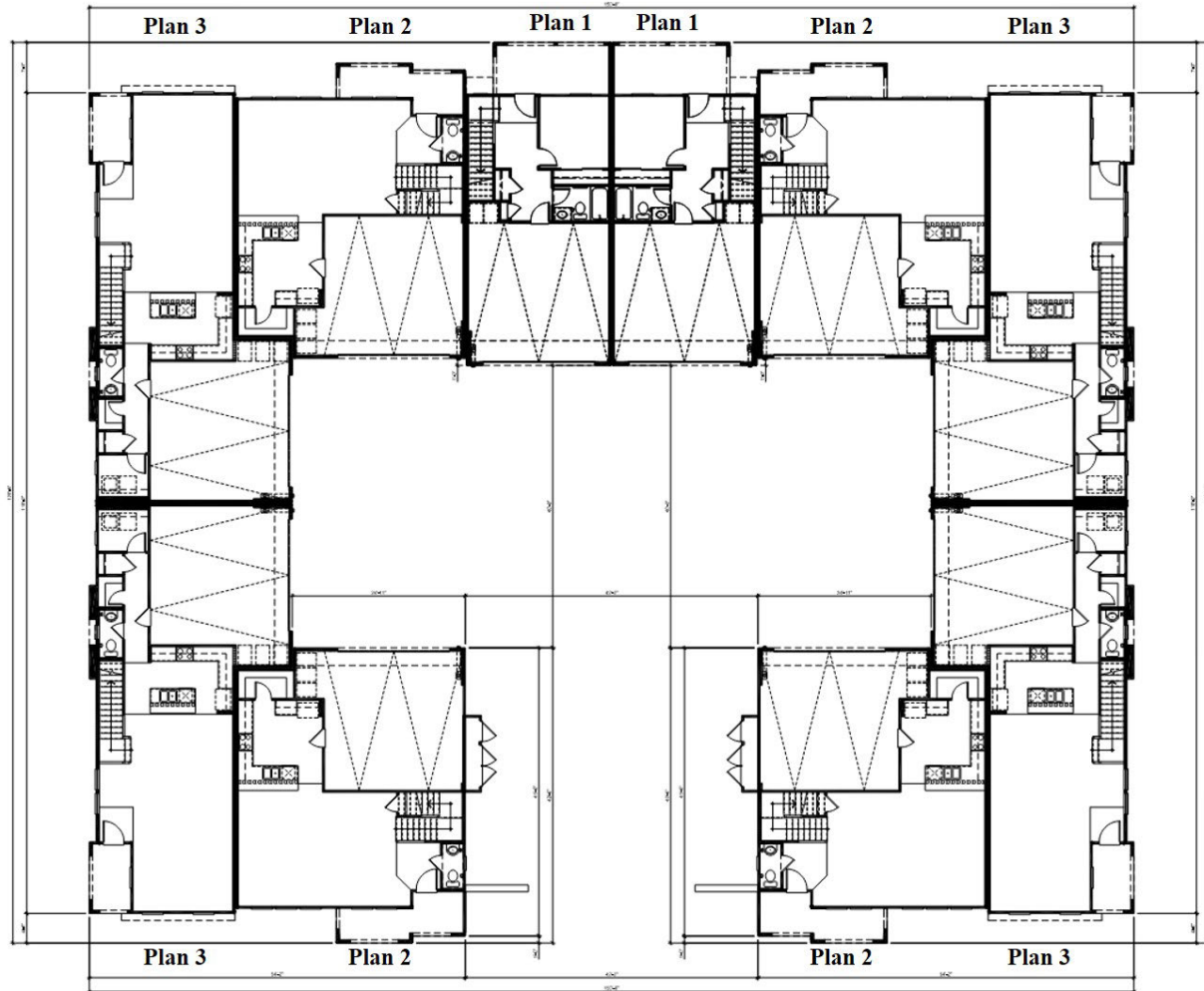


Front Elevation 'Traditional'



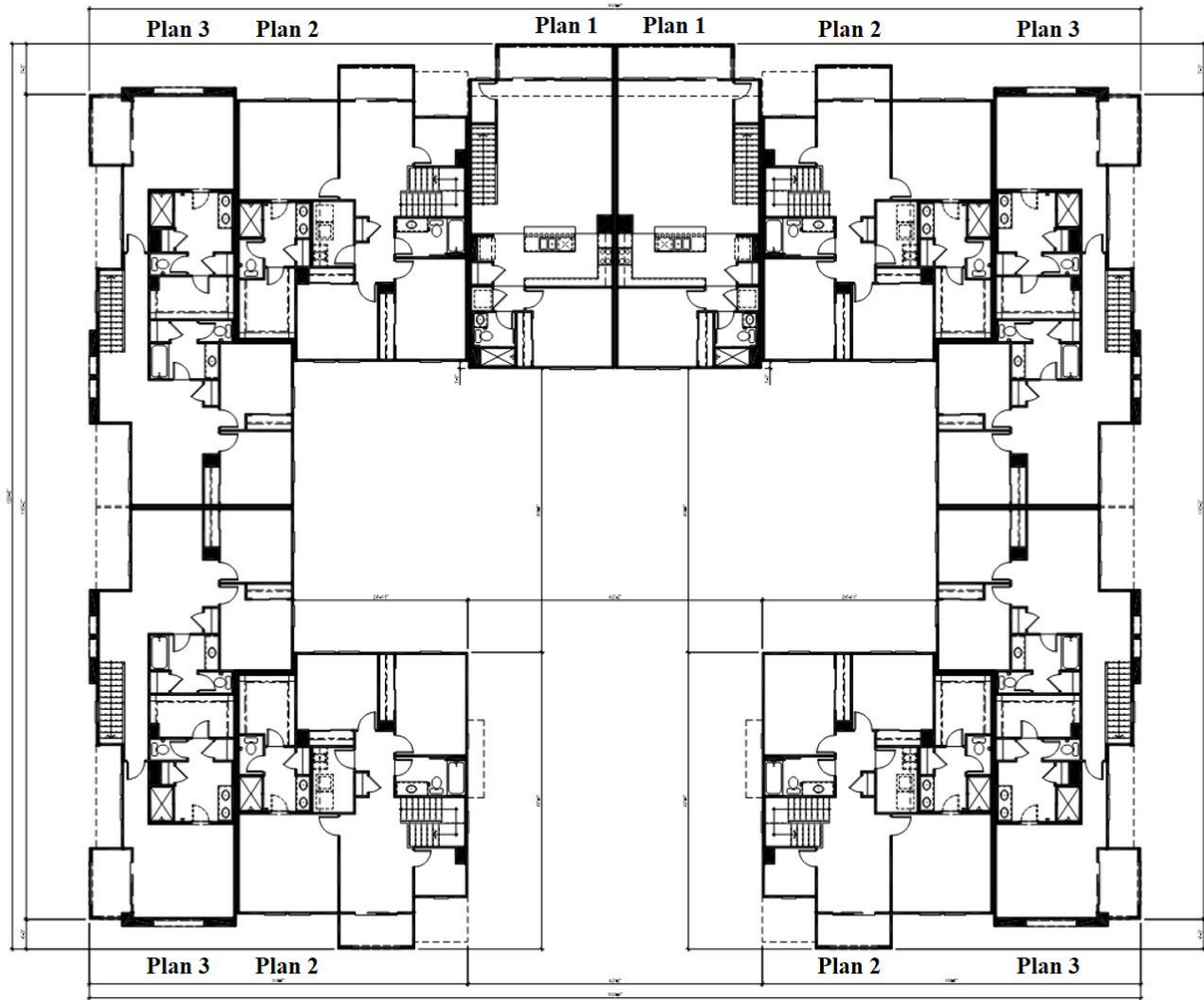
Front Elevation 'Spanish Colonial'

Exhibit C3— MOTORCOURT TOWNHOMES BUILDING A (10-UNIT): FLOOR PLANS (FIRST FLOOR)



First Floor Plan 'Spanish Colonial'

Exhibit C3— MOTORCOURT TOWNHOMES BUILDING A (10-UNIT): FLOOR PLANS (SECOND FLOOR)



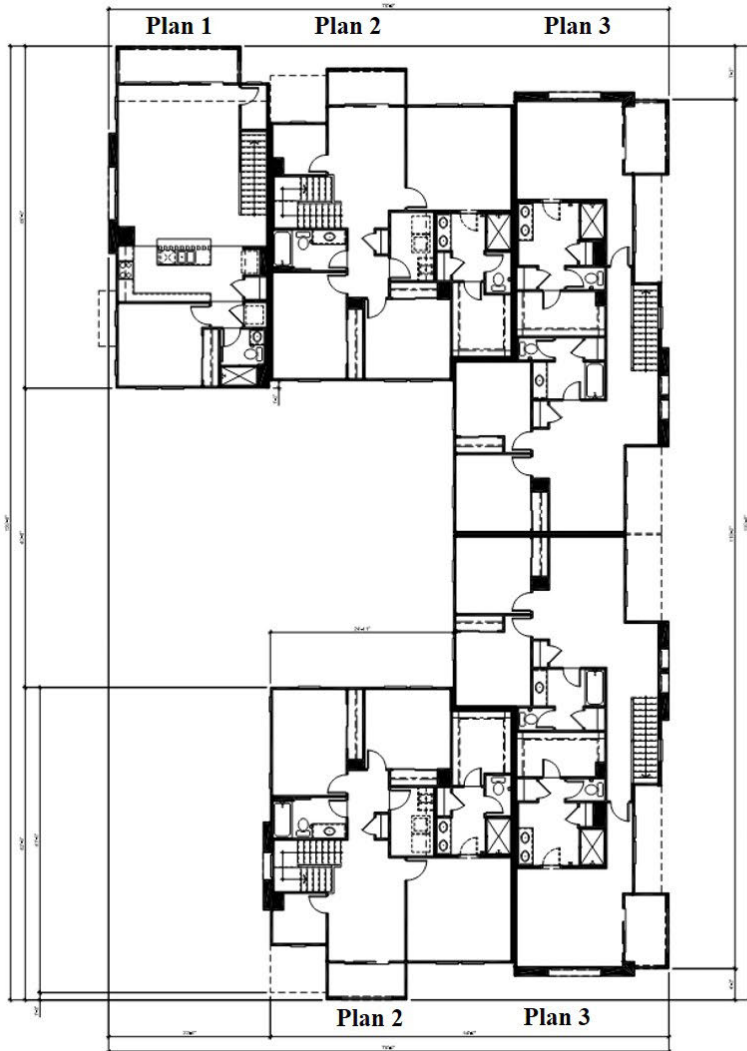
Second Floor Plan 'Spanish Colonial'

Exhibit C3— MOTORCOURT TOWNHOMES BUILDING B (5-UNIT): FRONT ELEVATIONS

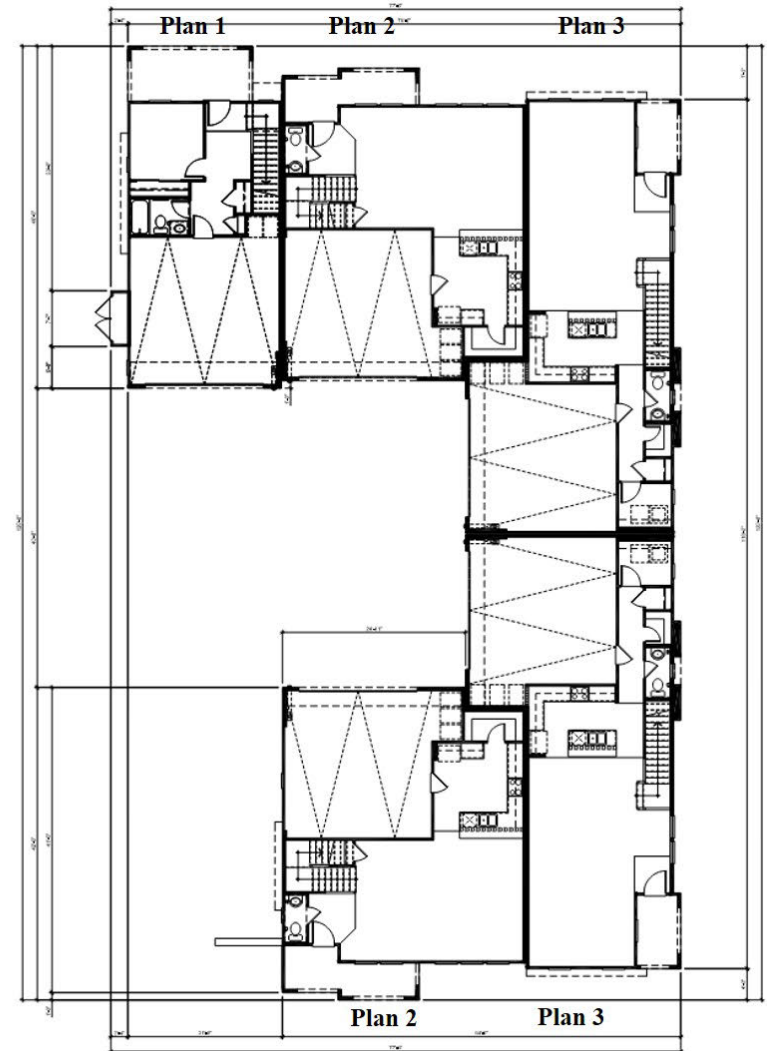


Front Elevation 'Spanish Colonial'

Exhibit C3— MOTORCOURT TOWNHOMES BUILDING B (5-UNIT): FLOOR PLANS



Second Floor Plan 'Spanish Colonial'



First Floor Plan 'Spanish Colonial'

Exhibit D—CENTRAL NEIGHBORHOOD PARK



Exhibit E—GARDEN PARK



Exhibit F1—RECREATION PARK

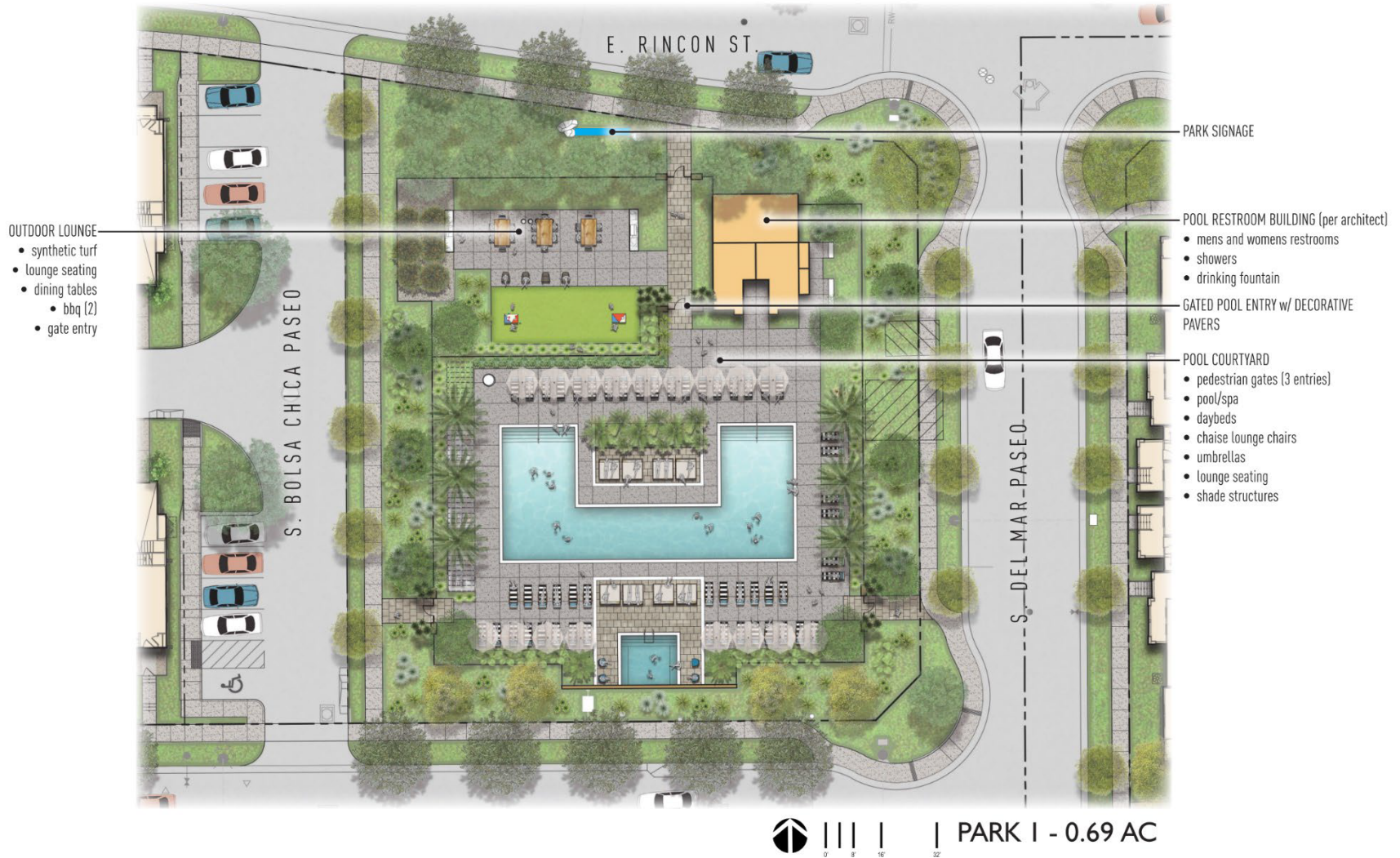


Exhibit F2—POOL BUILDING ELEVATIONS



Rear Elevation (Spanish Colonial)



Left Elevation (Spanish Colonial)



Exhibit G—TRELLIS PARK



Exhibit H—WALL PLAN AND TYPICAL 6 PACK COURTYARD LAYOUT

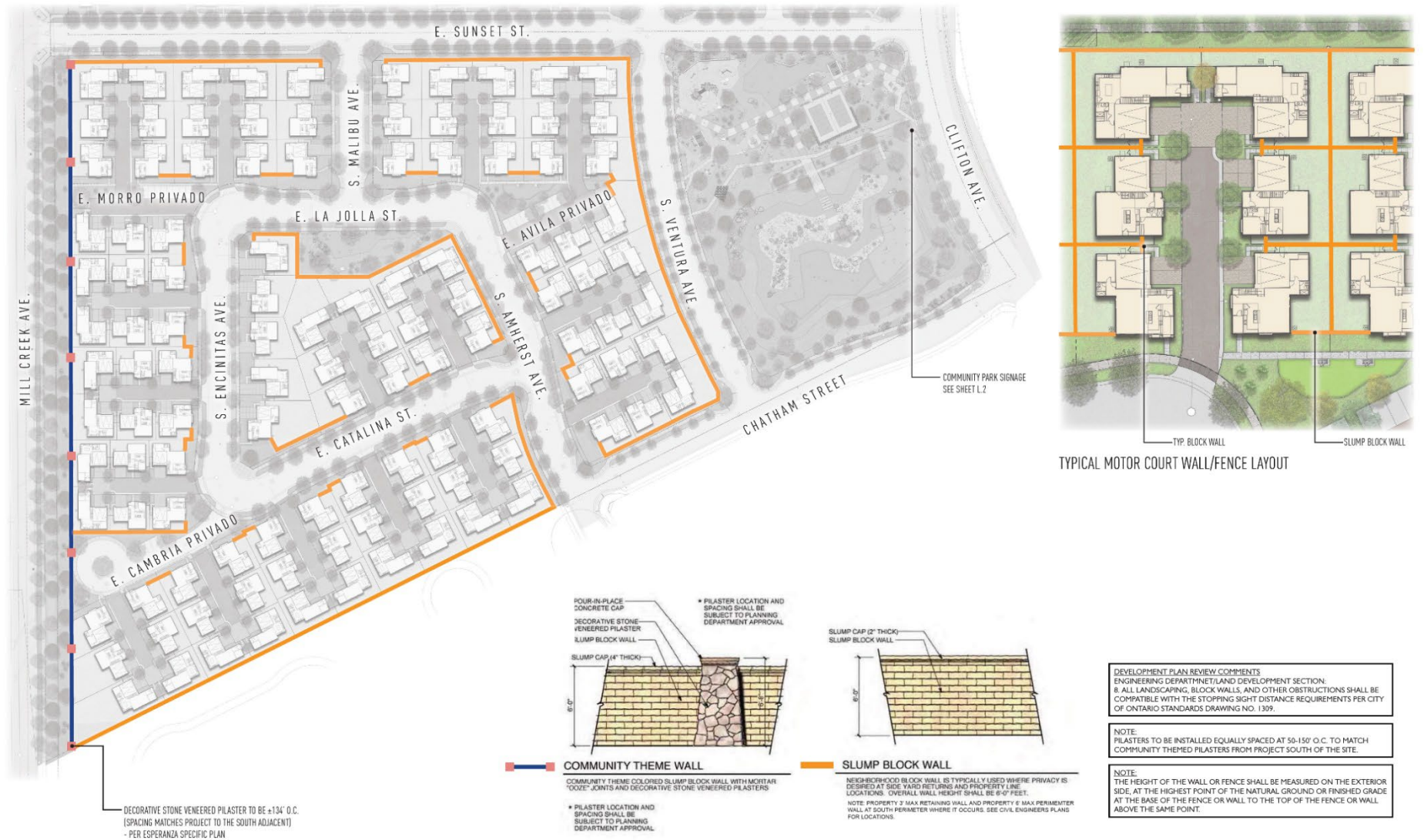


Exhibit 12—ROW TOWNHOMES LANDSCAPE PLAN



Exhibit I3—MOTORCOURT TOWNHOMES LANDSCAPE PLAN

BUILDING TYPICAL PLANTING - 20159

SYMB.	SIZE SPACING	A - SPANISH COLONIAL	WUCOLS	B - AMERICAN TRADITIONAL	WUCOLS	C - FRENCH COUNTRY	WUCOLS
●	15 GAL. 36" O.C.	CALLISTEMON CINTRIUS COPSON BOTTLEBRUSH	LOW	ARBUXTUS X MARINA STANDARD FORM STRAWBERRY TREE	LOW	LAURUS X SARATOGA STANDARD FORM SARATOGA SWEET BAY	LOW
●	15 GAL. 36" O.C.	LAURUS NOBILIS MONK LITTLE RAGU SWEET BAY	LOW	PRUNUS CAROLINIANA MONK BRIGHT N TIGHT CAROLINA LAUREL	MOD	JUNPERUS CHINENSIS BLUE POINT BLUE POINT JUNPER	MOD
○	15 GAL. 36" O.C.	CALLISTEMON VIMINALIS SLIM SLIM WEEPING BOTTLEBRUSH	LOW	HYPERICUM AERUTIFOLIA TOYON	LOW	LAURUS NOBILIS - COLUMNAR FORM SWEET BAY	LOW
○	24" BOX 48" O.C.	FURCRAEA MACDOUGALLI MACDOUGALLS CENTURY PLANT	LOW	TEUCOMA STANS YELLOW BELLS	LOW	DRACAENA DRACO DRAGON TREE	LOW

NEIGHBORHOOD SHRUB and VINE LIST
 N.O.A. INSTALLED AND MAINTAINED

SHRUB	COMMON NAME	SIZE	WUCOLS
AGAVE SP	AGAVE	5 GAL.	LOW
ALOE SP	ALOE	5 GAL.	LOW
ARCTOTIS X PINK SUGAR TM	PINK SUGAR AFRICAN DAISY	5 GAL.	LOW
ASPARAGUS DENSOLORUS WHER	FORTAL ASPRAGUS FERN	5 GAL.	MOD
BACCHARIS PULILLARI 'TIGER POINT'	TIGER POINT TOYOTE BRUSH	5 GAL.	LOW
BULBINE FRUTICOSA 'TINY TANGARINE'	TINY TANGARINE STALKED BULLBINE	1 GAL.	LOW
CALLANDORA CALIFORNICA	RED BASK FERRY DISTED	5 GAL.	LOW
CAREX DAVISIA	EUROPEAN GREY RIDGE	5 GAL.	LOW
CARDINA X GREEN CARPET	GREEN CARPET NATAL FLUM	5 GAL.	MOD
CHONOPHORUM T. EL CAMPO	CAPE RUSH	1 GAL.	MOD
CITRUS SP	TRIOO ROSE	5 GAL.	LOW
CRANILLA BLUE WAVEF	SILVER DOLLAR JADE	5 GAL.	LOW
DANIELLA REVOLUTA LITTLE REV	LITTLE REV FLAX LILY	1 GAL.	LOW
DIETES X ORANGE DROP	ORANGE DROP FORTNIGHT LILY	1 GAL.	LOW
ECHINERIA X PERLE VON NURNBERG	PERLE VON NURNBERG ECHINERIA	1 GAL.	LOW
EREMOPHILA PTEROPHYLLA BLUE BELLE	BLUE BELLE TAM RUSH	1 GAL.	LOW
EROGONIA X WARRNER LITTLE	WARRNER LITTLE BUCKWHEAT	1 GAL.	LOW
GRIVILLIA SP	GRIVILLA	5 GAL.	LOW
JANUS PATENS SILK BLUE	SPREADING RUSH	5 GAL.	LOW
LANTANA SP	LANTANA	1 GAL.	LOW
LAURUS NOBILIS MONK TM	LITTLE RAGU SWEET BAY	5 GAL.	LOW
LEUCOPHYLLON SP	TEXAS RANGER	5 GAL.	LOW
LOMBARDIA BREEZE TM	BREEZE MAT RUSH	5 GAL.	MOD
MULBERGIA SP	MULBERRY	5 GAL.	LOW
MYOPORUM X PUTAN CREEK	PUTAN CREEK MYOPORUM	1 GAL.	LOW
OLEA EUROPAEA LITTLE OLIVE TM	LITTLE OLIVE	5 GAL.	LOW
PELARGONIA MACROCARPA	LADY'S SLIPPER	5 GAL.	LOW
PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL.	LOW
RHAMNUS CALIFORNICA EVE CASE	CALIFORNIA COFFEEBERRY	5 GAL.	LOW
ROSA SP	ROSE	5 GAL.	MOD
ROSEMARY SP	ROSEMARY	5 GAL.	LOW
SALVIA SP	SAGE	5 GAL.	LOW
SENECIO MANDROSCAE	BLUE CHALK STICKS	5 GAL.	LOW
SENNA ANTERBOIDES	SILVER HENNA	5 GAL.	LOW
SPERMATOCLEA AMBIGUA	SEBOTT ELDERBELLOW	5 GAL.	LOW
TAGETIS LEMONIA	COPPER CANYON DASY	1 GAL.	LOW
TEUCOMA CHAMDRYS	GERMANICOR	1 GAL.	LOW
WESTRINGIA SP	COAST ROSEMARY	5 GAL.	LOW

NEIGHBORHOOD SHRUB and VINE LIST
 N.O.A. INSTALLED AND MAINTAINED

LARGE SHRUB	COMMON NAME	SIZE	WUCOLS
CAESALPINA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX	LOW
CALLISTEMON VIMINALIS 'OVI' TM	SLIM WEEPING BOTTLEBRUSH	15 GAL.	LOW
COONONA VIOCEA PAPEROSA	PAPER HORSEEE BUSH	15 GAL.	MODERATE
FREMONTODENDRON X SAN GABRIEL	SAN GABRIEL FLANNEL BUSH	15 GAL.	LOW
FURCRAEA MACDOUGALLI	MACDOUGALLS CENTURY PLANT	24" BOX	LOW
HYPERICUM AERUTIFOLIA	TOYON	15 GAL.	LOW
LAURUS NOBILIS	BLUE POINT JUNPER	24" BOX	LOW
LAURUS NOBILIS MONK TM	SWEET BAY - COLUMNAR	24" BOX	LOW
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	15 GAL.	MODERATE
PRUNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	15 GAL.	LOW
RHUS OVATA	SUGAR BUSH	15 GAL.	LOW
ROSA X YCEBERG	ICEBERG TREE ROSE	15 GAL.	MODERATE
TEUCOMA STANS	YELLOW BELLS	15 GAL.	LOW
VAQUILINA CALIFORNICA	ARIZONA ROSEWOOD	15 GAL.	LOW

TURF (IN PARKWAYS & PARKS)

COMMON NAME	SIZE	WUCOLS
BERBERIS GRASS TURF	800	MODERATE

PLANT SCHEDULE TRACT 20159

TREES	SIZE	WUCOLS	CA NATIVE	QTY
ACACIA STENOPIVILLA SHEBSTER ACACIA	24" BOX	LOW		30
ARBUXTUS X MARINA STANDARD FORM	48" BOX	LOW		9
BRACHYCHOTON POPULNEUS BOTTLE TREE	36" BOX	LOW		29
CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	LOW	YES	49
CHALICEA LINEARIS YULBAY YULBAY DESERT YULBAY	24" BOX	LOW	YES	37
DRACAENA CAMPHORA CAMPHOR TREE	24" BOX	MODERATE		22
CUPRESSUS SEMPERVIRENS STRICTA CALIFORNIA ITALIAN CYPRESS	24" BOX	LOW		98
HYPERICUM AERUTIFOLIA TOYON	15 GAL.	LOW	YES	35
KOELARCTERIA PANICULATA GOLDEN PINK TREE	36" BOX	LOW		19
MELALEUCA QUINCUNERIVA CAJUPUT TREE	24" BOX	MODERATE		45
OLEA EUROPAEA 'WARRNER' TM BROWN HILL OLIVE - STANDARD FORM	48" BOX	LOW		6
PHYLACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PRISTACEA	24" BOX	MODERATE		16
QUERCUS AGRIFOLIA COAST LIVE OAK	48" BOX	LOW	YES	5
QUERCUS LEEI HOLLY OAK	24" BOX	LOW		25
QUERCUS RUBER COOK OAK	36" BOX	LOW		10
ULMUS PARVIFOLIA 'VIRGAE' ORANGE LACINIA SLIM	36" BOX	LOW		32
UMBRELLA CALIFORNICA BAY LAUREL	48" BOX	MODERATE	YES	4
WASHINGTONIA X FALBERTA WARRNER PINK PALM	18" B T N	LOW		23

PLANT SCHEDULE TRACT 20159

COURTYARD TYPICAL PLANTING	SIZE	WUCOLS	CA NATIVE	QTY
ACCENT PLANTING REFER TO TYPICAL LEGEND, THIS SHEET	24" BOX			58
COURTYARD ENTRY TREE REFER TO TYPICAL LEGEND, THIS SHEET	24" BOX			58
VERTICAL ACCENT BY BUILDING FACADE REFER TO TYPICAL LEGEND, THIS SHEET	24" BOX			209
VERTICAL ACCENT AT DRIVEWAY REFER TO TYPICAL LEGEND, THIS SHEET	15 GAL.			131

TREE COUNT:

STREET, PASEO, LANE, and FRONT YARD TREES	
TREES (PALMS NOT INCLUDED)	483
NATIVE TREES	130
25% CA NATIVE TREES REQUIRED	28% CA NATIVE TREES PROVIDED

MINIMUM TREE QUANTITY AND SIZE SPECIFICATIONS
 PALMS ARE NOT INCLUDED
 PER CITY OF CHICAGO LANDSCAPE DEVELOPMENT GUIDELINES

MIN. ON-SITE TREES	SIZE	PROPOSED ON-SITE TREES
5% OF 483: 23 REQ	48" BOX	24 (6%)
15% OF 483: 48 REQ	36" BOX	142 (30%)
30% OF 483: 139 REQ	24" BOX	287 (57%)
50% OF 483: 255 REQ	15 GALLON	35 (7%)

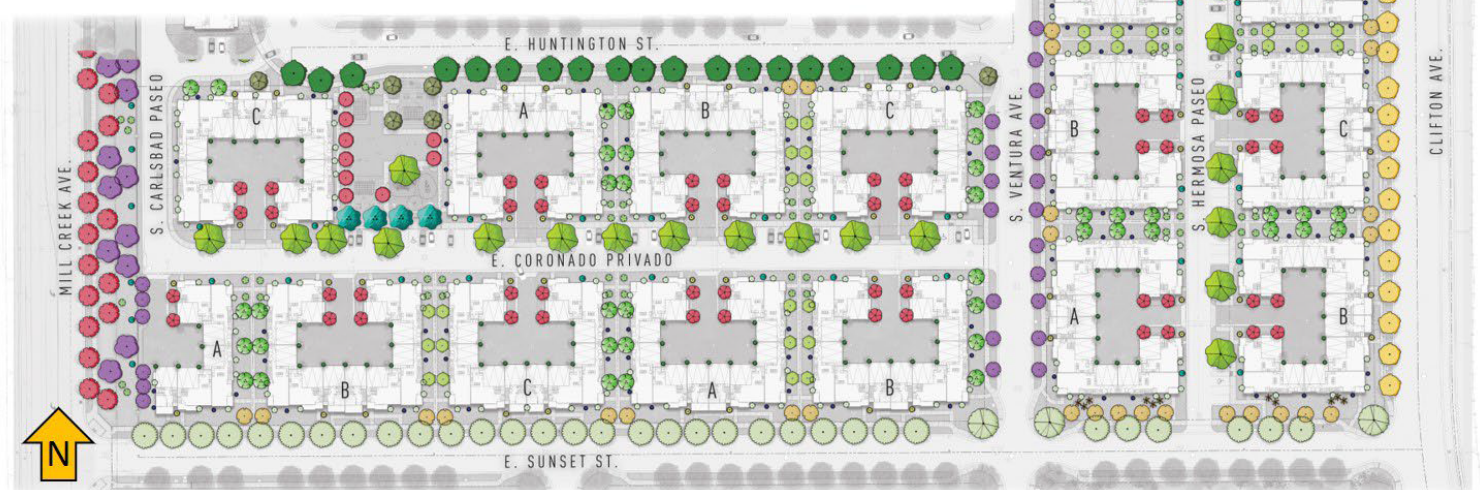


Exhibit J1—TYPICAL ROW TOWNHOMES PAVING LAYOUT

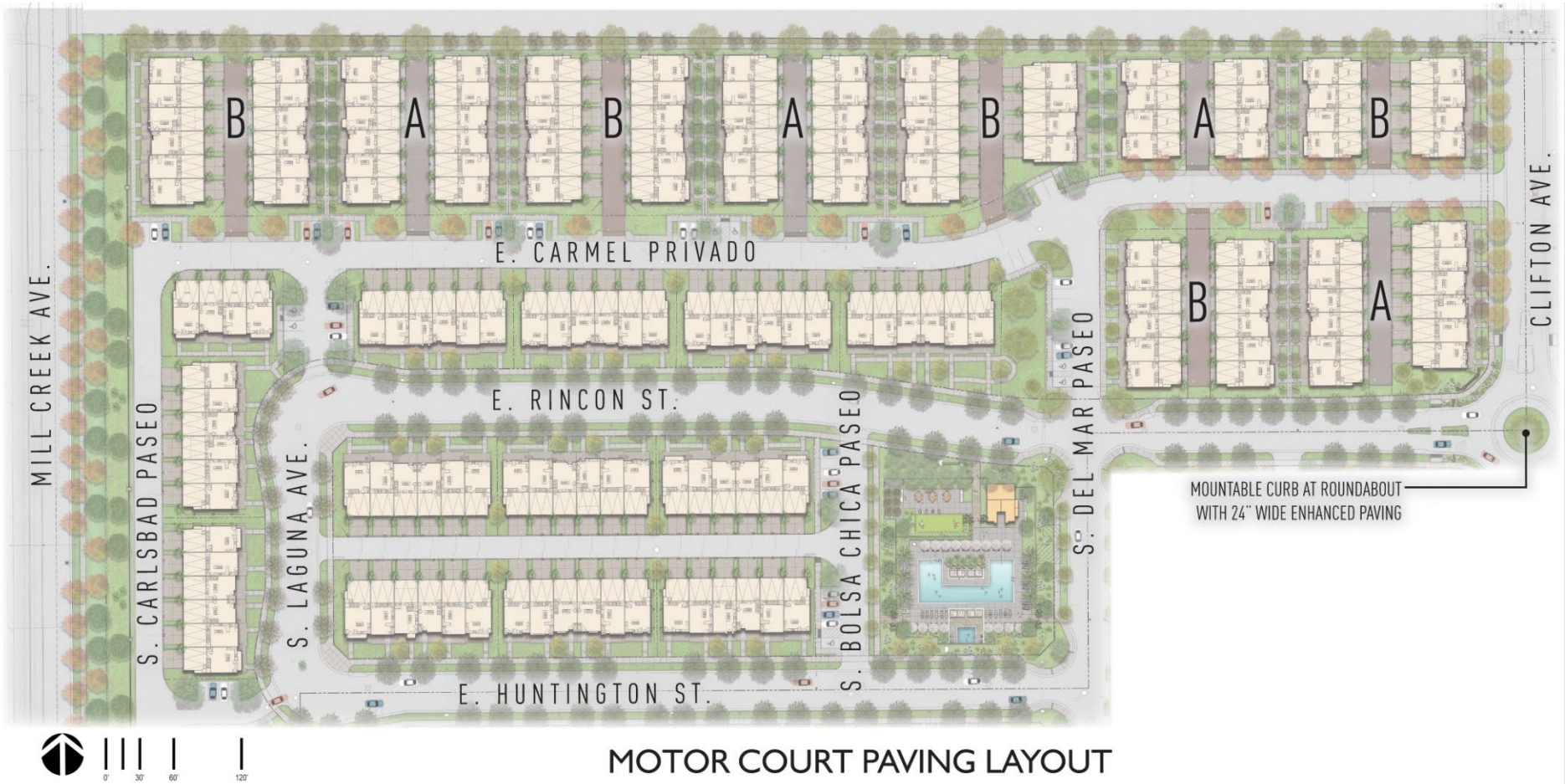
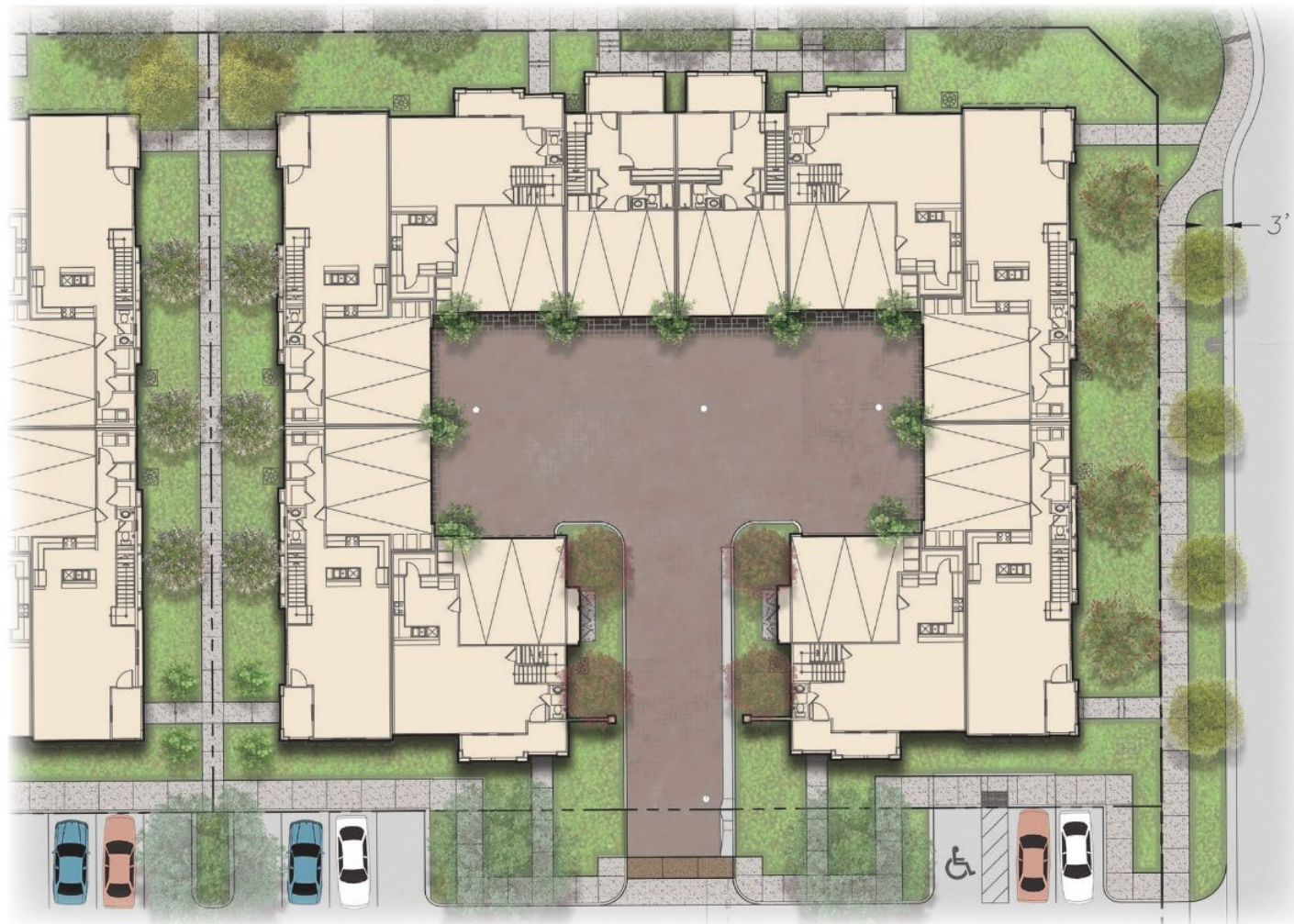


Exhibit J2—TYPICAL ROW TOWNHOMES PAVING LAYOUT (ENLARGED)



Exhibit K—TYPICAL MOTORCOURT TOWNHOMES LAYOUT



ATTACHMENT A:
File No. PDEV21-039
Elevations and Floor Plans

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



ELEVATION LEGEND

- | | |
|---|--|
| 1 CONCRETE 'S' TILE ROOFING | 15 DECORATIVE CLAY PIPES |
| 2 CONCRETE FLAT TILE ROOFING | 16 ADDRESS PLAQUE |
| 3 WOOD FASCIA BOARD | 17 POLYURETHANE SPIRE |
| 4 STUCCO FINISH (16/20 SAND) | 18 STUCCO OVER FOAM POTSHelf |
| 5 STUCCO OVER FOAM TRIM | 19 BOARD AND BATTEN |
| 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM | 20 PRE-FAB OUTLOOKER |
| 7 STUCCO COLUMNS | 21 WOOD POST |
| 8 VINYL WINDOW SYSTEM | 22 WOOD TRIM |
| 9 COMPOSITE ENTRY DOOR | 23 DECORATIVE "TEAR DROP" STUCCO O/ FOAM SILL DETAIL |
| 10 METAL SECTIONAL GARAGE DOOR | 24 8" LAP SIDING, U.N.O. |
| 11 DECORATIVE SHUTTERS | 25 DECORATIVE CERAMIC TILES |
| 12 DECORATIVE GABLE END DETAIL | 26 POLYURETHANE CORBELS |
| 13 COACH LIGHTS | 27 STUCCO SHELF |
| 14 STONE VENEER | 28 STUCCO EXPANSION JOINT |

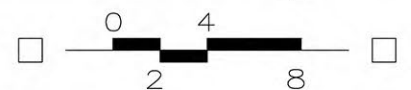
Elevation 'A' (Spanish Colonial)



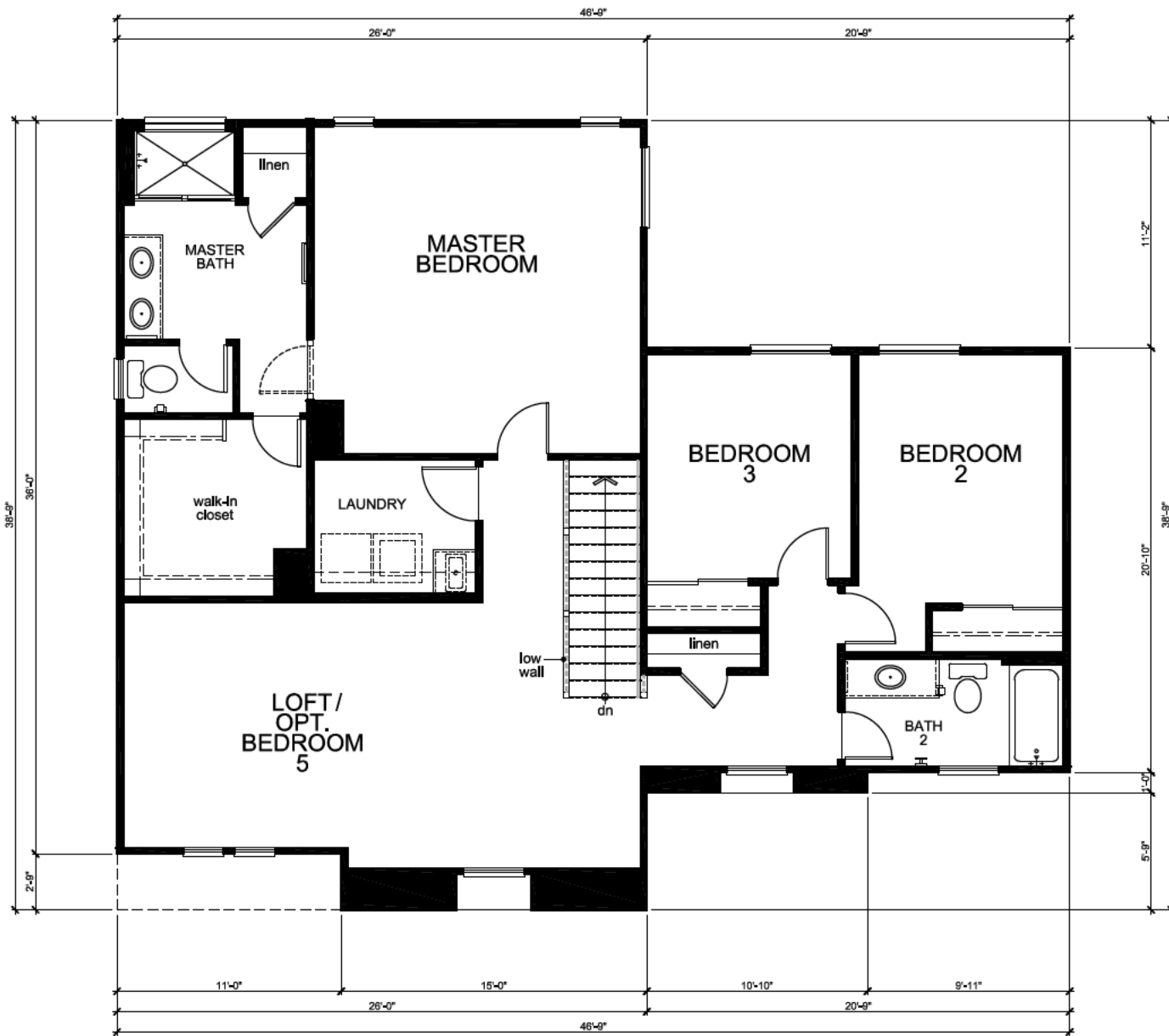
Elevation 'B' (Craftsman)



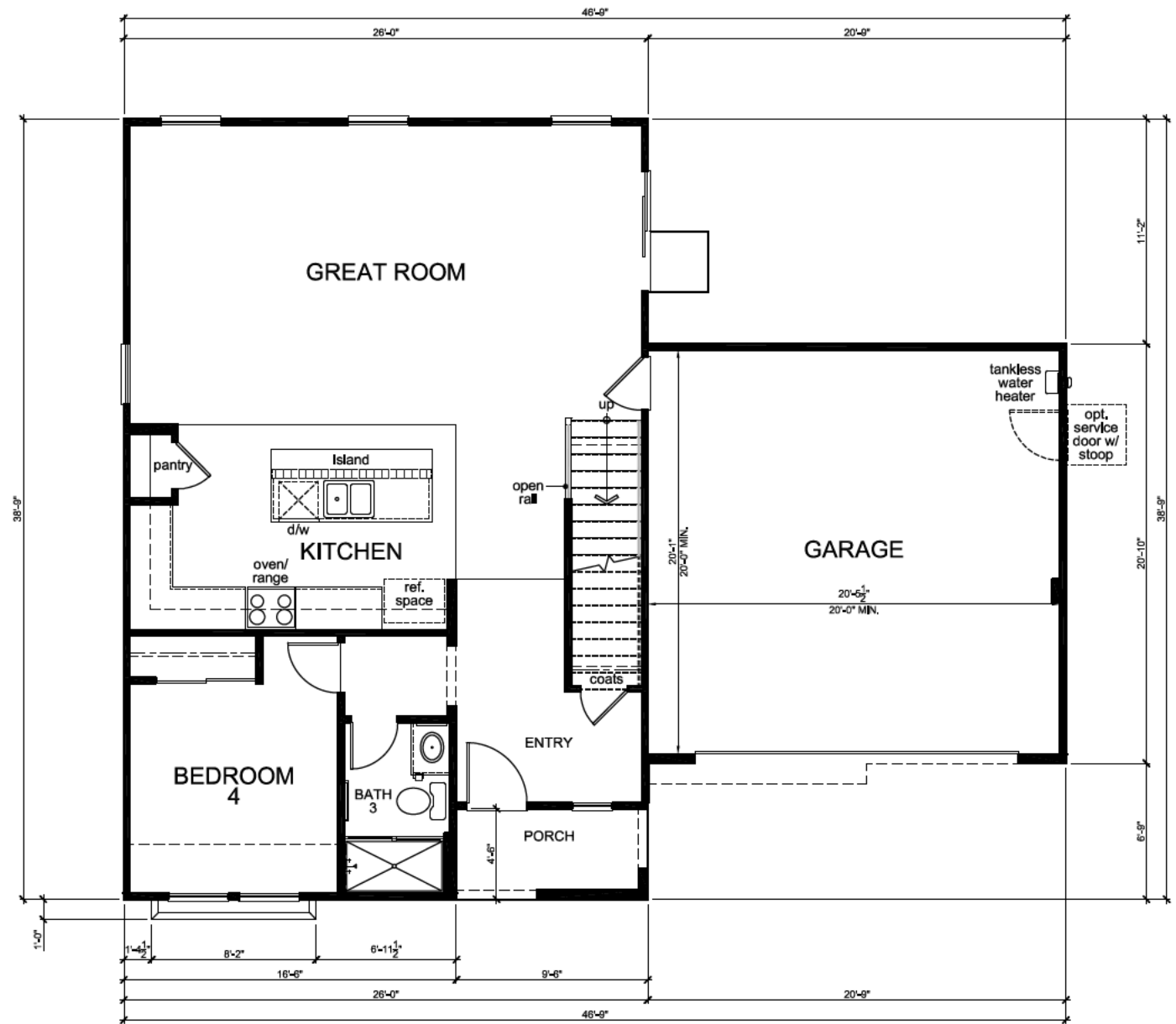
Elevation 'C' (Tuscan)



PLAN 1

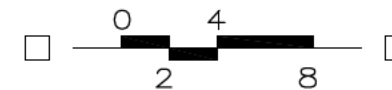


Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 247.2308			
FIRST FLOOR AREA	465	SQ. FT.	
SECOND FLOOR AREA	1848	SQ. FT.	
TOTAL AREA	2308	SQ. FT.	
GARAGE AREA	482	SQ. FT.	
PORCH AREA(S)	ELEVATION 'A'	48	SQ. FT.
	ELEVATION 'B'	78	SQ. FT.
	ELEVATION 'C'	41	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	



PLAN 1

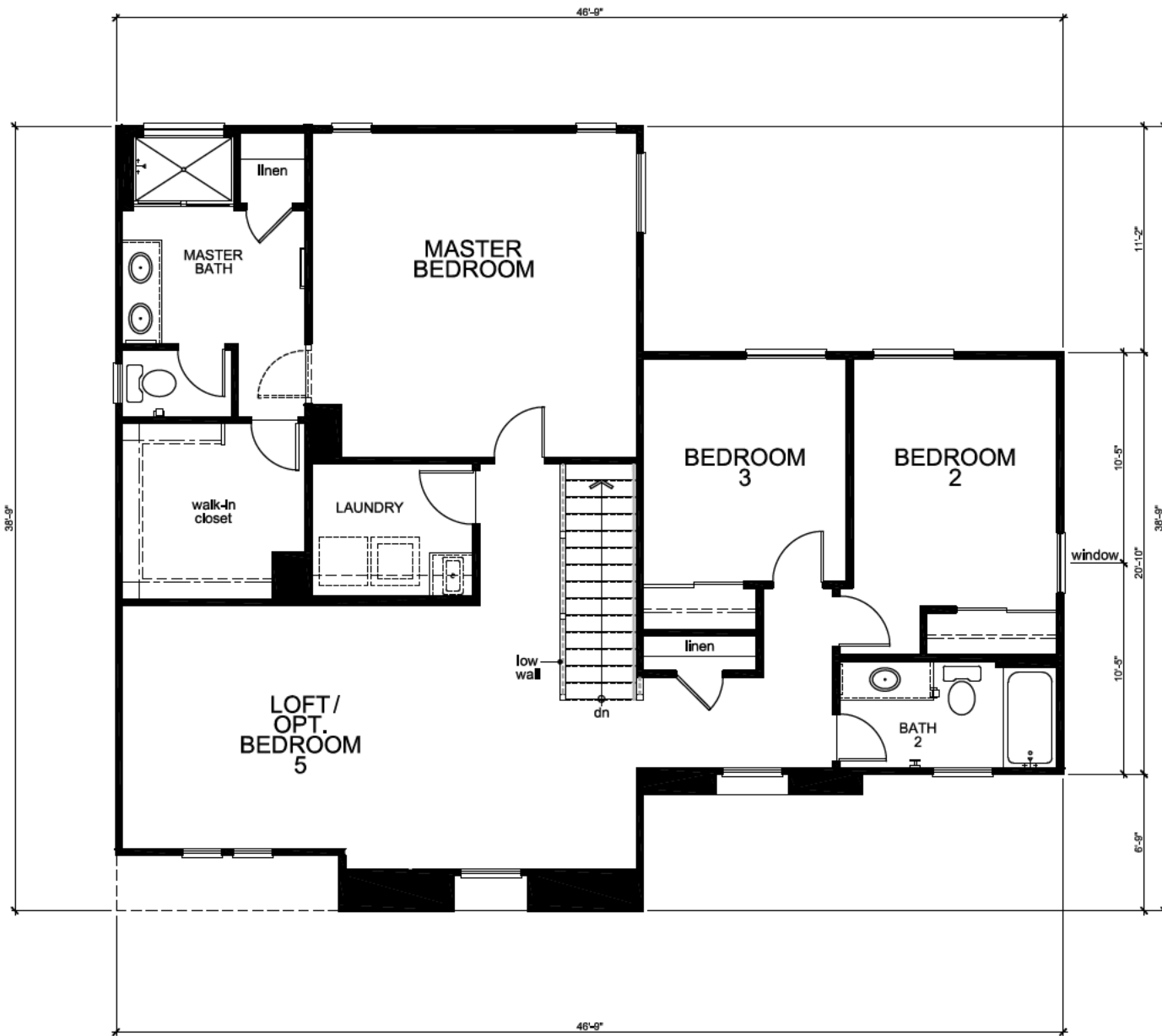


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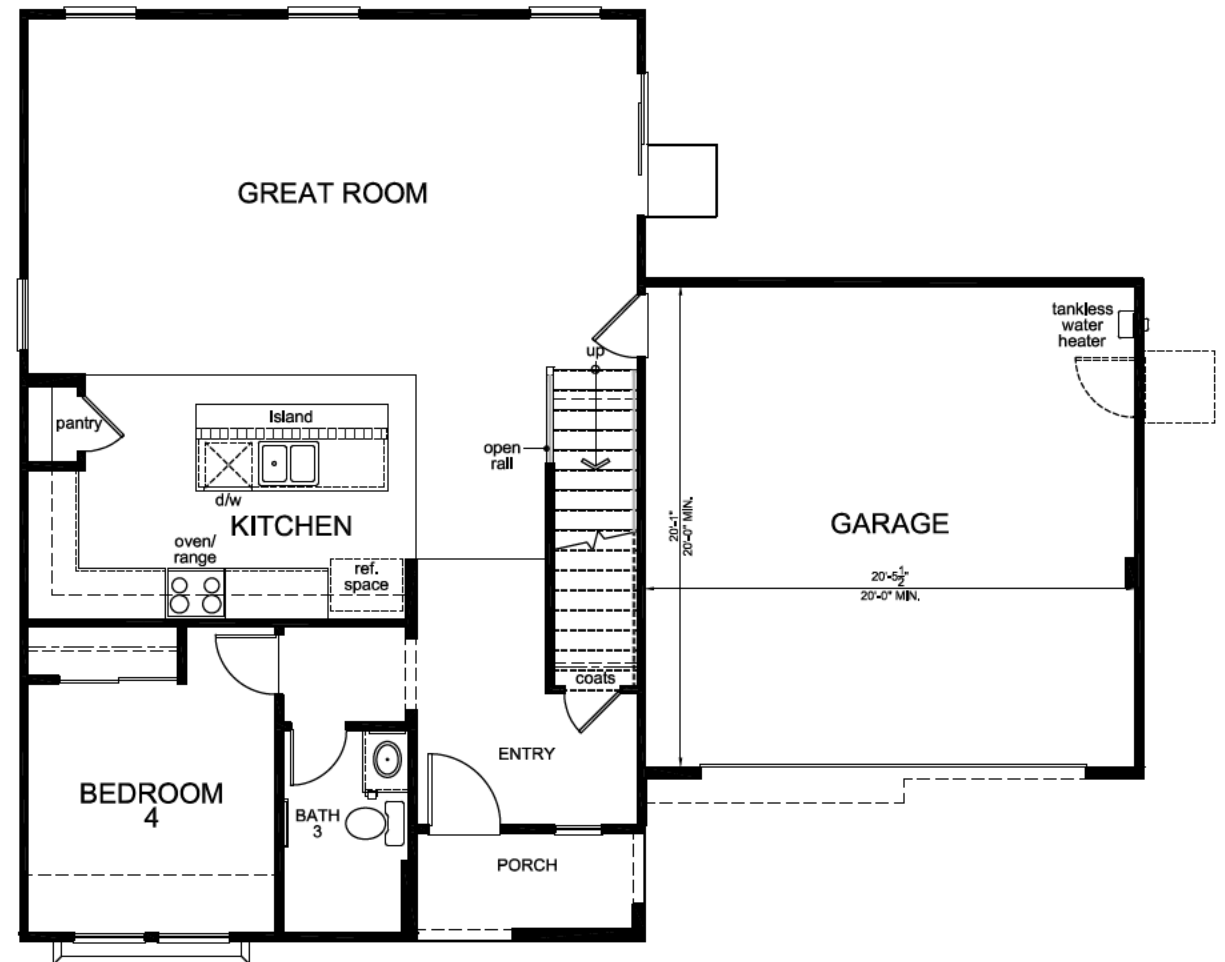
ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

247.2308

JOB No. : 350999
STORY: Two
Rev. May 16, 2022

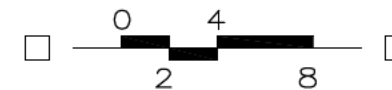


Enhanced Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 247.2308			
FIRST FLOOR AREA	465	SQ. FT.	
SECOND FLOOR AREA	1348	SQ. FT.	
TOTAL AREA	2808	SQ. FT.	
GARAGE AREA	482	SQ. FT.	
PORCH AREA(S)	ELEVATION 'A'	48	SQ. FT.
	ELEVATION 'B'	78	SQ. FT.
	ELEVATION 'C'	41	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	



PLAN 1

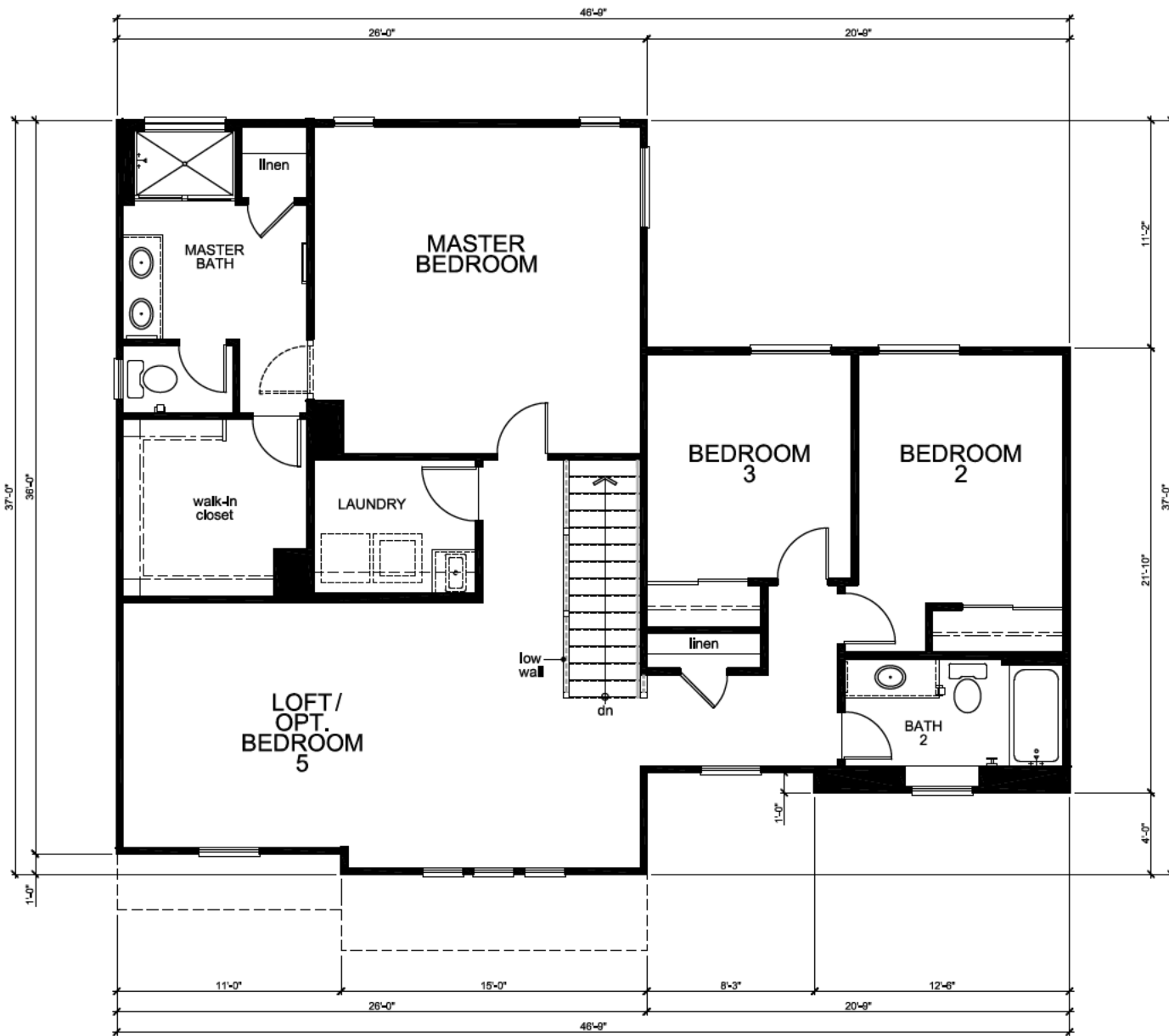


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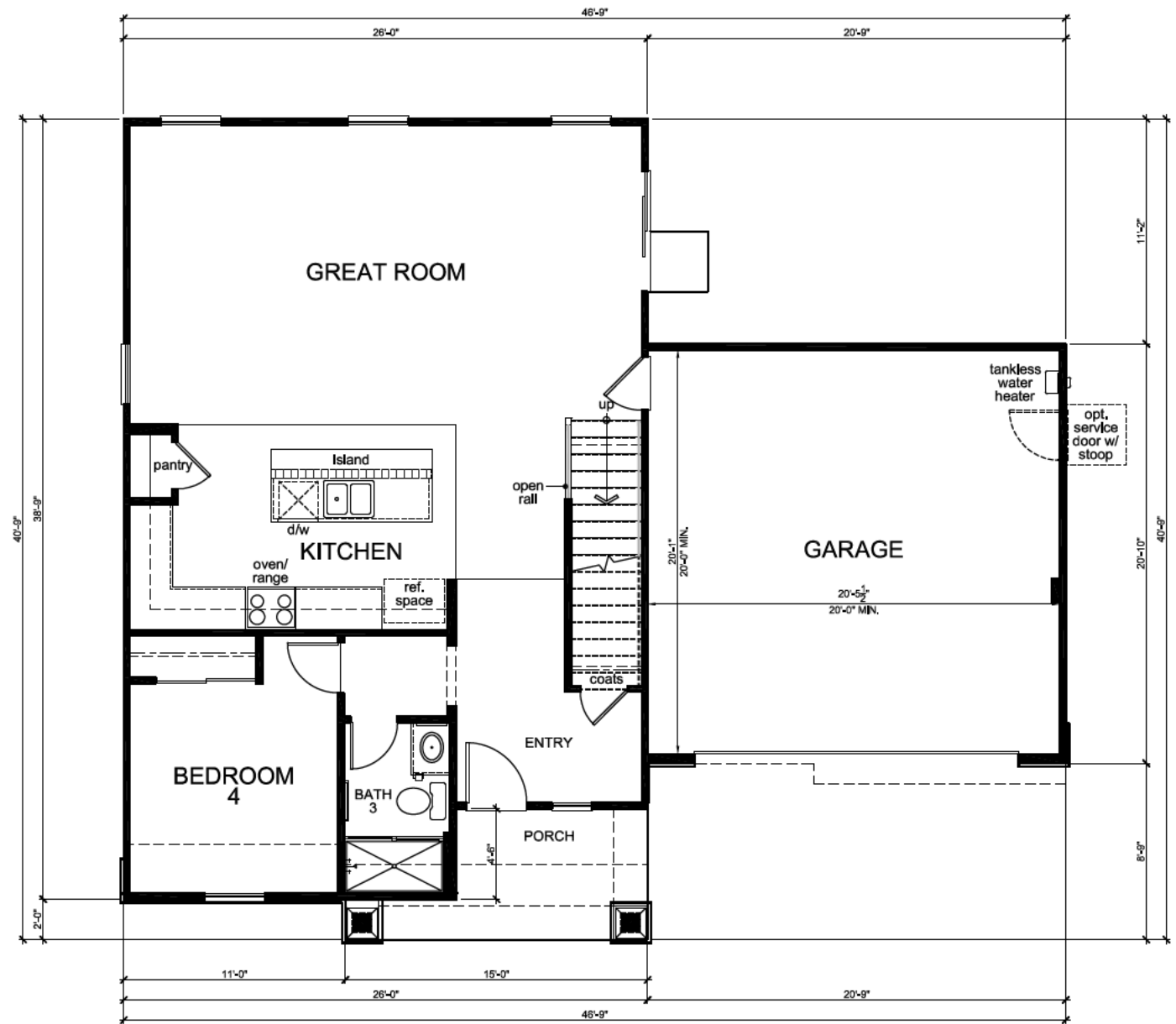
ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

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Rev. May 16, 2022

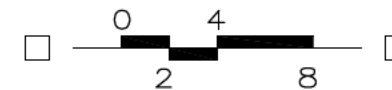


Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 247.2308			
FIRST FLOOR AREA	465	SQ. FT.	
SECOND FLOOR AREA	1348	SQ. FT.	
TOTAL AREA	2808	SQ. FT.	
GARAGE AREA	482	SQ. FT.	
PORCH AREA(S)	ELEVATION 'A'	48	SQ. FT.
	ELEVATION 'B'	78	SQ. FT.
	ELEVATION 'C'	41	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	



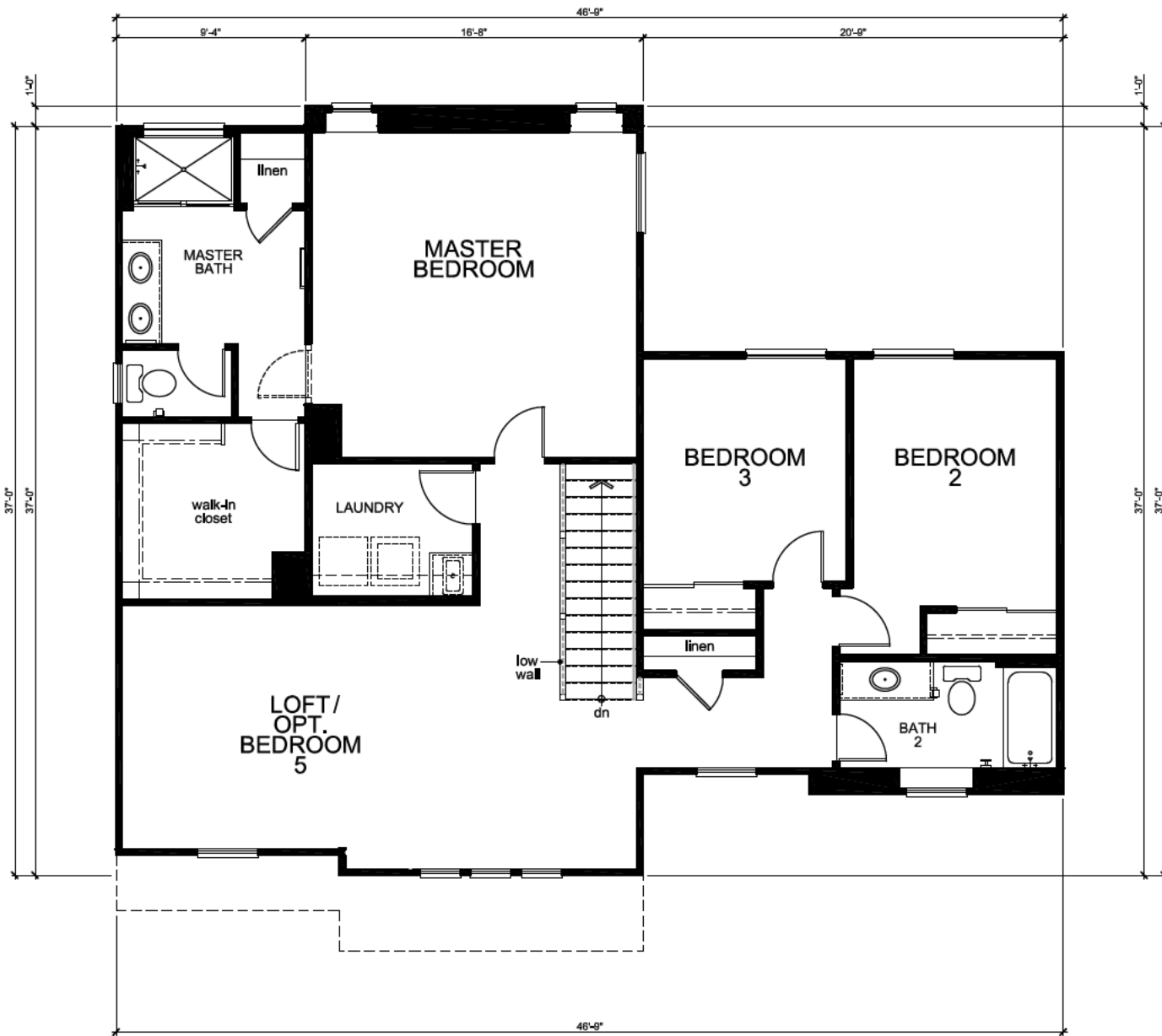
PLAN 1



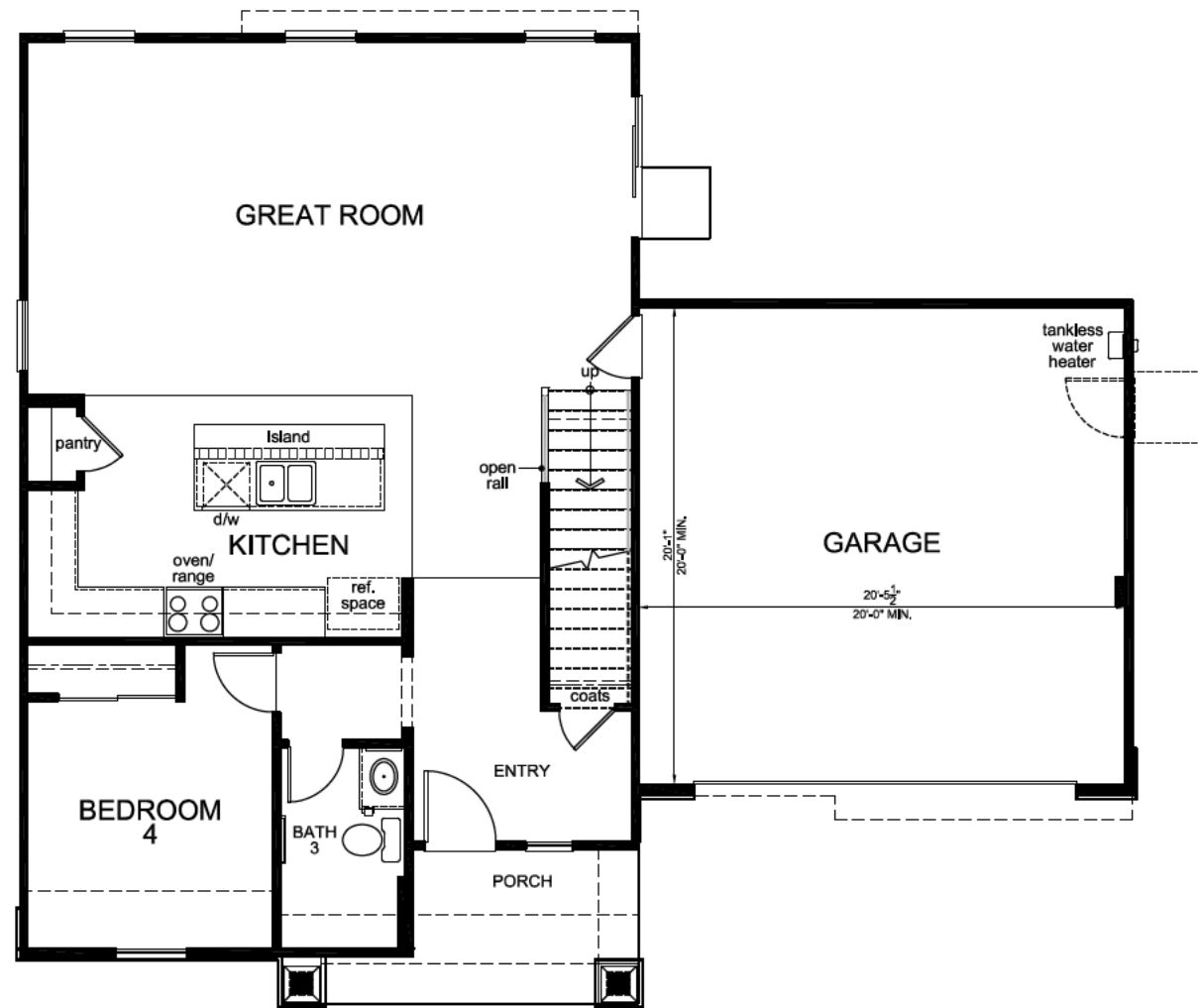
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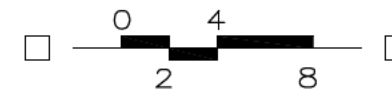


Enhanced Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 247.2308			
FIRST FLOOR AREA	465	SQ. FT.	
SECOND FLOOR AREA	1848	SQ. FT.	
TOTAL AREA	2308	SQ. FT.	
GARAGE AREA	482	SQ. FT.	
PORCH AREA(S)	ELEVATION 'A'	48	SQ. FT.
	ELEVATION 'B'	78	SQ. FT.
	ELEVATION 'C'	41	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	



PLAN 1

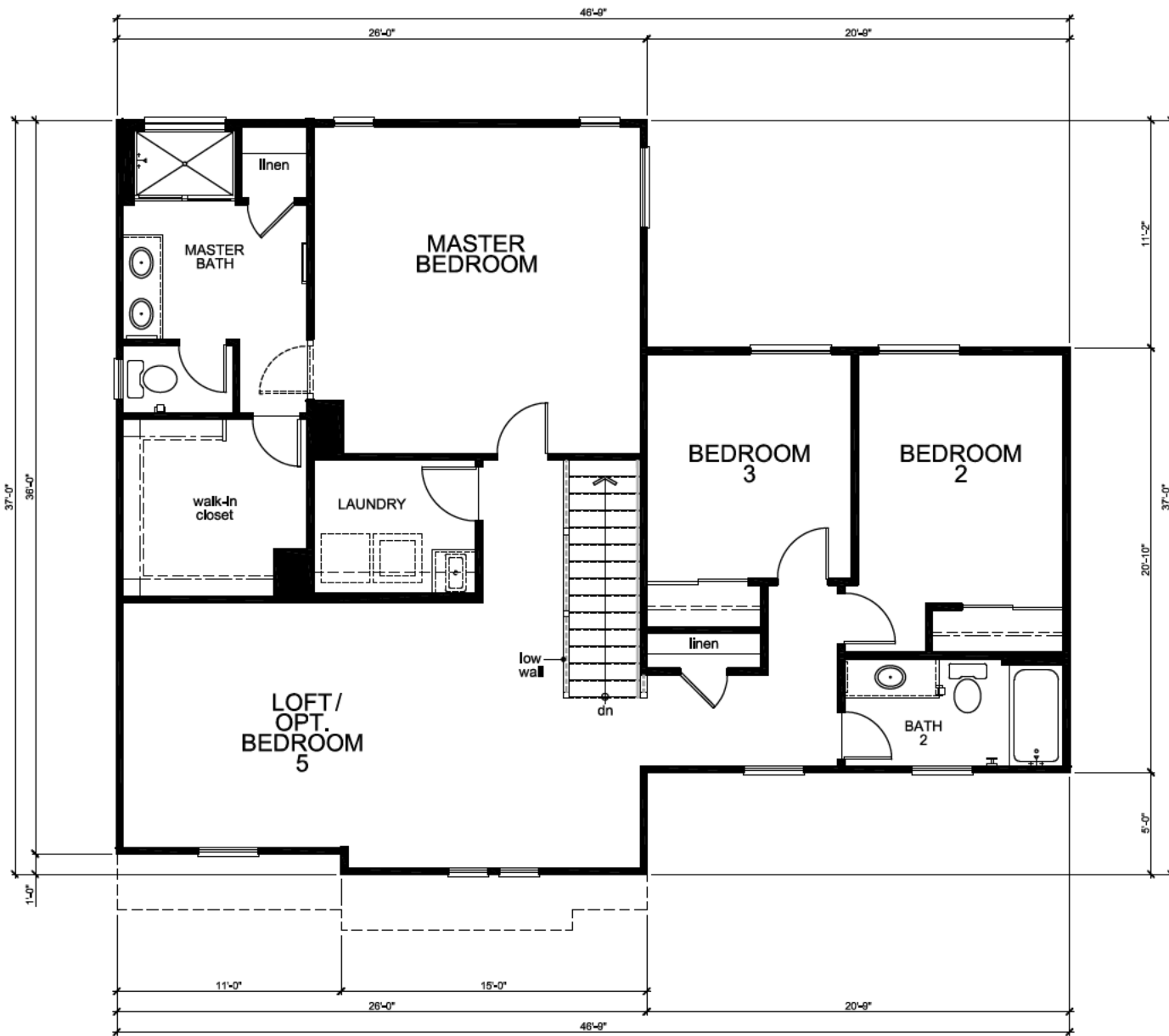


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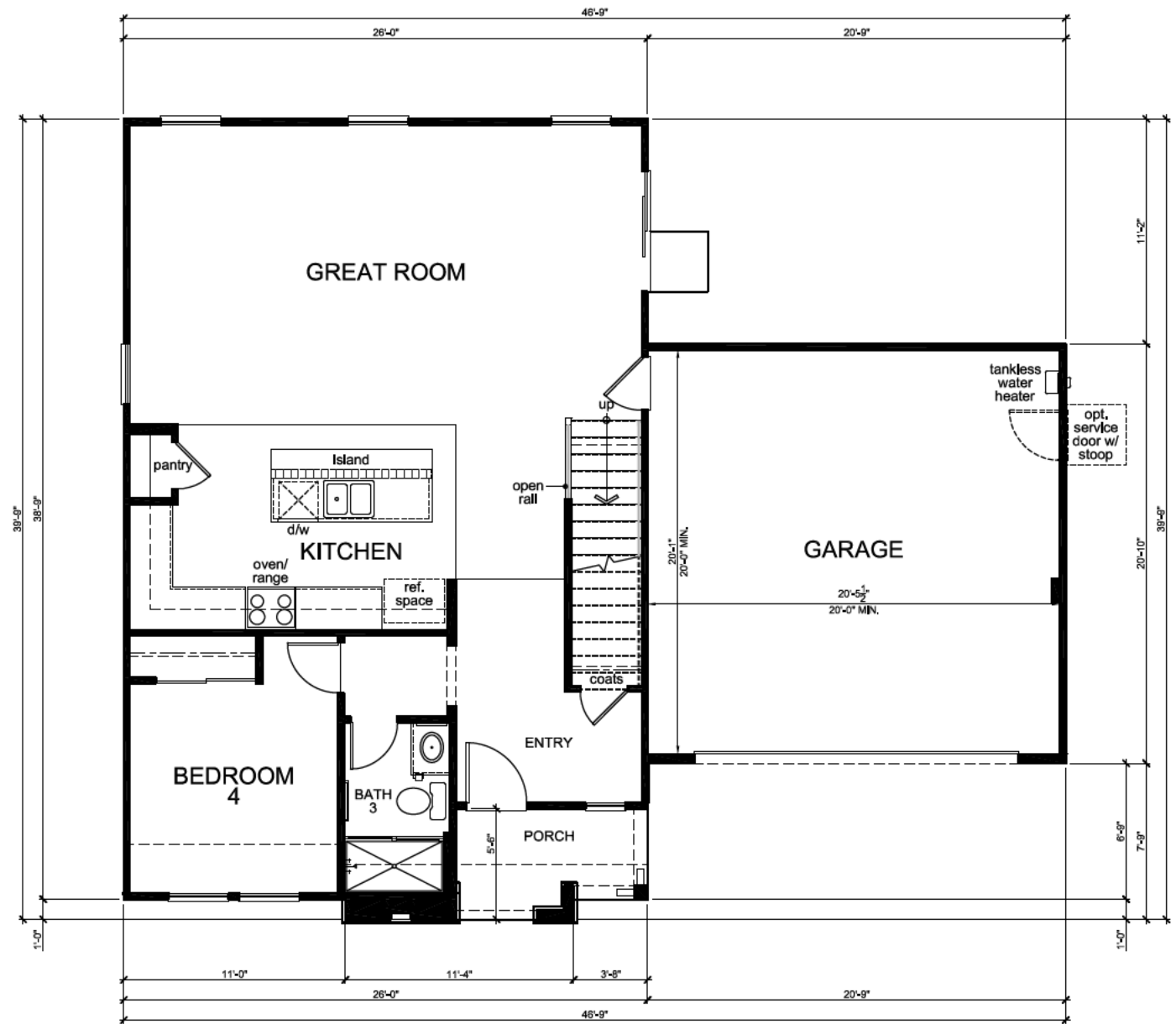
ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

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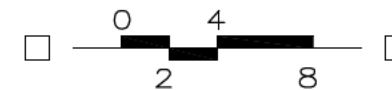


Second Floor Plan 'C'



First Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 247.2308			
FIRST FLOOR AREA	465	SQ. FT.	
SECOND FLOOR AREA	1348	SQ. FT.	
TOTAL AREA	2808	SQ. FT.	
GARAGE AREA	482	SQ. FT.	
PORCH AREA(S)	ELEVATION 'A'	48	SQ. FT.
	ELEVATION 'B'	78	SQ. FT.
	ELEVATION 'C'	41	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	



PLAN 1

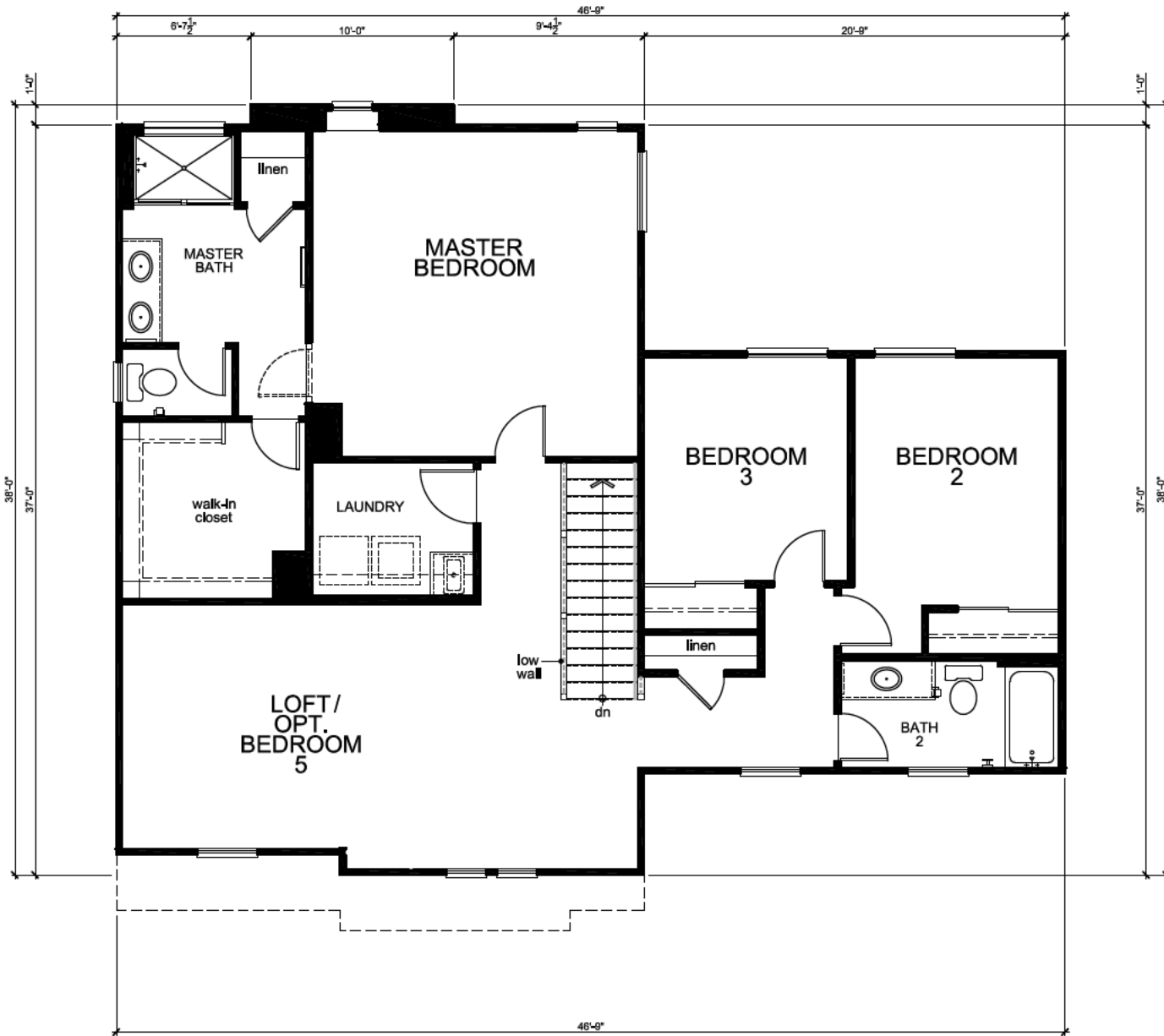


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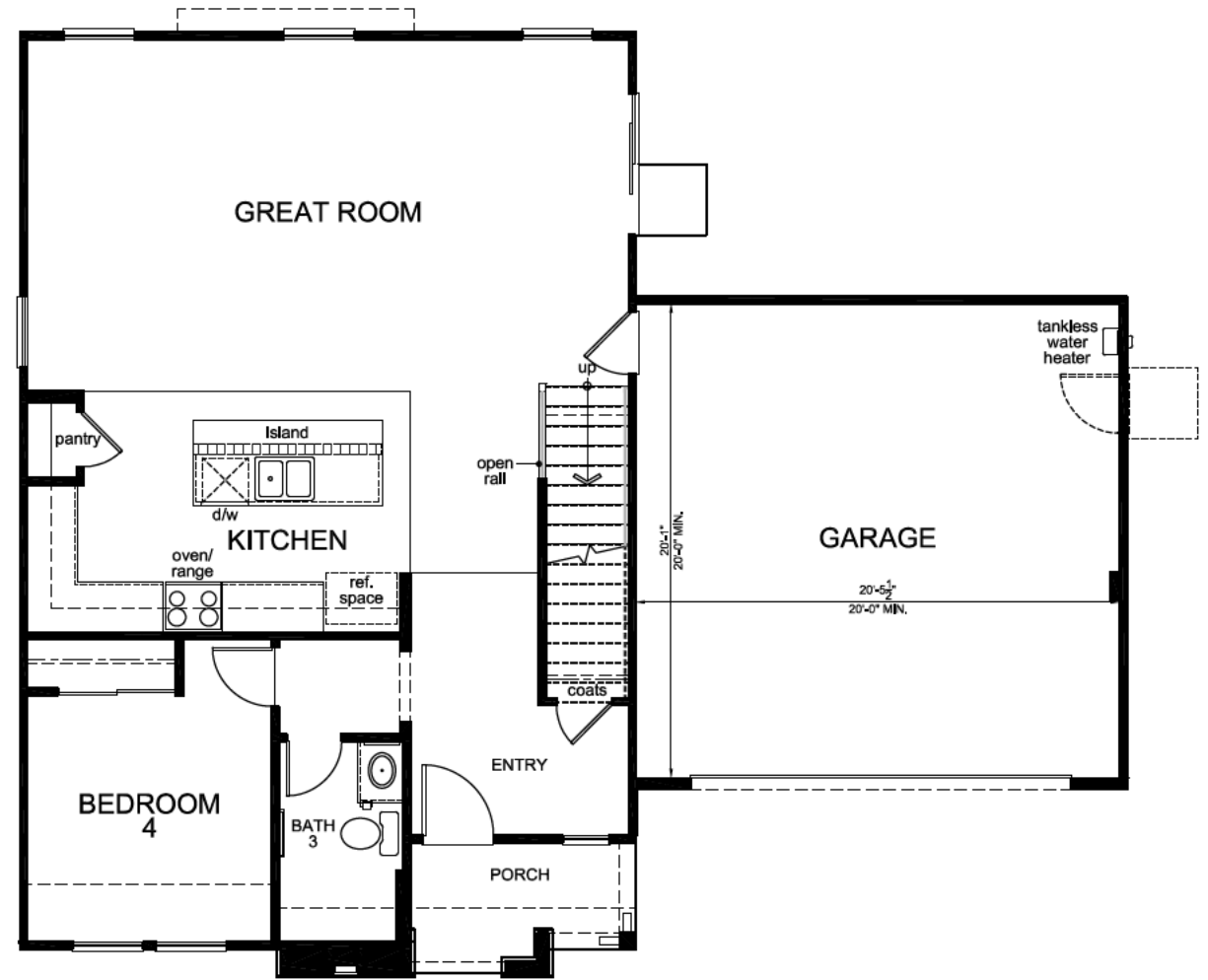
ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

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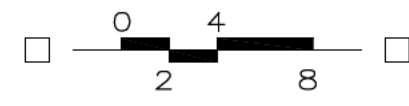


Enhanced Second Floor Plan 'C'

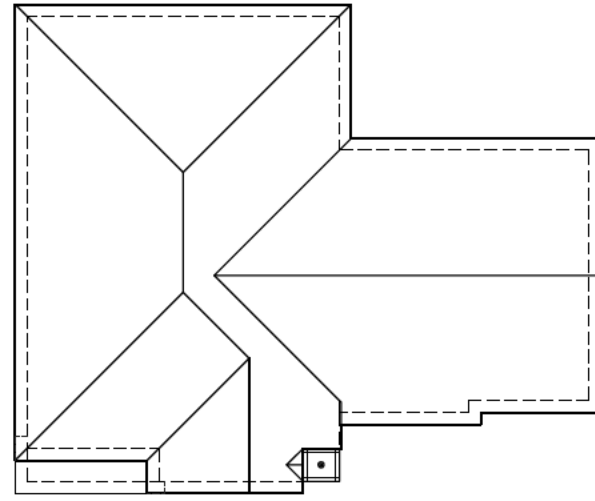


First Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 247.2308			
FIRST FLOOR AREA	465	SQ. FT.	
SECOND FLOOR AREA	1848	SQ. FT.	
TOTAL AREA	2308	SQ. FT.	
GARAGE AREA	482	SQ. FT.	
PORCH AREA(S)	ELEVATION 'A'	48	SQ. FT.
	ELEVATION 'B'	78	SQ. FT.
	ELEVATION 'C'	41	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	

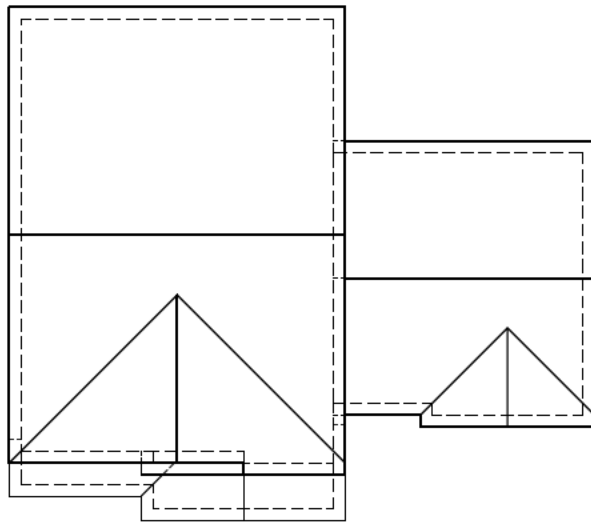


PLAN 1



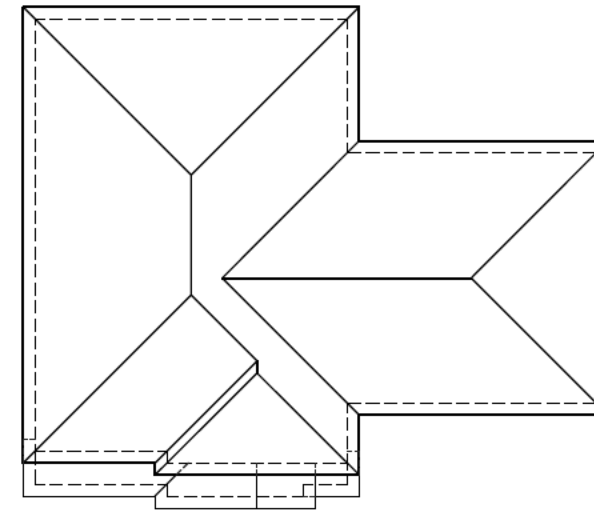
'A' Spanish Colonial

4:12



'B' Craftsman

4:12

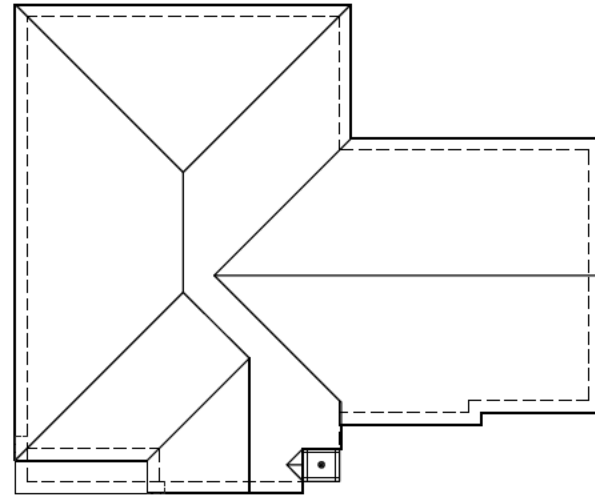


'C' Tuscan

4:12

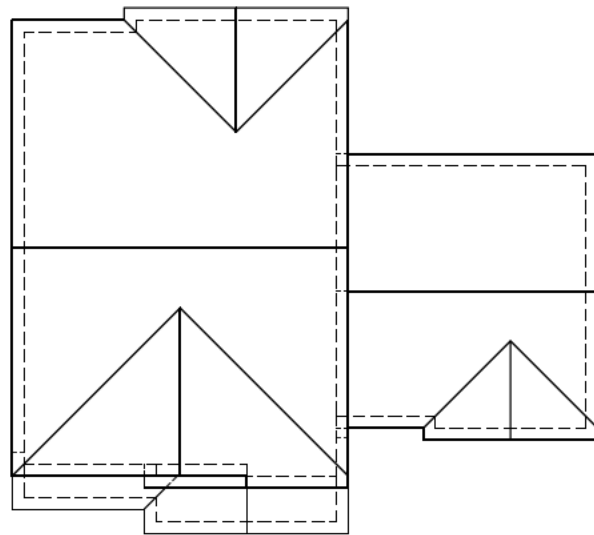


Roof Plans



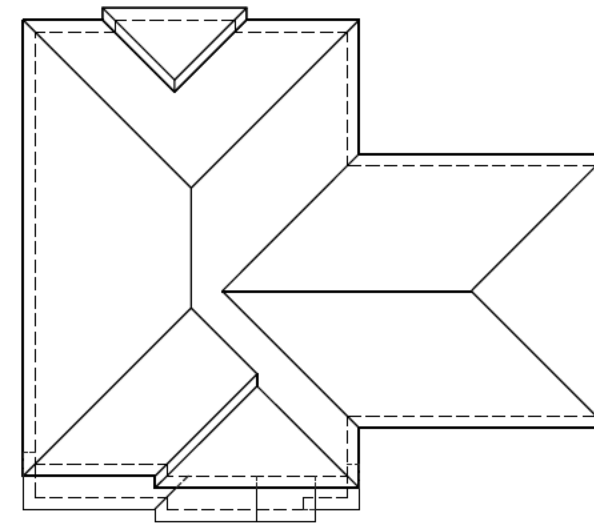
'A' Spanish Colonial

4:12



'B' Craftsman

4:12



'C' Tuscan

4:12



Enhanced Roof Plans



Left Elevation 'A' (Spanish Colonial)



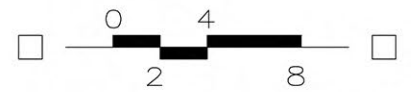
Front Elevation 'A' (Spanish Colonial)



Right Elevation 'A' (Spanish Colonial)



Rear Elevation 'A' (Spanish Colonial)



PLAN 1



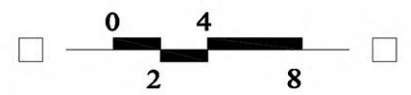
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Enhanced Right Elevation 'A' (Spanish Colonial)



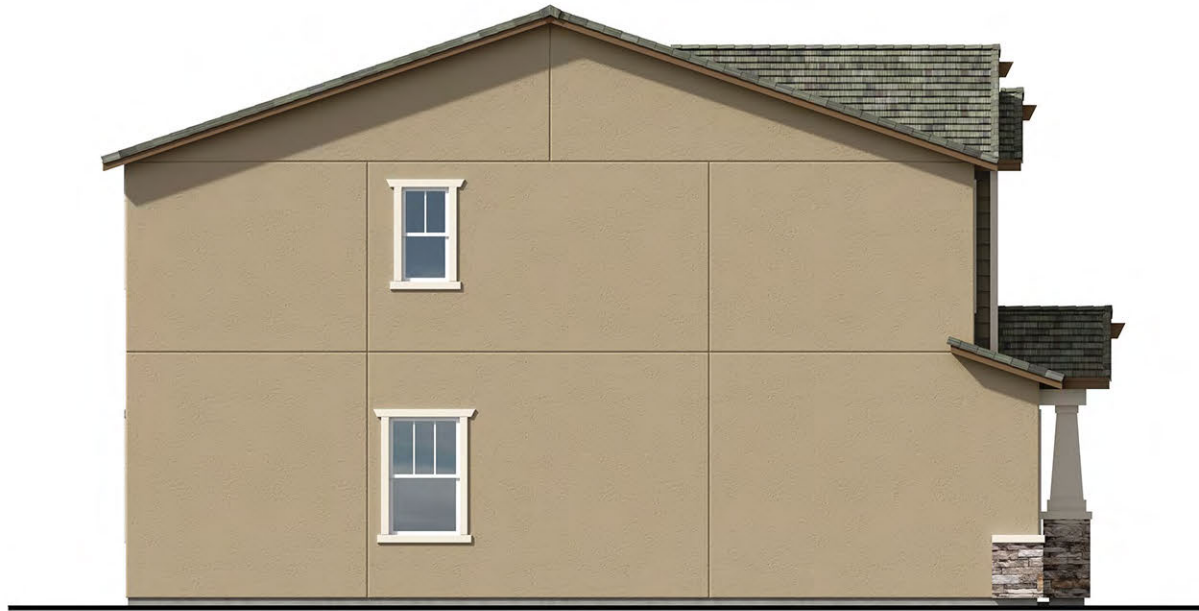
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Left Elevation 'B' (Craftsman)



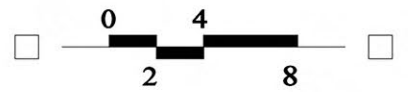
Front Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)



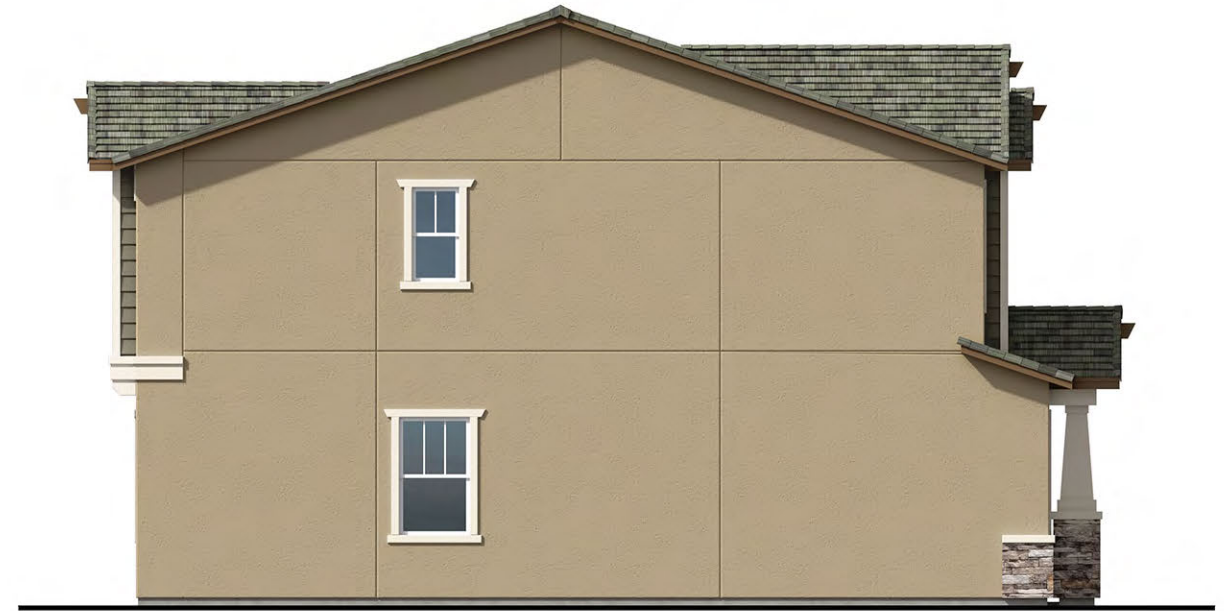
Rear Elevation 'B' (Craftsman)



PLAN 1



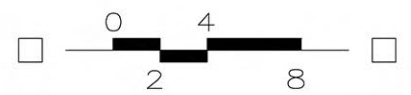
Right Elevation 'B' (Craftsman)



Left Elevation 'B' (Craftsman)



Enhanced Rear Elevation 'B' (Craftsman)



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 TENTATIVE TRACT MAP 20160

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 Rev. May 16, 2022



Left Elevation 'C' (Tuscany)



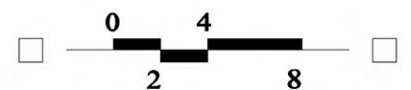
Front Elevation 'C' (Tuscany)



Right Elevation 'C' (Tuscany)



Rear Elevation 'C' (Tuscany)



PLAN 1



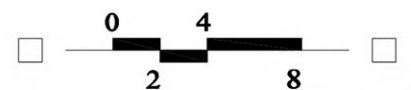
Right Elevation 'C' (Tuscany)



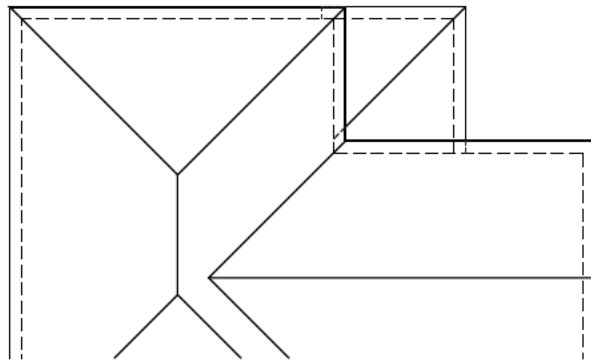
Left Elevation 'C' (Tuscany)



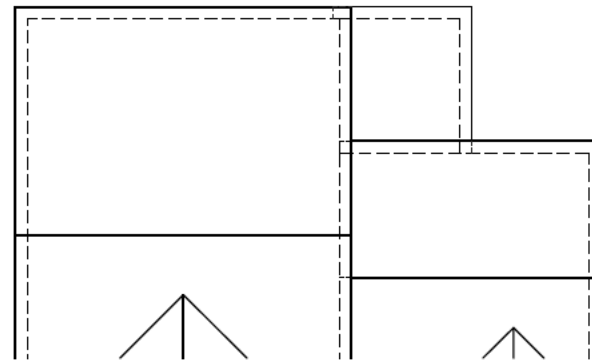
Enhanced Rear Elevation 'C' (Tuscany)



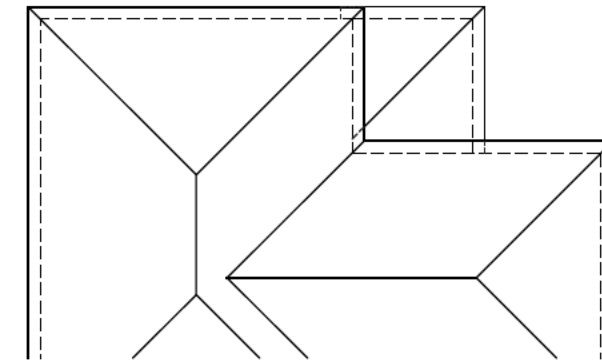
PLAN 1



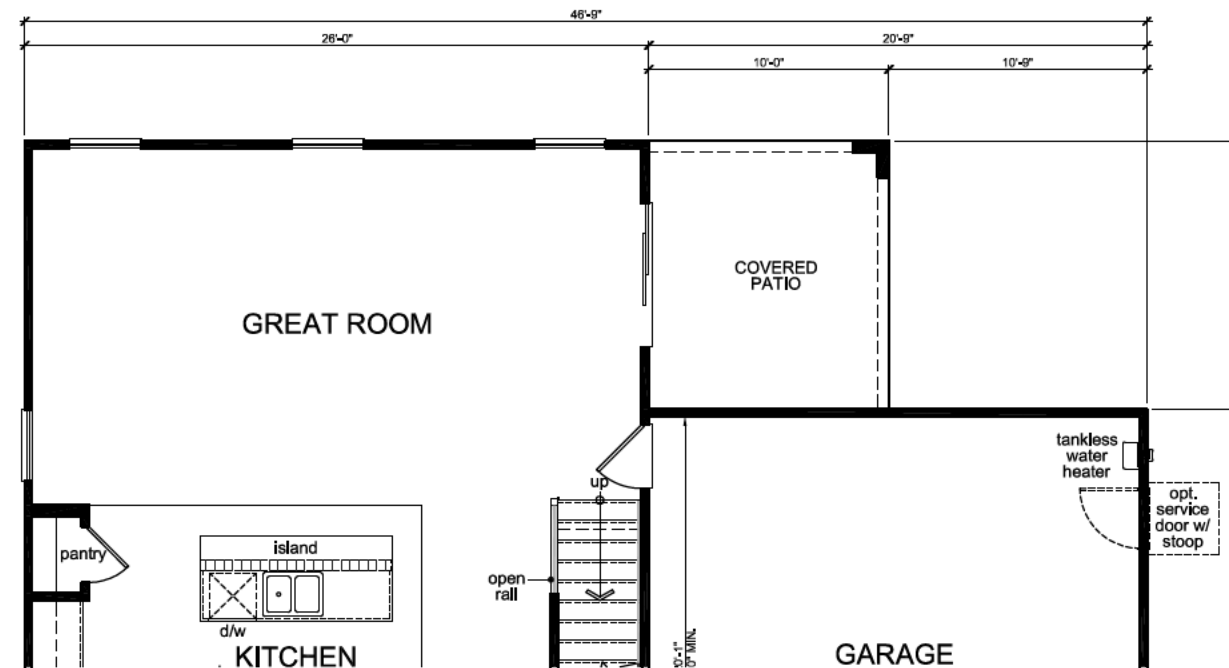
Partial Roof Plan 'A' (Spanish Colonial)
at Covered Patio



Partial Roof Plan 'B' (Farmhouse)
at Covered Patio



Partial Roof Plan 'C' (Tuscany)
at Covered Patio



Partial First Floor Plan
at Covered Patio



PLAN 1



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ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

247.2308

JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Partial Right Elevation 'B' (Craftsman)
at Covered Patio



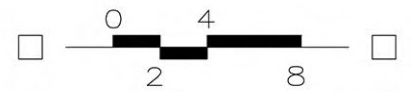
Rear Elevation 'B' (Craftsman)
at Covered Patio



Partial Right Elevation 'A' (Spanish Colonial)
at Covered Patio



Rear Elevation 'A' (Spanish Colonial)
at Covered Patio



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TENTATIVE TRACT MAP 20160

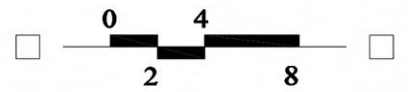
247.2308
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Partial Right Elevation 'C' (Tuscany)
at Covered Patio



Rear Elevation 'C' (Tuscany)
at Covered Patio



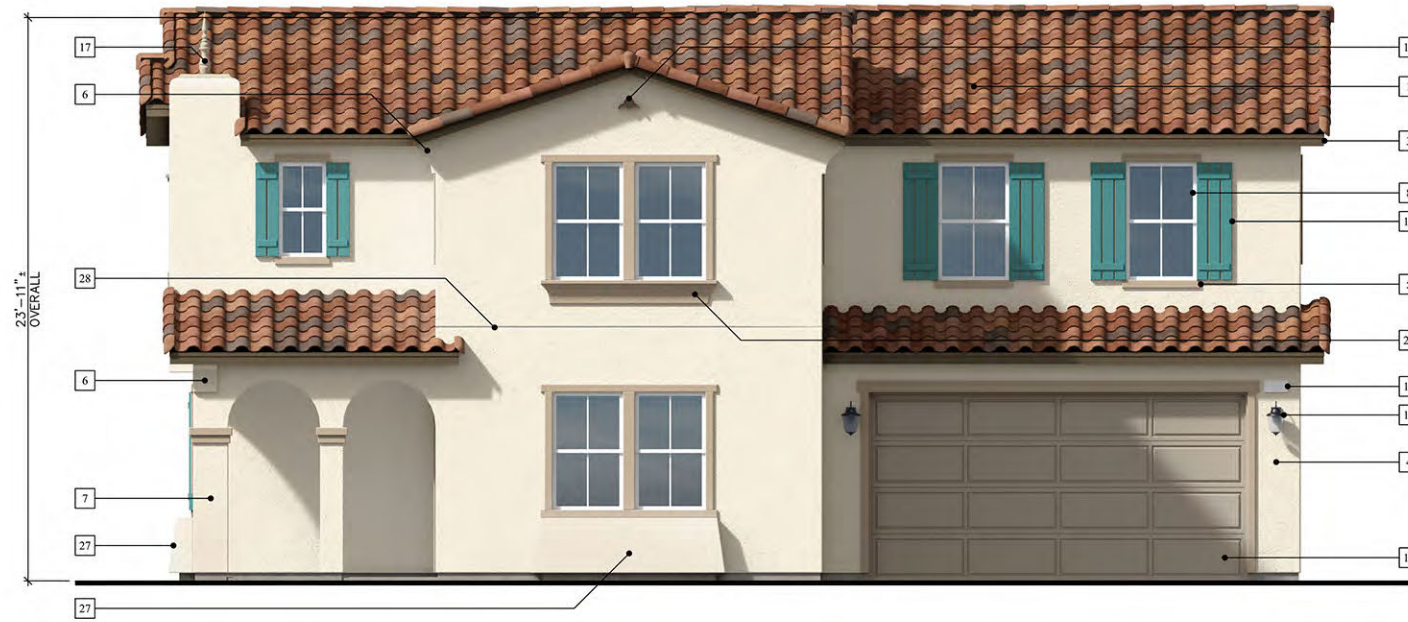
PLAN 1



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ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

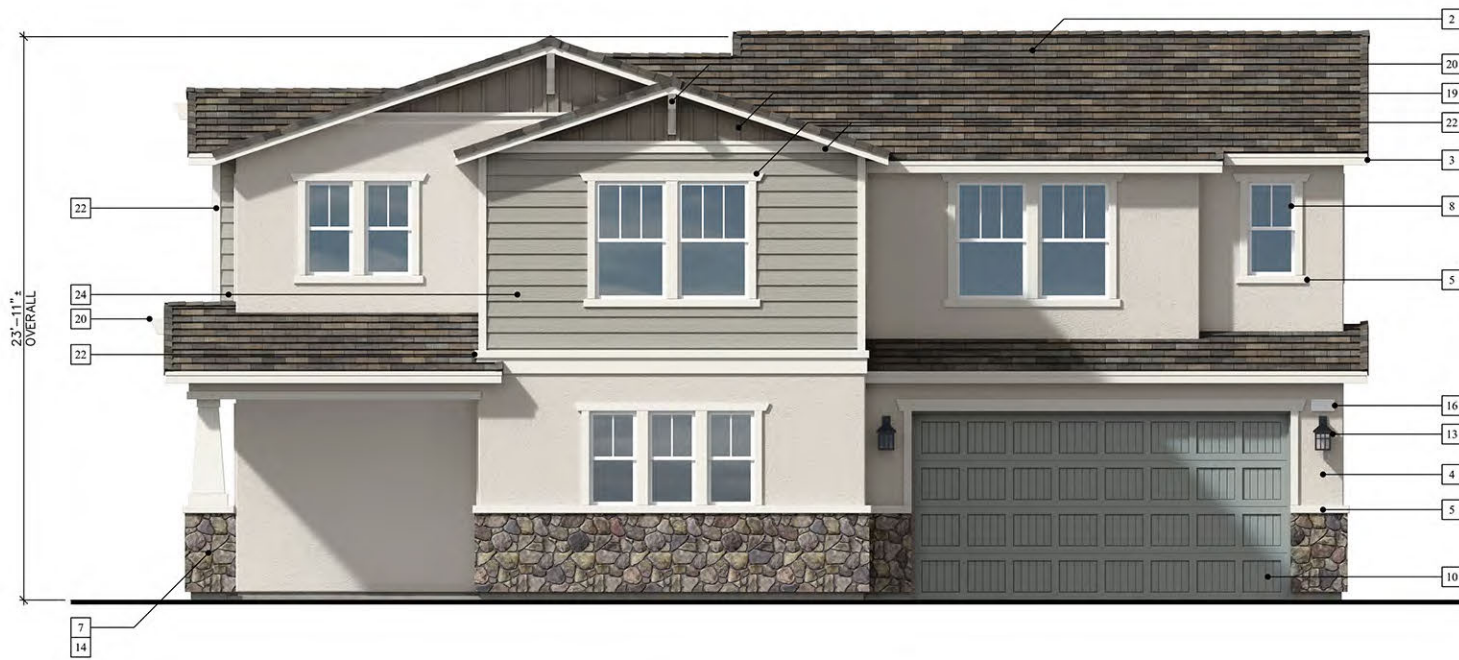
247.2308
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



ELEVATION LEGEND

- | | |
|---|--|
| 1 CONCRETE 'S' TILE ROOFING | 15 DECORATIVE CLAY PIPES |
| 2 CONCRETE FLAT TILE ROOFING | 16 ADDRESS PLAQUE |
| 3 WOOD FASCIA BOARD | 17 POLYURETHANE SPIRE |
| 4 STUCCO FINISH (16/20 SAND) | 18 STUCCO OVER FOAM POTSHelf |
| 5 STUCCO OVER FOAM TRIM | 19 BOARD AND BATTEN |
| 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM | 20 PRE-FAB OUTLOOKER |
| 7 STUCCO COLUMNS | 21 WOOD POST |
| 8 VINYL WINDOW SYSTEM | 22 WOOD TRIM |
| 9 COMPOSITE ENTRY DOOR | 23 DECORATIVE "TEAR DROP" STUCCO O/ FOAM SILL DETAIL |
| 10 METAL SECTIONAL GARAGE DOOR | 24 8" LAP SIDING, U.N.O. |
| 11 DECORATIVE SHUTTERS | 25 DECORATIVE CERAMIC TILES |
| 12 DECORATIVE GABLE END DETAIL | 26 POLYURETHANE CORBELS |
| 13 COACH LIGHTS | 27 STUCCO SHELF |
| 14 STONE VENEER | 28 STUCCO EXPANSION JOINT |

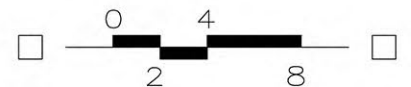
Elevation 'A' (Spanish Colonial)



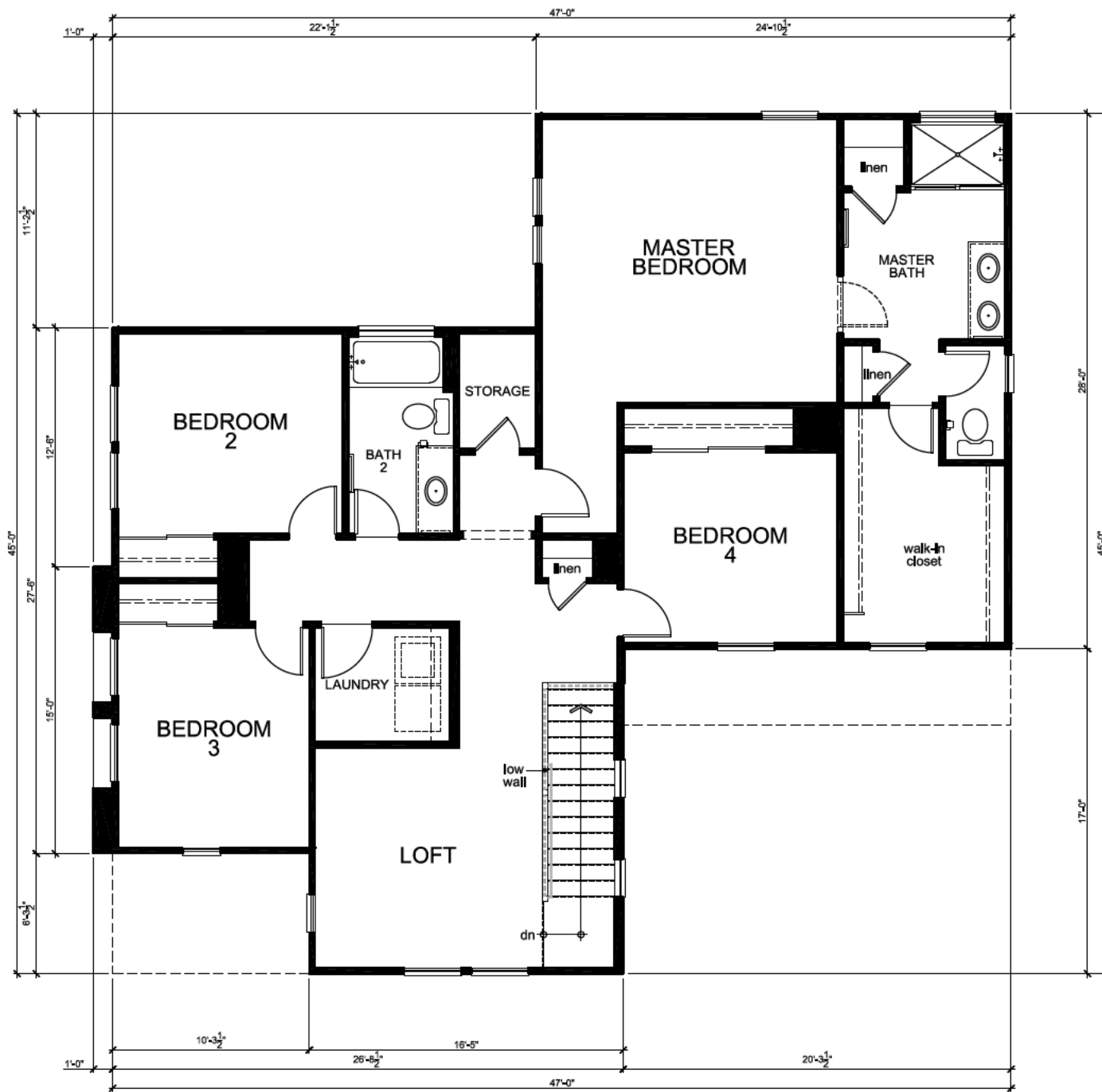
Elevation 'B' (Craftsman)



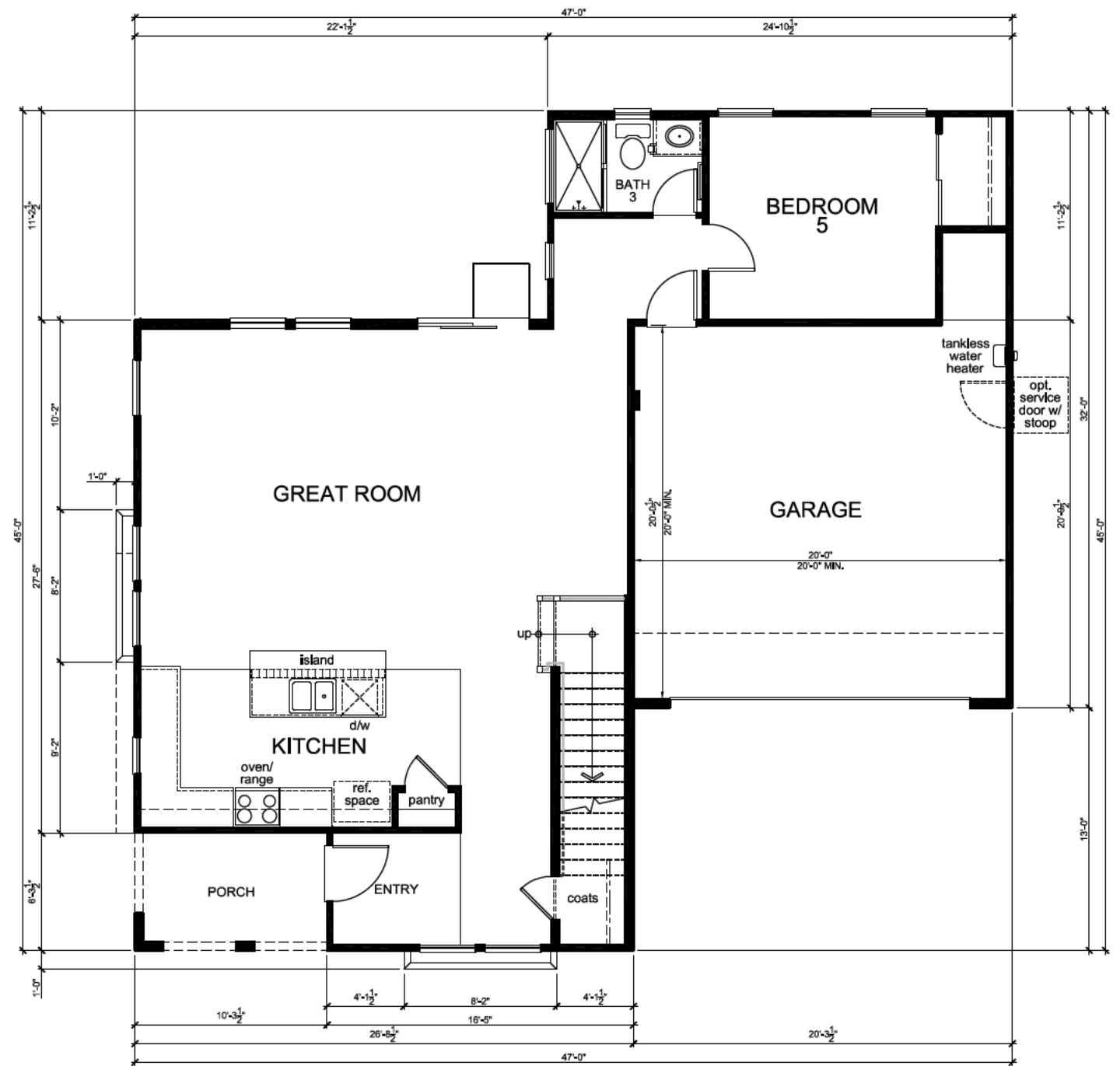
Elevation 'C' (Tuscany)



PLAN 2

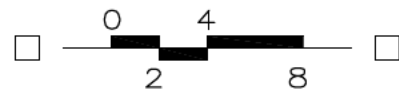


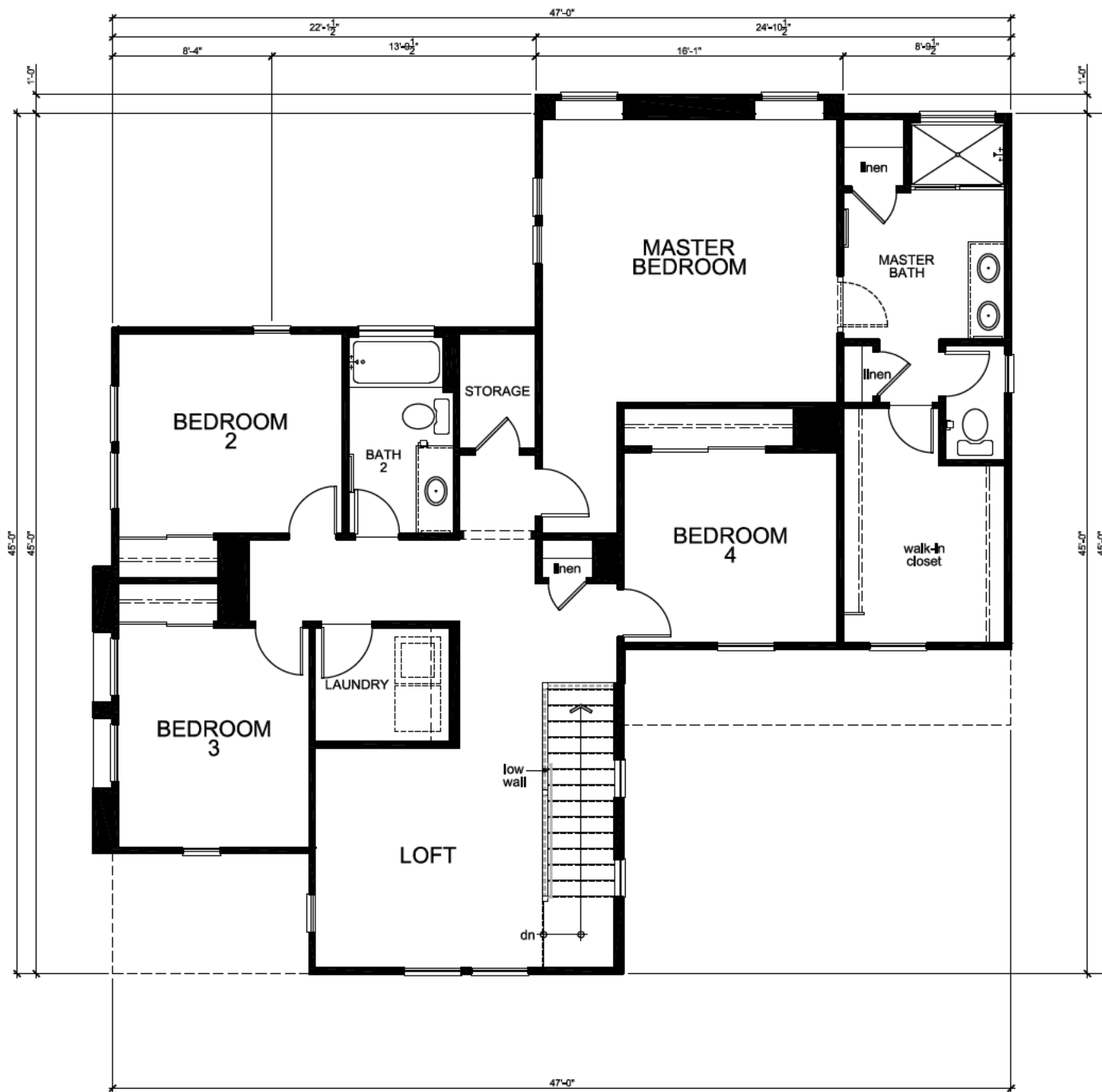
Second Floor Plan 'A'



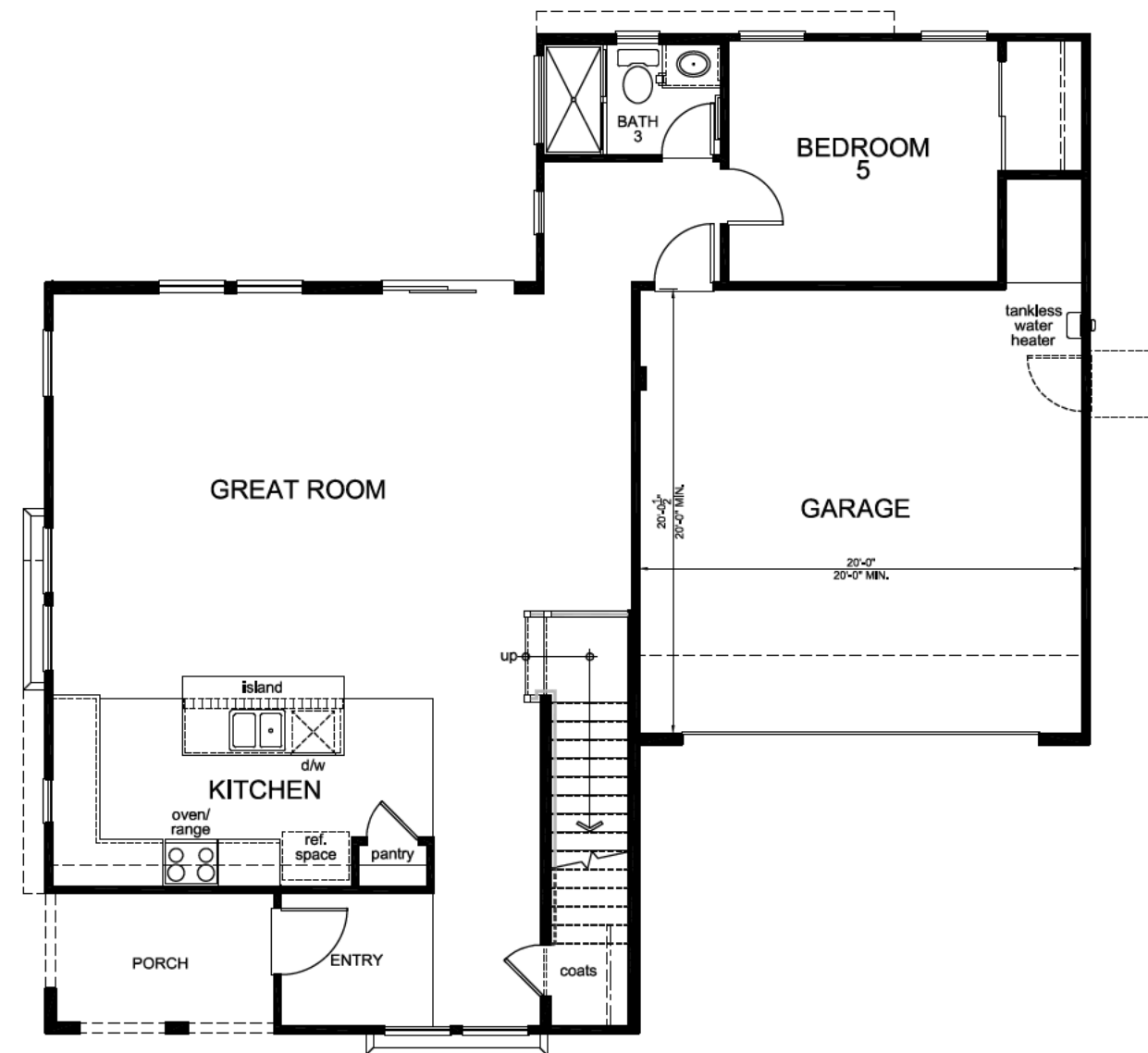
First Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 247.2501			
FIRST FLOOR AREA	1104	SG. FT.	
SECOND FLOOR AREA	1397	SG. FT.	
TOTAL AREA	2501	SG. FT.	
GARAGE AREA	495	SG. FT.	
PORCH AREA	ELEVATION 'A'	65	SG. FT.
	ELEVATION 'B'	94	SG. FT.
	ELEVATION 'C'	65	SG. FT.
OPTIONS:			
COVERED PATIO	112	SG. FT.	



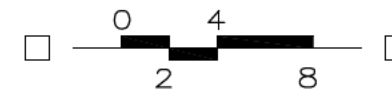


Enhanced Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 247.2501			
FIRST FLOOR AREA	1104	SQ. FT.	
SECOND FLOOR AREA	1397	SQ. FT.	
TOTAL AREA	2501	SQ. FT.	
GARAGE AREA	495	SQ. FT.	
PORCH AREA	ELEVATION 'A'	65	SQ. FT.
	ELEVATION 'B'	94	SQ. FT.
	ELEVATION 'C'	65	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	



PLAN 2

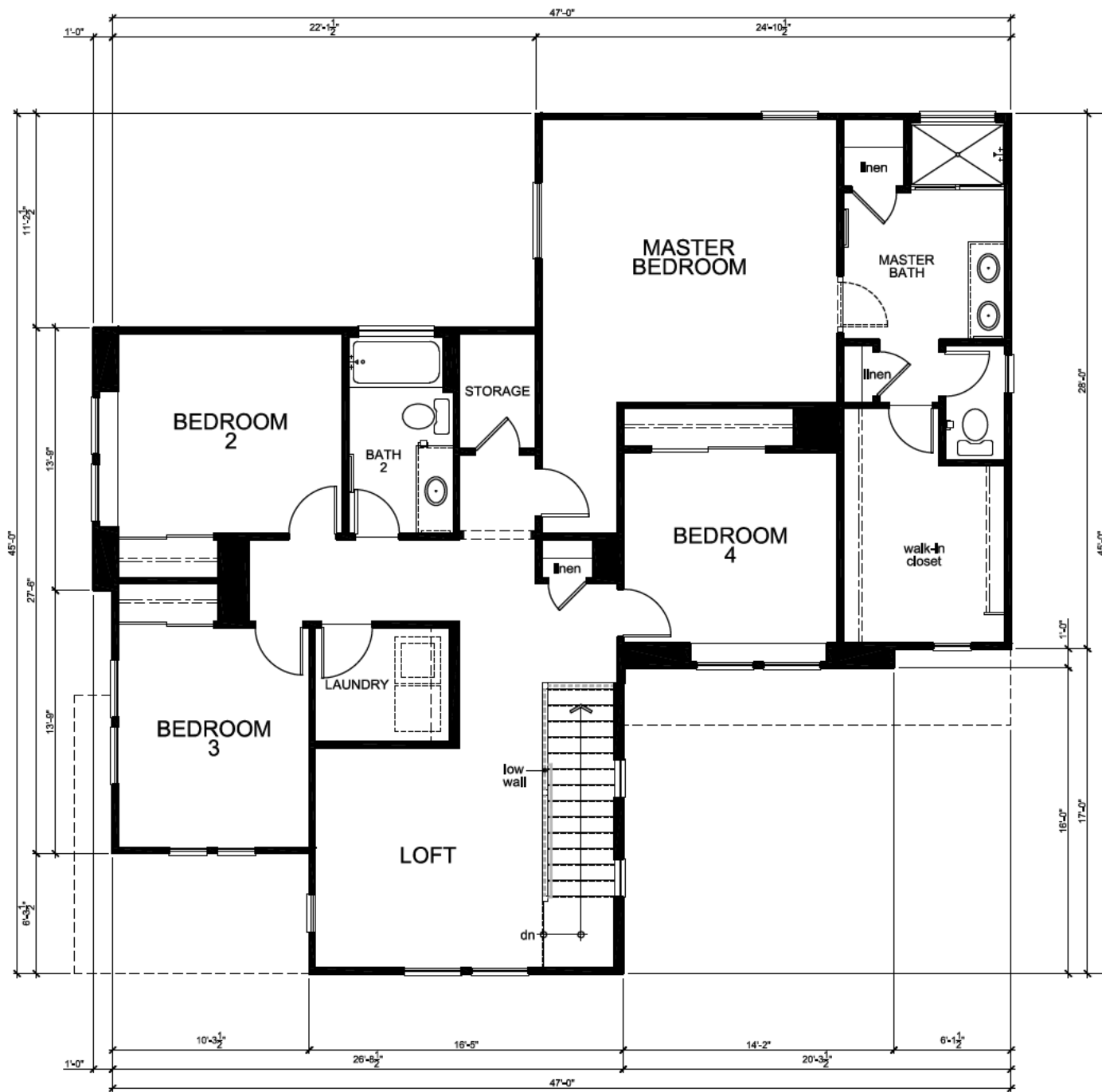


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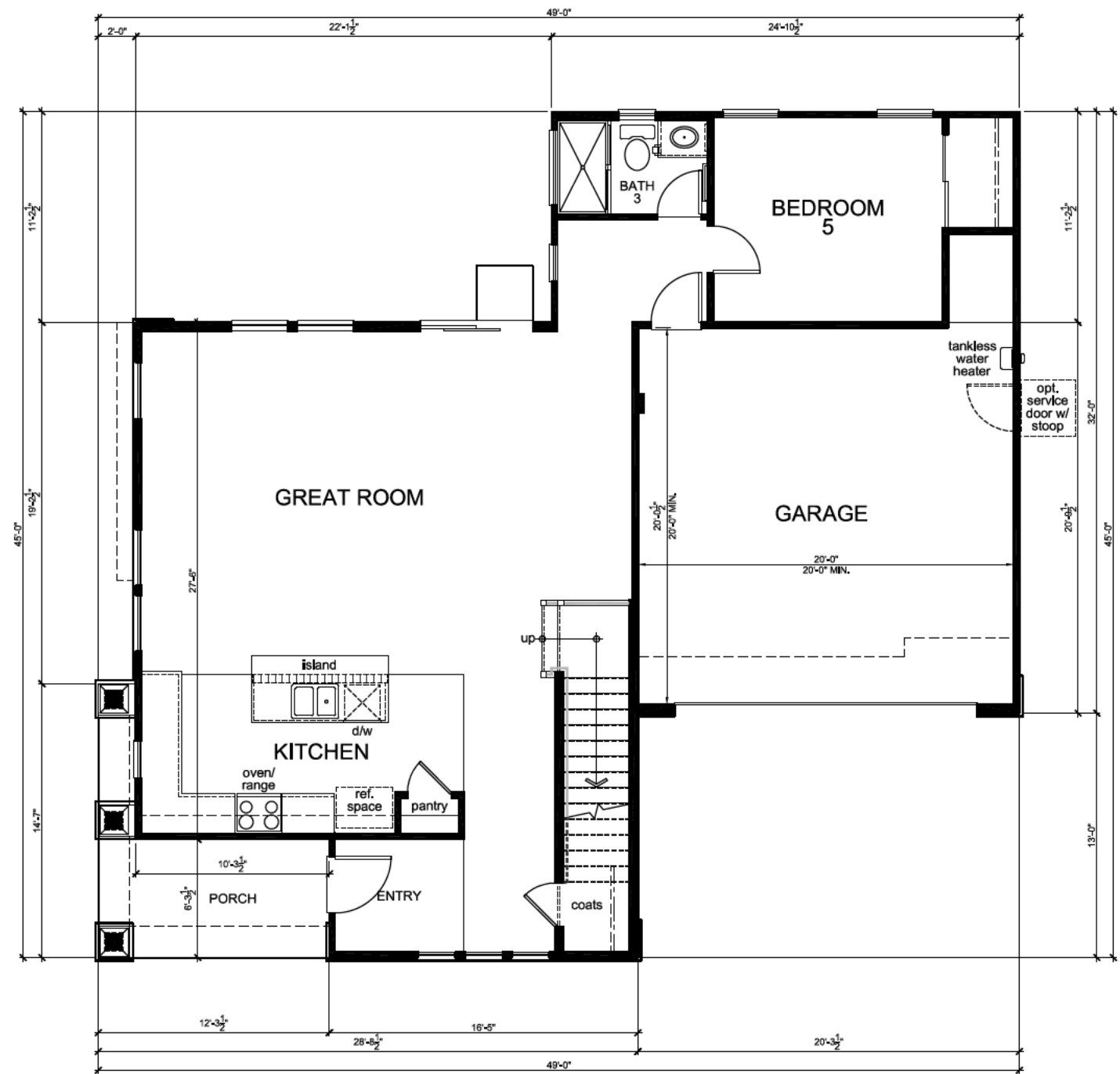
ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

247.2501

JOB No. : 350999
STORY: Two
Rev. May 16, 2022

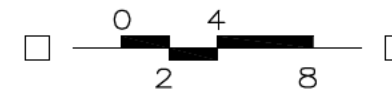


Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE		
PLAN 247.2501		
FIRST FLOOR AREA	1104	SQ. FT.
SECOND FLOOR AREA	1947	SQ. FT.
TOTAL AREA	2501	SQ. FT.
GARAGE AREA	495	SQ. FT.
PORCH AREA	65	SQ. FT.
	ELEVATION 'A'	94
	ELEVATION 'B'	65
	ELEVATION 'C'	65
OPTIONS:		
COVERED PATIO	112	SQ. FT.



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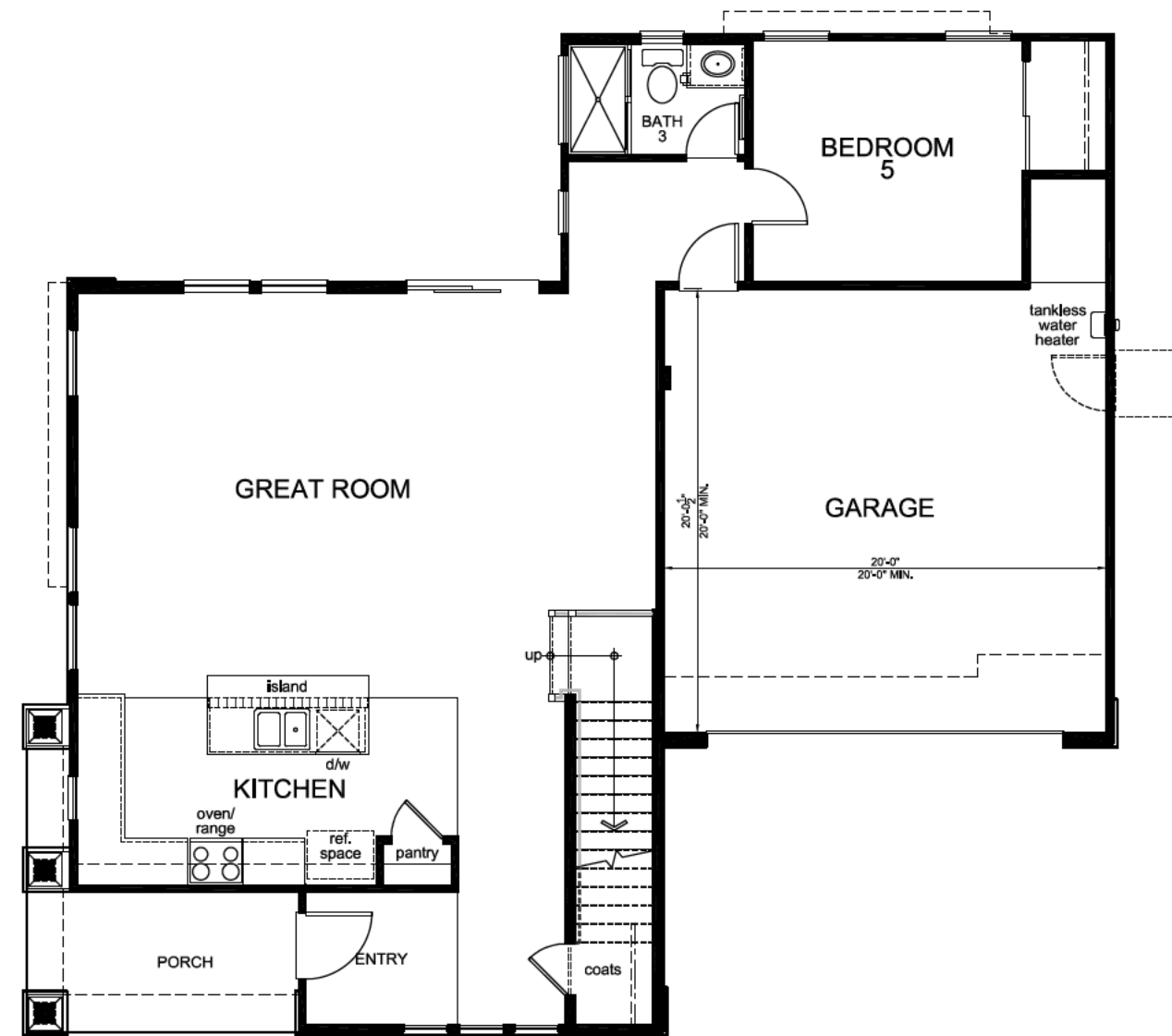
PLAN 2

247.2501

JOB No. : 350999
 STORY: Two
 Rev. May 16, 2022

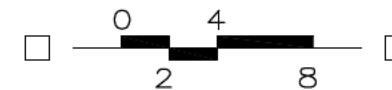


Enhanced Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 247.2501			
FIRST FLOOR AREA	1104	SQ. FT.	
SECOND FLOOR AREA	1397	SQ. FT.	
TOTAL AREA	2501	SQ. FT.	
GARAGE AREA	495	SQ. FT.	
PORCH AREA	ELEVATION 'A'	65	SQ. FT.
	ELEVATION 'B'	94	SQ. FT.
	ELEVATION 'C'	65	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	



PLAN 2

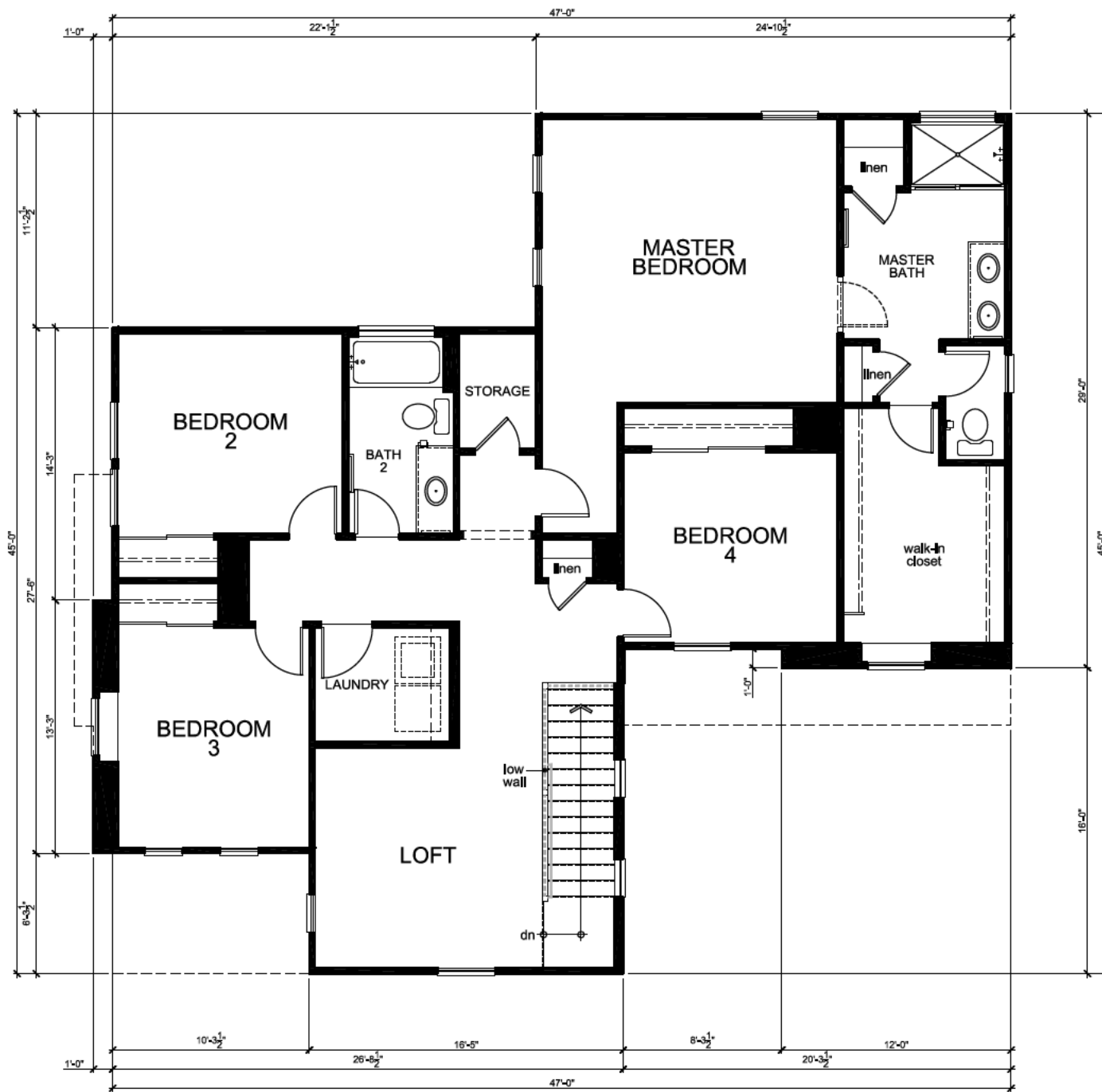


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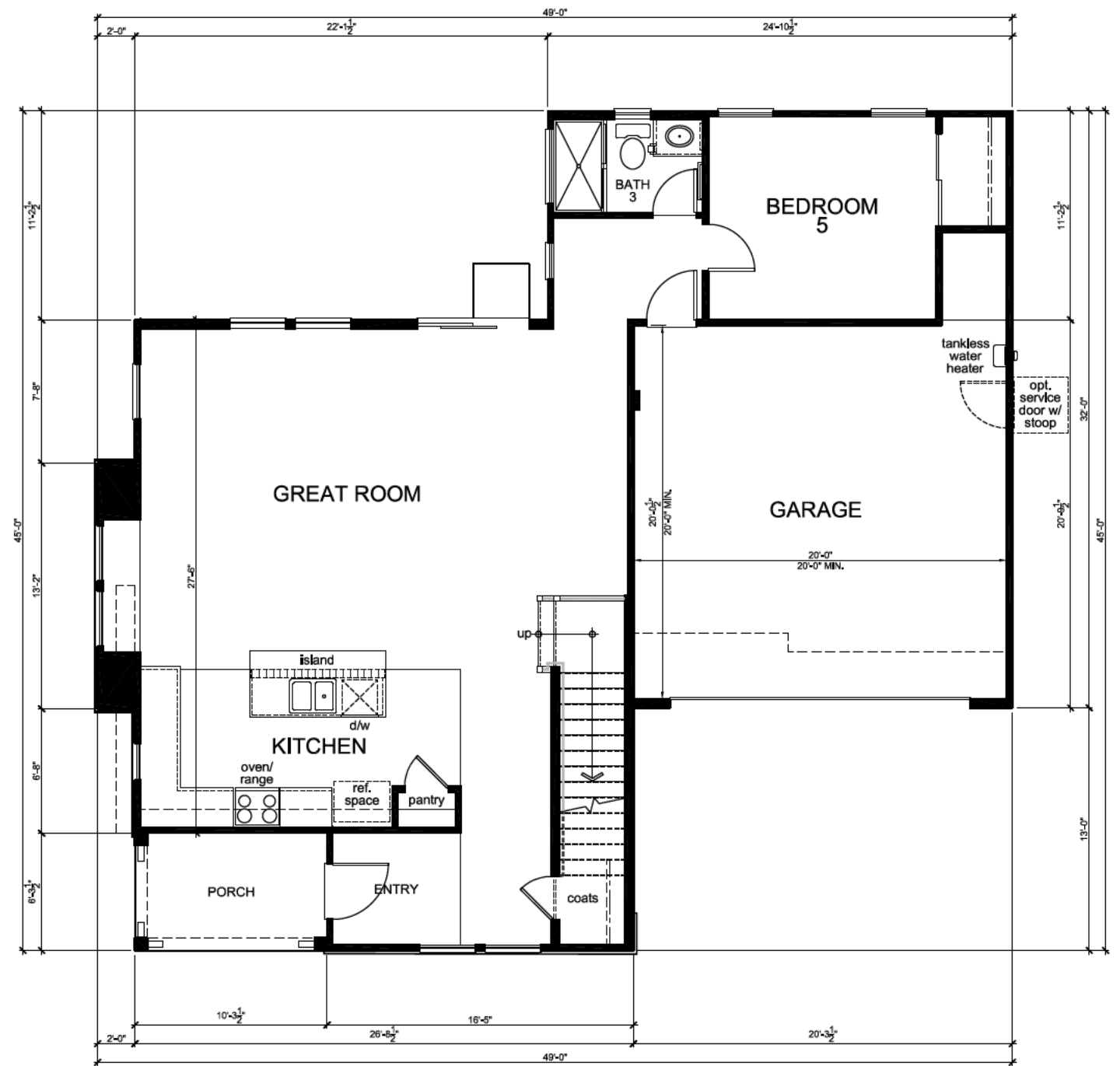
ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

247.2501

JOB No. : 350999
STORY: Two
Rev. May 16, 2022

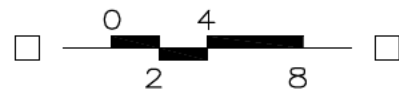


Second Floor Plan 'C'



First Floor Plan 'C'

SQUARE FOOTAGE		
PLAN 247.2501		
FIRST FLOOR AREA	1104	SQ. FT.
SECOND FLOOR AREA	1947	SQ. FT.
TOTAL AREA	2501	SQ. FT.
GARAGE AREA	495	SQ. FT.
PORCH AREA	65	SQ. FT.
	ELEVATION 'A'	94
	ELEVATION 'B'	65
	ELEVATION 'C'	65
OPTIONS:		
COVERED PATIO	112	SQ. FT.



PLAN 2

247.2501

JOB No. : 350999

STORY: Two

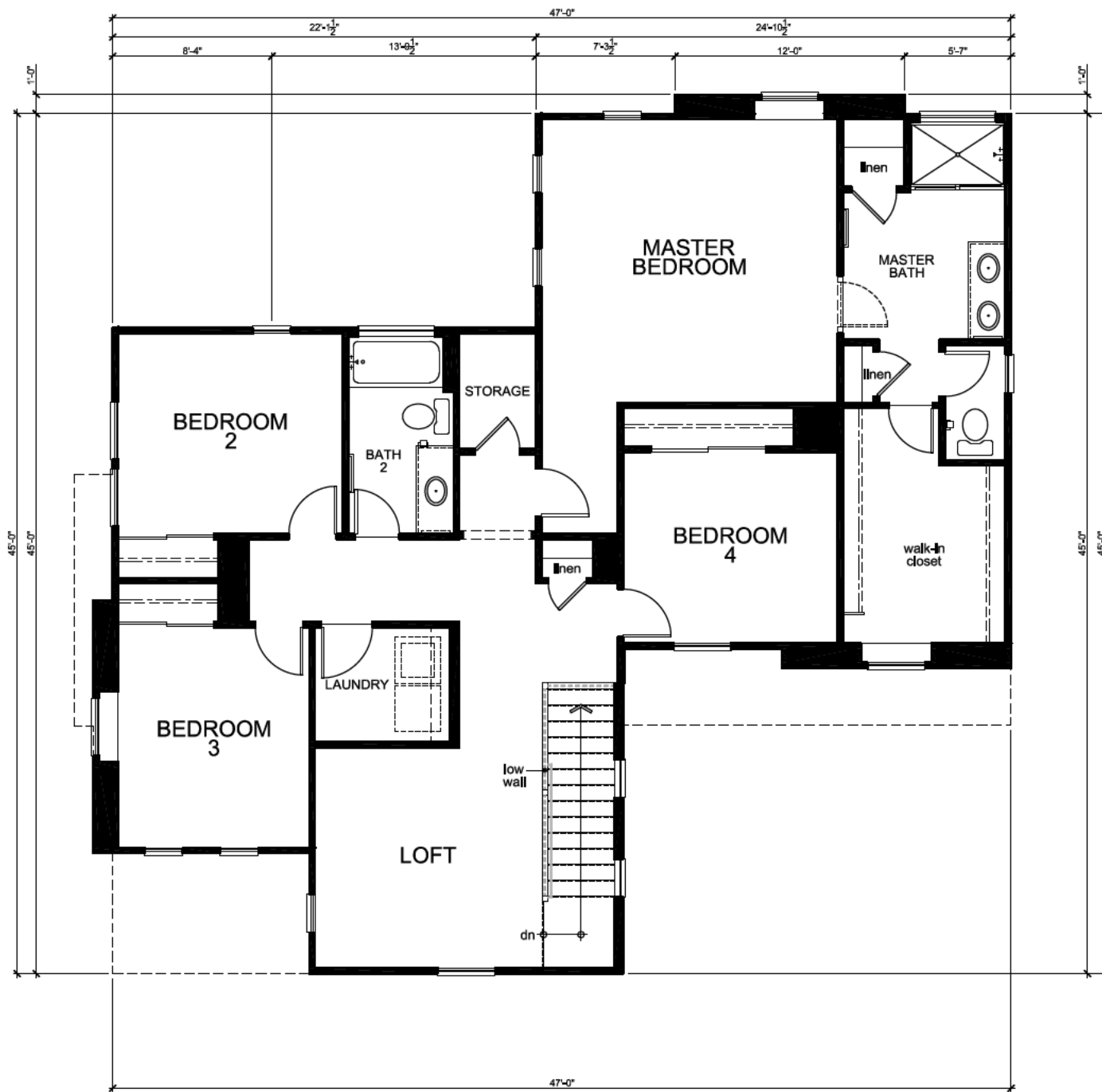
Rev. May 16, 2022

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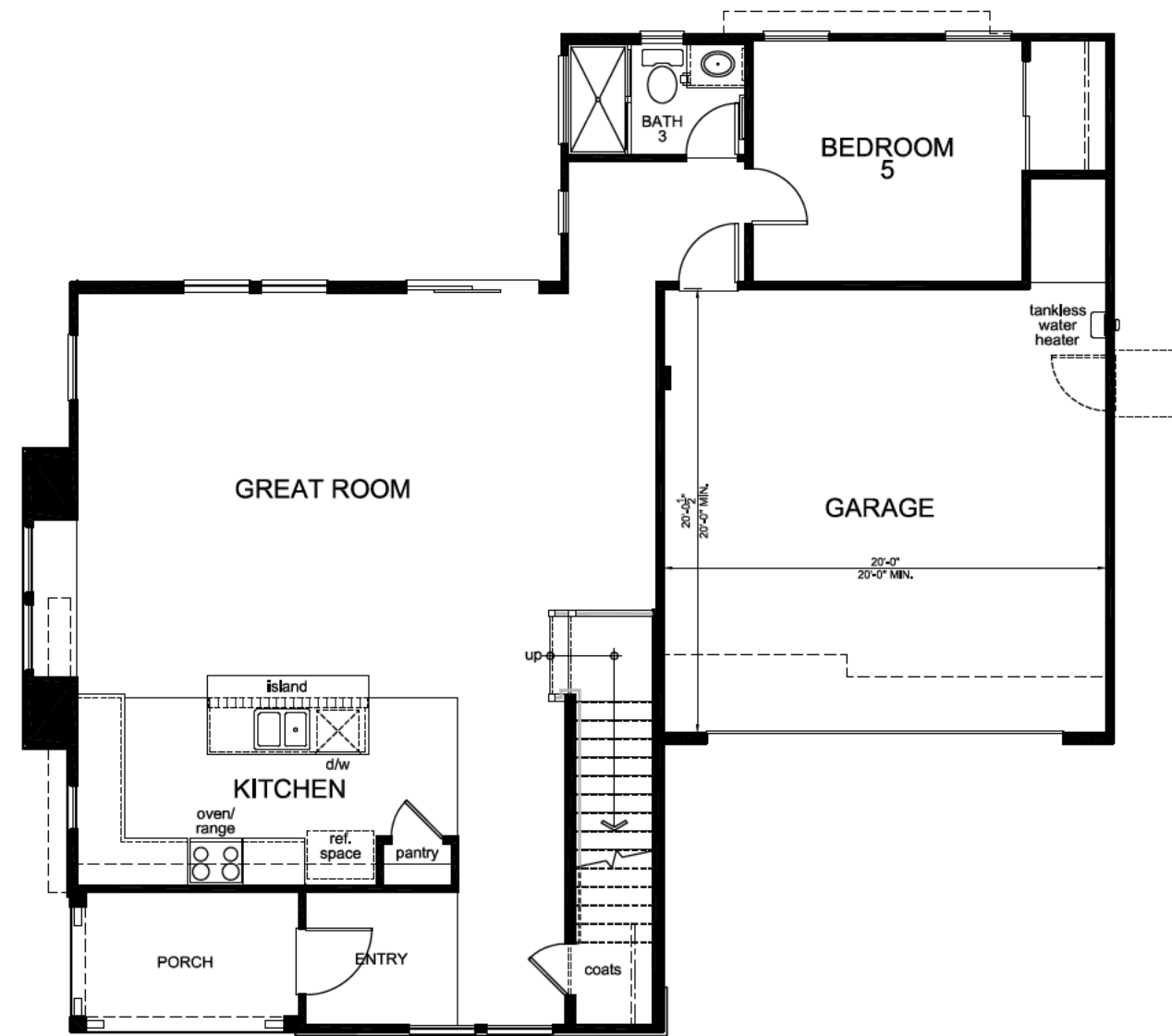


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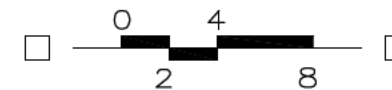


Enhanced Second Floor Plan 'C'



First Floor Plan 'C'

SQUARE FOOTAGE			
PLAN 247.2501			
FIRST FLOOR AREA	1104	SQ. FT.	
SECOND FLOOR AREA	1397	SQ. FT.	
TOTAL AREA	2501	SQ. FT.	
GARAGE AREA	495	SQ. FT.	
PORCH AREA	ELEVATION 'A'	65	SQ. FT.
	ELEVATION 'B'	94	SQ. FT.
	ELEVATION 'C'	65	SQ. FT.
OPTIONS:			
COVERED PATIO	112	SQ. FT.	



PLAN 2

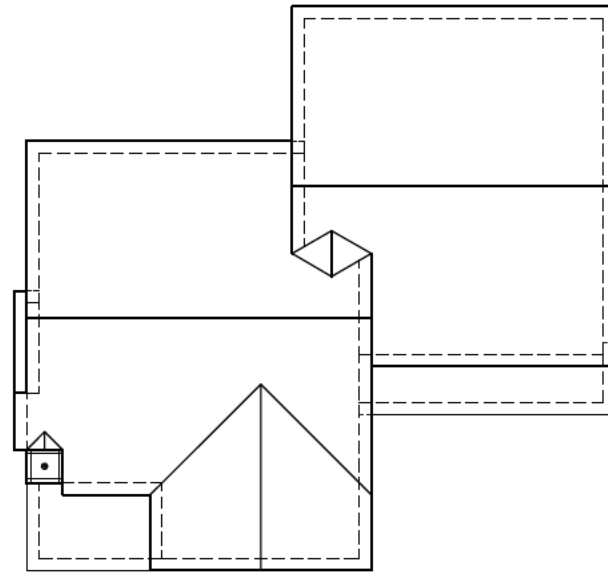


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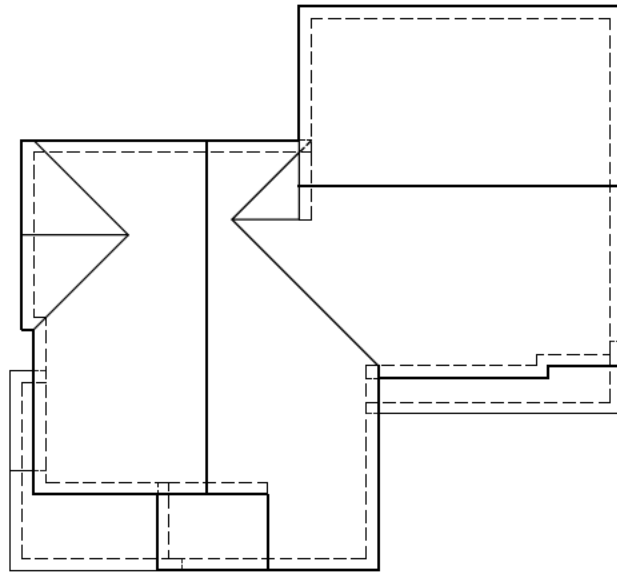
247.2501

JOB No. : 350999
 STORY: Two
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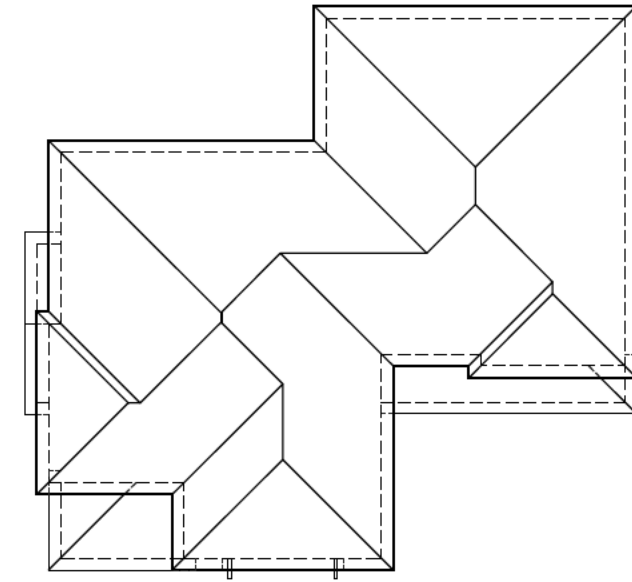
'A' Spanish Colonial

4:12



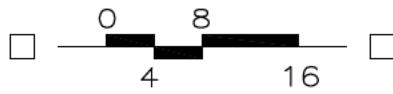
'B' Craftsman

4:12

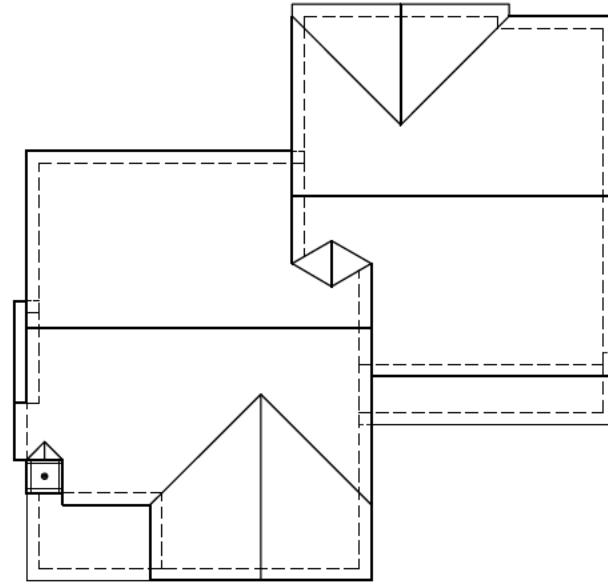


'C' Tuscan

4:12

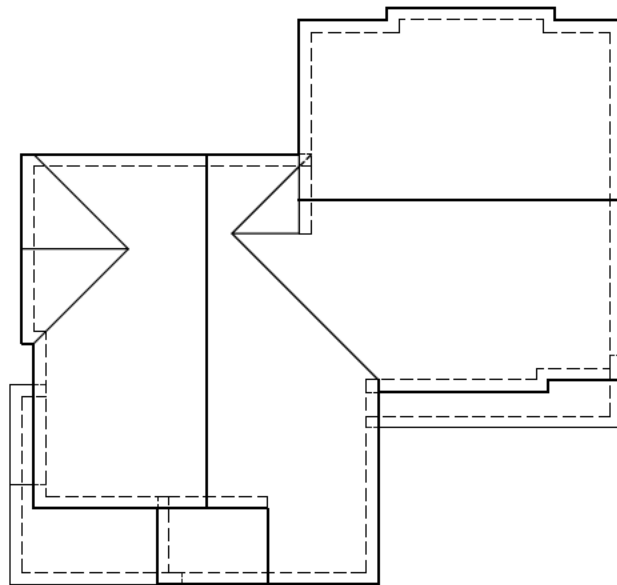


Roof Plans



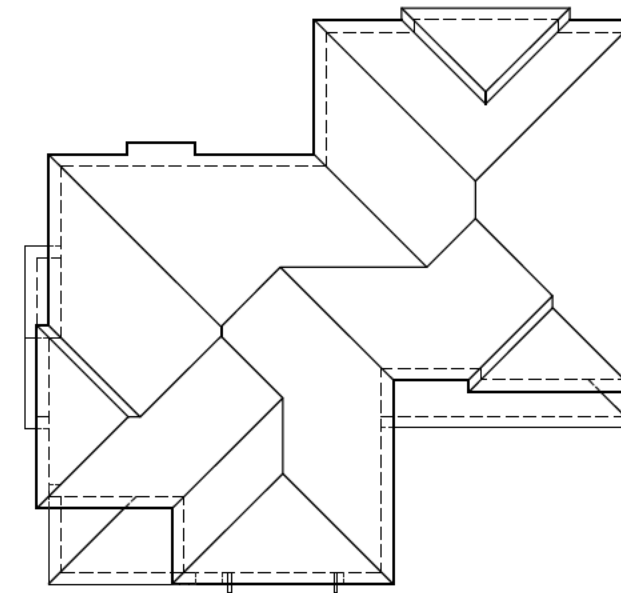
'A' Spanish Colonial

4:12



'B' Craftsman

4:12



'C' Tuscan

4:12



Enhanced Roof Plans



Left Elevation 'A' (Spanish Colonial)



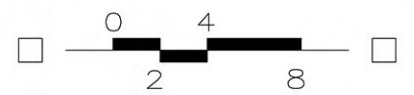
Front Elevation 'A' (Spanish Colonial)

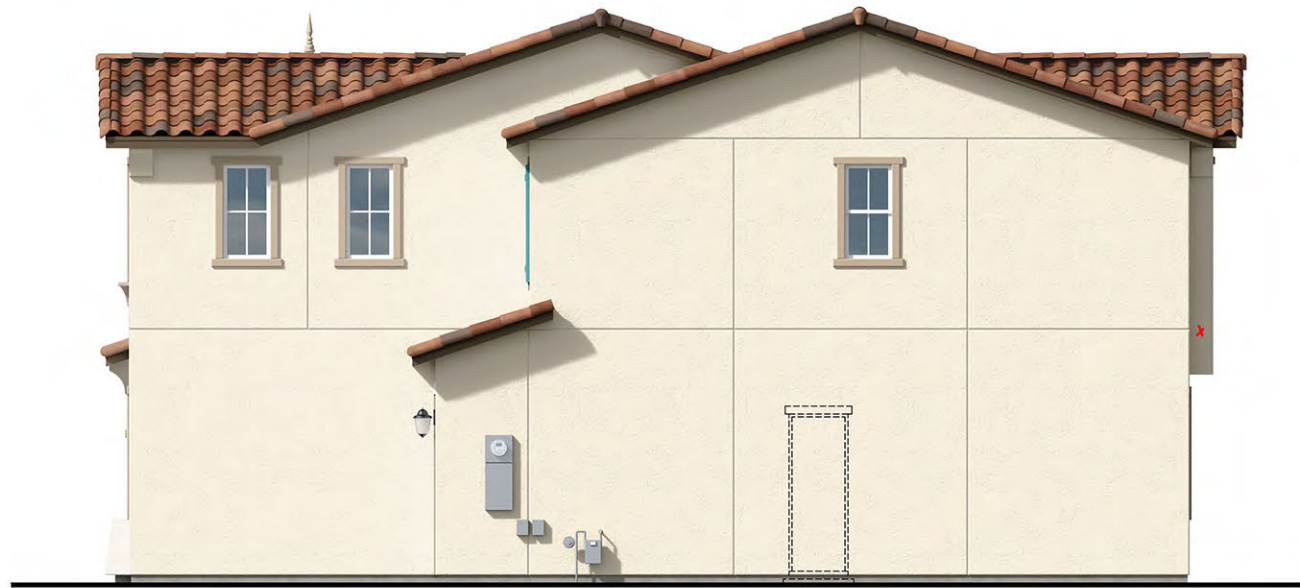


Right Elevation 'A' (Spanish Colonial)



Rear Elevation 'A' (Spanish Colonial)





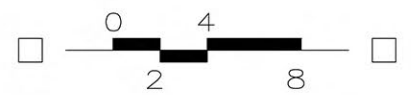
Right Elevation 'A' (Spanish Colonial)



Left Elevation 'A' (Spanish Colonial)



Enhanced Rear Elevation 'A' (Spanish Colonial)





Left Elevation 'B' (Craftsman)



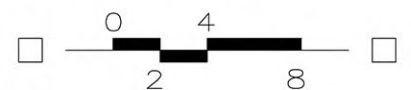
Front Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)



Rear Elevation 'B' (Craftsman)



PLAN 2



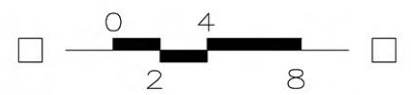
Right Elevation 'B' (Craftsman)



Left Elevation 'B' (Craftsman)



Rear Elevation 'B' (Craftsman)



PLAN 2



Left Elevation 'C' (Tuscany)



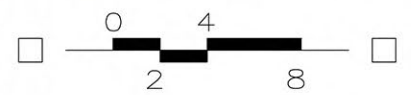
Front Elevation 'C' (Tuscany)



Right Elevation 'C' (Tuscany)



Rear Elevation 'C' (Tuscany)





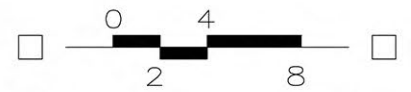
Right Elevation 'C' (Tuscany)



Left Elevation 'C' (Tuscany)



Enhanced Rear Elevation 'C' (Tuscany)



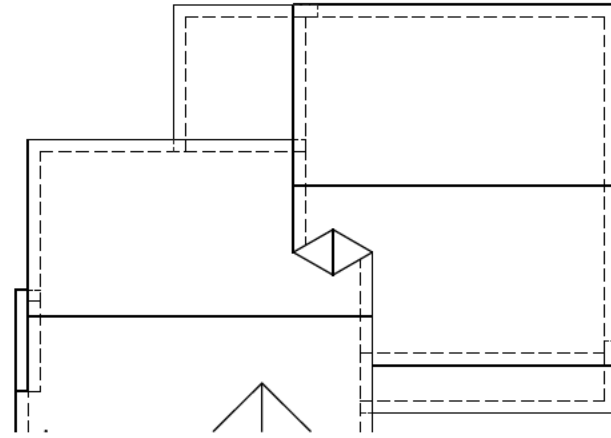
PLAN 2



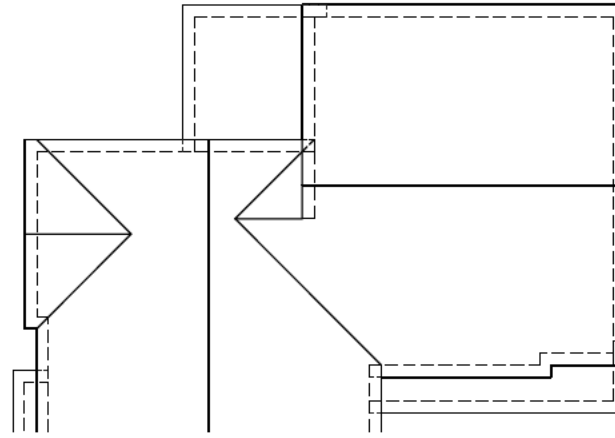
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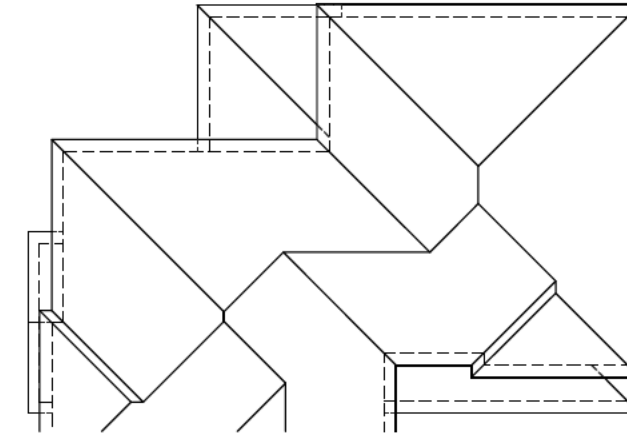
247.2501
 JOB No. : 350999
 STORY: Two
 Rev. May 16, 2022



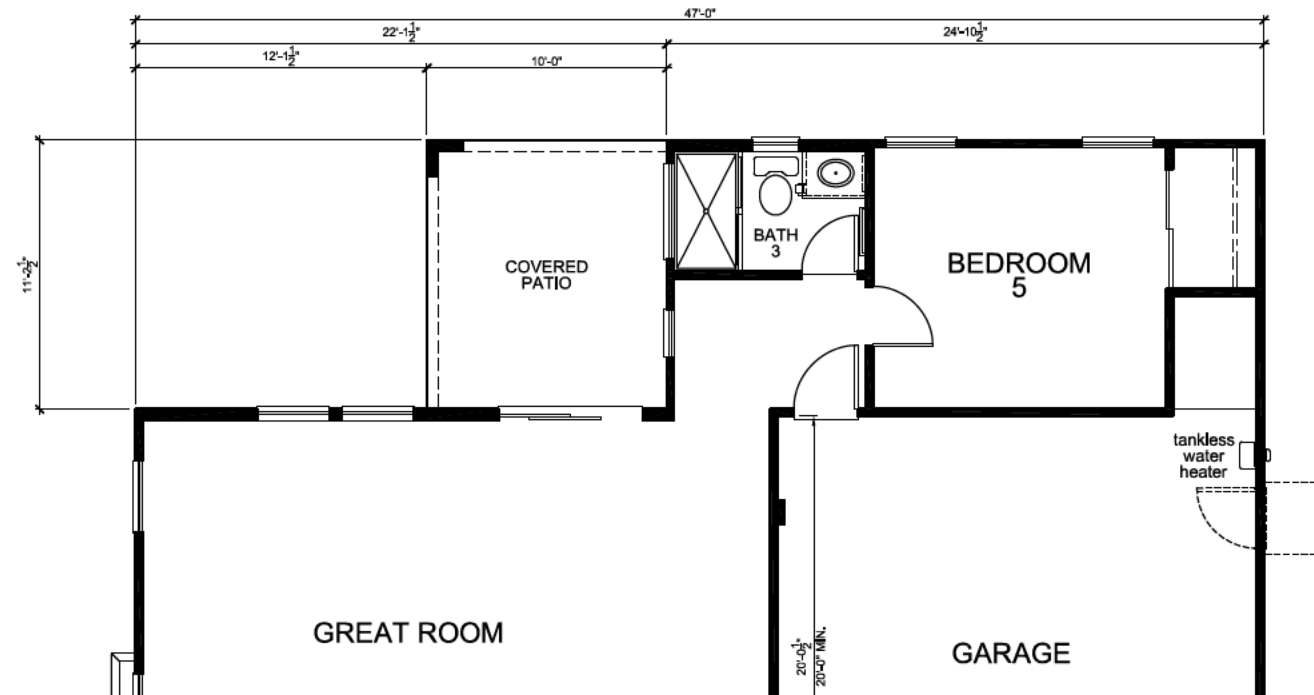
Partial Roof Plan 'A' (Spanish Colonial)
at Covered Patio



Partial Roof Plan 'B' (Farmhouse)
at Covered Patio



Partial Roof Plan 'C' (Tuscany)
at Covered Patio



Partial First Floor Plan
at Covered Patio



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247.2501

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Rear Elevation 'B' (Craftsman)
at Covered Patio



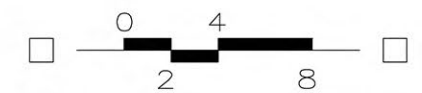
Partial Left Elevation 'B' (Craftsman)
at Covered Patio



Rear Elevation 'A' (Spanish Colonial)
at Covered Patio



Partial Left Elevation 'A' (Spanish Colonial)
at Covered Patio



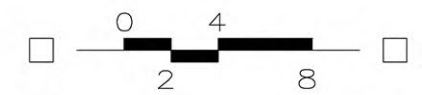
PLAN 2



Rear Elevation 'C' (Tuscany)
at Covered Patio



Partial Left Elevation 'C' (Tuscany)
at Covered Patio



PLAN 2



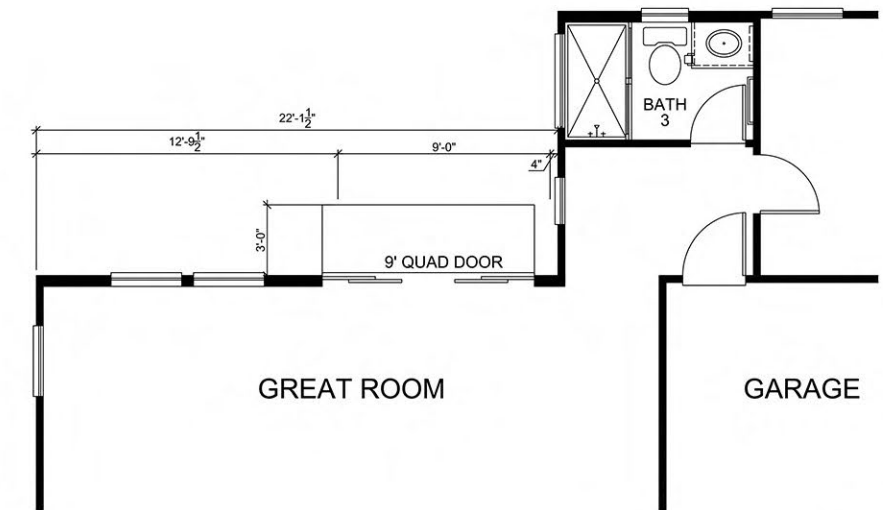
Rear Elevation 'A' at Quad Door Option



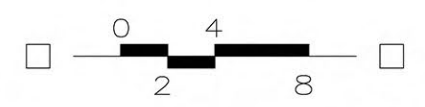
Rear Elevation 'B' at Quad Door Option



Rear Elevation 'C' at Quad Door Option

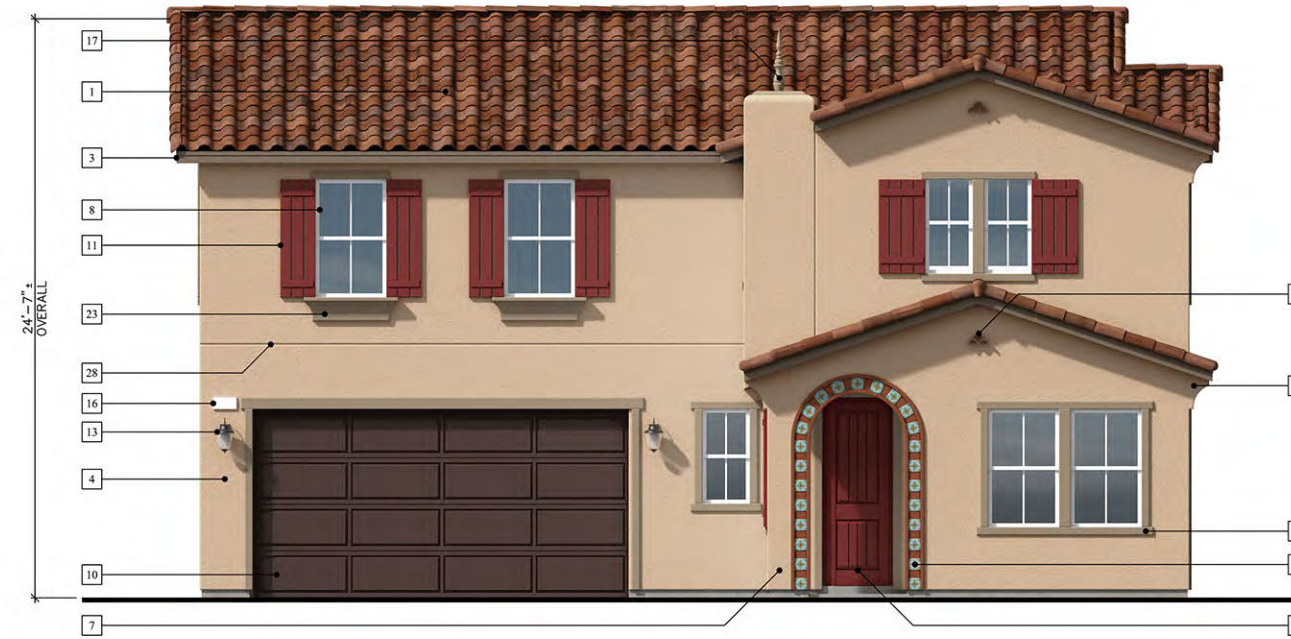


Quad Door Option

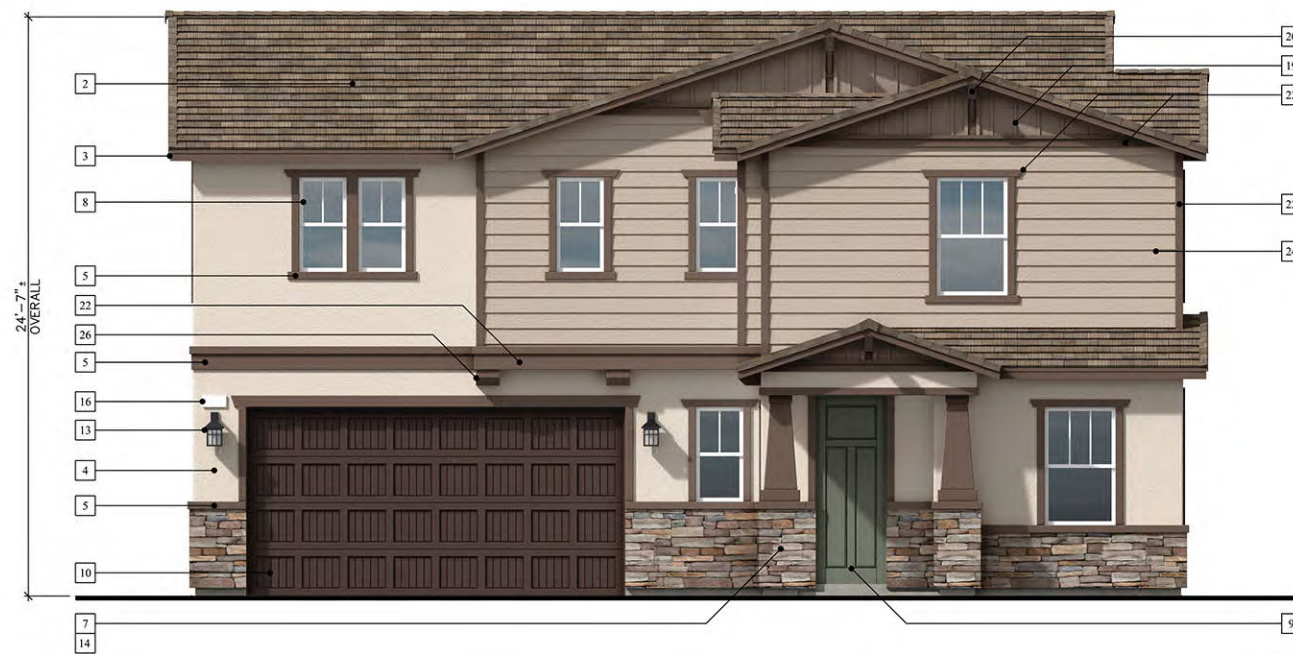


ELEVATION LEGEND

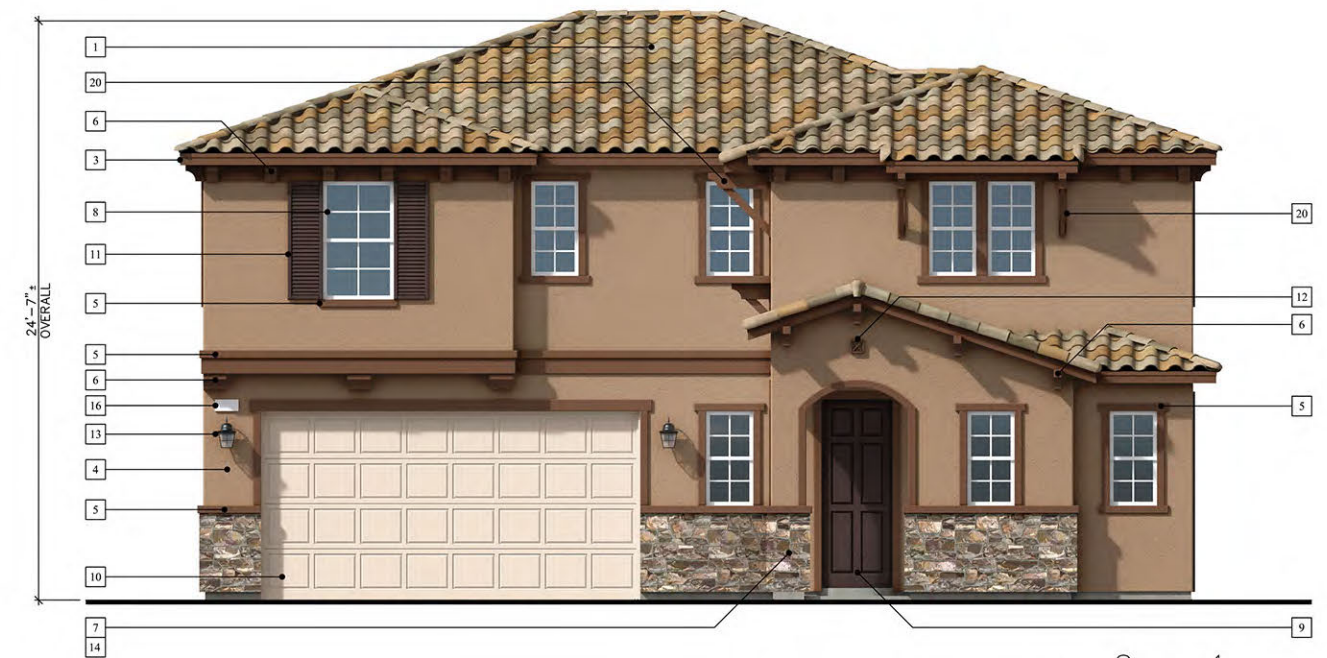
- | | |
|---|--|
| 1 CONCRETE 'S' TILE ROOFING | 15 DECORATIVE CLAY PIPES |
| 2 CONCRETE FLAT TILE ROOFING | 16 ADDRESS PLAQUE |
| 3 WOOD FASCIA BOARD | 17 POLYURETHANE SPIRE |
| 4 STUCCO FINISH (16/20 SAND) | 18 STUCCO OVER FOAM POTSHelf |
| 5 STUCCO OVER FOAM TRIM | 19 BOARD AND BATTEN |
| 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM | 20 PRE-FAB OUTLOOKER |
| 7 STUCCO COLUMNS | 21 WOOD POST |
| 8 VINYL WINDOW SYSTEM | 22 WOOD TRIM |
| 9 COMPOSITE ENTRY DOOR | 23 DECORATIVE "TEAR DROP" STUCCO O/ FOAM SILL DETAIL |
| 10 METAL SECTIONAL GARAGE DOOR | 24 8" LAP SIDING, U.N.O. |
| 11 DECORATIVE SHUTTERS | 25 DECORATIVE CERAMIC TILES |
| 12 DECORATIVE GABLE END DETAIL | 26 POLYURETHANE CORBELS |
| 13 COACH LIGHTS | 27 STUCCO SHELF |
| 14 STONE VENEER | 28 STUCCO EXPANSION JOINT |



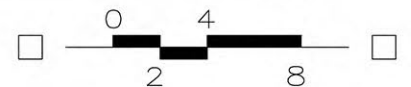
Elevation 'A' (Spanish Colonial)

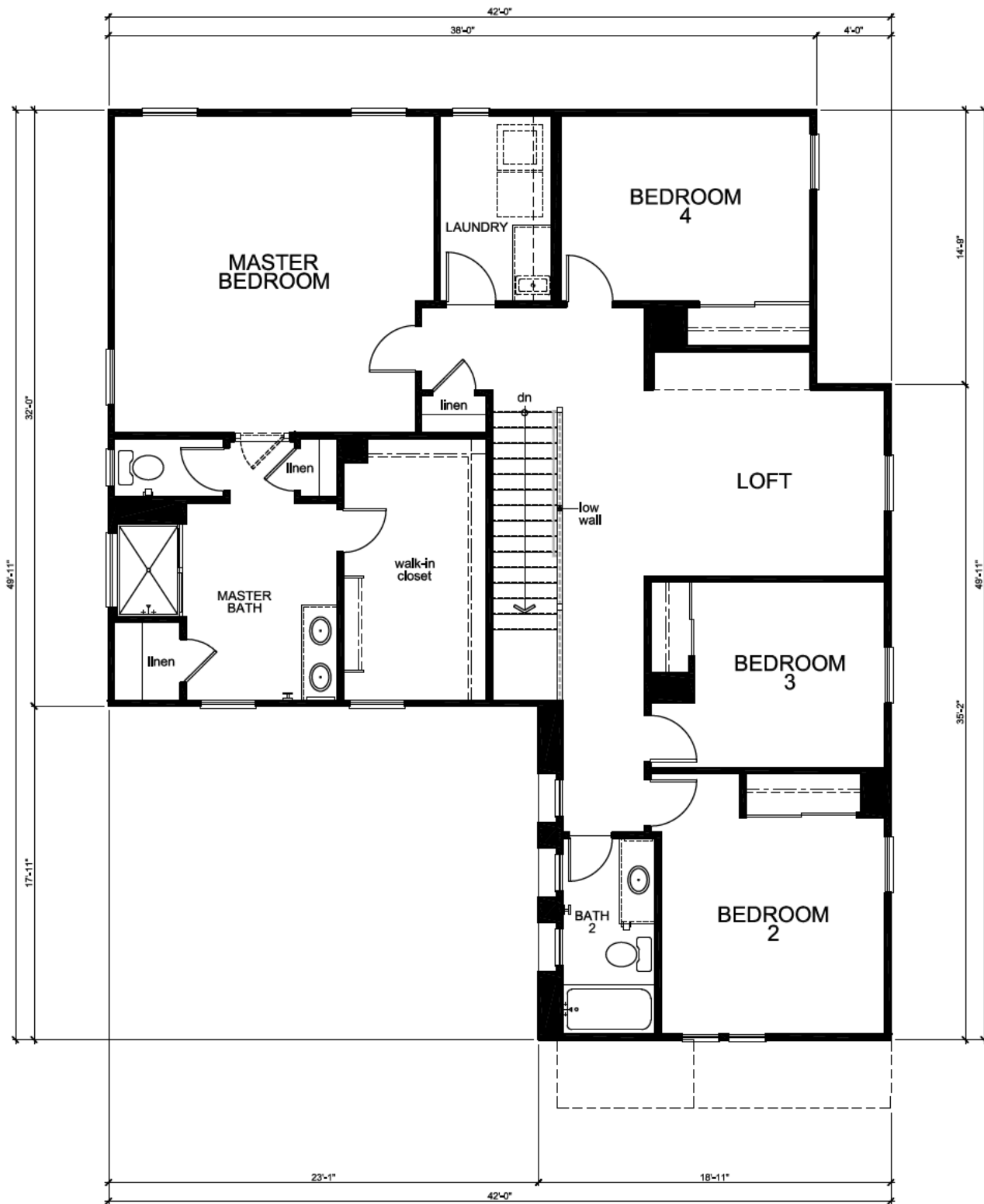


Elevation 'B' (Craftsman)

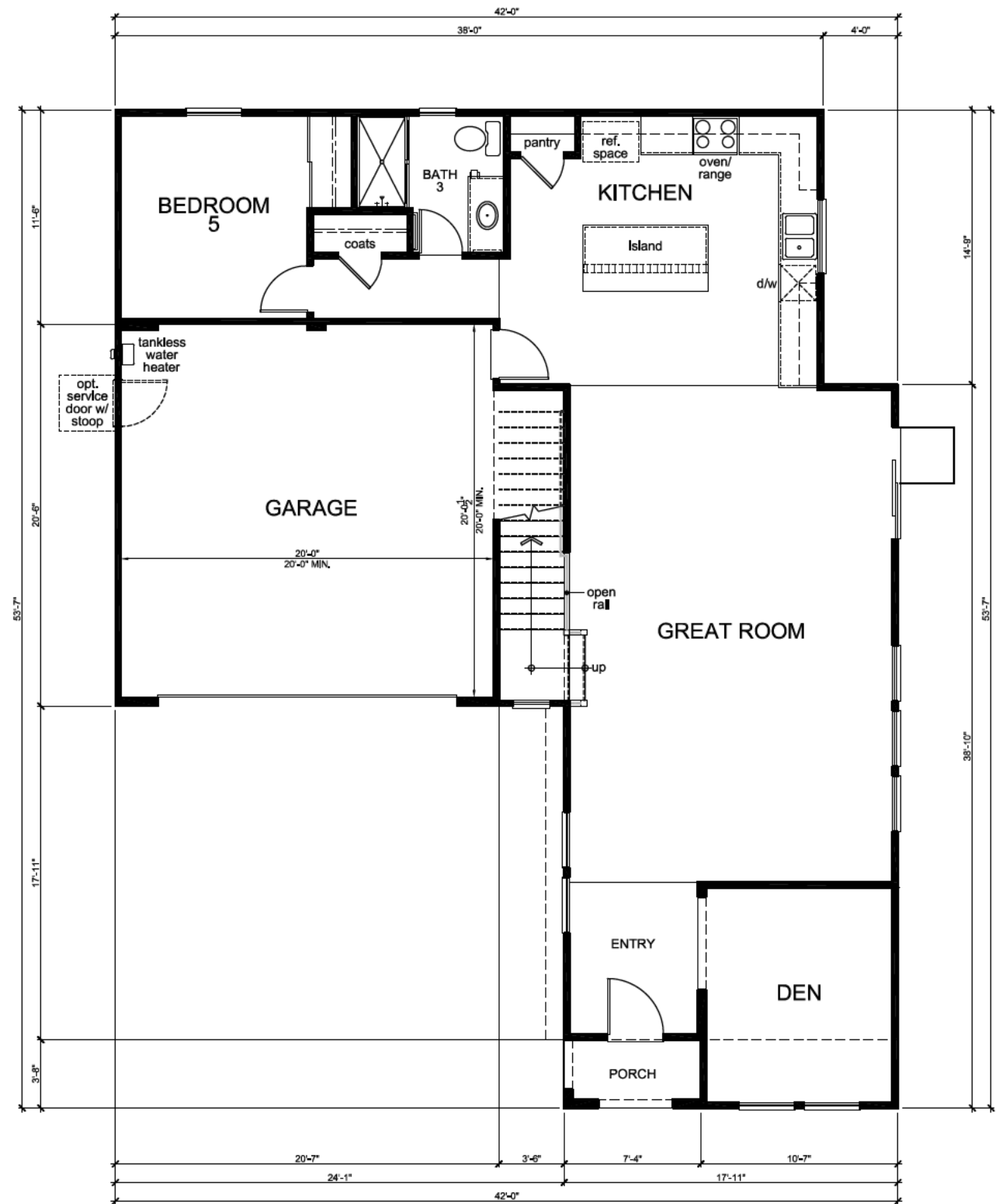


Elevation 'C' (Tuscany)





Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 242.2780			
FIRST FLOOR AREA	1224	SQ. FT.	
SECOND FLOOR AREA	1591	SQ. FT.	
TOTAL AREA	2780	SQ. FT.	
GARAGE AREA	442	SQ. FT.	
PORCH AREA	27	SQ. FT.	
OPTIONS:			
COVERED PATIO	184	SQ. FT.	



PLAN 3

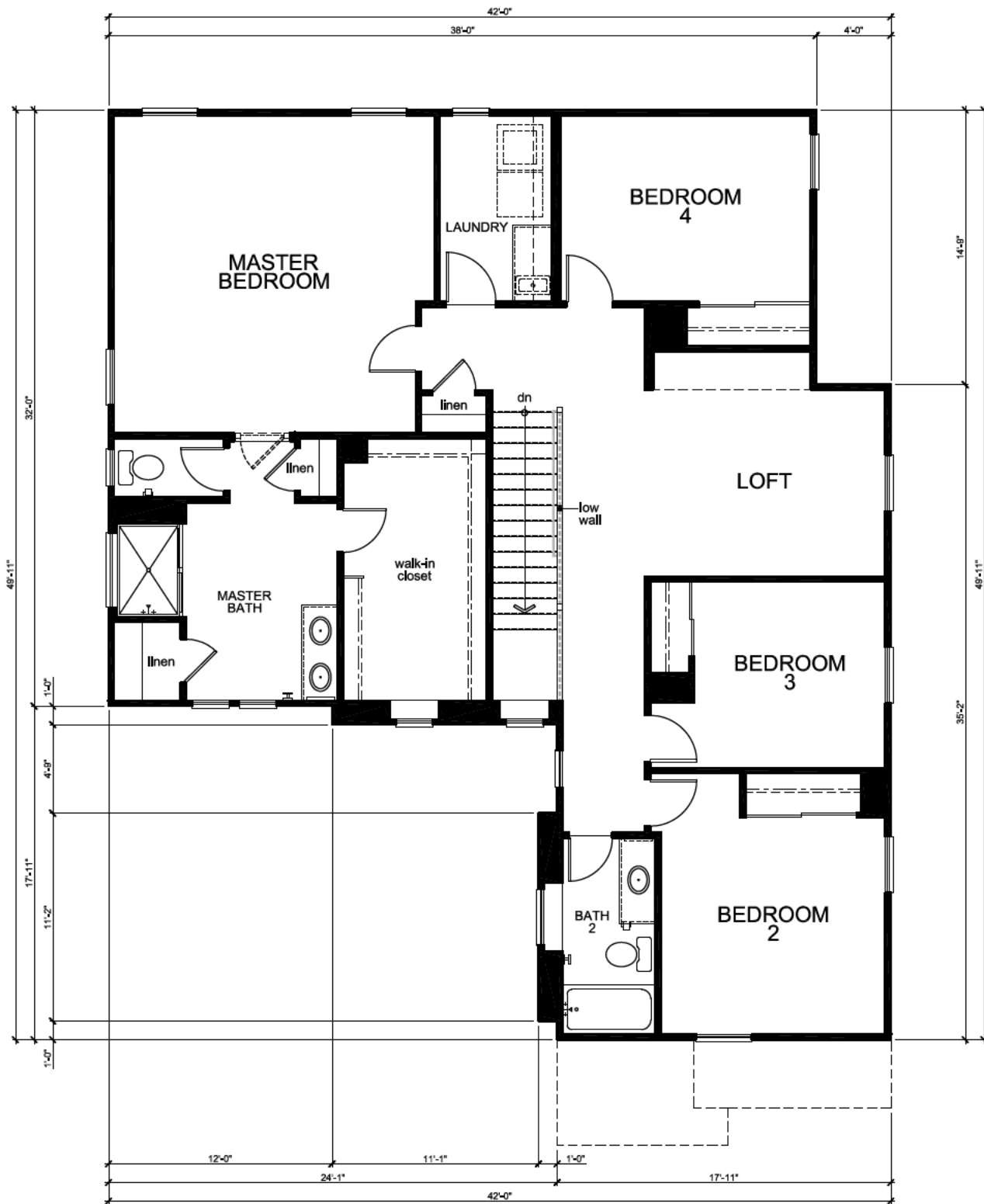


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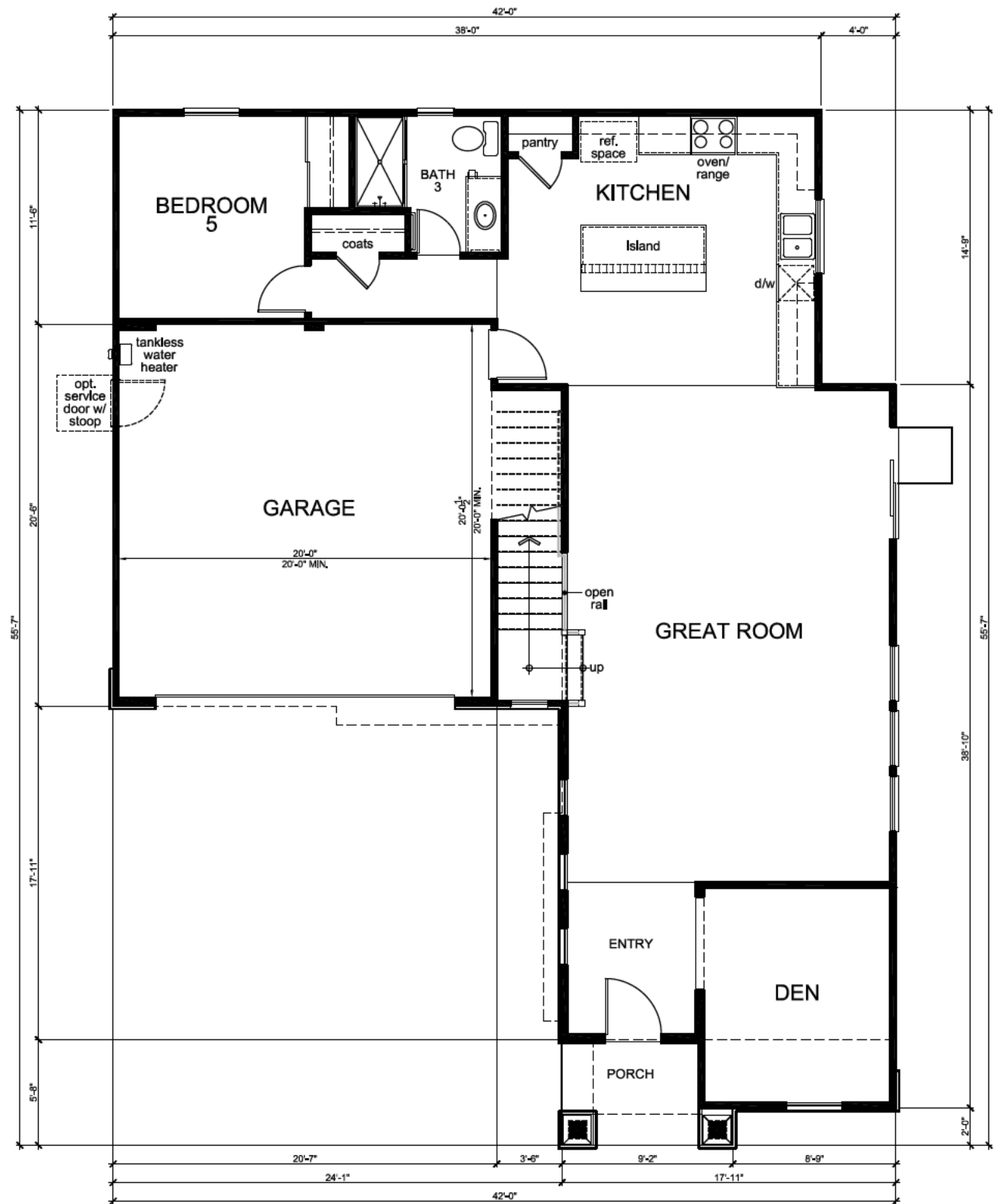
ESPERANZA MOTORCOURT CLUSTER
TENTATIVE TRACT MAP 20160

242.2780

JOB No. : 350999
STORY: Two
Rev. May 16, 2022

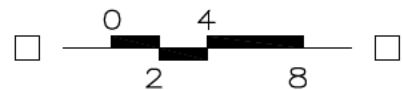


Second Floor Plan 'B'



First Floor Plan 'B'

SQUARE FOOTAGE			
PLAN 242.2780			
FIRST FLOOR AREA	1224	SQ. FT.	
SECOND FLOOR AREA	1591	SQ. FT.	
TOTAL AREA	2780	SQ. FT.	
GARAGE AREA	442	SQ. FT.	
PORCH AREA	27	SQ. FT.	
OPTIONS:			
COVERED PATIO	184	SQ. FT.	



PLAN 3

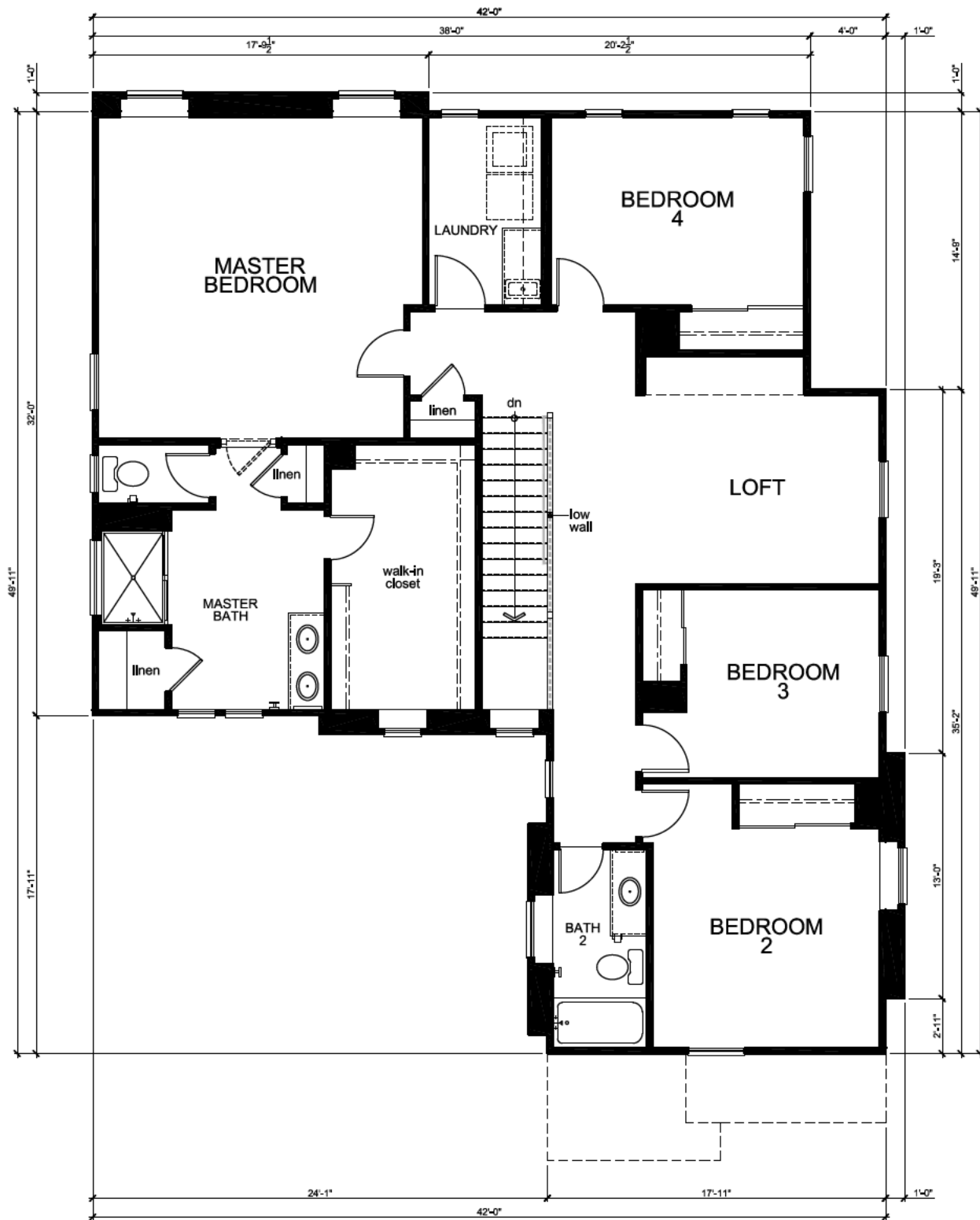


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ESPERANZA MOTORCOURT CLUSTER
 TENTATIVE TRACT MAP 20160

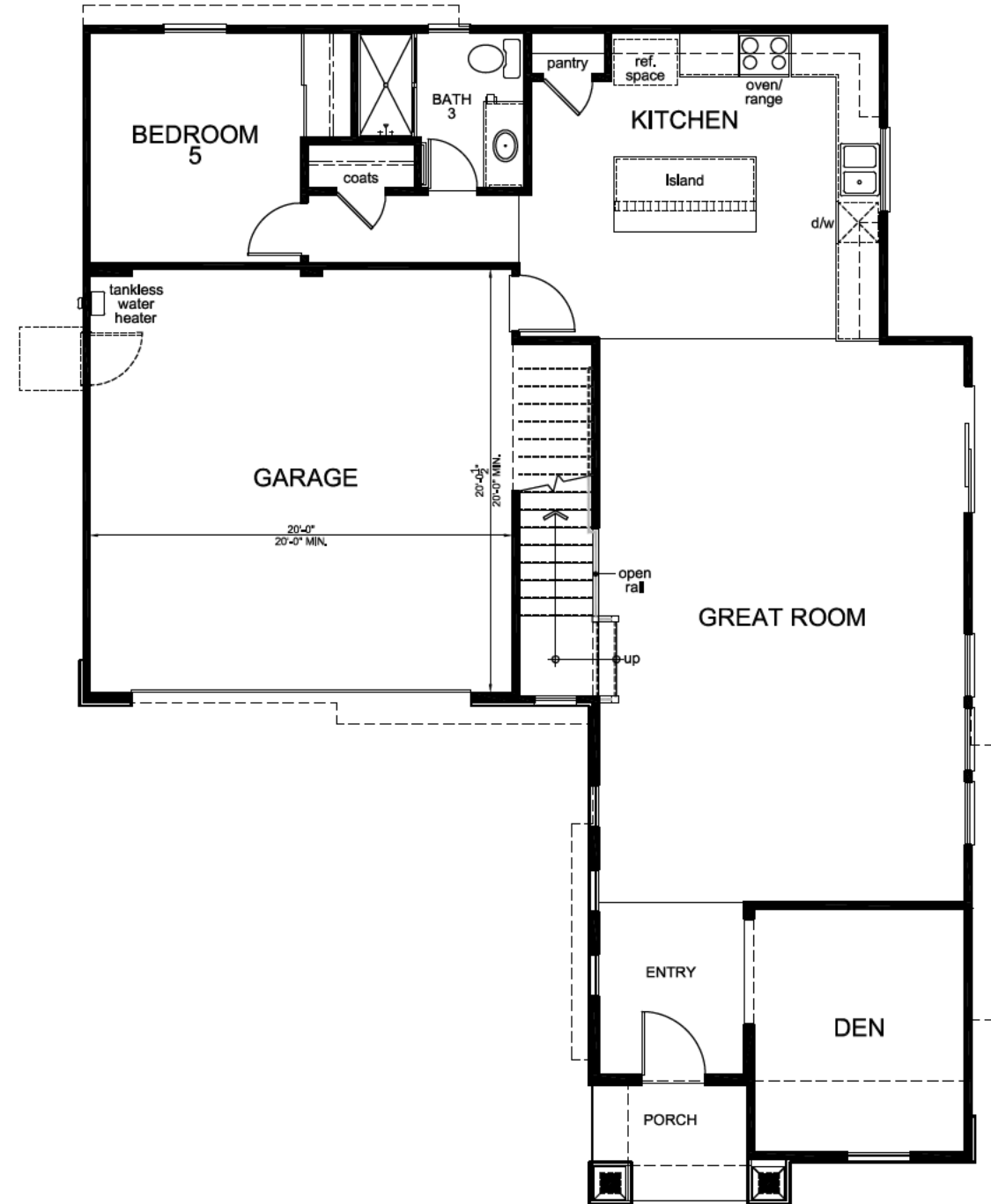
242.2780

JOB No. : 350999
 STORY: Two
 Rev. May 16, 2022

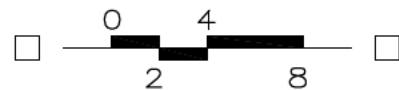


Enhanced Second Floor Plan 'B'

SQUARE FOOTAGE		
PLAN 242.2780		
FIRST FLOOR AREA	1224	SQ. FT.
SECOND FLOOR AREA	1991	SQ. FT.
TOTAL AREA	2780	SQ. FT.
GARAGE AREA	442	SQ. FT.
PORCH AREA	27	SQ. FT.
	45	SQ. FT.
	84	SQ. FT.
OPTIONS:		
COVERED PATIO	184	SQ. FT.



First Floor Plan 'B'



PLAN 3

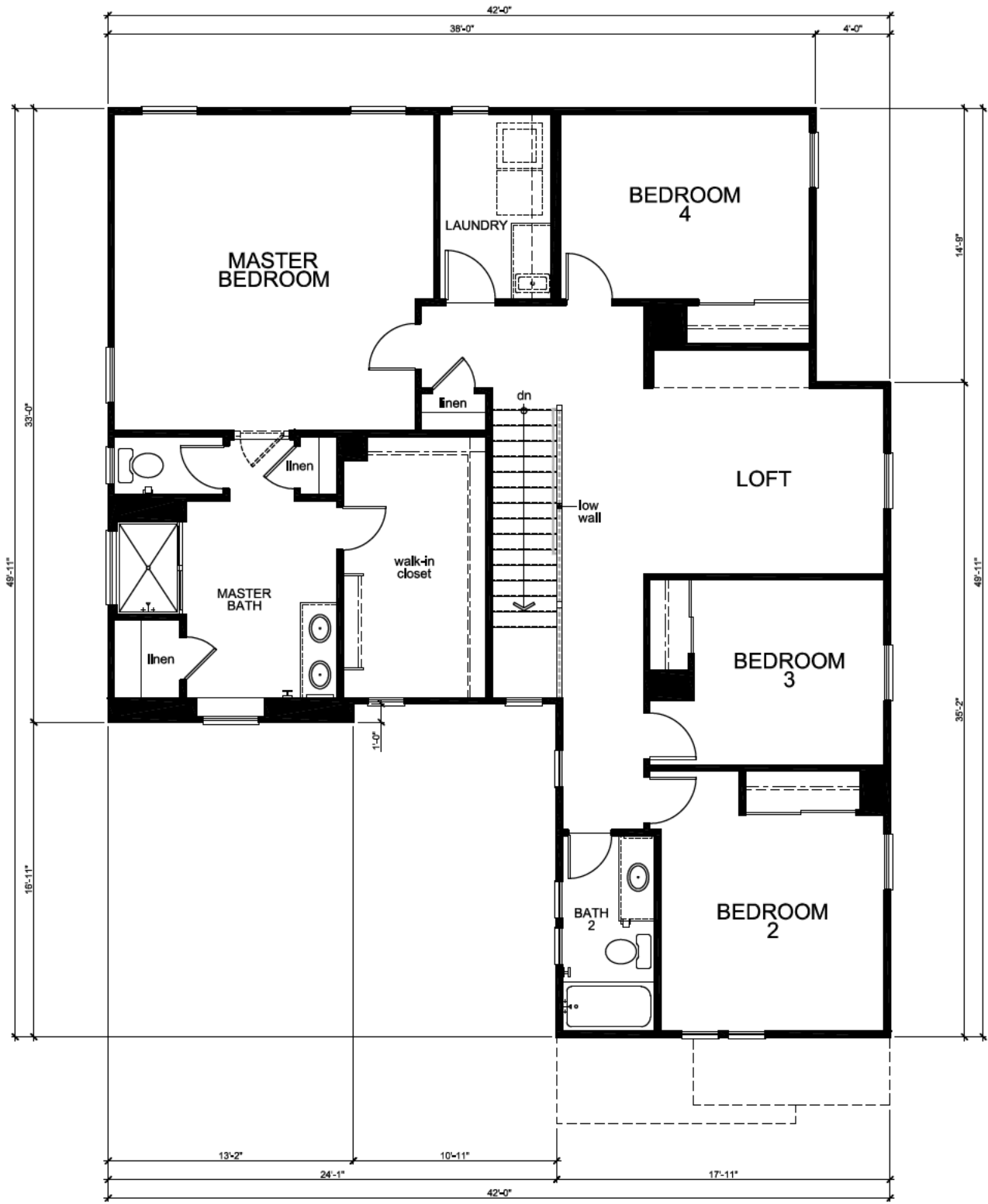


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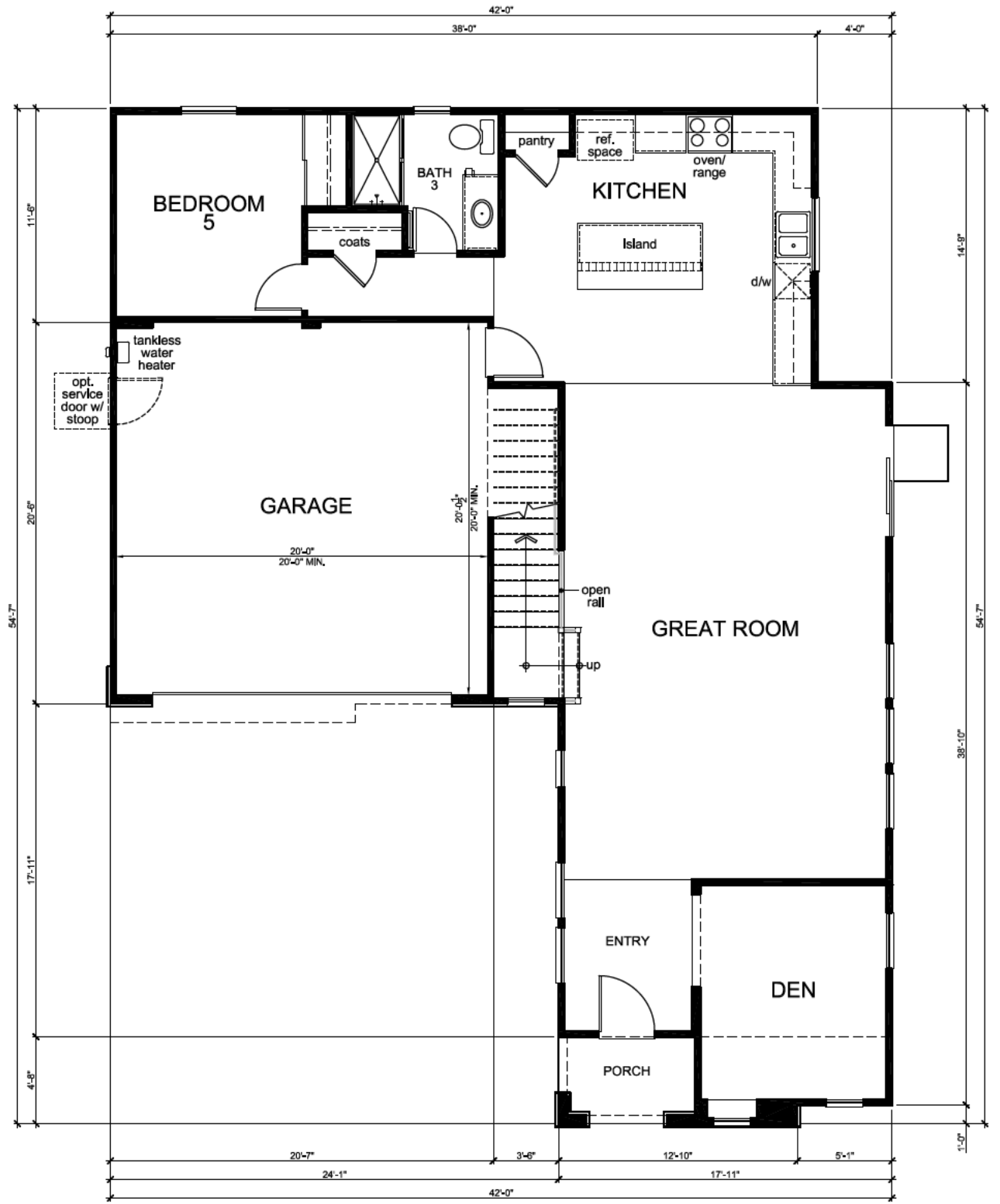
ESPERANZA MOTORCOURT CLUSTER
 TENTATIVE TRACT MAP 20160

242.2780

JOB No. : 350999
 STORY: Two
 Rev. May 16, 2022

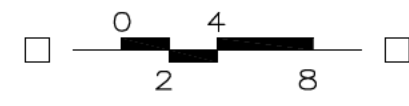


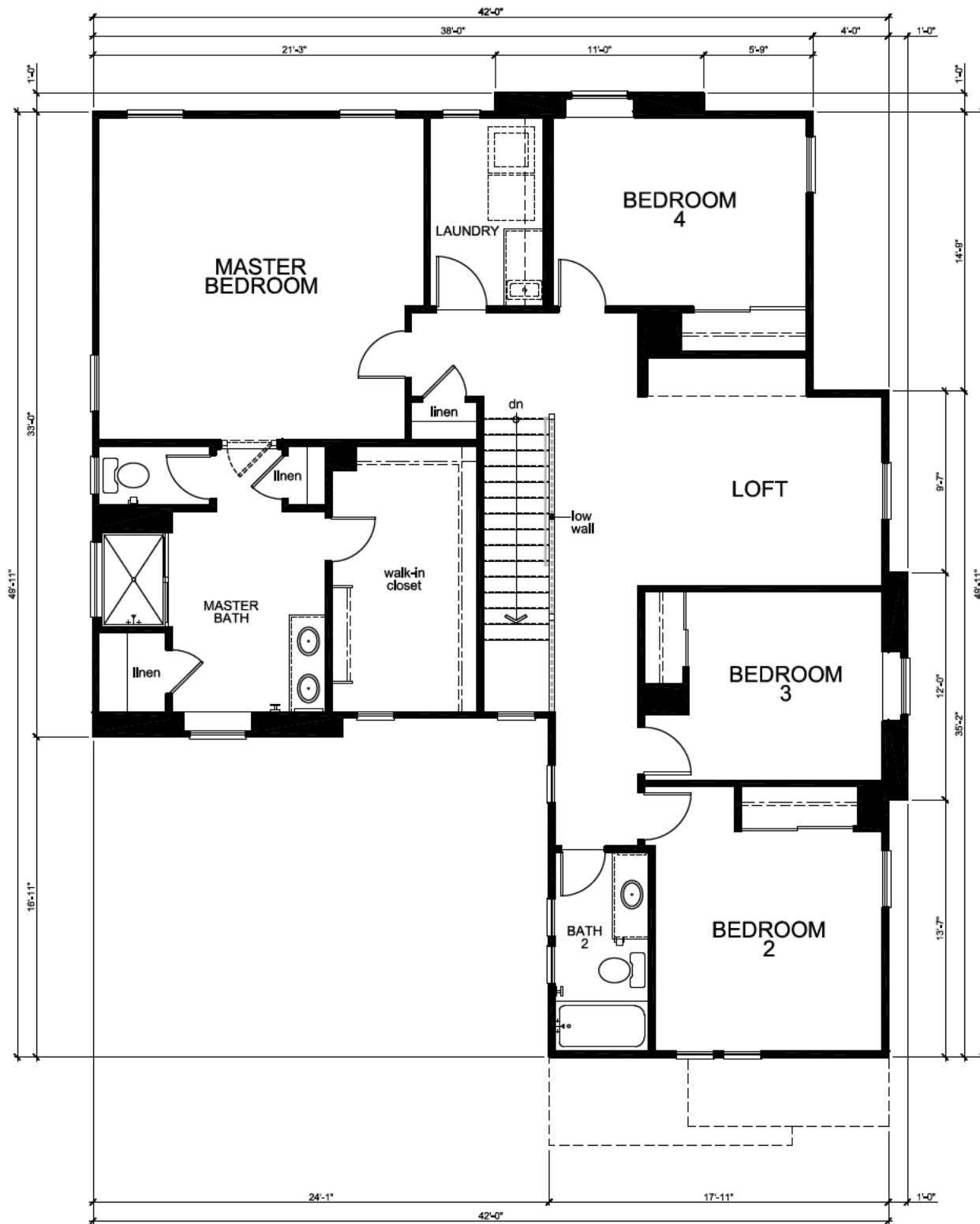
Second Floor Plan 'C'



First Floor Plan 'C'

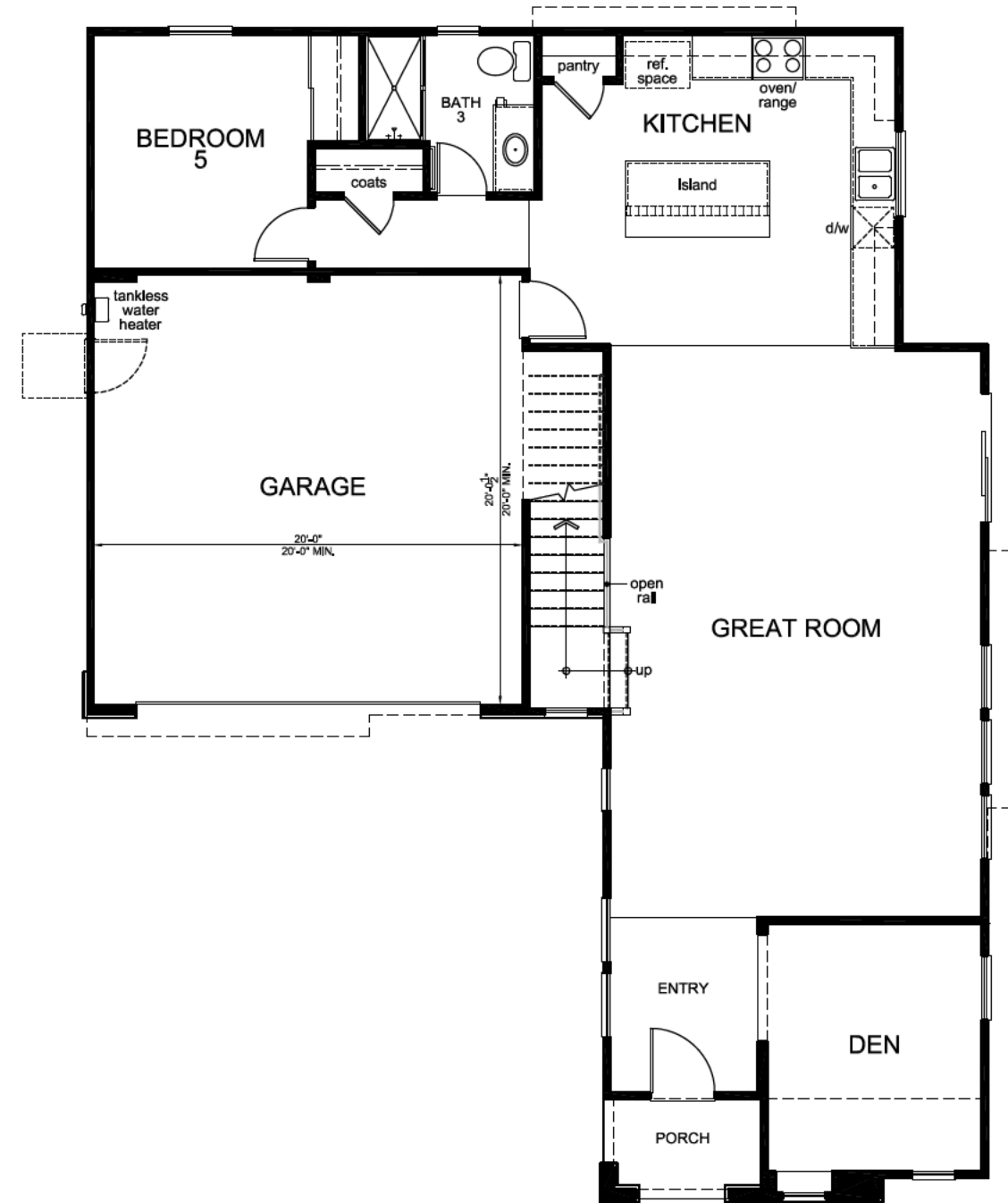
SQUARE FOOTAGE			
PLAN 242.2780			
FIRST FLOOR AREA	1224	SQ. FT.	
SECOND FLOOR AREA	198	SQ. FT.	
TOTAL AREA	2780	SQ. FT.	
GARAGE AREA	442	SQ. FT.	
PORCH AREA	27	SQ. FT.	
	ELEVATION 'A'	45	SQ. FT.
	ELEVATION 'B'	84	SQ. FT.
OPTIONS:			
COVERED PATIO	184	SQ. FT.	





Enhanced Second Floor Plan 'C'

SQUARE FOOTAGE		
PLAN 242.2780		
FIRST FLOOR AREA	1224	SQ. FT.
SECOND FLOOR AREA	1991	SQ. FT.
TOTAL AREA	2780	SQ. FT.
GARAGE AREA	442	SQ. FT.
PORCH AREA	27	SQ. FT.
	45	SQ. FT.
	94	SQ. FT.
OPTIONS:		
COVERED PATIO	184	SQ. FT.



First Floor Plan 'C'



PLAN 3

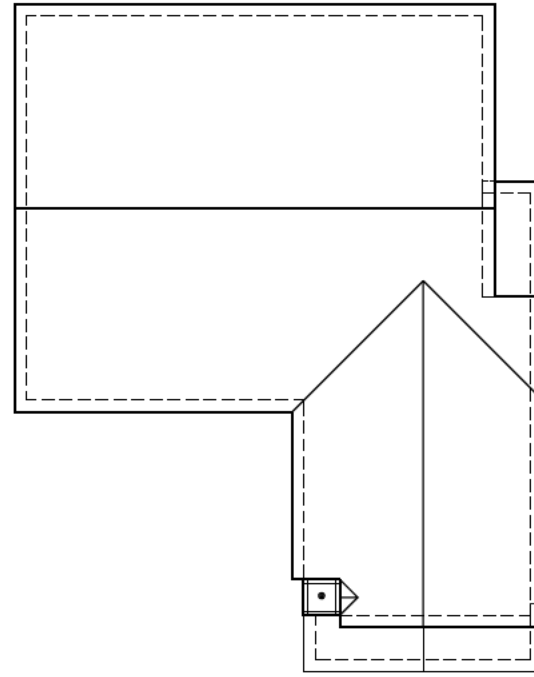


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ESPERANZA MOTORCOURT CLUSTER
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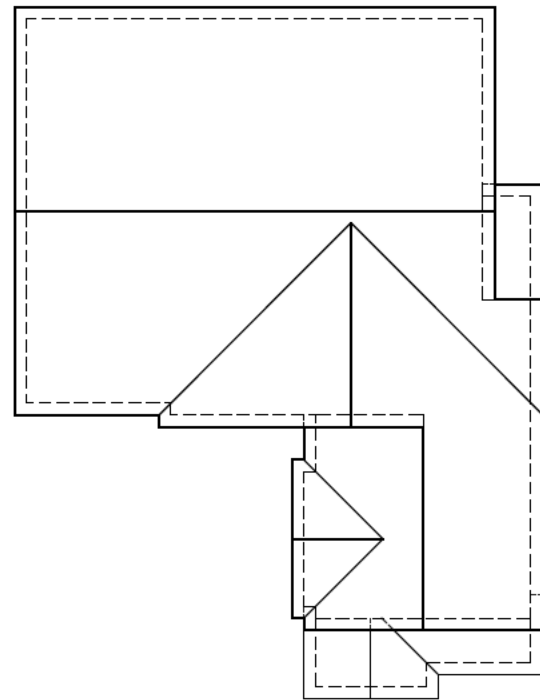
242.2780

JOB No. : 350999
 STORY: Two
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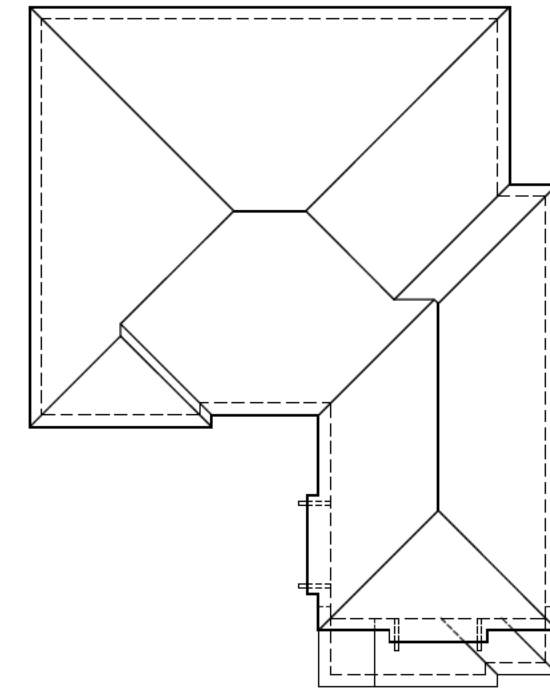
'A' Spanish Colonial

4:12



'B' Craftsman

4:12

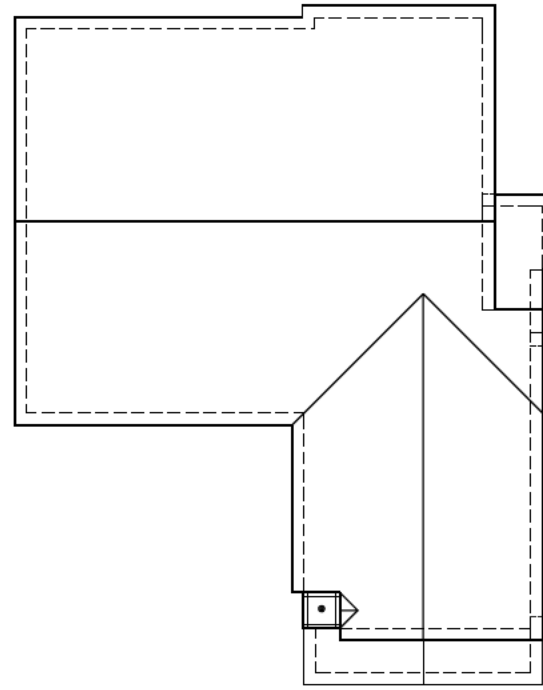


'C' Tuscan

4:12

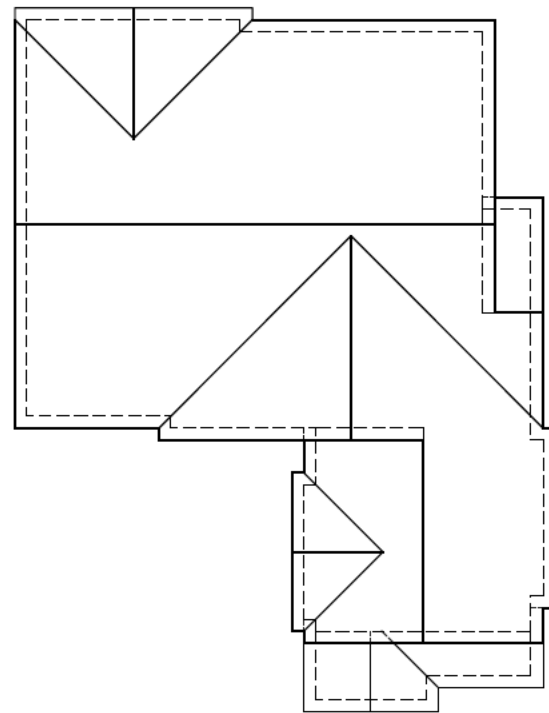


Roof Plans



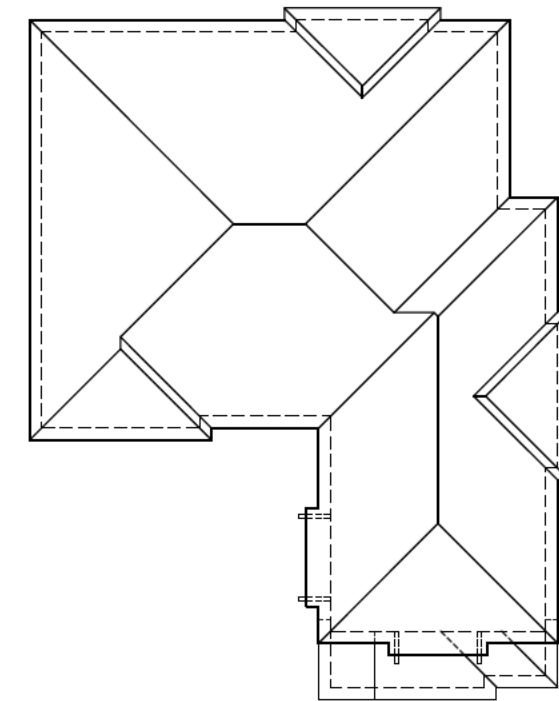
'A' Spanish Colonial

4:12



'B' Craftsman

4:12

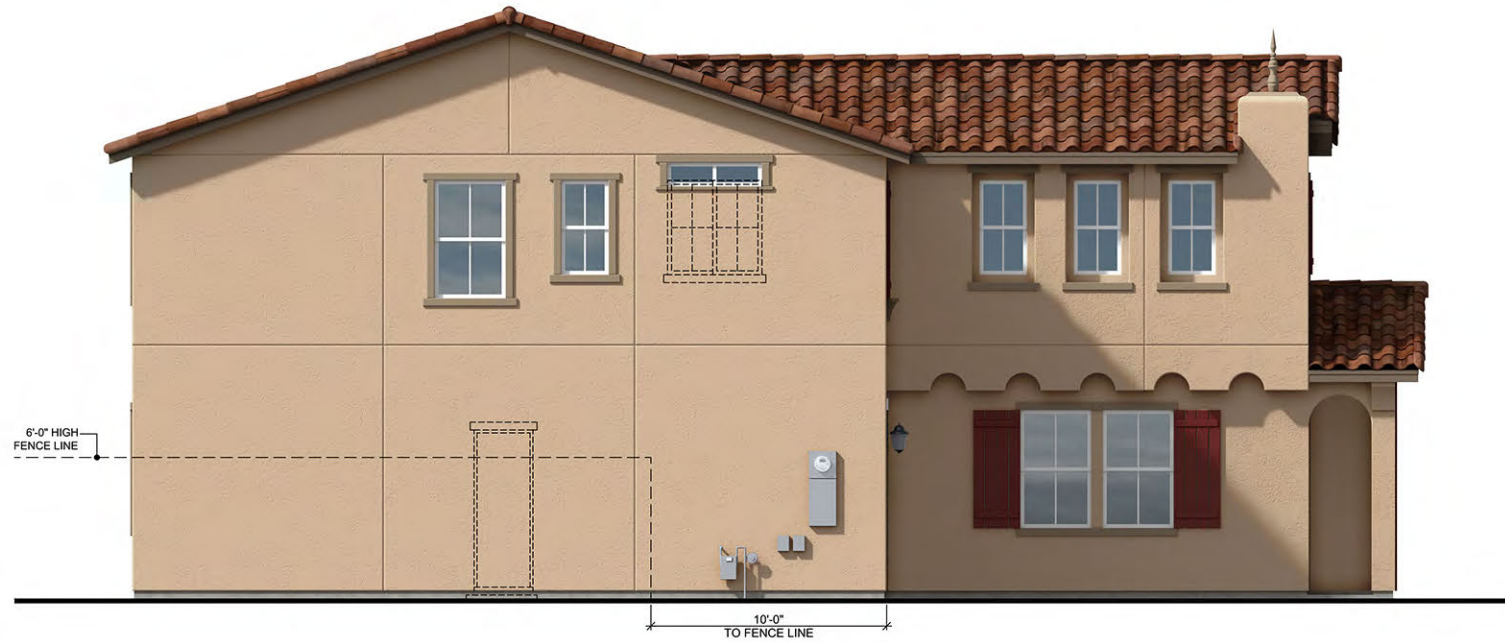


'C' Tuscan

4:12



Enhanced Roof Plans



Left Elevation 'A' (Spanish Colonial)



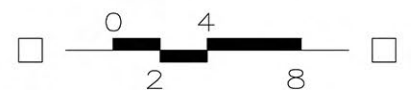
Front Elevation 'A' (Spanish Colonial)



Right Elevation 'A' (Spanish Colonial)



Rear Elevation 'A' (Spanish Colonial)





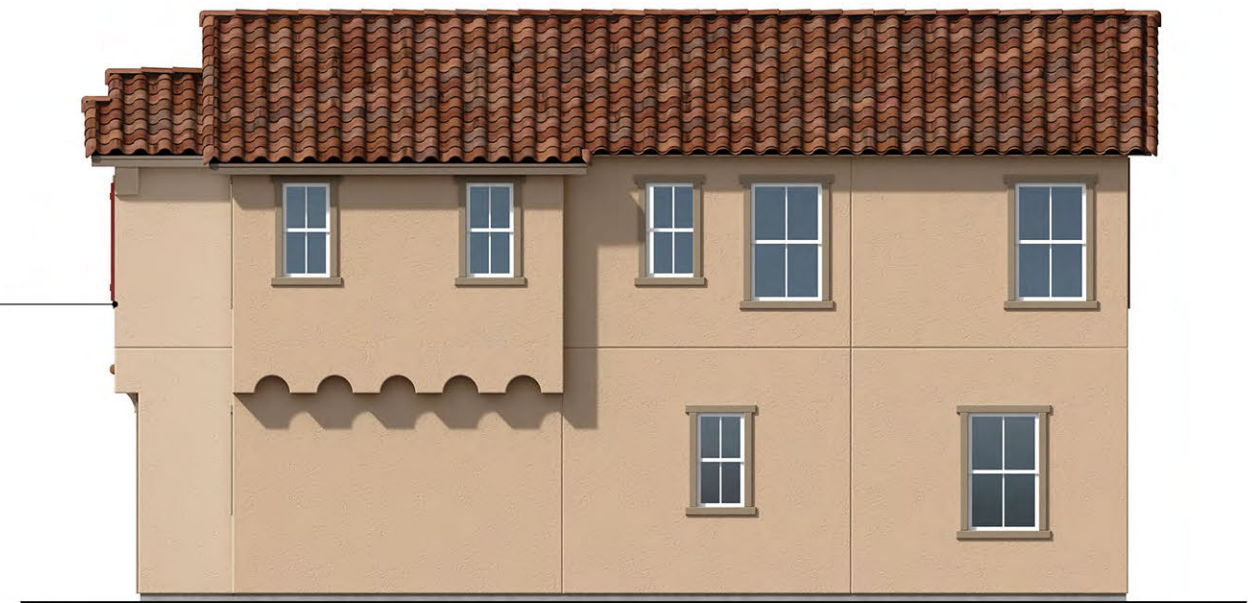
Left Elevation 'A' (Spanish Colonial)



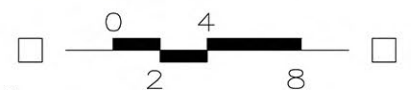
Front Elevation 'A' (Spanish Colonial)



Enhanced Right Elevation 'A' (Spanish Colonial)



Enhanced Rear Elevation 'A' (Spanish Colonial)





Left Elevation 'B' (Craftsman)



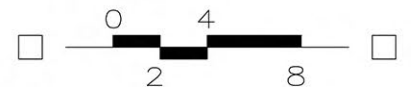
Front Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)



Rear Elevation 'B' (Craftsman)



PLAN 3



Left Elevation 'B' (Craftsman)



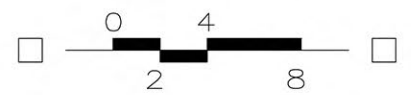
Front Elevation 'B' (Craftsman)

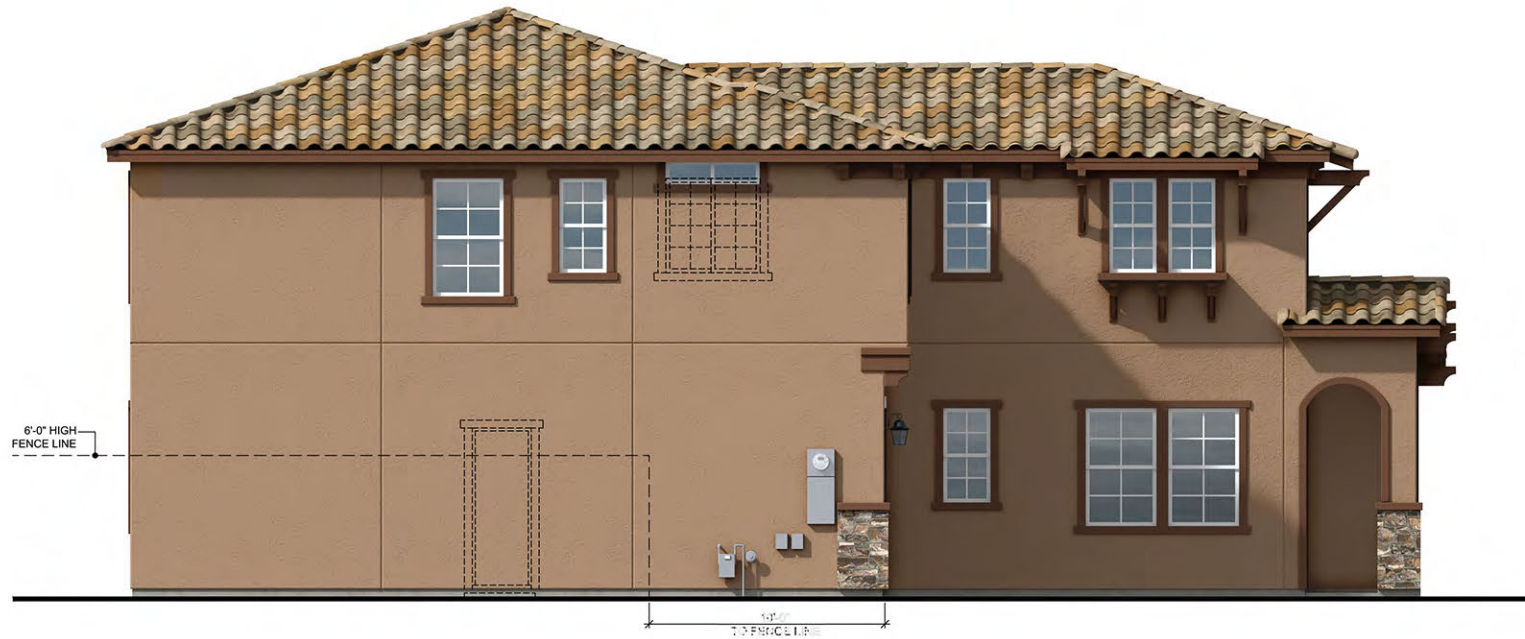


Enhanced Right Elevation 'B' (Craftsman)



Enhanced Rear Elevation 'B' (Craftsman)





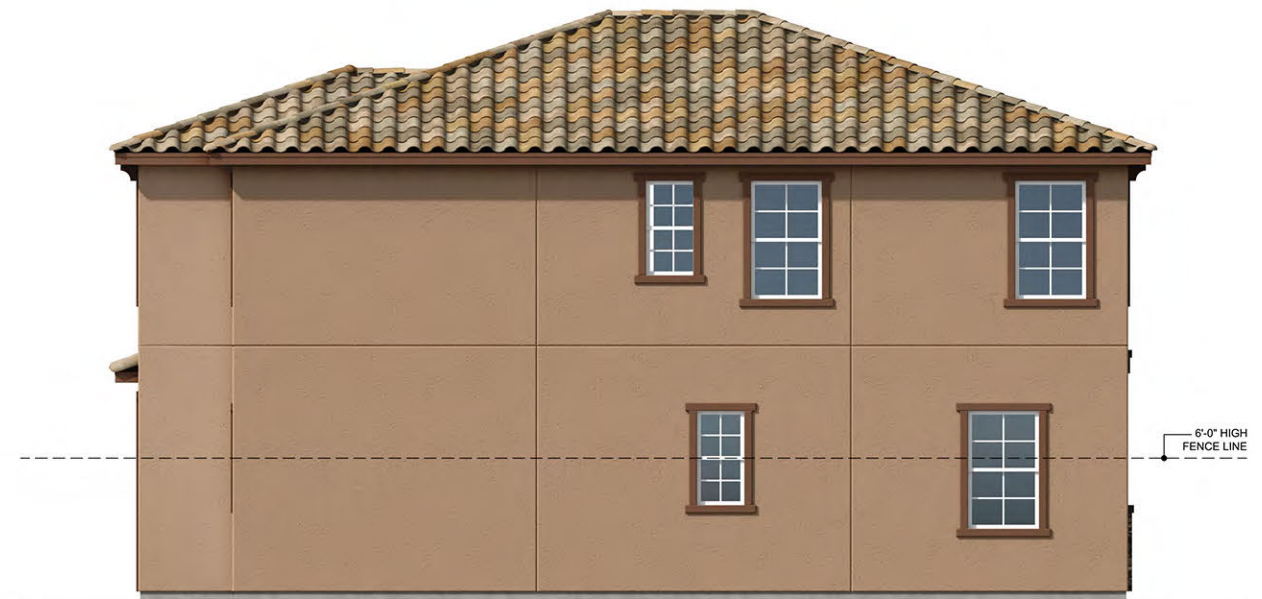
Left Elevation 'C' (Tuscany)



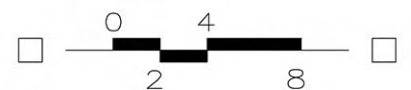
Front Elevation 'C' (Tuscany)



Right Elevation 'C' (Tuscany)



Rear Elevation 'C' (Tuscany)





Left Elevation 'C' (Tuscany)



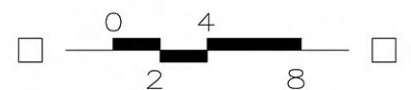
Front Elevation 'C' (Tuscany)

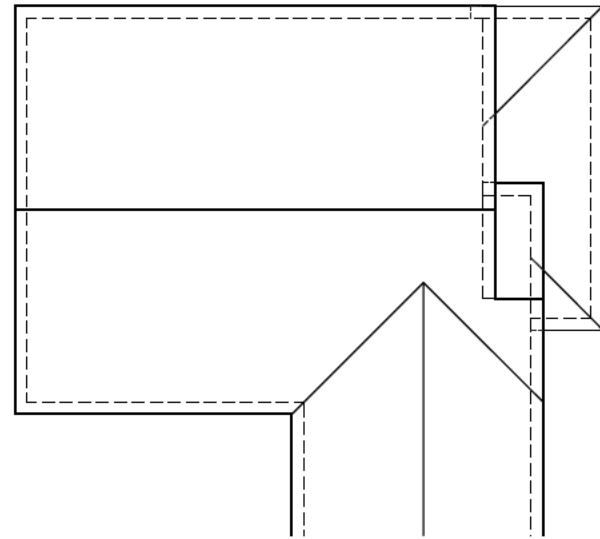


Enhanced Right Elevation 'C' (Tuscany)

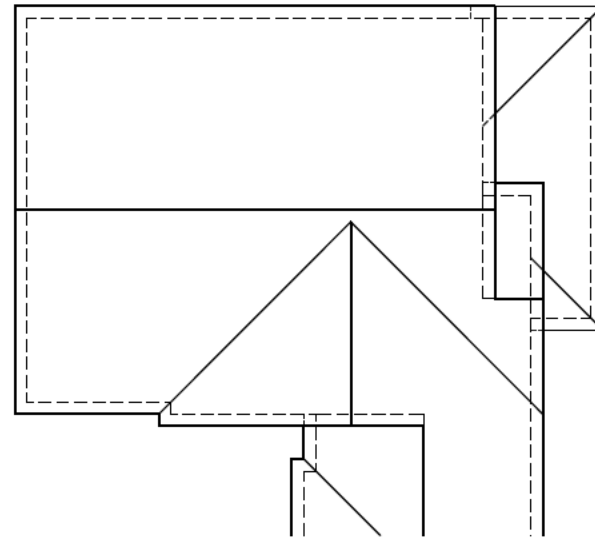


Enhanced Rear Elevation 'C' (Tuscany)

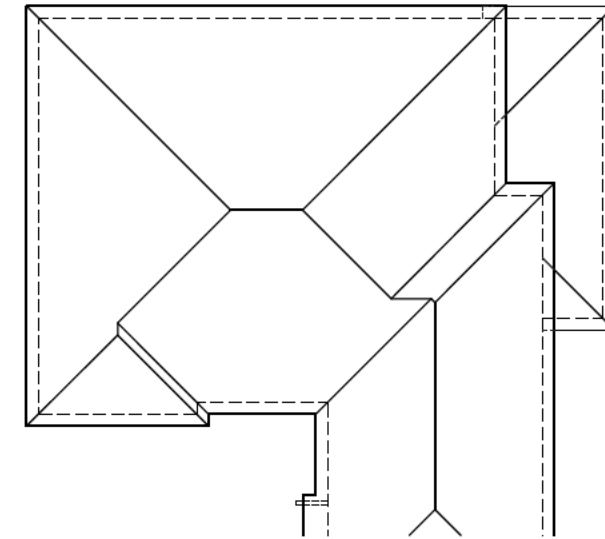




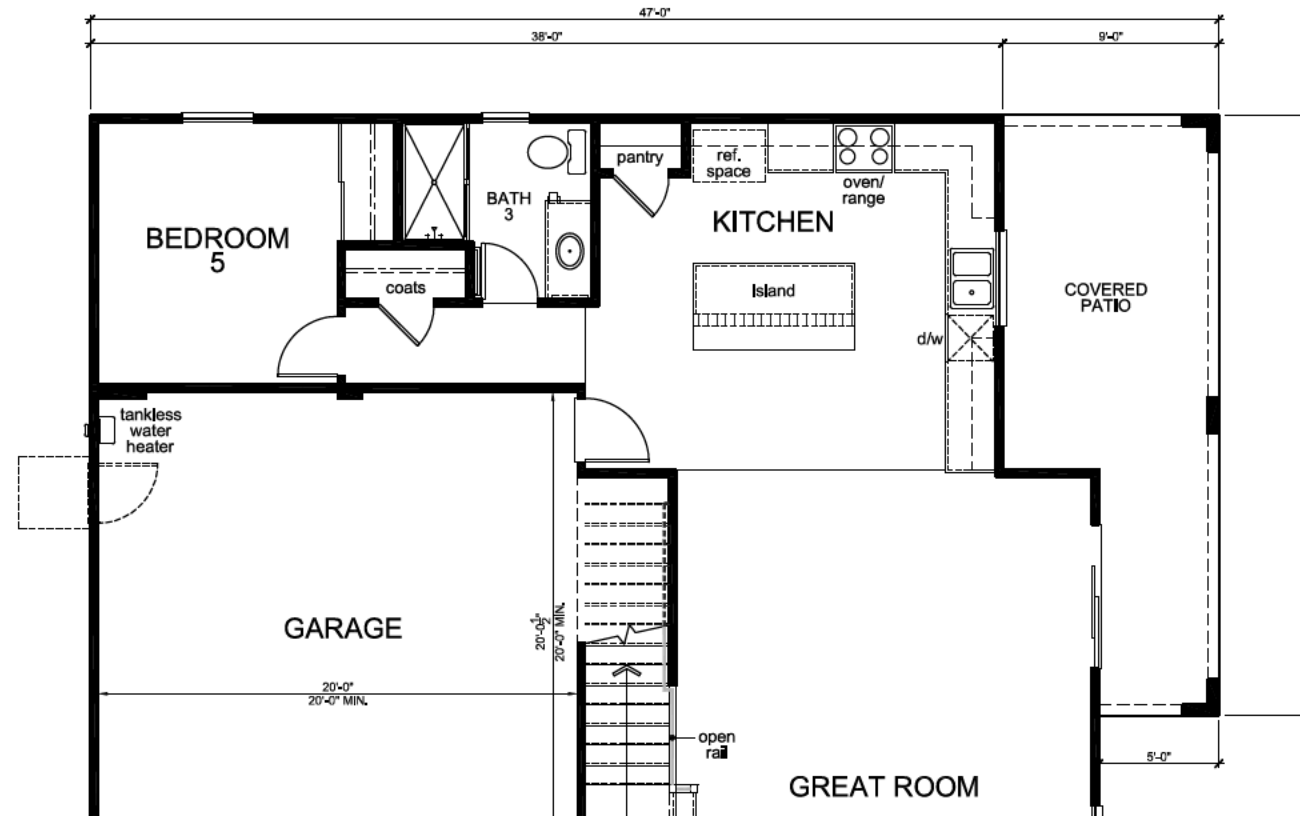
Partial Roof Plan 'A' (Spanish Colonial)
at Covered Patio



Partial Roof Plan 'B' (Farmhouse)
at Covered Patio



Partial Roof Plan 'C' (Tuscany)
at Covered Patio



Partial First Floor Plan
at Covered Patio



PLAN 3



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242.2780

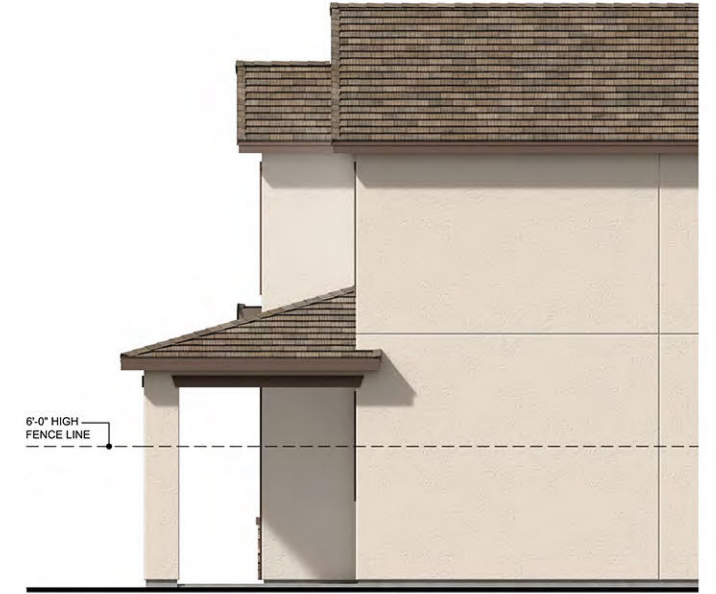
JOB No. : 350999
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Partial Front Elevation 'B' (Craftsman)
at Covered Patio



Right Elevation 'B' (Craftsman)
at Covered Patio



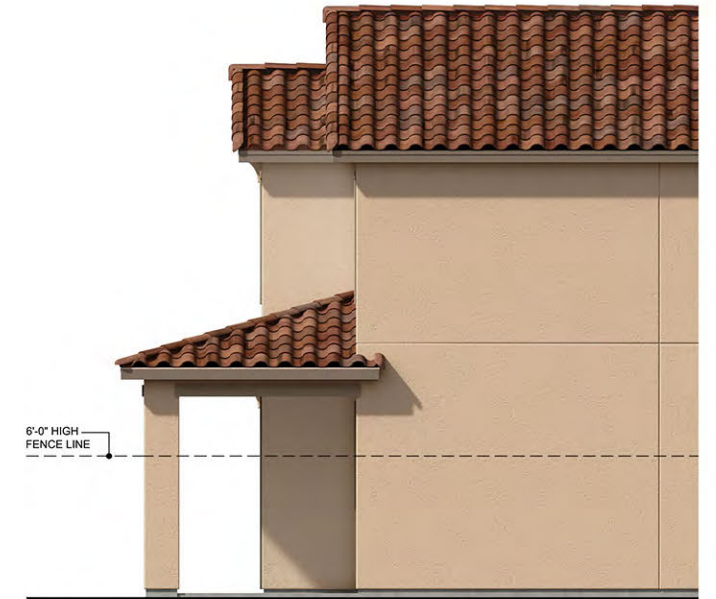
Partial Rear Elevation 'B' (Craftsman)
at Covered Patio



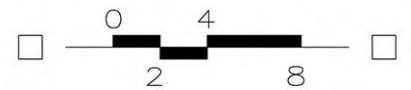
Partial Front Elevation 'A' (Spanish Colonial)
at Covered Patio



Right Elevation 'A' (Spanish Colonial)
at Covered Patio



Partial Rear Elevation 'A' (Spanish Colonial)
at Covered Patio

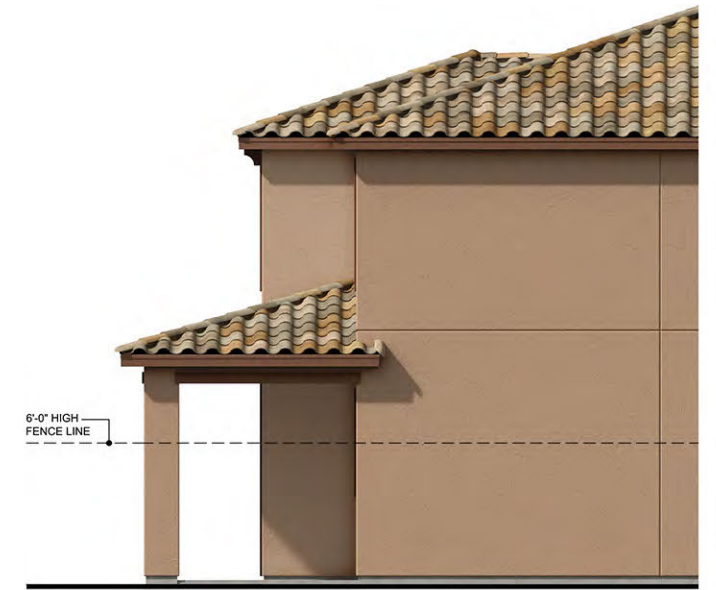




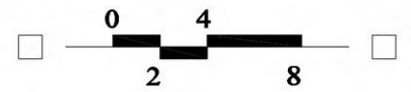
Partial Front Elevation 'C' (Tuscany)
at Covered Patio



Right Elevation 'C' (Tuscany)
at Covered Patio



Partial Rear Elevation 'C' (Tuscany)
at Covered Patio



PLAN 3



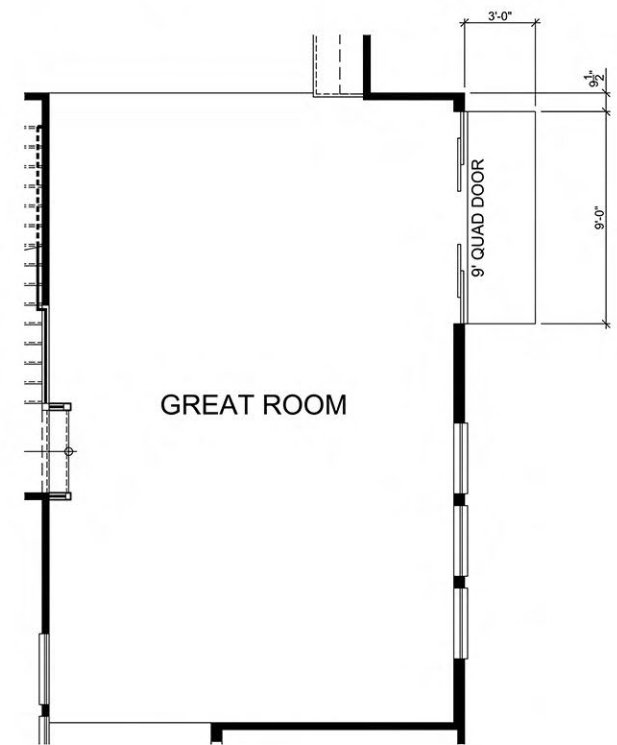
Right Elevation 'A' at Quad Door Option



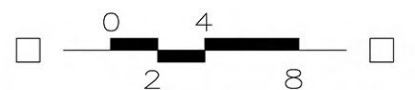
Right Elevation 'B' at Quad Door Option



Right Elevation 'C' at Quad Door Option



Quad Door Option



PLAN 3

ATTACHMENT B:

**File No. PDEV21-042
Elevations and Floor Plans**

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



PLAN 4 PLAN 3 PLAN 1 PLAN 2 PLAN 3 PLAN 4
Front Elevation 'Western Ranch'



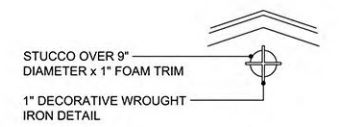
PLAN 4 PLAN 3 PLAN 1 PLAN 2 PLAN 3 PLAN 4
Front Elevation 'Country French'

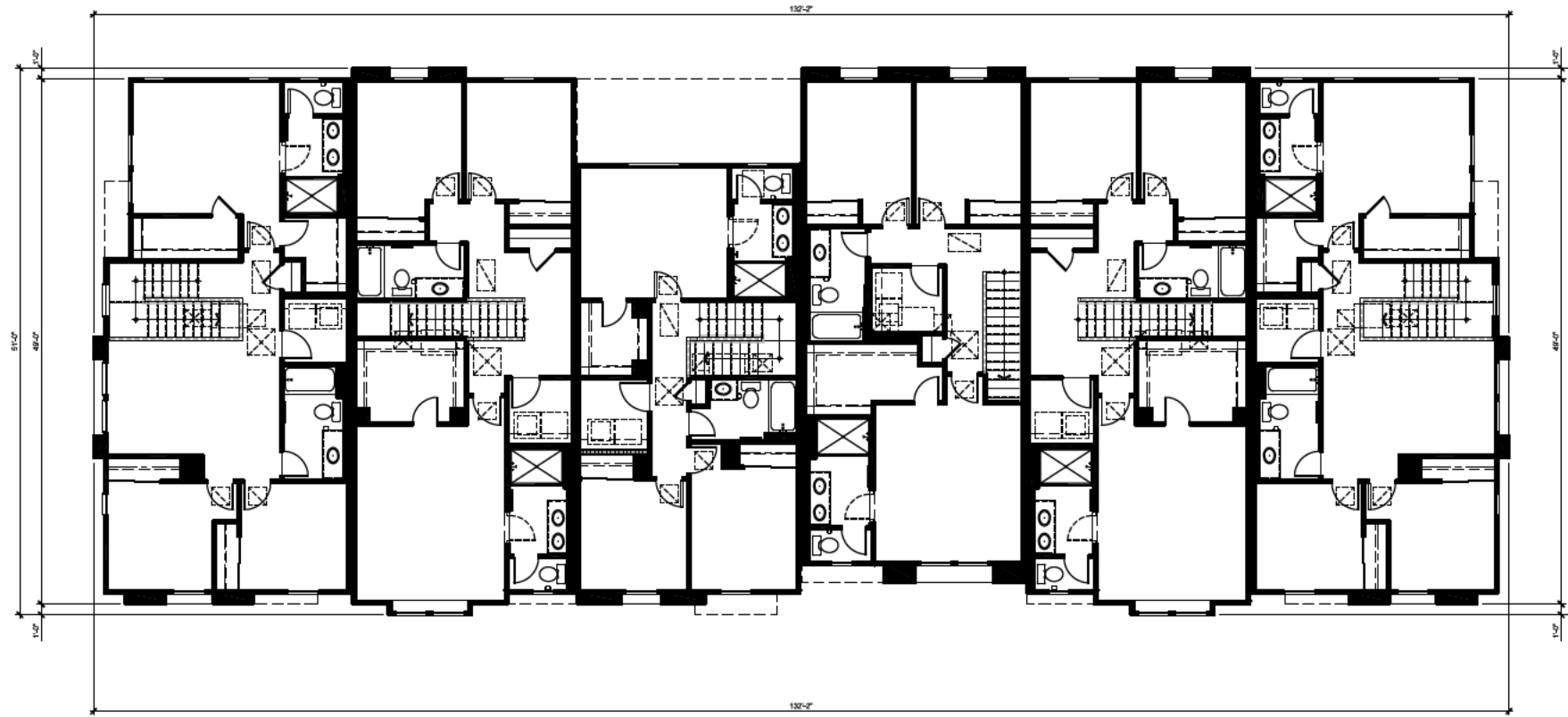


PLAN 4 PLAN 3 PLAN 1 PLAN 2 PLAN 3 PLAN 4
Front Elevation 'Spanish Colonial'

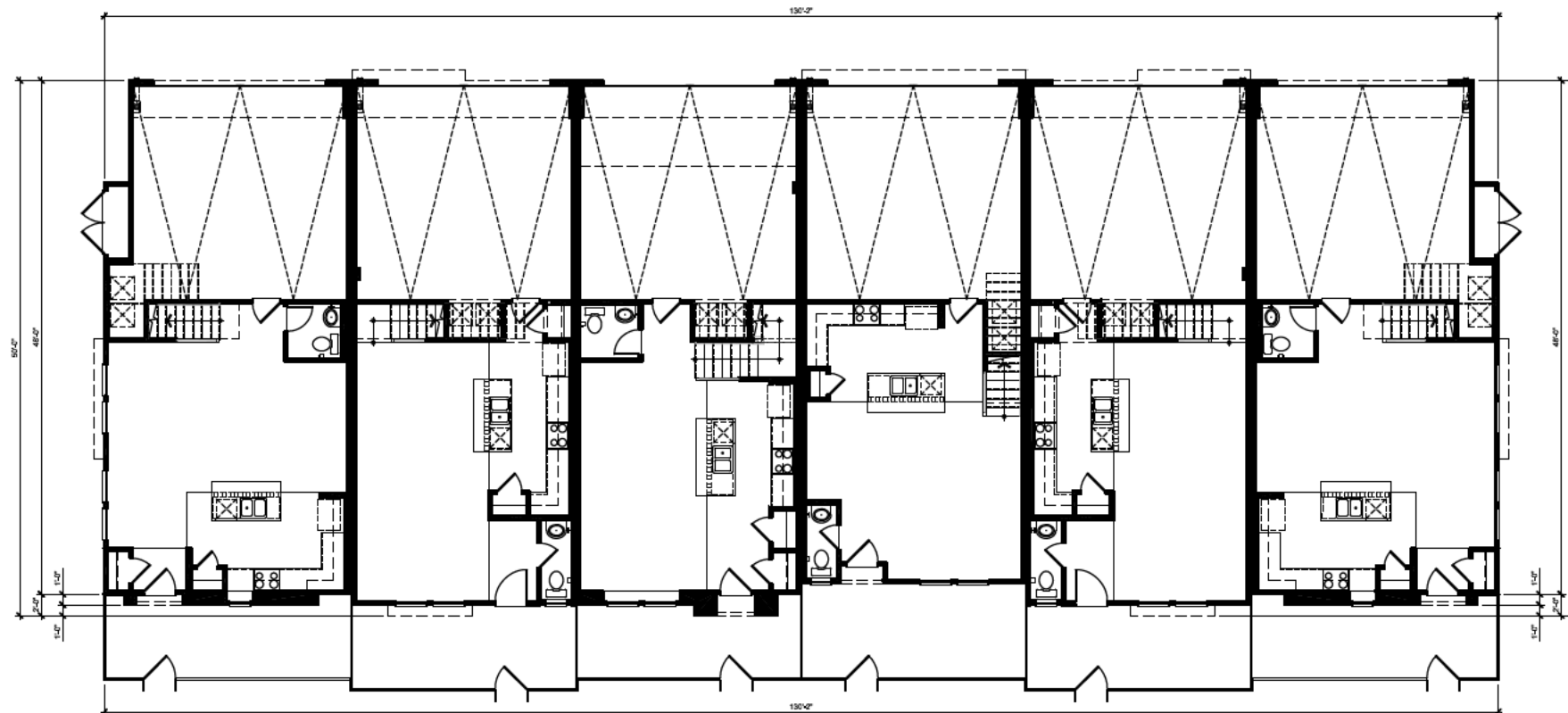
ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3a WOOD FASCIA / BARGE BOARD
- 3b EXPOSED RAFTER TAIL
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM WITH SAND FINISH
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING WITH SMOOTH FINISH)
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR - THERMA-TRU SMOOTH-STAR SERIES
- 10 METAL SECTIONAL GARAGE DOOR - WAYNE DALTON MODEL NO. 9100
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 DECORATIVE FINIAL
- 14 DECORATIVE WROUGHT IRON POT SHELF
- 15 STUCCO POT SHELF
- 16 POLYURETHANE, FOAM OR WOOD POT SHELF
- 17 DECORATIVE OUTLOOKER
- 18 STONE VENEER
- 19 FIBER CEMENT SIDING WITH VERTICAL BATTENS SPACED 12" O.C.
- 20 FIBER CEMENT LAP SIDING
- 21 FIBER CEMENT TRIM
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 DECORATIVE VENT
- 24 WOOD POST
- 25 WOOD CORBEL
- 26 COACH LIGHTS
- 27 ILLUMINATED ADDRESS SIGN
- 28 STUCCO EXPANSION JOINT
- 29 STUCCO CHANNEL



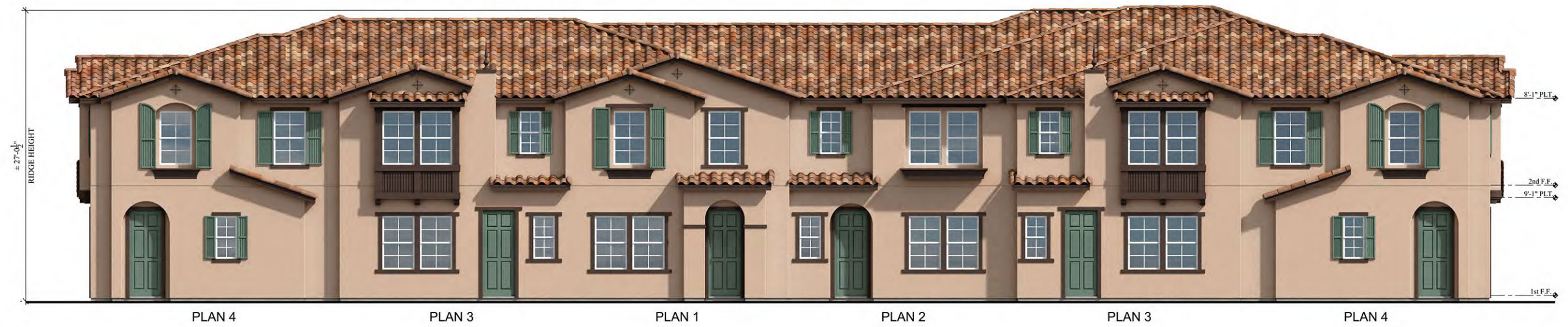


Second Floor Plan 'Spanish Colonial'

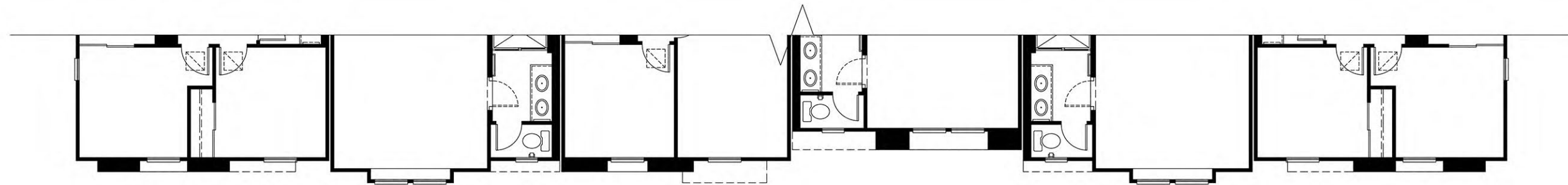


First Floor Plan 'Spanish Colonial'

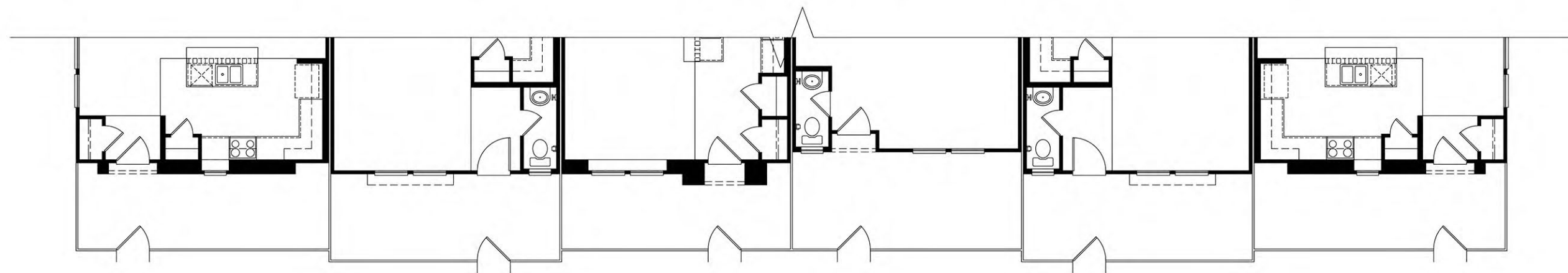




Front Elevation 'Spanish Colonial'



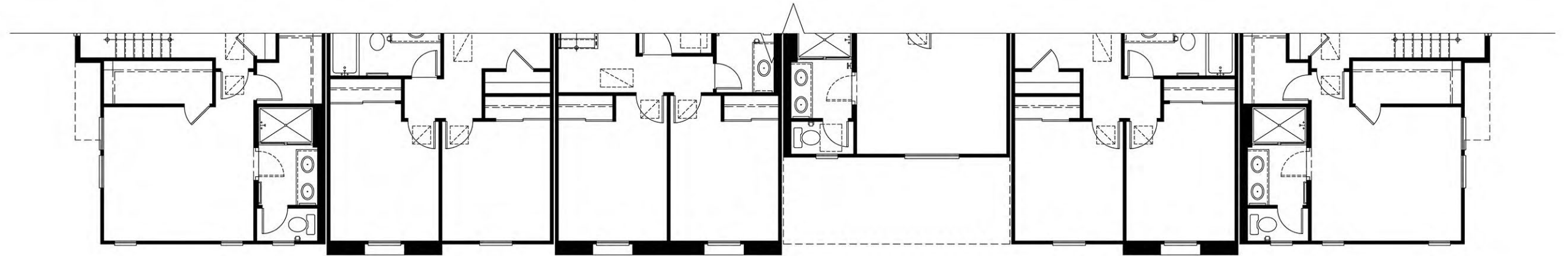
Partial Second Floor Plan



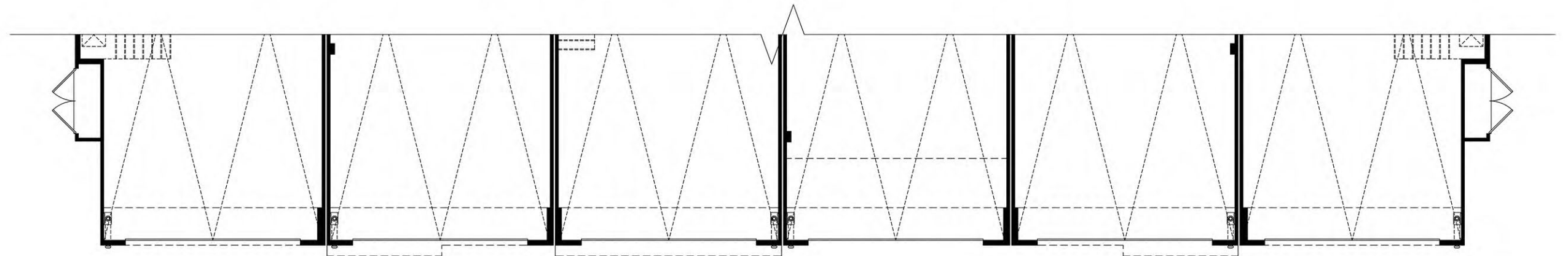
Partial First Floor Plan



Rear Elevation 'Spanish Colonial'



Partial Second Floor Plan



Partial First Floor Plan



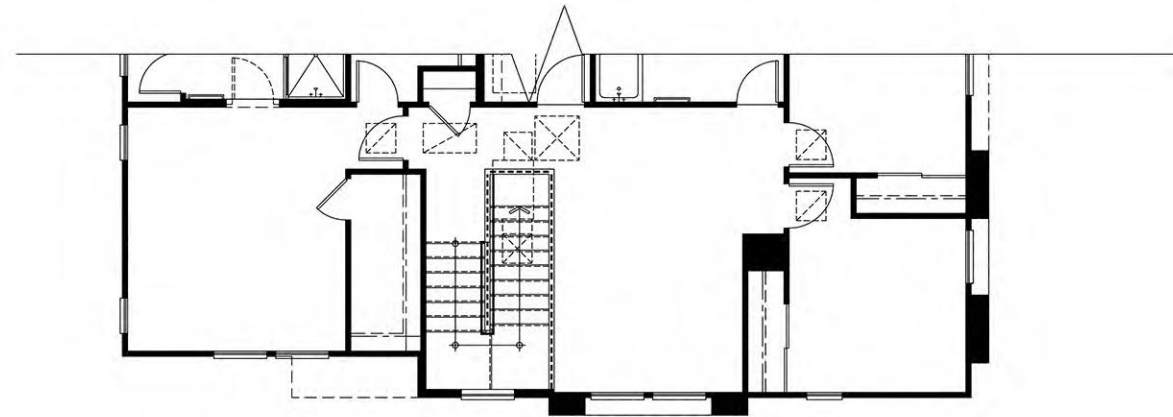
PLAN 4

Left Elevation 'Spanish Colonial'

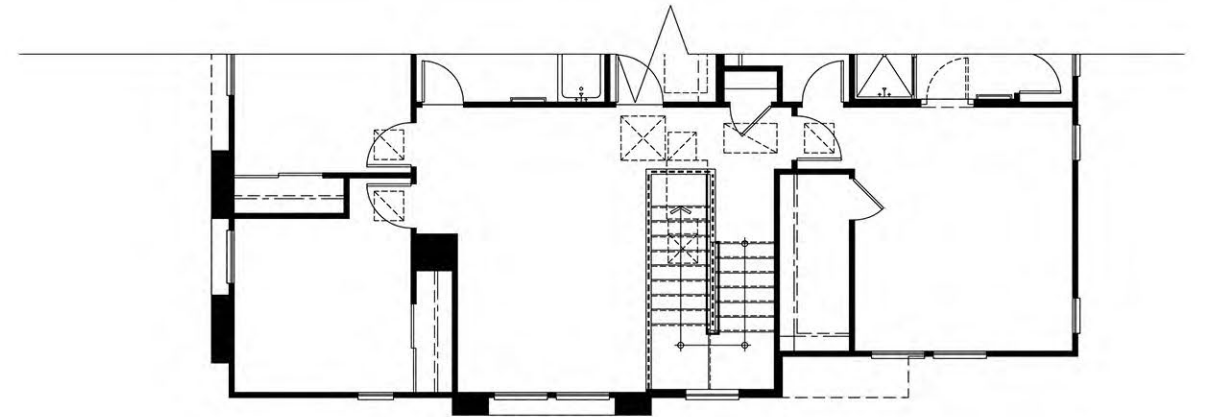


PLAN 4

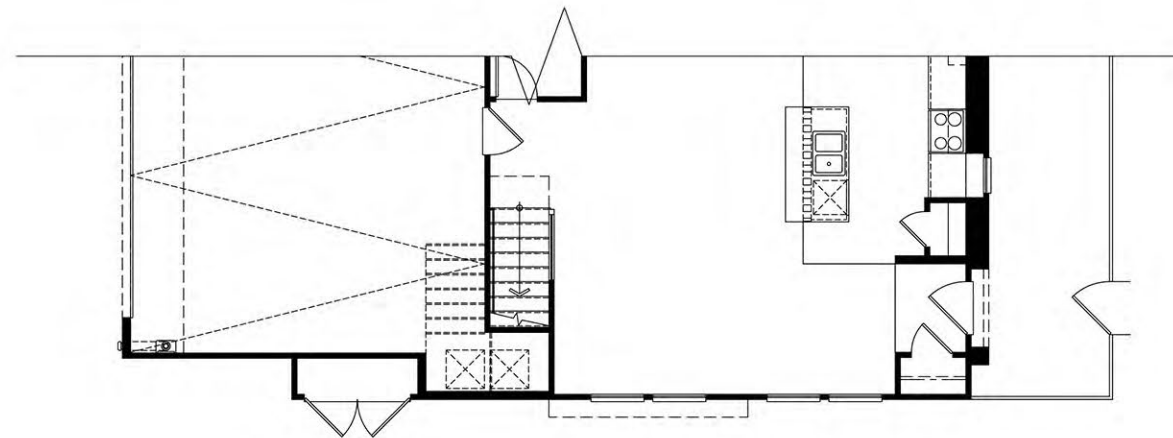
Right Elevation 'Spanish Colonial'



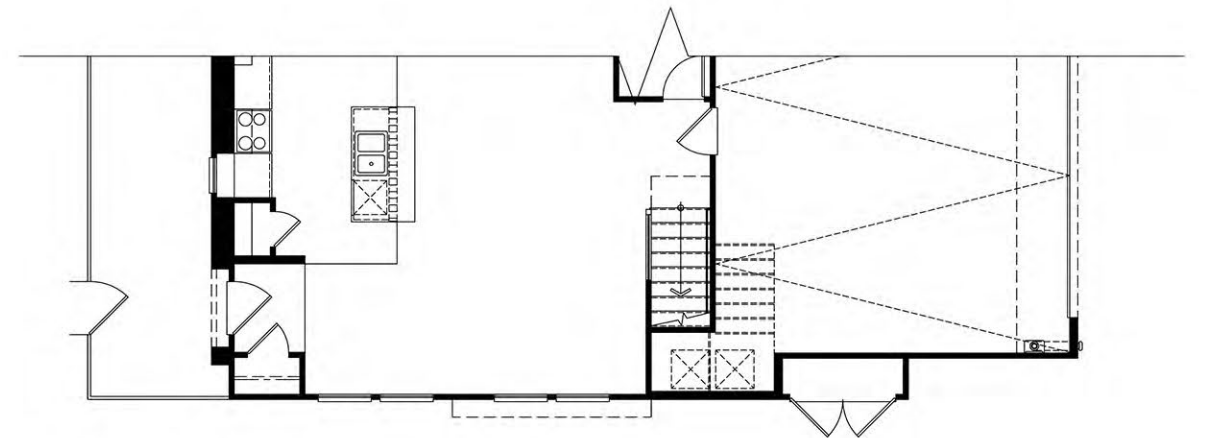
Partial Second Floor Plan



Partial Second Floor Plan



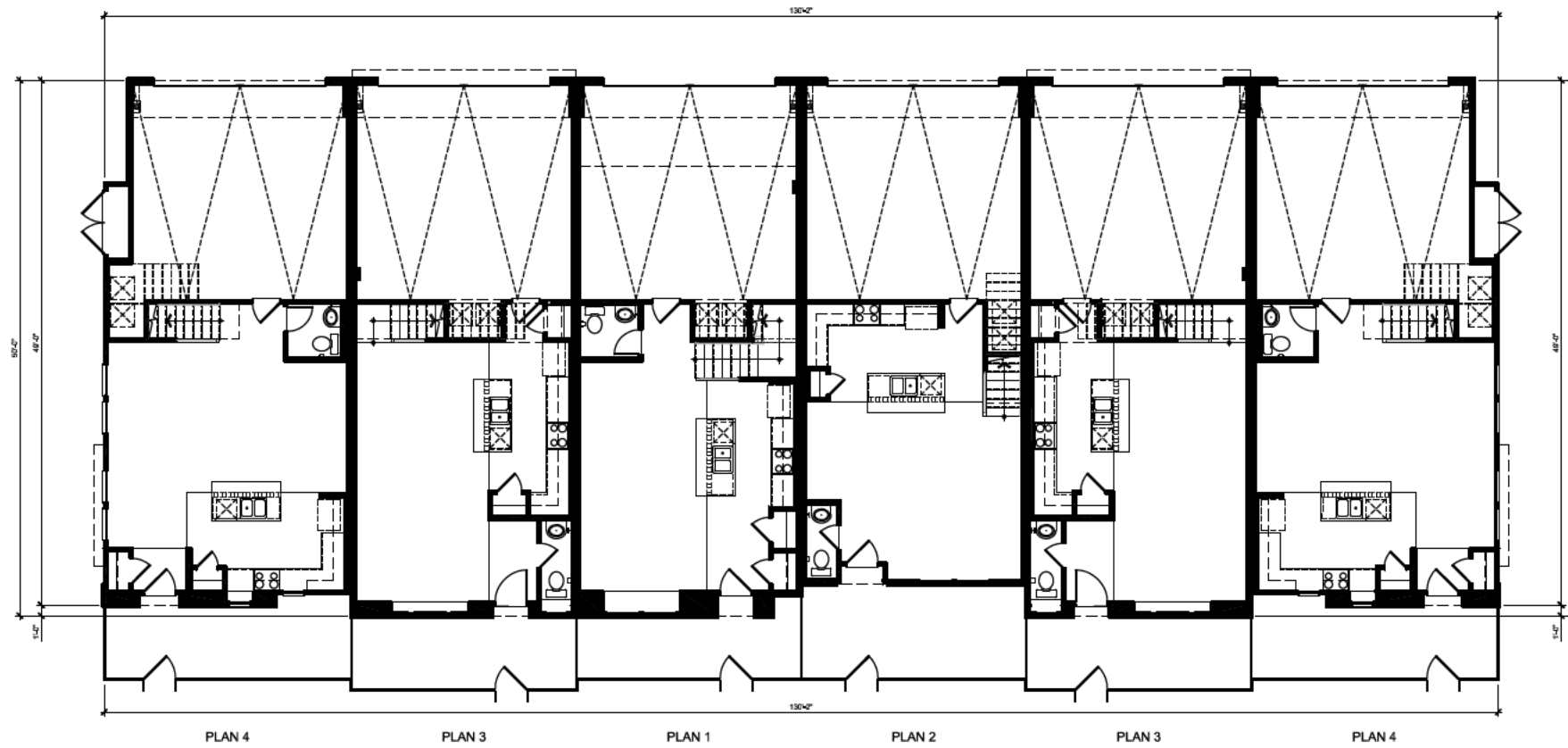
Partial First Floor Plan



Partial First Floor Plan



Second Floor Plan 'Country French'

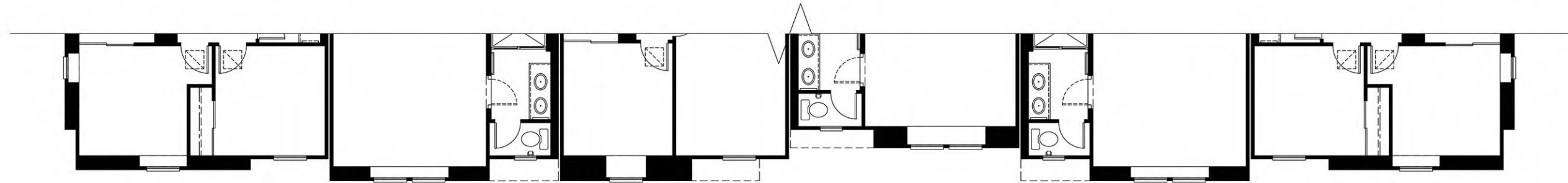


First Floor Plan 'Country French'

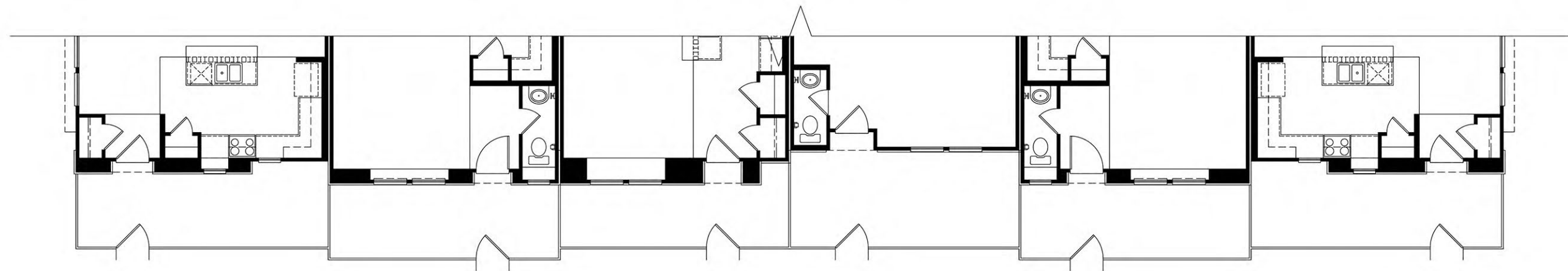




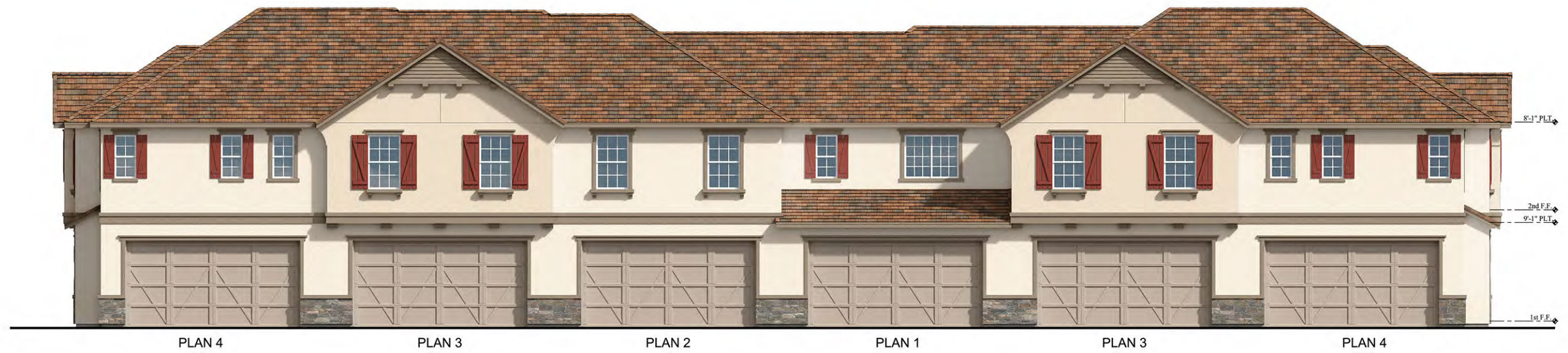
Front Elevation 'Country French'



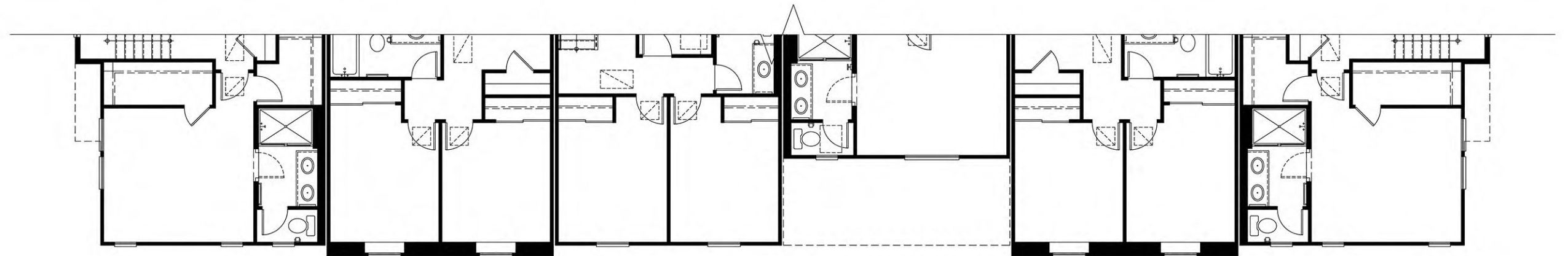
Partial Second Floor Plan



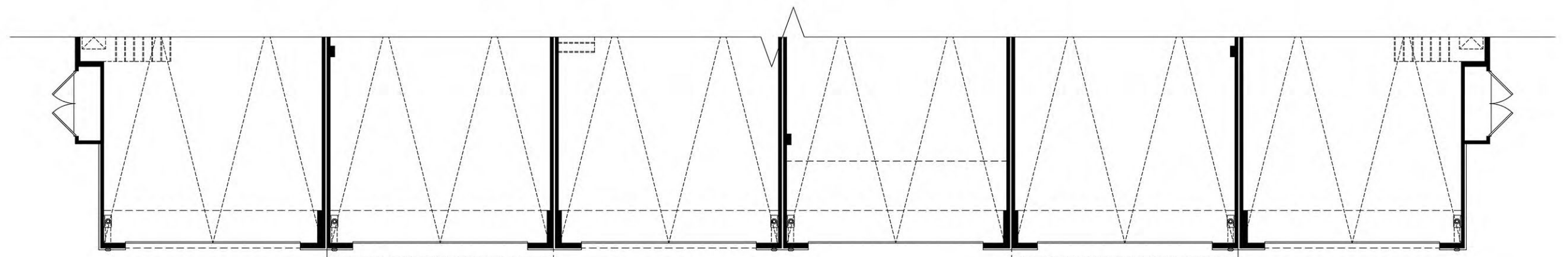
Partial First Floor Plan



Rear Elevation 'Country French'



Partial Second Floor Plan



Partial First Floor Plan



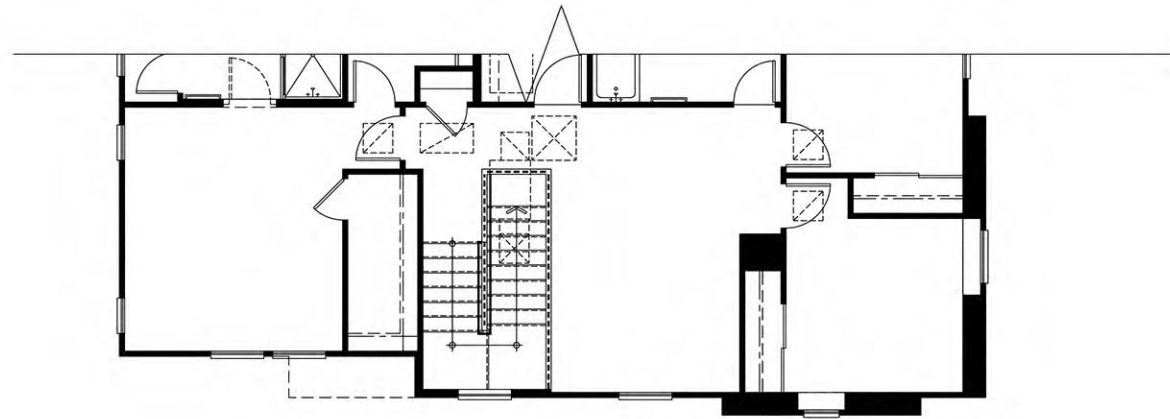
PLAN 4

Left Elevation 'Country French'

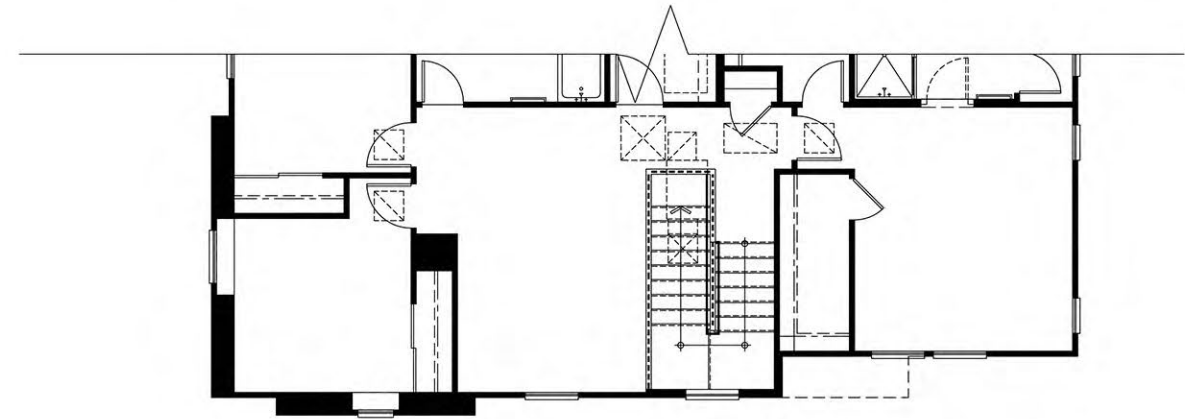


PLAN 4

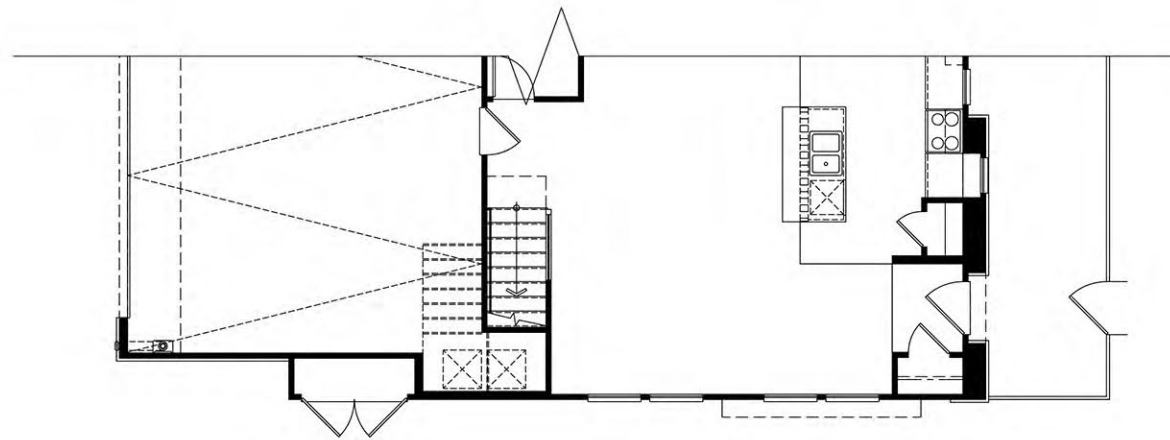
Right Elevation 'Country French'



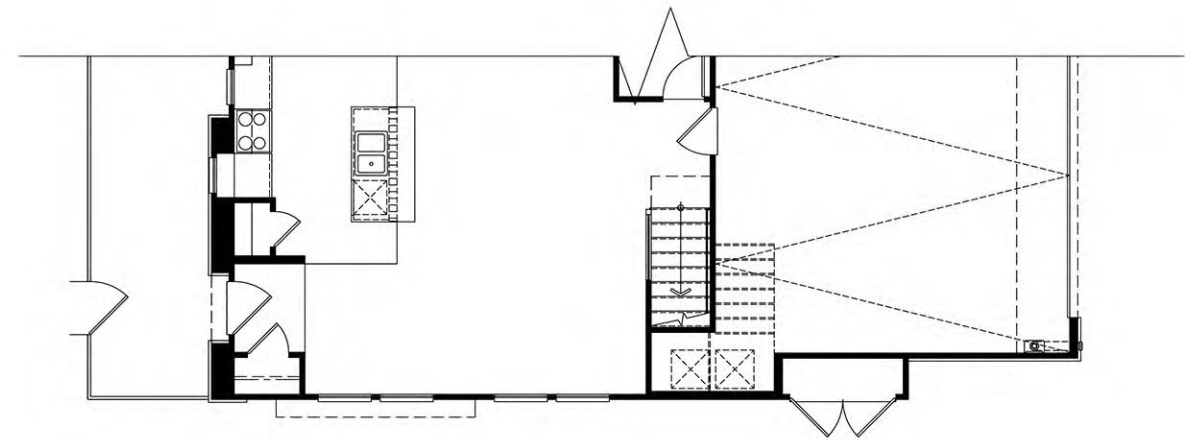
Partial Second Floor Plan



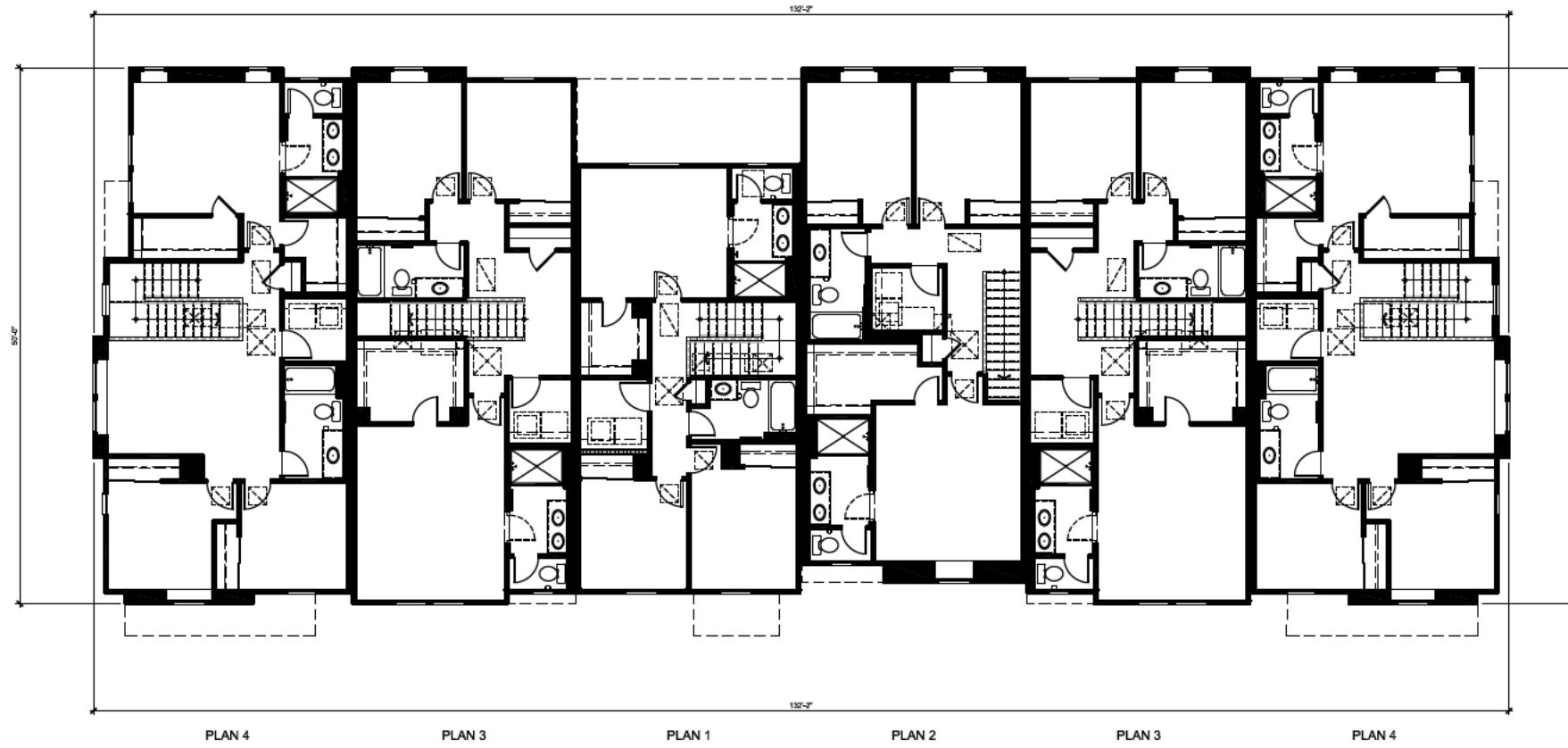
Partial Second Floor Plan



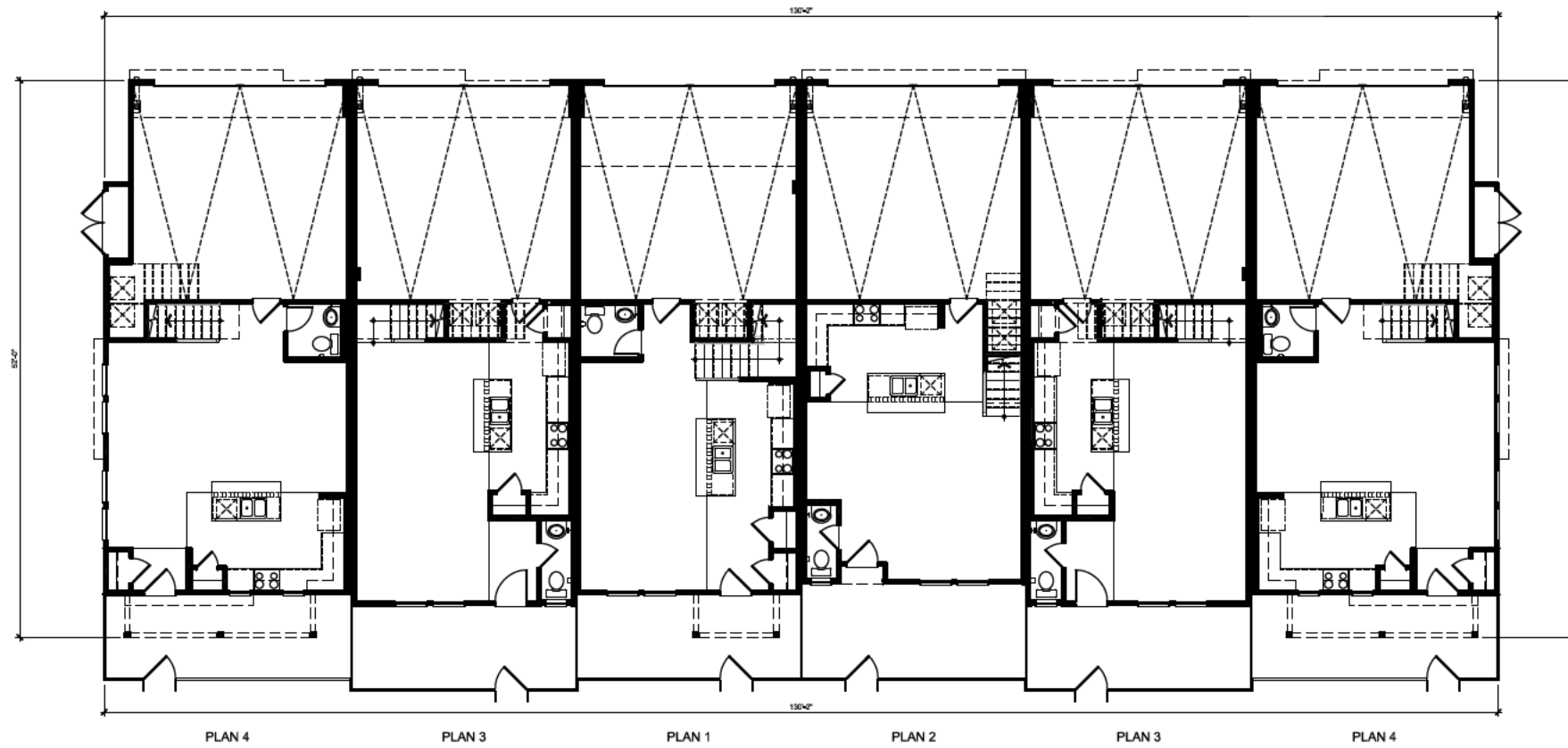
Partial First Floor Plan



Partial First Floor Plan



Second Floor Plan 'Western Ranch'

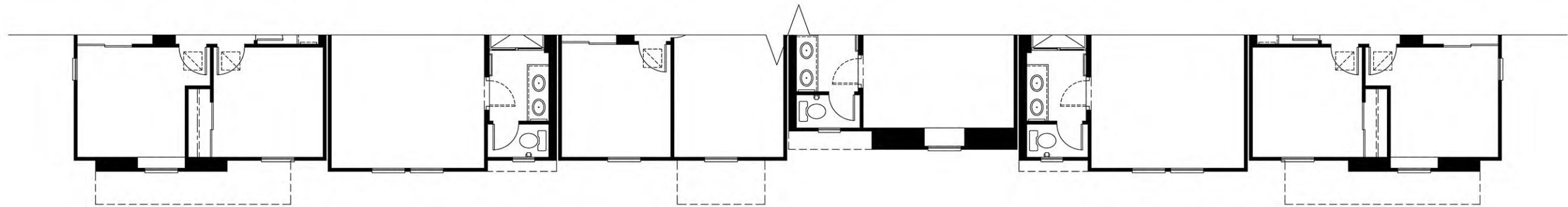


First Floor Plan 'Western Ranch'

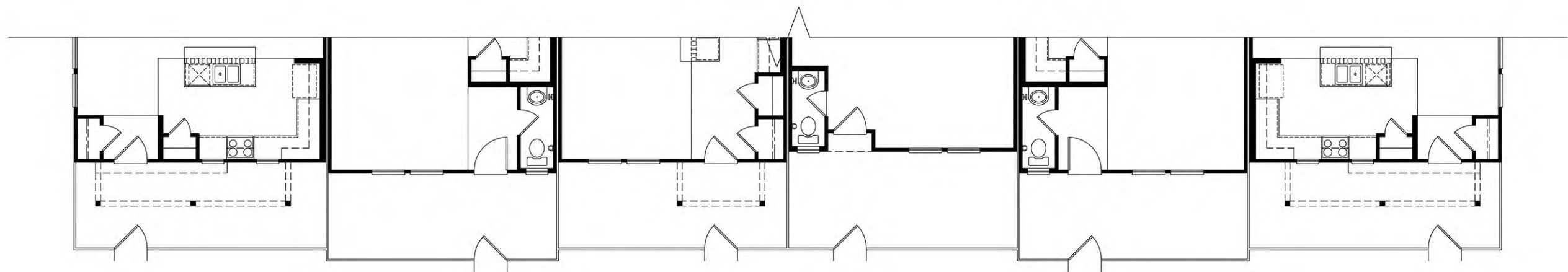




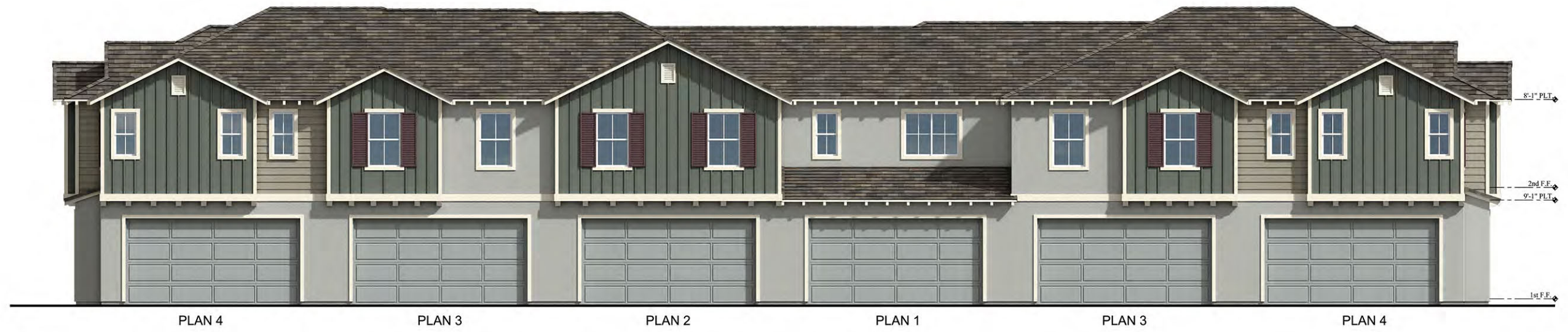
Front Elevation 'Western Ranch'



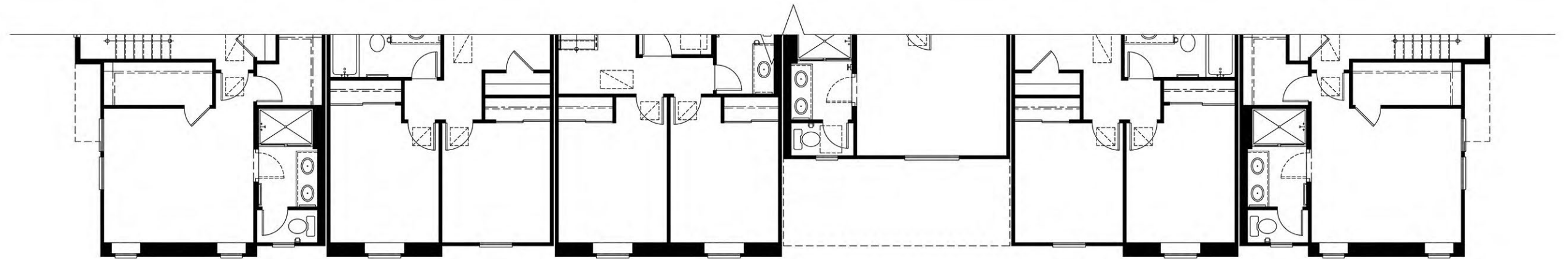
Partial Second Floor Plan



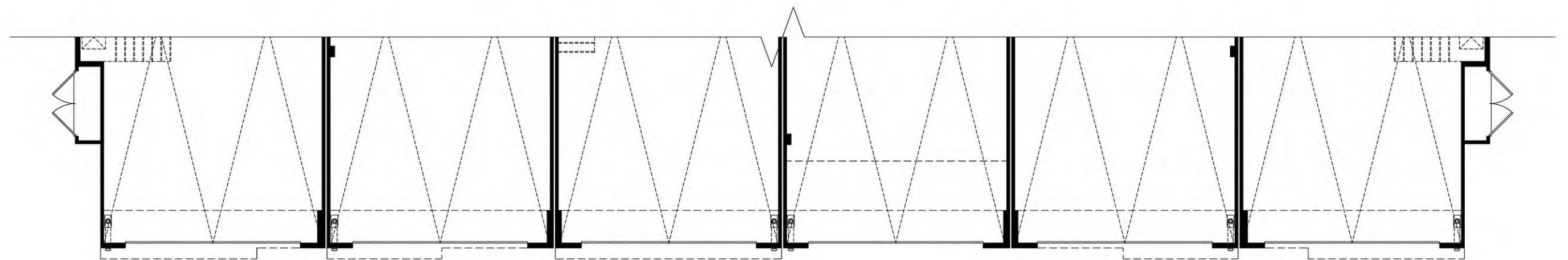
Partial First Floor Plan



Rear Elevation 'Western Ranch'



Partial Second Floor Plan



Partial First Floor Plan



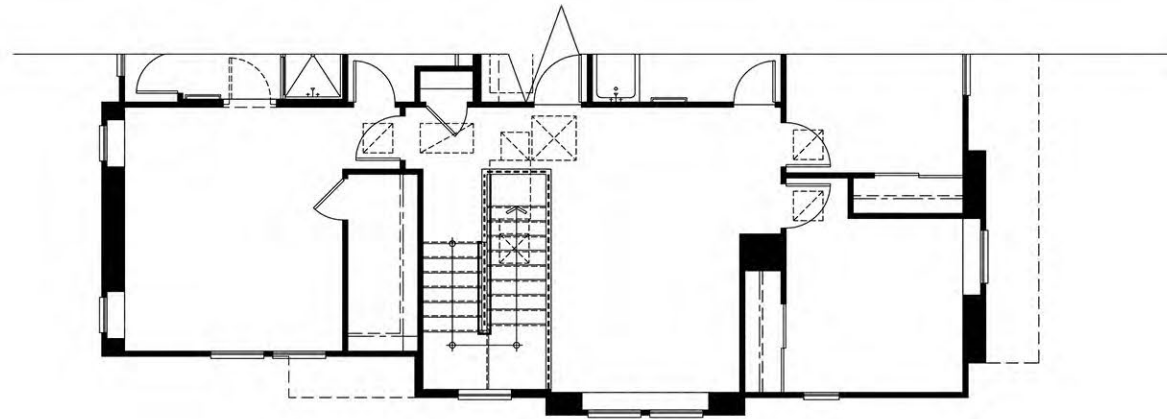
PLAN 4

Left Elevation 'Western Ranch'

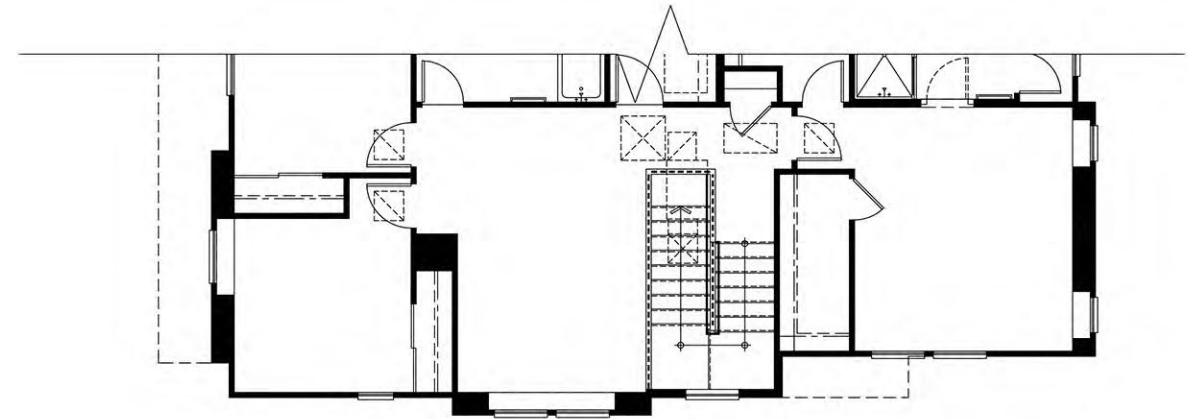


PLAN 4

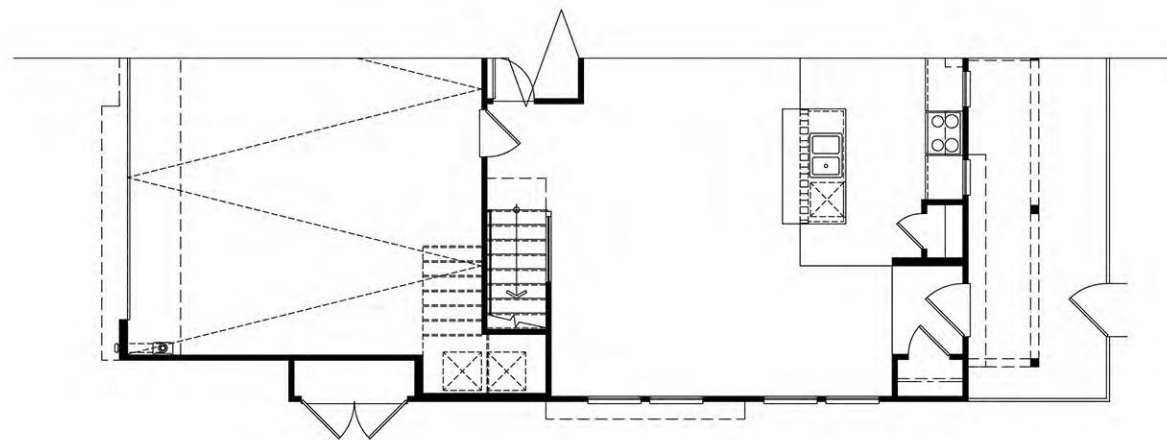
Right Elevation 'Western Ranch'



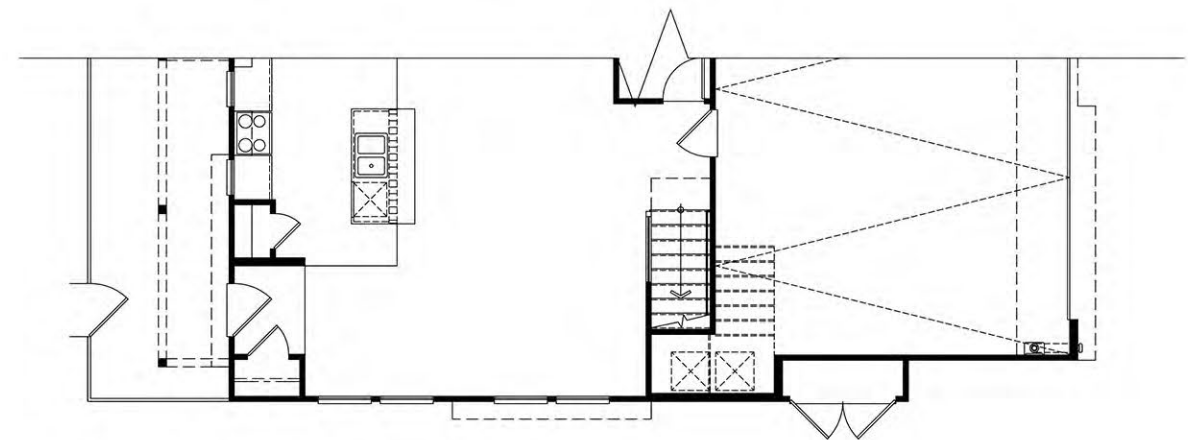
Partial Second Floor Plan



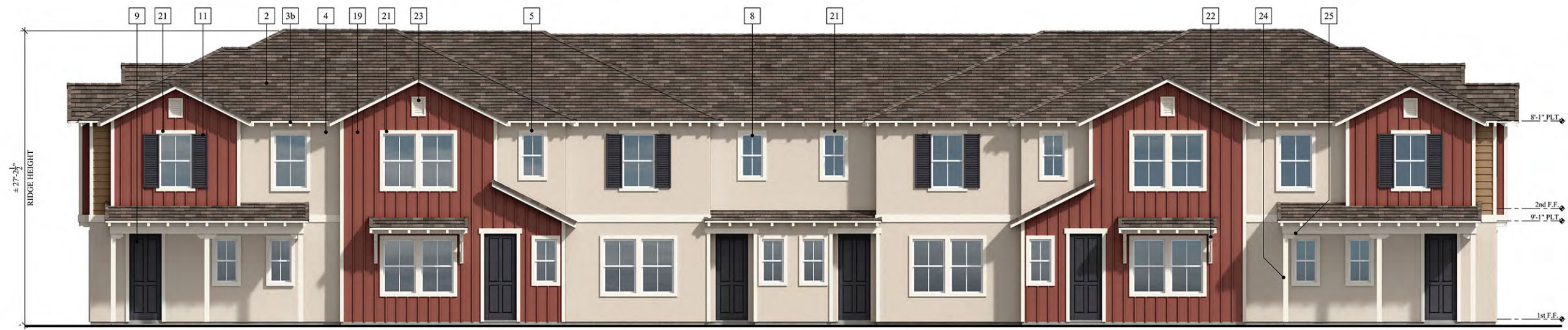
Partial Second Floor Plan



Partial First Floor Plan



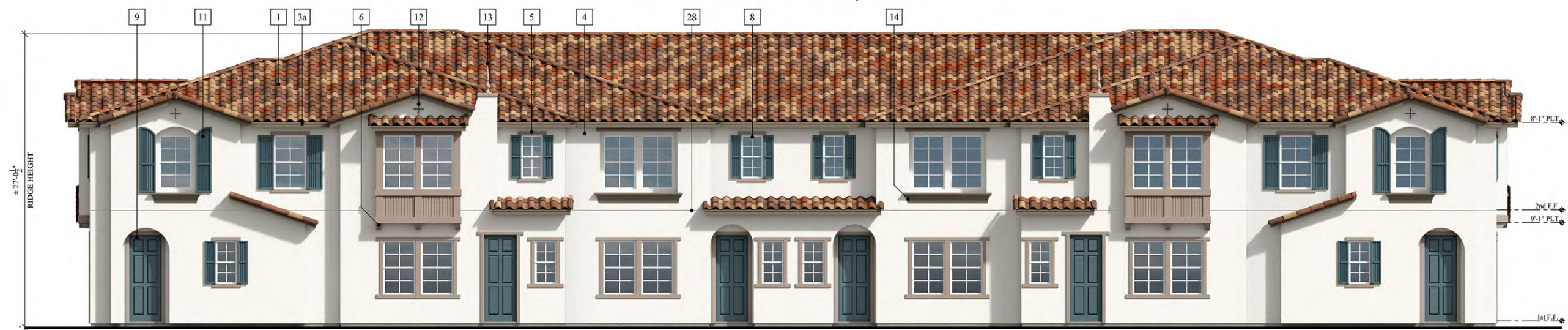
Partial First Floor Plan



PLAN 4 PLAN 3 PLAN 2 PLAN 2 PLAN 3 PLAN 4
Front Elevation 'Western Ranch'



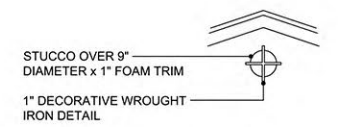
PLAN 4 PLAN 3 PLAN 2 PLAN 2 PLAN 3 PLAN 4
Front Elevation 'Country French'

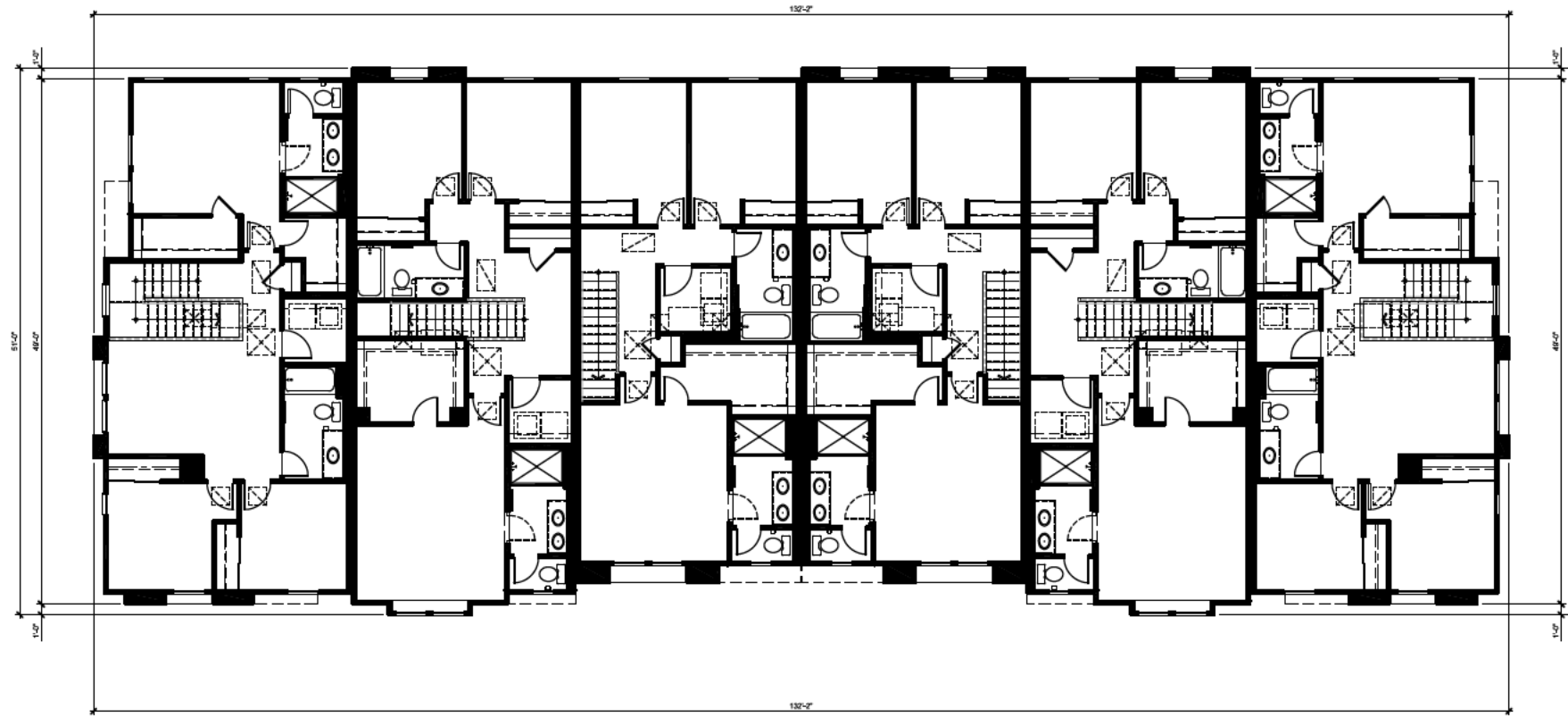


PLAN 4 PLAN 3 PLAN 2 PLAN 2 PLAN 3 PLAN 4
Front Elevation 'Spanish Colonial'

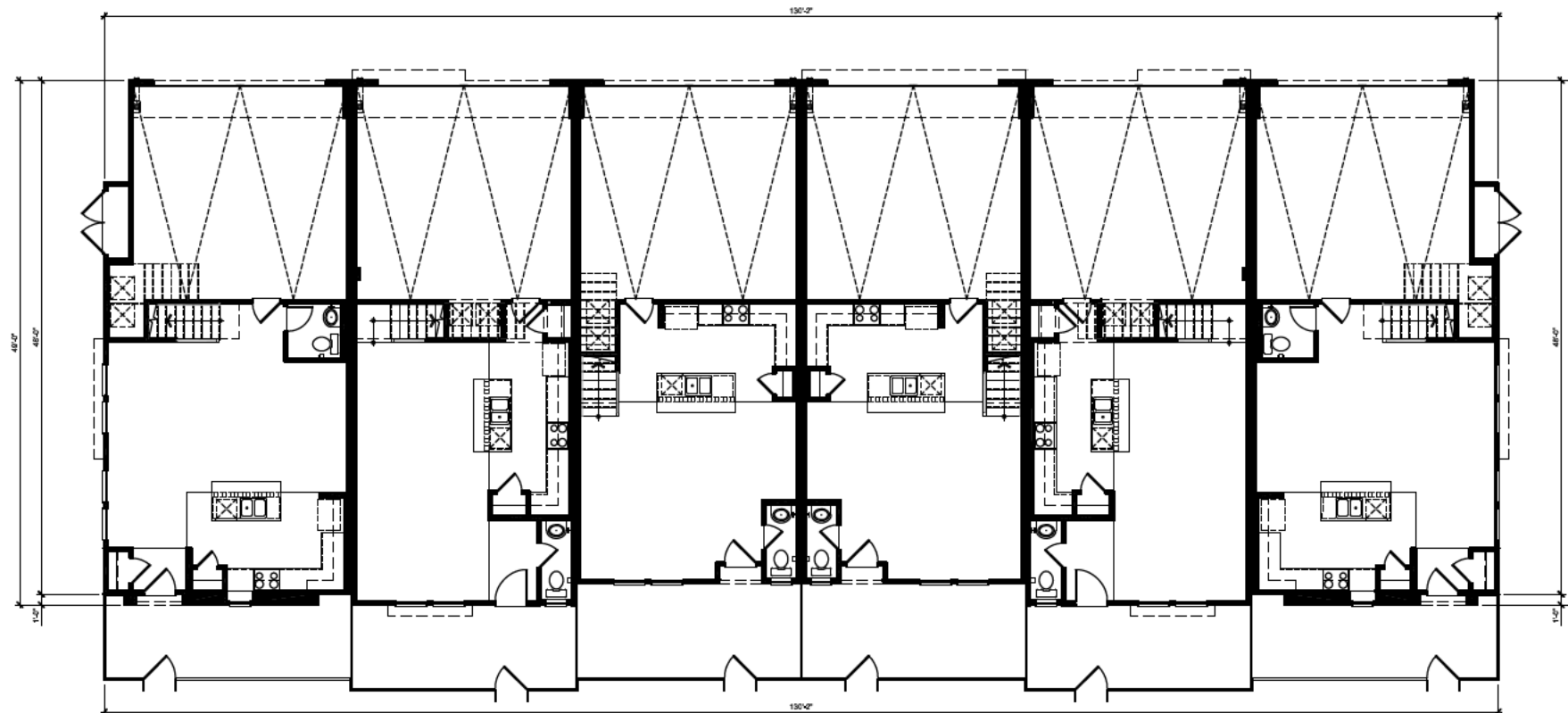
ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3a WOOD FASCIA / BARGE BOARD
- 3b EXPOSED RAFTER TAIL
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM WITH SAND FINISH
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING WITH SMOOTH FINISH)
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR - THERMA-TRU SMOOTH-STAR SERIES
- 10 METAL SECTIONAL GARAGE DOOR - WAYNE DALTON MODEL NO. 9100
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 DECORATIVE FINIAL
- 14 DECORATIVE WROUGHT IRON POT SHELF
- 15 STUCCO POT SHELF
- 16 POLYURETHANE, FOAM OR WOOD POT SHELF
- 17 DECORATIVE OUTLOOKER
- 18 STONE VENEER
- 19 FIBER CEMENT SIDING WITH VERTICAL BATTENS SPACED 12" O.C.
- 20 FIBER CEMENT LAP SIDING
- 21 FIBER CEMENT TRIM
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 DECORATIVE VENT
- 24 WOOD POST
- 25 WOOD CORBEL
- 26 COACH LIGHTS
- 27 ILLUMINATED ADDRESS SIGN
- 28 STUCCO EXPANSION JOINT
- 29 STUCCO CHANNEL





Second Floor Plan 'Spanish Colonial'



First Floor Plan 'Spanish Colonial'

ESPERANZA ROW TOWNHOMES
TENTATIVE TRACT MAP 20158



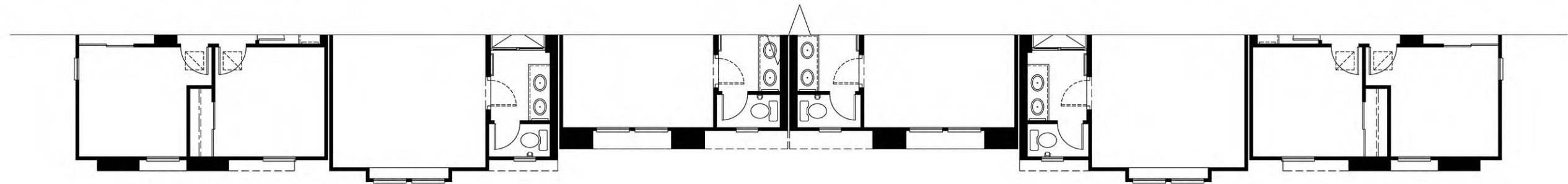
KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 02

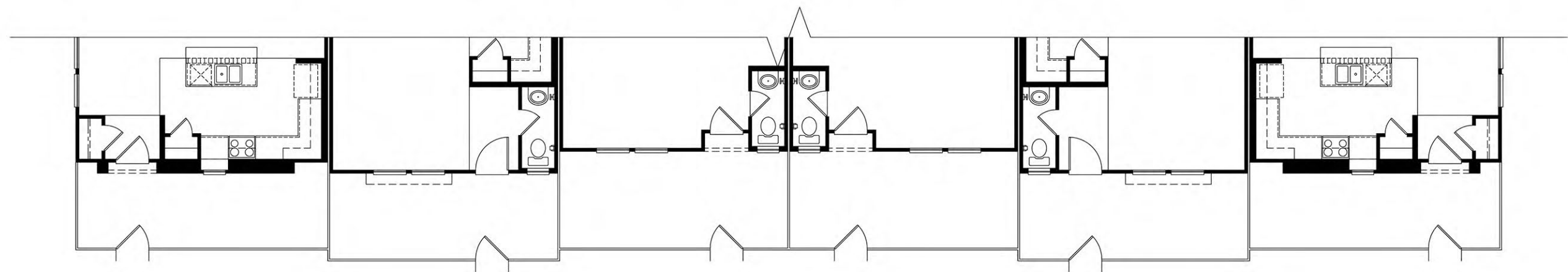
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



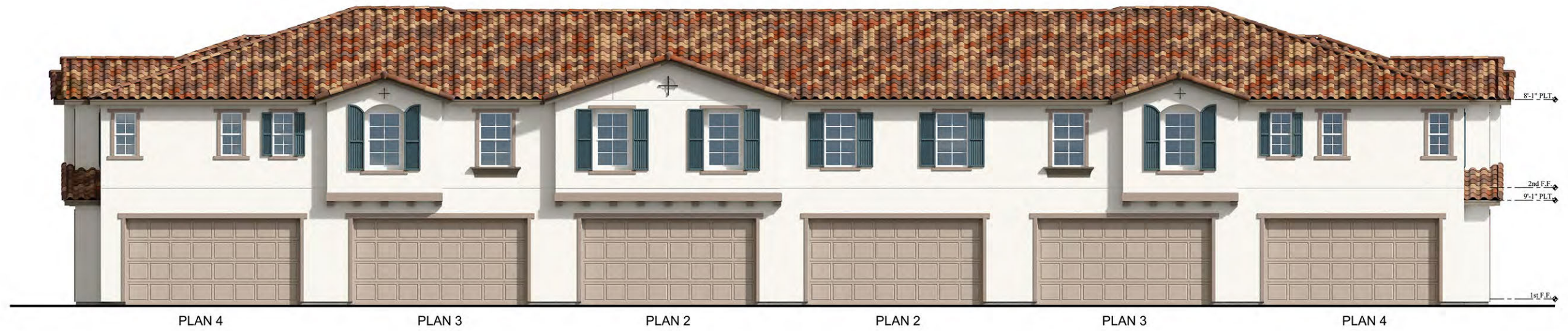
Front Elevation 'Spanish Colonial'



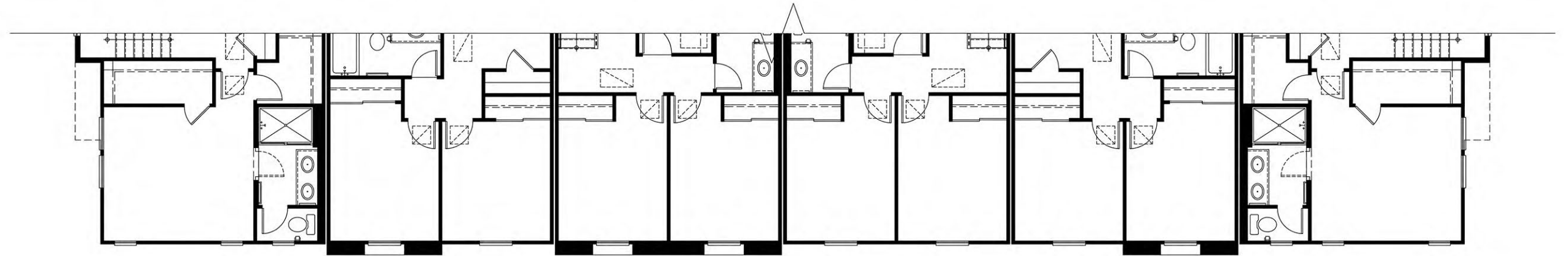
Partial Second Floor Plan



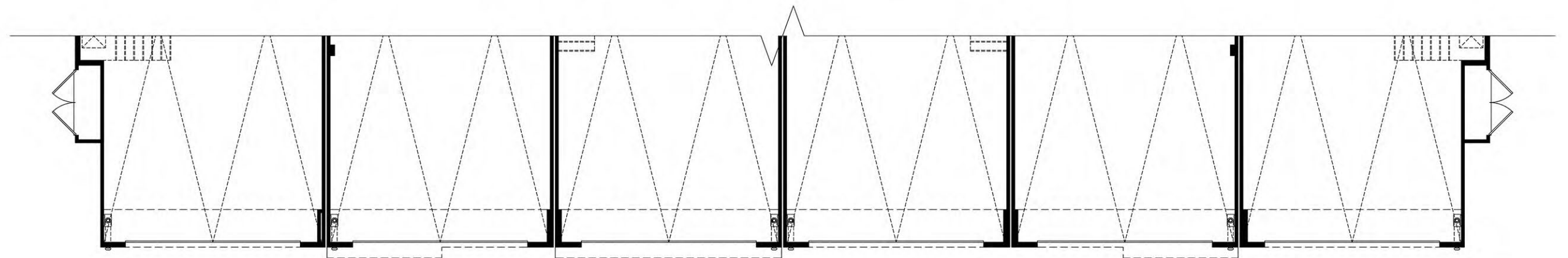
Partial First Floor Plan



Rear Elevation 'Spanish Colonial'



Partial Second Floor Plan



Partial First Floor Plan



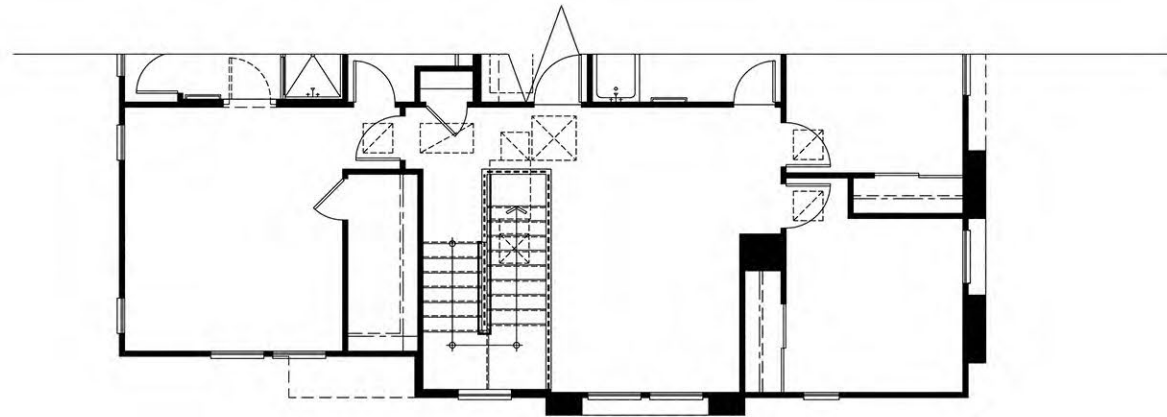
PLAN 4

Left Elevation 'Spanish Colonial'

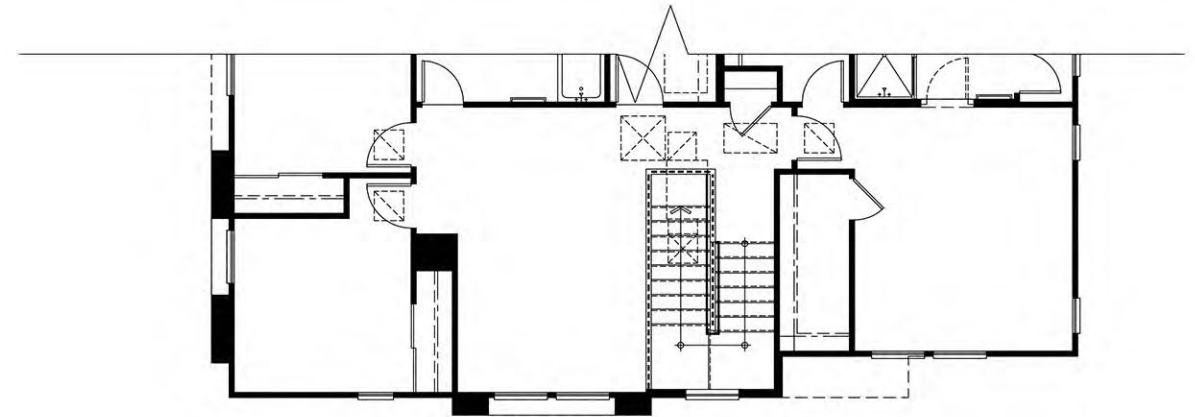


PLAN 4

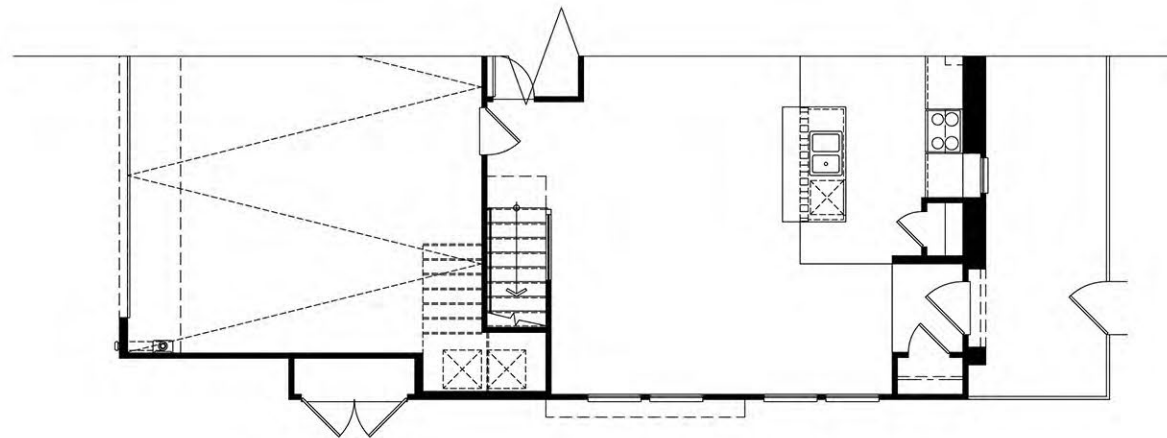
Right Elevation 'Spanish Colonial'



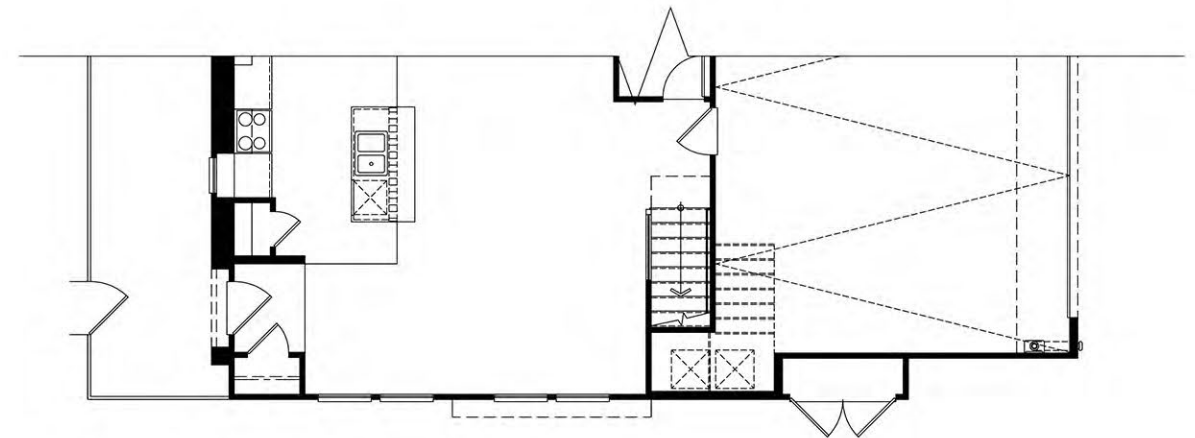
Partial Second Floor Plan



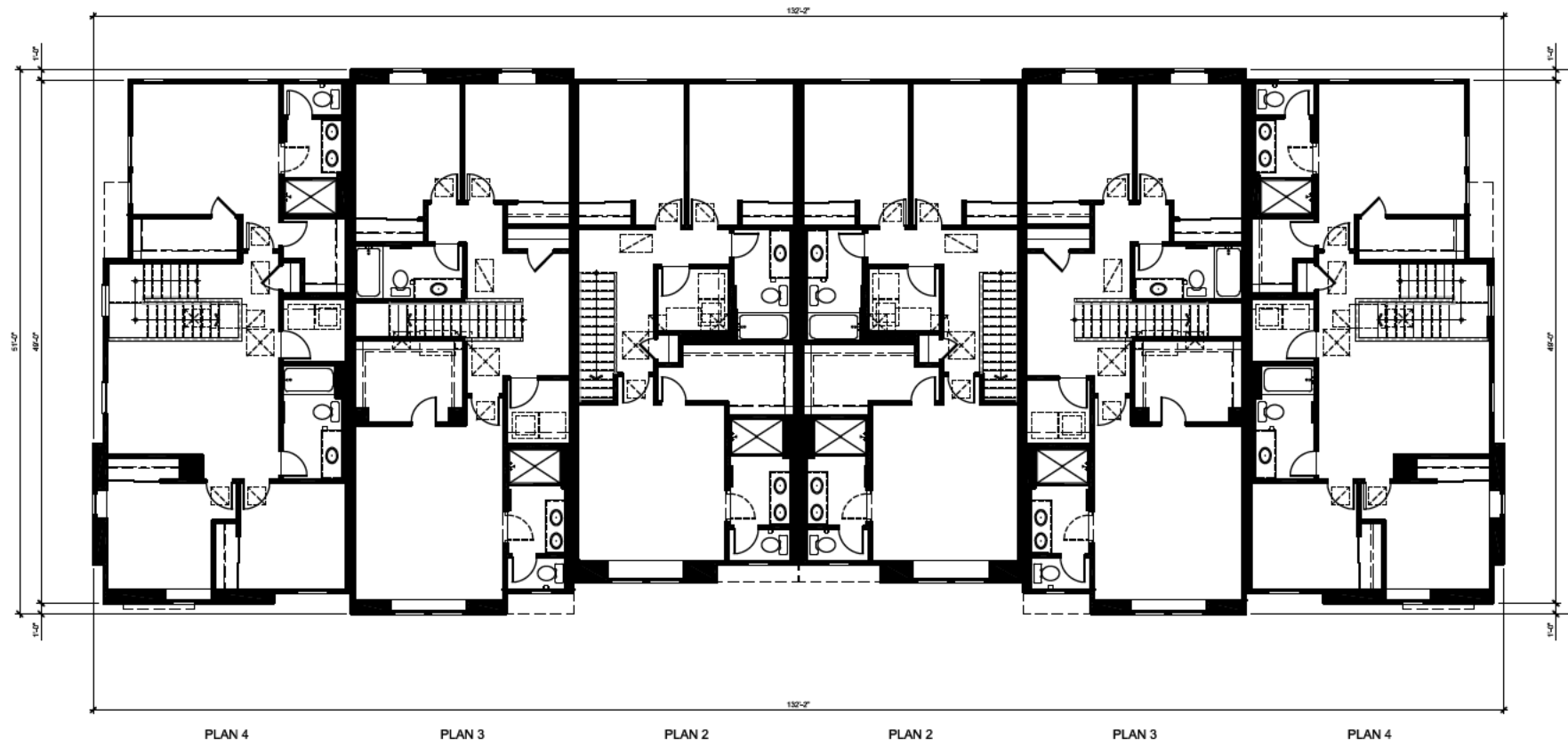
Partial Second Floor Plan



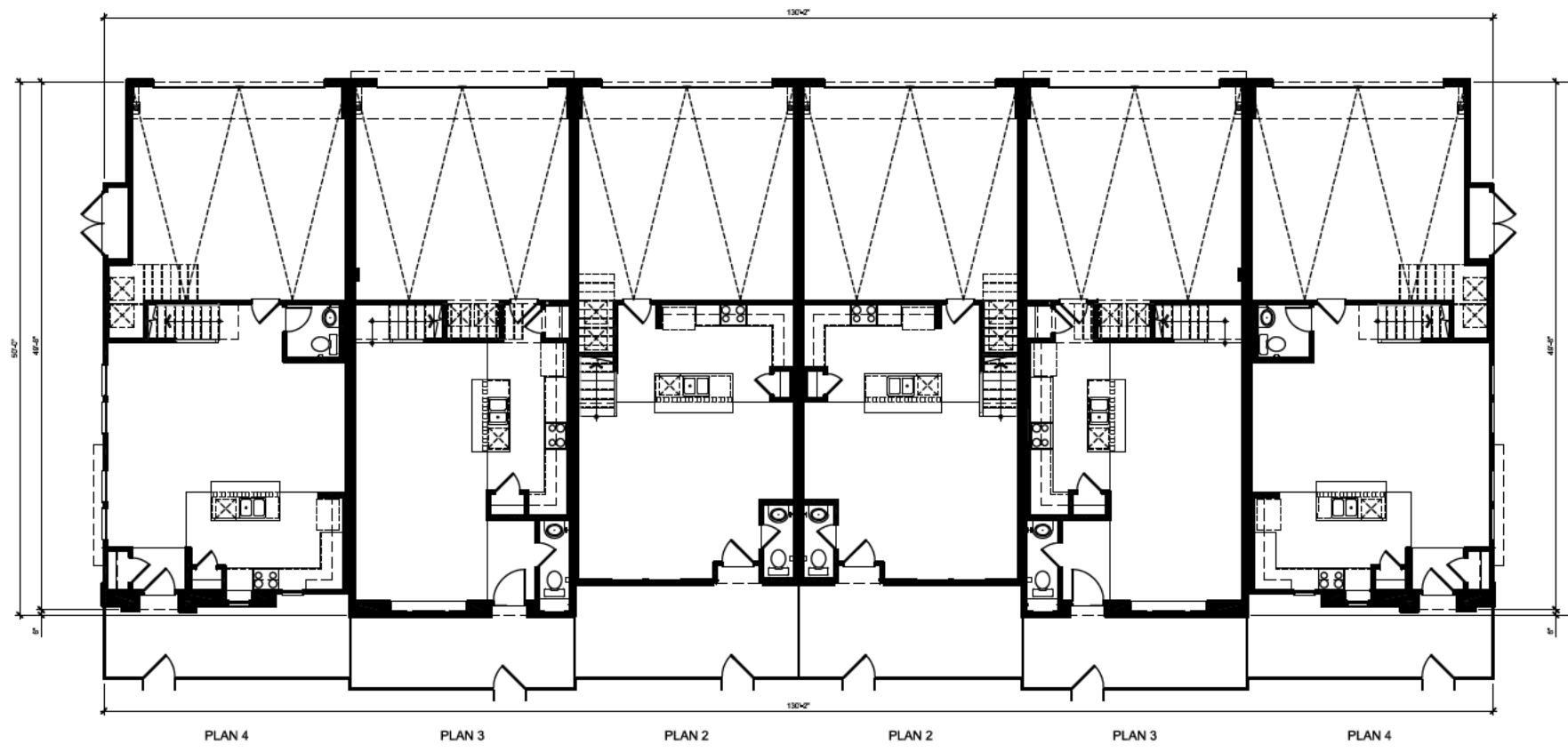
Partial First Floor Plan



Partial First Floor Plan



Second Floor Plan 'Country French'



First Floor Plan 'Country French'



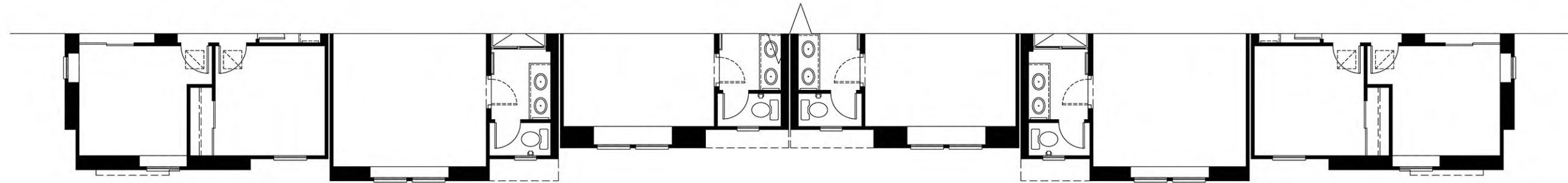
KB Home Southern California and Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

ESPERANZA ROW TOWNHOMES
 TENTATIVE TRACT MAP 20158

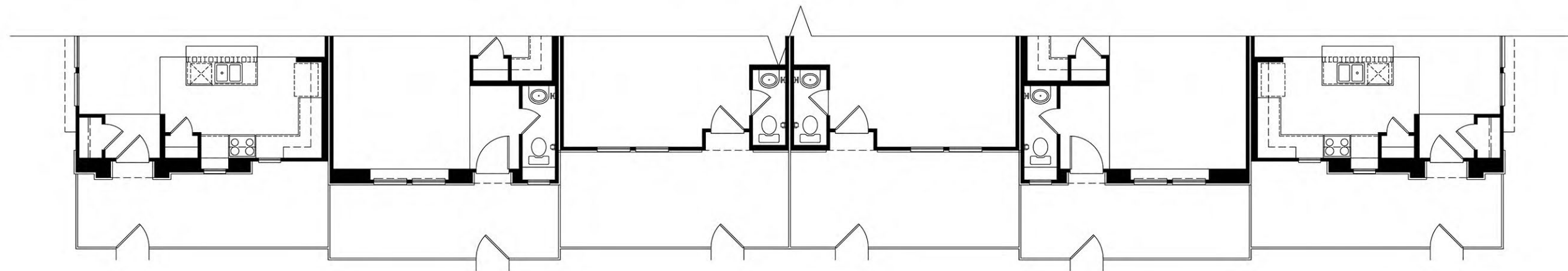
BUILDING TYPE 02
 JOB No. : 350999
 STORY: Two
 Rev. May 16, 2022



Front Elevation 'Country French'



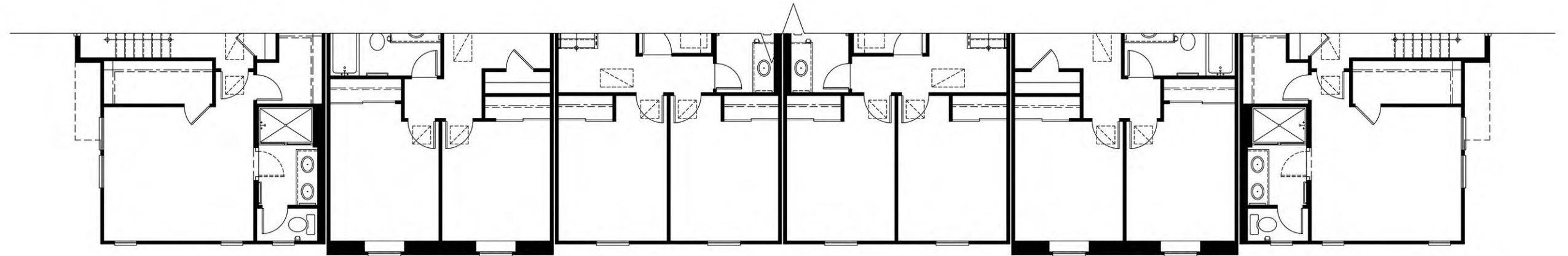
Partial Second Floor Plan



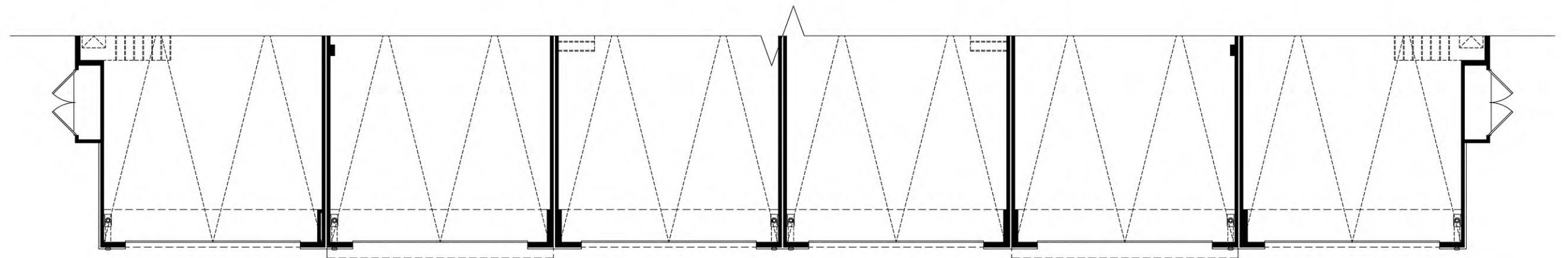
Partial First Floor Plan



Rear Elevation 'Country French'



Partial Second Floor Plan



Partial First Floor Plan



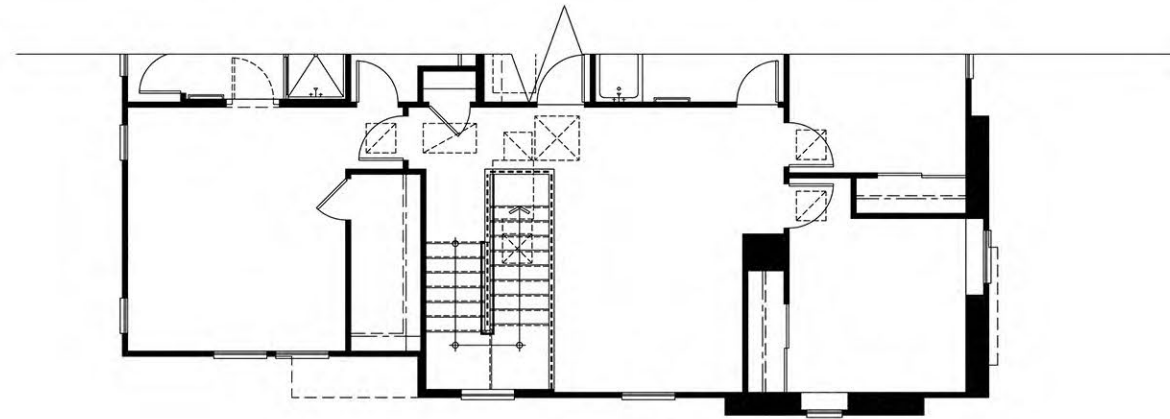
PLAN 4

Left Elevation 'Country French'

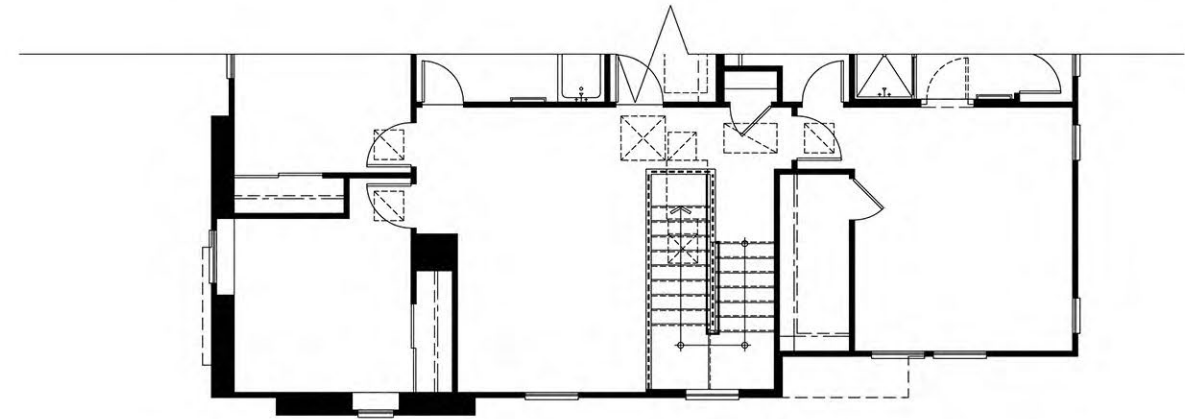


PLAN 4

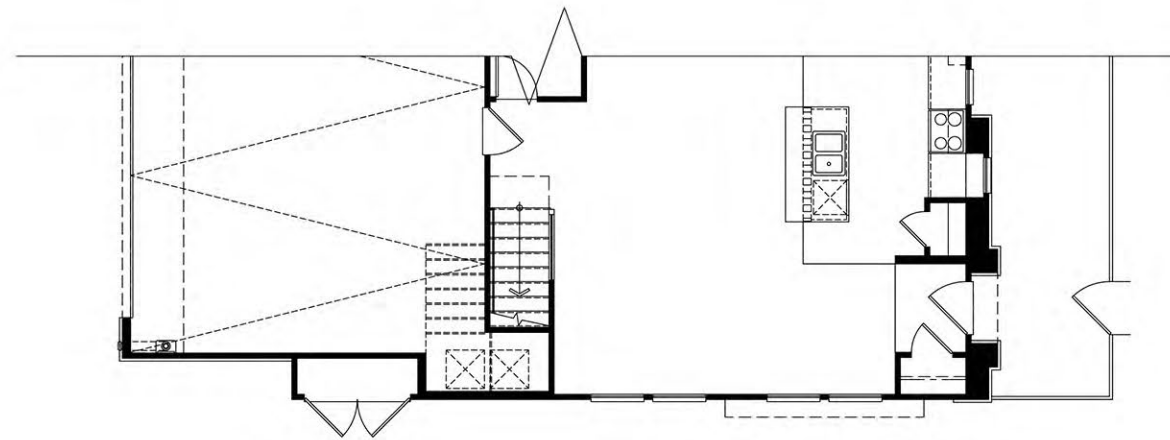
Right Elevation 'Country French'



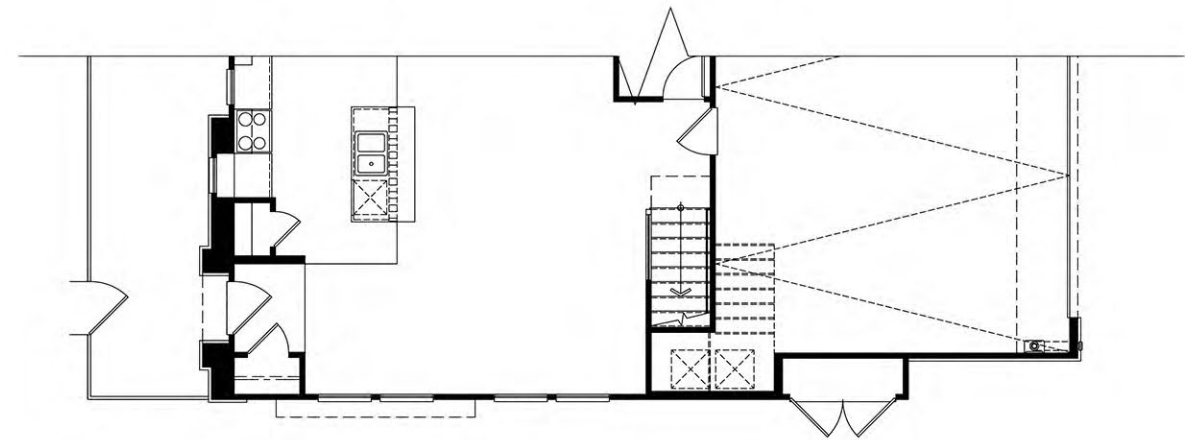
Partial Second Floor Plan



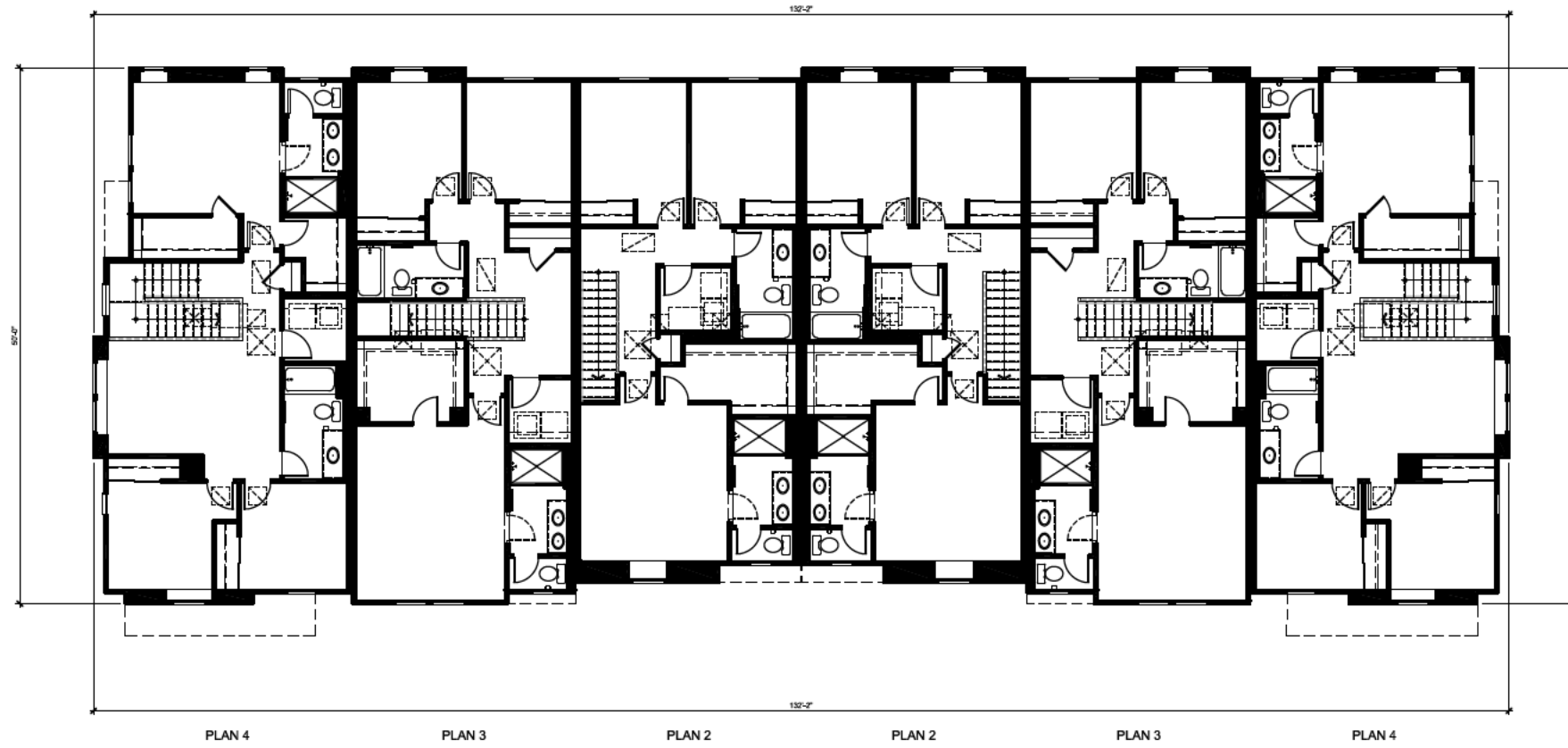
Partial Second Floor Plan



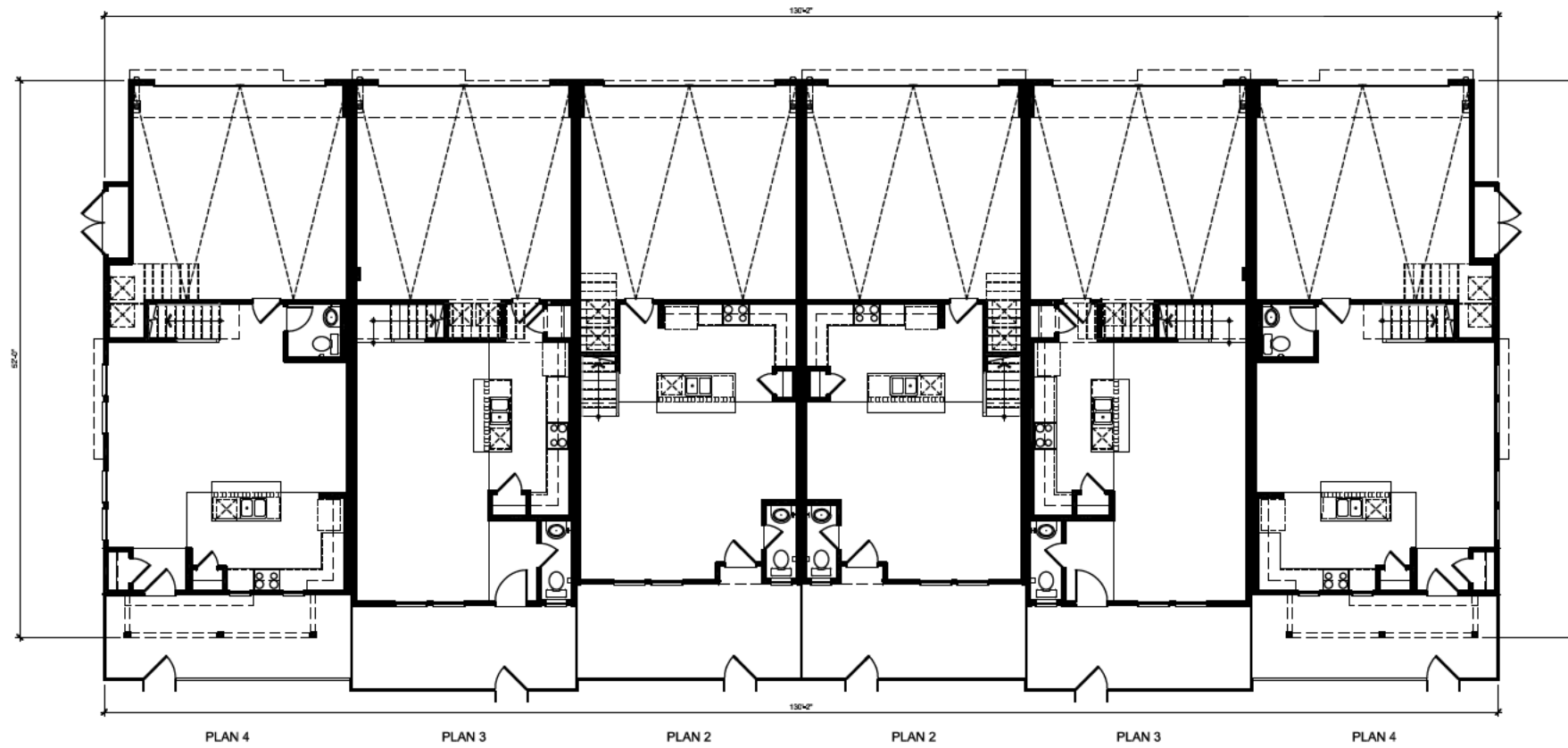
Partial First Floor Plan



Partial First Floor Plan



Second Floor Plan 'Western Ranch'

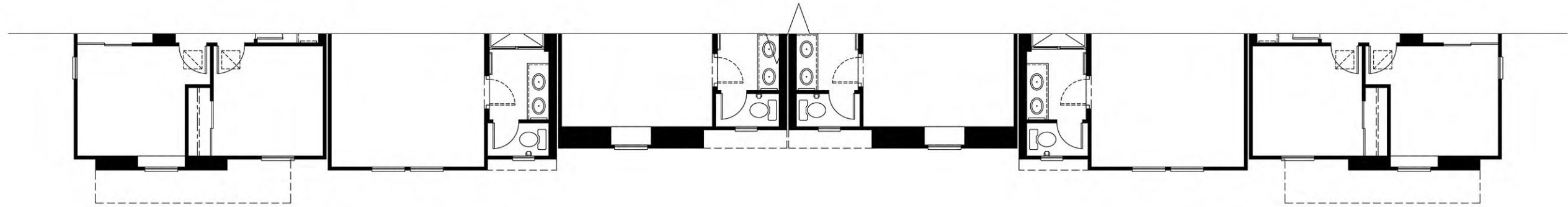


First Floor Plan 'Western Ranch'

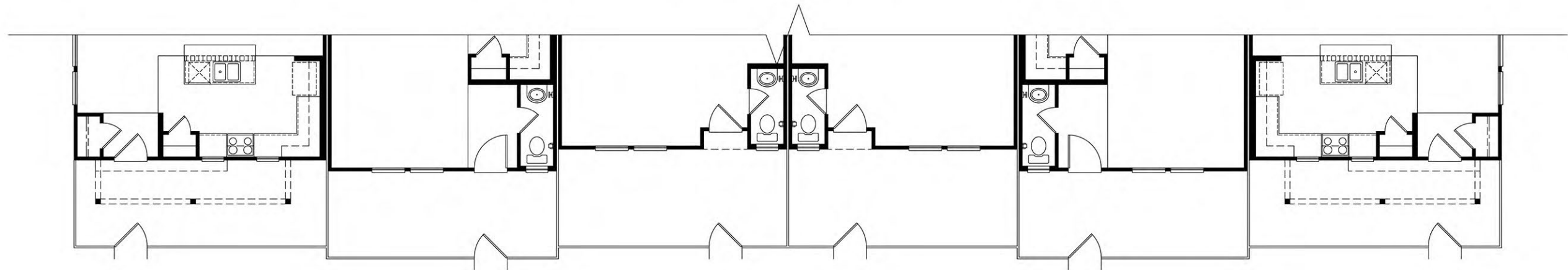




Front Elevation 'Western Ranch'



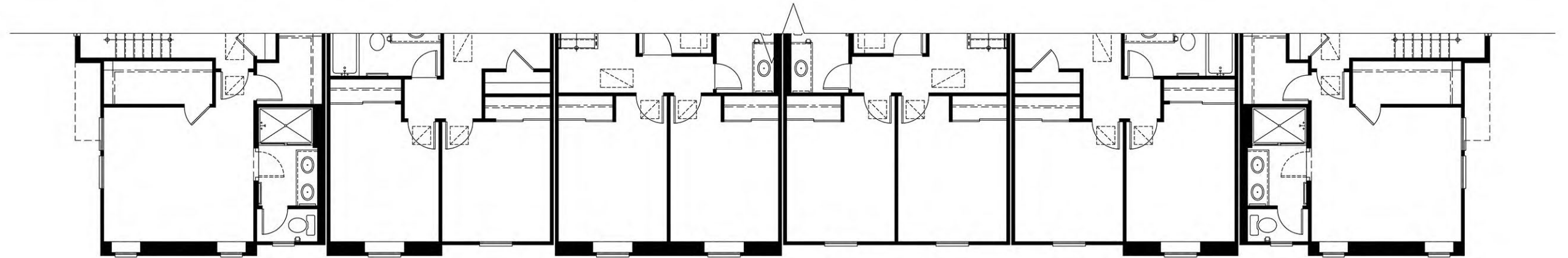
Partial Second Floor Plan



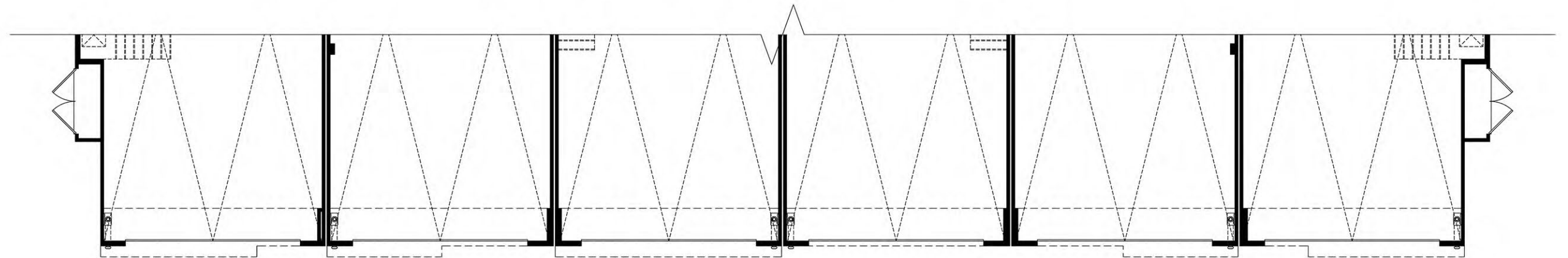
Partial First Floor Plan



Rear Elevation 'Western Ranch'



Partial Second Floor Plan



Partial First Floor Plan



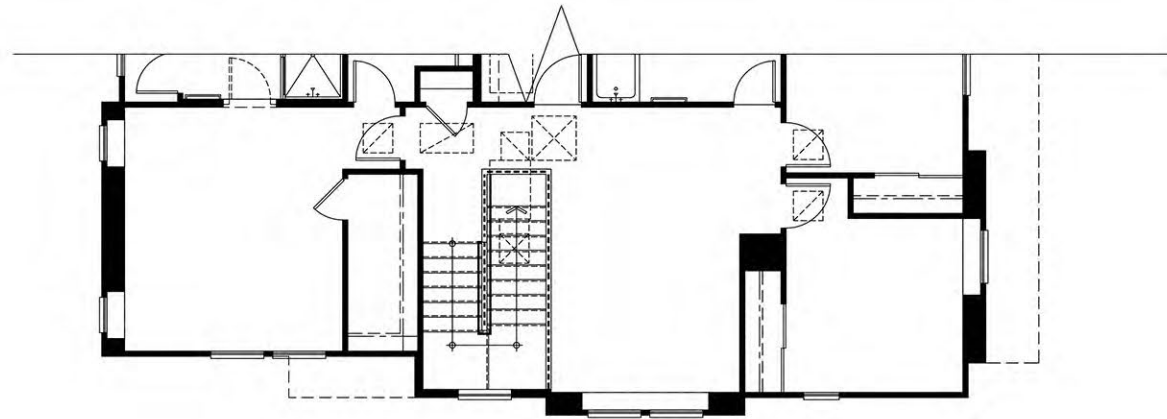
PLAN 4

Left Elevation 'Western Ranch'

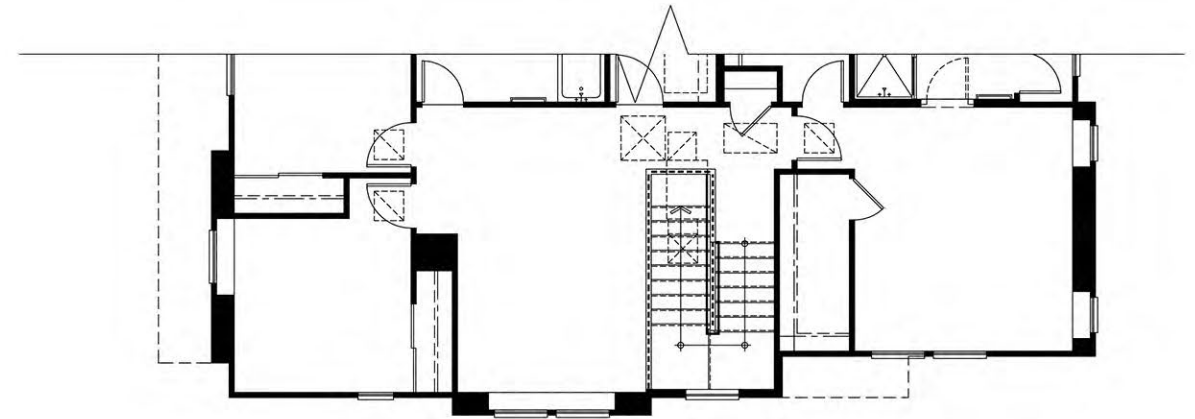


PLAN 4

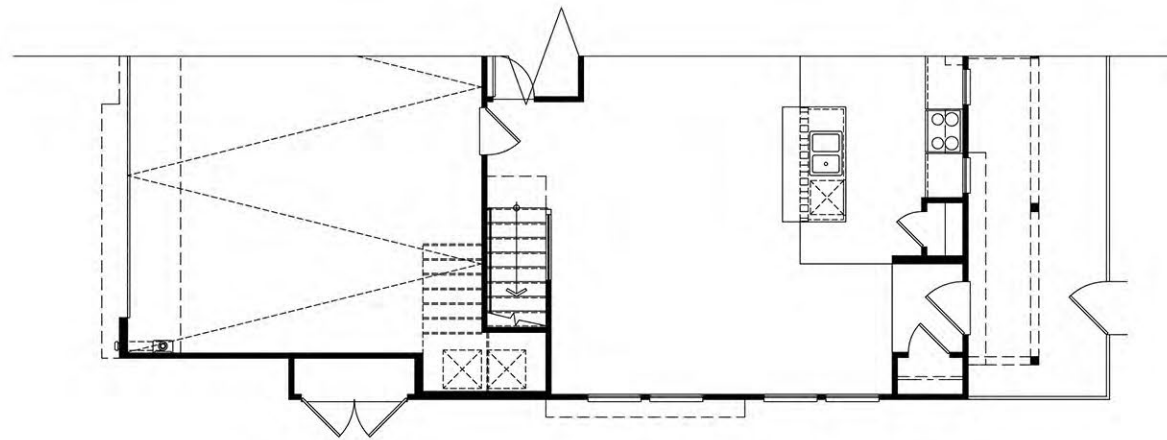
Right Elevation 'Western Ranch'



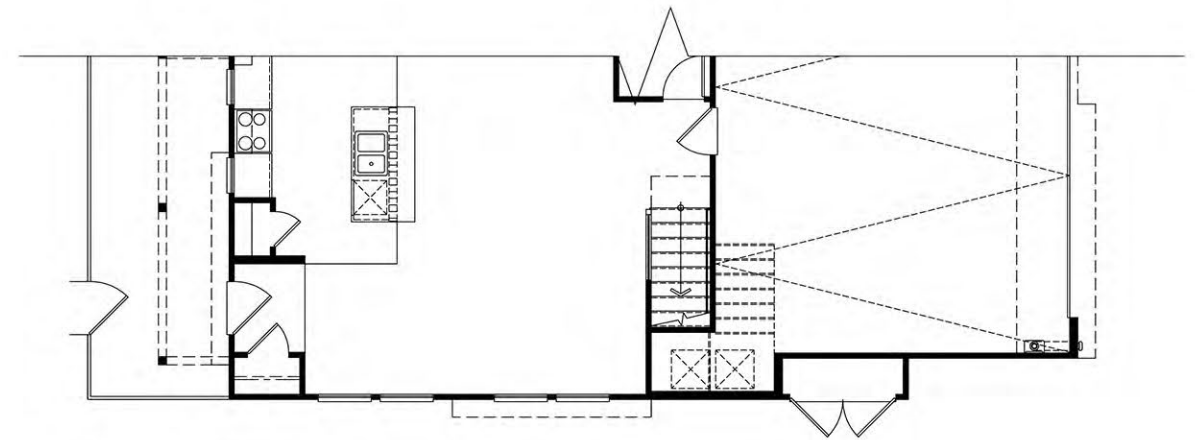
Partial Second Floor Plan



Partial Second Floor Plan



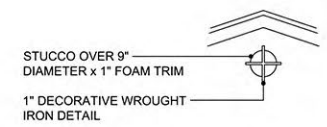
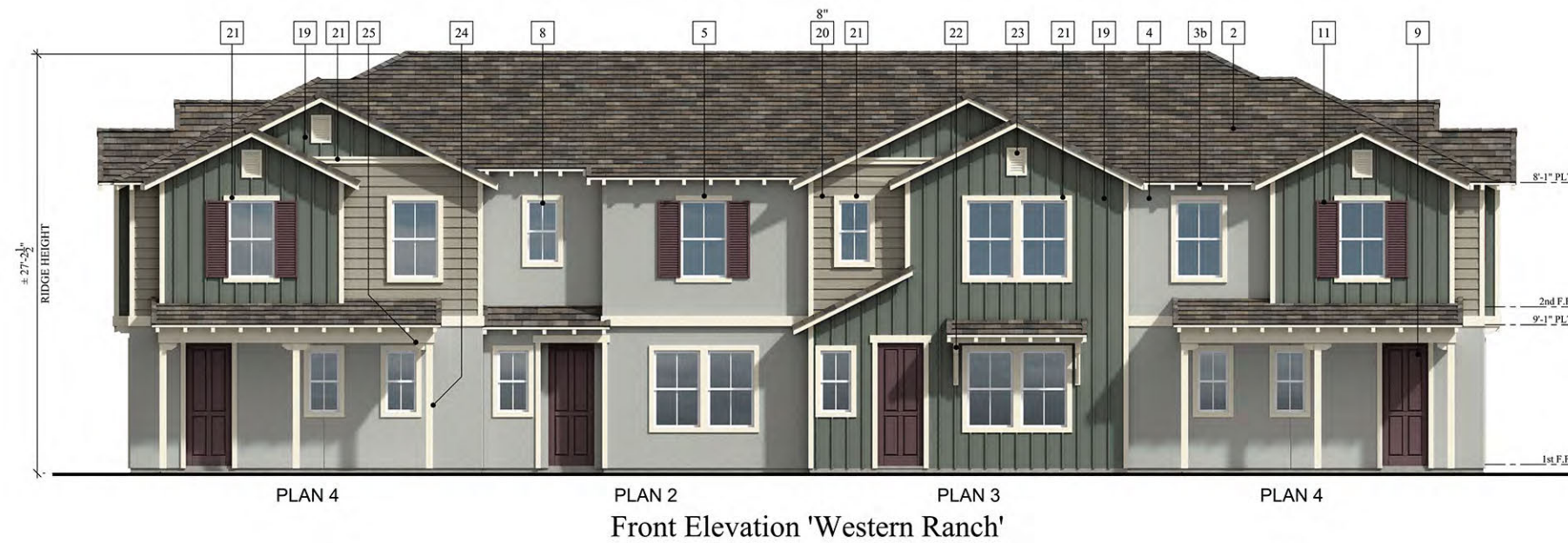
Partial First Floor Plan

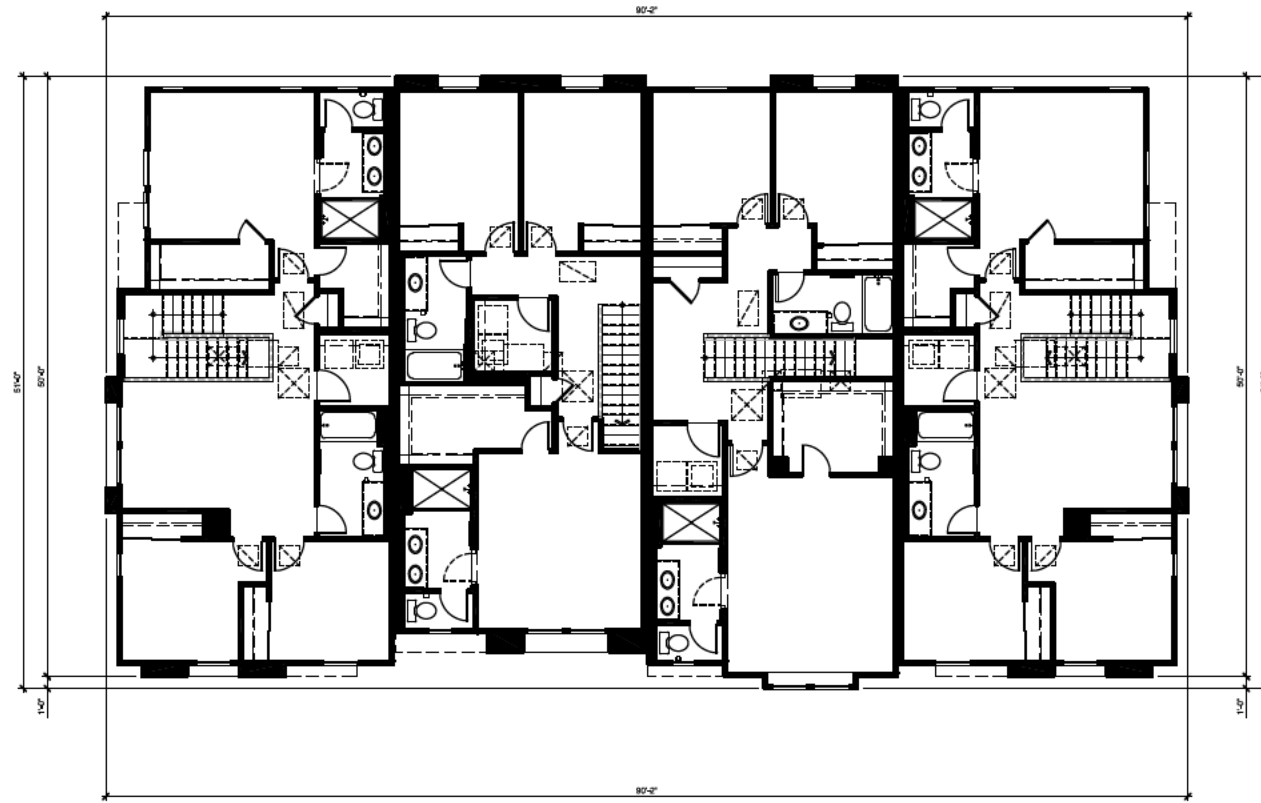


Partial First Floor Plan

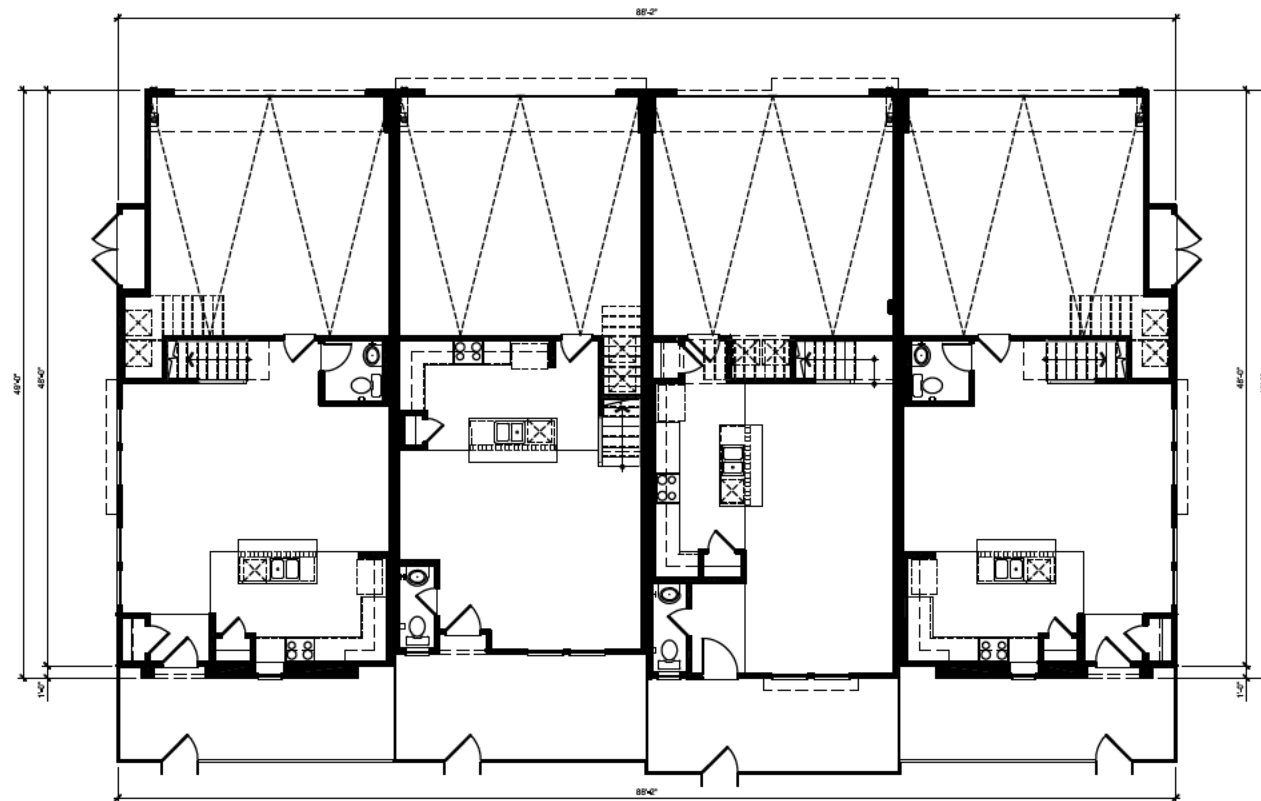
ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3a WOOD FASCIA / BARGE BOARD
- 3b EXPOSED RAFTER TAIL
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM WITH SAND FINISH
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING WITH SMOOTH FINISH)
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR - THERMA-TRU SMOOTH-STAR SERIES
- 10 METAL SECTIONAL GARAGE DOOR - WAYNE DALTON MODEL NO. 9100
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 DECORATIVE FINIAL
- 14 DECORATIVE WROUGHT IRON POT SHELF
- 15 STUCCO POT SHELF
- 16 POLYURETHANE, FOAM OR WOOD POT SHELF
- 17 DECORATIVE OUTLOOKER
- 18 STONE VENEER
- 19 FIBER CEMENT SIDING WITH VERTICAL BATTENS SPACED 12" O.C.
- 20 FIBER CEMENT LAP SIDING
- 21 FIBER CEMENT TRIM
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 DECORATIVE VENT
- 24 WOOD POST
- 25 WOOD CORBEL
- 26 COACH LIGHTS
- 27 ILLUMINATED ADDRESS SIGN
- 28 STUCCO EXPANSION JOINT
- 29 STUCCO CHANNEL





Second Floor Plan 'Spanish Colonial'



First Floor Plan 'Spanish Colonial'

ESPERANZA ROW TOWNHOMES
TENTATIVE TRACT MAP 20158



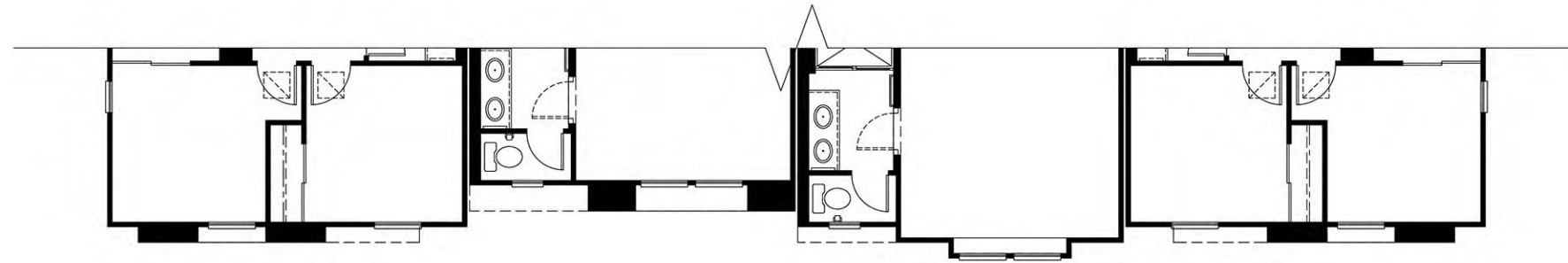
KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 03

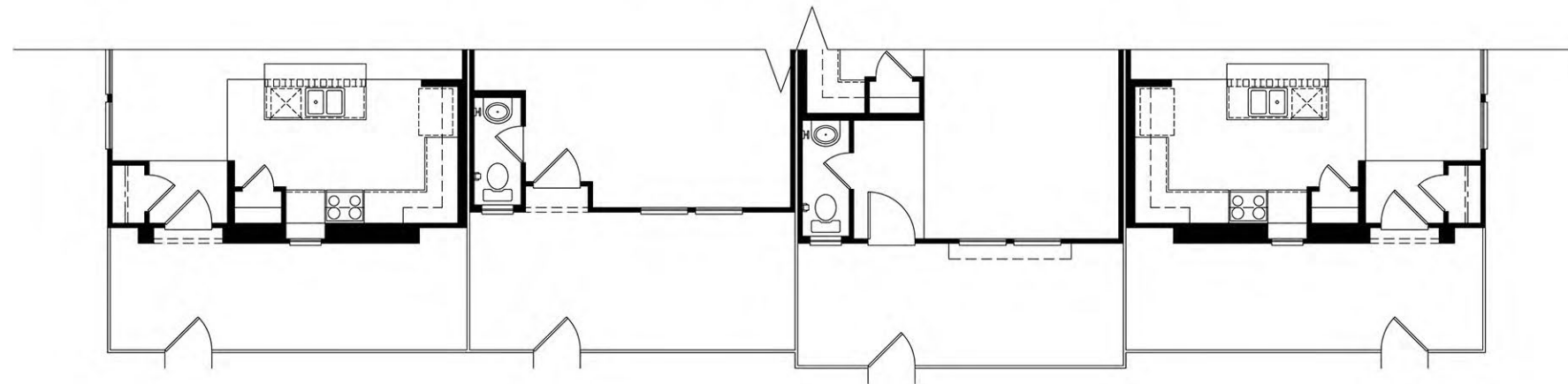
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Front Elevation 'Spanish Colonial'



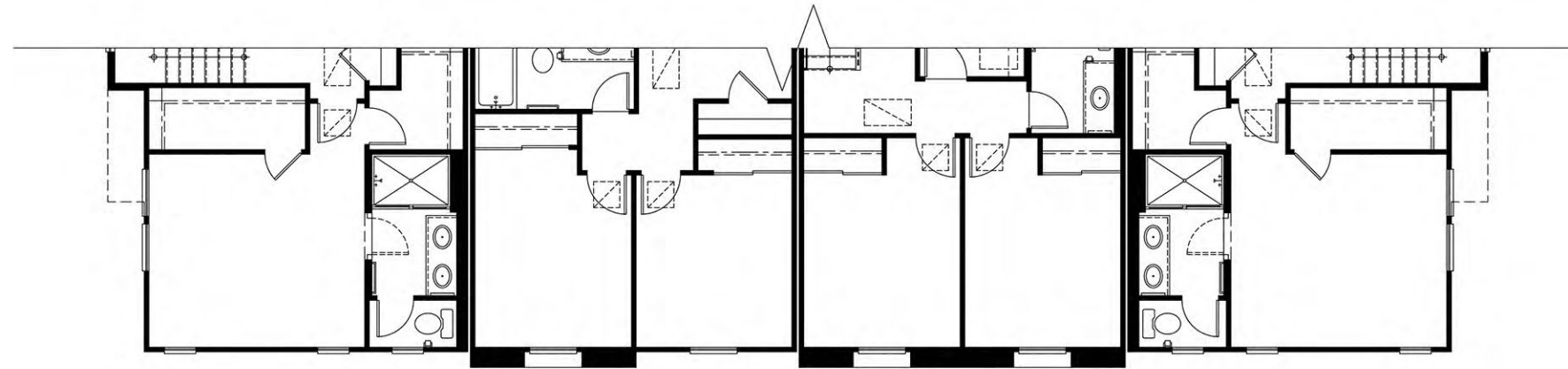
Partial Second Floor Plan



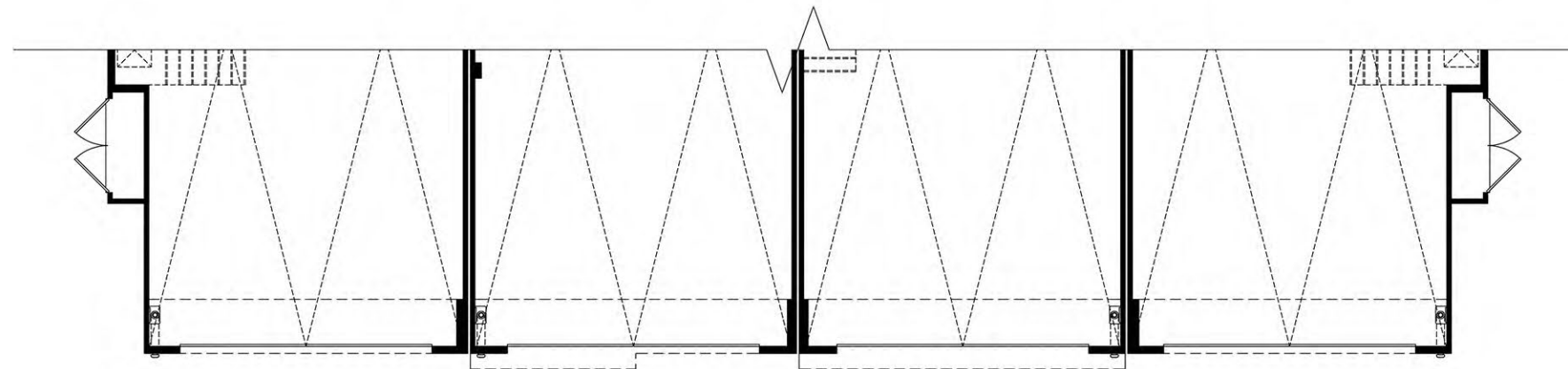
Partial First Floor Plan



Rear Elevation 'Spanish Colonial'



Partial Second Floor Plan



Partial First Floor Plan



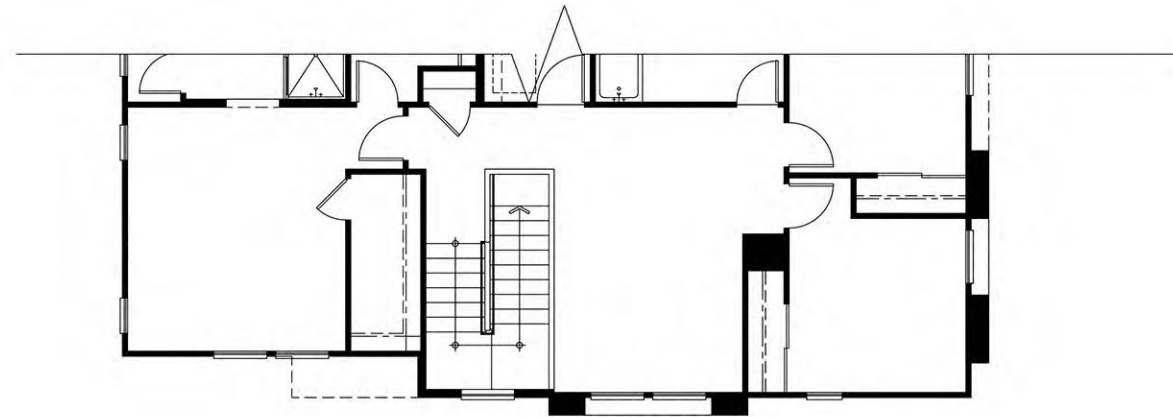
PLAN 4

Left Elevation 'Spanish Colonial'

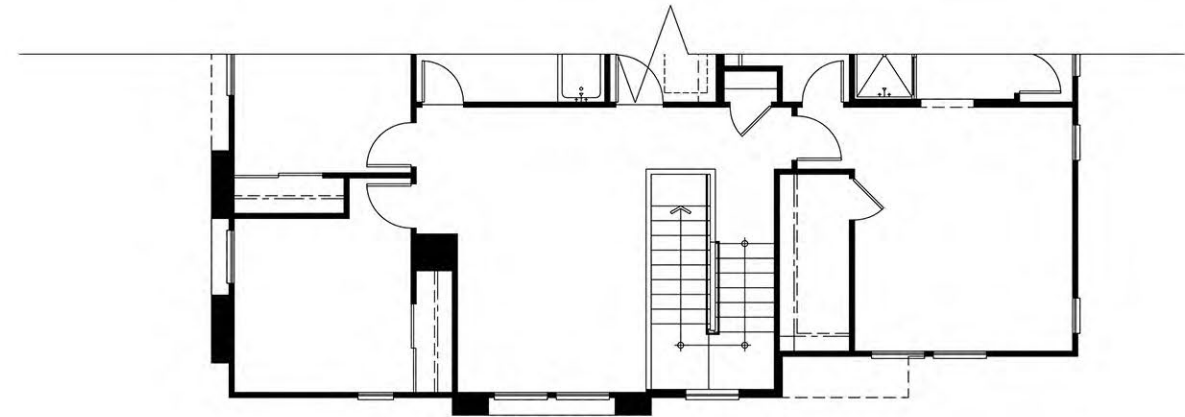


PLAN 4

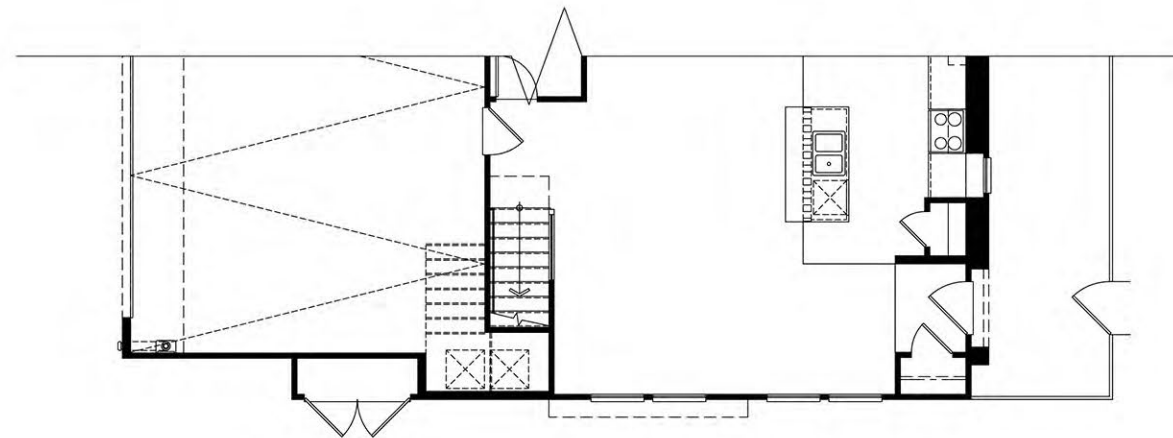
Right Elevation 'Spanish Colonial'



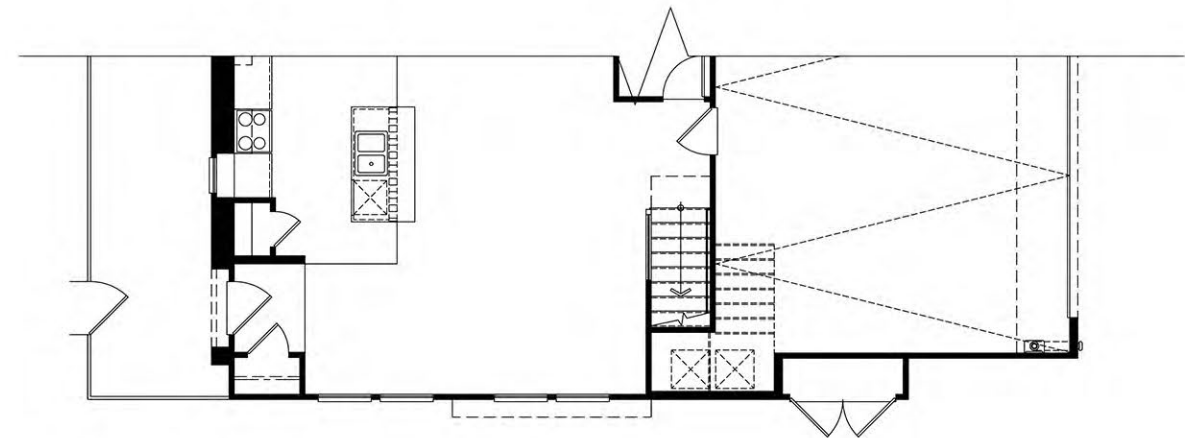
Partial Second Floor Plan



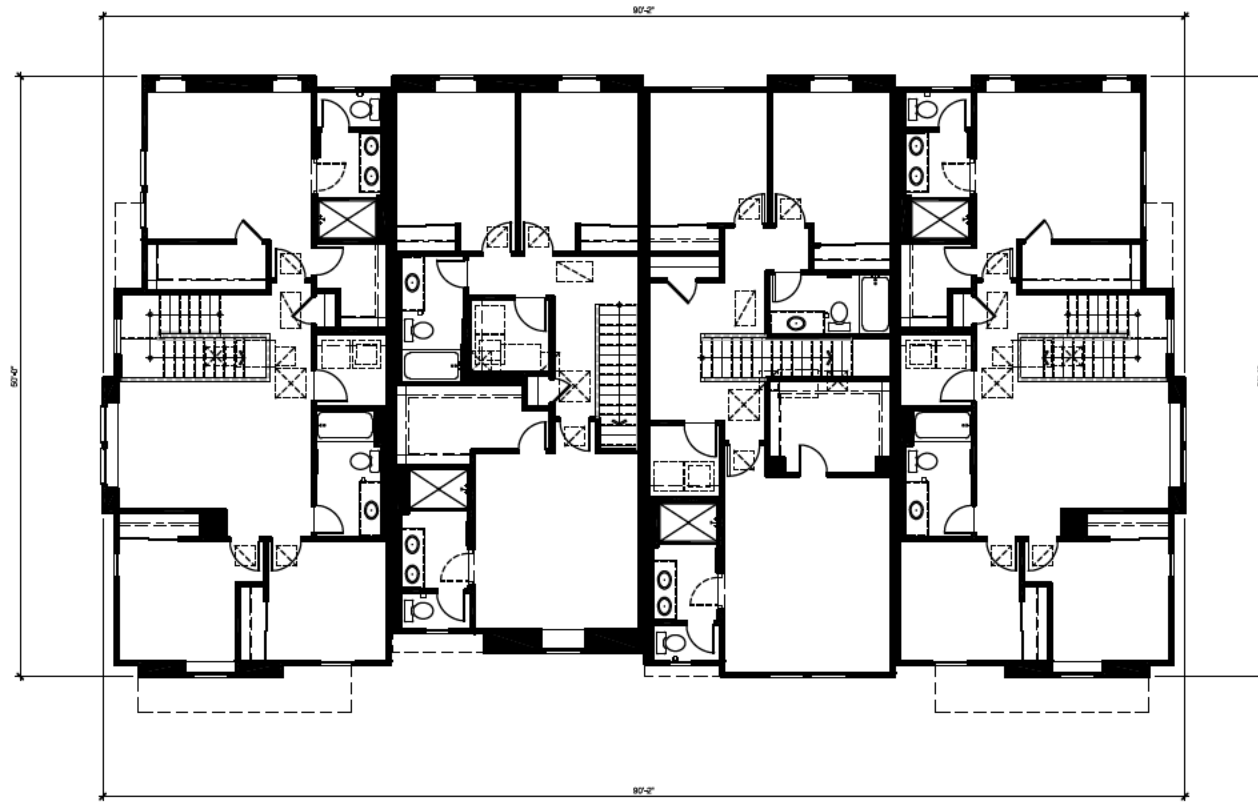
Partial Second Floor Plan



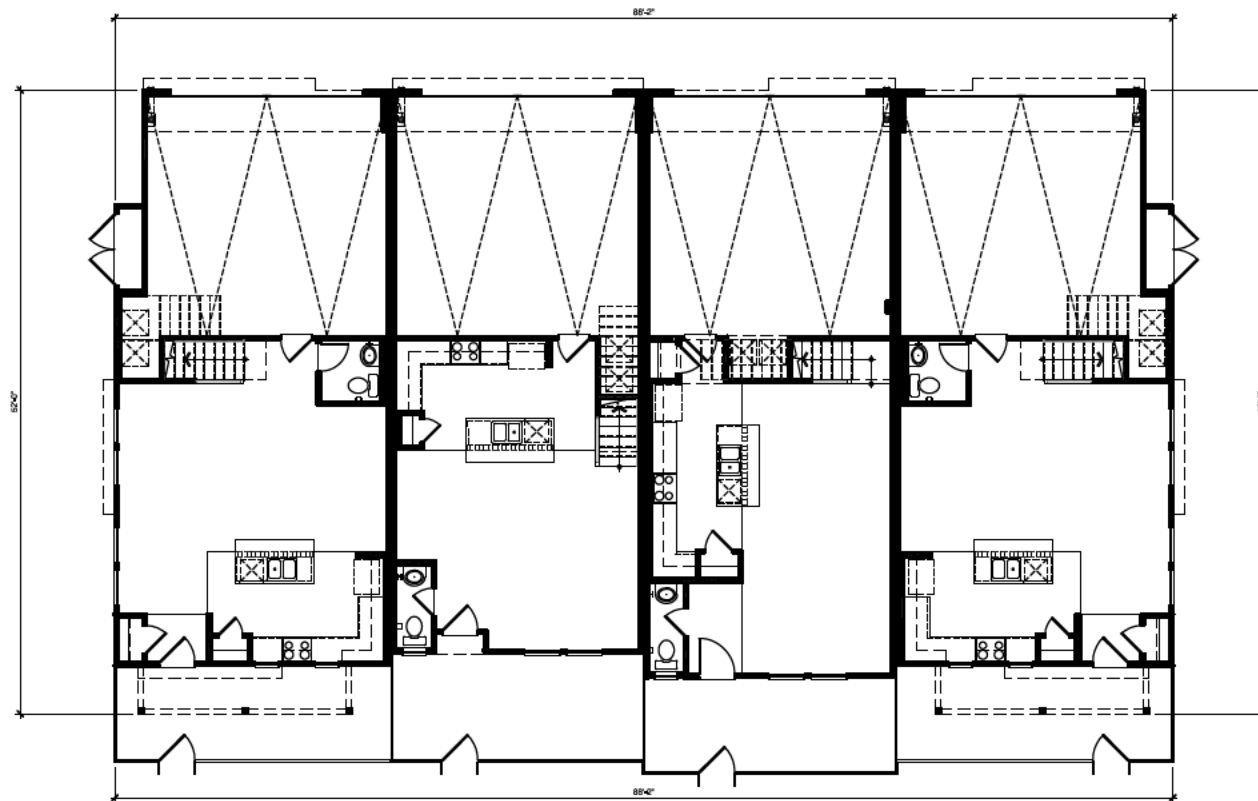
Partial First Floor Plan



Partial First Floor Plan



Second Floor Plan 'Western Ranch'



First Floor Plan 'Western Ranch'

ESPERANZA ROW TOWNHOMES
TENTATIVE TRACT MAP 20158



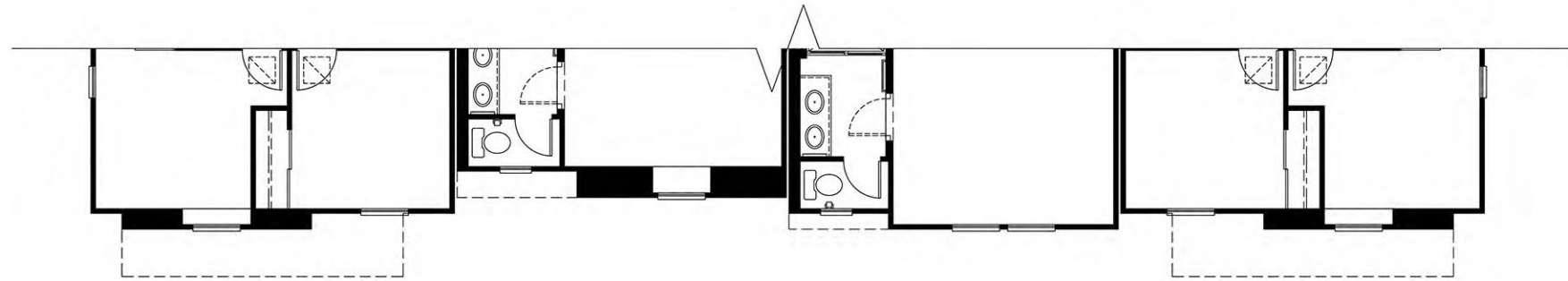
KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 03

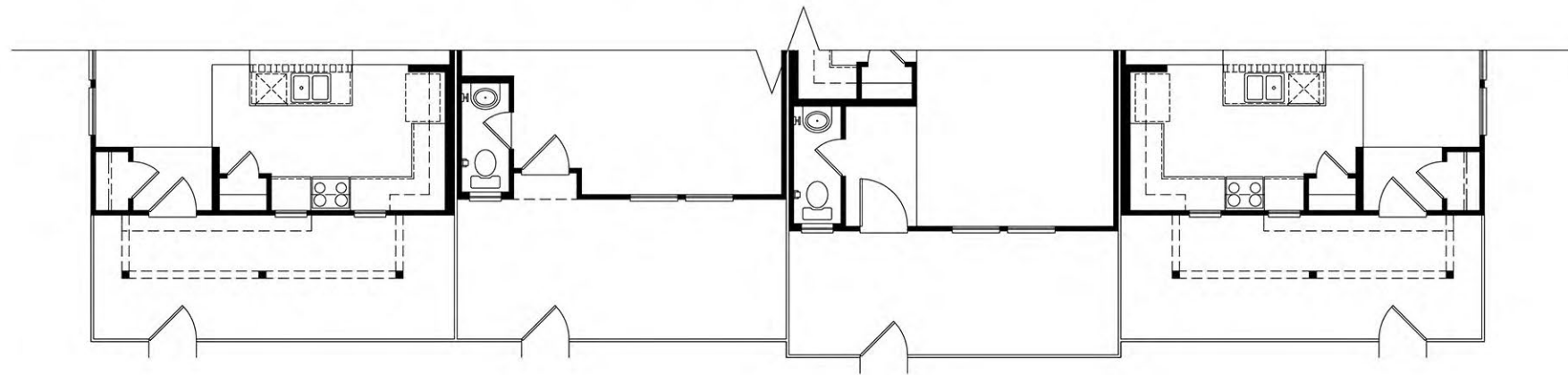
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Front Elevation 'Western Ranch'



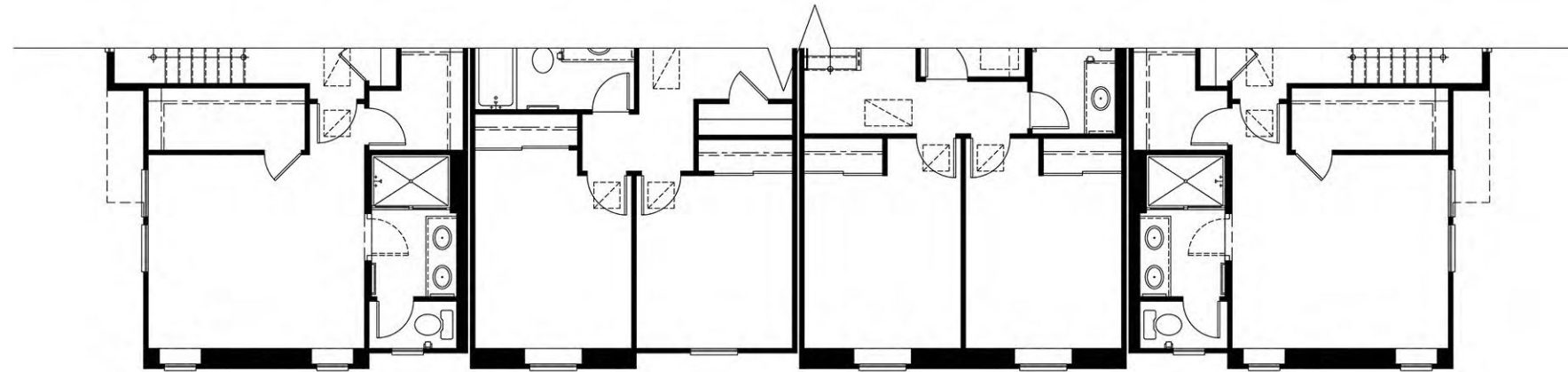
Partial Second Floor Plan



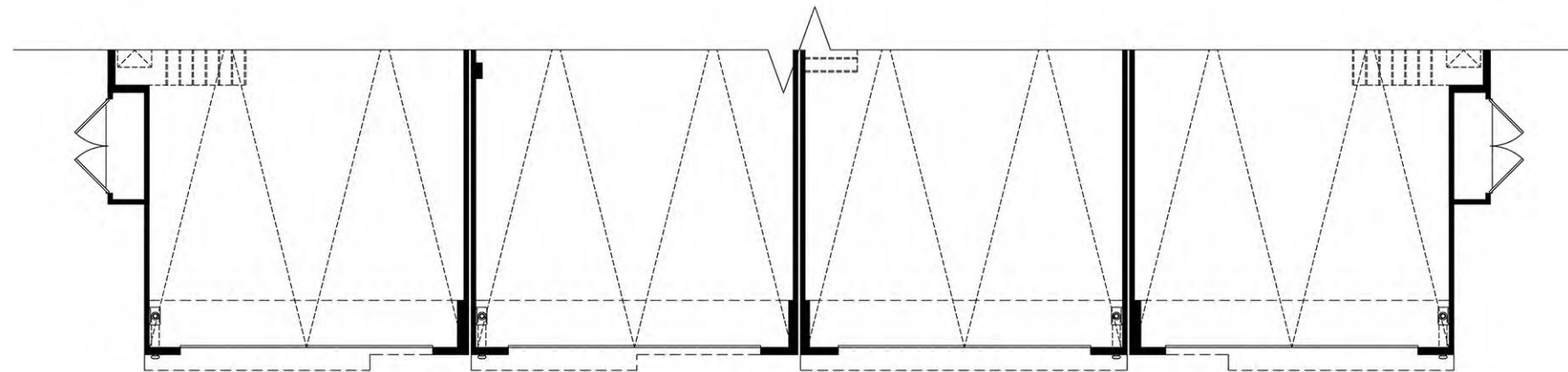
Partial First Floor Plan



Rear Elevation 'Western Ranch'



Partial Second Floor Plan



Partial First Floor Plan



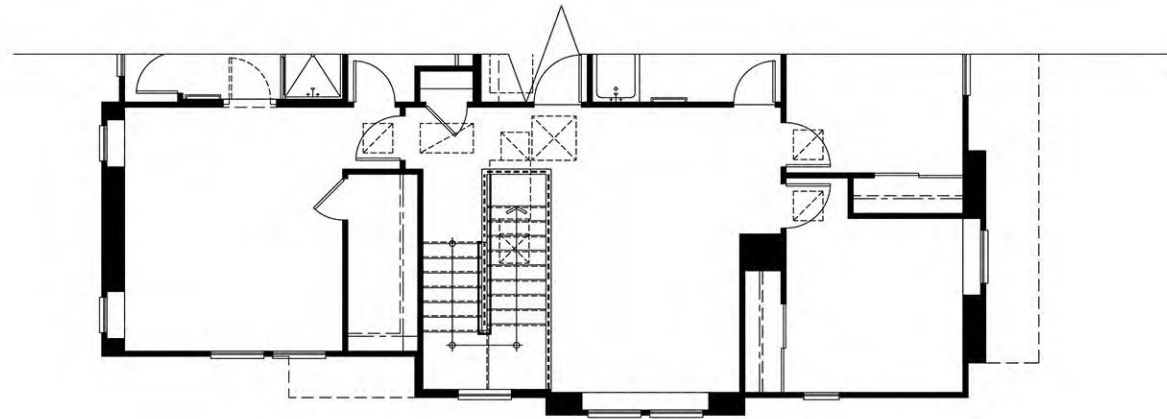
PLAN 4

Left Elevation 'Western Ranch'

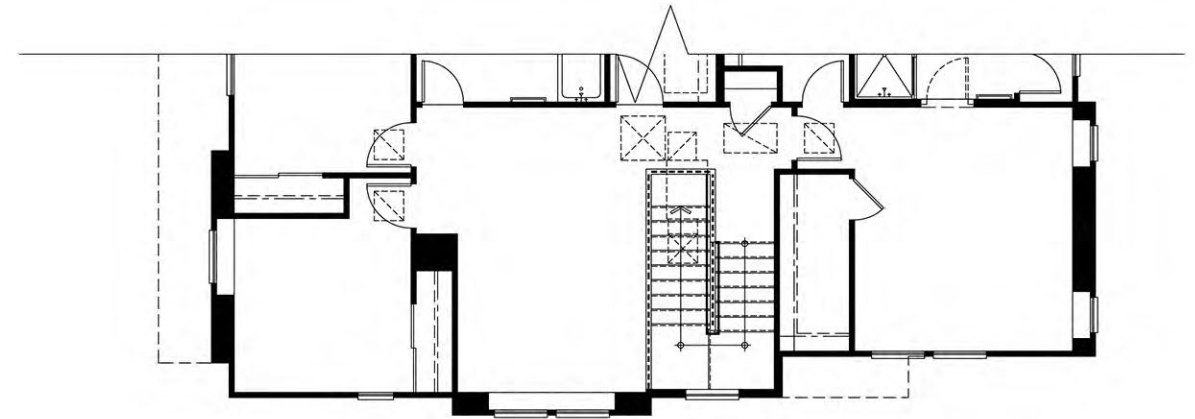


PLAN 4

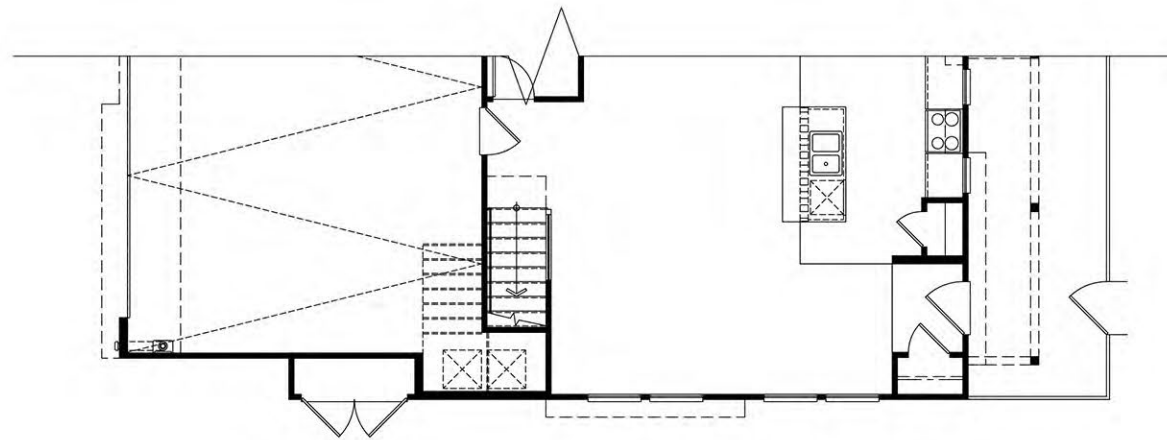
Right Elevation 'Western Ranch'



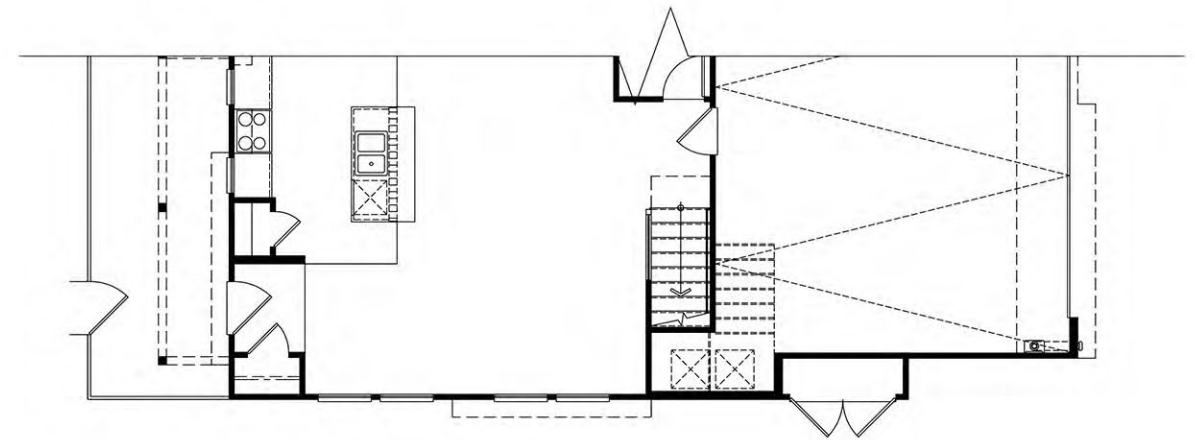
Partial Second Floor Plan



Partial Second Floor Plan

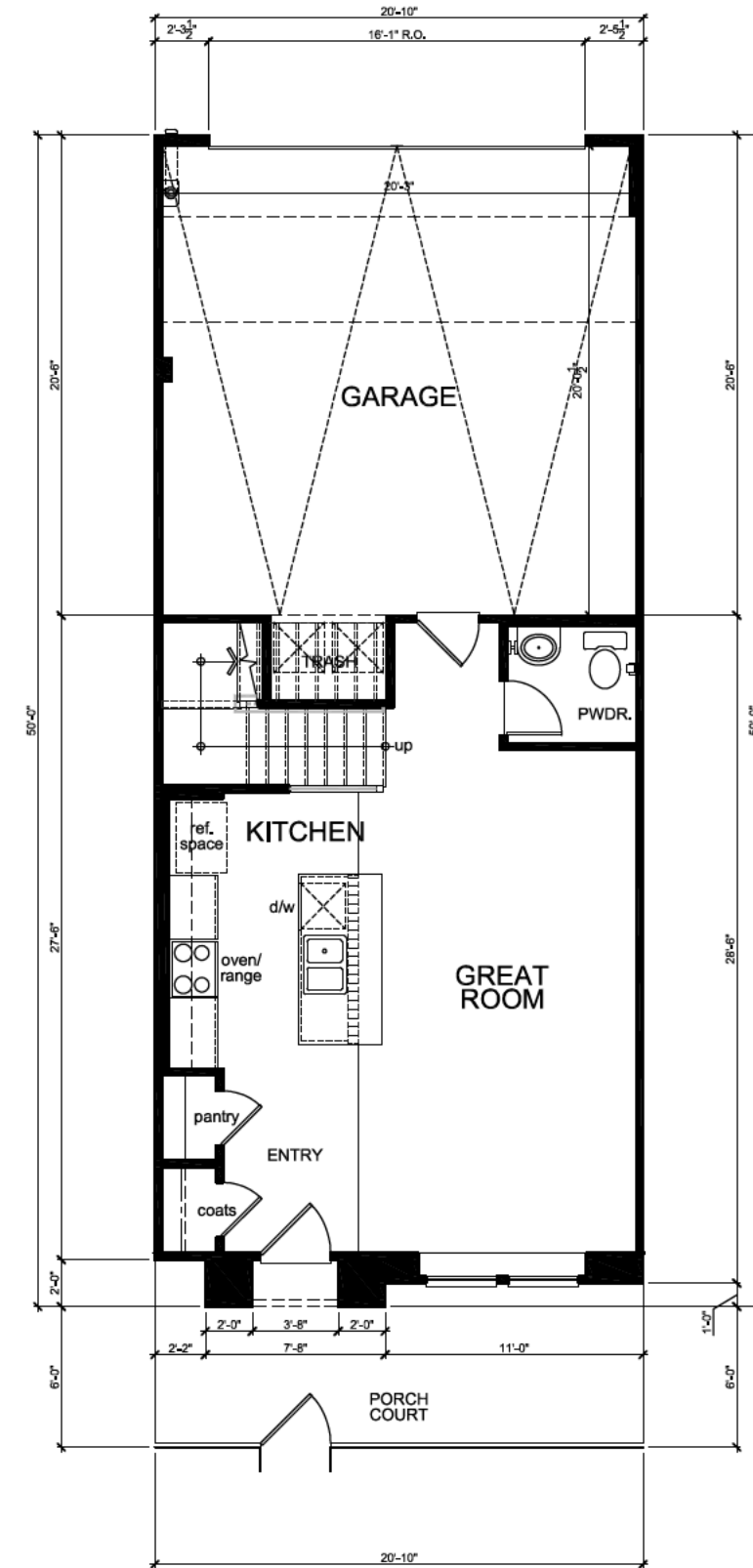
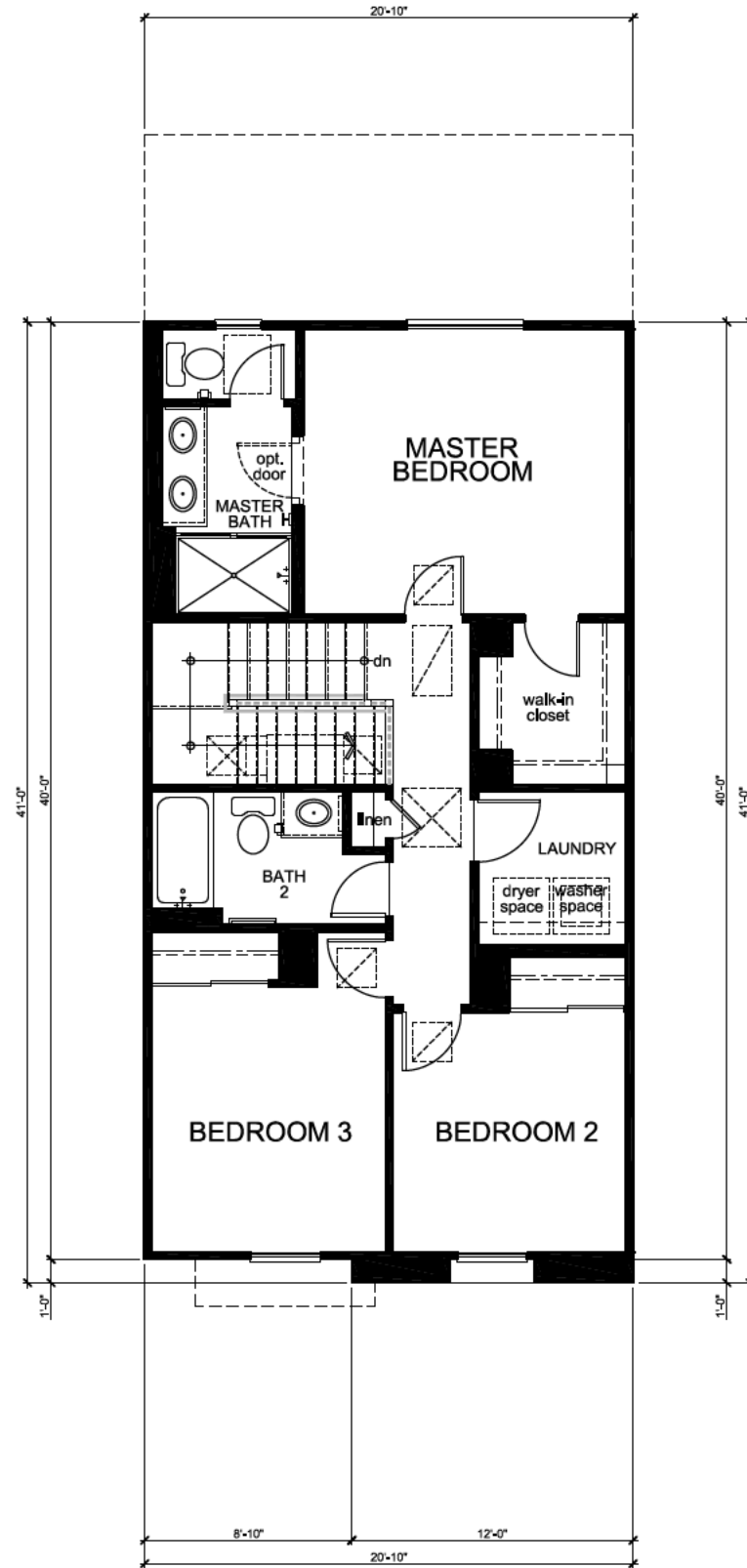


Partial First Floor Plan



Partial First Floor Plan

SQUARE FOOTAGE		
PLAN 1 221.1338		
FIRST FLOOR AREA	575	SQ. FT.
SECOND FLOOR AREA	165	SQ. FT.
TOTAL AREA	1338	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	161	SQ. FT.



Second Floor Plan 'A'
(Building Type 01)

First Floor Plan 'A'
(Building Type 01)

PLAN 1



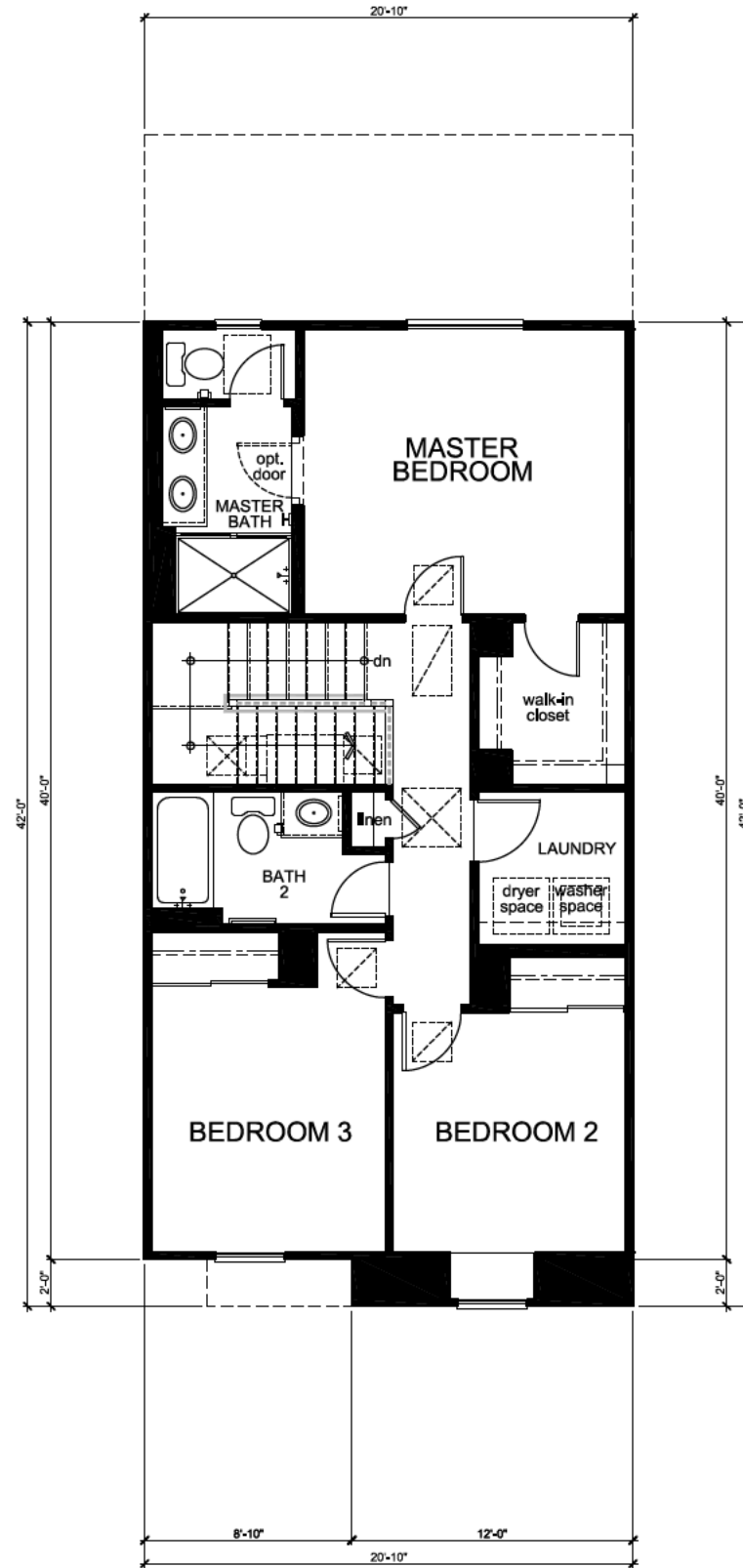
KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

ESPERANZA ROW TOWNHOMES
TENTATIVE TRACT MAP 20158

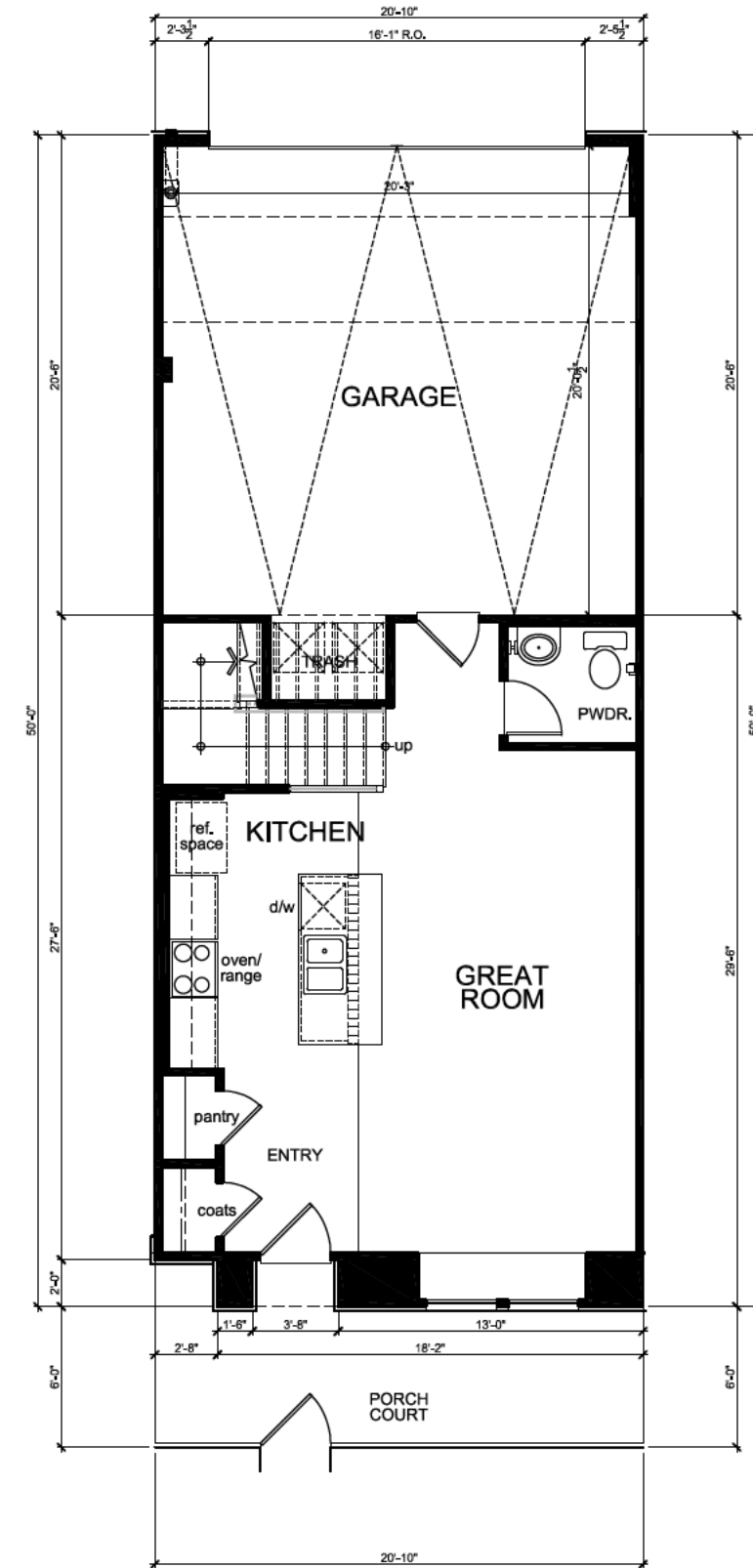
221.1338
350999
Two

No. :
STORY:
Rev. May 16, 2022

SQUARE FOOTAGE		
PLAN 1 221.1338		
FIRST FLOOR AREA	575	SQ. FT.
SECOND FLOOR AREA	165	SQ. FT.
TOTAL AREA	1338	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	161	SQ. FT.



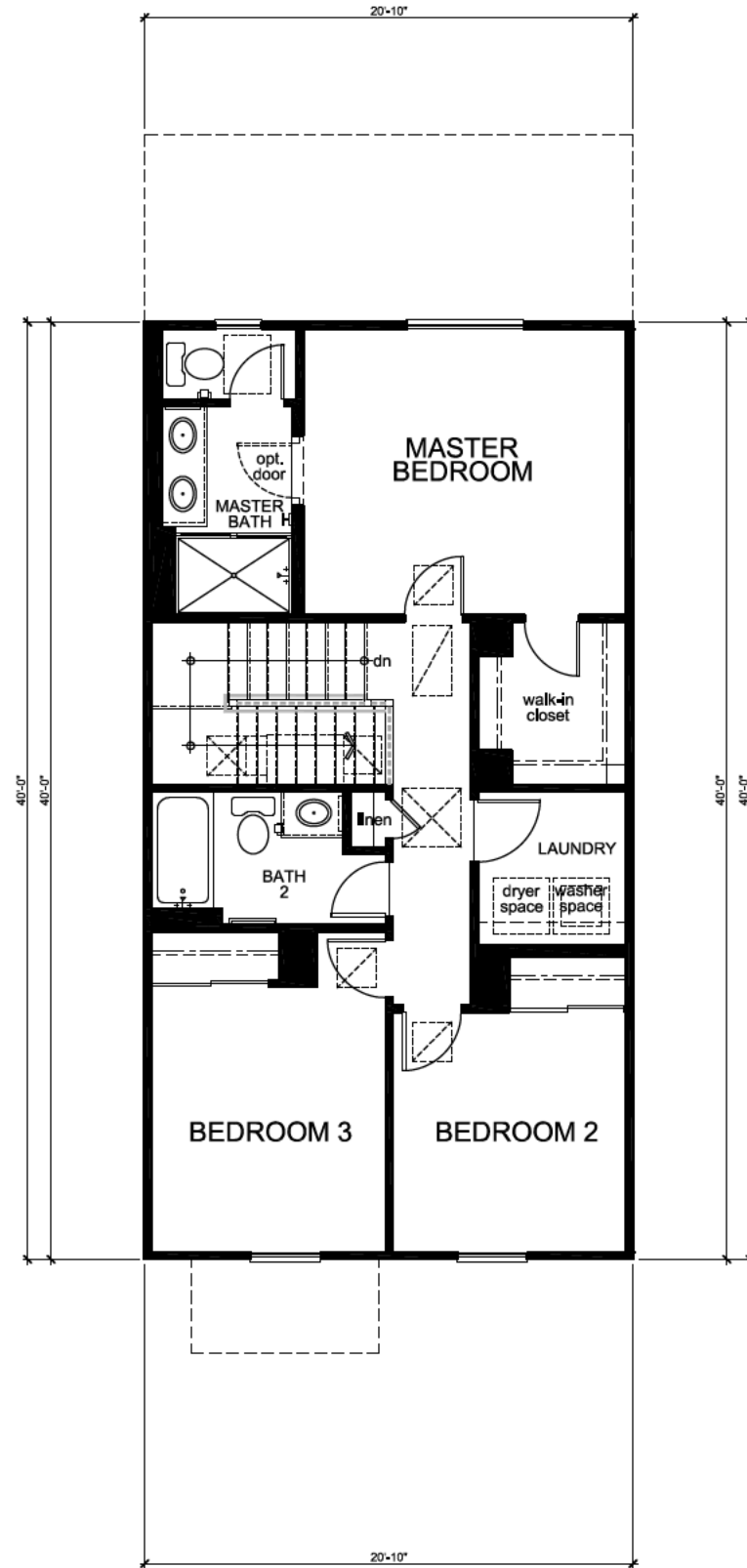
Second Floor Plan 'B'
(Building Type 01)



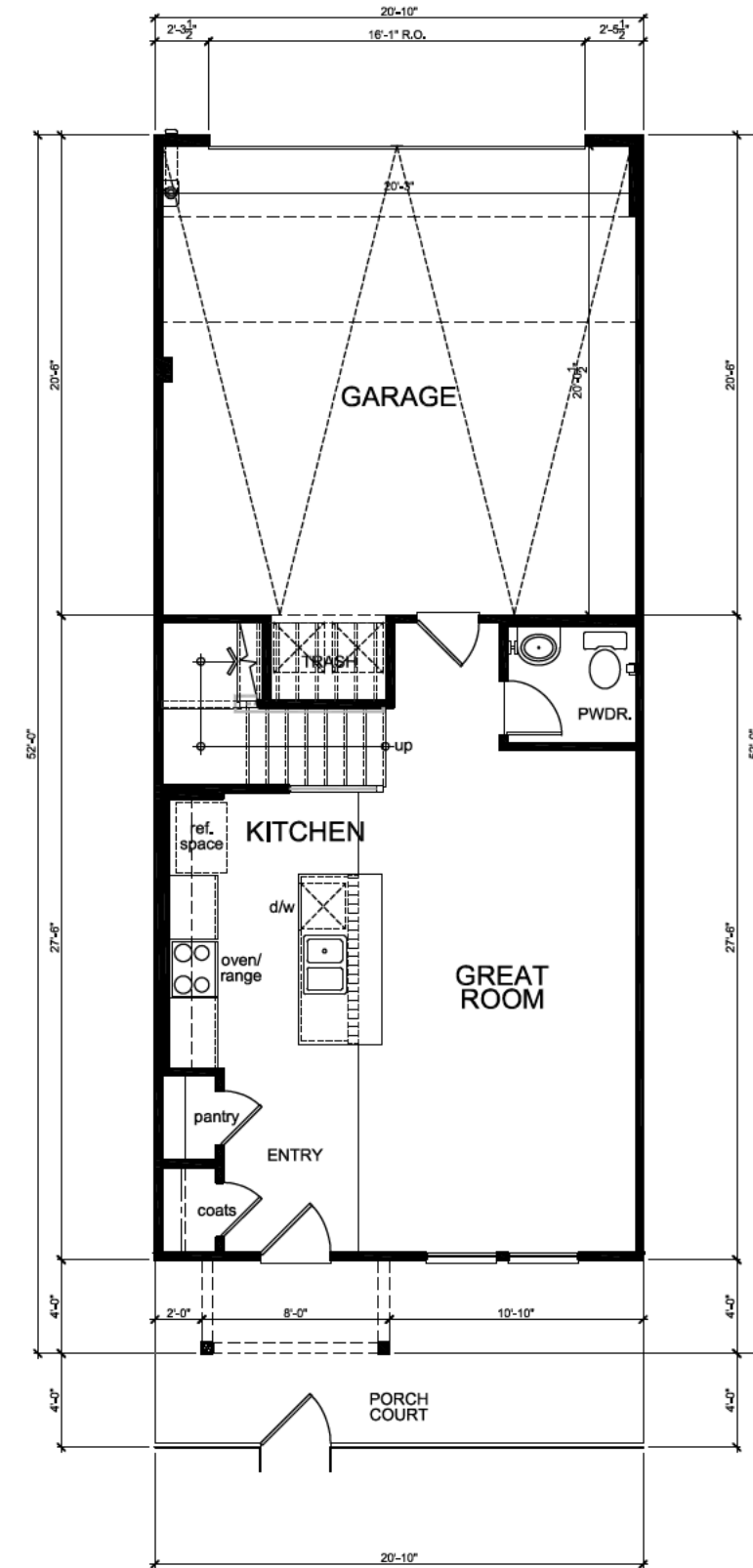
First Floor Plan 'B'
(Building Type 01)



SQUARE FOOTAGE		
PLAN 1 221.1338		
FIRST FLOOR AREA	575	SQ. FT.
SECOND FLOOR AREA	165	SQ. FT.
TOTAL AREA	1338	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	161	SQ. FT.

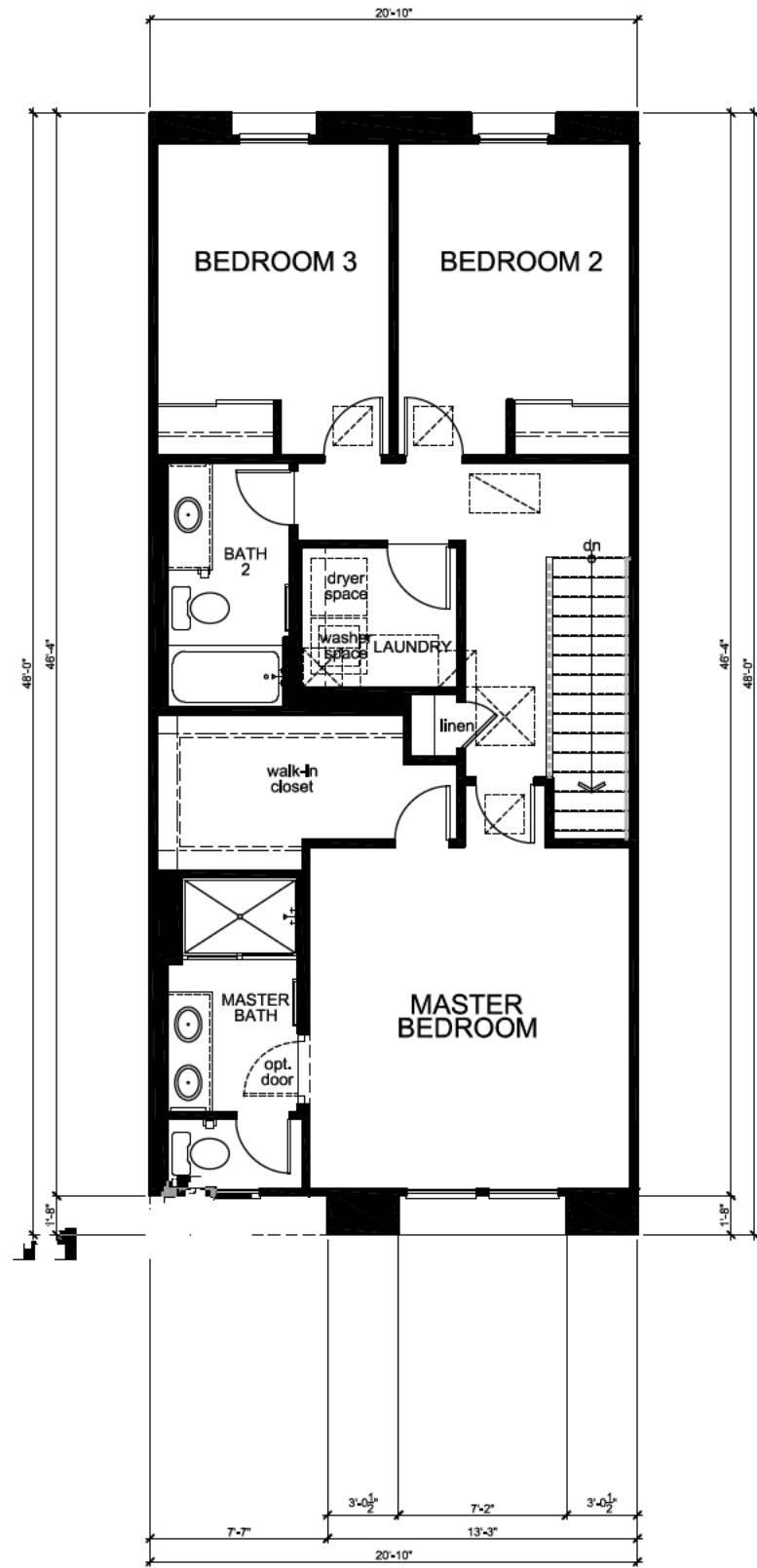


Second Floor Plan 'C'
(Building Type 01)

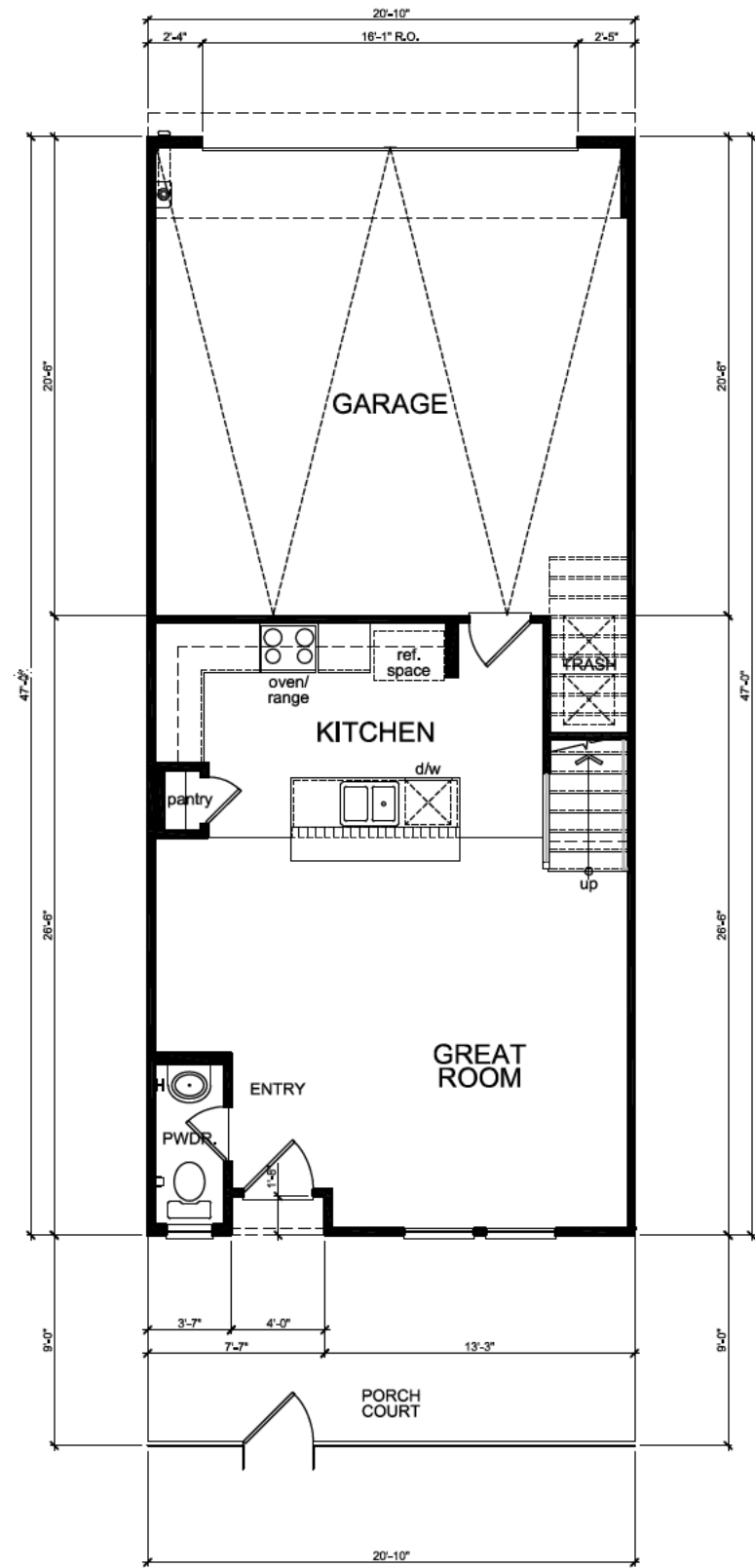


First Floor Plan 'C'
(Building Type 01)

SQUARE FOOTAGE		
PLAN 2 221.1455		
FIRST FLOOR AREA	554	SQ. FT.
SECOND FLOOR AREA	401	SQ. FT.
TOTAL AREA	1455	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	144	SQ. FT.



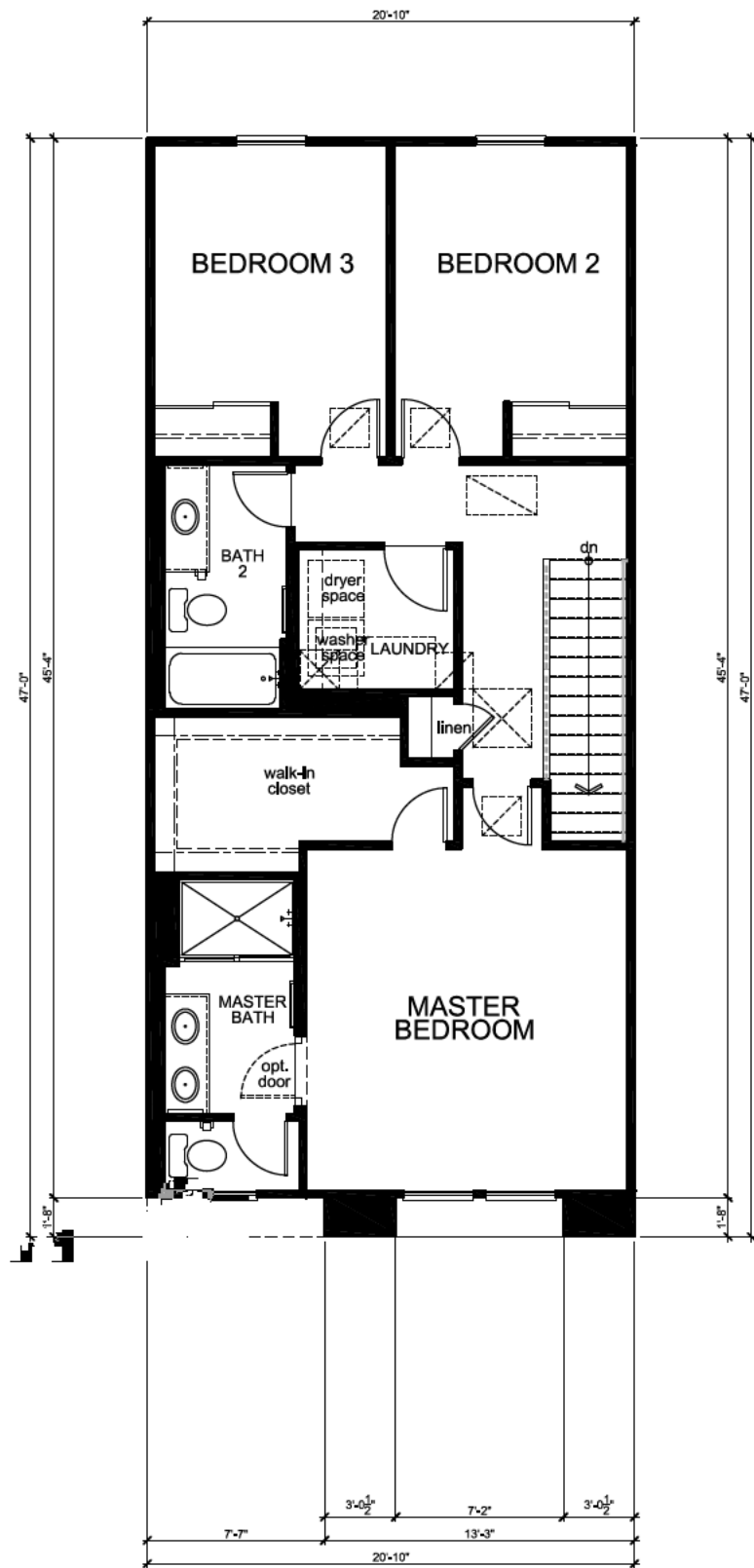
Second Floor Plan 'A'
(Building Type 01, 02 & 03)



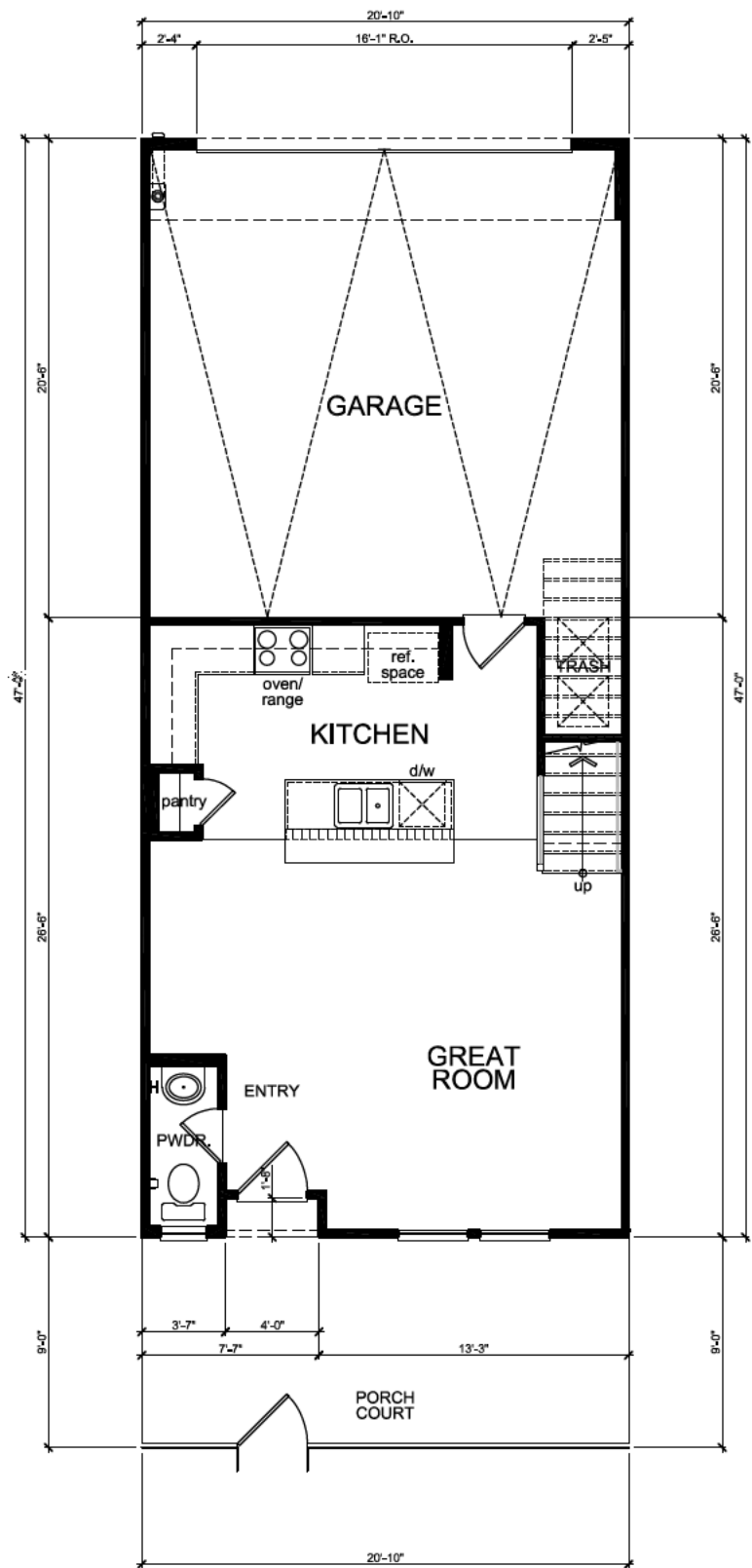
First Floor Plan 'A'
(Building Type 01, 02 & 03)



SQUARE FOOTAGE		
PLAN 2 221.1455		
FIRST FLOOR AREA	554	SQ. FT.
SECOND FLOOR AREA	401	SQ. FT.
TOTAL AREA	1455	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	144	SQ. FT.



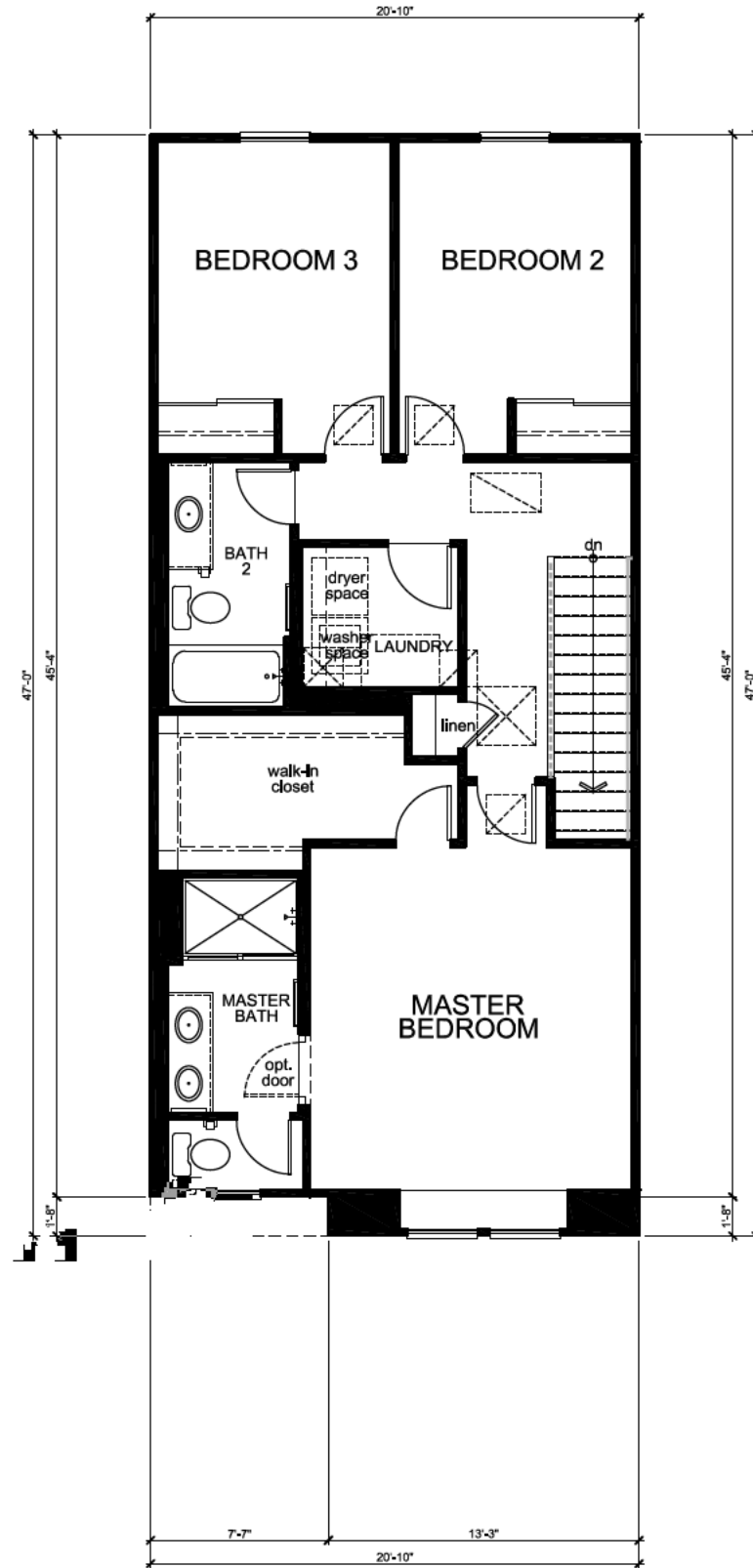
Second Floor Plan 'A'
(Building Type 02)



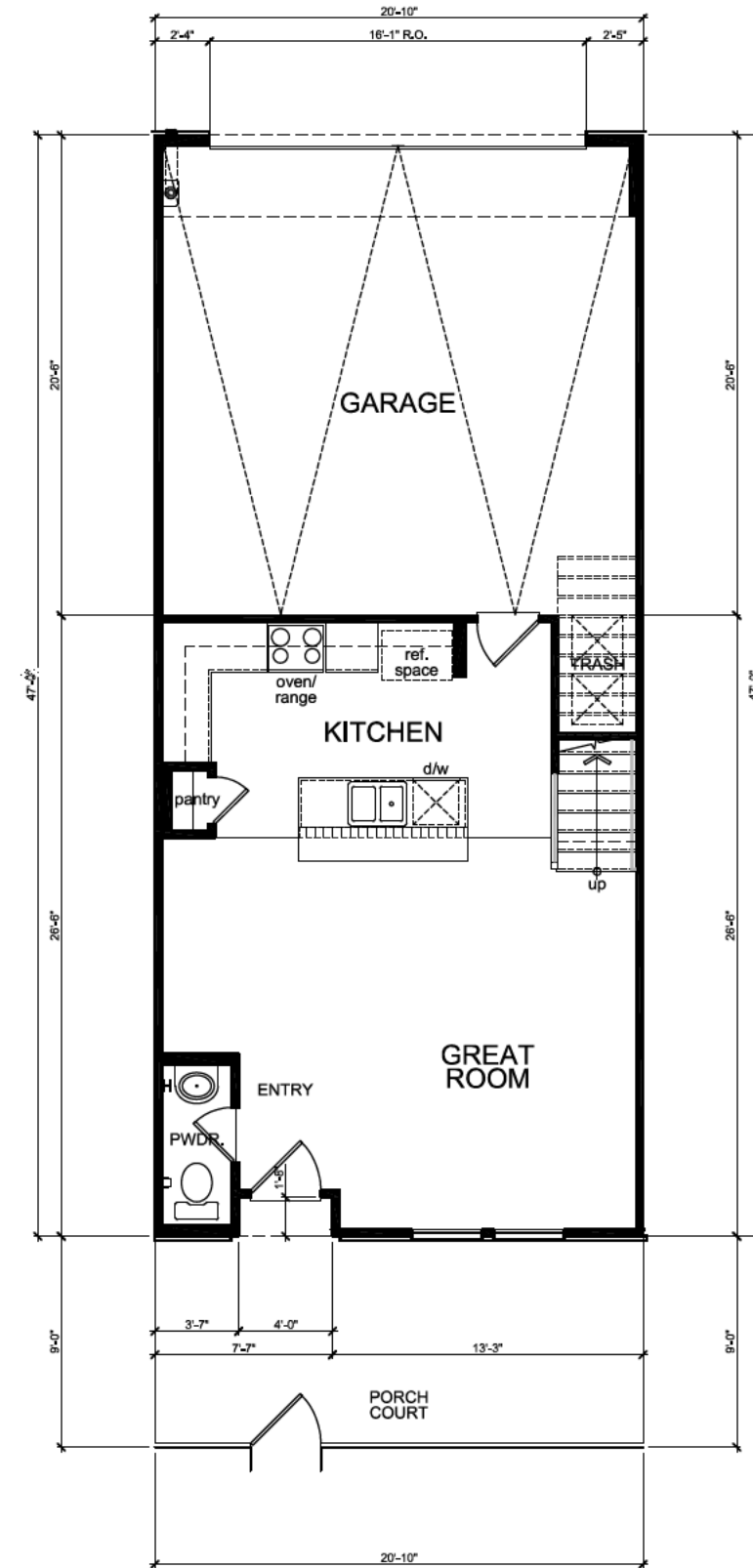
First Floor Plan 'A'
(Building Type 02)



SQUARE FOOTAGE		
PLAN 2 221.1455		
FIRST FLOOR AREA	554	SQ. FT.
SECOND FLOOR AREA	401	SQ. FT.
TOTAL AREA	1455	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	144	SQ. FT.



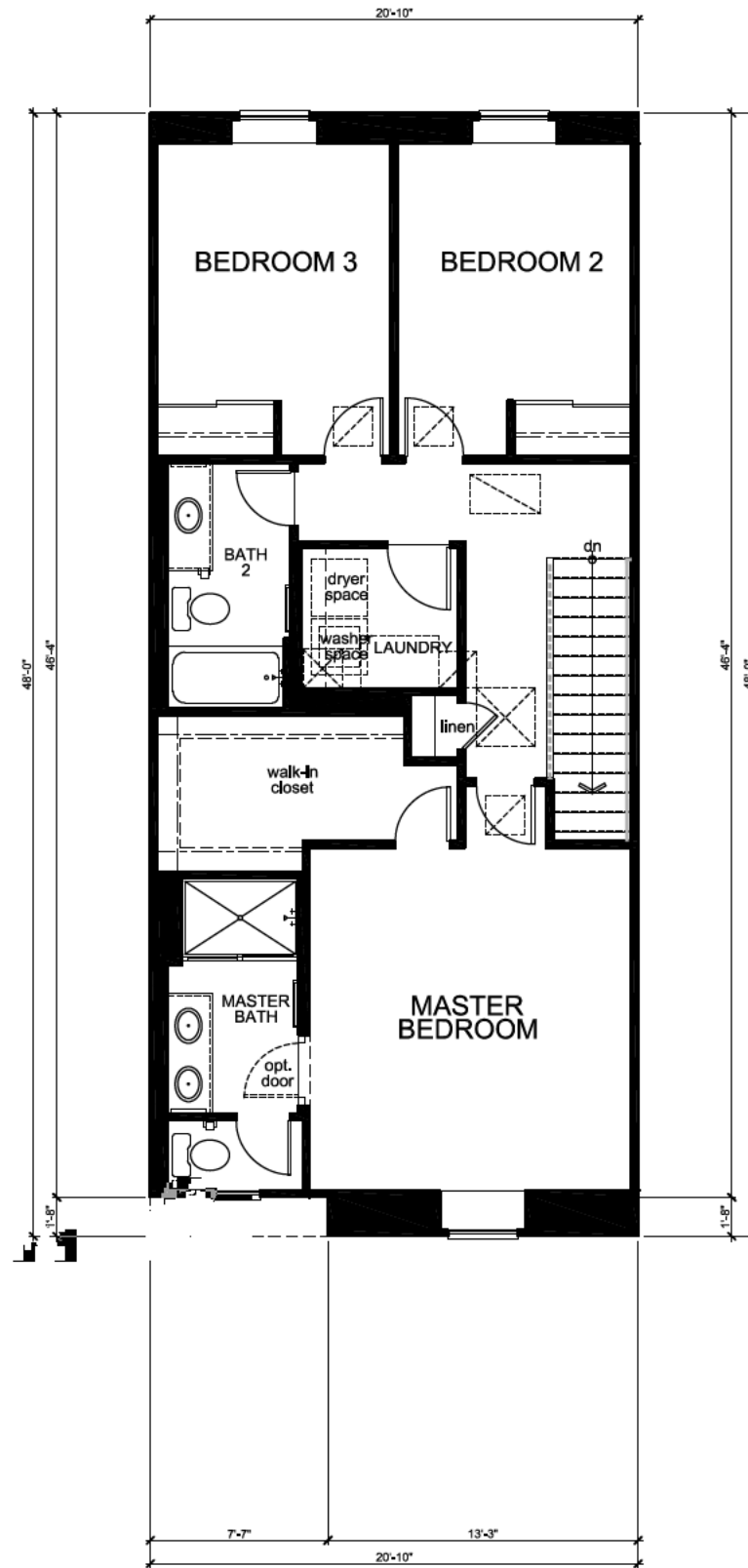
Second Floor Plan 'B'
(Building Type 01, 02 & 03)



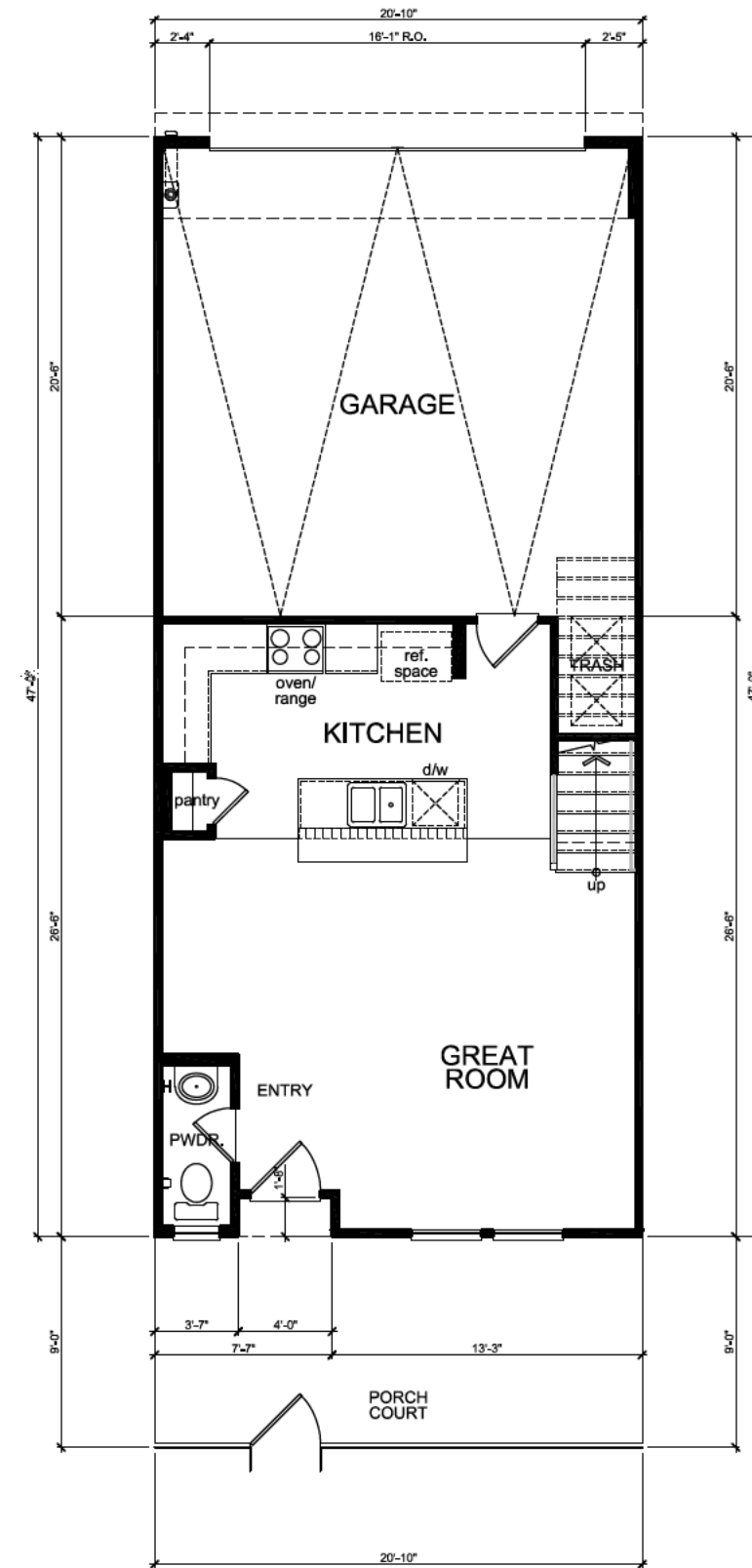
First Floor Plan 'B'
(Building Type 01, 02 & 03)



SQUARE FOOTAGE		
PLAN 2 221.1455		
FIRST FLOOR AREA	554	SQ. FT.
SECOND FLOOR AREA	401	SQ. FT.
TOTAL AREA	1455	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	144	SQ. FT.



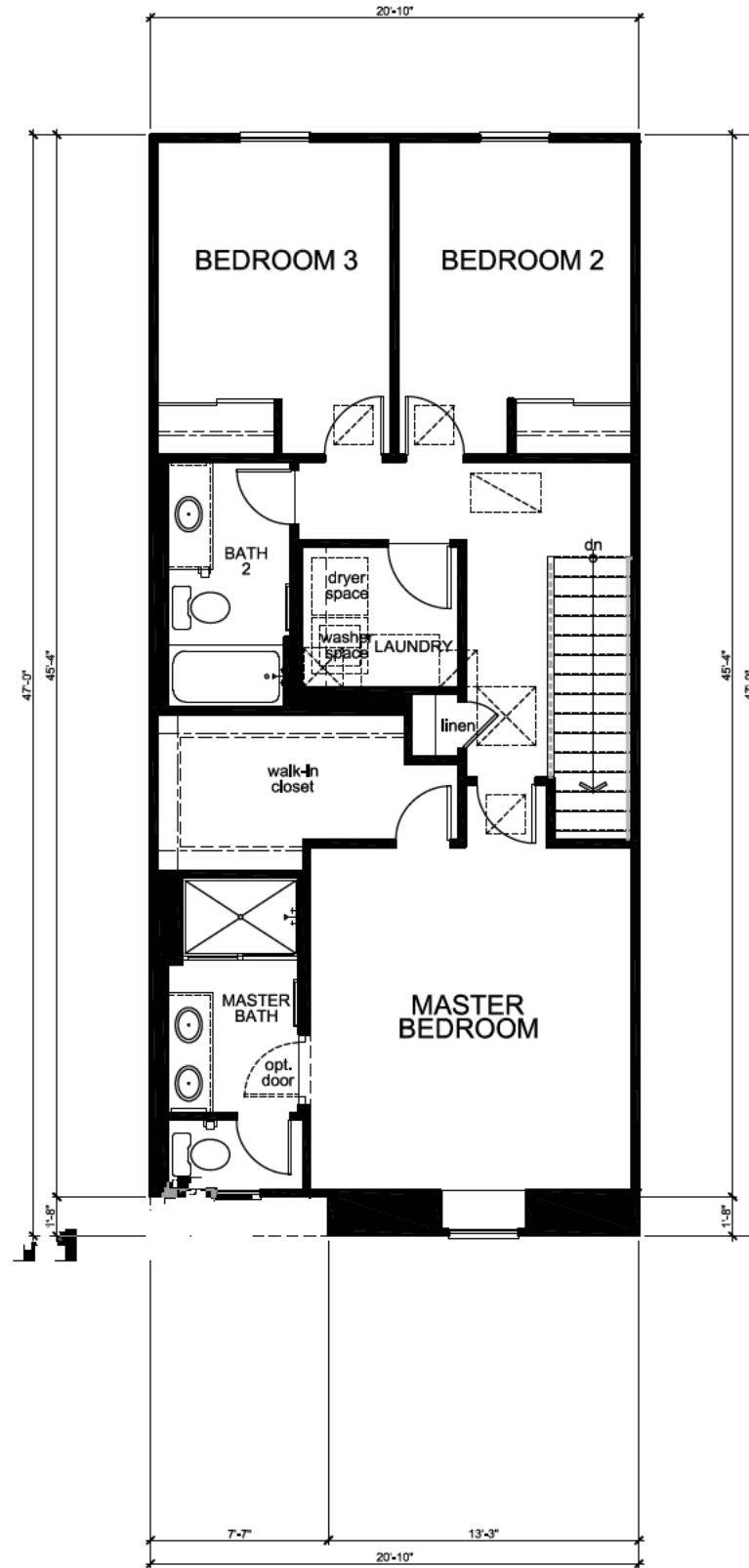
Second Floor Plan 'C'
(Building Type 01, 02 & 03)



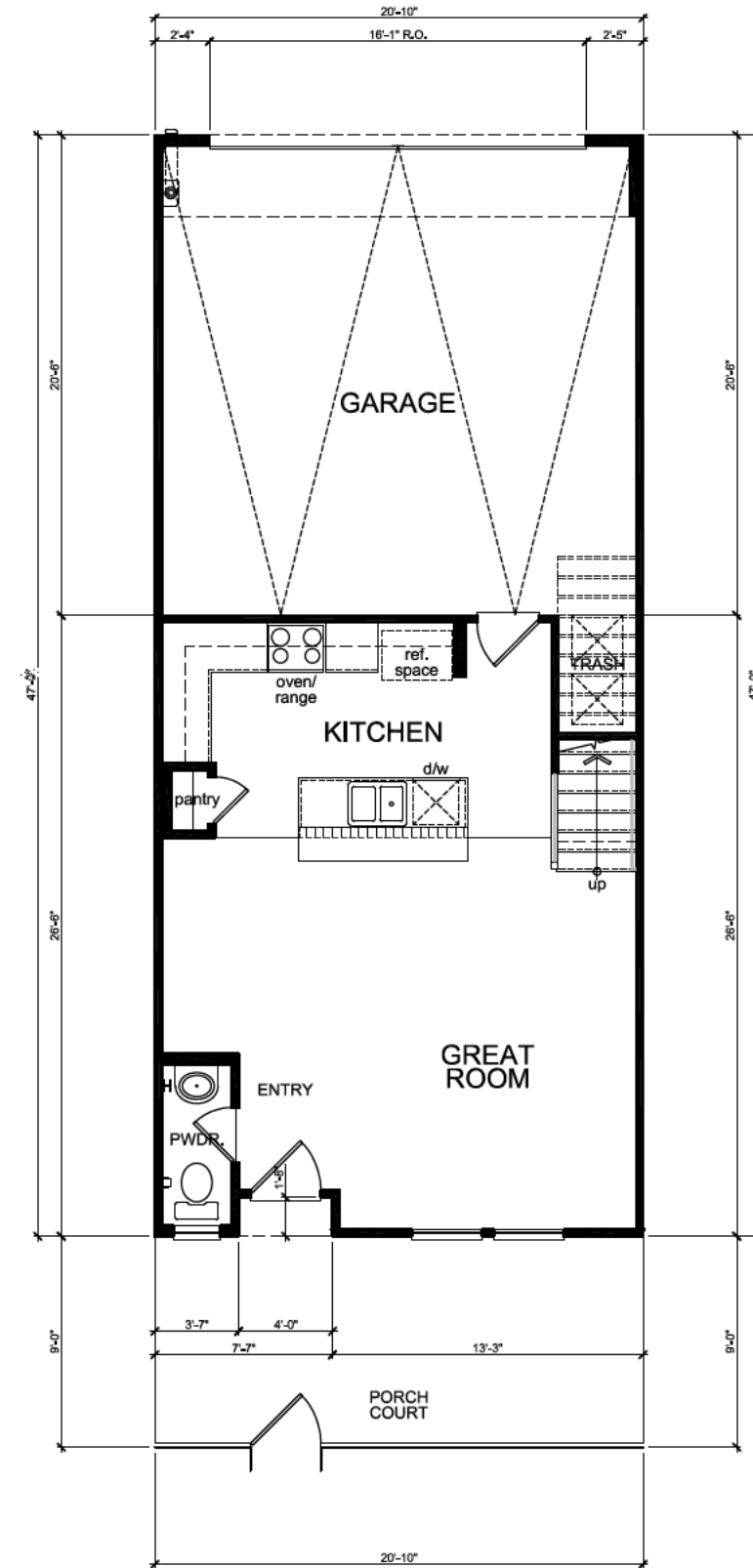
First Floor Plan 'C'
(Building Type 01, 02 & 03)



SQUARE FOOTAGE		
PLAN 2 221.1455		
FIRST FLOOR AREA	554	SQ. FT.
SECOND FLOOR AREA	401	SQ. FT.
TOTAL AREA	1455	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	144	SQ. FT.

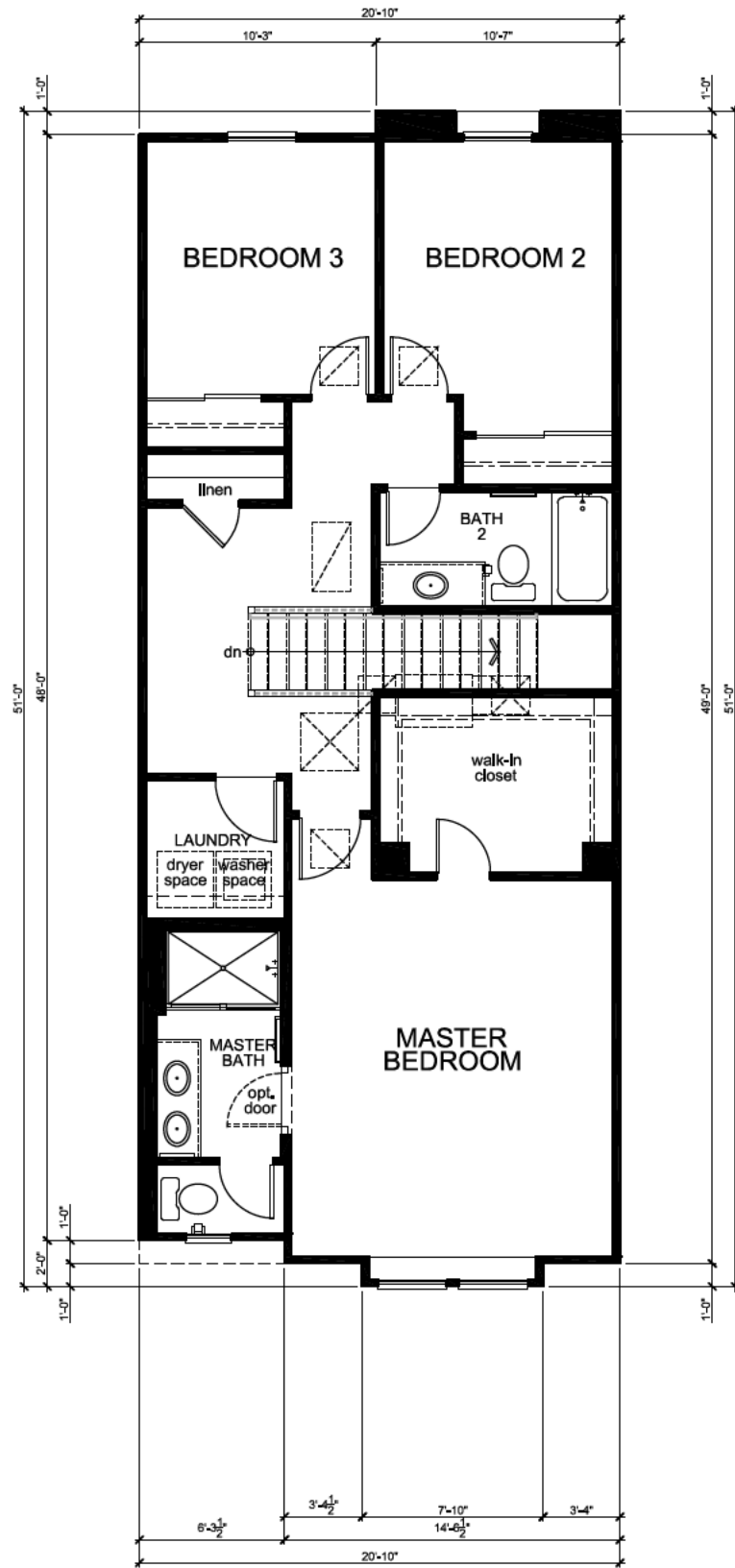


Second Floor Plan 'C'
(Building Type 02)



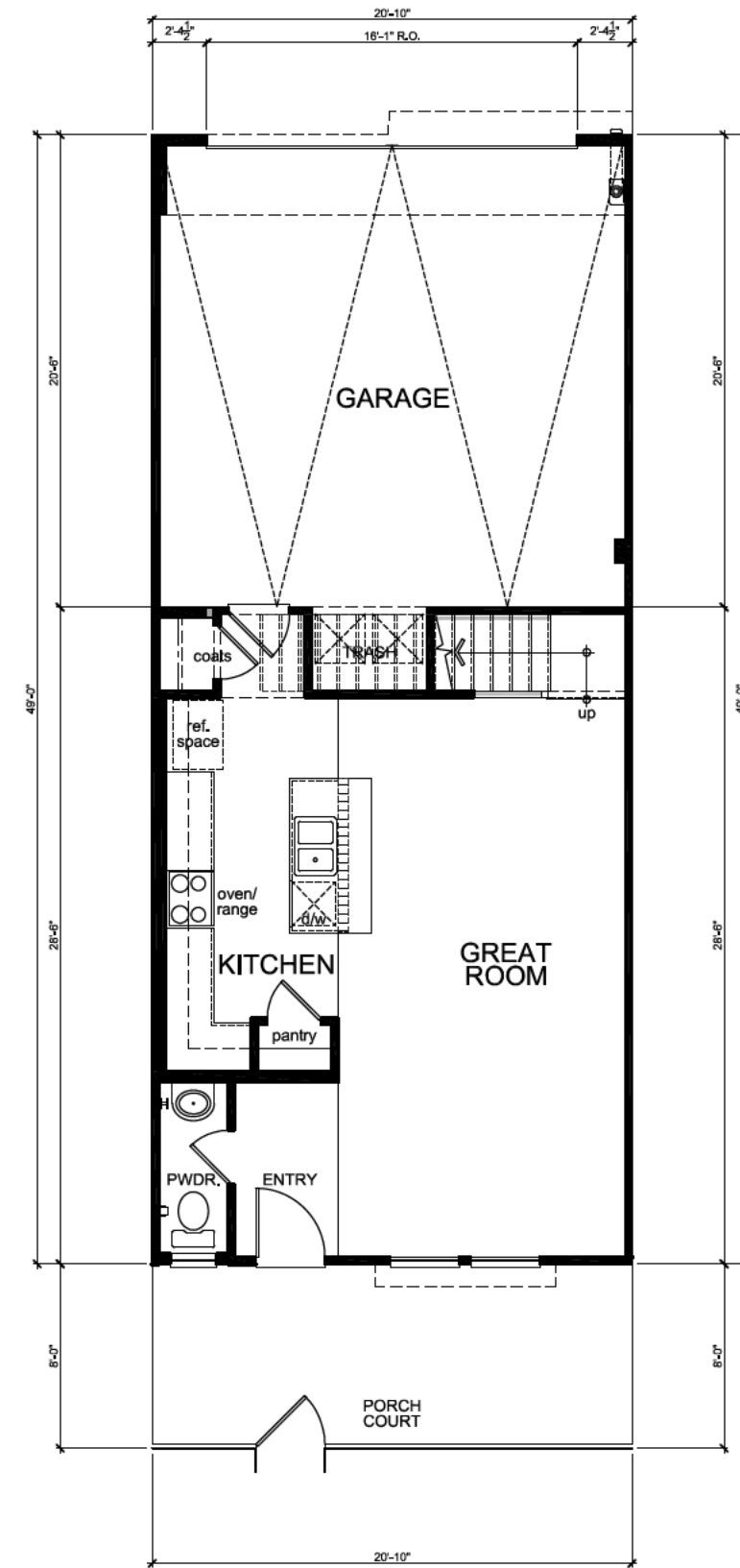
First Floor Plan 'C'
(Building Type 02)





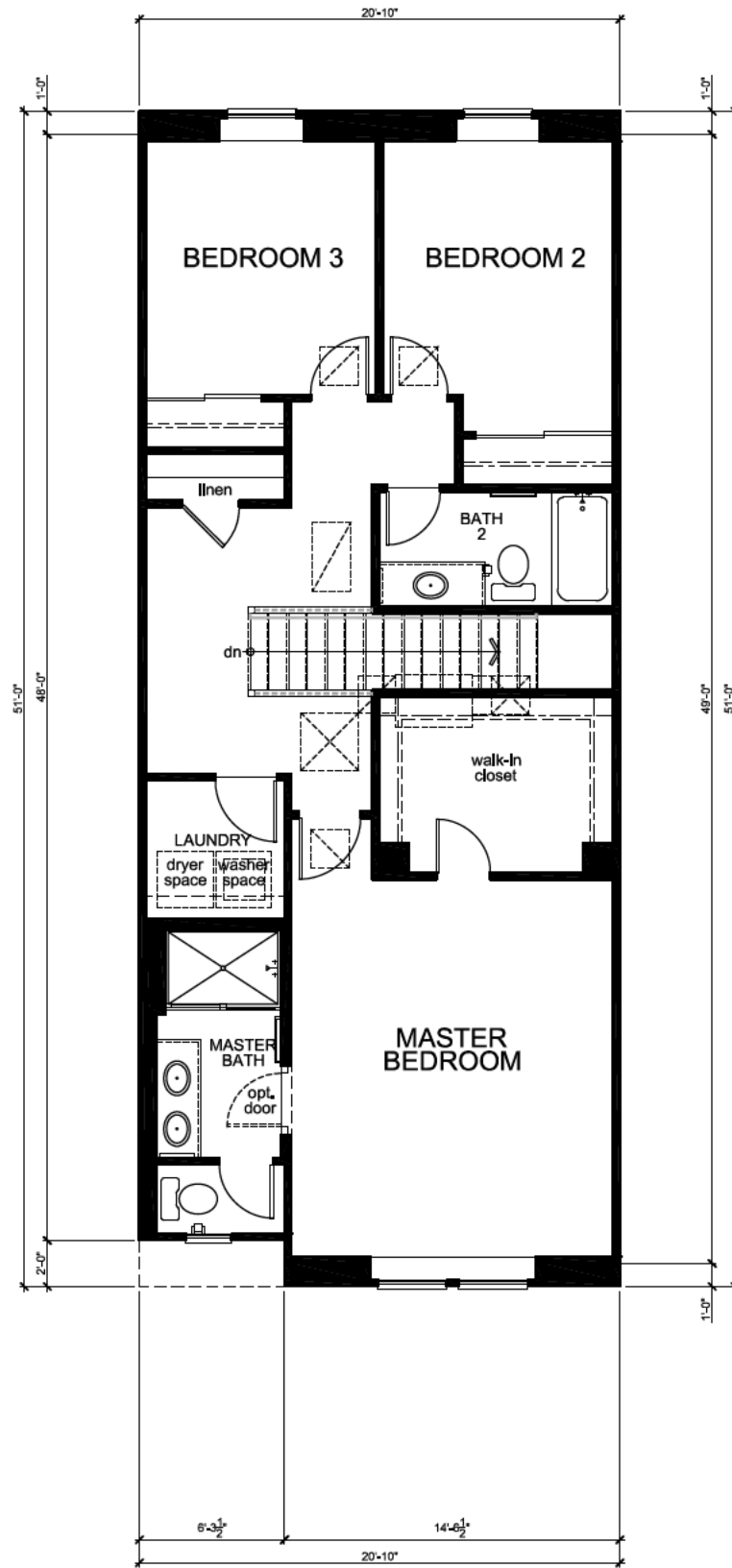
Second Floor Plan 'A'
(Building Type 01, 02 & 03)

SQUARE FOOTAGE		
PLAN 3 221.1555		
FIRST FLOOR AREA	544	SQ. FT.
SECOND FLOOR AREA	461	SQ. FT.
TOTAL AREA	1005	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	161	SQ. FT.



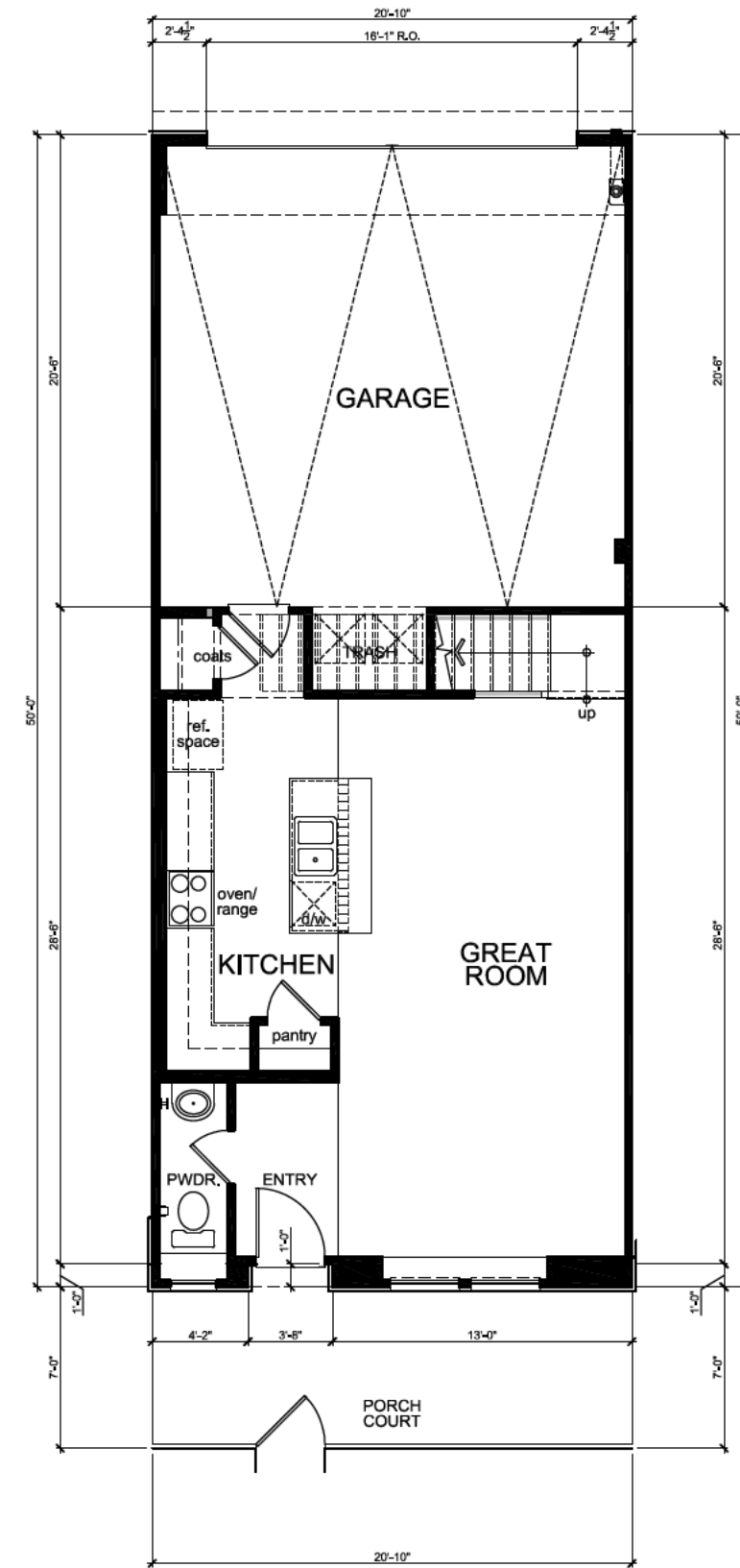
First Floor Plan 'A'
(Building Type 01, 02 & 03)





Second Floor Plan 'B'
(Building Type 01, 02 & 03)

SQUARE FOOTAGE		
PLAN 3 221.1555		
FIRST FLOOR AREA	544	SQ. FT.
SECOND FLOOR AREA	461	SQ. FT.
TOTAL AREA	1005	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	161	SQ. FT.



First Floor Plan 'B'
(Building Type 01, 02 & 03)

PLAN 3

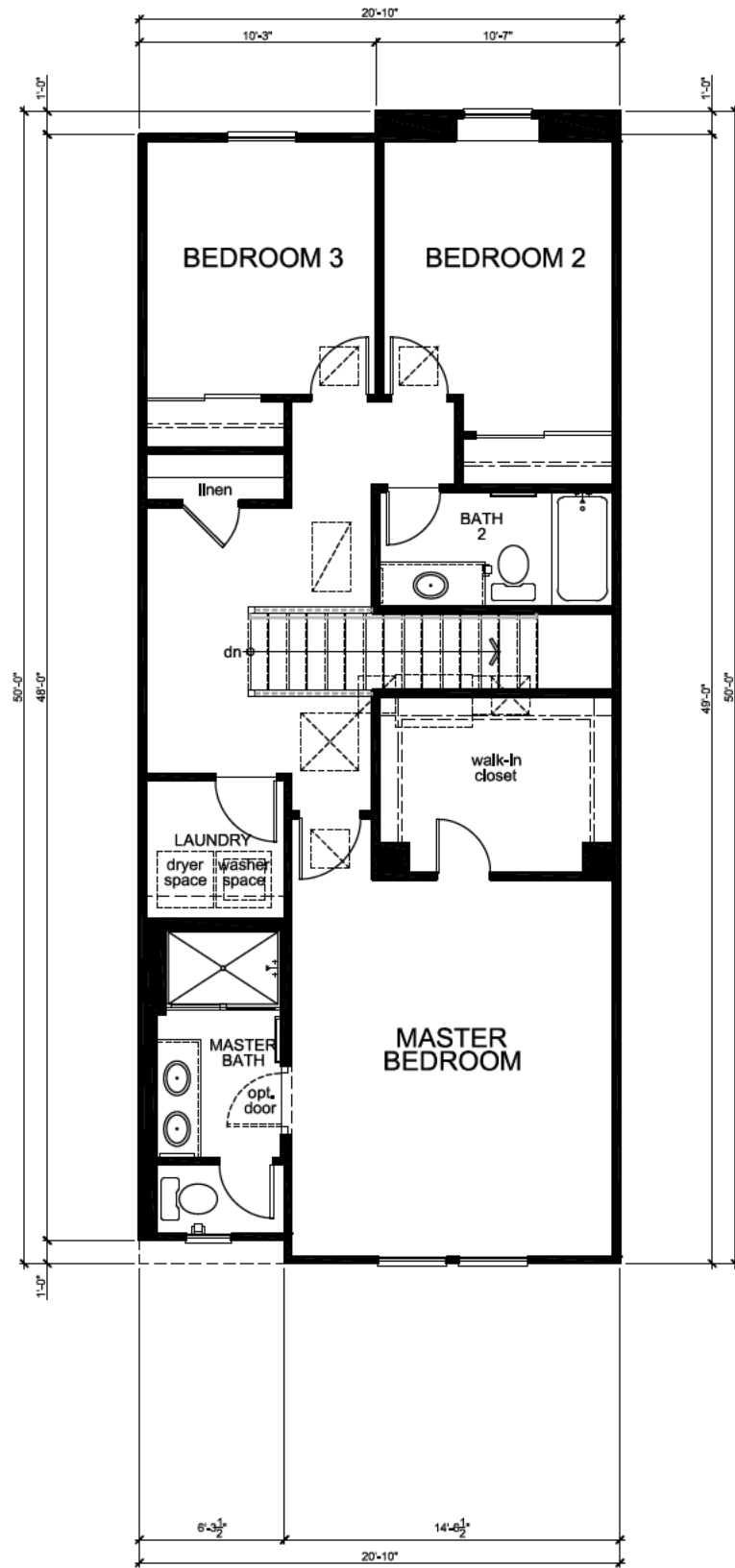


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ESPERANZA ROW TOWNHOMES
TENTATIVE TRACT MAP 20158

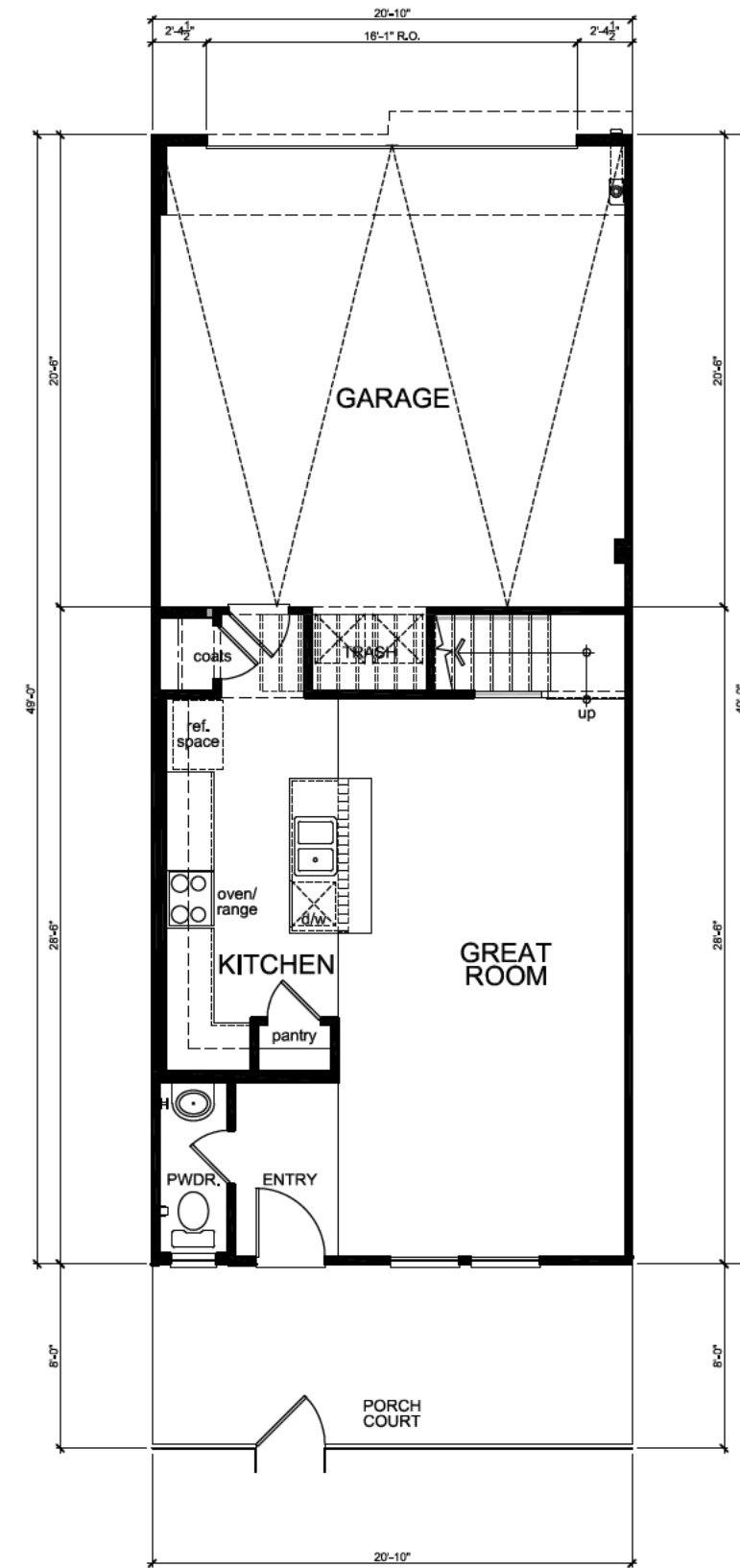
221.1555

JOB No. : 350999
STORY: Two
Rev. May 16, 2022

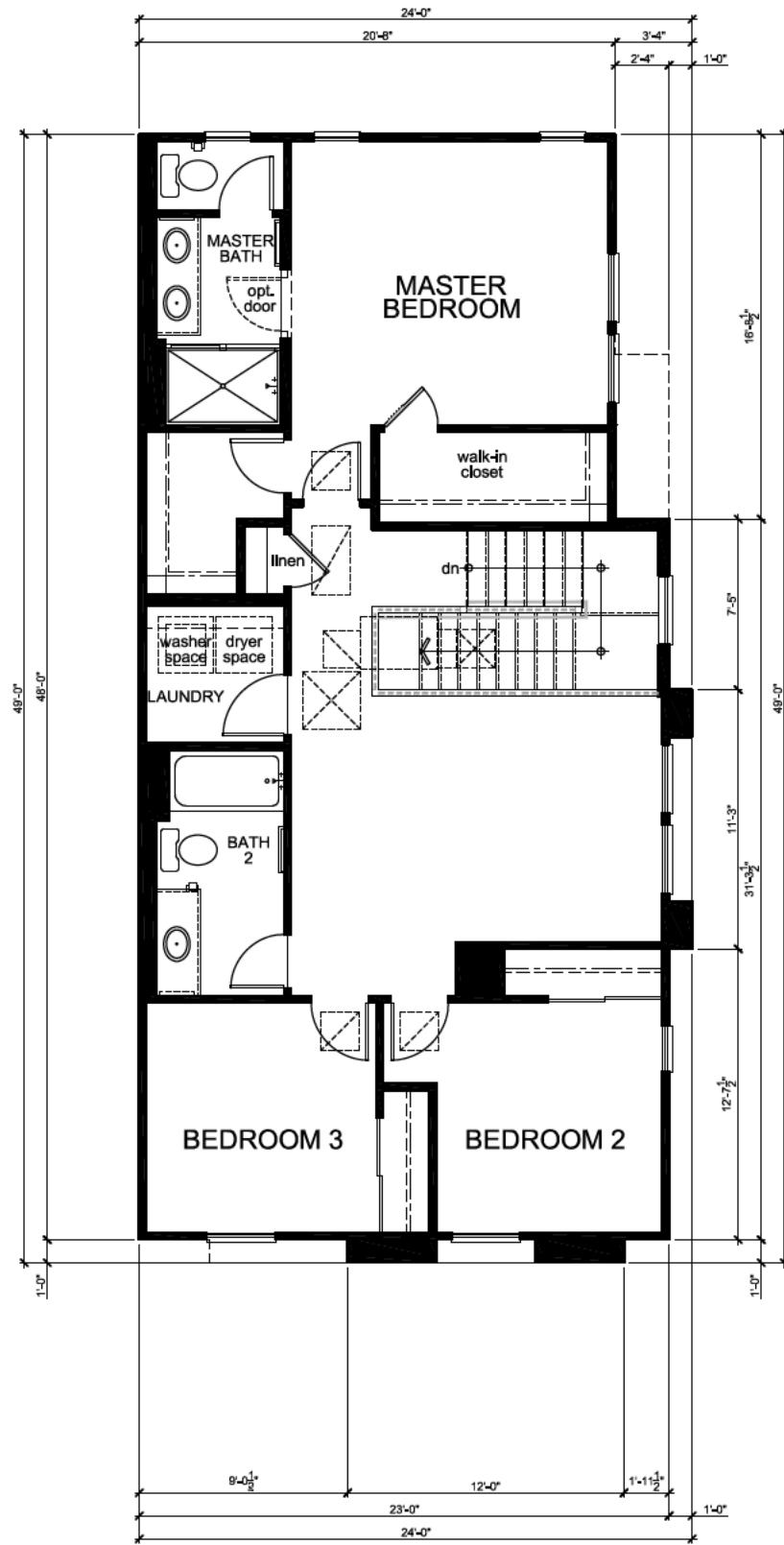


Second Floor Plan 'C'
(Building Type 01, 02 & 03)

SQUARE FOOTAGE		
PLAN 3 221.1555		
FIRST FLOOR AREA	544	SQ. FT.
SECOND FLOOR AREA	461	SQ. FT.
TOTAL AREA	1005	SQ. FT.
GARAGE AREA	445	SQ. FT.
PORCH AREA	161	SQ. FT.

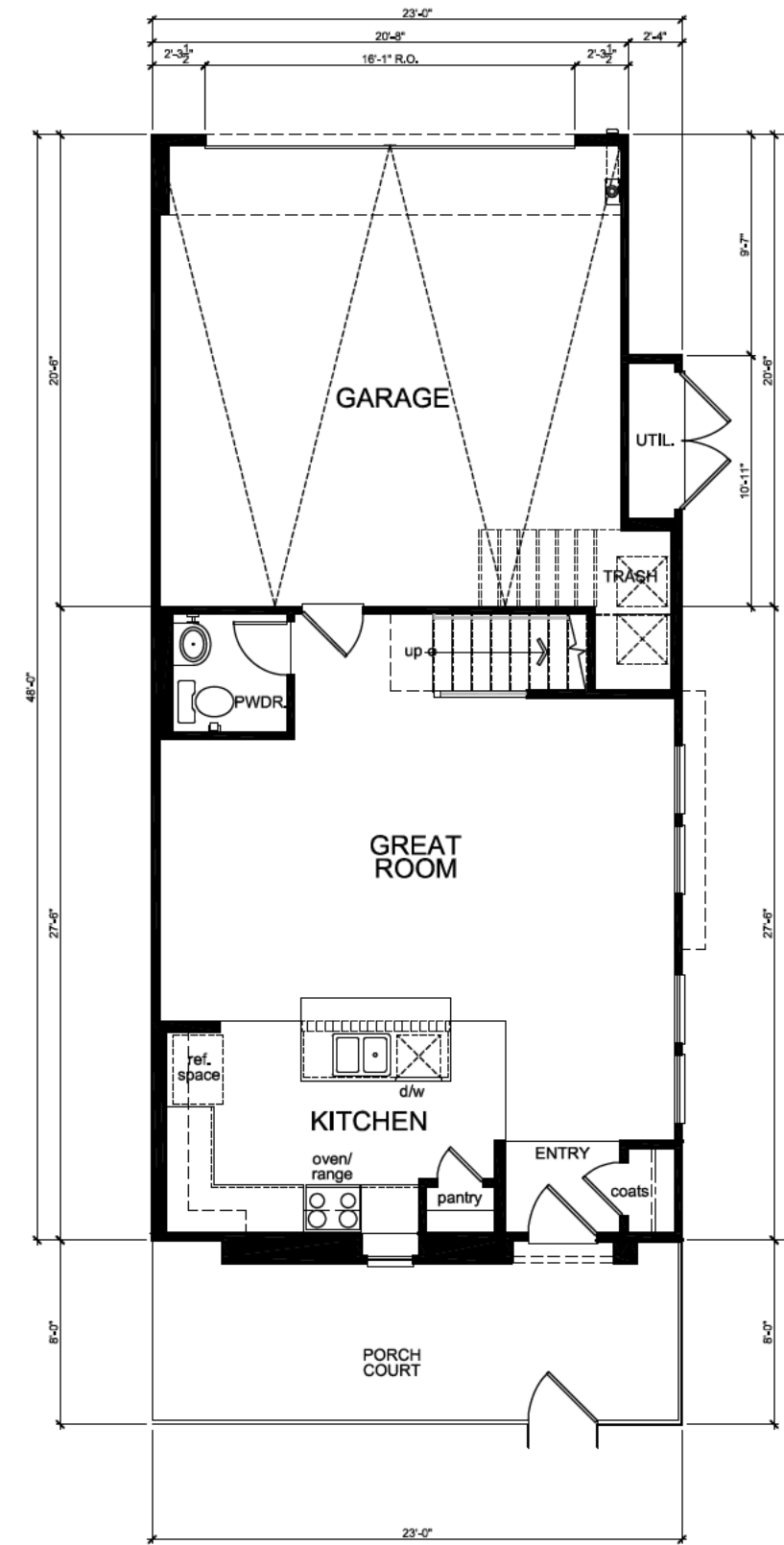


First Floor Plan 'C'
(Building Type 01, 02 & 03)



Second Floor Plan 'A'
(Building Type 01, 02 & 03)

SQUARE FOOTAGE		
PLAN 4 223.1652		
FIRST FLOOR AREA	662	SQ. FT.
SECOND FLOOR AREA	490	SQ. FT.
TOTAL AREA	1652	SQ. FT.
GARAGE AREA	446	SQ. FT.
PORCH AREA	184	SQ. FT.



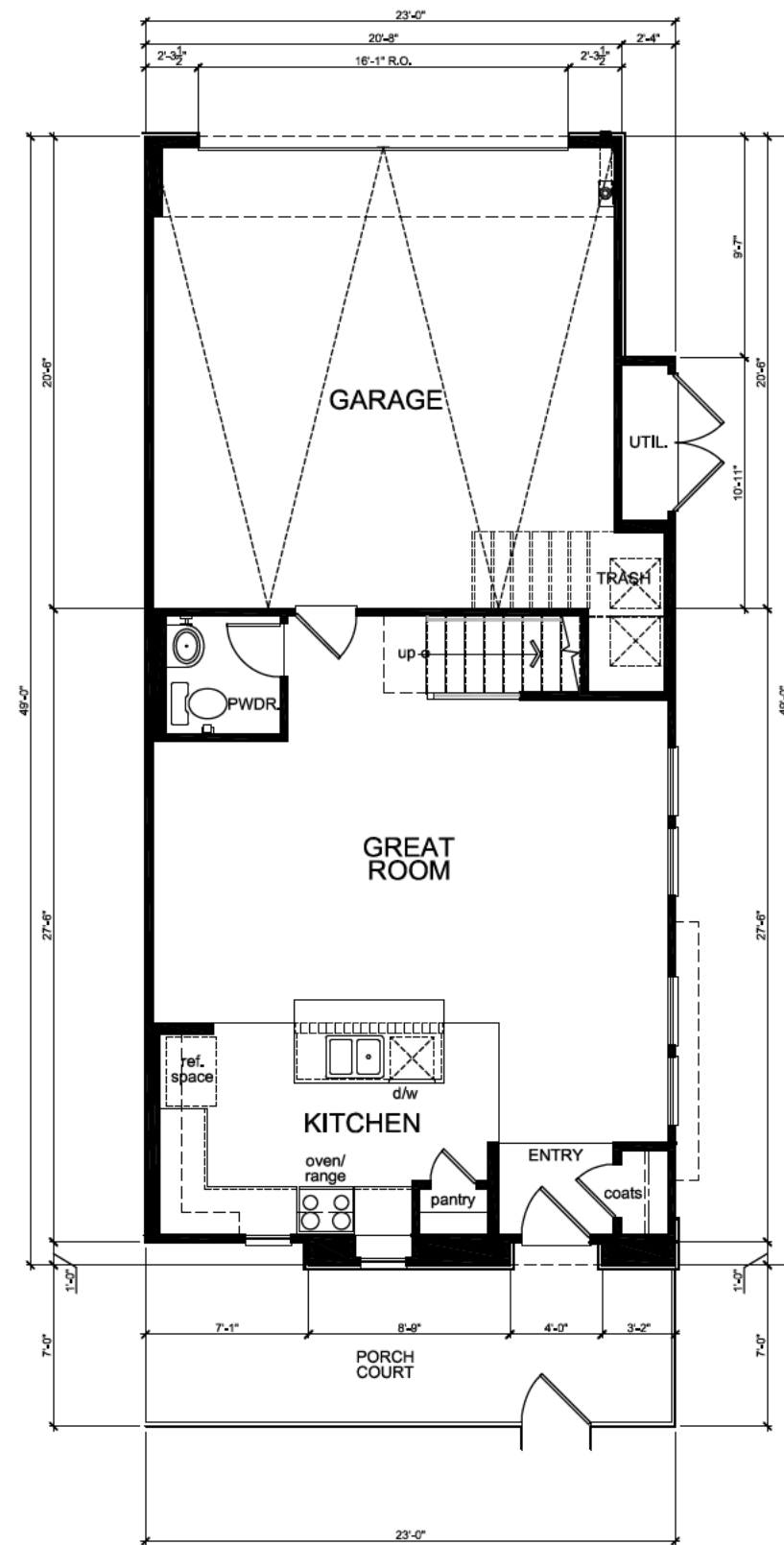
First Floor Plan 'A'
(Building Type 01, 02 & 03)



SQUARE FOOTAGE		
PLAN 4 223.1652		
FIRST FLOOR AREA	662	SQ. FT.
SECOND FLOOR AREA	490	SQ. FT.
TOTAL AREA	1652	SQ. FT.
GARAGE AREA	446	SQ. FT.
PORCH AREA	184	SQ. FT.



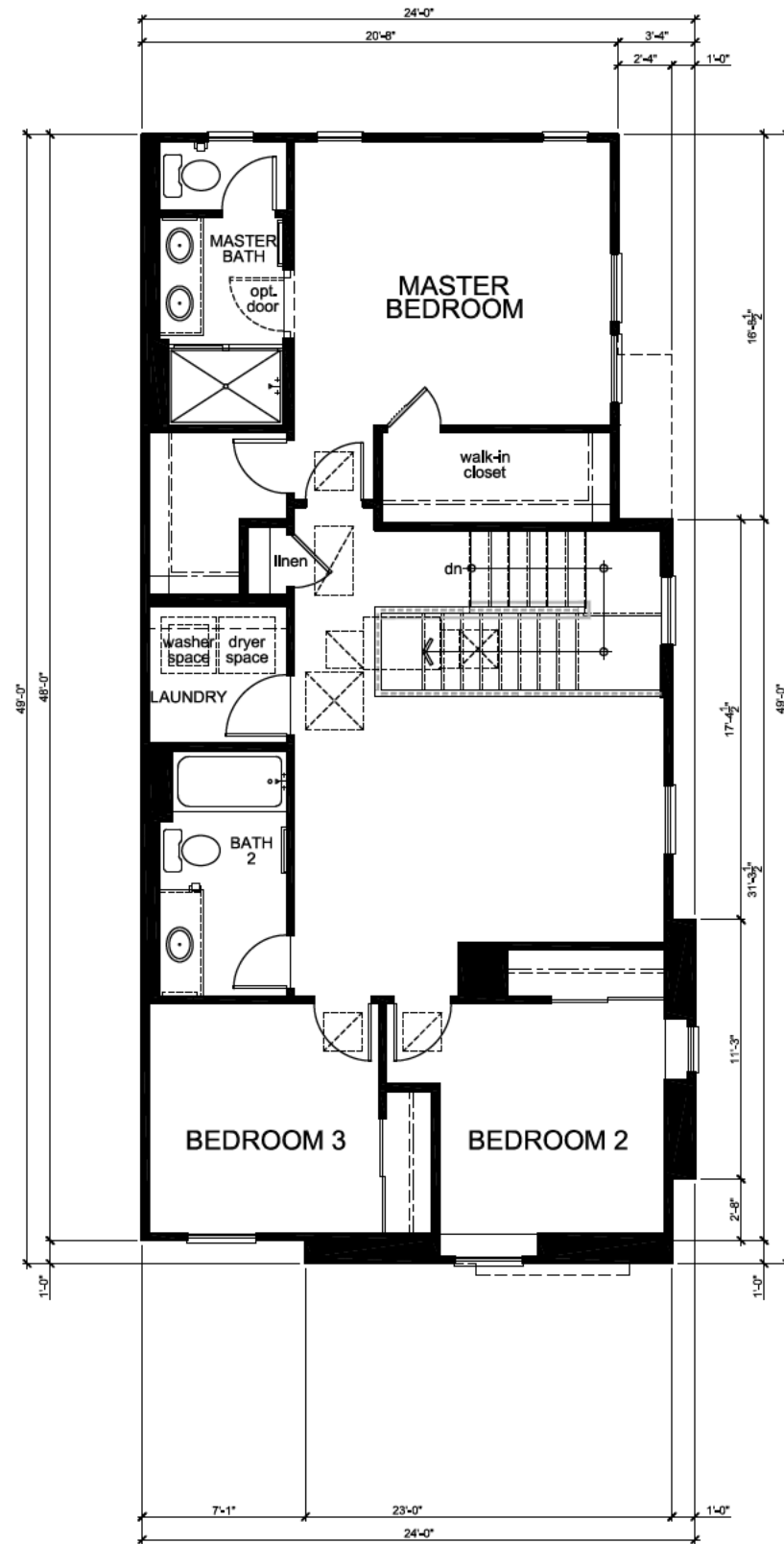
Second Floor Plan 'B'
(Building Type 01)



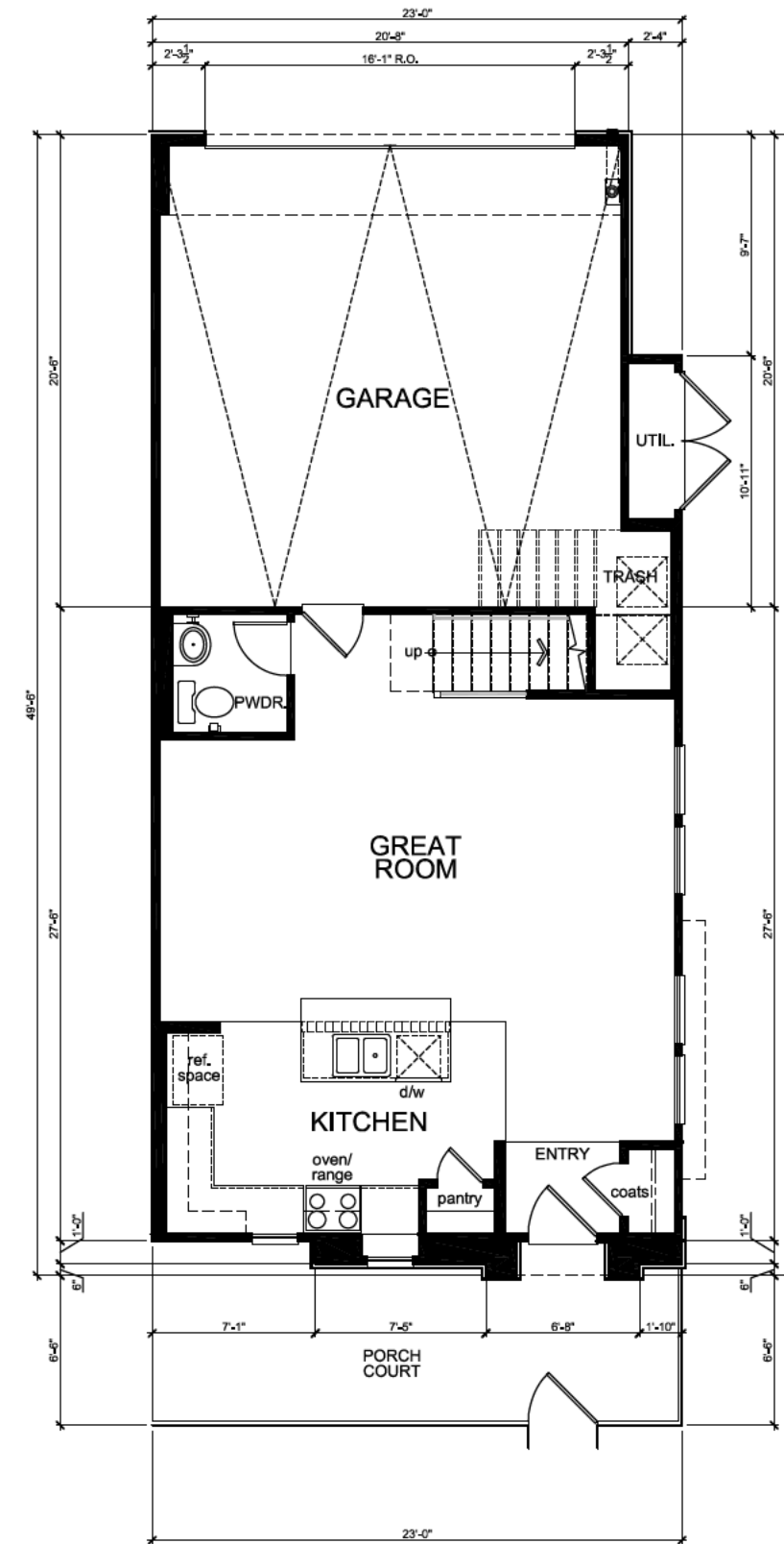
First Floor Plan 'B'
(Building Type 01)



SQUARE FOOTAGE		
PLAN 4 223.1652		
FIRST FLOOR AREA	662	SQ. FT.
SECOND FLOOR AREA	490	SQ. FT.
TOTAL AREA	1652	SQ. FT.
GARAGE AREA	446	SQ. FT.
PORCH AREA	184	SQ. FT.



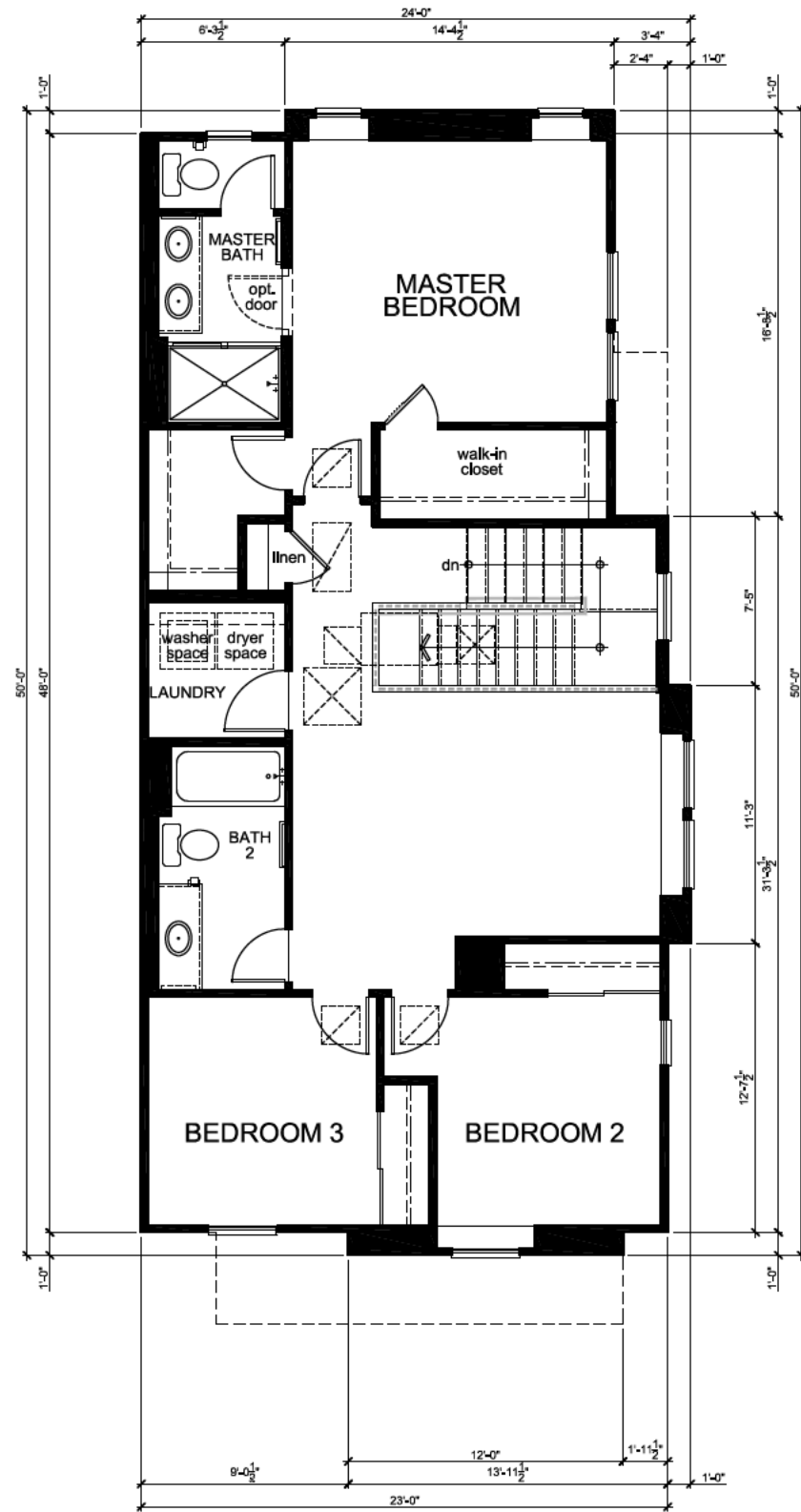
Second Floor Plan 'B'
(Building Type 02)



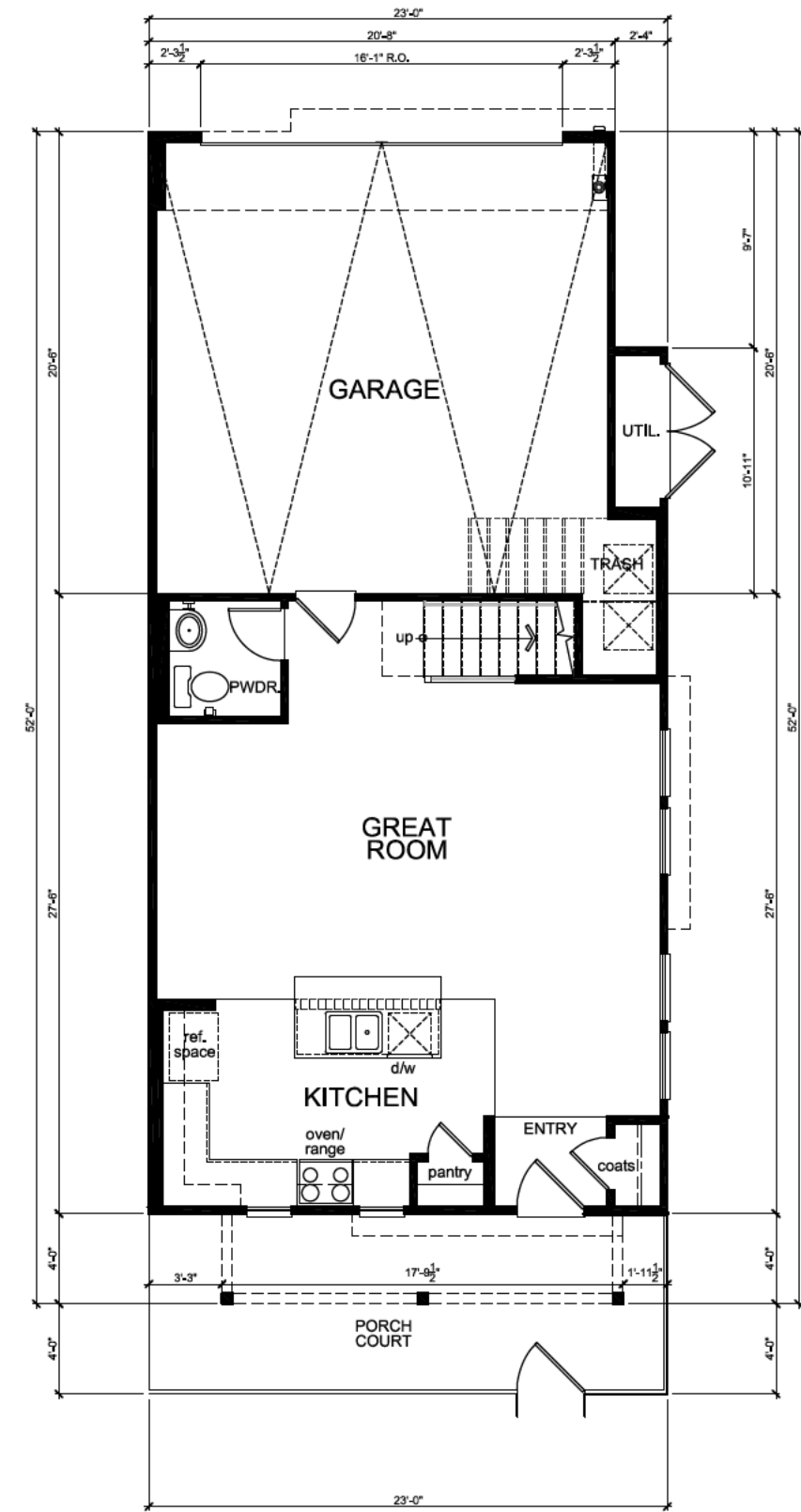
First Floor Plan 'B'
(Building Type 02)



SQUARE FOOTAGE		
PLAN 4 223.1652		
FIRST FLOOR AREA	662	SQ. FT.
SECOND FLOOR AREA	490	SQ. FT.
TOTAL AREA	1652	SQ. FT.
GARAGE AREA	446	SQ. FT.
PORCH AREA	184	SQ. FT.



Second Floor Plan 'C'
(Building Type 01, 02 & 03)



First Floor Plan 'C'
(Building Type 01, 02 & 03)



Rear Elevation (Spanish Colonial)



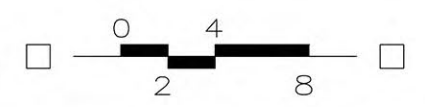
Left Elevation (Spanish Colonial)

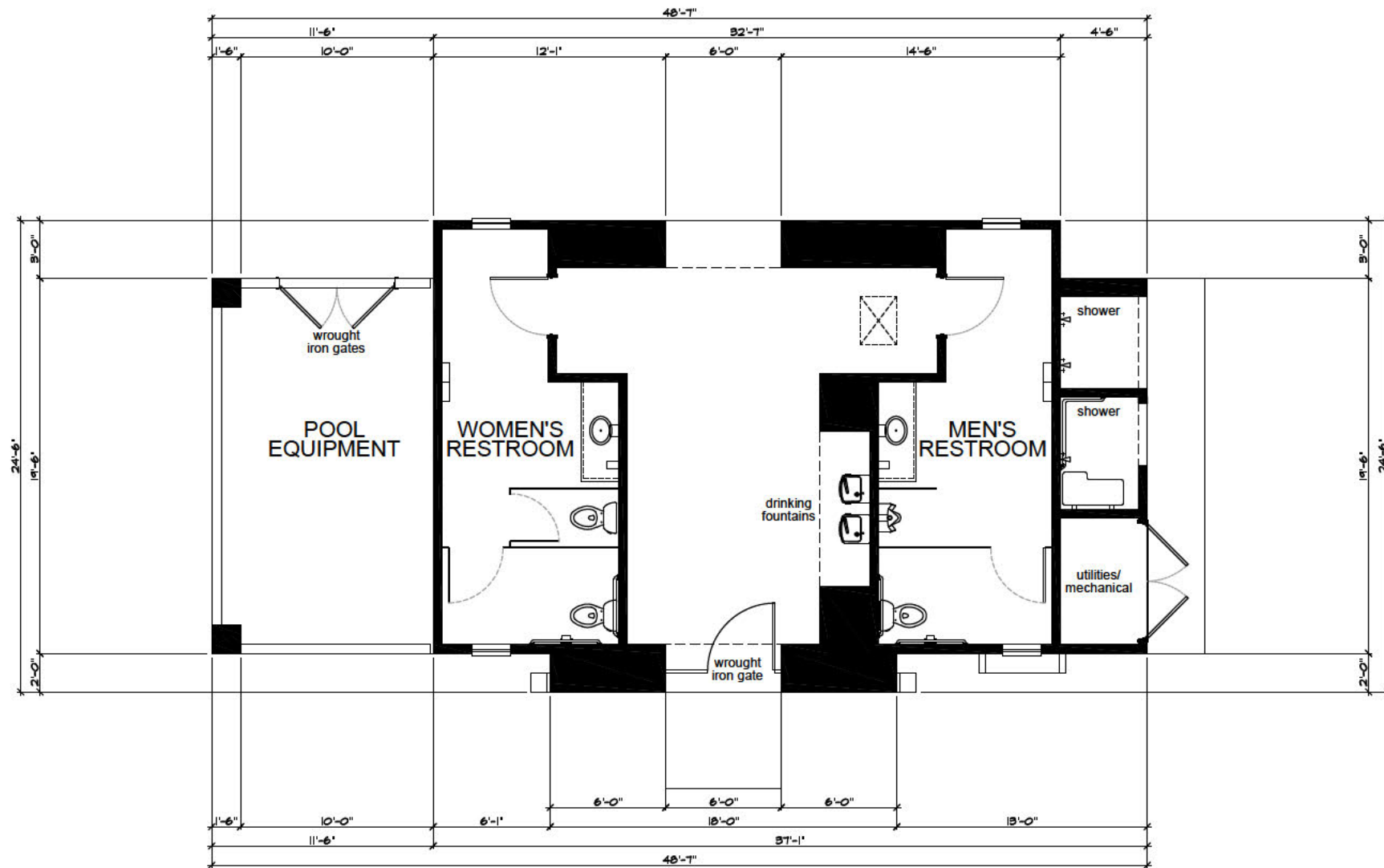


Front Elevation (Spanish Colonial)



Right Elevation (Spanish Colonial)





RESTROOM / POOL EQUIPMENT BUILDING	
WOMEN'S RESTROOM AREA	148 SQ. FT.
MEN'S RESTROOM AREA	148 SQ. FT.
UTILITY / MECHANICAL ROOM	84 SQ. FT.
ENTRY BREEZEWAY AREA	876 SQ. FT.
POOL EQUIPMENT AREA	224 SQ. FT.
SHOWER AREA	84 SQ. FT.
TOTAL AREA	1081 SQ. FT.

Floor Plan



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 CHINO, CA

ORCHID PARK RESTROOM / POOL EQUIPMENT BUILDING
 TENTATIVE TRACT NO. 20247

1,081 SQUARE FEET
 JOB No. 350885
 STORY
 Rev July 9, 2021

ATTACHMENT C:
File No. PDEV21-043
Elevations and Floor Plans

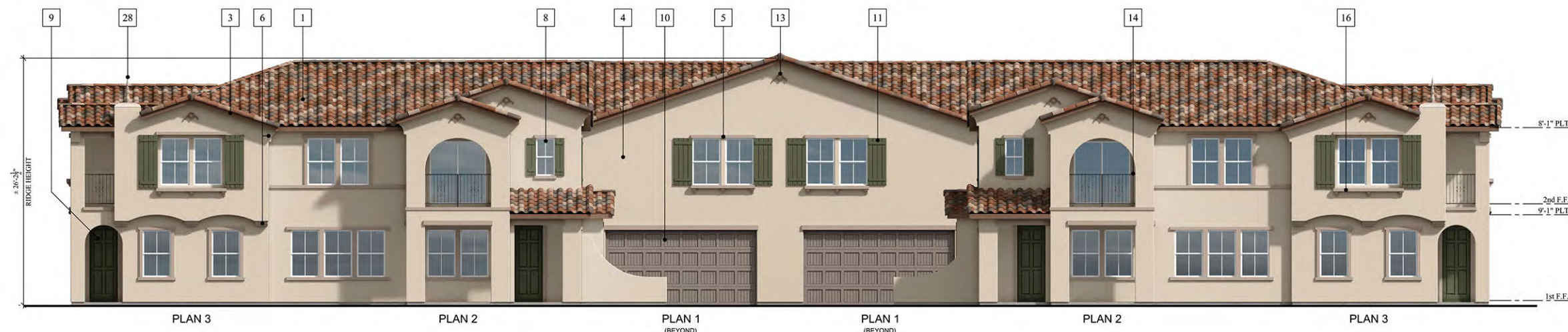
(Full set of Elevations and Floor Plans to follow this page)



Front Elevation 'Country French'



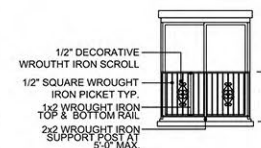
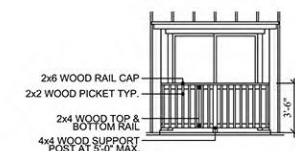
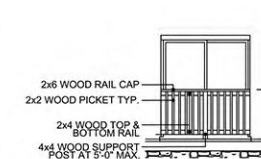
Front Elevation 'Traditional'

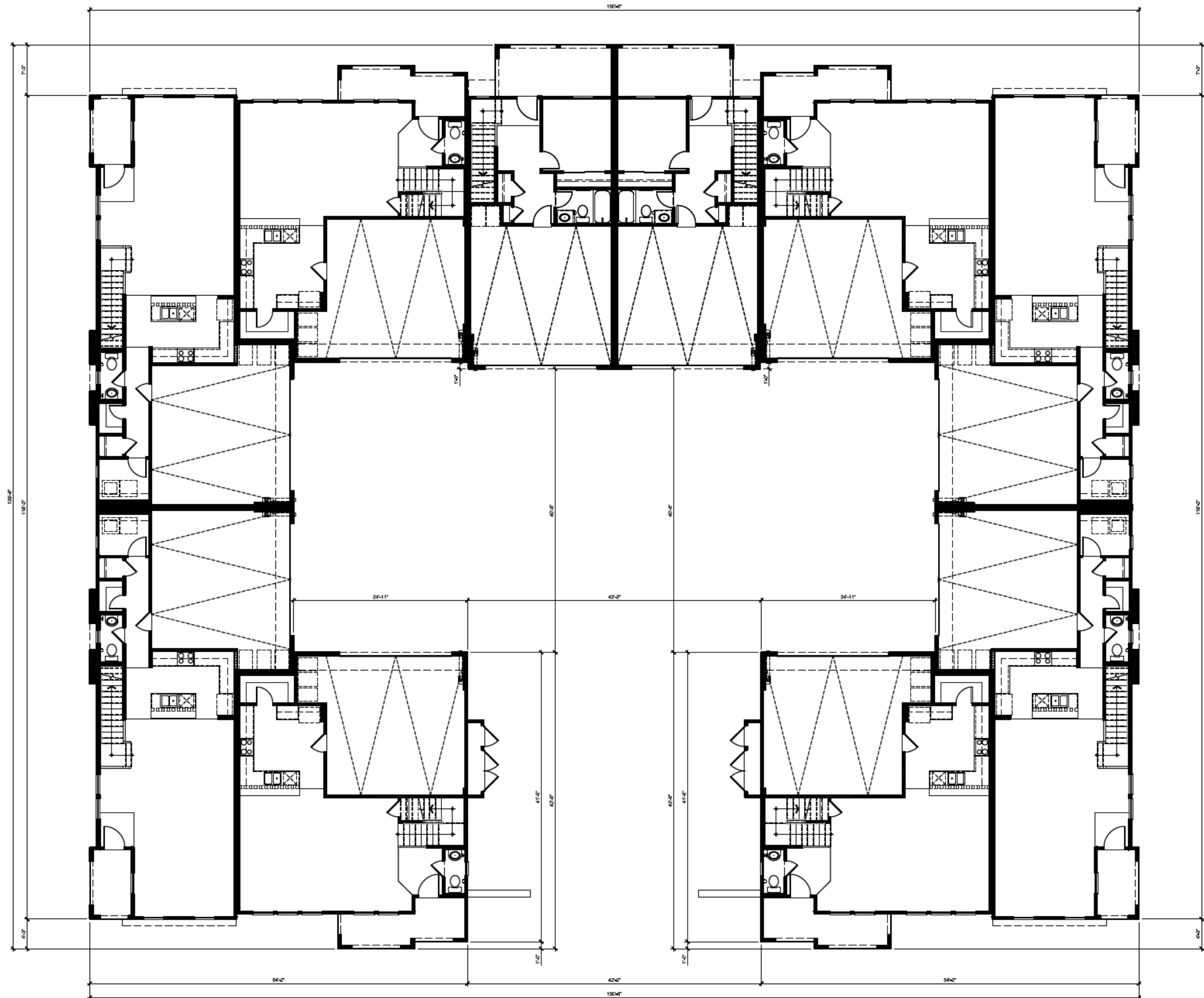


Front Elevation 'Spanish Colonial'

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM WITH SAND FINISH
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING WITH SMOOTH FINISH)
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR - THERMA-TRU SMOOTH-STAR SERIES
- 10 METAL SECTIONAL GARAGE DOOR - WAYNE DALTON MODEL NO. 9100
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 DECORATIVE CLAY PIPE
- 14 DECORATIVE WROUGHT IRON GUARD RAIL
- 15 STUCCO POT SHELF
- 16 POLYURETHANE, FOAM OR WOOD POT SHELF
- 17 DECORATIVE OUTLOOKER
- 18 STONE VENEER
- 19 FIBER CEMENT SIDING WITH VERTICAL BATTENS SPACED 18" O.C.
- 20 FIBER CEMENT LAP SIDING
- 21 FIBER CEMENT TRIM
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 DECORATIVE VENT
- 24 WOOD POST
- 25 WOOD CORBEL
- 26 COACH LIGHTS
- 27 ILLUMINATED ADDRESS SIGN
- 28 DECORATIVE FINIAL
- 29 BRICK VENEER
- 30 DECORATIVE WOOD GUARD RAIL





First Floor Plan 'Spanish Colonial'

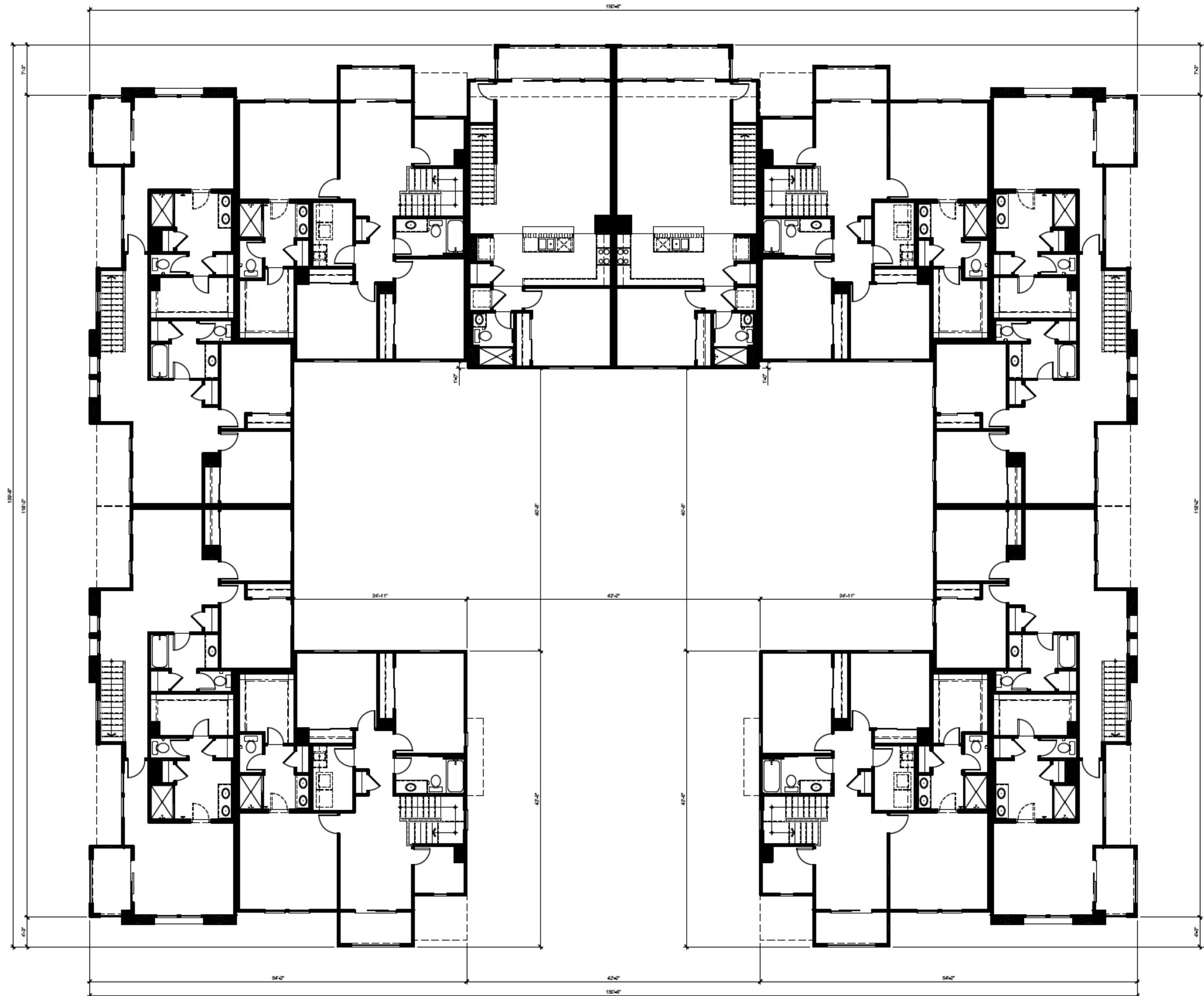
ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



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ONTARIO, CA

BUILDING TYPE 01

JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Second Floor Plan 'Spanish Colonial'

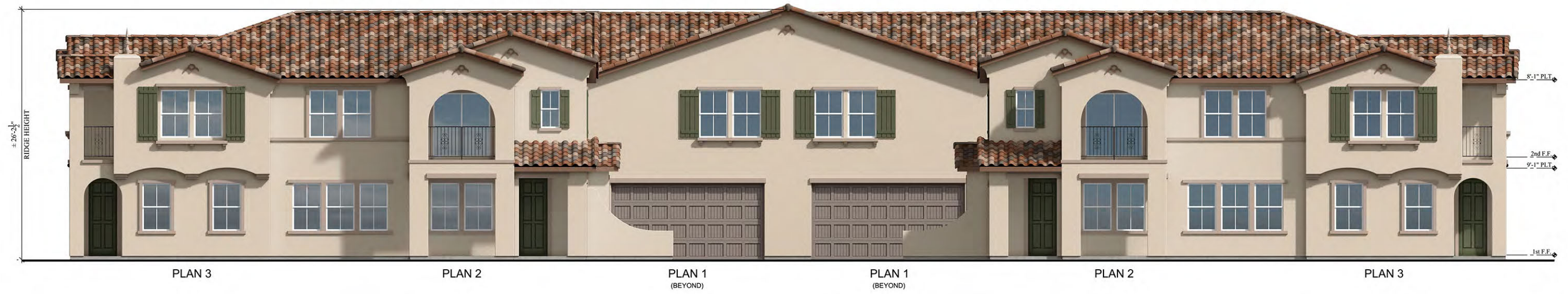
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TENTATIVE TRACT MAP 20160



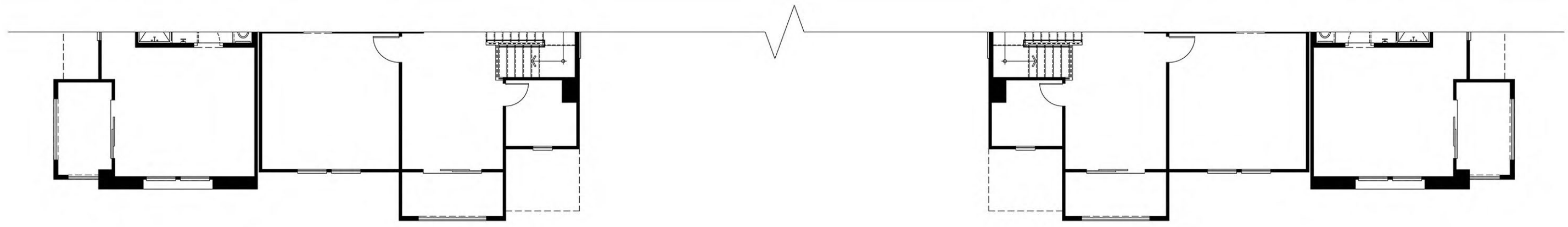
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36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 01

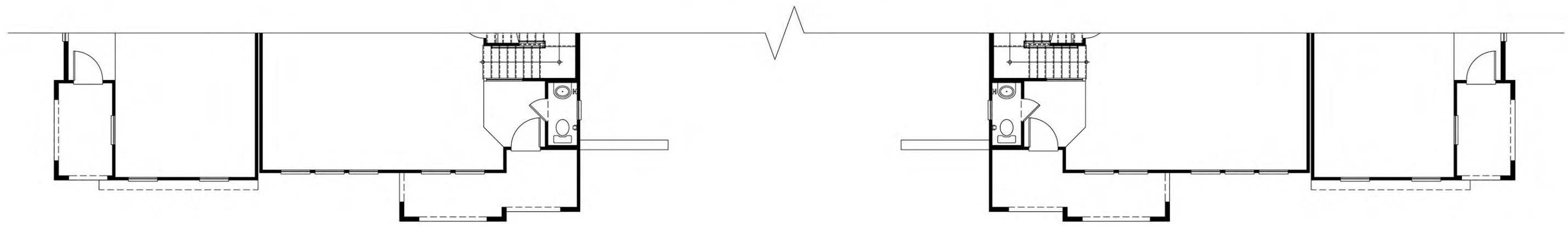
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Front Elevation 'Spanish Colonial'



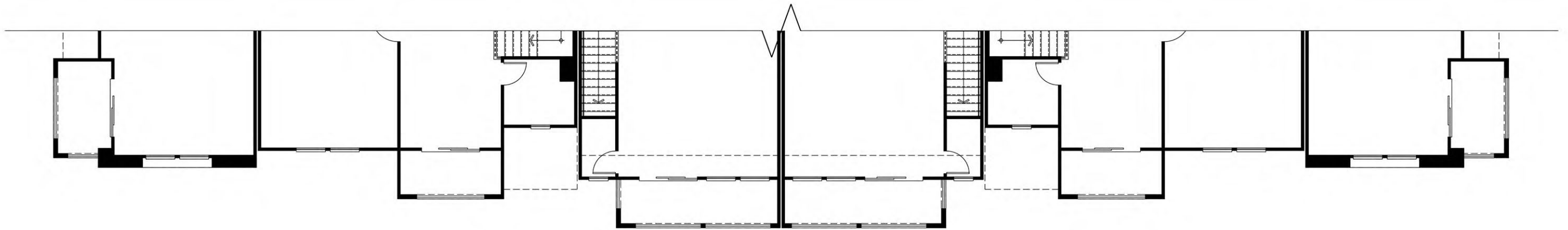
Partial Second Floor Plan



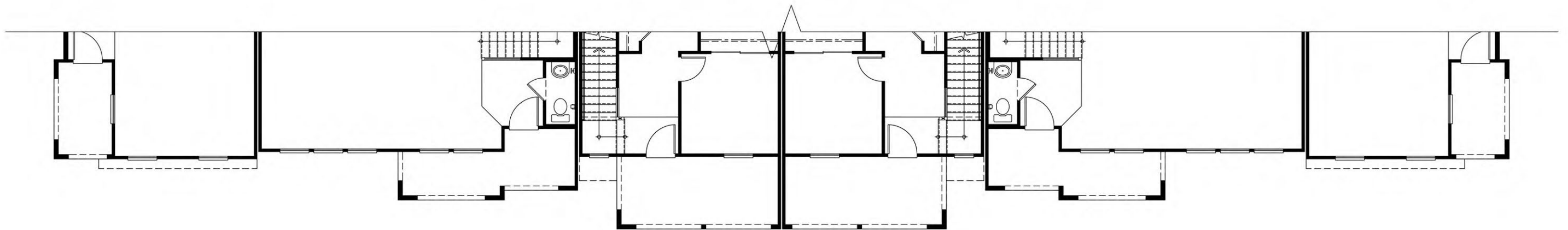
Partial First Floor Plan



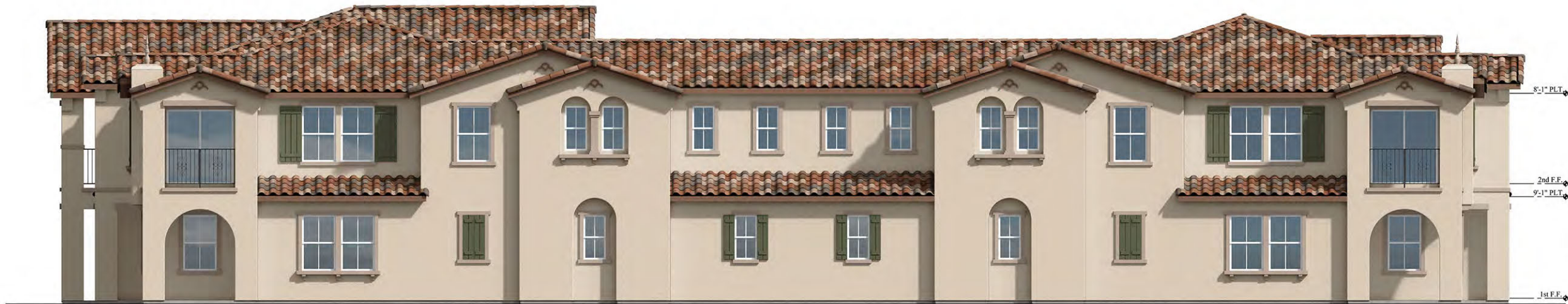
Rear Elevation 'Spanish Colonial'



Partial Second Floor Plan



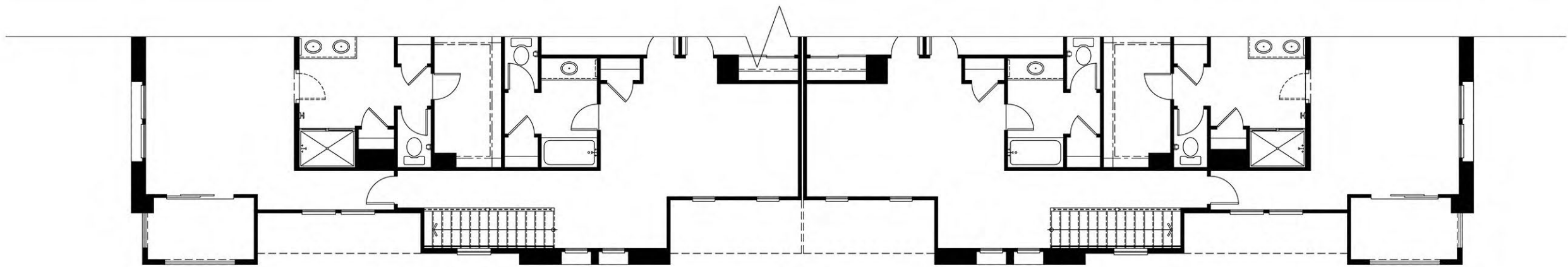
Partial First Floor Plan



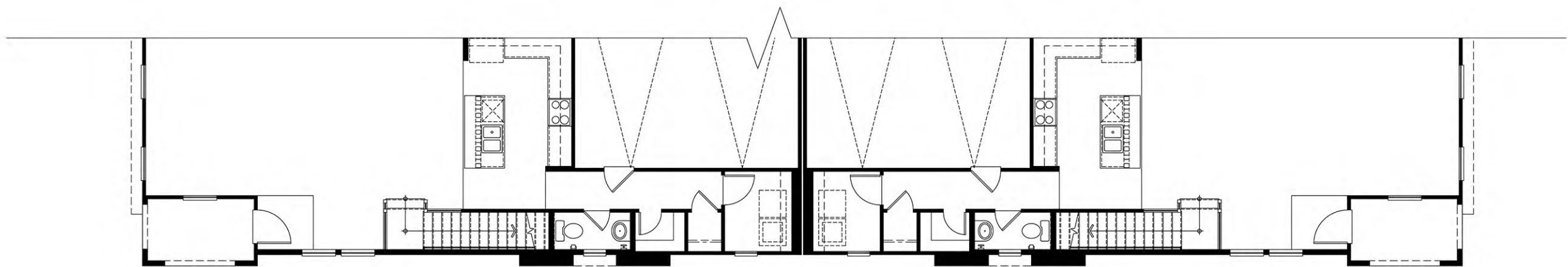
PLAN 3

PLAN 3

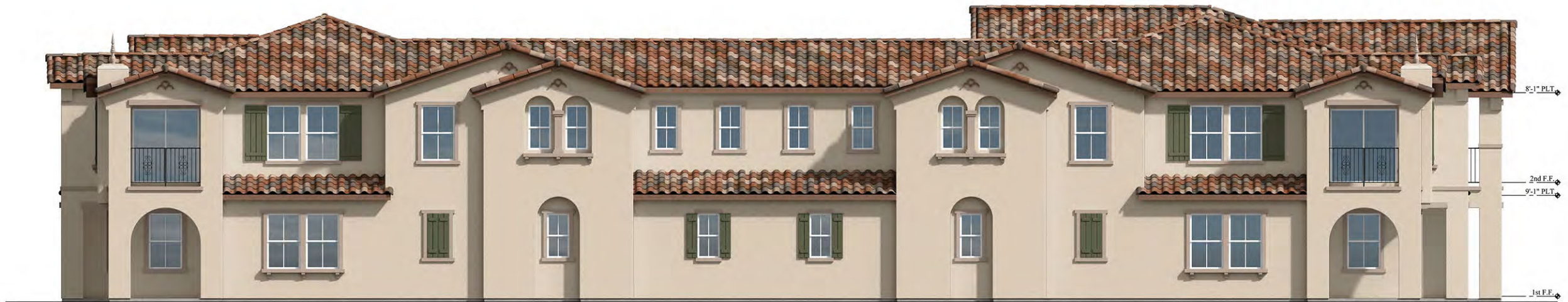
Left Elevation 'Spanish Colonial'



Partial Second Floor Plan



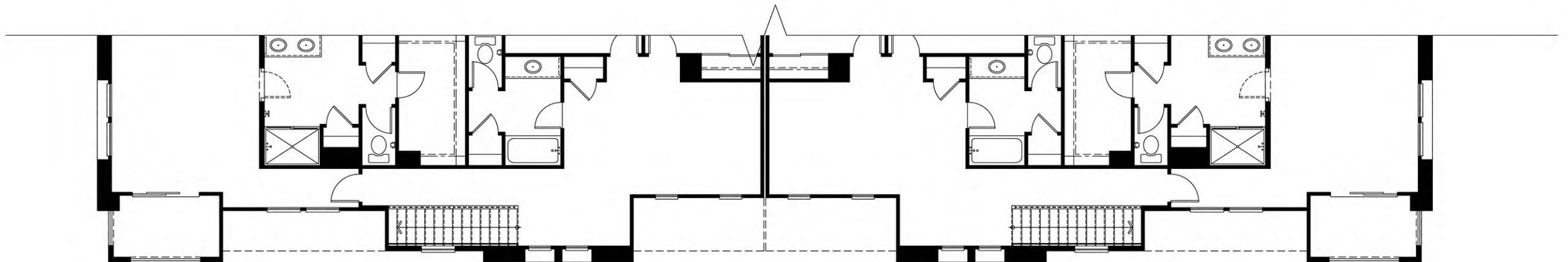
Partial First Floor Plan



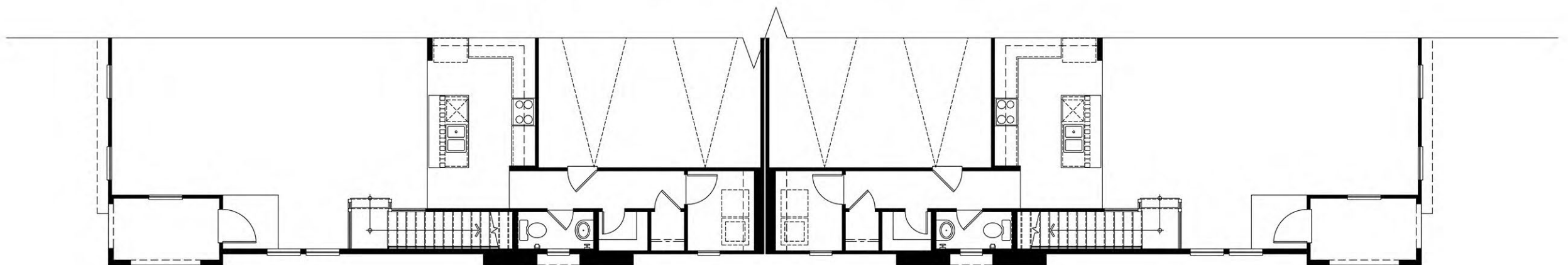
PLAN 3

PLAN 3

Right Elevation 'Spanish Colonial'



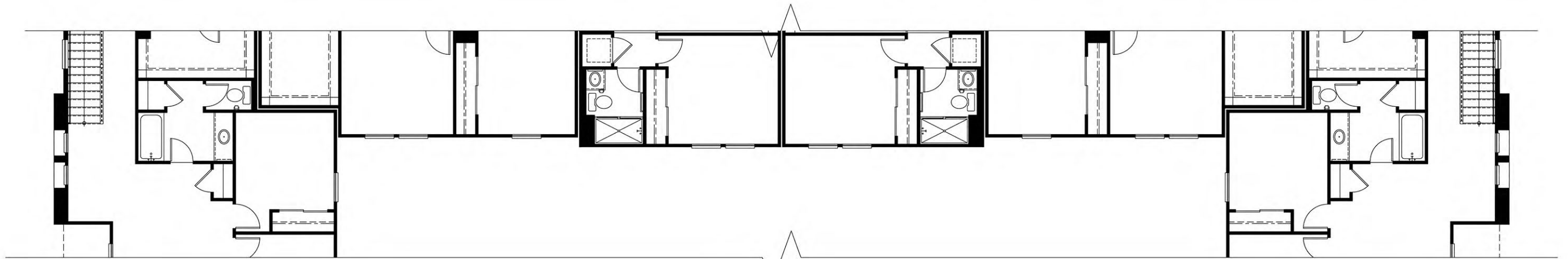
Partial Second Floor Plan



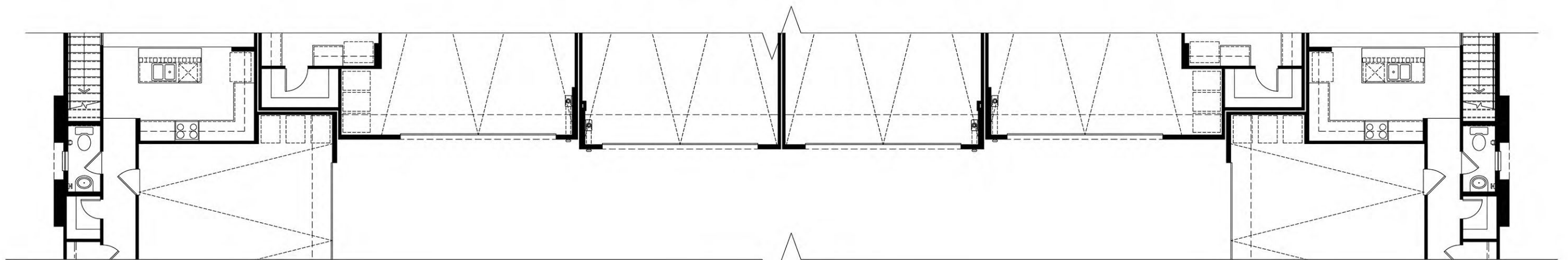
Partial First Floor Plan



Front Courtyard Elevation 'Spanish Colonial'



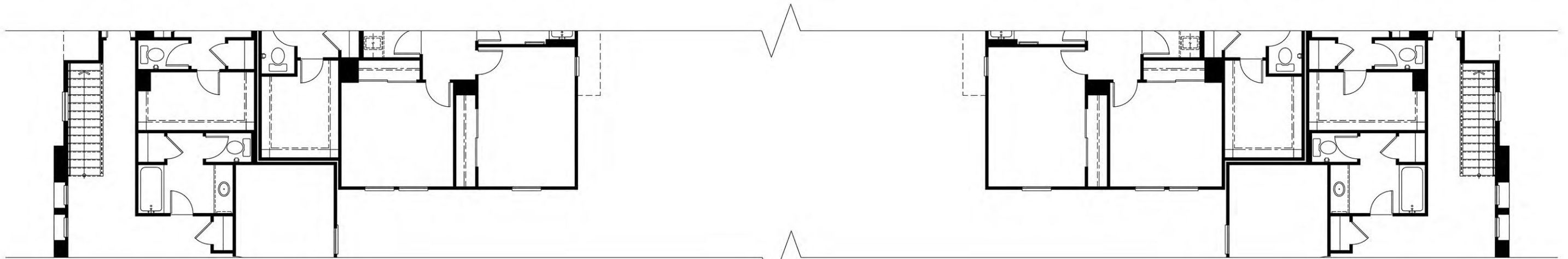
Partial Second Floor Plan



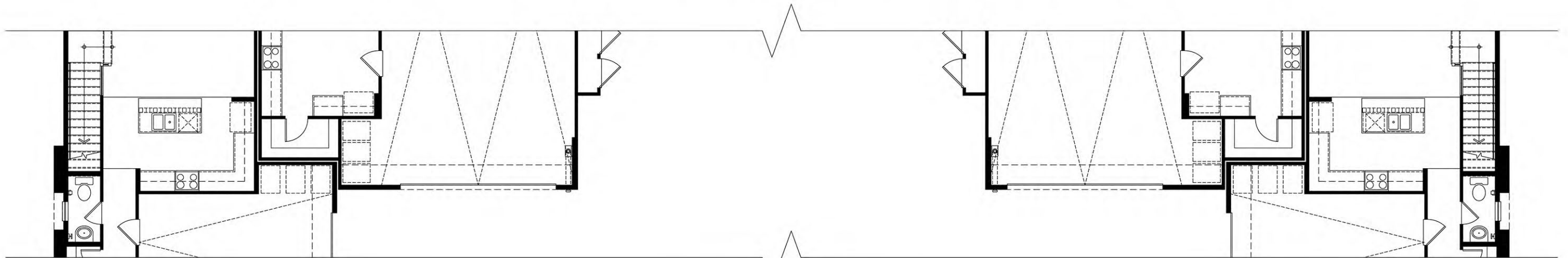
Partial First Floor Plan



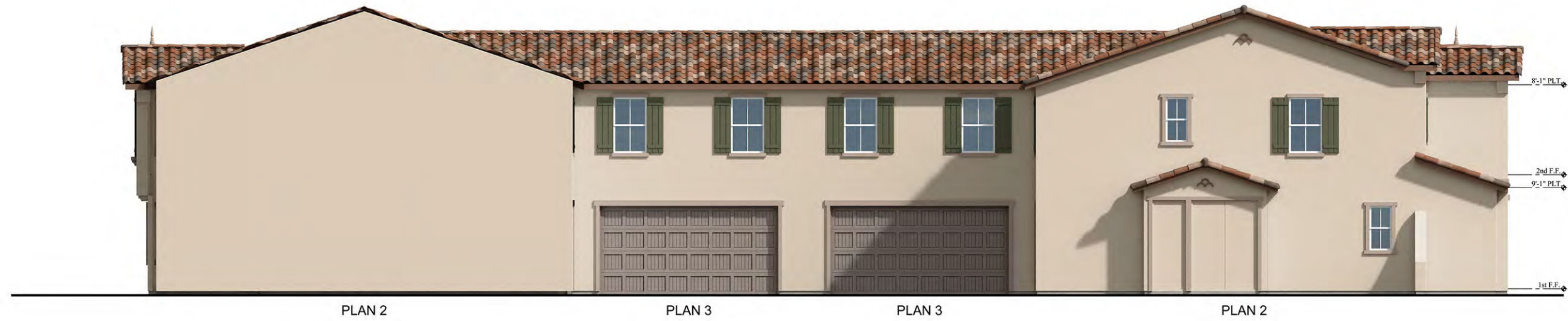
Rear Courtyard Elevation 'Spanish Colonial'



Partial Second Floor Plan



Partial First Floor Plan



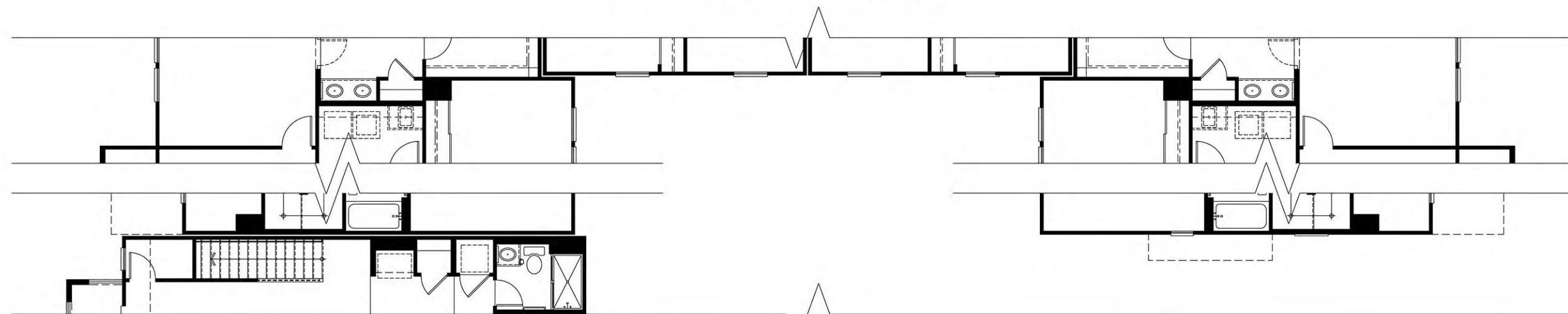
PLAN 2

PLAN 3

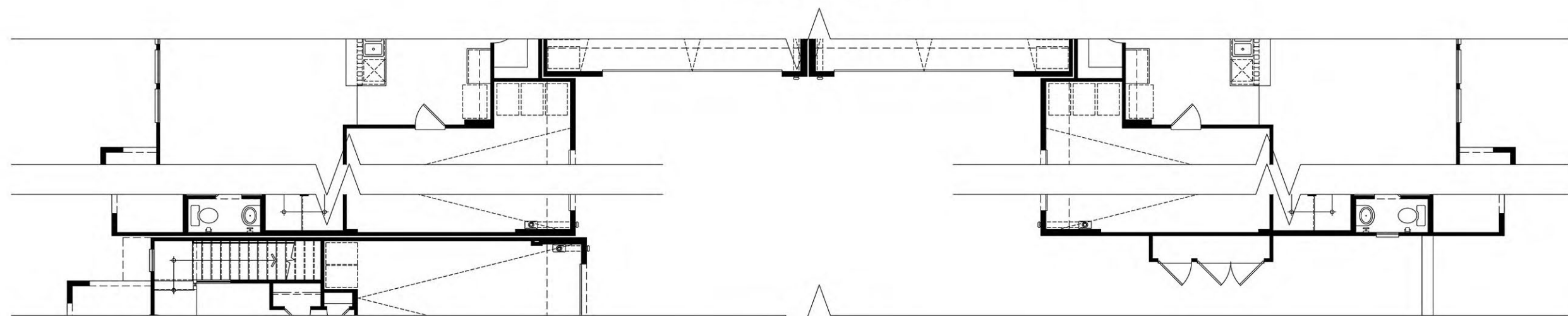
PLAN 3

PLAN 2

Left Courtyard Elevation 'Spanish Colonial'



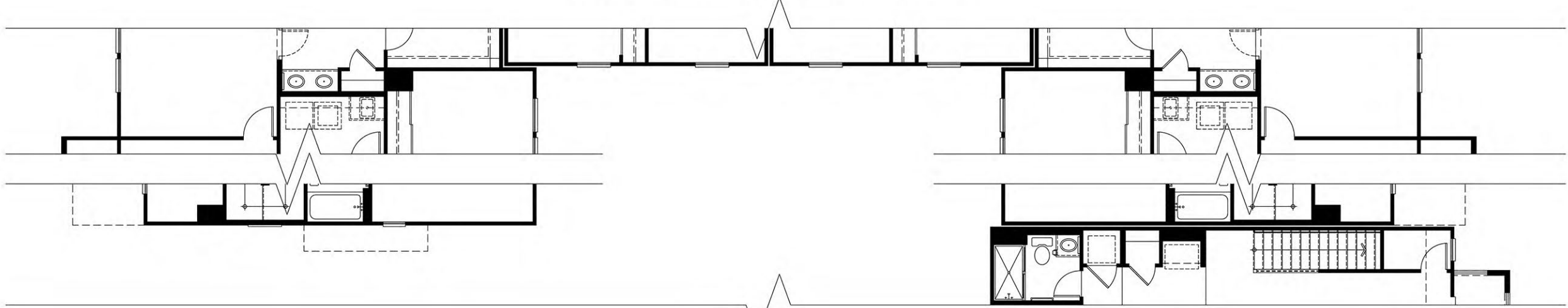
Partial Second Floor Plan



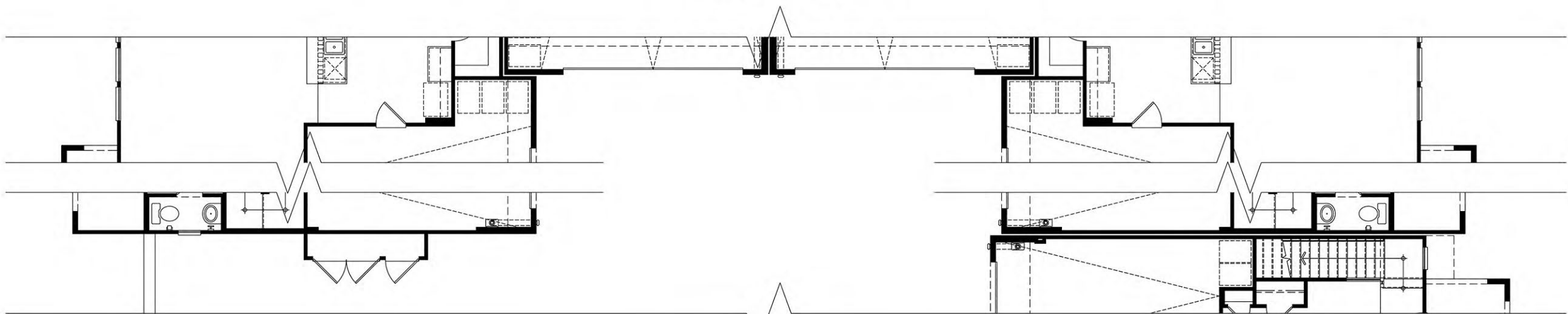
Partial First Floor Plan



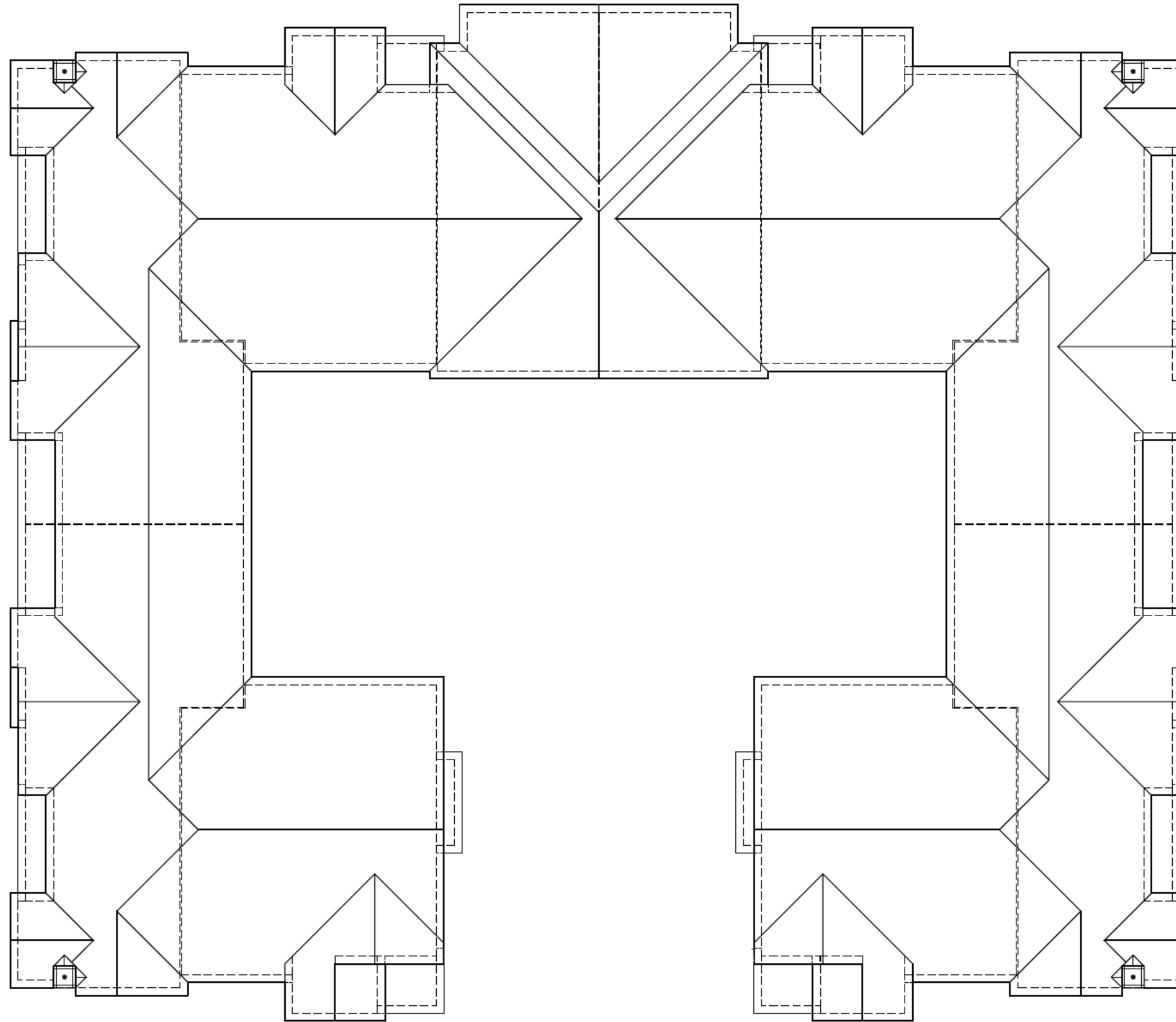
Right Courtyard Elevation 'Spanish Colonial'



Partial Second Floor Plan



Partial First Floor Plan



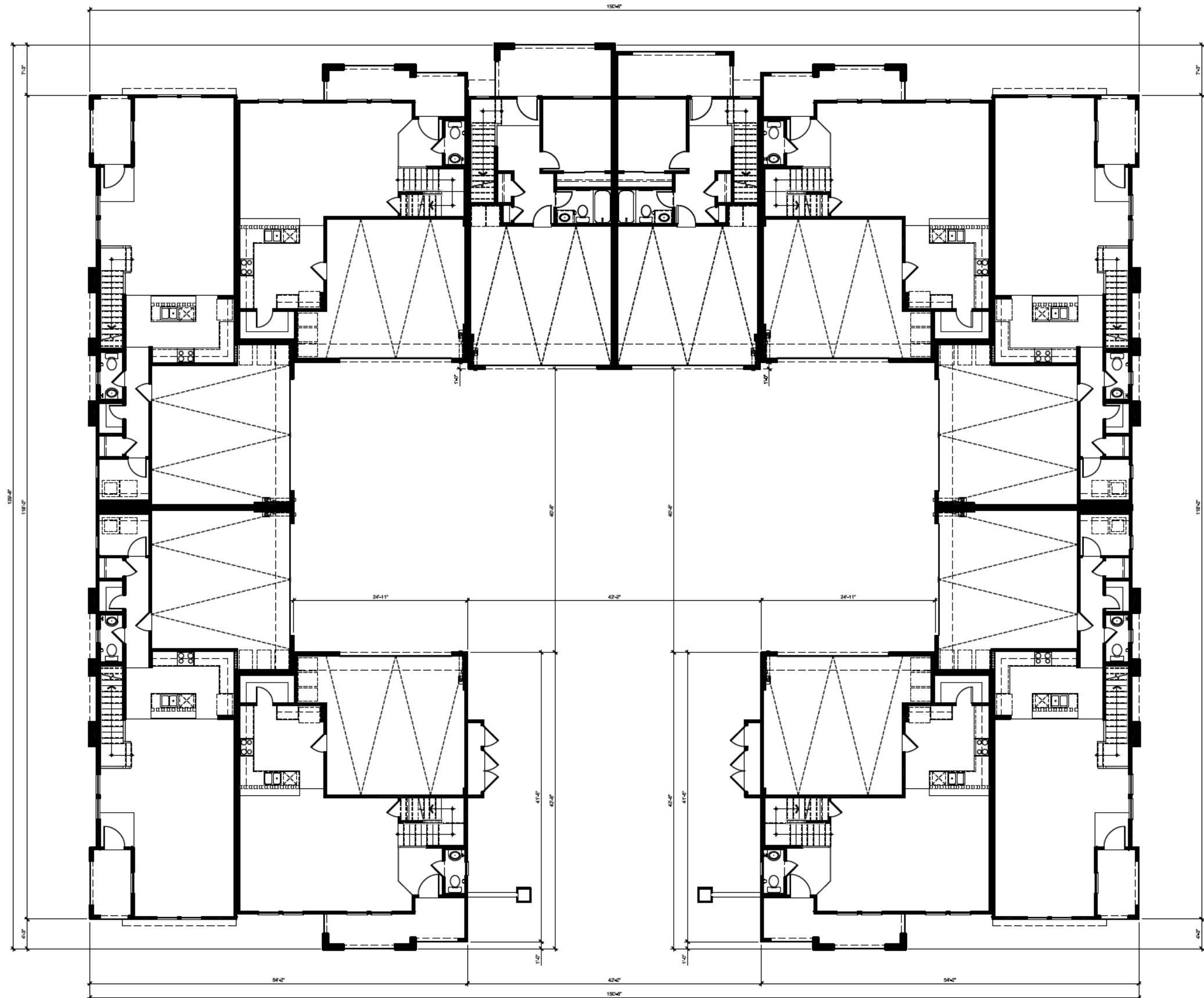
Roof Plan 'Spanish Colonial'
4:12

ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 01
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



First Floor Plan 'Traditional'

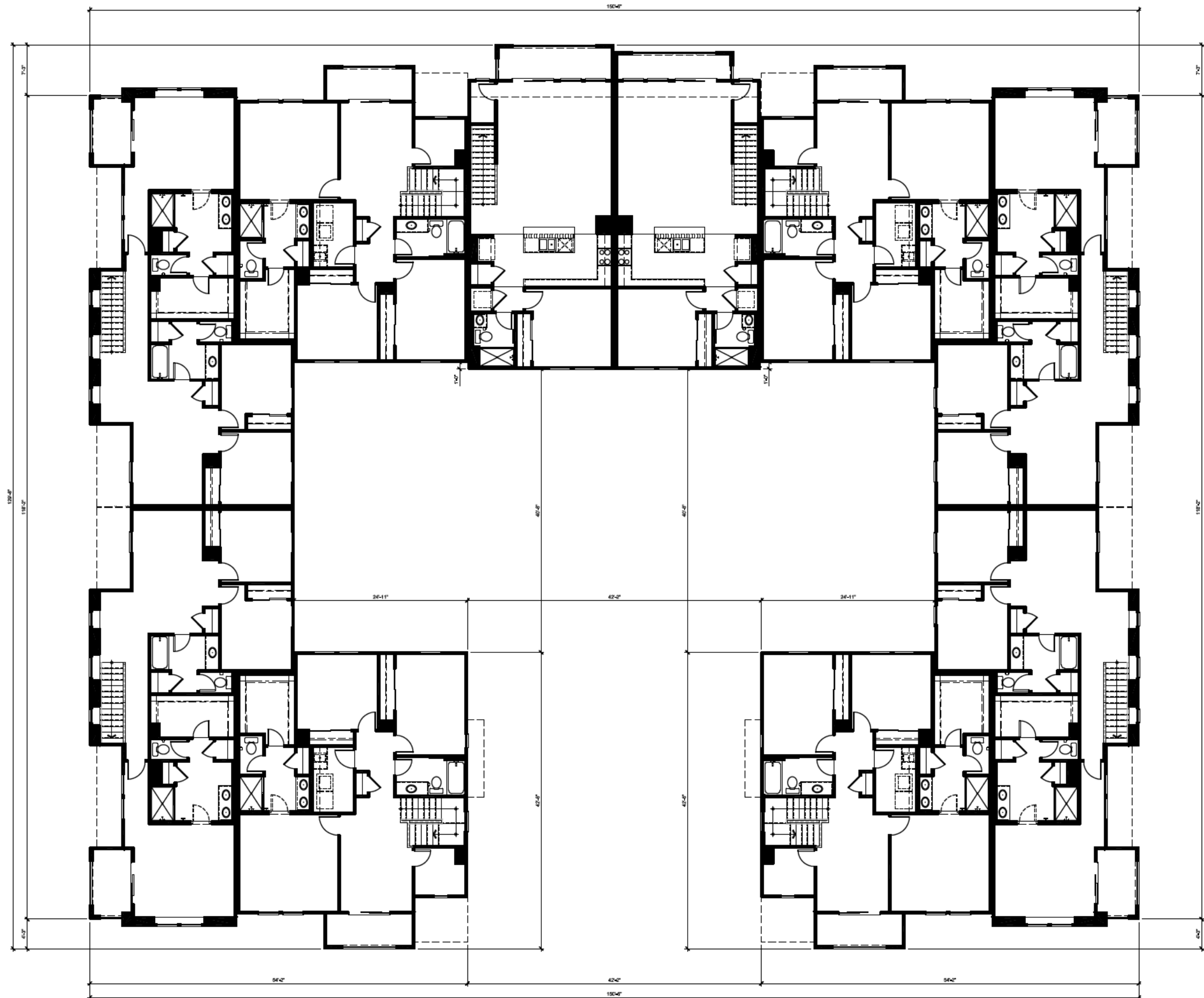
ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 01

JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Second Floor Plan 'Traditional'

ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



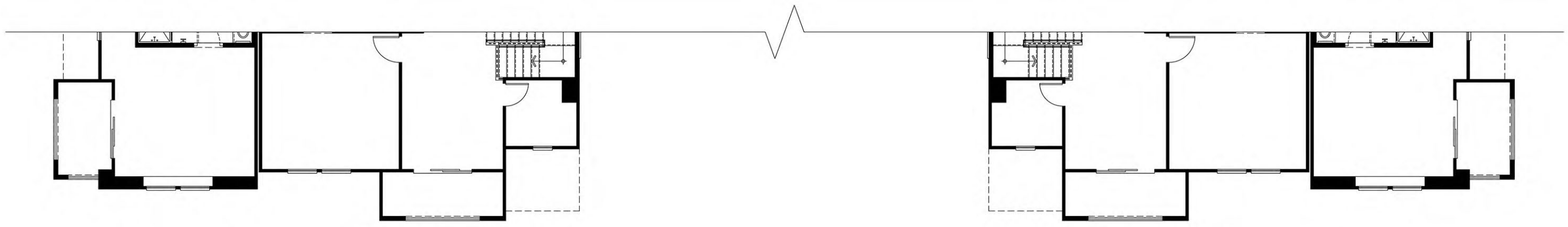
KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 01

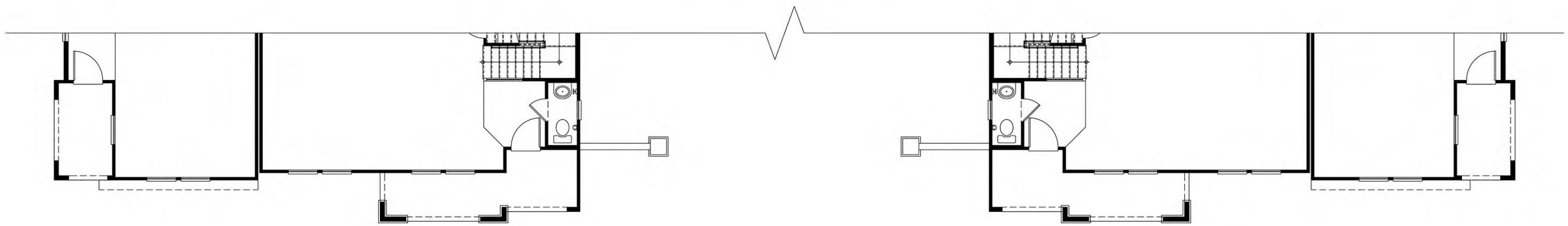
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Front Elevation 'Traditional'



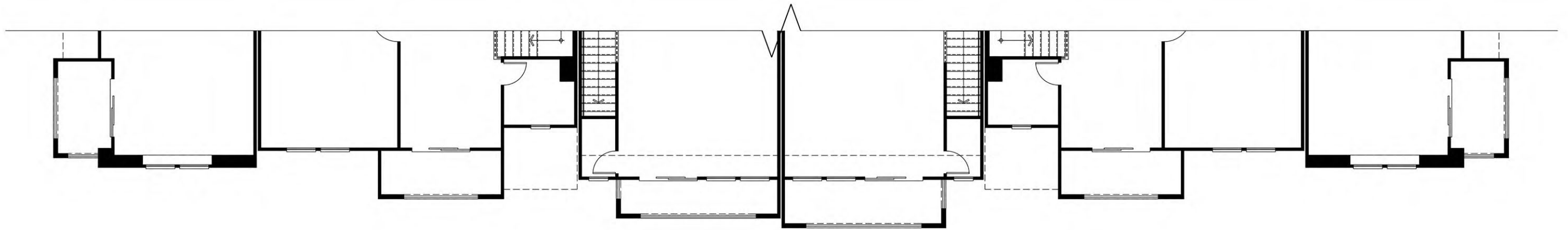
Partial Second Floor Plan



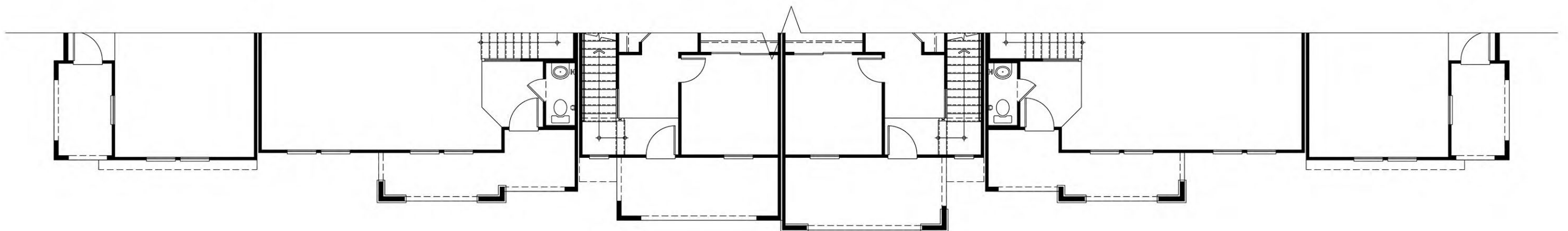
Partial First Floor Plan



Rear Elevation 'Traditional'



Partial Second Floor Plan



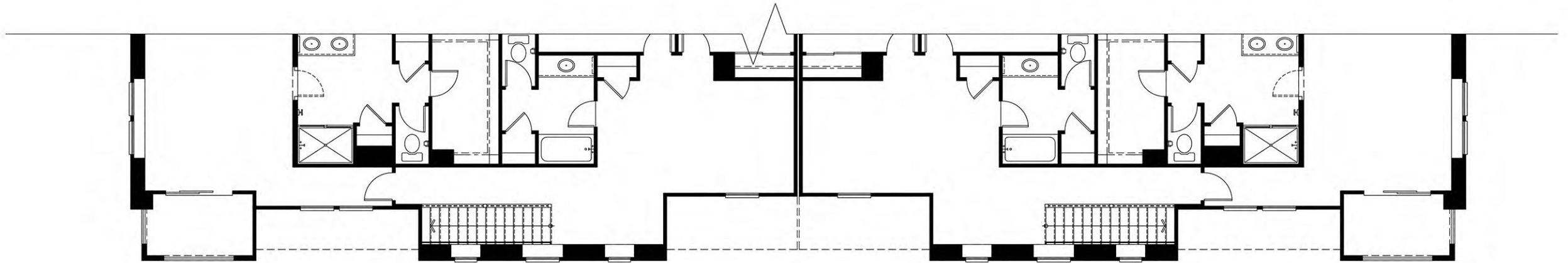
Partial First Floor Plan



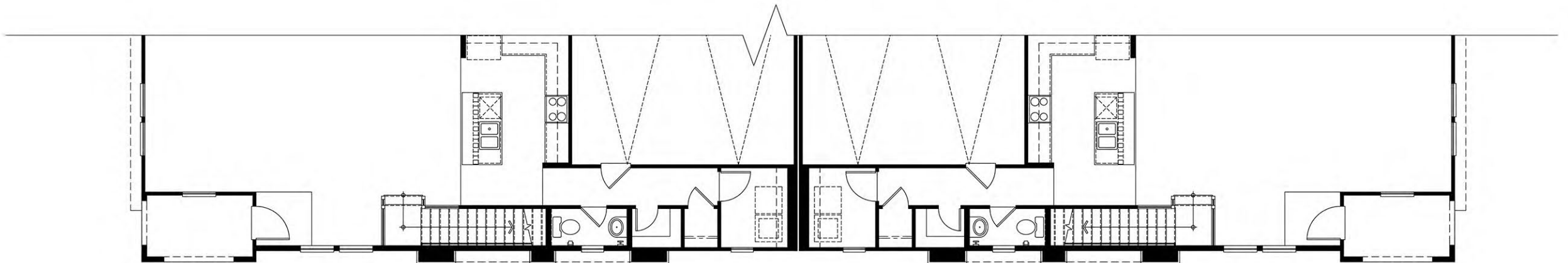
PLAN 3

PLAN 3

Left Elevation 'Traditional'



Partial Second Floor Plan



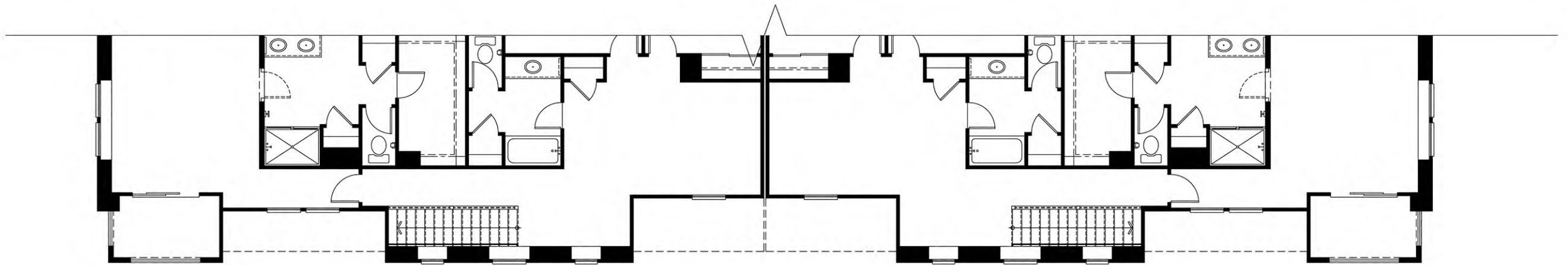
Partial First Floor Plan



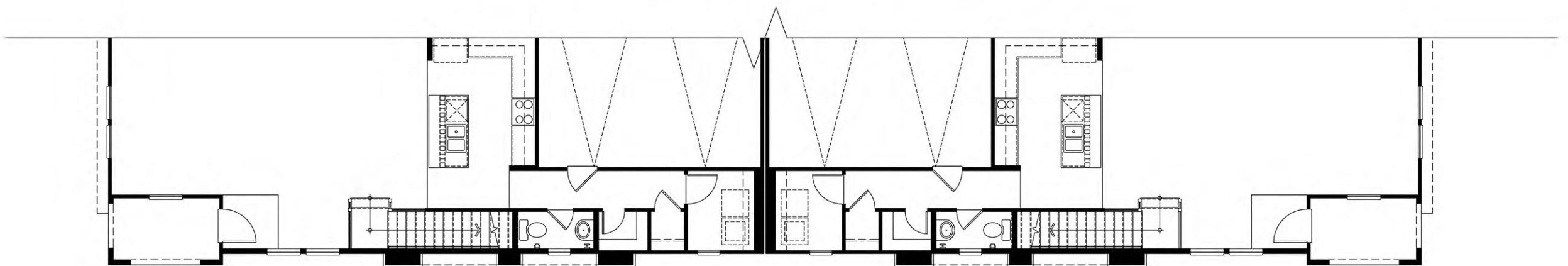
PLAN 3

PLAN 3

Right Elevation 'Traditional'



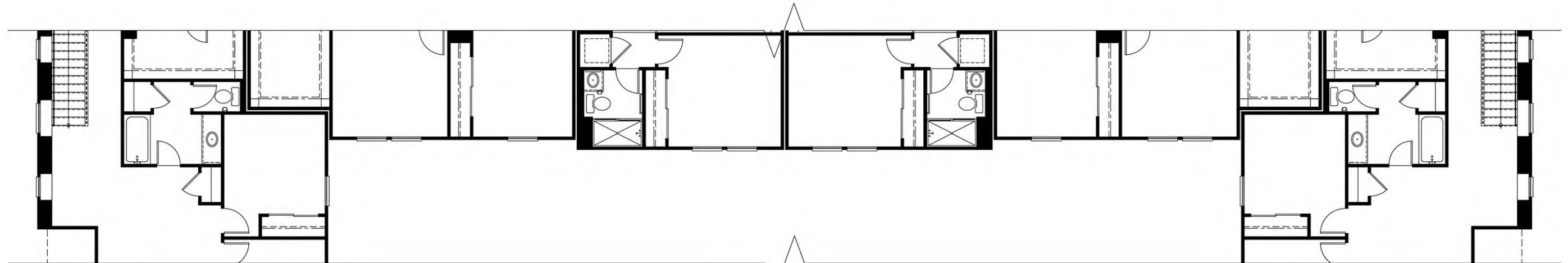
Partial Second Floor Plan



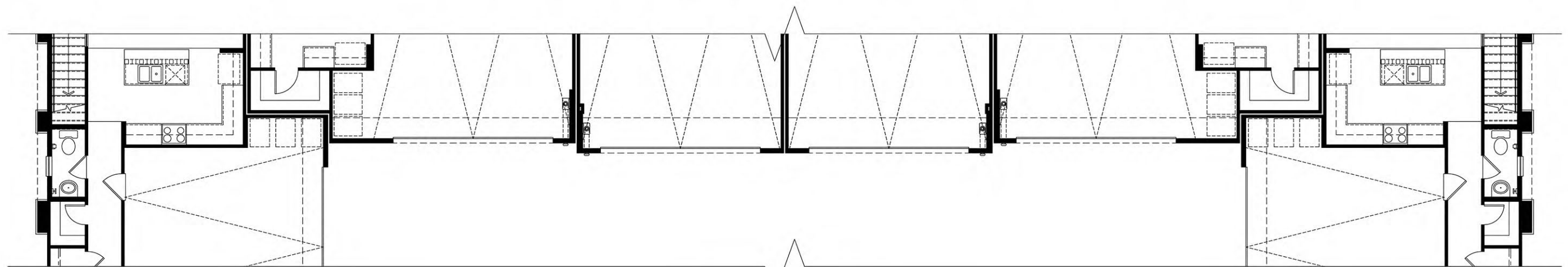
Partial First Floor Plan



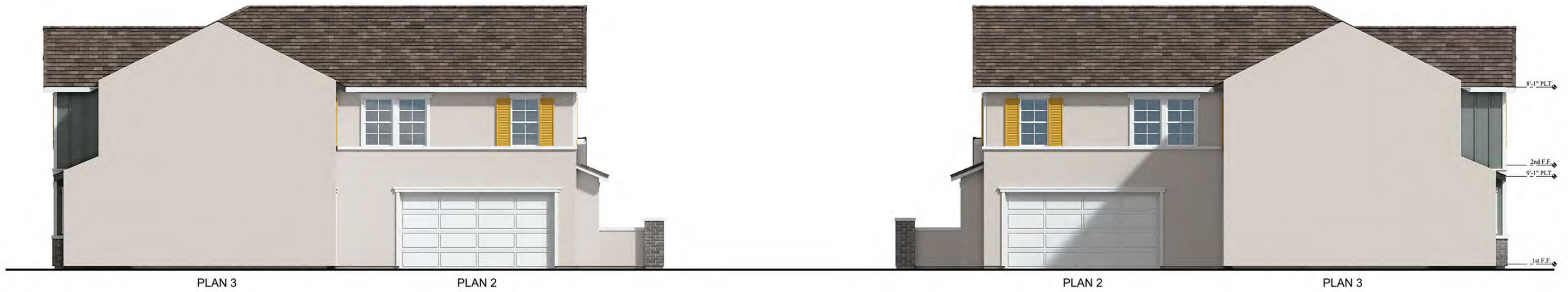
Front Courtyard Elevation 'Traditional'



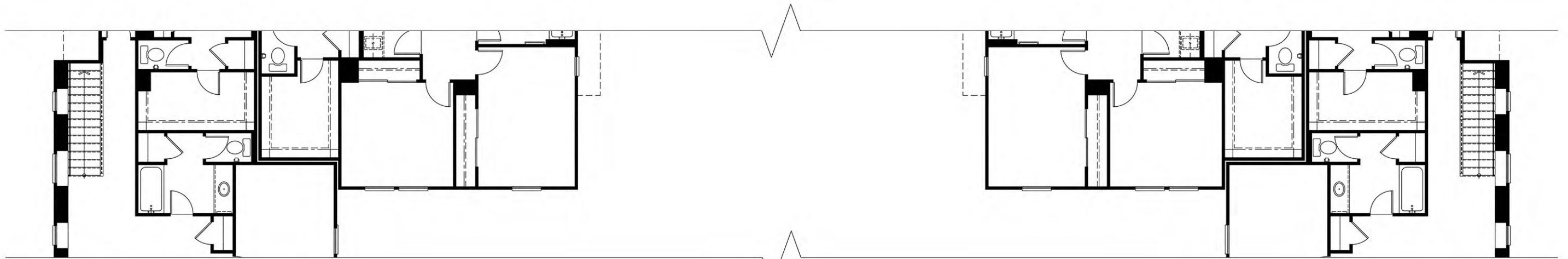
Partial Second Floor Plan



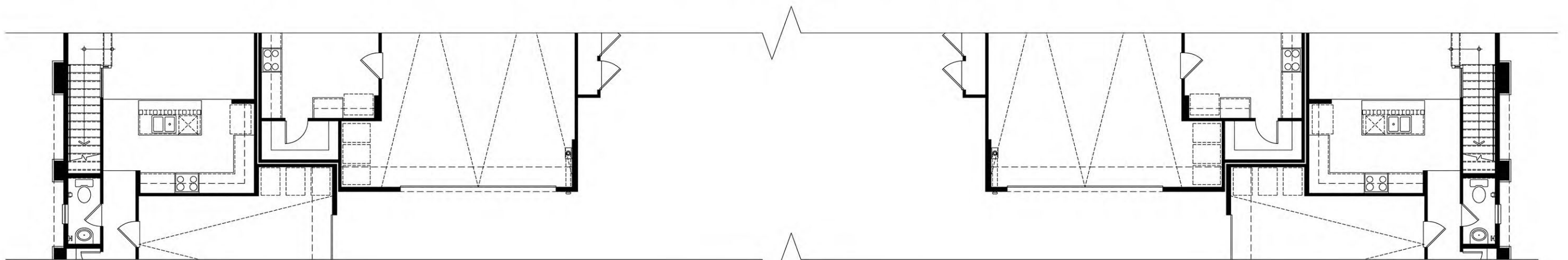
Partial First Floor Plan



Rear Courtyard Elevation 'Traditional'



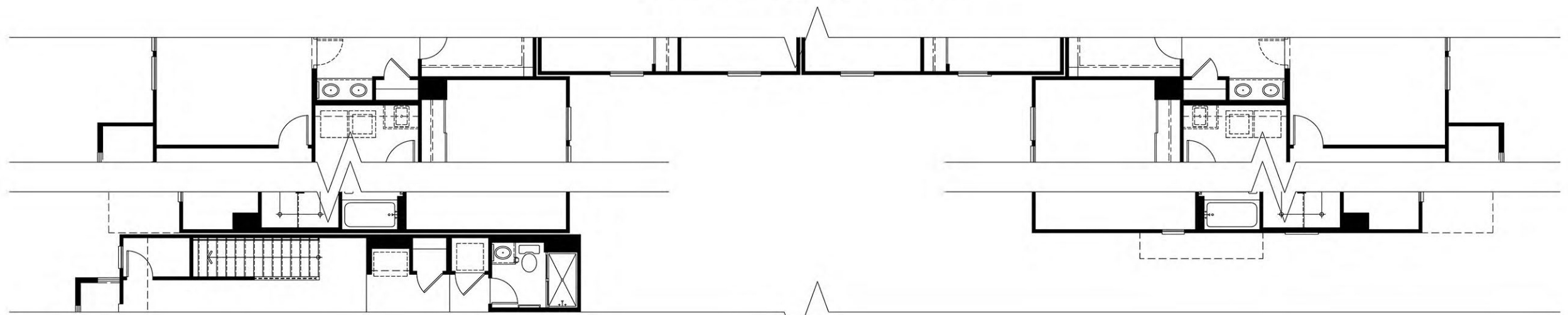
Partial Second Floor Plan



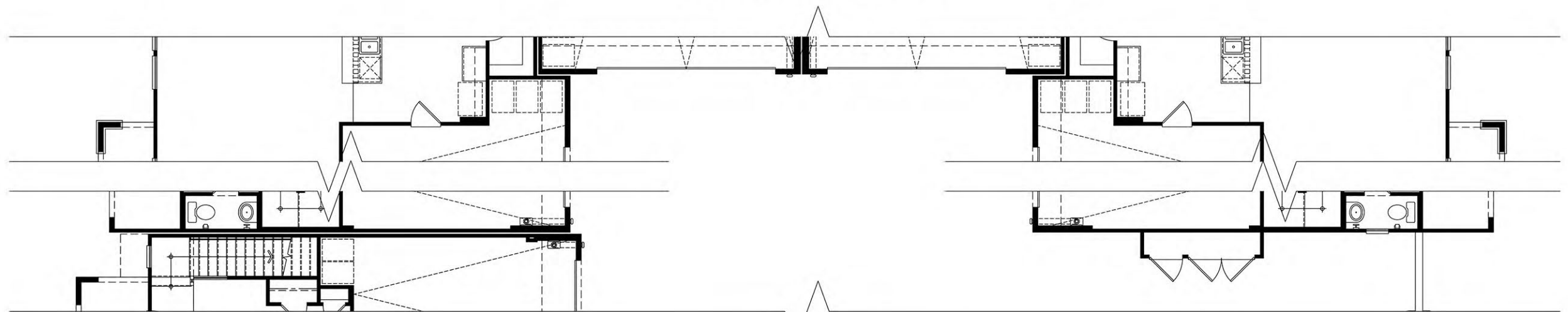
Partial First Floor Plan



Left Courtyard Elevation 'Traditional'



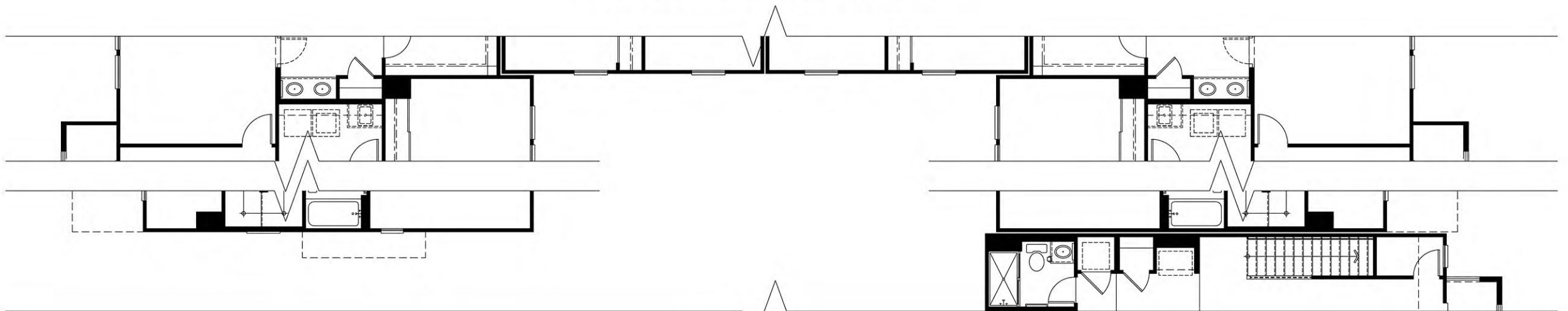
Partial Second Floor Plan



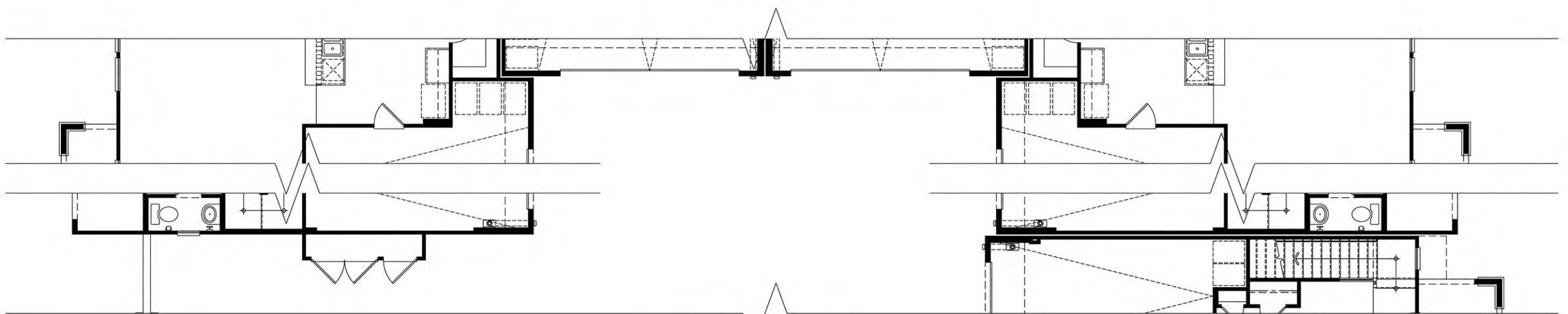
Partial First Floor Plan



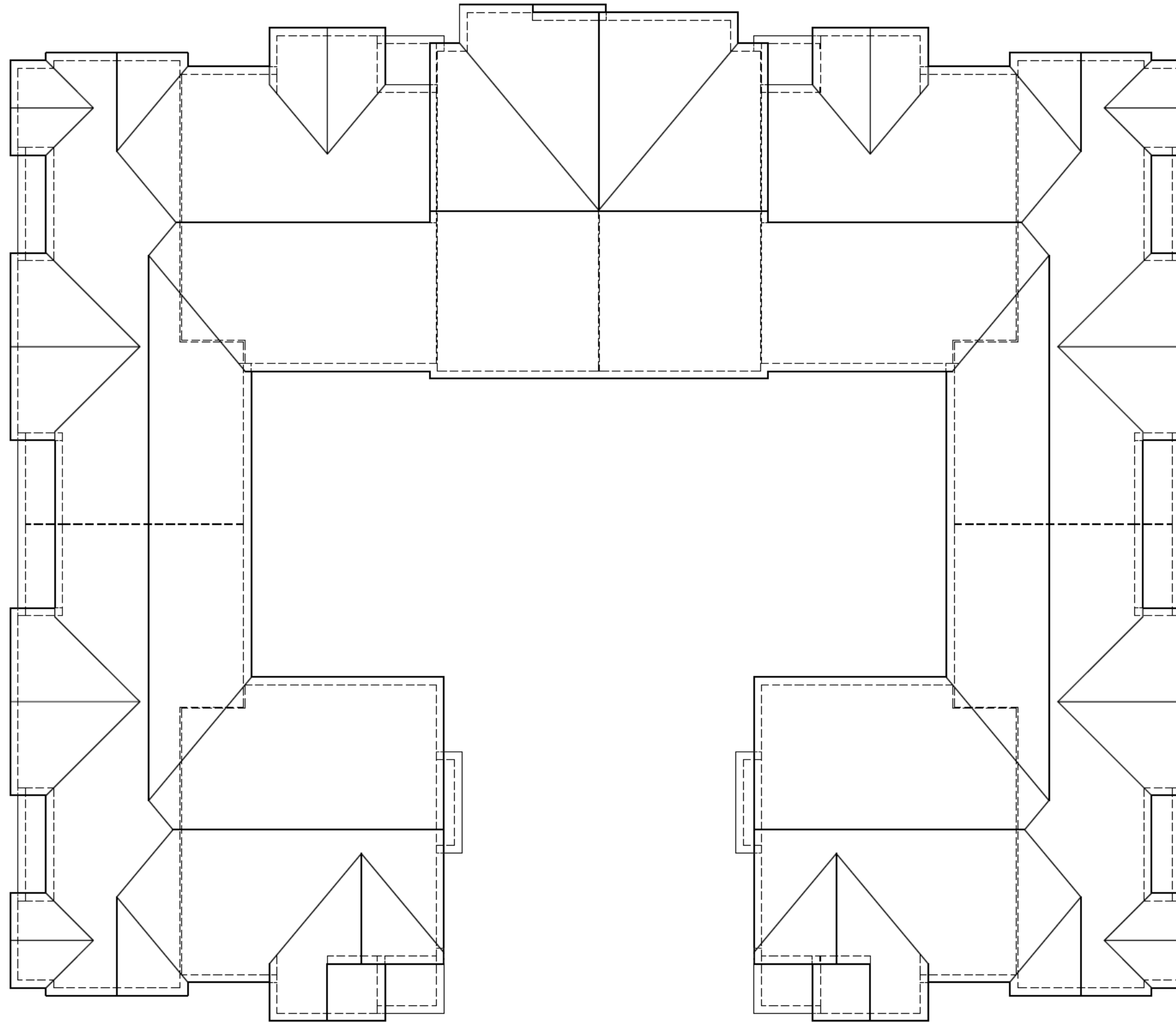
Right Courtyard Elevation 'Traditional'



Partial Second Floor Plan



Partial First Floor Plan



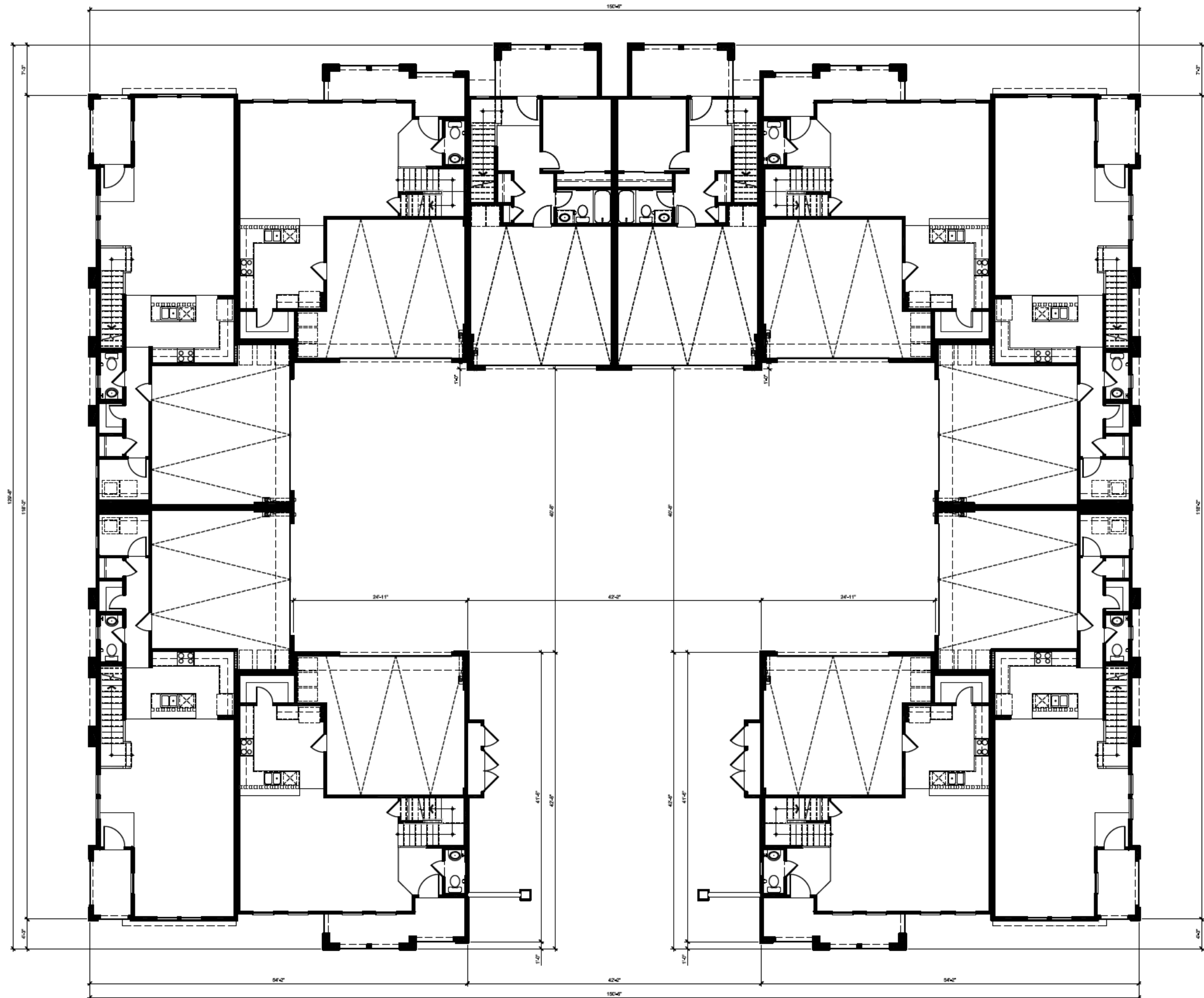
Roof Plan 'Traditional'
5:12 / 6:12

ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 01
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



First Floor Plan 'Country French'

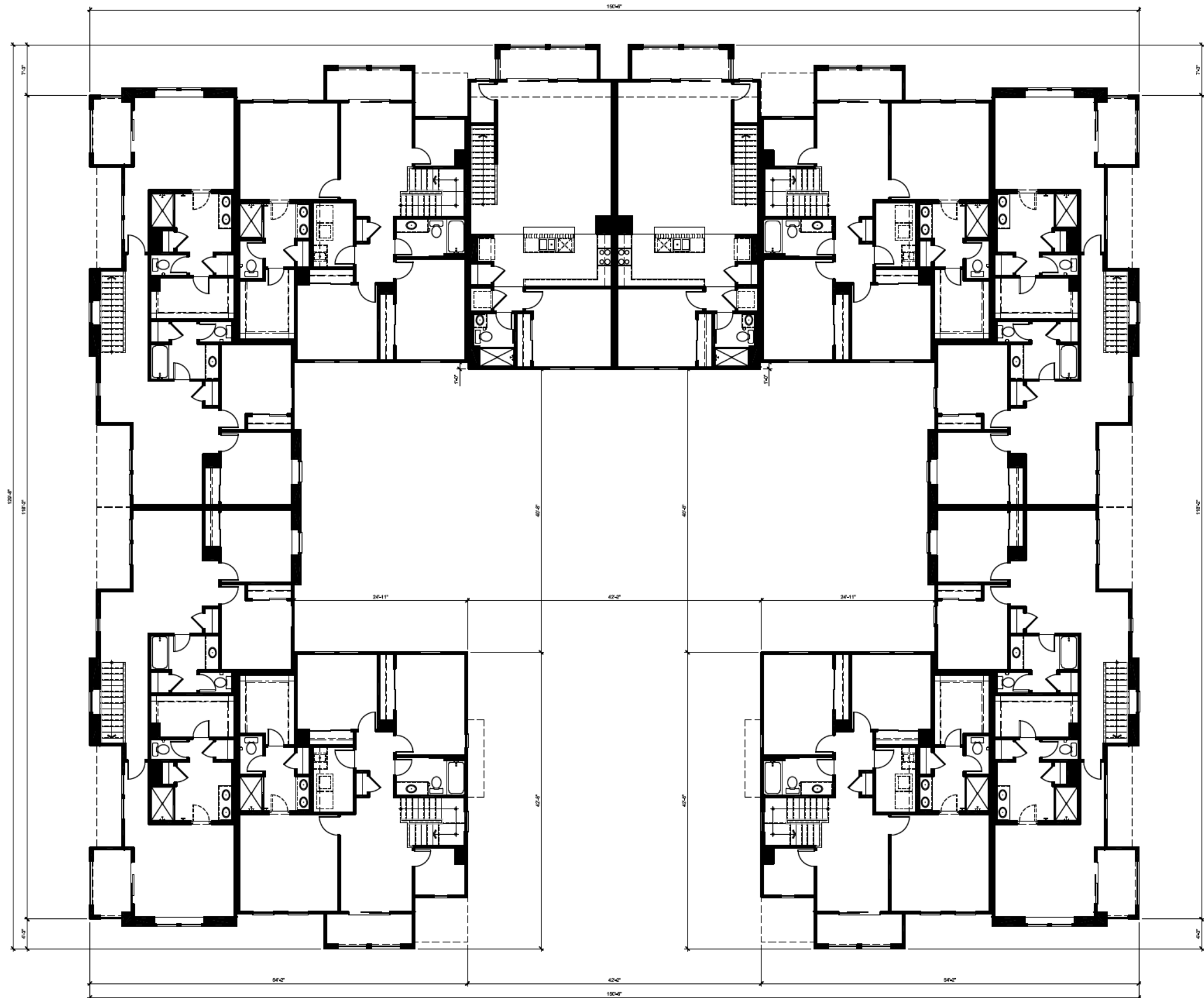
ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



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(951) 691-5300
ONTARIO, CA

BUILDING TYPE 01

JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Second Floor Plan 'Country French'

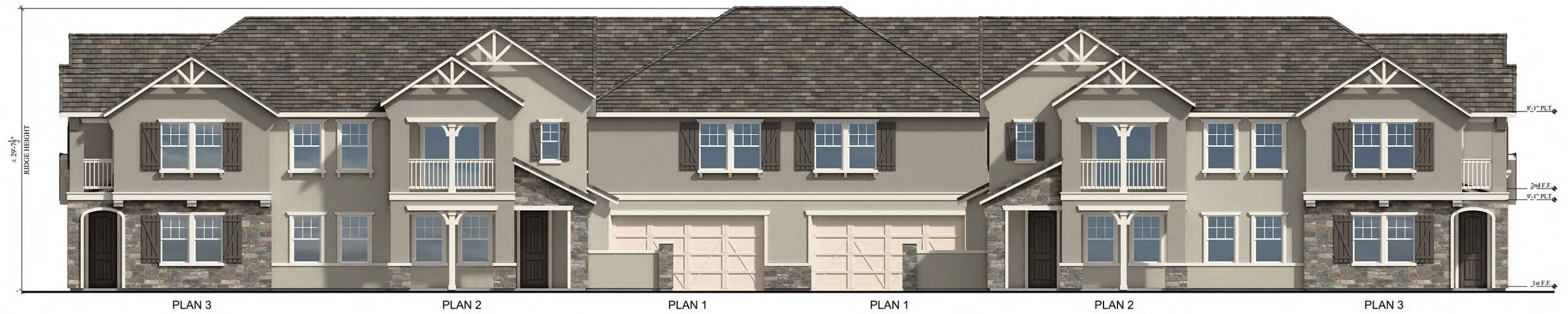
ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



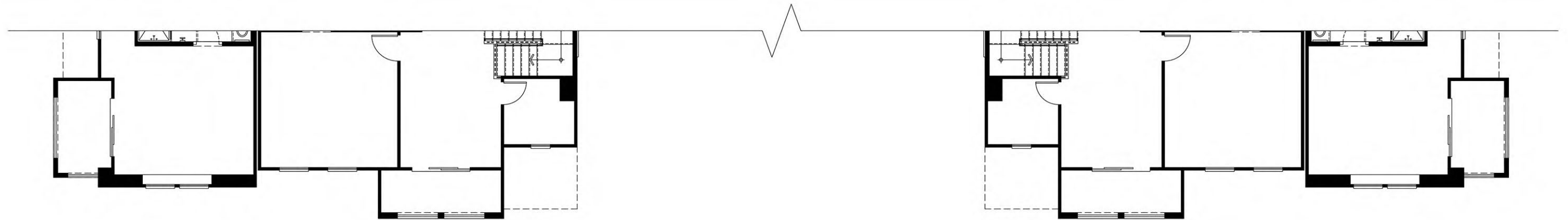
KB Home Southern California/Inland Empire
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Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 01

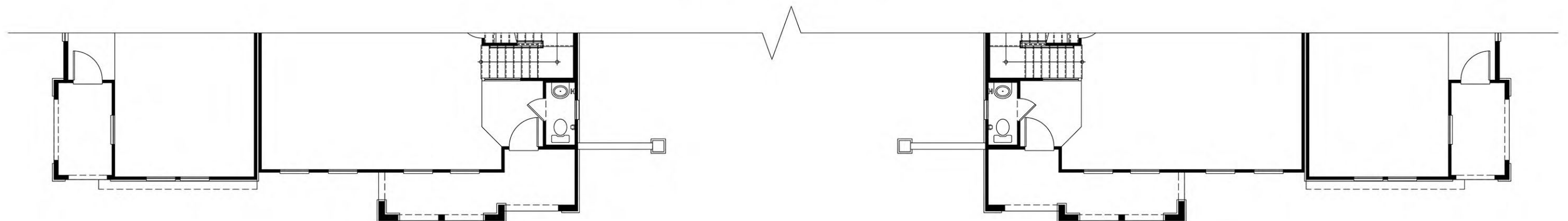
JOB No. : 350999
STORY: Two
Rev. May 16, 2022



Front Elevation 'Country French'



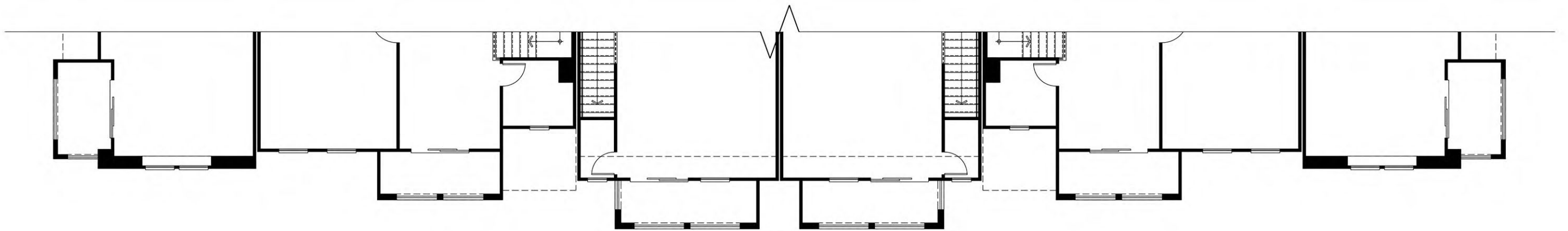
Partial Second Floor Plan



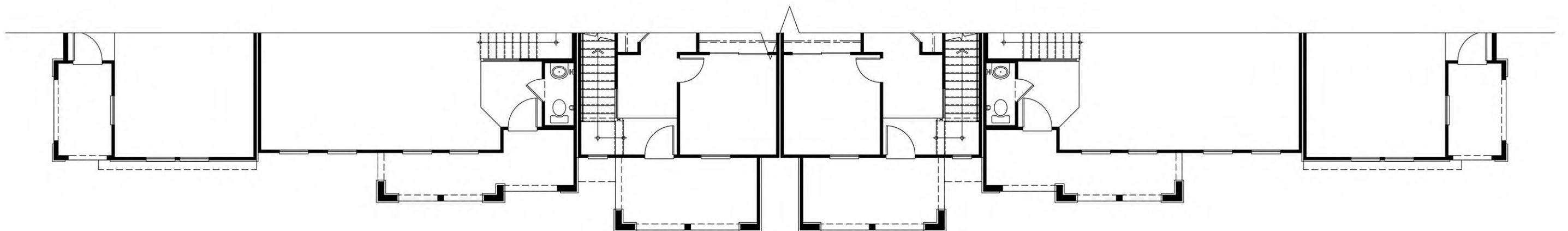
Partial First Floor Plan



Rear Elevation 'Country French'



Partial Second Floor Plan



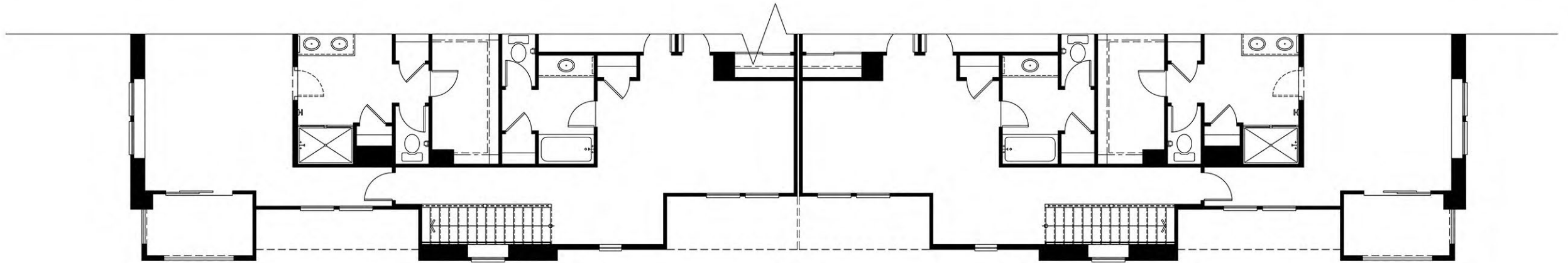
Partial First Floor Plan



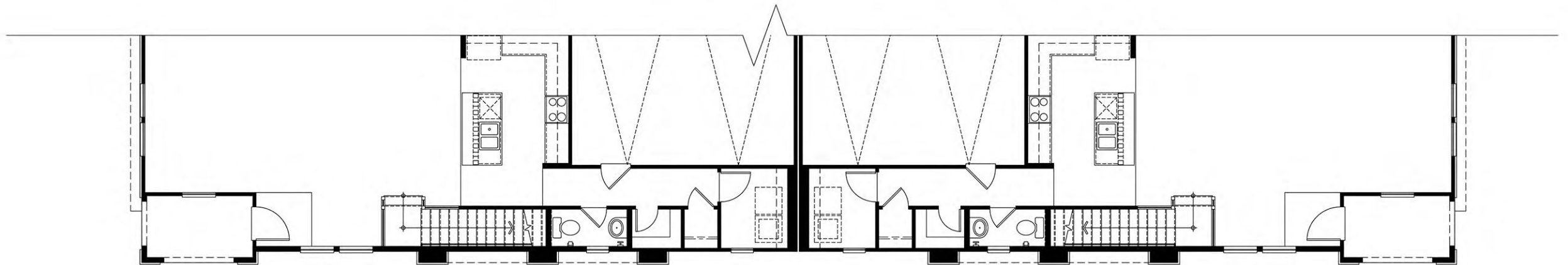
PLAN 3

PLAN 3

Left Elevation 'Country French'



Partial Second Floor Plan



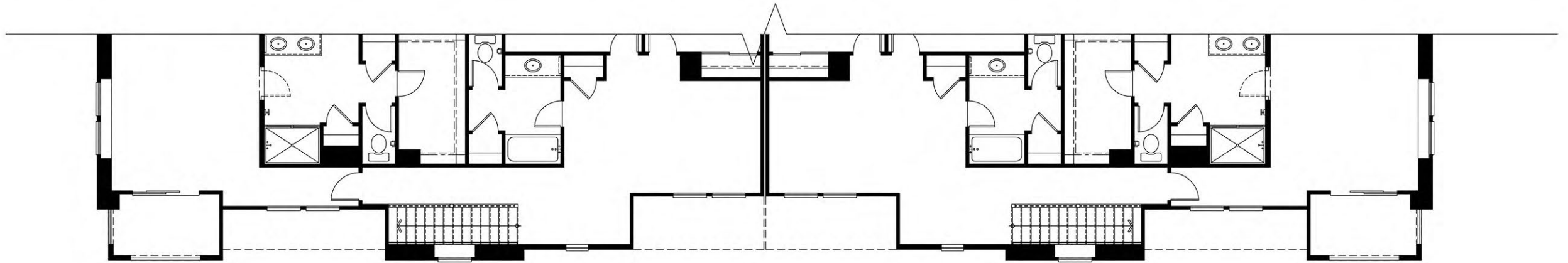
Partial First Floor Plan



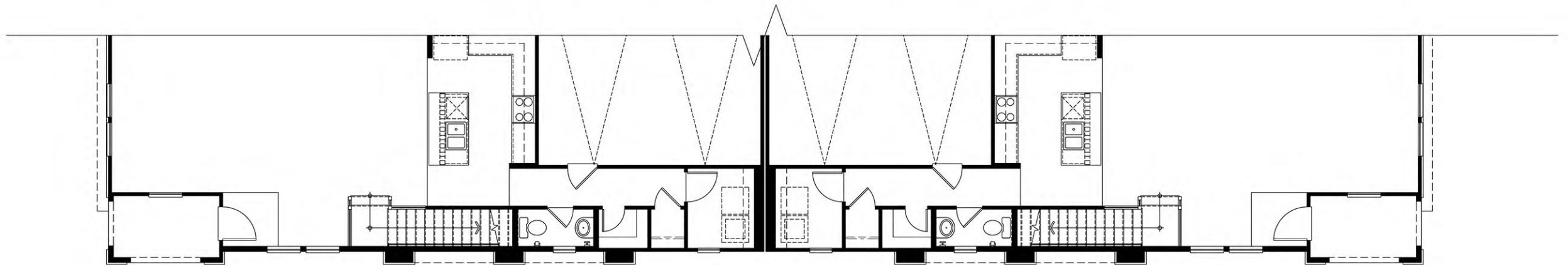
PLAN 3

PLAN 3

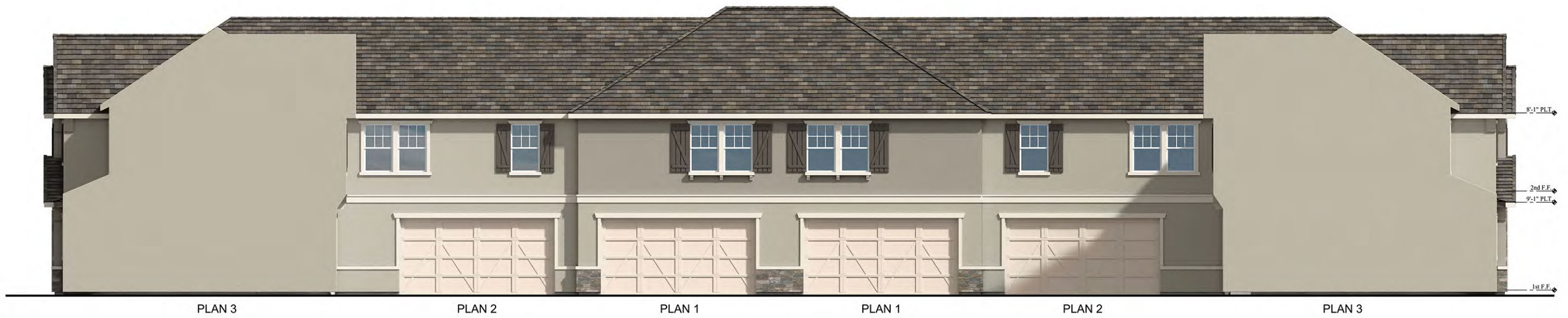
Right Elevation 'Country French'



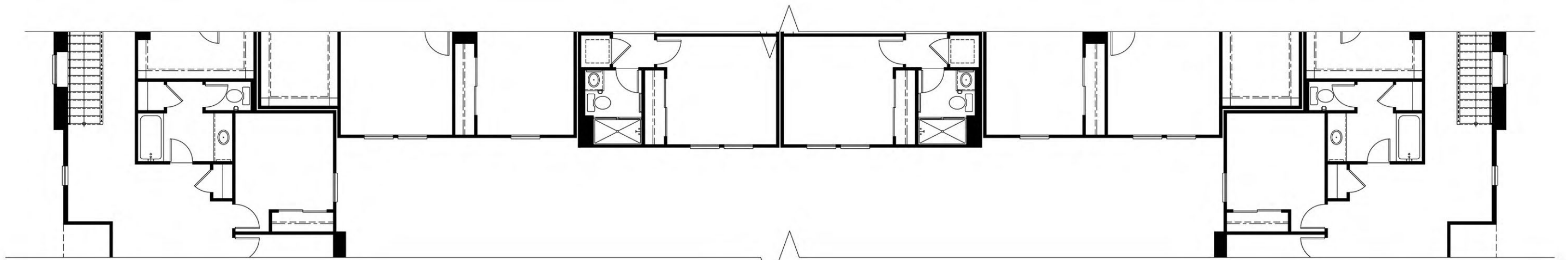
Partial Second Floor Plan



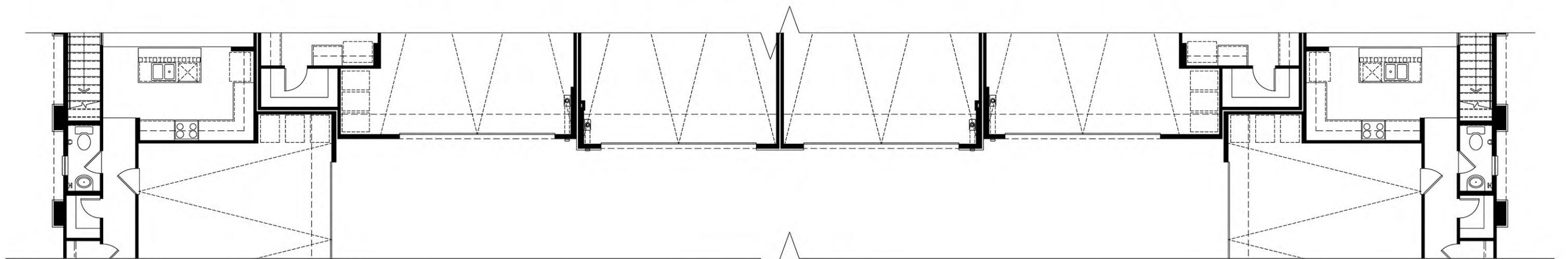
Partial First Floor Plan



Front Courtyard Elevation 'Country French'



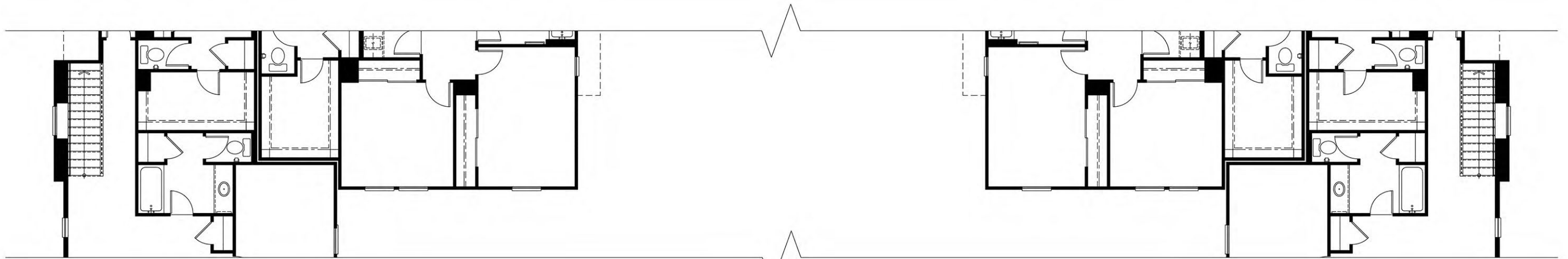
Partial Second Floor Plan



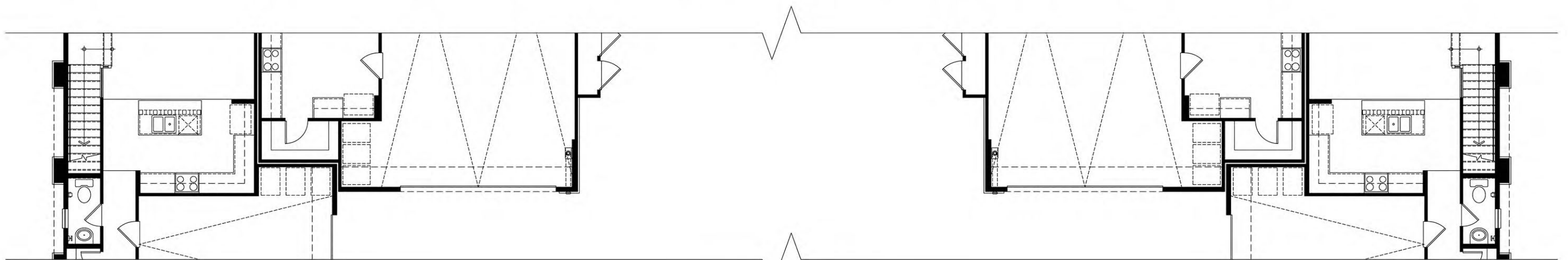
Partial First Floor Plan



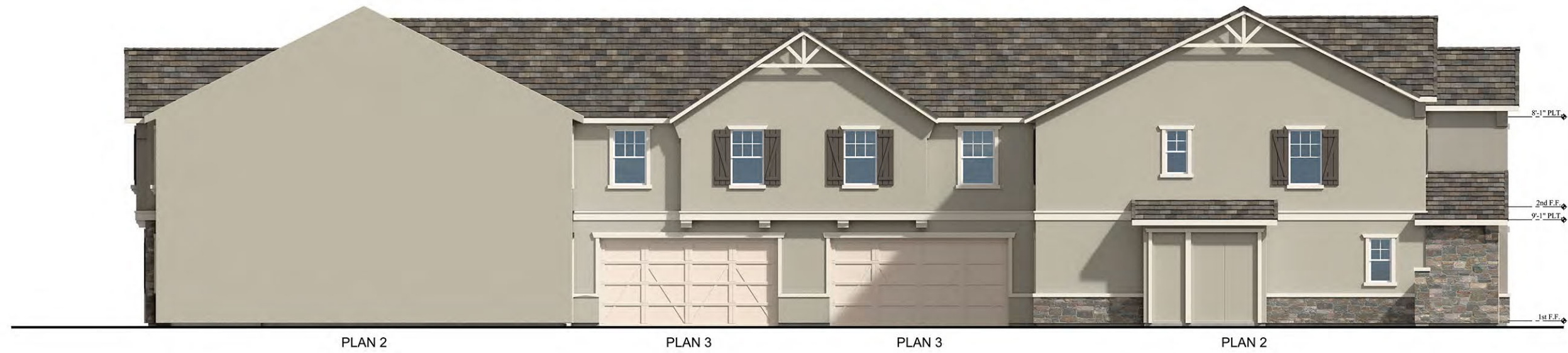
Rear Courtyard Elevation 'Country French'



Partial Second Floor Plan



Partial First Floor Plan



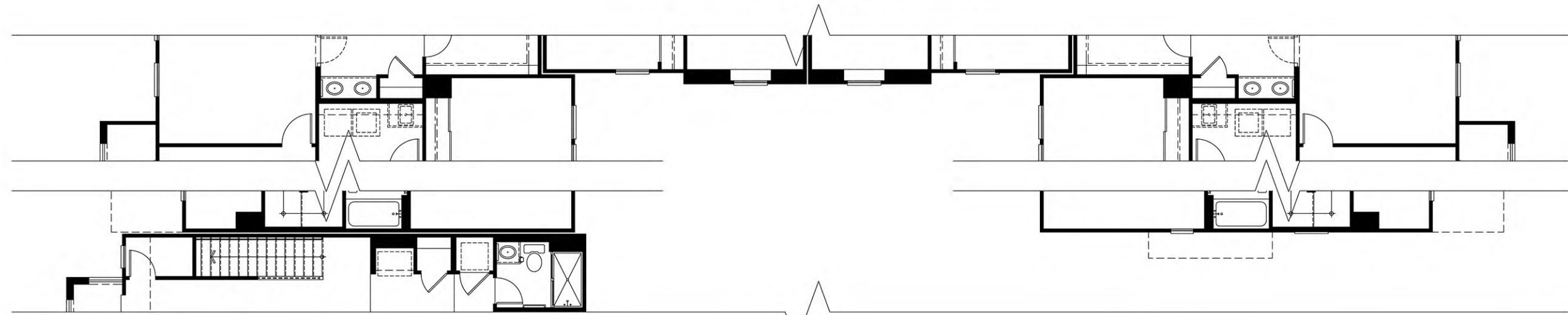
PLAN 2

PLAN 3

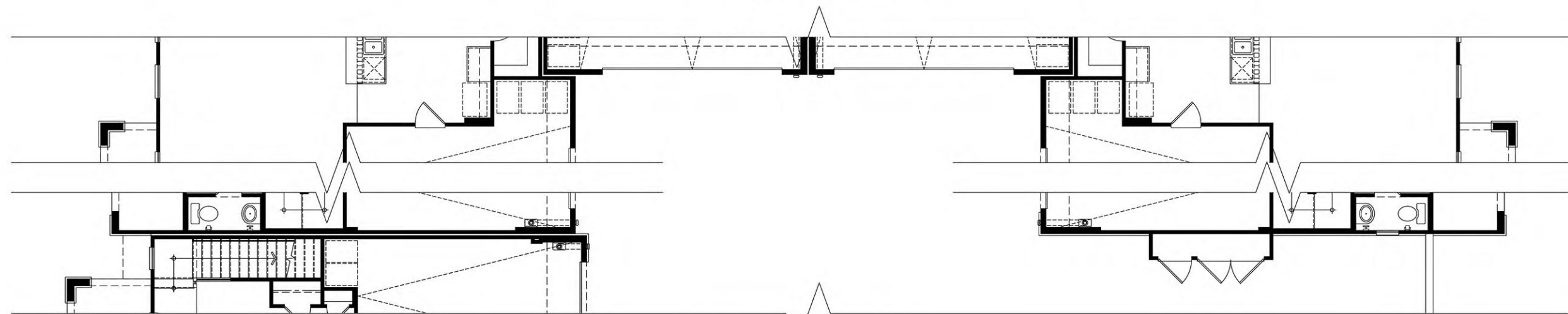
PLAN 3

PLAN 2

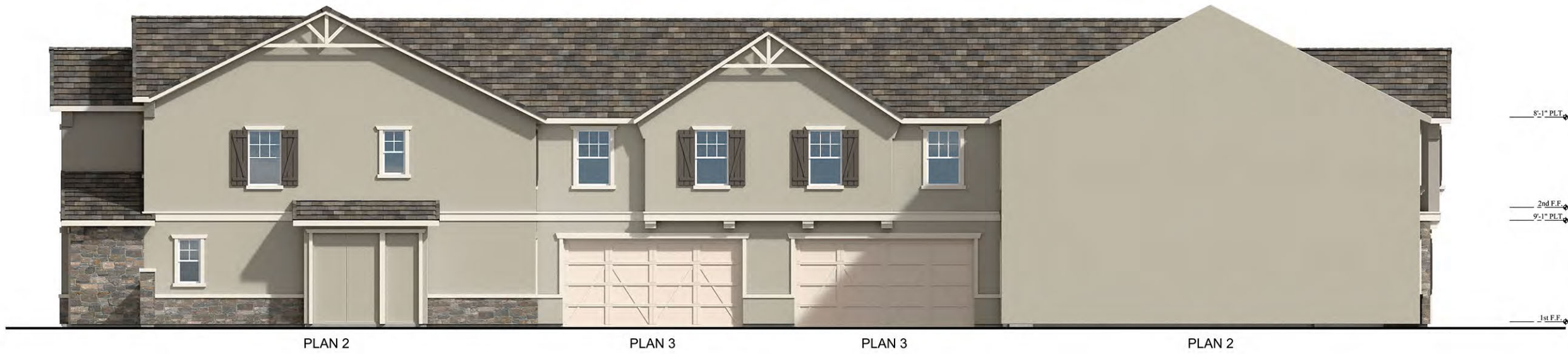
Left Courtyard Elevation 'Country French'



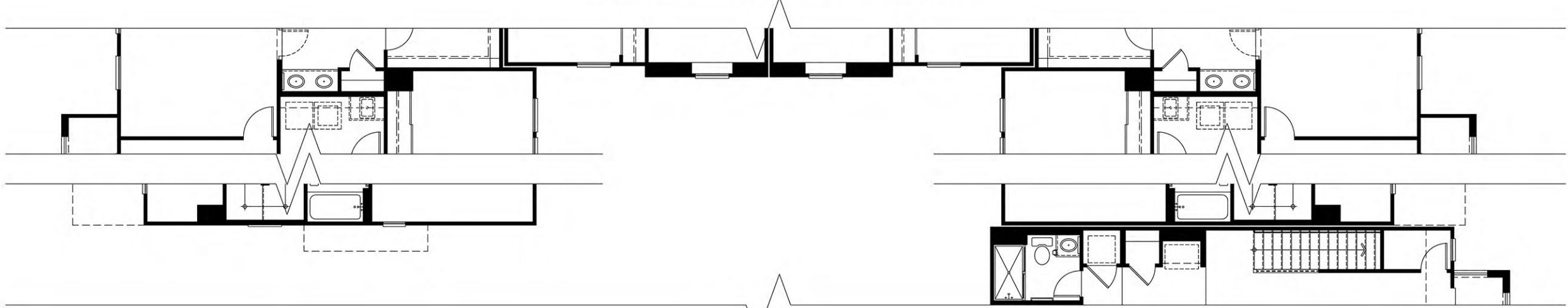
Partial Second Floor Plan



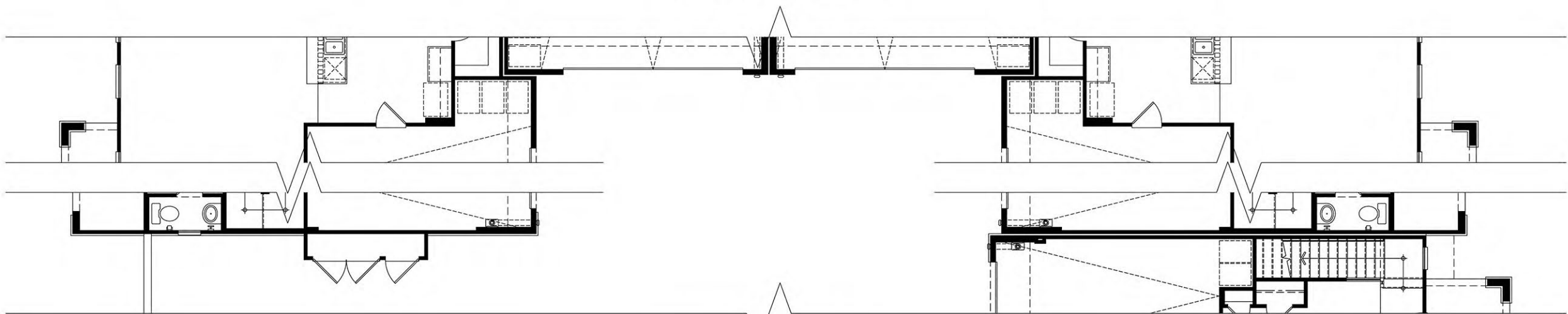
Partial First Floor Plan



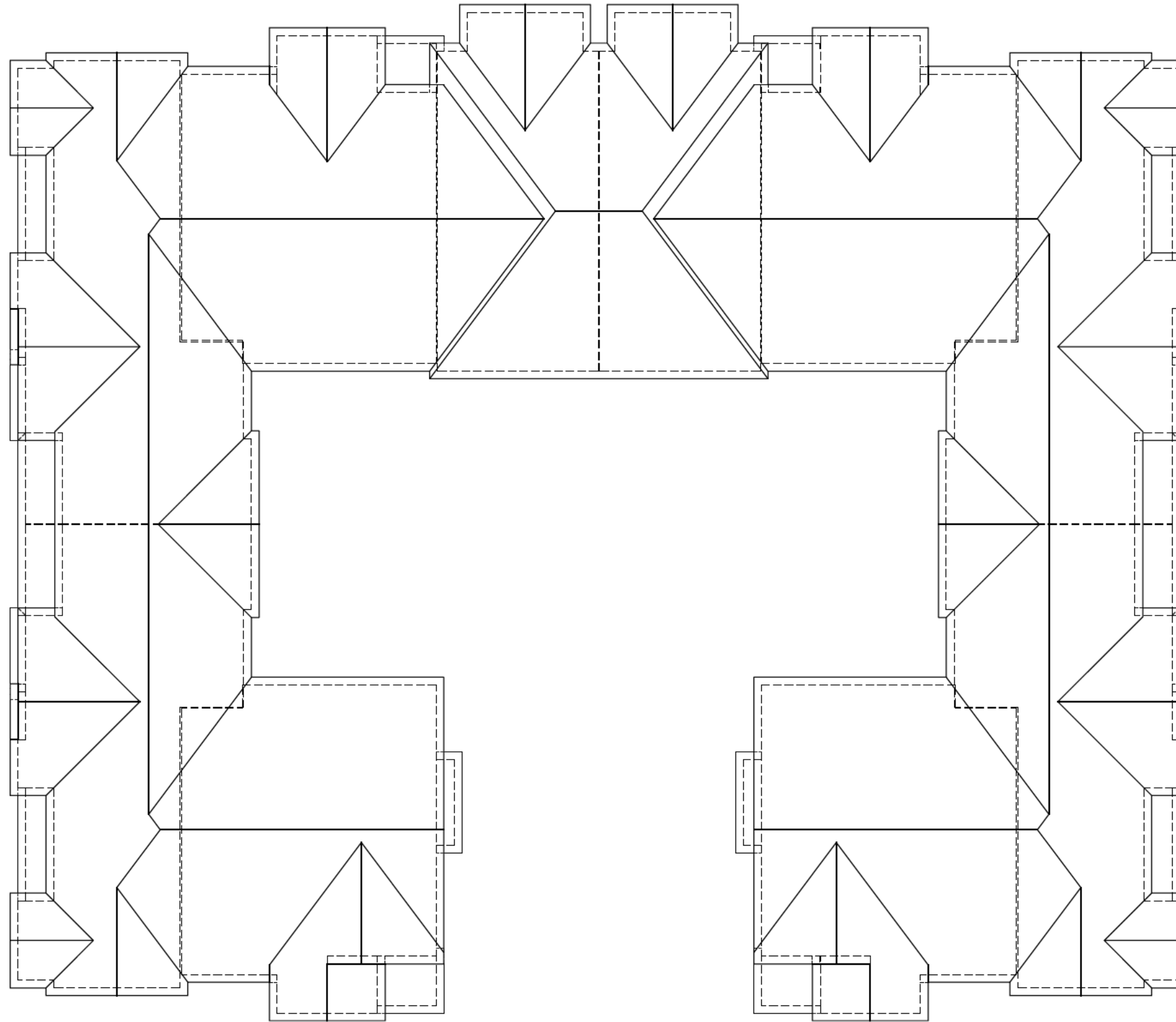
Right Courtyard Elevation 'Country French'



Partial Second Floor Plan



Partial First Floor Plan



Roof Plan 'Country French'
6:12 / 8:12

ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



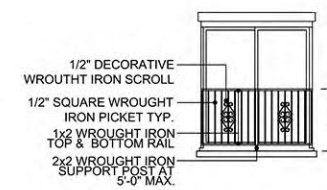
KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 01

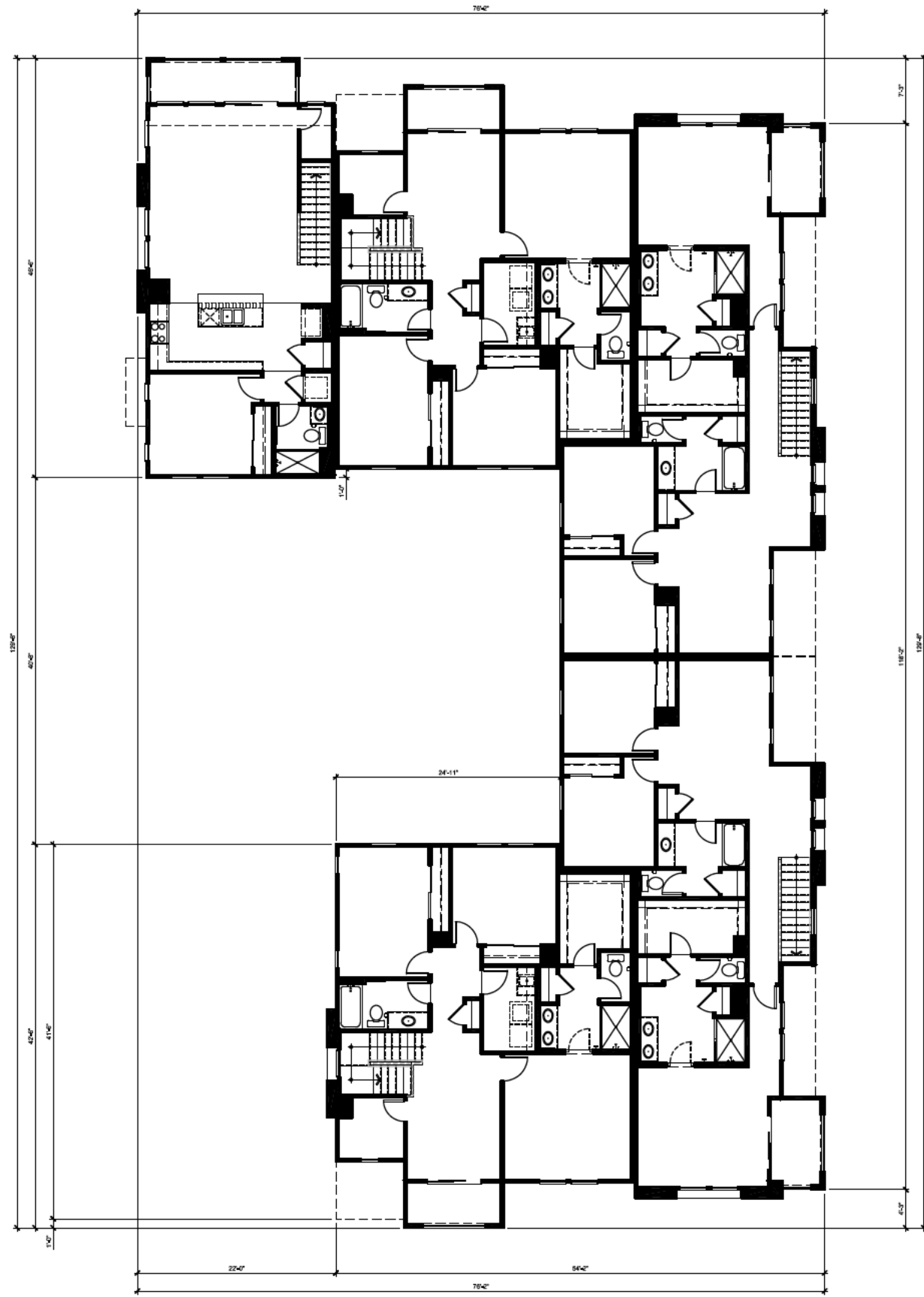
JOB No. : 350999
STORY: Two
Rev. May 16, 2022

ELEVATION LEGEND

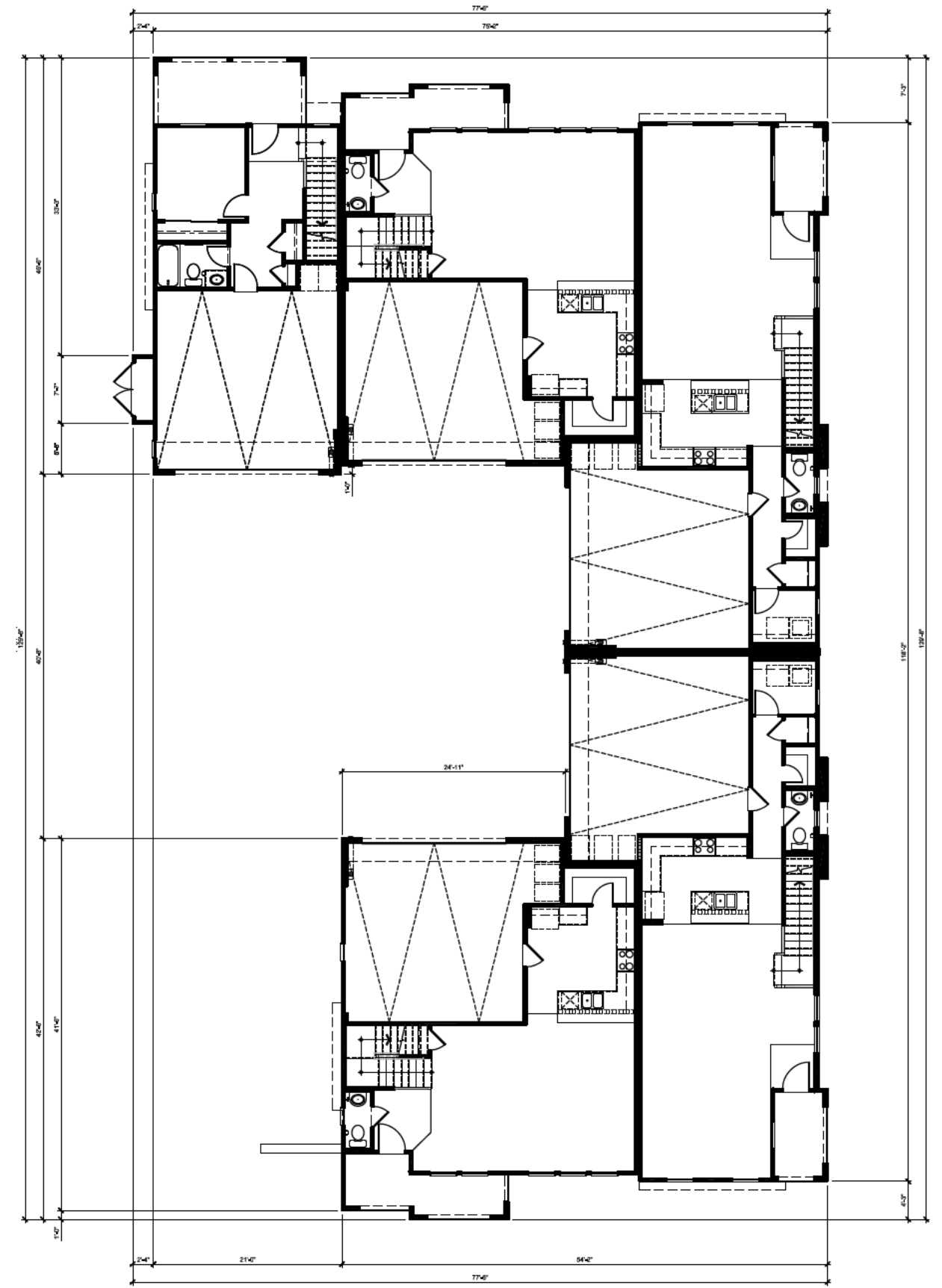
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM WITH SAND FINISH
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING WITH SMOOTH FINISH)
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR - THERMA-TRU SMOOTH-STAR SERIES
- 10 METAL SECTIONAL GARAGE DOOR - WAYNE DALTON MODEL NO. 9100
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 DECORATIVE CLAY PIPE
- 14 DECORATIVE WROUGHT IRON GUARD RAIL
- 15 STUCCO POT SHELF
- 16 POLYURETHANE, FOAM OR WOOD POT SHELF
- 17 DECORATIVE OUTLOOKER
- 18 STONE VENEER
- 19 FIBER CEMENT SIDING WITH VERTICAL BATTENS SPACED 18" O.C.
- 20 FIBER CEMENT LAP SIDING
- 21 FIBER CEMENT TRIM
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 DECORATIVE VENT
- 24 WOOD POST
- 25 WOOD CORBEL
- 26 COACH LIGHTS
- 27 ILLUMINATED ADDRESS SIGN
- 28 DECORATIVE FINIAL
- 29 BRICK VENEER
- 30 DECORATIVE WOOD GUARD RAIL



Front Elevation 'Spanish Colonial'



Second Floor Plan 'Spanish Colonial'



First Floor Plan 'Spanish Colonial'



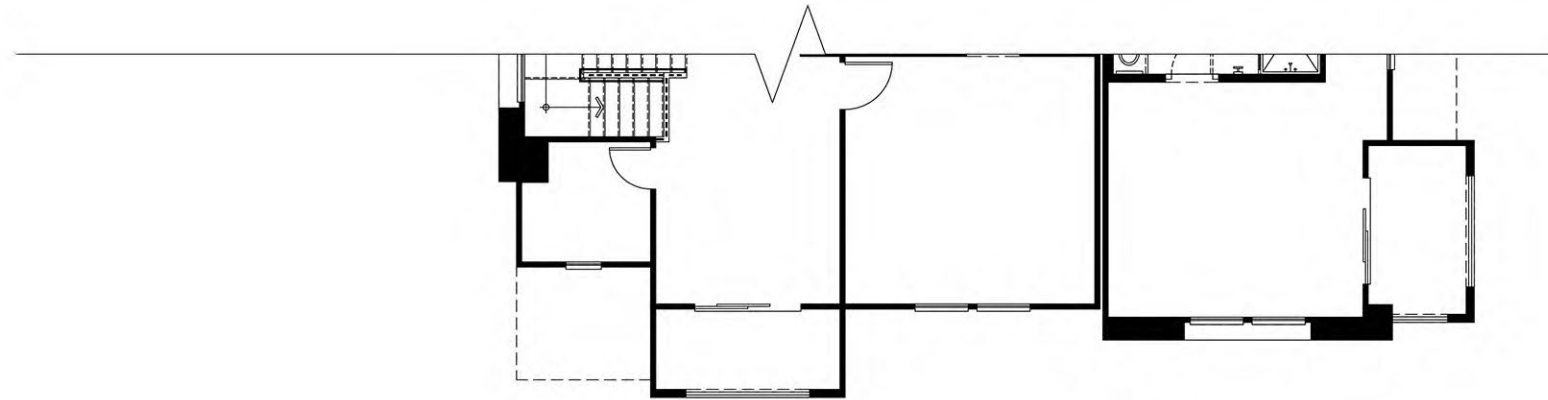
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

ESPERANZA MOTORCOURT TOWNHOMES
 TENTATIVE TRACT MAP 20160

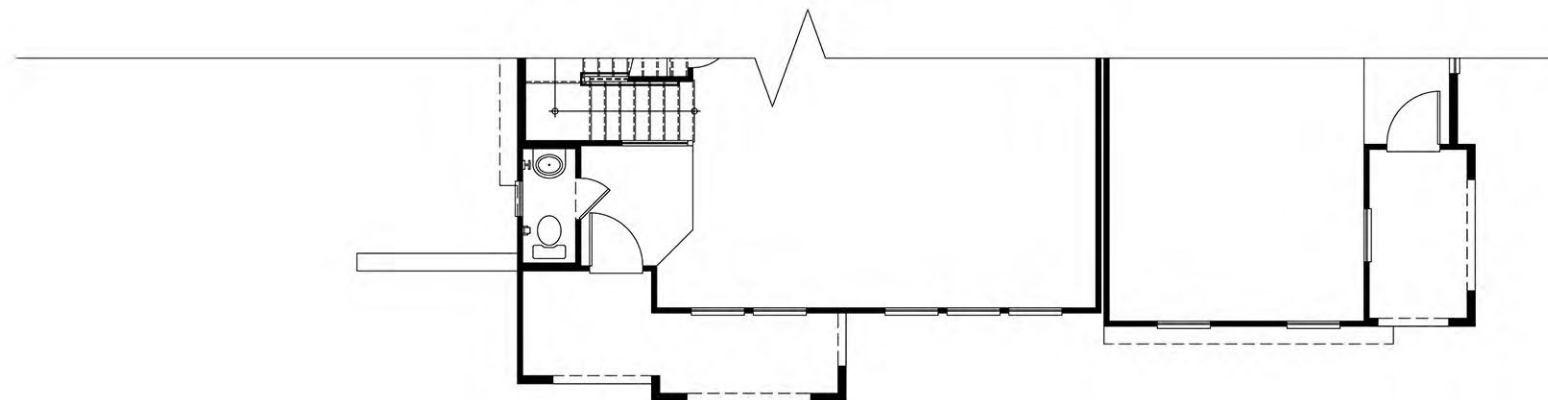
BUILDING TYPE 02
 JOB No. : 350999
 STORY: Two
 Rev. May 16, 2022



Front Elevation 'Spanish Colonial'



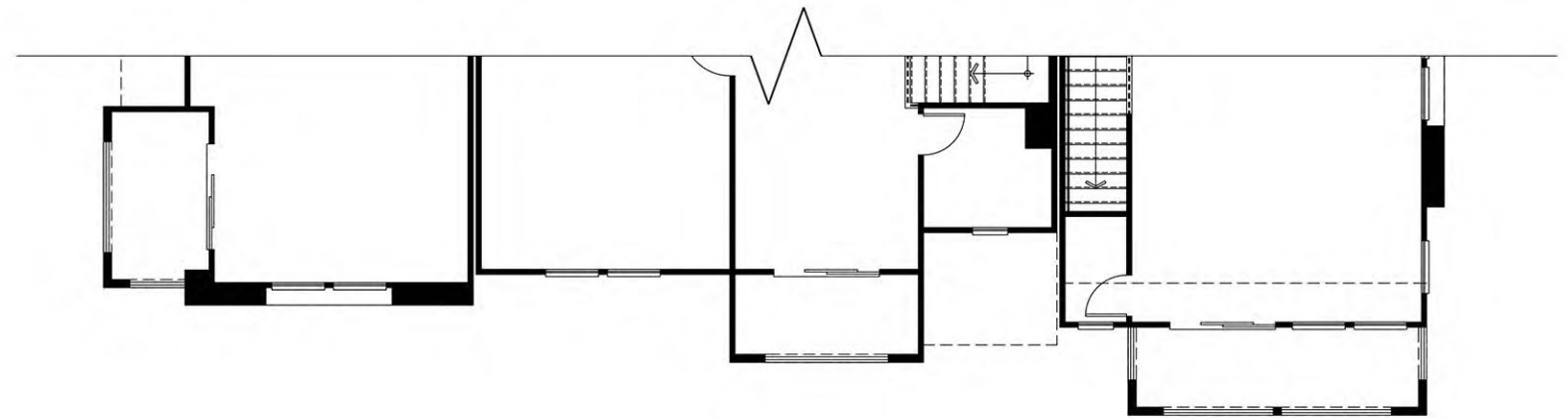
Partial Second Floor Plan



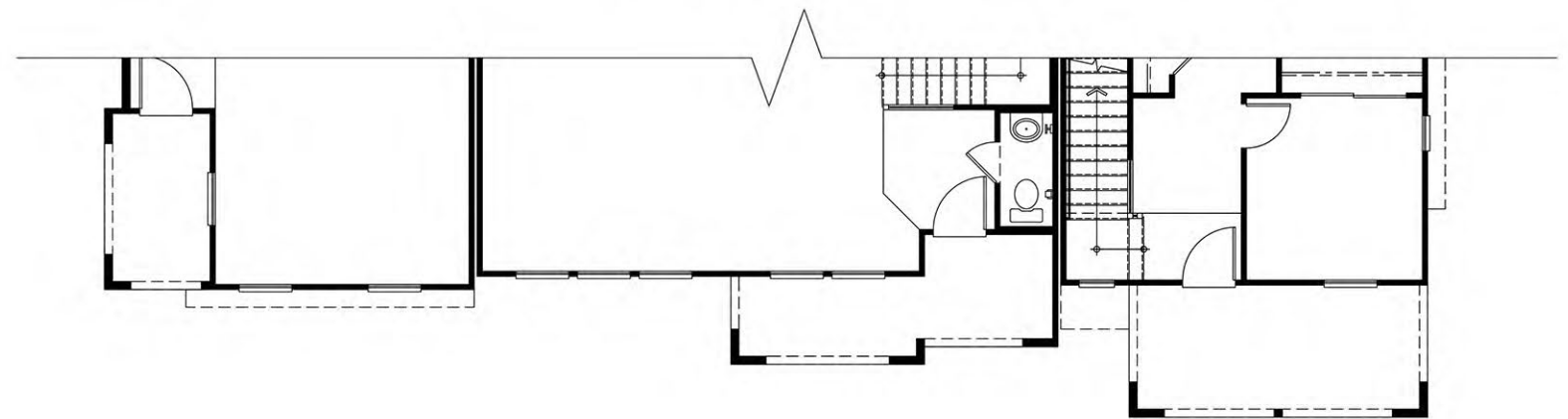
Partial First Floor Plan



Rear Elevation 'Spanish Colonial'



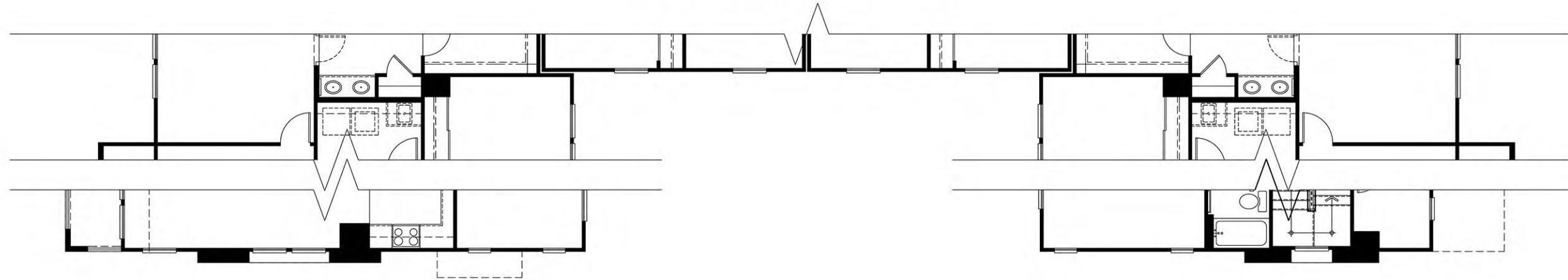
Partial Second Floor Plan



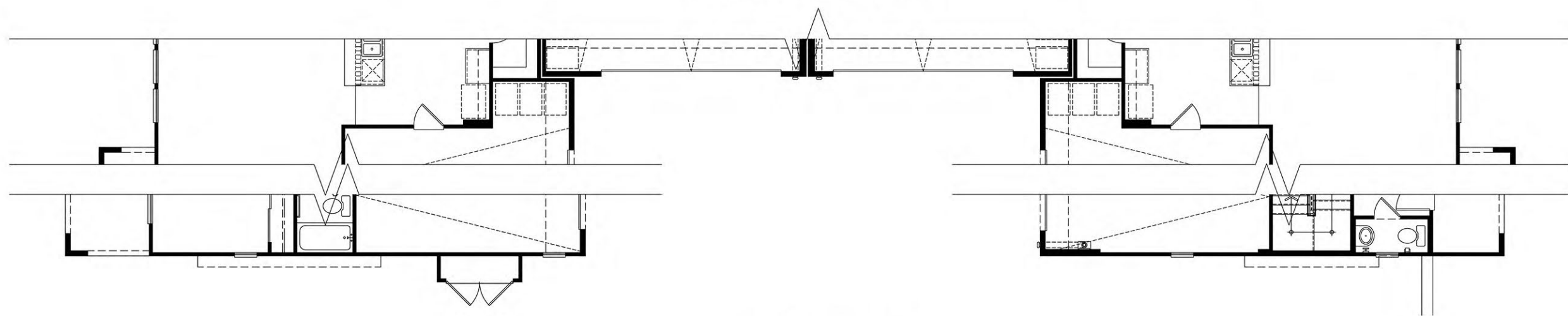
Partial First Floor Plan



Left Elevation 'Spanish Colonial'



Partial Second Floor Plan



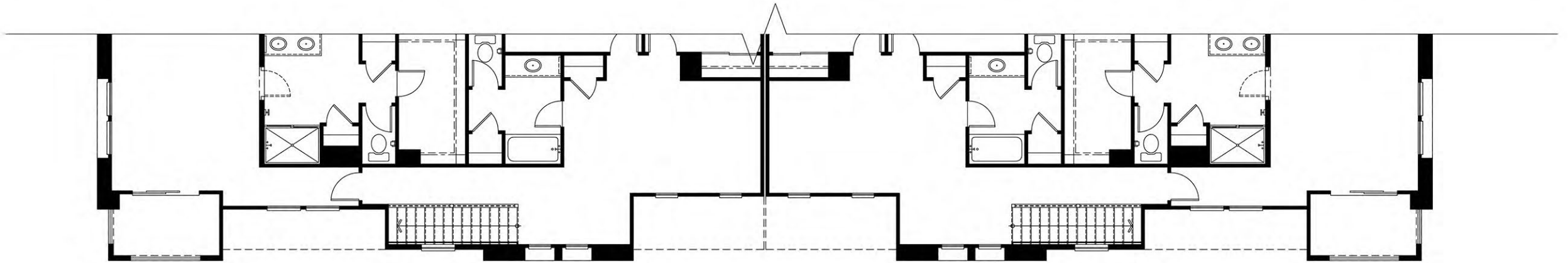
Partial First Floor Plan



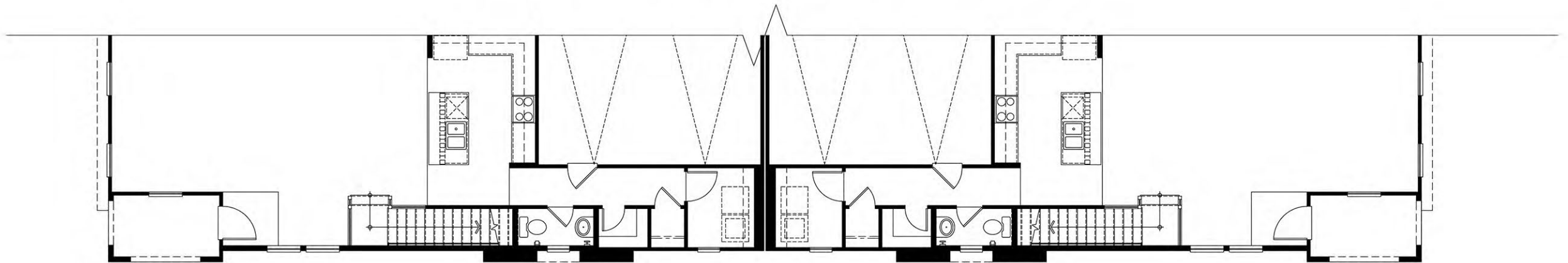
PLAN 3

PLAN 3

Right Elevation 'Spanish Colonial'



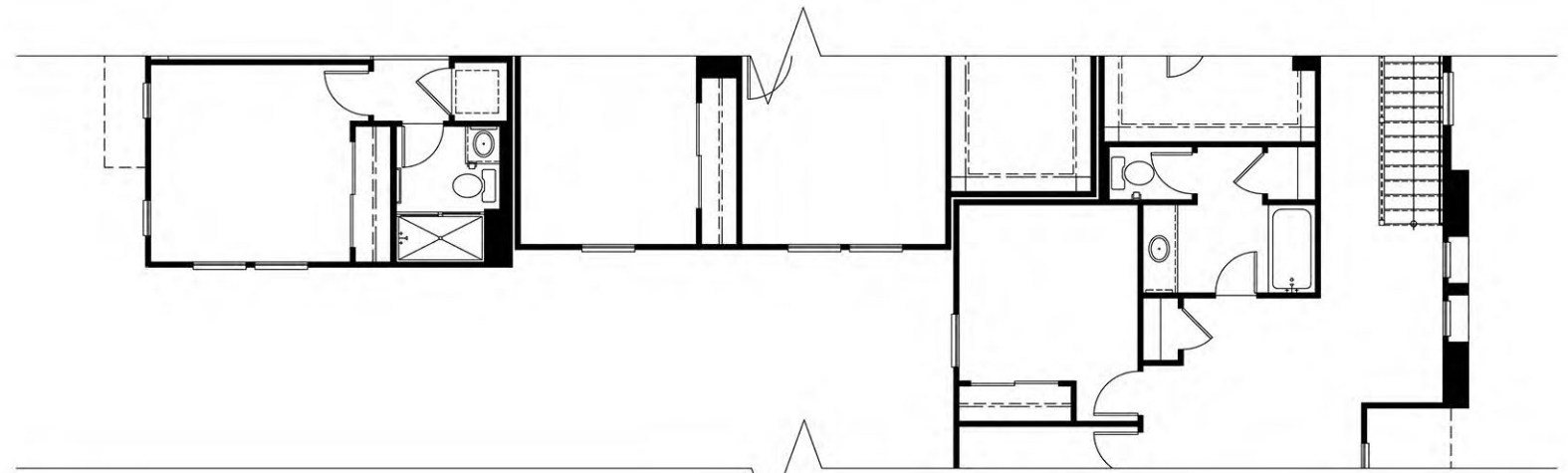
Partial Second Floor Plan



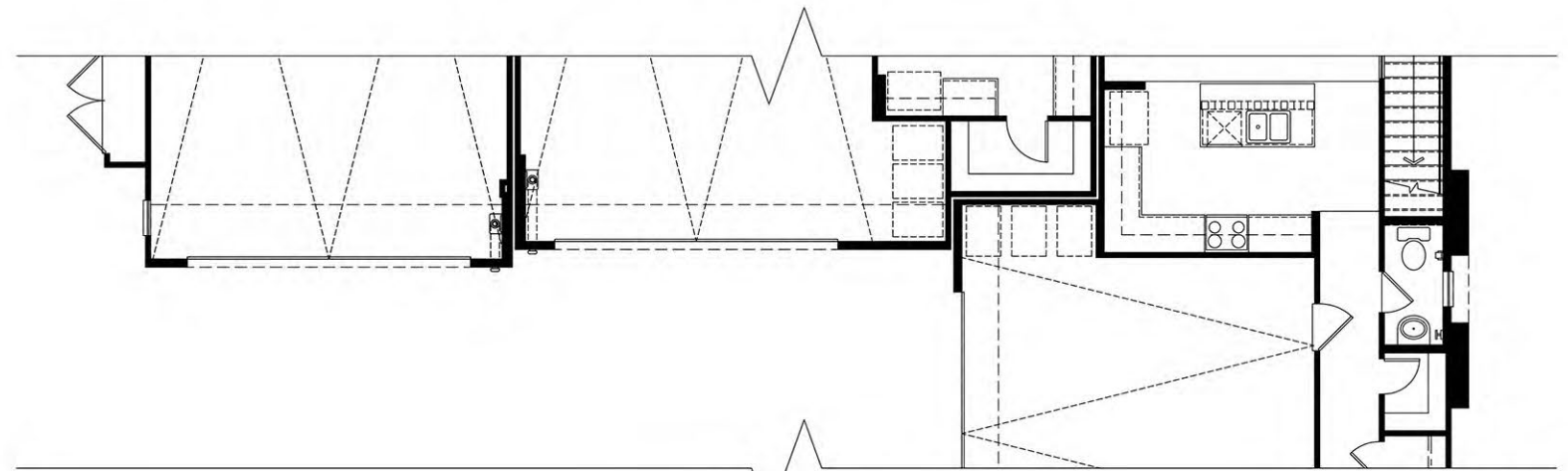
Partial First Floor Plan



Front Courtyard Elevation 'Spanish Colonial'



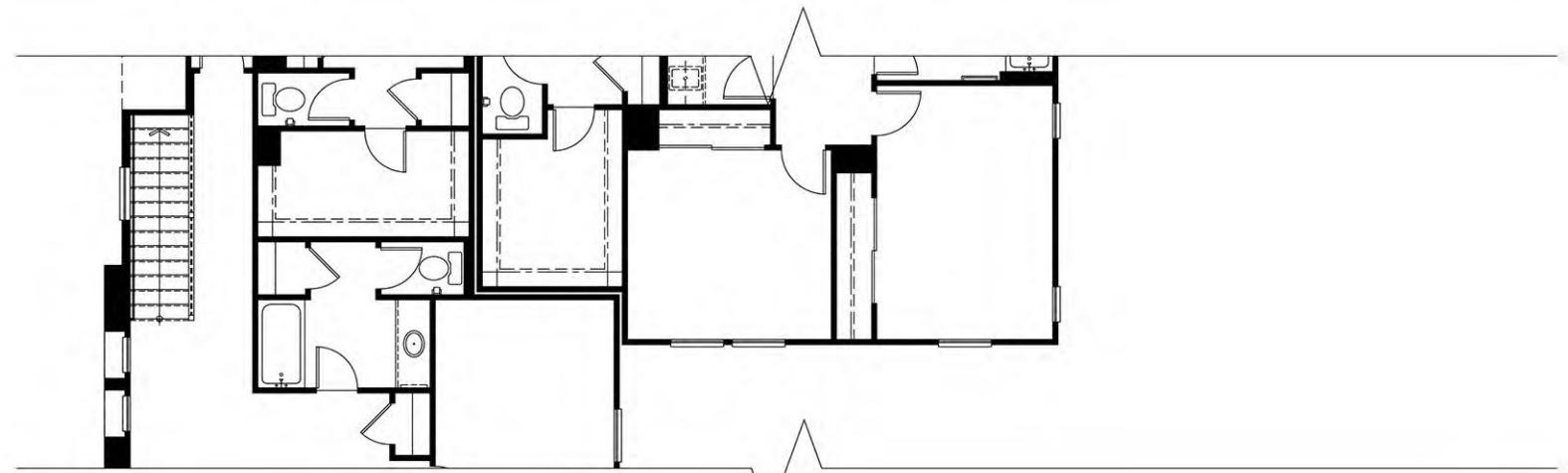
Partial Second Floor Plan



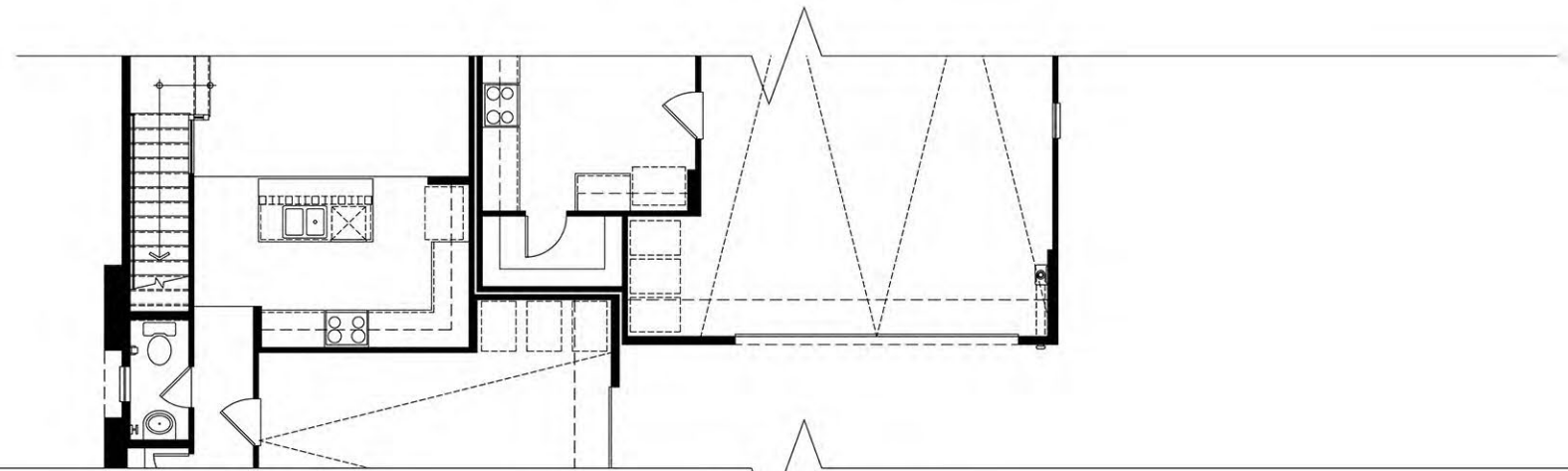
Partial First Floor Plan



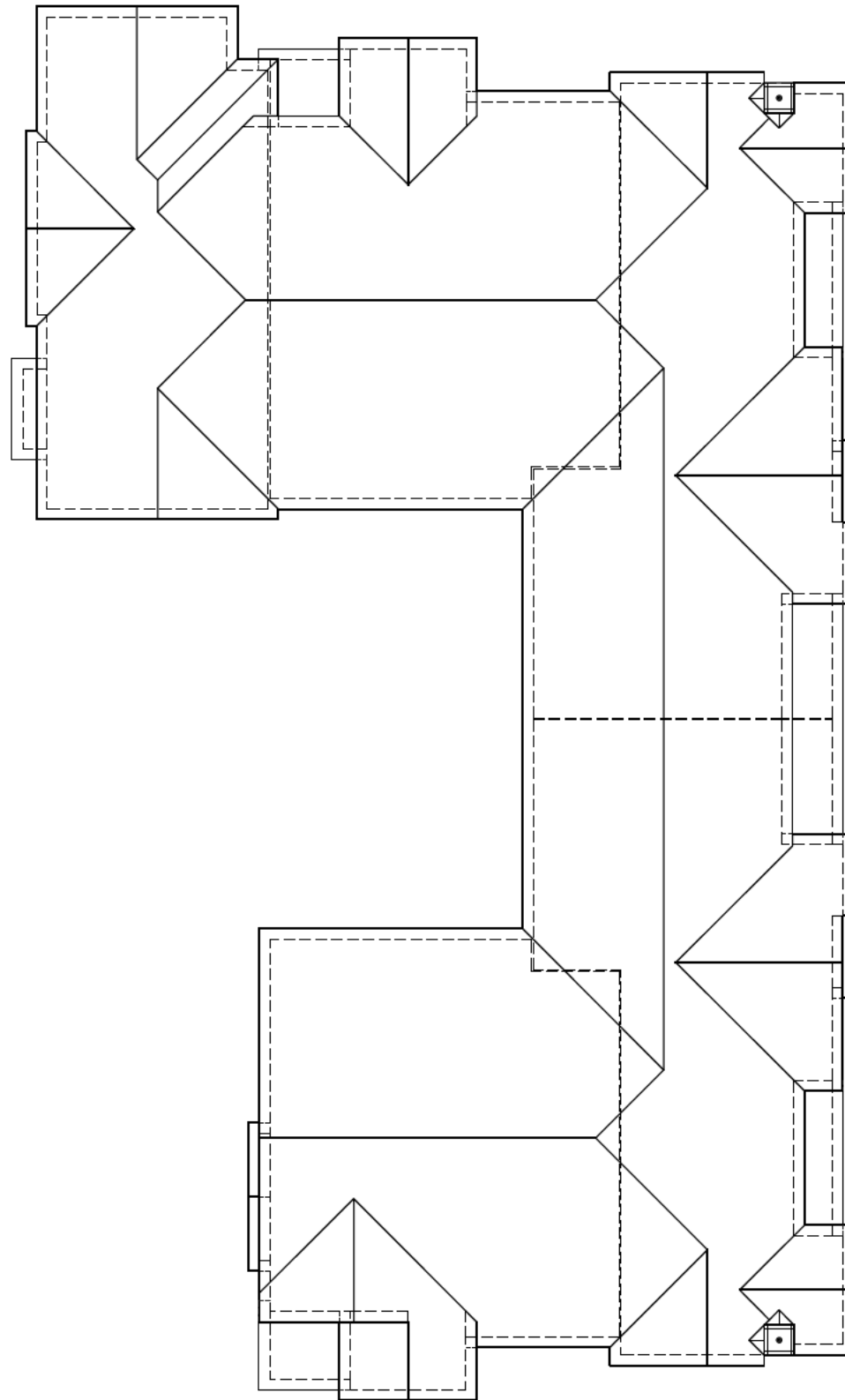
Rear Courtyard Elevation 'Spanish Colonial'



Partial Second Floor Plan



Partial First Floor Plan



Roof Plan 'Spanish Colonial'
4:12

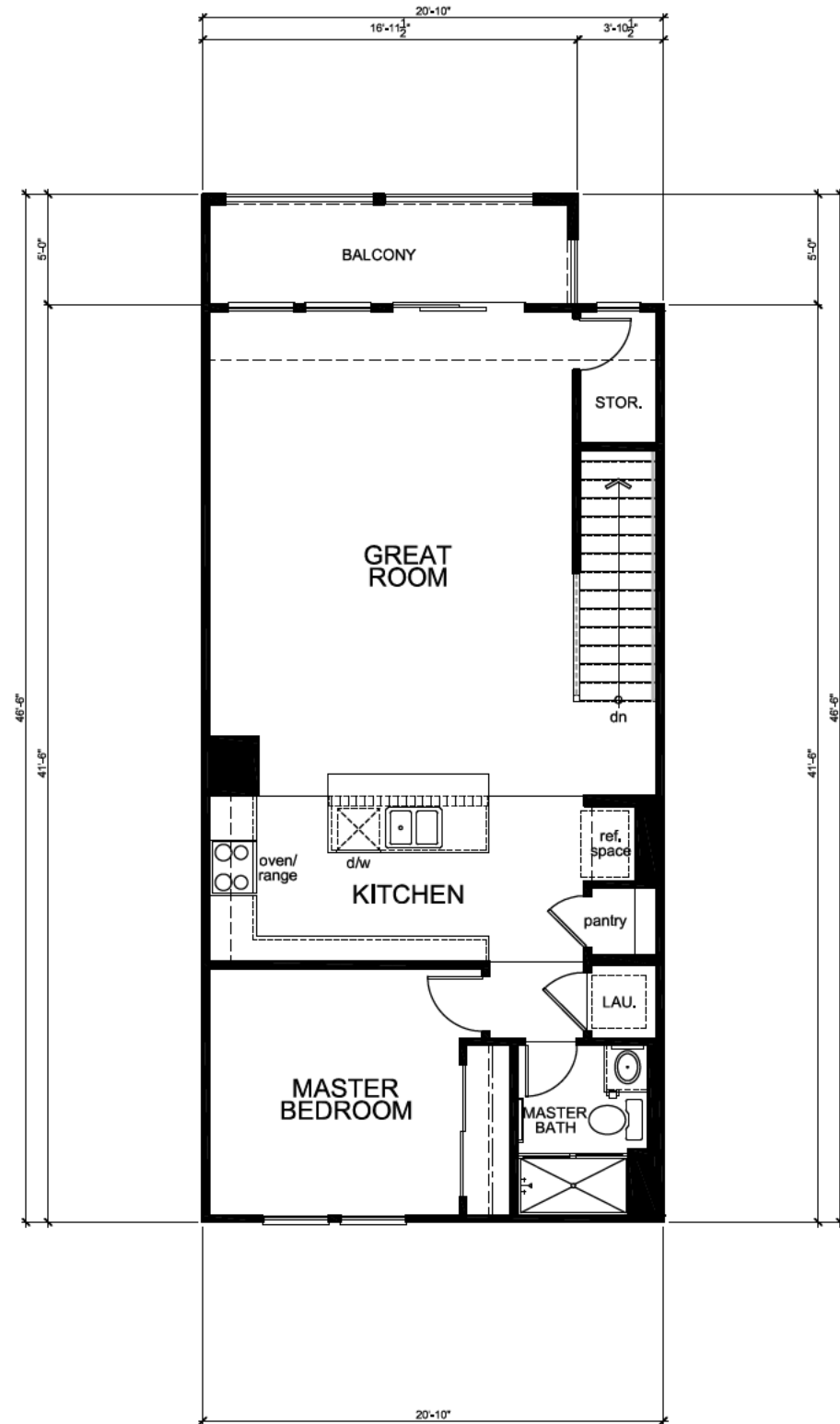
ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160



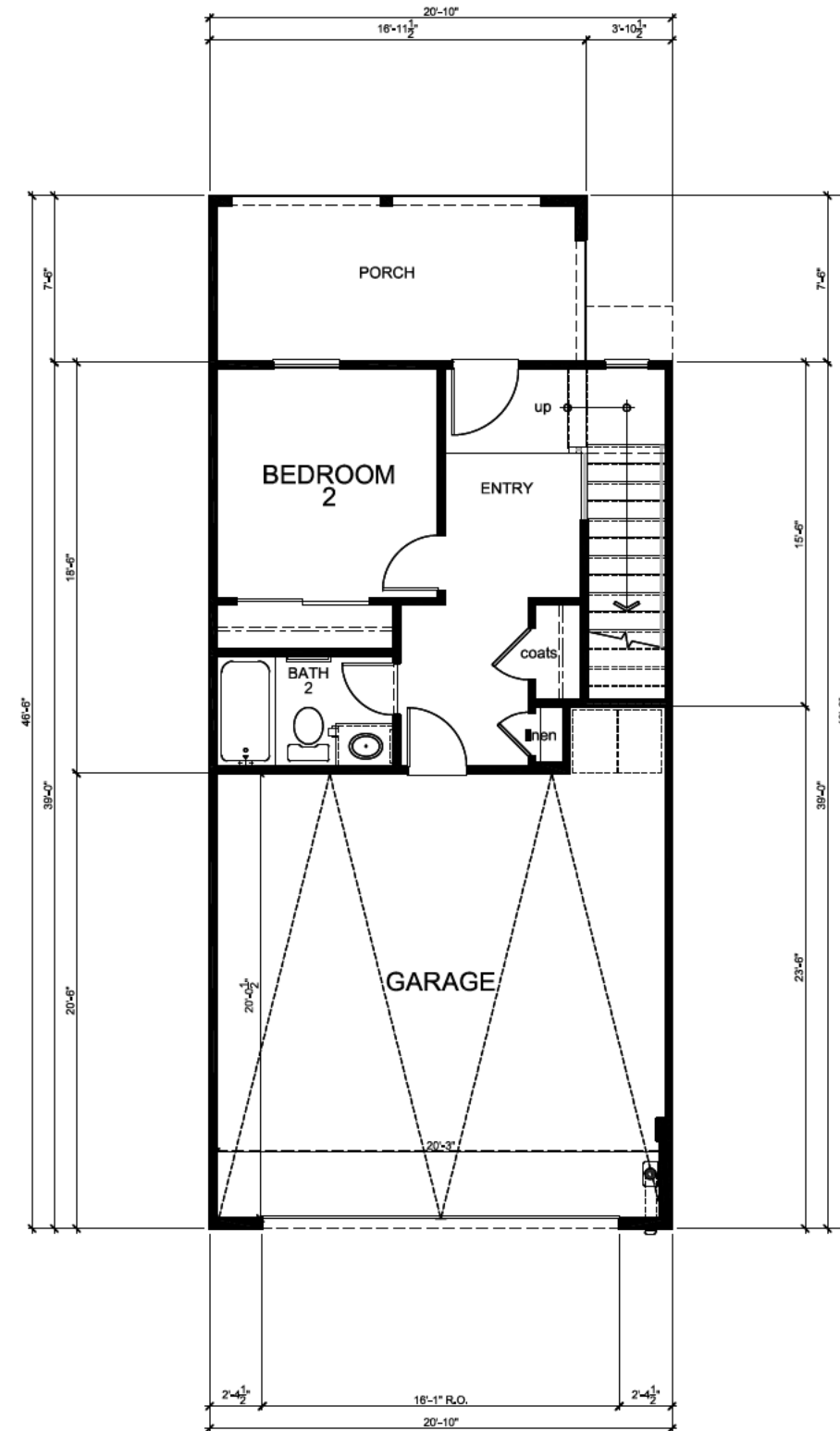
KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

BUILDING TYPE 02
JOB No. : 350999
STORY: Two
Rev. May 16, 2022

SQUARE FOOTAGE		
PLAN 1 221.1193		
FIRST FLOOR AREA	512	SQ. FT.
SECOND FLOOR AREA	822	SQ. FT.
TOTAL AREA	1193	SQ. FT.
GARAGE AREA	441	SQ. FT.
PORCH AREA	ELEVATION 'A'	121
		SQ. FT.



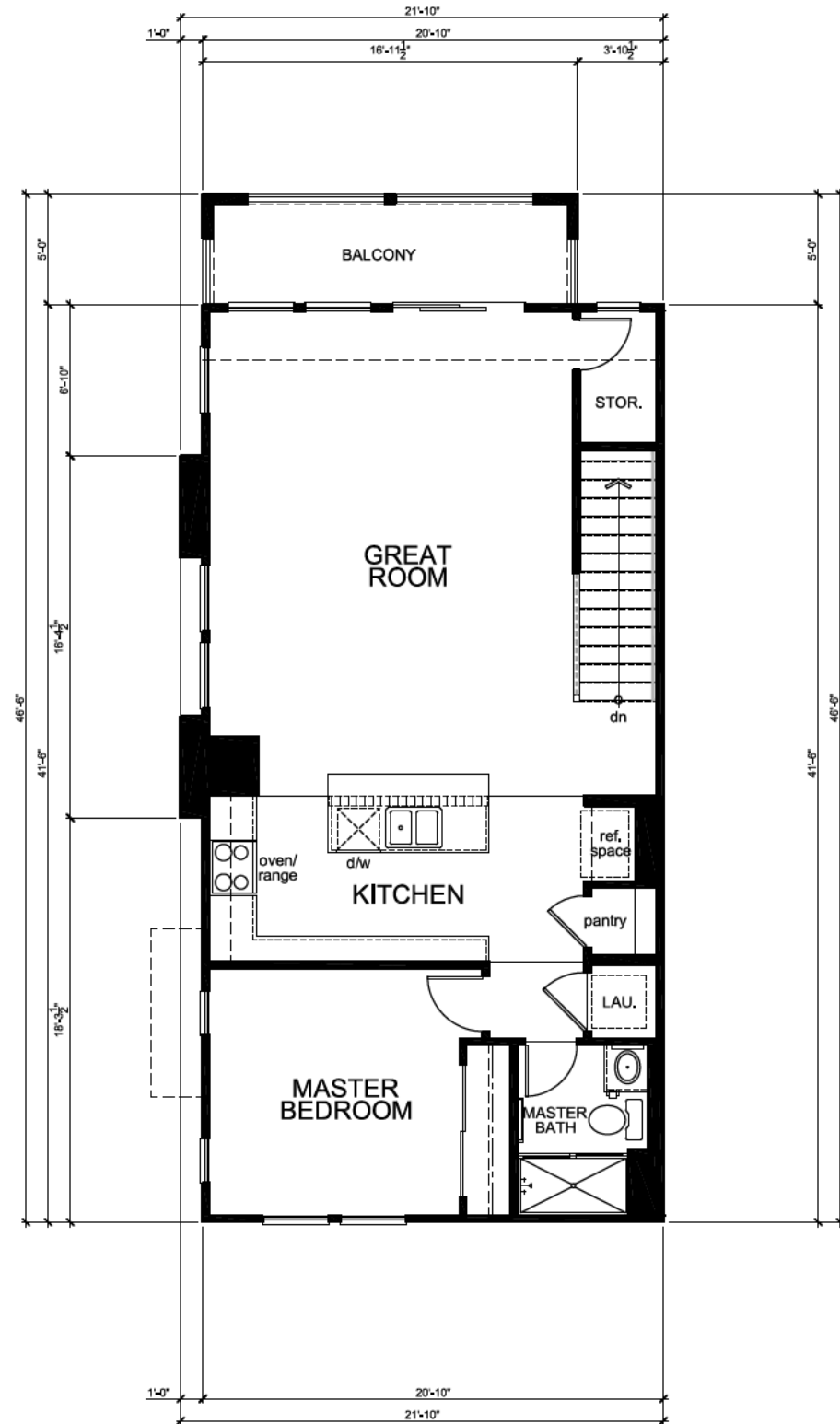
Second Floor Plan 'A'
(Building Type 01)



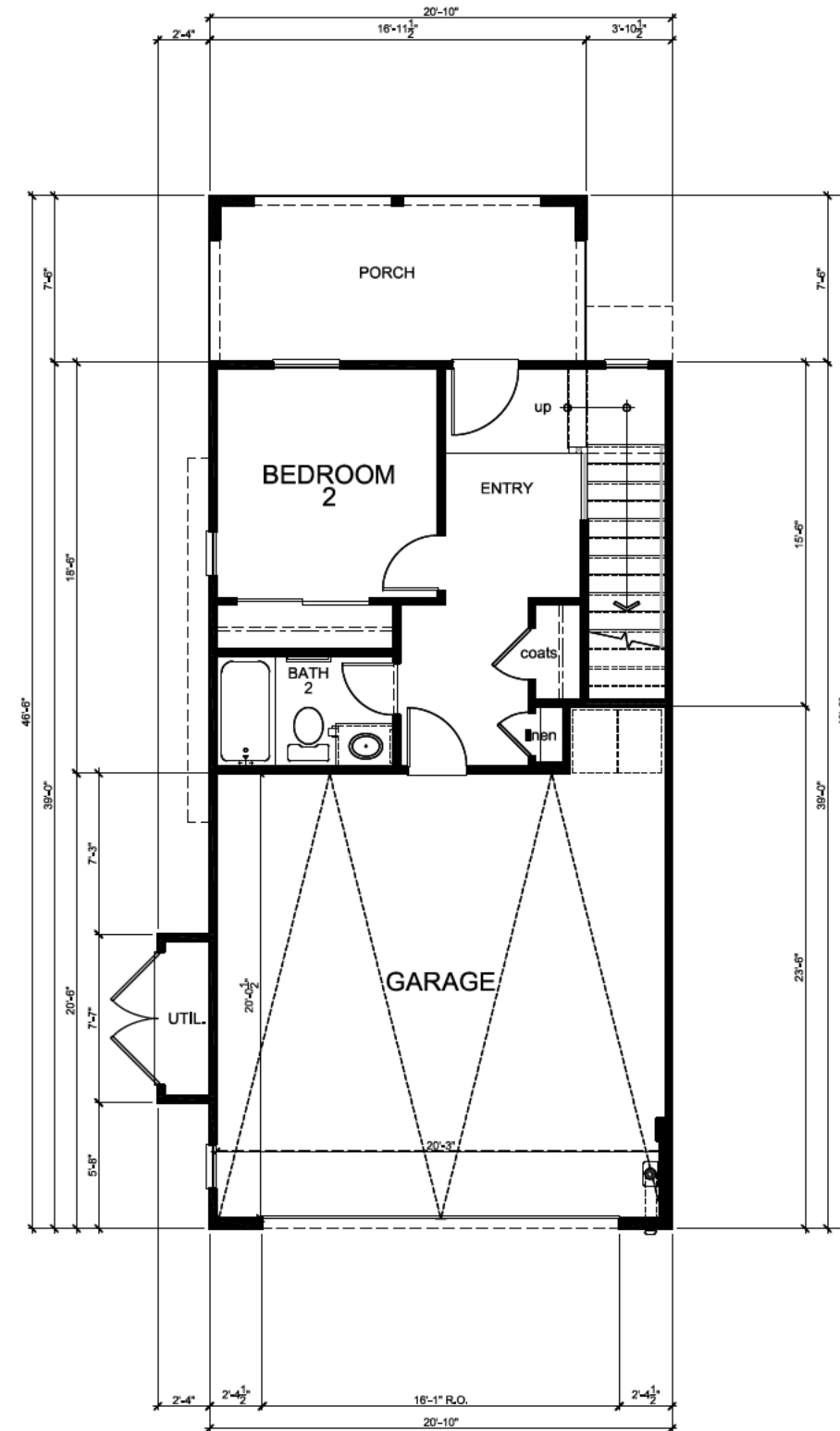
First Floor Plan 'A'
(Building Type 01)



SQUARE FOOTAGE		
PLAN 1 221.1193		
FIRST FLOOR AREA	512	SQ. FT.
SECOND FLOOR AREA	822	SQ. FT.
TOTAL AREA	1193	SQ. FT.
GARAGE AREA	441	SQ. FT.
PORCH AREA	ELEVATION 'A'	121
		SQ. FT.

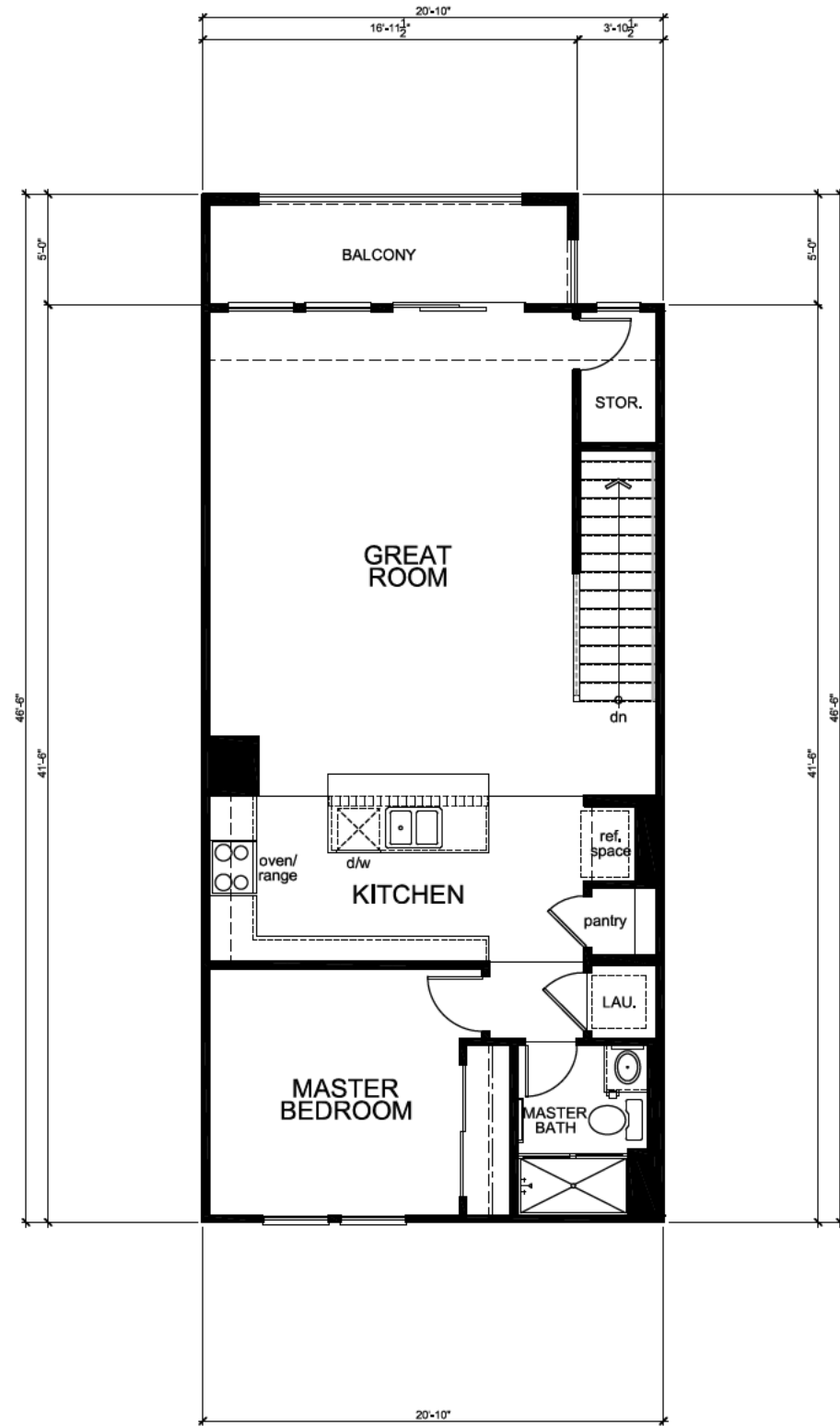


Second Floor Plan 'A'
(Building Type 02)

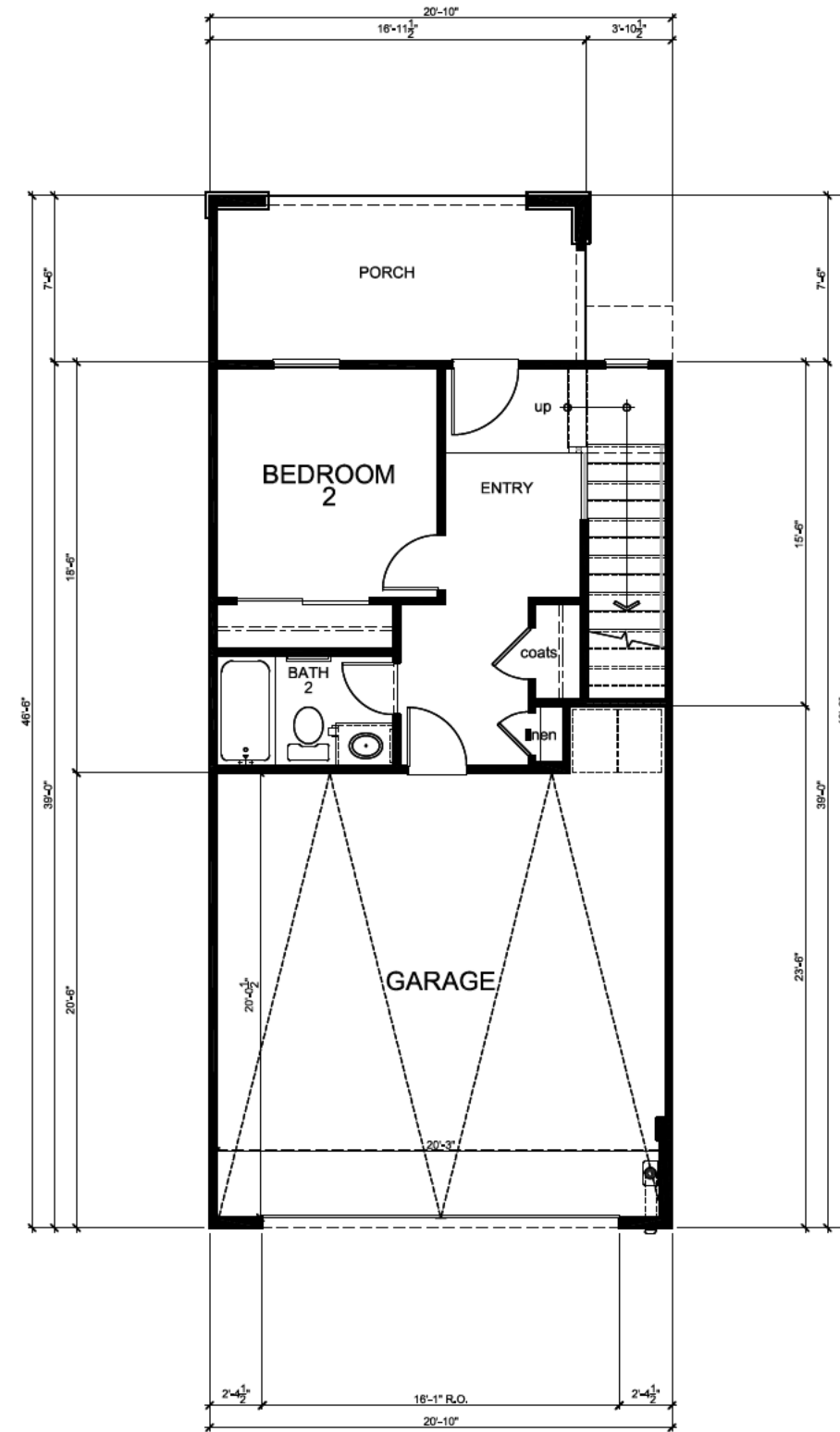


First Floor Plan 'A'
(Building Type 02)

SQUARE FOOTAGE		
PLAN 1 221.1193		
FIRST FLOOR AREA	812	SQ. FT.
SECOND FLOOR AREA	822	SQ. FT.
TOTAL AREA	1193	SQ. FT.
GARAGE AREA	441	SQ. FT.
PORCH AREA	ELEVATION 'A'	121
		SQ. FT.



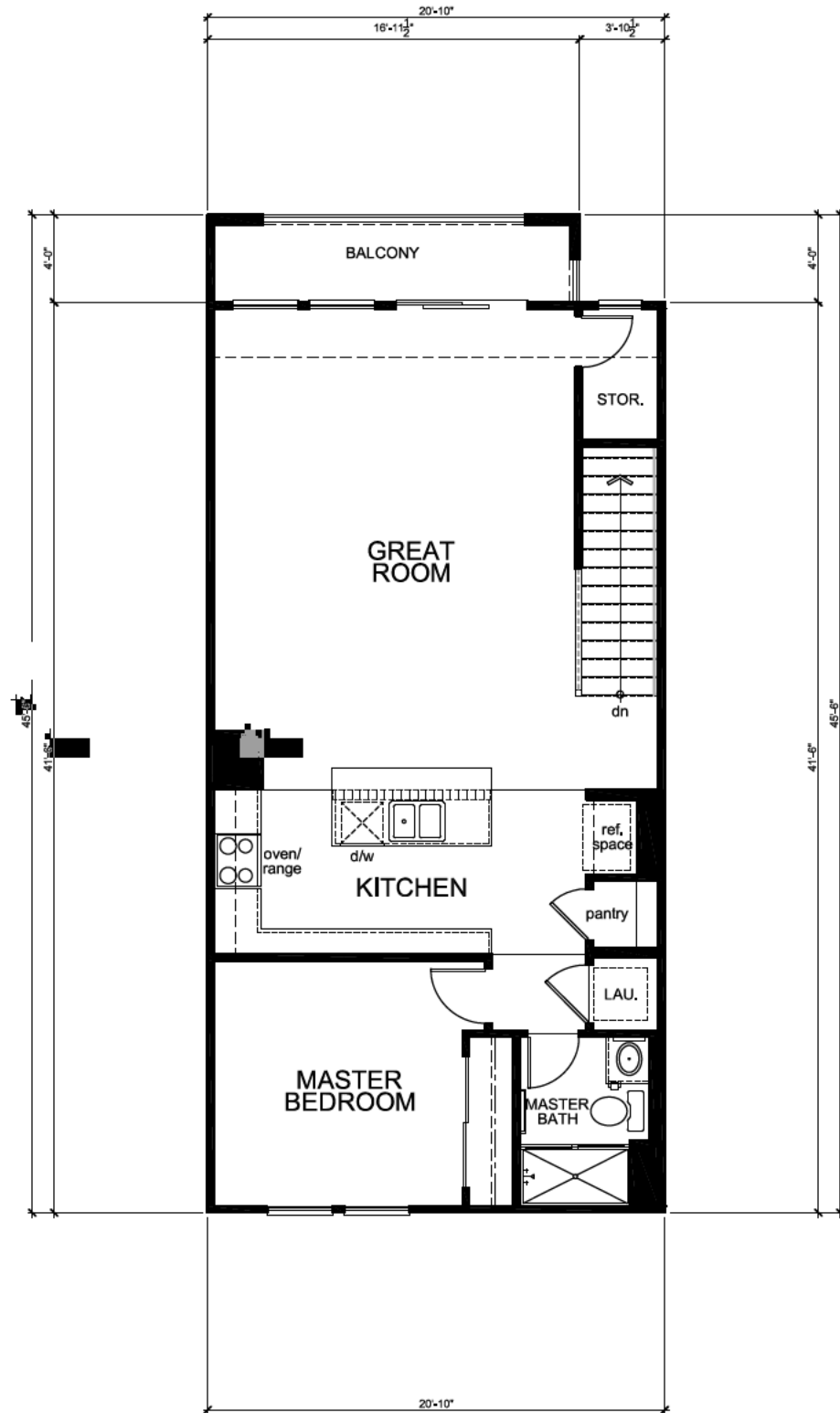
Second Floor Plan 'B'
(Building Type 01)



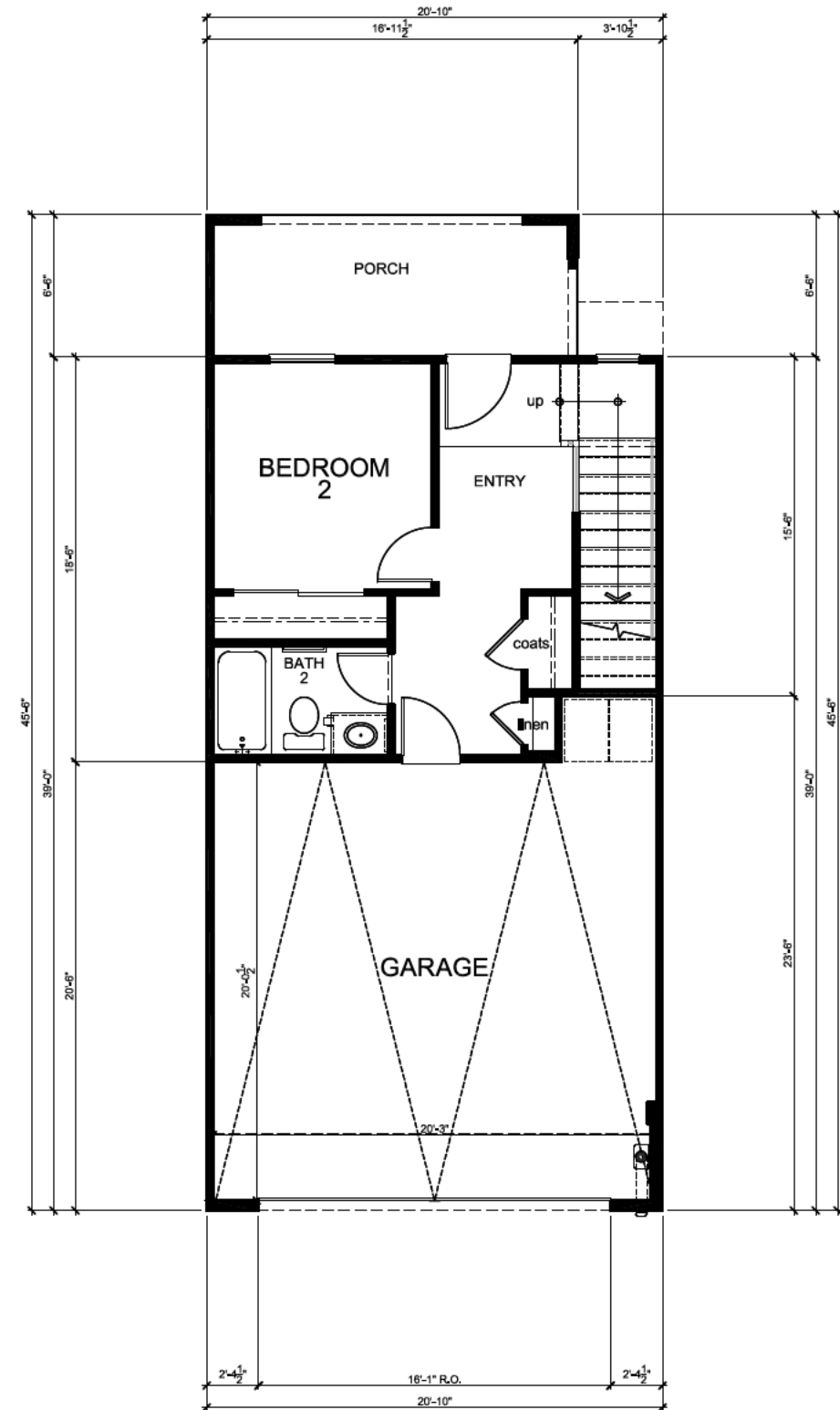
First Floor Plan 'B'
(Building Type 01)



SQUARE FOOTAGE		
PLAN 1 221.1193		
FIRST FLOOR AREA	872	SQ. FT.
SECOND FLOOR AREA	822	SQ. FT.
TOTAL AREA	1193	SQ. FT.
GARAGE AREA	441	SQ. FT.
PORCH AREA	ELEVATION 'A'	121
		SQ. FT.



Second Floor Plan 'B1'
(Building Type 01)



First Floor Plan 'B1'
(Building Type 01)



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ONTARIO, CA

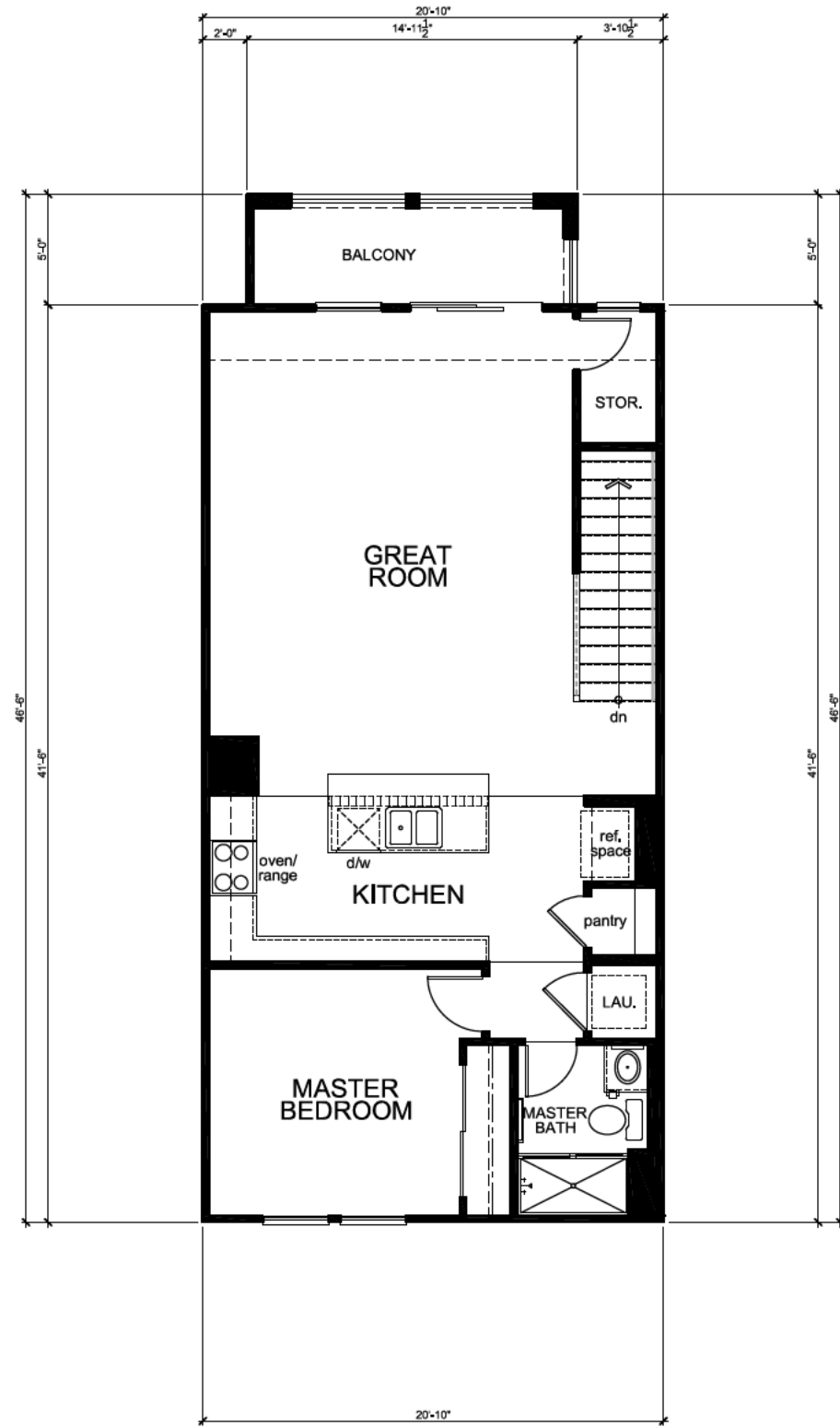
ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160

PLAN 1

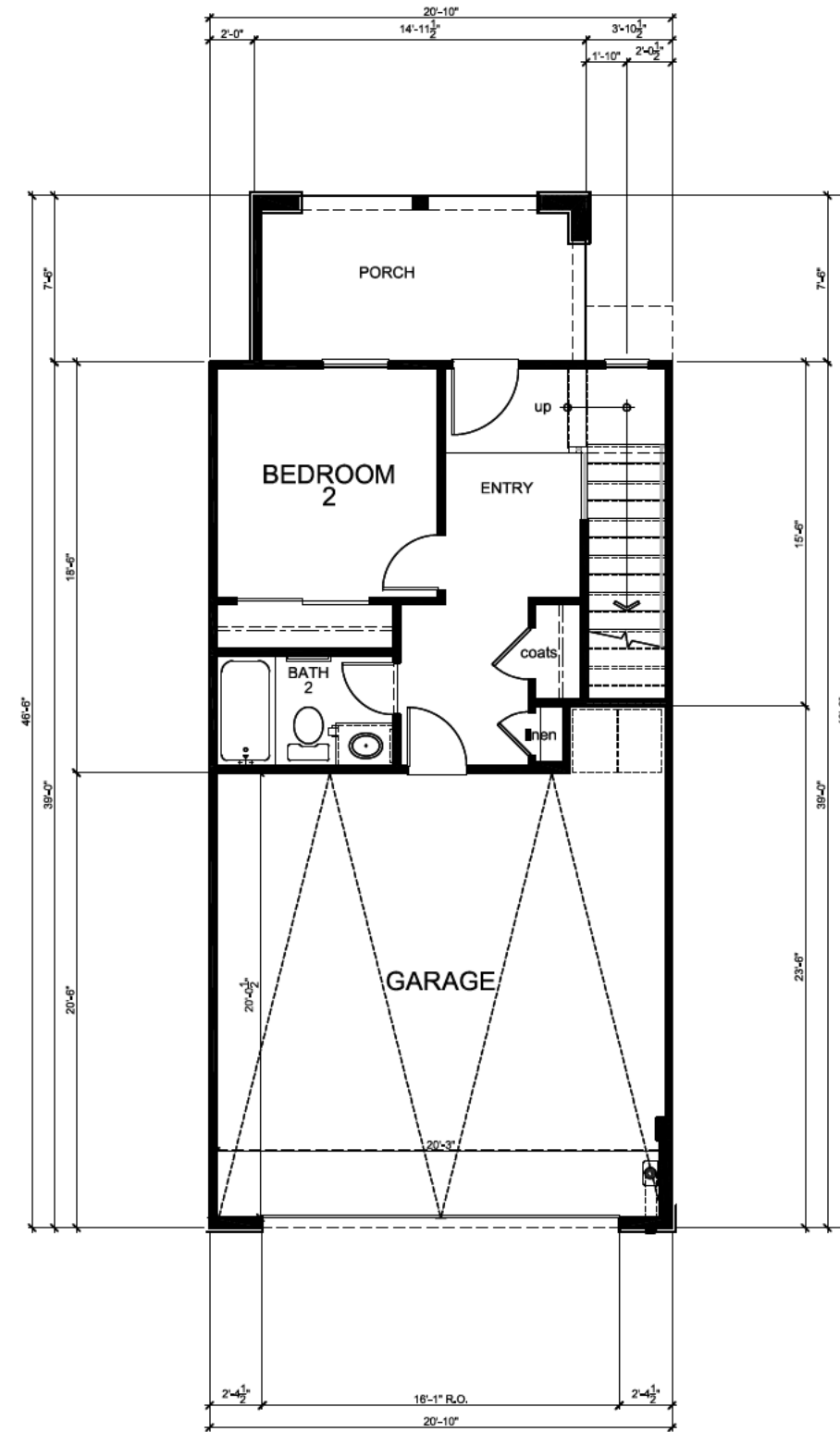
221.1193

JOB No. : 350999
STORY: Two
Rev. May 16, 2022

SQUARE FOOTAGE		
PLAN 1 221.1193		
FIRST FLOOR AREA	812	SQ. FT.
SECOND FLOOR AREA	822	SQ. FT.
TOTAL AREA	1193	SQ. FT.
GARAGE AREA	441	SQ. FT.
PORCH AREA ELEVATION 'A'	121	SQ. FT.



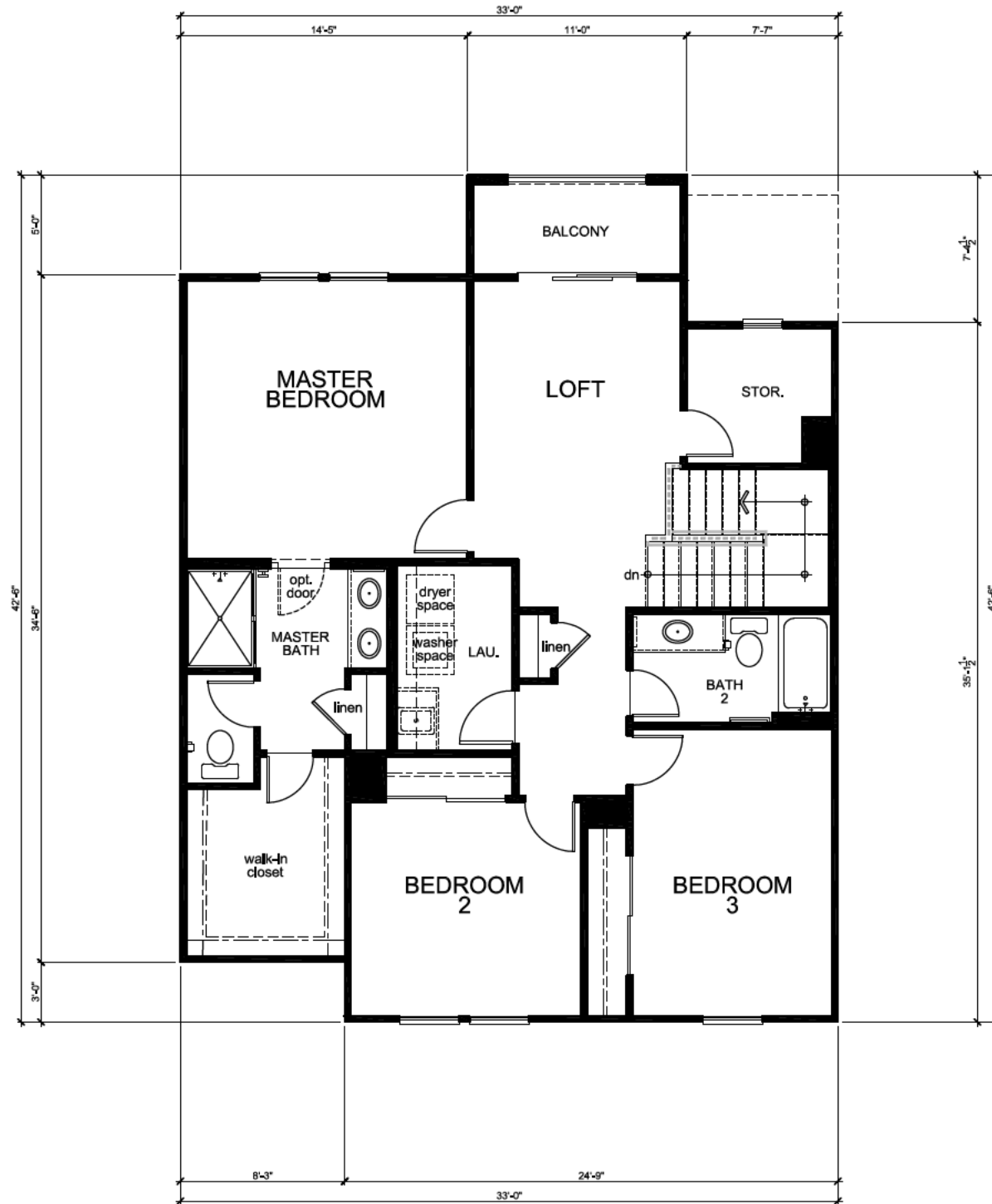
Second Floor Plan 'C'
(Building Type 01)



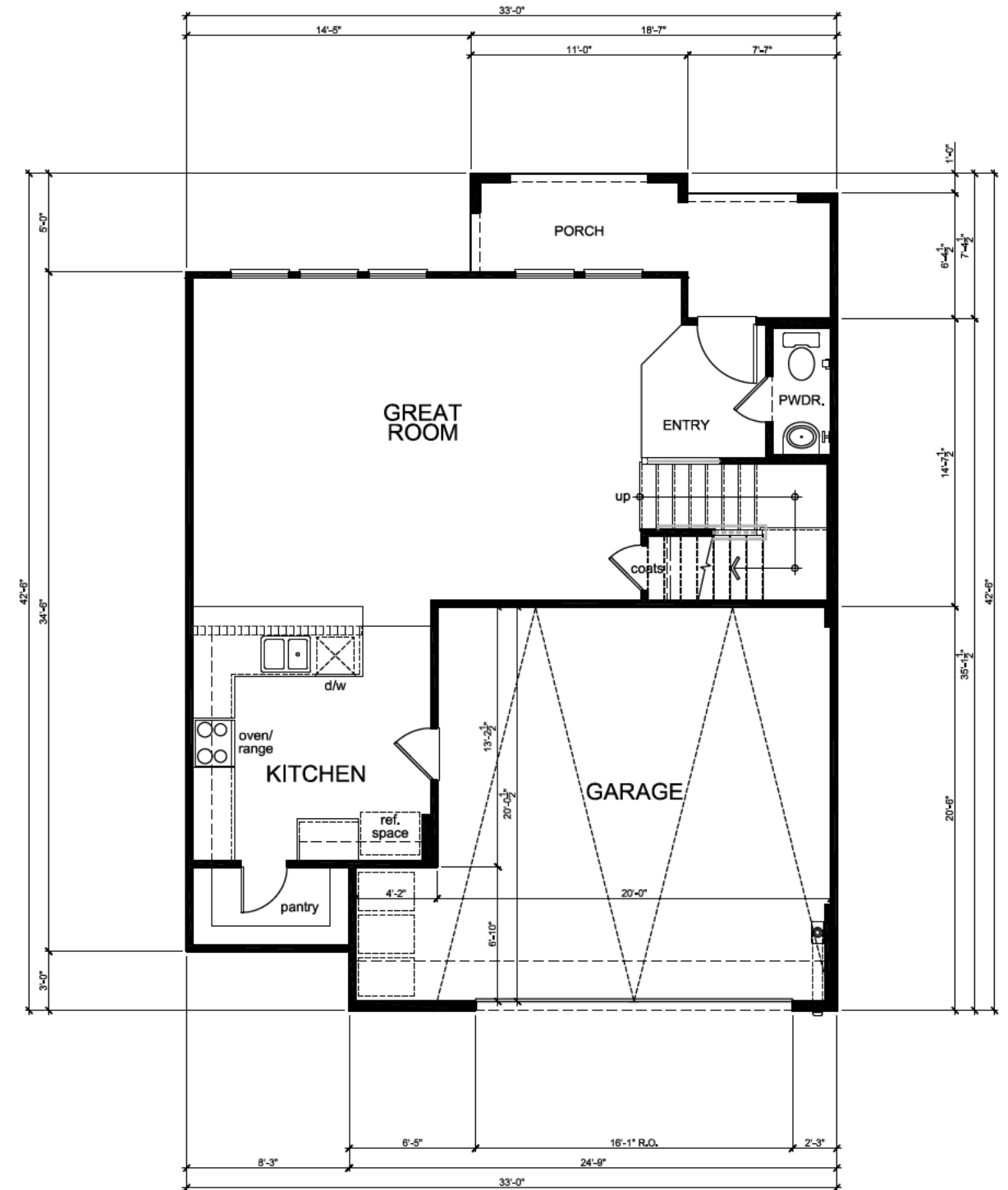
First Floor Plan 'C'
(Building Type 01)



SQUARE FOOTAGE		
PLAN 2 233.1880		
FIRST FLOOR AREA	147	SQ. FT.
SECOND FLOOR AREA	1188	SQ. FT.
TOTAL AREA	1335	SQ. FT.
GARAGE AREA	448	SQ. FT.
PORCH AREA	108	SQ. FT.
ELEVATION 'A'		



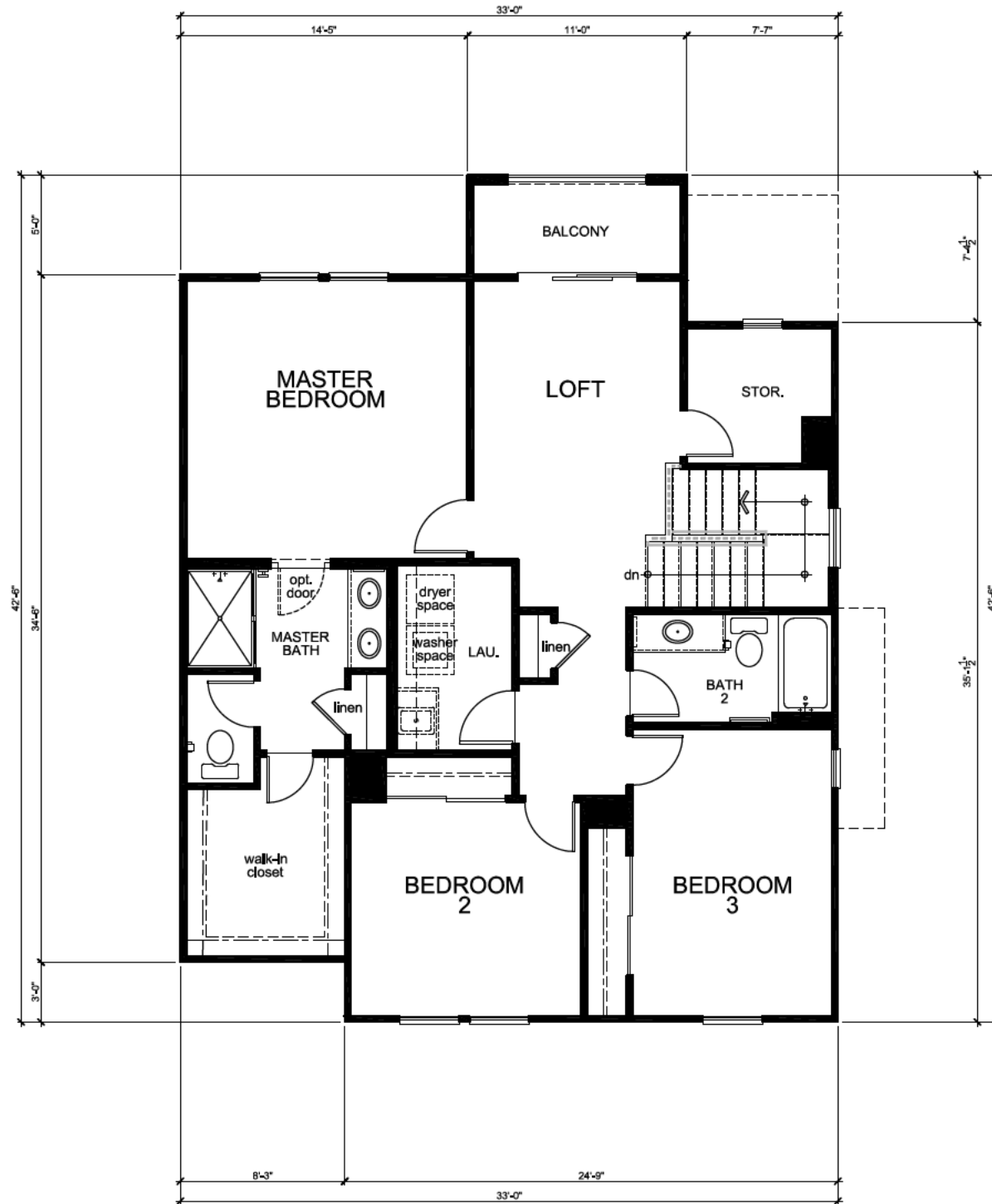
Second Floor Plan 'A'
(Building Type 01 & 02)



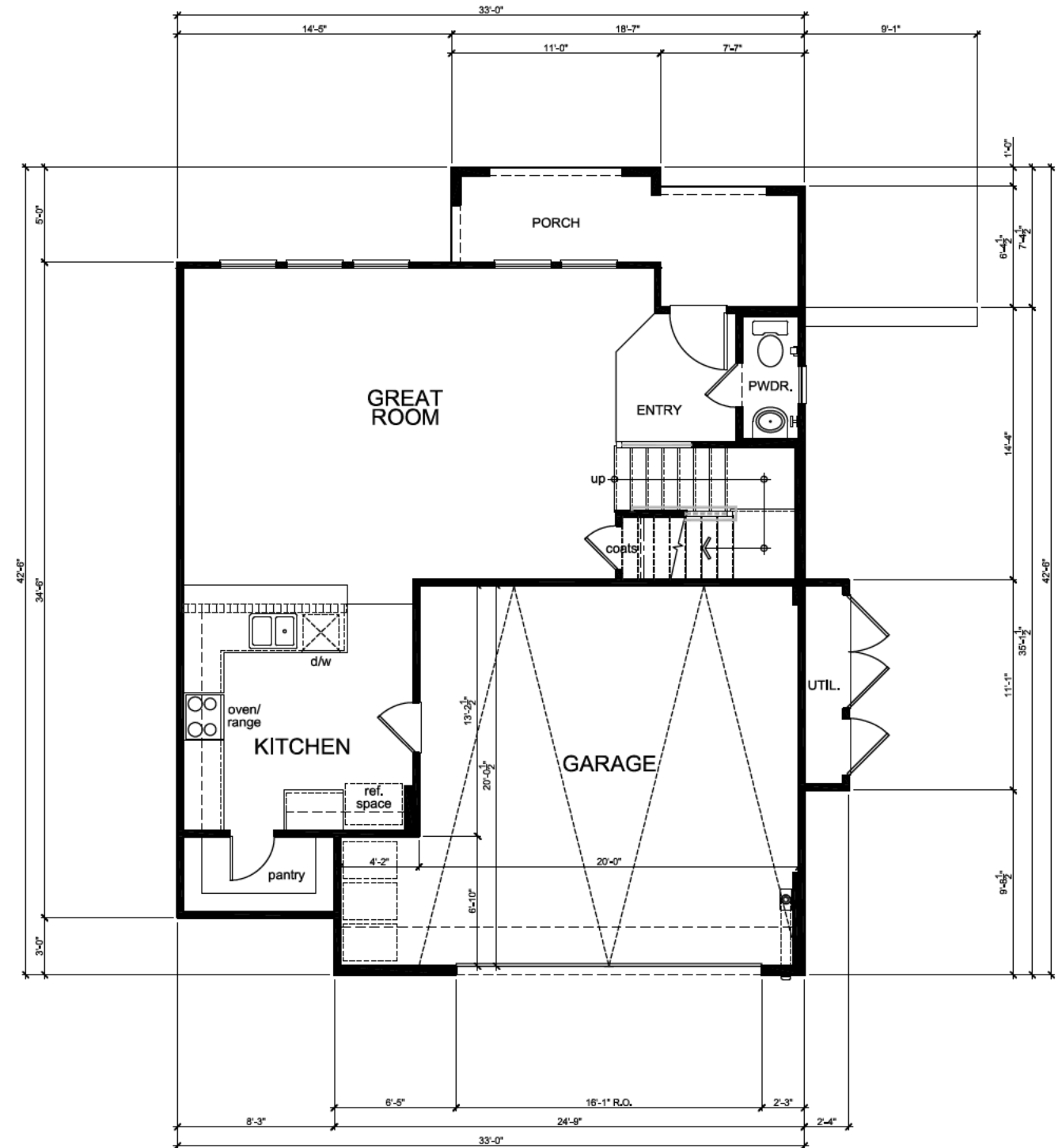
First Floor Plan 'A'
(Building Type 01 & 02)



SQUARE FOOTAGE		
PLAN 2 233.1880		
FIRST FLOOR AREA	1471	SQ. FT.
SECOND FLOOR AREA	1188	SQ. FT.
TOTAL AREA	1880	SQ. FT.
GARAGE AREA	448	SQ. FT.
PORCH AREA	ELEVATION 'A'	108



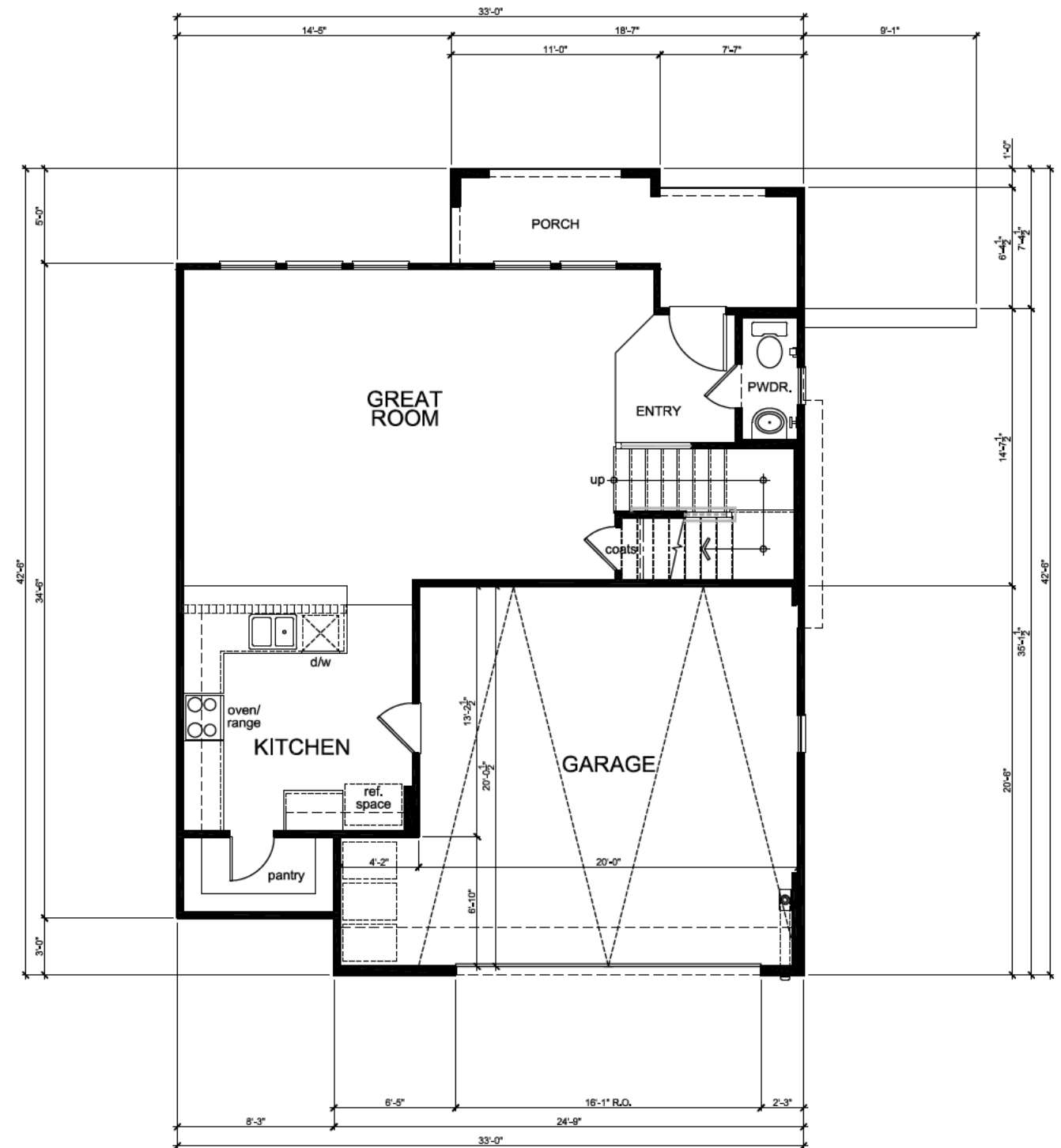
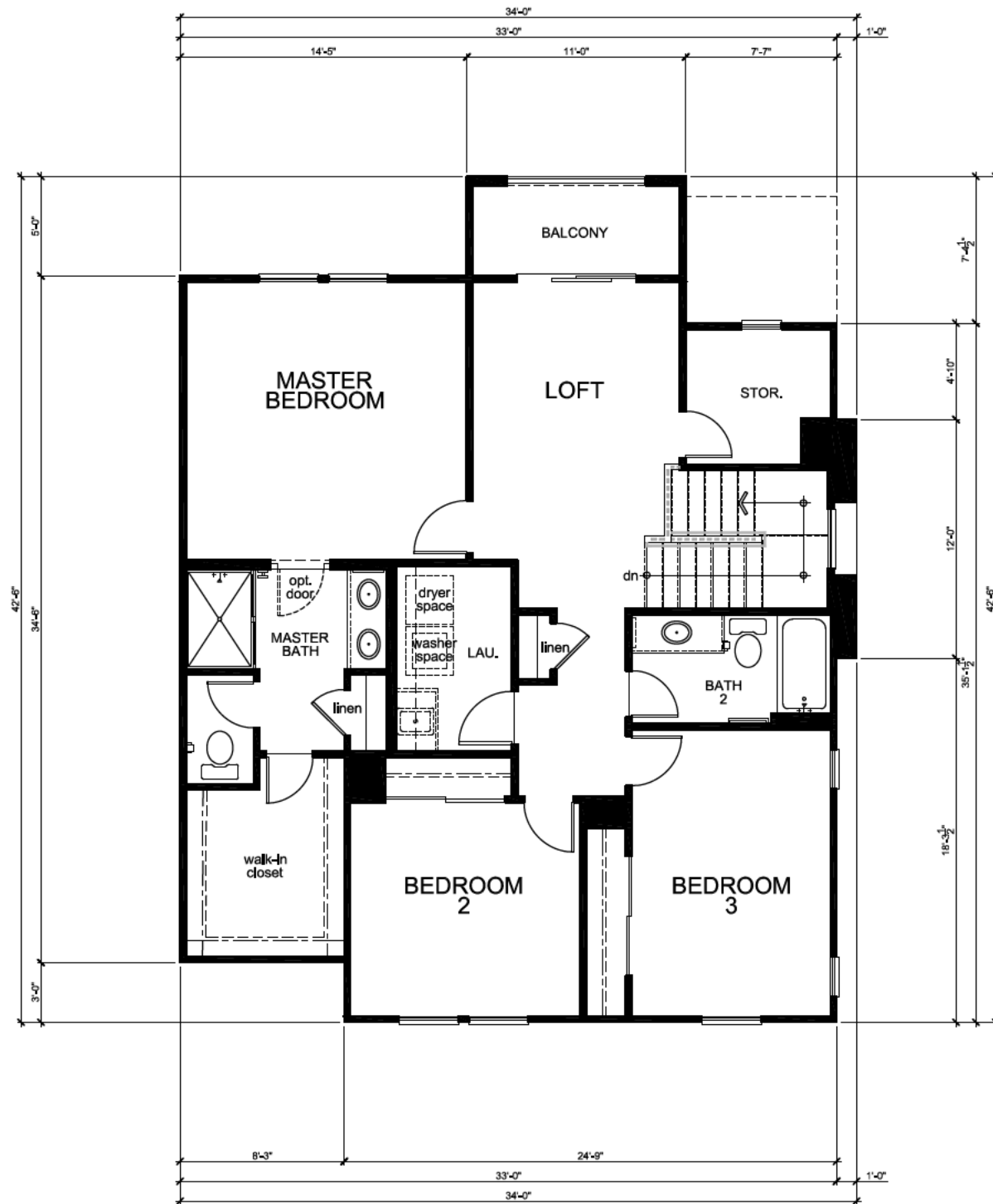
Second Floor Plan 'A'
(Building Type 01 - End Condition)



First Floor Plan 'A'
(Building Type 01 - End Condition)



SQUARE FOOTAGE		
PLAN 2 233.1880		
FIRST FLOOR AREA	1471	SQ. FT.
SECOND FLOOR AREA	1188	SQ. FT.
TOTAL AREA	1880	SQ. FT.
GARAGE AREA	448	SQ. FT.
PORCH AREA	ELEVATION 'A'	108
		SQ. FT.



Second Floor Plan 'A'
(Building Type 02 - End Condition)

First Floor Plan 'A'
(Building Type 02 - End Condition)

PLAN 2

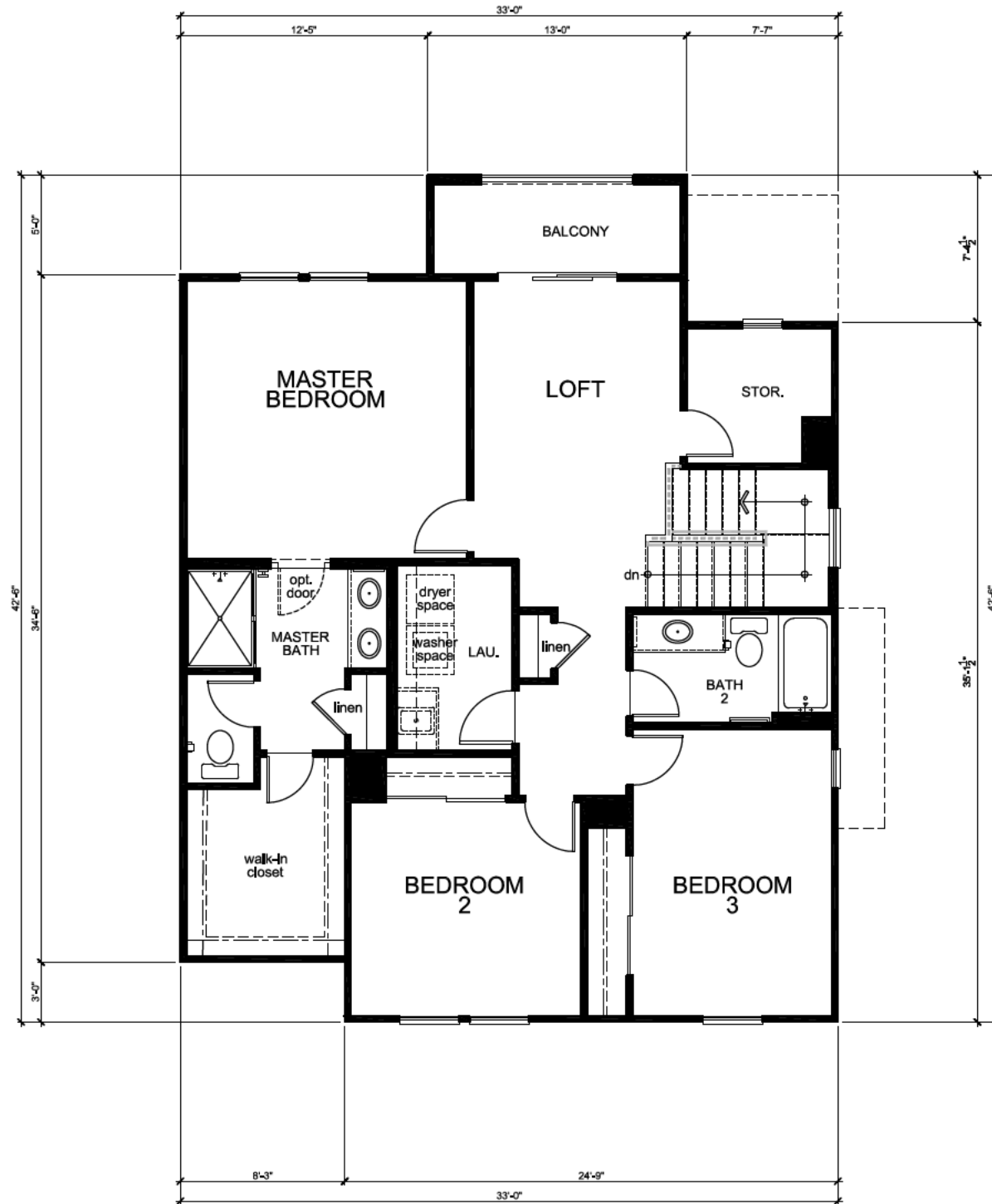


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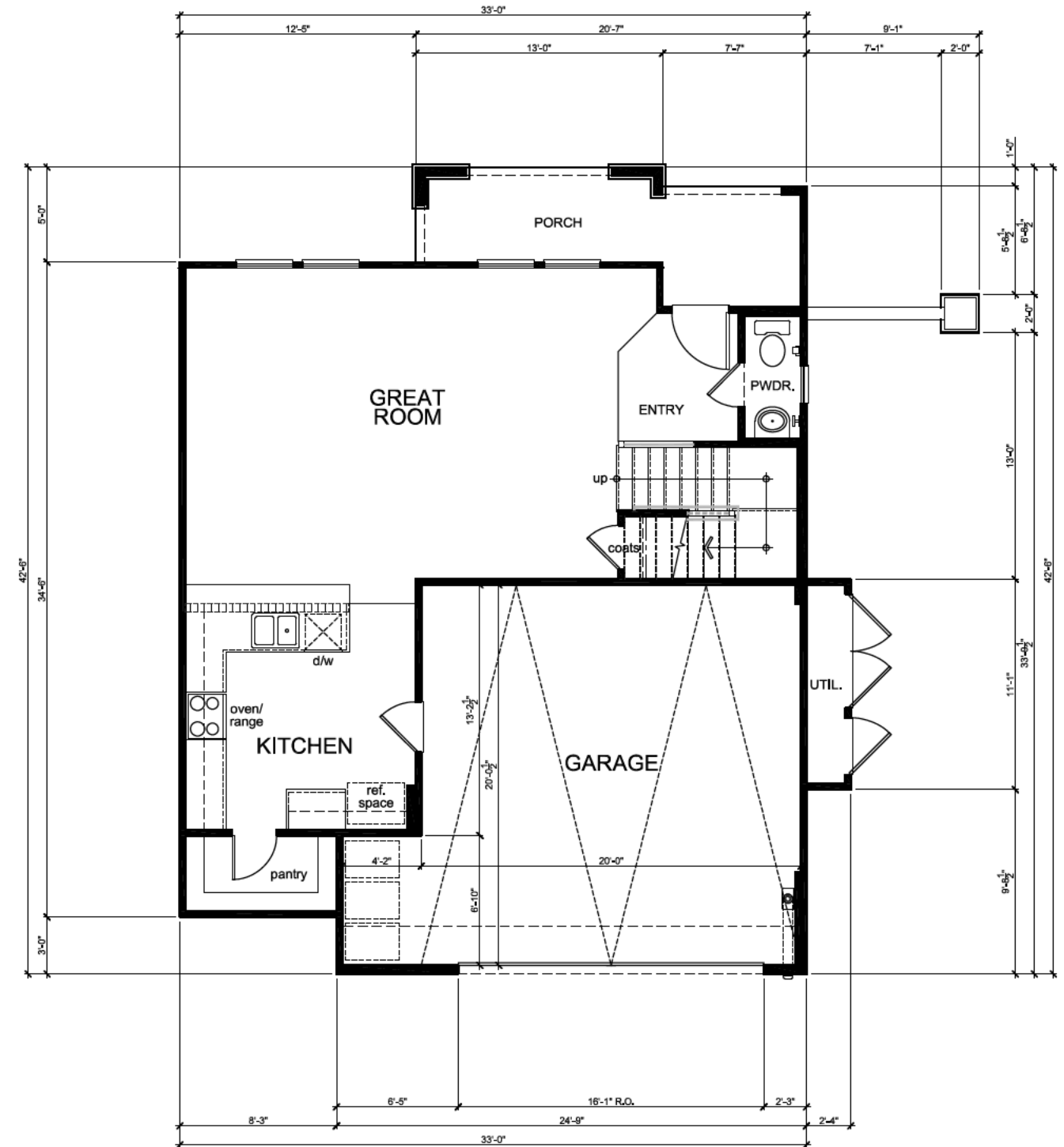
ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160

233.1880
JOB No. : 350999
STORY: Two
Rev. May 16, 2022

SQUARE FOOTAGE		
PLAN 2 233.1880		
FIRST FLOOR AREA	1471	SQ. FT.
SECOND FLOOR AREA	1188	SQ. FT.
TOTAL AREA	1880	SQ. FT.
GARAGE AREA	448	SQ. FT.
PORCH AREA	ELEVATION 'A'	108



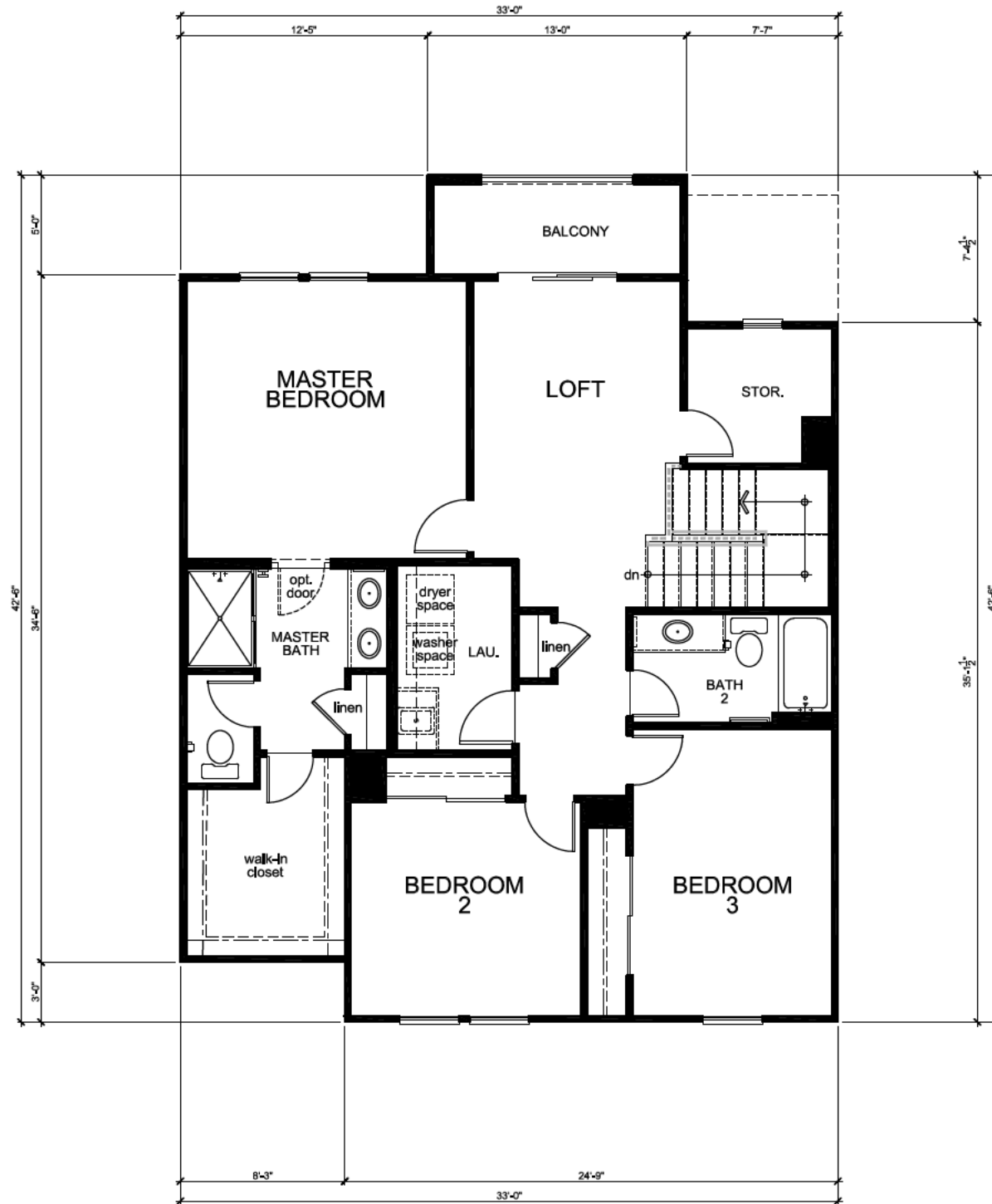
Second Floor Plan 'B'
(Building Type 01 - End Condition)



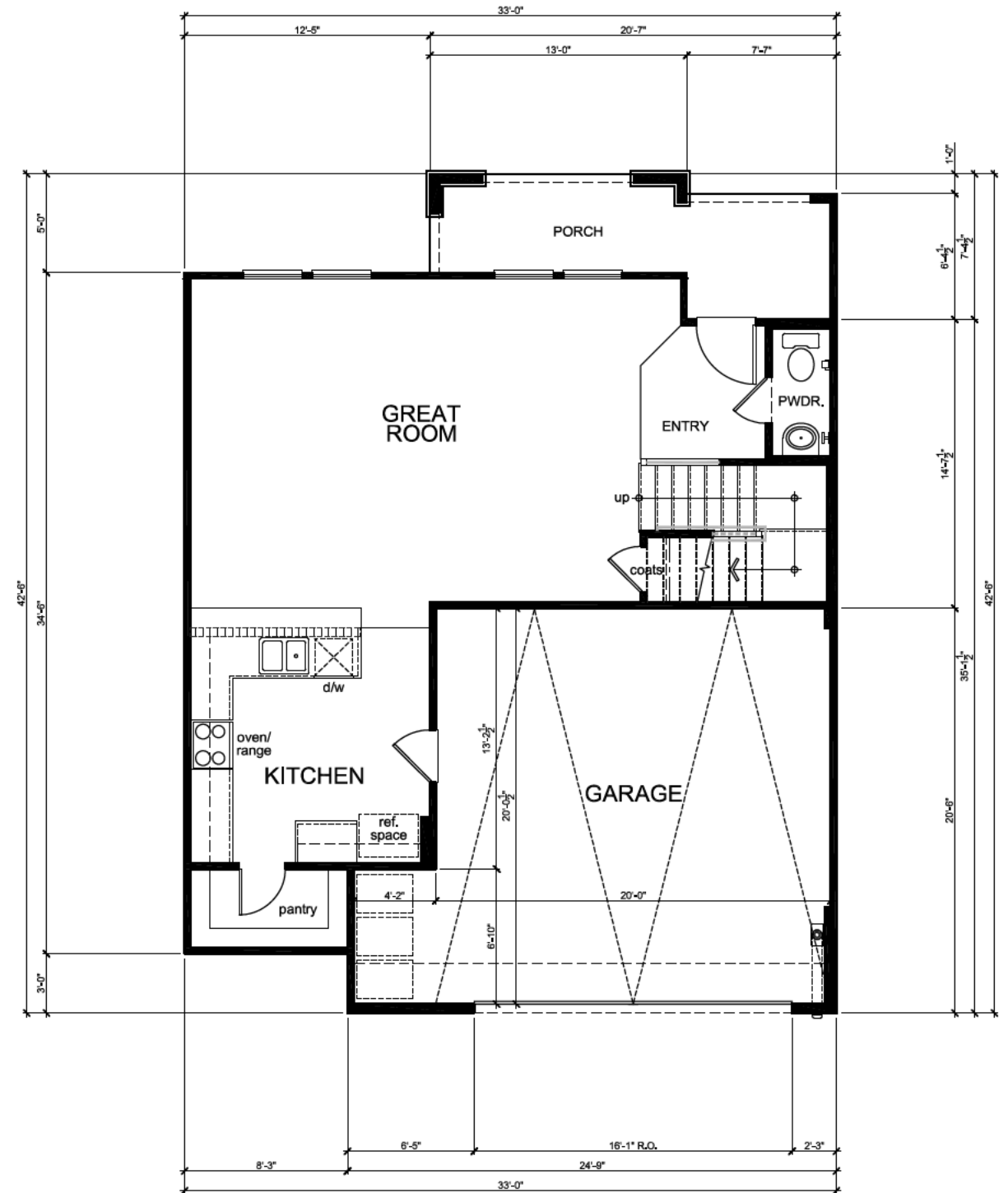
First Floor Plan 'B'
(Building Type 01 - End Condition)



SQUARE FOOTAGE		
PLAN 2 233.1880		
FIRST FLOOR AREA	147	SQ. FT.
SECOND FLOOR AREA	188	SQ. FT.
TOTAL AREA	335	SQ. FT.
GARAGE AREA	448	SQ. FT.
PORCH AREA	108	SQ. FT.
ELEVATION 'A'		



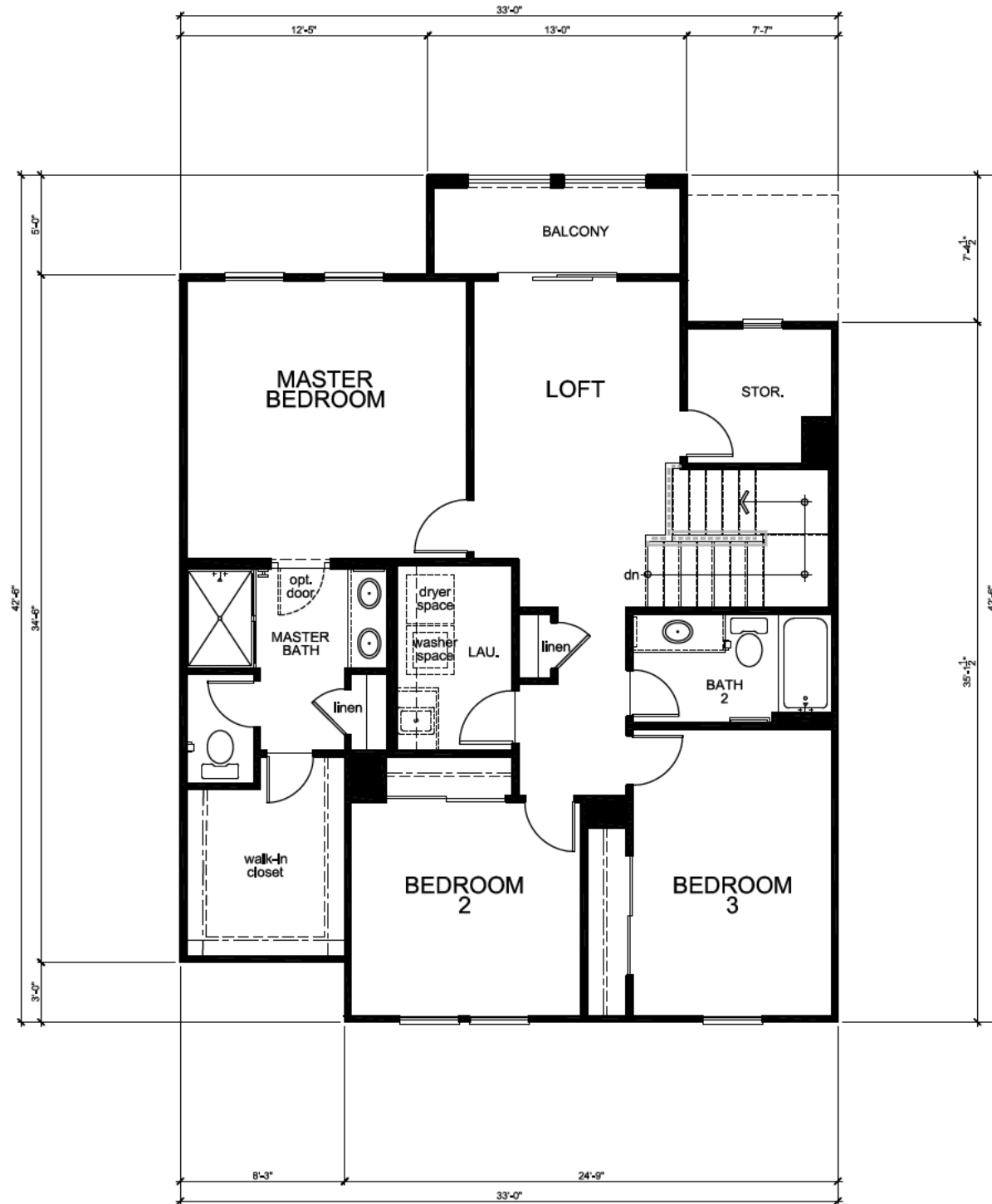
Second Floor Plan 'B'
(Building Type 01)



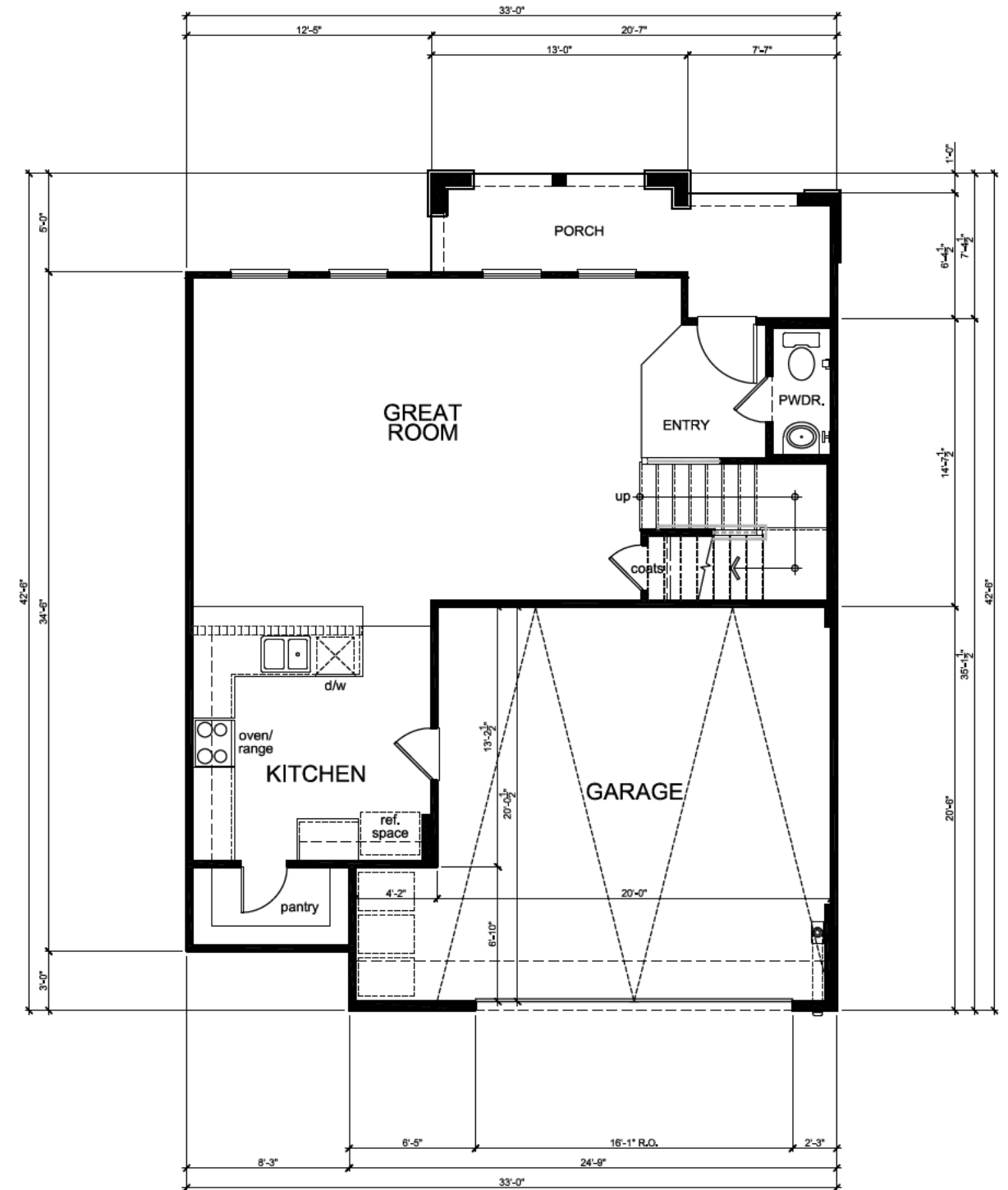
First Floor Plan 'B'
(Building Type 01)



SQUARE FOOTAGE		
PLAN 2 233.1880		
FIRST FLOOR AREA	147	SQ. FT.
SECOND FLOOR AREA	118	SQ. FT.
TOTAL AREA	188	SQ. FT.
GARAGE AREA	448	SQ. FT.
PORCH AREA	ELEVATION 'A'	108



Second Floor Plan 'C'
(Building Type 01 & 02)



First Floor Plan 'C'
(Building Type 01 & 02)



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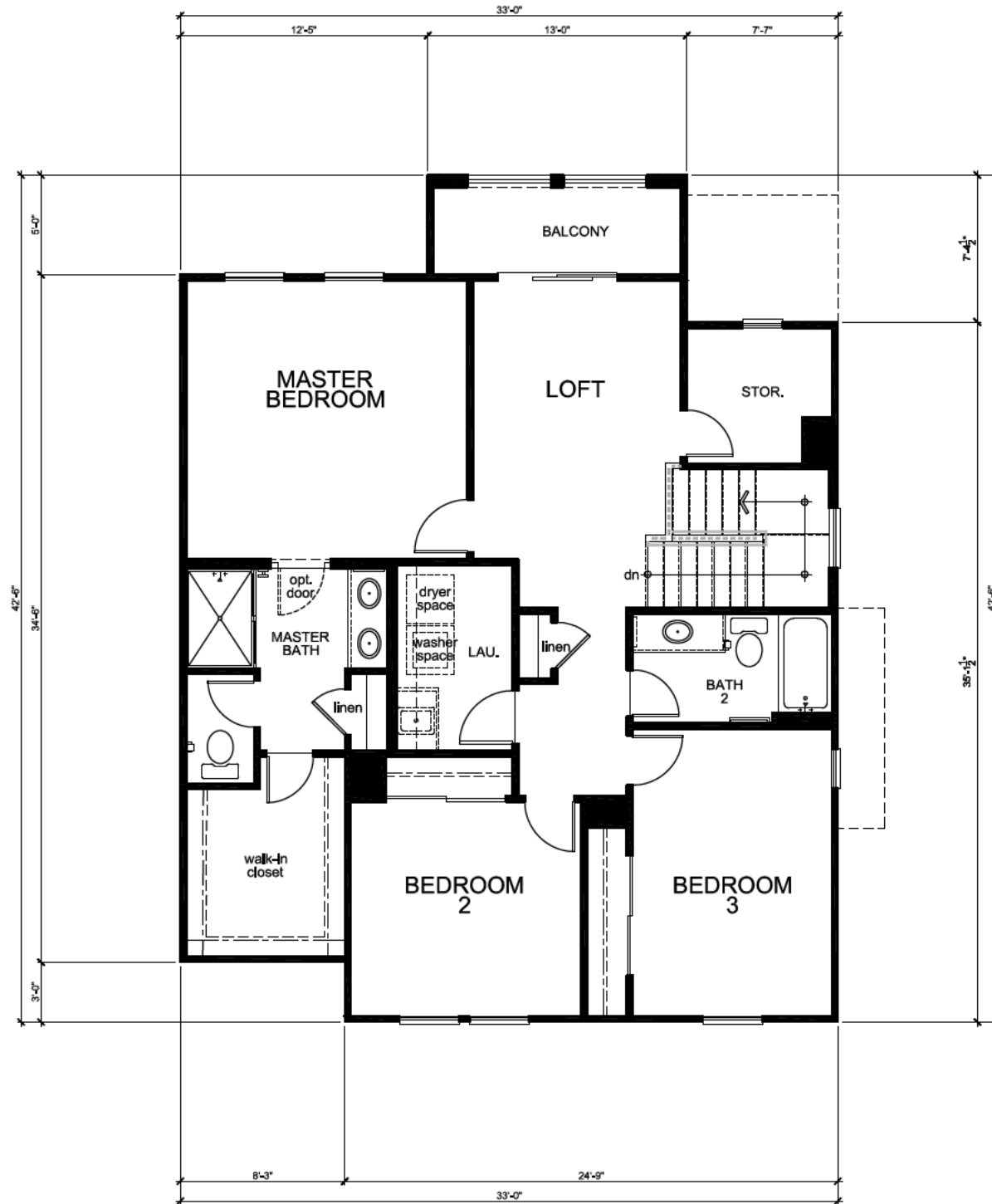
ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160

PLAN 2

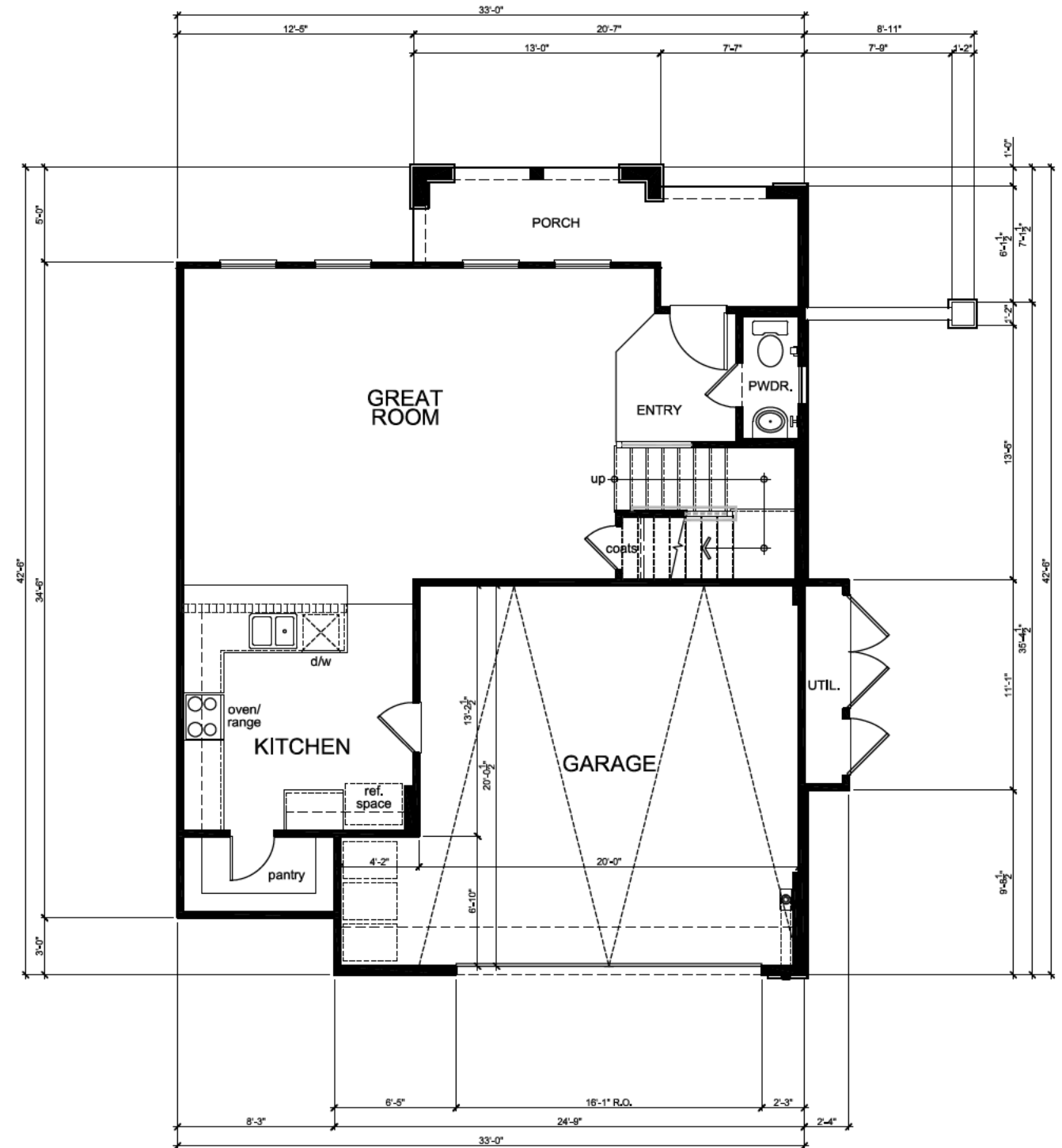
233.1880

JOB No. : 350999
STORY: Two
Rev. May 16, 2022

SQUARE FOOTAGE		
PLAN 2 233.1880		
FIRST FLOOR AREA	147	SQ. FT.
SECOND FLOOR AREA	1188	SQ. FT.
TOTAL AREA	1335	SQ. FT.
GARAGE AREA	448	SQ. FT.
PORCH AREA	108	SQ. FT.
ELEVATION 'A'		



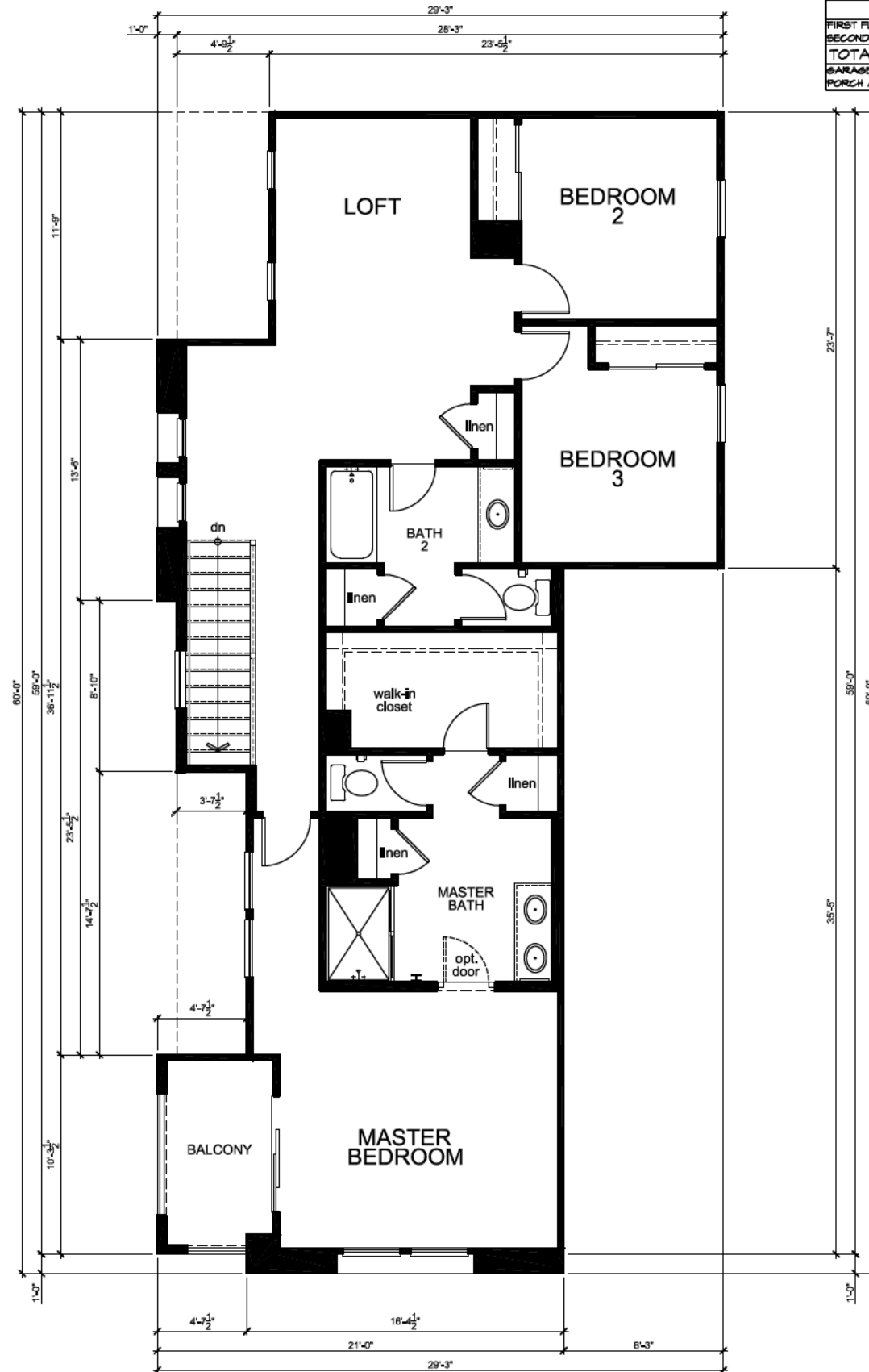
Second Floor Plan 'C'
(Building Type 01 - End Condition)



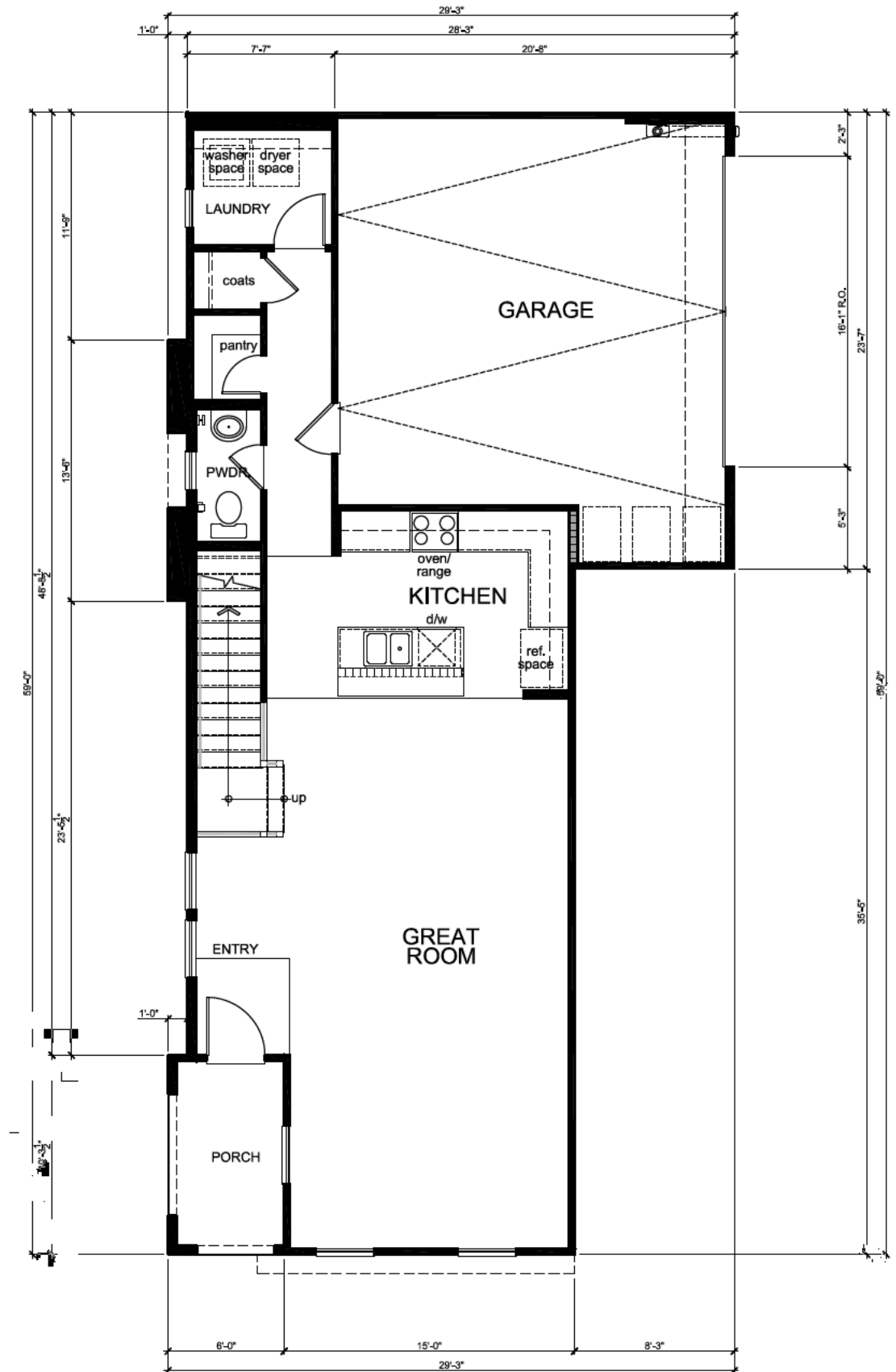
First Floor Plan 'C'
(Building Type 01 - End Condition)



SQUARE FOOTAGE			
PLAN 3 229.2111			
FIRST FLOOR AREA	442	SQ. FT.	
SECOND FLOOR AREA	1164	SQ. FT.	
TOTAL AREA	2111	SQ. FT.	
GARAGE AREA	448	SQ. FT.	
PORCH AREA	ELEVATION 'A'	60	SQ. FT.

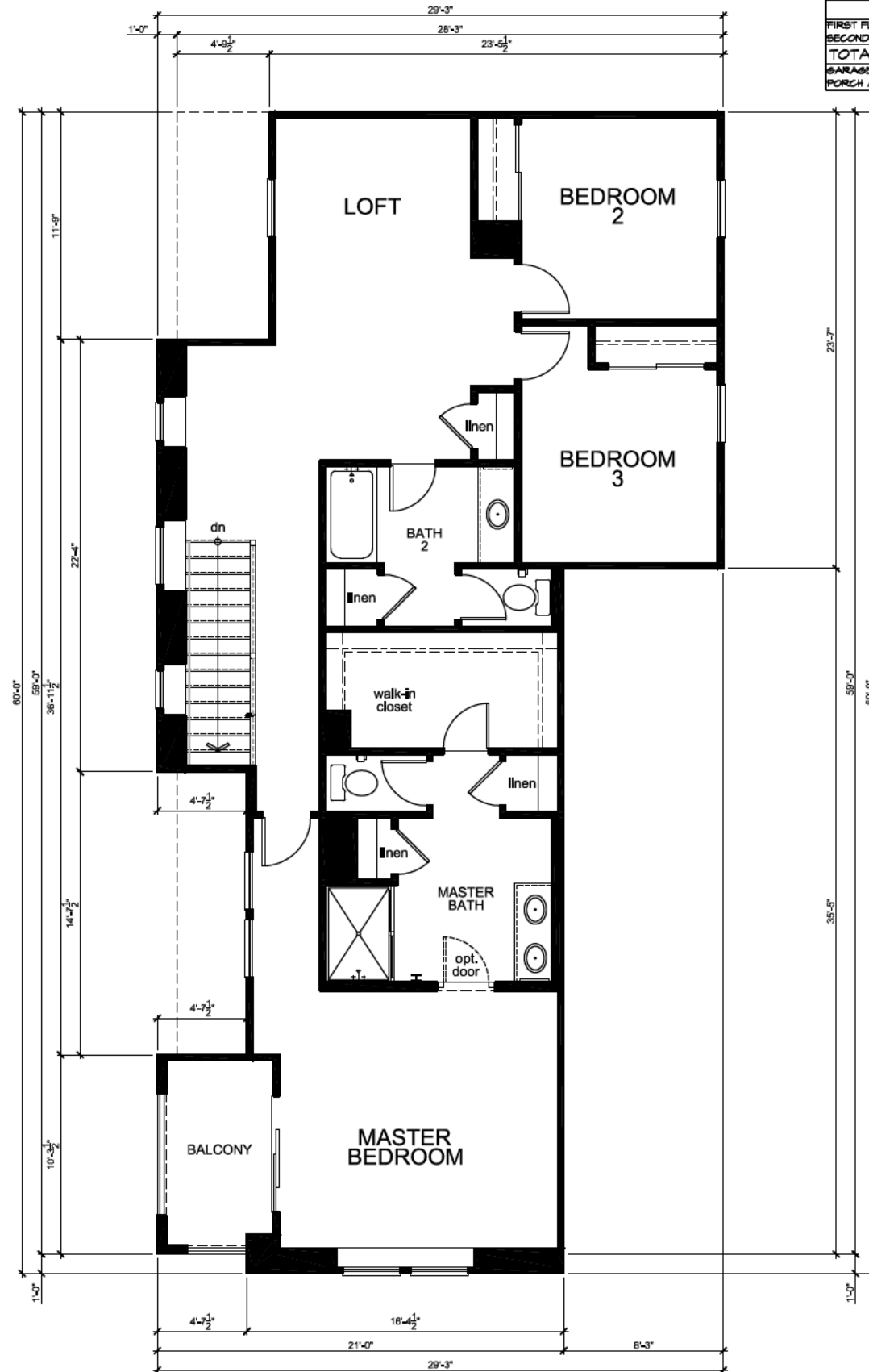


Second Floor Plan 'A'
(Building Type 01 & 02)

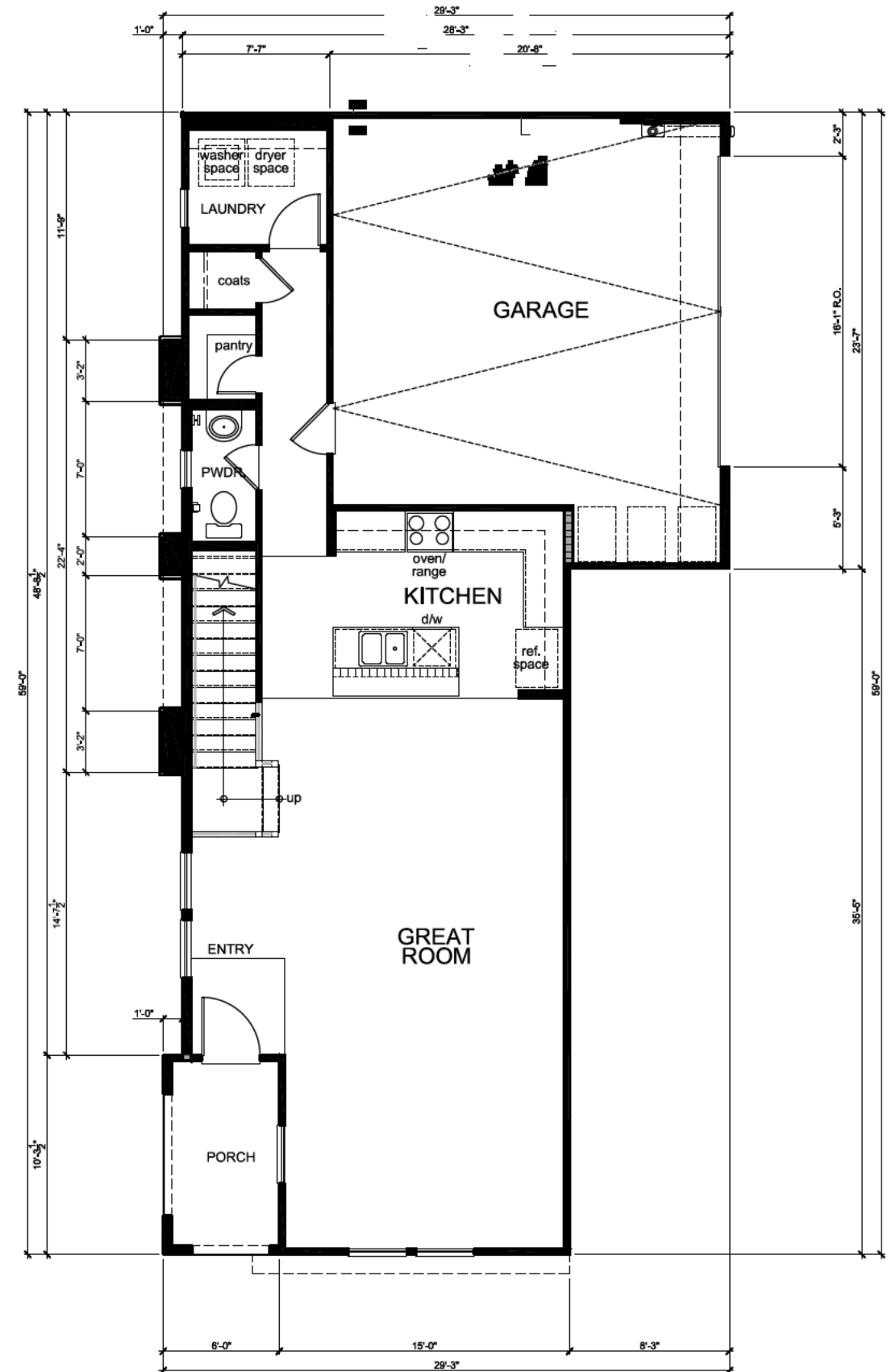


First Floor Plan 'A'
(Building Type 01 & 02)

SQUARE FOOTAGE		
PLAN 3 229.2111		
FIRST FLOOR AREA	442	SQ. FT.
SECOND FLOOR AREA	1164	SQ. FT.
TOTAL AREA	2111	SQ. FT.
GARAGE AREA	448	SQ. FT.
PORCH AREA	60	SQ. FT.
ELEVATION 'A'		



Second Floor Plan 'B'
(Building Type 01 & 02)



First Floor Plan 'B'
(Building Type 01 & 02)

PLAN 3



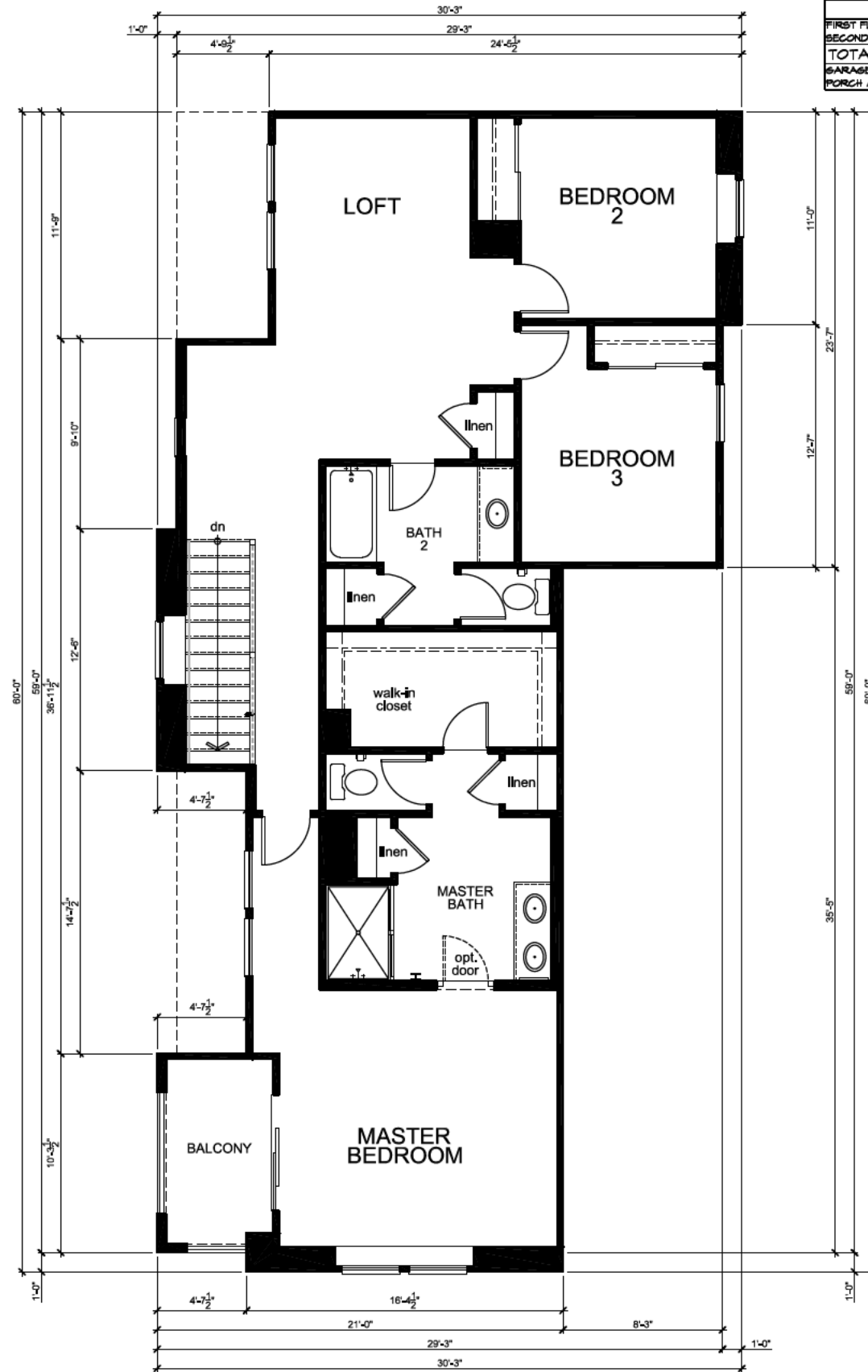
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ESPERANZA MOTORCOURT TOWNHOMES
TENTATIVE TRACT MAP 20160

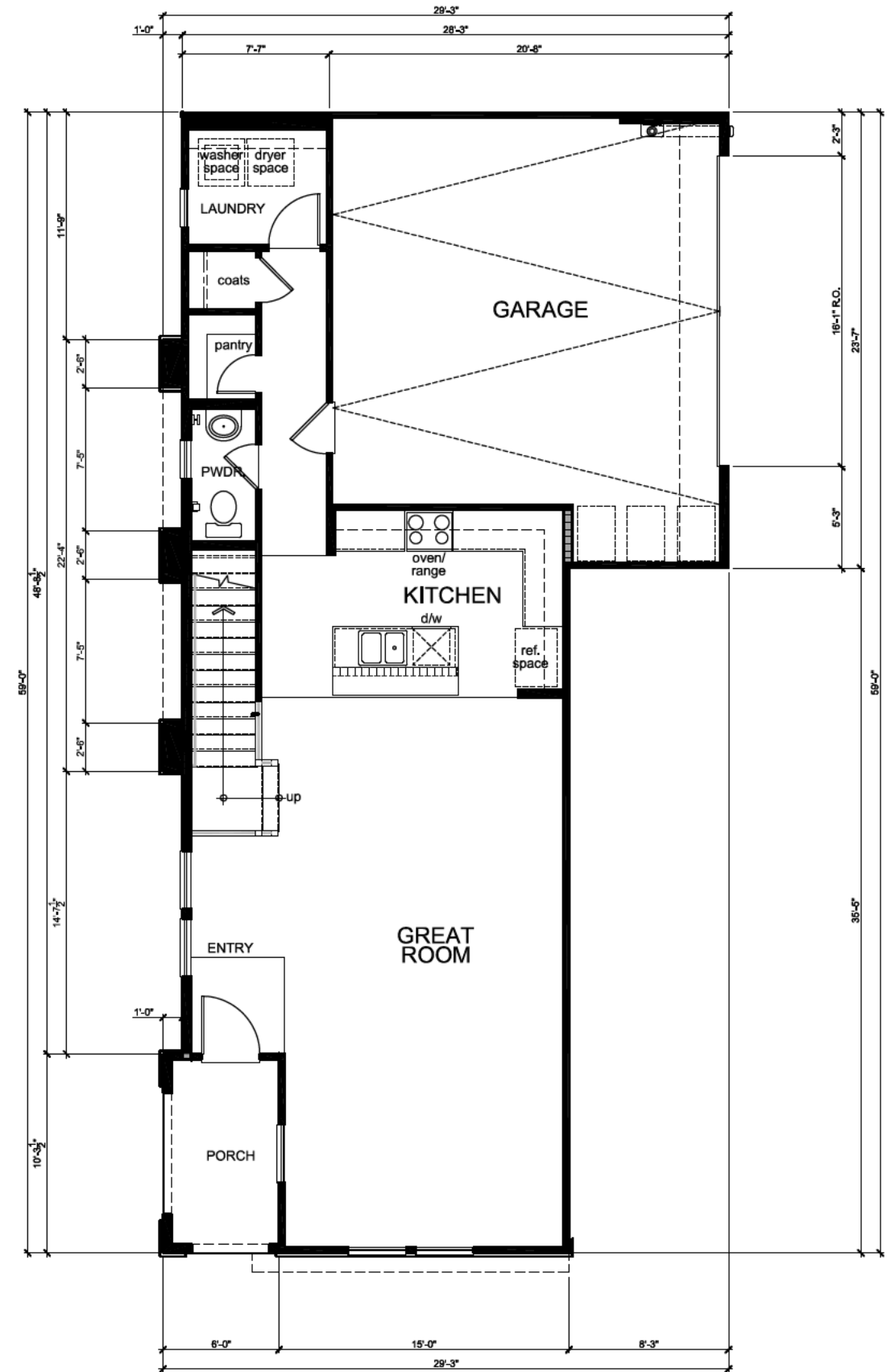
229.2111

JOB No. : 350999
STORY: Two
Rev. May 16, 2022

SQUARE FOOTAGE			
PLAN 3 229.2111			
FIRST FLOOR AREA	442	SQ. FT.	
SECOND FLOOR AREA	1164	SQ. FT.	
TOTAL AREA	2111	SQ. FT.	
GARAGE AREA	448	SQ. FT.	
PORCH AREA	60	SQ. FT.	
ELEVATION 'A'			



Second Floor Plan 'C'
(Building Type 01 & 02)



First Floor Plan 'C'
(Building Type 01 & 02)



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV21-039, A DEVELOPMENT PLAN TO CONSTRUCT 113 SINGLE-FAMILY HOMES ON 22.42 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MILL CREEK AVENUE AND OLD EDISON ROAD, WITHIN PA-2 (RD-4 / SFD COTTAGES AND RD-6 / 6 PACK COURTYARD) OF THE ESPERANZA SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0218-252-08 AND 0218-252-38.

WHEREAS, KB HOME COASTAL INC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV21-039, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 22.42 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road within PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) of the Esperanza Specific Plan, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan and is presently vacant. The property to the east is within PA-4 (RD-6 / 6 Pack Courtyard and Row Townhomes) of the Esperanza Specific Plan and is presently vacant. The property to the south is within PA-10 (RD-3 / SFD 2 Pack) and PA-11 (School) of the Esperanza Specific Plan and is developed with residential homes (PA-10) and presently vacant within the future school site (PA-11). The property to the west is within the SP (Specific Plan) / AG (Agricultural Overlay) zoning district and is developed with a dairy farm; and

WHEREAS, on October 29, 2021, the Applicant submitted the subject Development Plan (File No. PDEV21-039) to construct 113 single-family homes on 22.42 acres of land within PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) of the Esperanza Specific Plan; and

WHEREAS, the proposed 6 Pack Courtyard cluster product is characterized by a private lane constructed with decorative pavers that provides both garage and front entry access to each unit. Each unit was designed to incorporate an 18-foot minimum driveway in addition to the required 2-car garage, providing a total of four parking spaces for each unit; and

WHEREAS, there are three, two-story floor plans proposed, each with three elevations per plan. The Esperanza Specific Plan requires a minimum lot size of 2,200 square feet and a maximum 55 percent lot coverage. The typical lot sizes range from

3,015 and 7,534 square feet, with an average lot size of 3,972 square feet. The proposed lot coverages range from 22 to 47 percent, with an average lot coverage of 46 percent. All plans incorporate various design features, such as a mix of one- and two-story massing, varied entries, second floor laundry facilities, loft, kitchen, open dining, and great room/living areas; and

WHEREAS, primary access into the subdivision will be from Sunset Street, which runs east-west along the Project's northern boundary. A secondary access point will be from Chatham Street, which runs east-west along the southern boundary. The project developer is responsible for the construction of the project's interior neighborhood streets, including Malibu Avenue, Amherst Avenue, La Jolla Street, Encinitas Avenue, Catalina Street, Ventura Avenue, Morro Privado, Cambria Privado, and Avila Privado; and

WHEREAS, the Esperanza 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 and two-car driveway for each unit. The Project requires a total of 255 parking spaces, and a total of 619 parking spaces will be provided, exceeding the minimum requirements by 364 parking spaces and providing an average of 5.48 spaces per unit; and

WHEREAS, the architectural theme for the Esperanza Specific Plan is based upon historical styles found in Ontario. The proposed architectural styles include Spanish Colonial, Craftsman, and Tuscany styles; and

WHEREAS, Tract Map No. 20157 ("A" Map) will facilitate the construction of neighborhood parks, sidewalks, parkways, and open space areas for Planning Areas PA-1 through PA-4. TOP Policy PR1-1 requires new developments to provide a minimum of two acres of Private Park per 1,000 residents. The overall tract is required to provide 5.53 acres of parkland to meet the minimum TOP private park requirement and a total of 6.46 acres of parkland is being provided. PA-1 will provide a 0.69-acre recreation park and a 0.32-acre trellis park. PA-2 will provide a 3.4-acre central neighborhood park and a 0.27-acre garden park. PA-3 and PA-4 will provide 1.78-acre neighborhood park and 0.1-acre pocket park; and

WHEREAS, the Applicant has proposed a wall and fence plan to match the adjacent neighborhood to the south, which is consistent with the requirements set forth within the Esperanza Specific Plan; and

WHEREAS, the Esperanza Specific Plan requires that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides 30 percent landscape coverage, which is made up of an assortment of decorative and shade trees, shrubs, groundcovers, turf, and other plantings; and

WHEREAS, 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. PDA19-002) that required all major backbone infrastructure improvements within the Esperanza Specific Plan; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "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 the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047), certified by the City Council on February 6, 2007, and this Application introduces no new significant environmental impacts; 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 Planning Commission the responsibility and authority to review and act on the subject Application; and

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan

(hereinafter referred to as “ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on August 15, 2022, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB22-036, recommending the Planning Commission approve the Application; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making authority for the Project, the Planning Commission 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 Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047), certified by the City Council on February 6, 2007.

(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

(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 Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making authority for the Project, the Planning Commission 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 (113) and density (5.04 DU/AC) specified in the Available Land Inventory. Per the Available Land Inventory, the Esperanza Specific Plan is required to provide 1,594 dwelling units with an overall density of 5-21 DU/AC.

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission 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 PLANNING COMMISSION, 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 Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission 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 (LDR) Low Density Residential (2 – 5 DU/AC) and (OS-R) Open Space – Parkland land use district of the Policy Plan Land Use Map, and the PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) land use district of the Esperanza 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.

(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 PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) land use district of the Esperanza 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.

(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 Planning Commission has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Esperanza 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 Esperanza Specific Plan. Additionally, the environmental impacts of this Project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047) certified by the City Council on February 6, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

(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 Esperanza Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (single family homes). As a result of this review, the Planning Commission 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 Esperanza Specific Plan.

SECTION 6: *Planning Commission Action.* Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," 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.

SECTION 9: *Certification to Adoption.* The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. ____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

**File No. PDEV21-039
Departmental Conditions of Approval**

(Departmental conditions of approval to follow this page)

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

Date Prepared: 7/29/2022

File No: PDEV21-039

Related Files: PMTT18-002 (TM 20157), PMTT18-005 (TM 20160)

Project Description: A Development Plan to construct 113 single-family homes on 22.42 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) of the Esperanza Specific Plan (APNs: 0218-252-08 and 0218-252-38); **submitted by KB Home Coastal, 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) 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 Disclosure Statements. 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:

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

(b) 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.

(c) 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.

(d) 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.

2.12 Environmental Review.

(a) The environmental impacts of this Project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047) certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act ("CEQA")" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by this reference.

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

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

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

2.14 Additional Fees.

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

2.15 Additional Requirements.

(a) The final design of the of central neighborhood park shade structure and restroom building shall require Planning Director review and approval.

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

(c) 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.

(d) 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.

(e) The applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for this project. The location of the mailboxes shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV21-039

Address: SEC Mill Creek Avenue & Old Edison Avenue

APN: 0218-252-07 & 08

Existing Land Use: Vacant/Mass Graded

Proposed Land Use: Development Plan to construct 113 Single-Family Homes

Site Acreage: 22.84 Proposed Structure Height: 26 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: 1/3/2022

CD No.: 2021-061

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: 200 FT +	
<input type="radio"/> Zone 5			

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Real Estate Transaction Disclosure Required

Airport Planner Signature: _____



CITY OF ONTARIO MEMORANDUM



DATE: July 22, 2022
TO: Miguel Sotomayor, Engineering Department
CC: Jeanie Aguilo, Planning Department
FROM: Heather Young, Utilities Engineering Department
Christy Stevens, Utilities Engineering Department
SUBJECT: DPR#3 - Utilities Conditions of Approval (COA) (#8437)
PROJECT NO.: PDEV21-039

BRIEF DESCRIPTION:

A Development Plan to construct 113 single-family 6-pack courtyard cluster homes on 22.84 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-2 (RD-6 / 6-Pack Courtyard Homes) of the Esperanza Specific Plan (APN(s): 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157), PMTT18-005 (TTM 20160).

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 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 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 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 and Conditions of Approval: This project is subject to all the requirements and Conditions of Approval set forth in the: Esperanza Specific Plan, PMTT18-002 (TTM 20157), PMTT18-005 (TTM 20160), and PDA19-002, as amended. Any conflict in Conditions of Approval and requirements, the Conditions of Approval below for this Project will supersede.
3. Note the following definitions and concepts for Public Utility Improvements and Private Utility Improvements: Public Improvements shall be designed per City Public Design Guidelines and City Standards and constructed through a City Encroachment Permit; and, Private Onsite Improvements shall 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; water services and connected appurtenances (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. 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; Backflow Devices and other Cross-Connection Prevention; onsite sewer upstream of the Public Sewer Lateral, including the Cleanout (or Manhole) at PL/RoW/PUE Edge; 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.
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 appurtenances (fire hydrants, blowoffs, airvacs, etc.);
 - d. 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 applicable City Standard Drawings as required by Ontario Municipal Utilities Company field staff.
 - e. 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;
 - f. 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;
 - g. 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.

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

5. **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.
6. **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.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: November 22, 2021

SUBJECT: PDEV21-039 - A Development Plan to construct a 113 single-family 6-pack courtyard cluster homes on 22.84 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-2 (RD-6 / 6-Pack Courtyard Homes) of the Esperanza Specific Plan (APNs: 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157), PMTT18-005 (TTM 20160).

-
- 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
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 2-3
- E. Total Square Footage: 2,308 – 2,780 Sq. Ft.
- F. 2019 CBC Occupancy Classification(s): R3

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

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

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. 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.

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.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.

- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner

FROM: Tony Galban, Police Officer

DATE: November 8, 2021

SUBJECT: PDEV21-039- A DEVELOPMENT PLAN TO CONSTRUCT A 113 SINGLE-FAMILY 6-PACK COURTYARD CLUSTER HOMES ON 22.84 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MILL CREEK AVENUE AND OLD EDISON ROAD.
RELATED FILES: PMTT18-002 (TTM 20157) PMTT18-005 (TTM 20160).

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 Tony Galban at (909) 408-1006 with any questions or concerns regarding these conditions.



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: Miguel Sotomayor, P.E., Senior Associate Engineer *MS*
(909) 395-2108

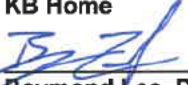
PROJECT PLANNER: Jeanie Aguilo, Assistant Planner (909) 395-2418

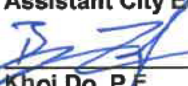
DAB MEETING DATE: August 15, 2022

PROJECT NAME/DESCRIPTION: PDEV21-039- A Development Plan to construct a 113 single-family 6-pack courtyard cluster homes on 22.84 acres of land within PA-2 (RD-6 / 6-Pack Courtyard Homes) of the Esperanza Specific Plan (APNs: 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157), PMTT18-005 (TTM 20160).

LOCATION: SEC of Mill Creek Avenue and Old Edison Road

APPLICANT: KB Home

REVIEWED BY: *for* 
Raymond Lee, P.E.
Assistant City Engineer 8/11/22
Date

APPROVED BY: *for* 
Khoi Do, P.E.
City Engineer 8/11/22
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. All the required improvements for this tract shall be subject to completion of the required public improvements including public utilities beyond the tract limits as specified in Esperanza Specific Plan, the Development Agreement and the Conditions of Approval for TM-20157 (A-Map) and TM-20160 (B-Map).
2. The applicant/developer shall re-align and abandon/remove temporary SCE conduit constructed in Mill Creek Avenue.
3. The applicant/developer shall complete the landscape for the park located in TM-17931 upon the removal of the temporary cul-de-sac.

4. 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 Mill Creek Avenue beginning north of Bellegrave Avenue. 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. Parking shall be restricted with signs along chokers per City Standard Drawing No. 1110.
6. Property frontage along Mill Creek Avenue shall be signed "No Stopping Anytime".
7. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
8. The applicant/developer shall be responsible to design and construct street knuckles per City Standard Drawing No. 1104.
9. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/striping and street lighting design plans to define limits of improvements.
10. 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 appurtenances (fire hydrants, blowoffs, airvacs, etc.);
 - d. 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 applicable City Standard Drawings as required by Ontario Municipal Utilities Company field staff.
 - e. 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;
 - f. 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;
 - g. 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.

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

CONDITIONS OF APPROVAL

Sign Off

	08/11/2022
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.: PDEV21-039	Case Planner: Jeanie Aguilo
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Project Name and Location:
 Esperanza – 113 single-family 6-pack cluster homes
 TM20157 & 20160

Applicant/Representative:
 KB Home Coastal Inc. (909) 991-9369 ctsutsui@kbhome.com
 36310 Inland Valley Drive
 Wildomar, CA 92595

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Preliminary Plans (dated 08/10/22) 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. |
| <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. New residential projects shall use recycled water for HOA-maintained property (parks, parkways, neighborhood edges, common areas). Potable water with a backflow shall only be used on single-family detached properties even if HOA maintained.
2. Parkway tree locations shall be shown on plans where utilities are proposed. Parkway trees are to be planted 30' apart.
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. Note for compaction to be no greater than 85% in landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
5. 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 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

6. The City has collected fees for completing the park landscape for the southerly tract 17931 at B Street. If improvements have not been completed, they will be constructed as part of this development.
7. 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.
8. Provide broad canopy shade trees; consider deciduous trees to allow shade in the summer and warm sunny spaces in the winter.
9. Street trees will be determined and finalized during plan check.
10. Side slopes of the basin shall be a maximum 3:1 slope with trees and container plants.
11. Detention Basin: Additional trees on side slopes provide shade and handle wet soils and drought conditions; consider Platanus and Cercis occidentalis.
12. MAWA calculations will be required for typical lots/plan types during plan check whether HOA maintained or not; required for annual reporting to the State.
13. Overhead spray systems shall be designed for plant material less than the height of the spray head.
14. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
15. 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



CITY OF ONTARIO MEMORANDUM



DATE: April 27, 2022
TO: Jeanie Irene Aguilo, Planning Department
FROM: Blaine Ishii, Integrated Waste Department
SUBJECT: DPR 2 – Integrated Waste Comments
PROJECT NO.: PDEV21-039 – Mill Creek Ave./Old Edison Rd.
ATTACHMENTS:

BRIEF DESCRIPTION

A Development Plan to construct 113 single-family 6-pack courtyard cluster homes on 22.84 acres at the southeast corner of Mill Creek Avenue and Old Edison Road.

THIS SUBMITTAL IS COMPLETE.

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:

N/A

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV21-042, A DEVELOPMENT PLAN TO CONSTRUCT 174 MULTIPLE-FAMILY RESIDENTIAL UNITS ON 15.11 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MILL CREEK AVENUE AND OLD EDISON ROAD, WITHIN PA-1 (RD-7/ROW TOWNHOMES AND RD-8/MOTORCOURT TOWNHOMES) OF THE ESPERANZA SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0218-252-08 AND 0218-252-38.

WHEREAS, KB HOME COASTAL INC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV21-042, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 15.11 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road within PA-1 (RD-7/Row Townhomes and RD-8/Motorcourt Townhomes) of the Esperanza Specific Plan, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within Mixed Use District PA 8A and 8B (Mixed-Use Stand Alone Residential Overlay) of the Rich Haven Specific Plan and is developed with residential land uses. The property to the east is within PA-3 (RD-8 / Motorcourt Townhomes) of the Esperanza Specific Plan and is presently vacant. The property to the south is within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan and is presently vacant. The property to the west is within the SP (Specific Plan) / AG (Agricultural Overlay) zoning district and is developed with a dairy farm; and

WHEREAS, on October 29, 2021, the Applicant submitted the subject Development Plan (File No. PDEV21-042) to construct 174 multiple-family residential units on 15.11 acres of land within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan; and

WHEREAS, the proposed Row Townhomes product type will have garage access from a private lane or drive aisle, with the main entrances of the units fronting the street or paseo. The paseos will be landscaped with accent trees, provide landscape planters, feature enhanced entries for street adjacent paseos, and include private patios with 3-foot high walls for each unit to provide visual interest and promote pedestrian mobility; and

WHEREAS, the Project is proposing three, two-story Row Townhome building types. Building A is comprised of 6 attached units and features 4 plan types (1 through 4)

in 13 buildings, for a total of 78 units. Building B is comprised of 6 attached units featuring floor plan types 2, 3, and 4 in 12 buildings, for a total of 72 units. Building C is comprised of 4 attached units featuring floor plan types 2, 3, and 4 in 6 buildings, for a total of 24 units. The Esperanza Specific Plan requires a maximum 60 percent lot coverage. The proposed lot coverages range from 41 to 58 percent, with an average lot coverage of 52 percent. All plans incorporate various design features, such as a mix of one- and two-story massing, varied entries, second floor laundry facilities, loft, kitchen, open dining, and great room/living areas; and

WHEREAS, primary access into the subdivision will be from Huntington Street, which runs east-west along the Project's southern boundary. A secondary access point will be from Rincon Street, which runs east-west and is centralized to the Project site. The Project developer is responsible for the construction of the Project's interior neighborhood streets, including Laguna Avenue, Carlsbad Paseo, Carmel Privado, Bolsa Chica Paseo, Los Osos Privado, Venice Paseo, Redondo Privado, Hermosa Paseo, and Del Mar Paseo; and

WHEREAS, the Esperanza Specific Plan and the Ontario Development Code requires parking based on bedroom count for multiple-family residential units along with required guest parking. The Project has provided a two-car garage for each unit. The Project requires a total of 486 parking spaces and a total of 709 parking spaces will be provided, exceeding the minimum requirements by 223 parking spaces and providing an average of 4.07 parking spaces per unit; and

WHEREAS, the architectural theme for the Esperanza Specific Plan is based upon historical styles found in Ontario. The proposed architectural styles include Spanish Colonial, Country French, and Western Ranch; and

WHEREAS, Tract Map No. 20157 ("A" Map) will facilitate the construction of neighborhood parks, sidewalks, parkways, and open space areas for Planning Areas PA-1 through PA-4. TOP Policy PR1-1 requires new developments to provide a minimum of two acres of Private Park per 1,000 residents. The overall tract is required to provide 5.53 acres of parkland to meet the minimum TOP private park requirement and a total of 6.46 acres of parkland is being provided. PA-1 will provide a 0.69-acre recreation park and a 0.32-acre trellis park. PA-2 will provide a 3.4-acre central neighborhood park and a 0.27-acre garden park. PA-3 and PA-4 will provide 1.78-acre neighborhood park and 0.1-acre pocket park; and

WHEREAS, the Esperanza Specific Plan requires that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides 27.4 percent landscape coverage, which consists of shade trees, shrubs, groundcovers, turf, and other plantings; and

WHEREAS, 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. PDA19-002) that required all major backbone infrastructure improvements within the Esperanza Specific Plan; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "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 the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047), certified by the City Council on February 6, 2007, and this Application introduces no new significant environmental impacts; 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 Planning Commission the responsibility and authority to review and act on the subject Application; and

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan

(hereinafter referred to as “ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on August 15, 2022, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB22-037, recommending the Planning Commission approve the Application; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making authority for the Project, the Planning Commission 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 Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047), certified by the City Council on February 6, 2007.

(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

(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 Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision making authority for the Project, the Planning Commission 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 (174) and density (11.5 DU/AC) specified in the Available Land Inventory. Per the Available Land Inventory, the Esperanza Specific Plan is required to provide 1,594 dwelling units with an overall density of 5-21 DU/AC.

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission 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 PLANNING COMMISSION, 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 Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission 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 (MDR) Medium Density Residential (11.1 – 25 DU/AC) land use district of the Policy Plan Land Use Map, and the PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) land use district of the Esperanza 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.

(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 PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) land use district of the Esperanza Specific Plan, including standards relative to the particular land use proposed (multiple-family residential row townhomes), 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.

(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 Esperanza 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 Esperanza Specific Plan. Additionally, the environmental impacts of this Project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047) certified by the City Council on February 6, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

(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 Esperanza 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 (multiple-family residential row townhomes). As a result of this review, the Planning Commission 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 Esperanza Specific Plan.

SECTION 6: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as “Attachment A,” 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.

SECTION 9: Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. ____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

**File No. PDEV21-042
Departmental Conditions of Approval**

(Departmental conditions of approval to follow this page)

Date Prepared: 7/29/2022

File No: PDEV21-042

Related Files: PMTT18-002 (TM 20157), PMTT18-003 (TM 20158)

Project Description: A Development Plan to construct 174 multiple-family residential units on 15.11 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes and RD-8/Motorcourt Townhomes) of the Esperanza Specific Plan (APNs: 0218-252-08 and 0218-252-38); **submitted by KB Home Coastal, 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) 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.

(a) 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 Disclosure Statements. 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:

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

(b) 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.

(c) 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.

(d) 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.

2.12 Environmental Review.

(a) The environmental impacts of this Project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047) certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act ("CEQA")" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by this reference.

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

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

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

2.14 Additional Fees.

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

2.15 Additional Requirements.

(a) The maximum height of the low garden wall along the building frontage shall be no more than 3 feet in height. Final design shall complement the architectural style of the building and will require Planning Director review and approval.

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

(c) 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.

(d) 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.

(e) The applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for this project. The location of the mailboxes shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV21-042
 Address: SEC Mill Creek & Old Edison Road
 APN: 0218-252-07 & 08
 Existing Land Use: Vacant
 Proposed Land Use: Development Plan to construct 174 Single family homes
 Site Acreage: 13.4 Proposed Structure Height: 35 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.: 2021-069
 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: _____

CONSISTENCY DETERMINATION

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

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

See Attached Conditions

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2021-069
PALU No.: _____

PROJECT CONDITIONS

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



07/22/2022

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:

Jamie Richardson, Sr. Landscape Planner

Phone:

(909) 395-2615

D.A.B. File No.:

PDEV21-042

Case Planner:

Jeanie Aguilo

Project Name and Location:

Esperanza – 174 Row Townhomes
 TM20157 & TM20158

Applicant/Representative:

KB Home Coastal Inc. (909) 991-9369 ctsutsui@kbhome.com
 36310 Inland Valley Drive
 Wildomar, CA 92595



Preliminary Plans (dated 07/05/2022) 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

Civil/ Site Plans

1. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
2. Show backflow devices set back 4' from paving all sides. Locate on level grade.
3. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
4. 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 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.
5. Show a mountable curb at the roundabout with a 24" area of enhanced paving.

Landscape Plans

6. 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 prior to final landscape approval. Submit an electronic approval letter or memo from OMUC with resubmittal of the landscape package.

7. Overhead spray systems shall be designed for plant material less than the height of the spray head.
8. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
9. All single-family and multi-family residential front yards shall have landscape and irrigation. Including private patio spaces at entries; provide a hose bib, an anti-syphon valve with a patio tree or shrub, and a battery powered controller such as Hunter Node. Note on plans.
10. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Landscape construction plans with building permit number for plan check may be emailed to: landscapeplancheck@ontarioca.gov



CITY OF ONTARIO MEMORANDUM



DATE: July 21, 2022
TO: Miguel Sotomayor, Engineering Department
CC: Jeanie Aguilo, Planning Department
FROM: Heather Young, Utilities Engineering Department
Christy Stevens, Utilities Engineering Department
SUBJECT: DPR#3 - Utilities Conditions of Approval (COA) (#8438)
PROJECT NO.: PDEV21-042

BRIEF DESCRIPTION:

A Development Plan to construct 174 single-family row townhomes on 13.4 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7 /Row Townhomes) of the Esperanza Specific Plan (APN(s): 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157), PMTT18-003 (TTM 20158).

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 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 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 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 and Conditions of Approval: This project is subject to all the requirements and Conditions of Approval set forth in the: Esperanza Specific Plan, PMTT18-002 (TTM 20157), PMTT18-003 (TTM 20158), and PDA19-002, as amended. Any conflict in Conditions of Approval and requirements, the Conditions of Approval below for this Project will supersede.
3. Note the following definitions and concepts for Public Utility Improvements and Private Utility Improvements: Public Improvements shall be designed per City Public Design Guidelines and City Standards and constructed through a City Encroachment Permit; and, Private Onsite Improvements shall 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; water services and connected appurtenances (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. 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; Backflow Devices and other Cross-Connection

Prevention; onsite sewer upstream of the Public Sewer Lateral, including the Cleanout (or Manhole) at PL/RoW/PUE Edge; 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.

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 appurtenances (fire hydrants, blowoffs, airvacs, etc.);
 - d. 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 applicable City Standard Drawings as required by Ontario Municipal Utilities Company field staff.
 - e. 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;
 - f. 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;
 - g. 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.
5. **Well Abandonment:** All existing ground water wells within the Project's boundaries shall be abandoned per County and State requirements. A copy of the State of California Well Completion Report (Form DWR 188) shall be submitted prior to approval of the precise grading.
6. **Septic Tank Abandonment:** Abandon all existing septic tank(s) within the Project's boundaries per County standards.

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

7. **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.
 - 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.
 - c. **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. The onsite fire system and onsite domestic water plumbing system shall be separate.

1. In certain residential cases where a separate fire service with DCDA connected to the Public Potable Water System is not required by above the requirement, and approved by the City Fire Department and the City Building Department, 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 is required.
2. The submitted Conceptual Utilities Systems Map dated 6/24/2022 proposed no separate fire services for the residential units. If separate fire services with DCDAs are required, a delta on the approved water improvement plans shall be submitted for review and approval.

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

8. 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.
9. 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.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: December 20, 2021

SUBJECT: PDEV21-042 - A Development Plan to construct a 174 single-family row townhomes on 13.4 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes) of the Esperanza Specific Plan (APNs: 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157), PMTT18-003 (TTM 20158).

-
- 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 VB
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies, Multiple Units per Building
- D. Number of Stories: 2
- E. Total Square Footage: Varies
- 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 2500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure (not all unit sizes were provided).
- ☒ 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. 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.

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.
- ☒ 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner

FROM: Tony Galban, Police Officer

DATE: December 2, 2021

SUBJECT: PDEV21-042- A DEVELOPMENT PLAN TO CONSTRUCT 174 SINGLE-FAMILY ROW TOWNHOMES ON 13.4 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF MILL CREEK AVENUE AND OLD EDISON ROAD. RELATED FILES: PMTT18-002 (TTM 20157), PMTT 18-003 (TTM 20158).

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 Tony Galban at (909) 408-1672 with any questions or concerns regarding these conditions.



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: Miguel Sotomayor, P.E., Senior Associate Engineer *MS*
(909) 395-2108

PROJECT PLANNER: Jeanie Aguilo, Assistant Planner (909) 395-2418

DAB MEETING DATE: August 15, 2022

PROJECT NAME/DESCRIPTION: PDEV21-042- A Development Plan to construct a 174 single-family row townhomes on 13.4 acres of land within PA-1 (RD-7/Row Townhomes) of the Esperanza Specific Plan (APNs: 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157), PMTT18-003 (TTM 20158).

LOCATION: SEC of Mill Creek Avenue and Old Edison Road

APPLICANT: KB Home Coastal, Inc.

REVIEWED BY: *[Signature]* 8/11/22
for Raymond Lee, P.E. Date
Assistant City Engineer

APPROVED BY: *[Signature]* 8/11/22
for Khoi Do, P.E. Date
City Engineer

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

1. All the required improvements for this tract shall be subject to completion of the required public improvements including public utilities beyond the tract limits as specified in Esperanza Specific Plan, the Development Agreement and the Conditions of Approval for TM-20157 (A-Map) and TM-20158 (B-Map).
2. 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 Mill Creek Avenue beginning north of Bellegrave Avenue. 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.

3. The applicant/developer shall be responsible to design and construct street knuckles per City Standard Drawing No. 1104.
4. Parking shall be restricted with signs along chokers per City Standard Drawing No. 1110.
5. Property frontage along Mill Creek Avenue shall be signed "No Stopping Anytime".
6. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
7. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/stripping and street lighting design plans to define limits of improvements.
8. 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 appurtenances (fire hydrants, blowoffs, airvacs, etc.);
 - d. 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 applicable City Standard Drawings as required by Ontario Municipal Utilities Company field staff.
 - e. 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;
 - f. 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;
 - g. 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.
9. Well Abandonment: All existing ground water wells within the Project's boundaries shall be abandoned per County and State requirements. A copy of the State of California Well Completion Report (Form DWR 188) shall be submitted prior to approval of the precise grading.
10. Septic Tank Abandonment: Abandon all existing septic tank(s) within the Project's boundaries per County standards.



CITY OF ONTARIO MEMORANDUM



DATE: April 27, 2022
TO: Jeanie Irene Aguilo, Planning Department
FROM: Blaine Ishii, Integrated Waste Department
SUBJECT: DPR 1 (IW001) – Integrated Waste Comments
PROJECT NO.: PDEV21-042 – Mill Creek Ave./Old Edison Rd.
ATTACHMENTS:

BRIEF DESCRIPTION *A Development Plan to construct 174 single-family row townhomes on 13.4 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road*

THIS SUBMITTAL IS COMPLETE.

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:

N/A

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV21-043, A DEVELOPMENT PLAN TO CONSTRUCT 145 MULTIPLE-FAMILY MOTORCOURT TOWNHOMES ON 13.86 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MILL CREEK AVENUE AND OLD EDISON ROAD, WITHIN PA-1 (RD-7/ROW TOWNHOMES AND RD-8/MOTORCOURT TOWNHOMES) OF THE ESPERANZA SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0218-252-08 AND 0218-252-38.

WHEREAS, KB HOME COASTAL INC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV21-043, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 13.86 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes and RD-8/Motorcourt Townhomes) of the Esperanza Specific Plan, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan and is presently vacant. The property to the east is within PA-4 (RD-6 / 6 Pack Courtyard and Row Townhomes) of the Esperanza Specific Plan and is presently vacant. The property to the south is PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) of the Esperanza Specific Plan, and is presently vacant. The property to the west is within the SP (Specific Plan) / AG (Agricultural Overlay) zoning district and is developed with a dairy farm; and

WHEREAS, on October 29, 2021, the Applicant submitted the subject Development Plan (File No. PDEV21-043) to construct 145 multiple-family motorcourt townhomes on 13.86 acres of land within PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) of the Esperanza Specific Plan; and

WHEREAS, the proposed Motorcourt Townhome product is characterized as attached townhomes designed around a common motorcourt constructed with decorative pavers that provides garage access to each unit, with the main entrances of the units fronting the street, private drive aisle, or paseo. The paseos will be landscaped to provide visual interest and promote pedestrian mobility; and

WHEREAS, the Motorcourt Townhome product proposes fourteen, 10-unit complexes (Building A) and one, 5-unit complex (Building B), for a total of 145 multiple-family units, that includes three floor plans and three architectural styles. The Esperanza Specific Plan requires a maximum 60 percent lot coverage and the proposed lot

coverages range from 36 to 51 percent, with an average lot coverage of 46 percent. All plans incorporate various design features, such as a mix of one- and two-story massing, varied entries, second floor laundry facilities, loft, kitchen, open dining, and great room/living areas; and

WHEREAS, primary access into the subdivision will be from Sunset Street, which runs east-west along the Project's southern boundary. A secondary access point will be from Rincon Street, which runs east-west along the northeast boundary. The Project developer is responsible for the construction of the Project's interior neighborhood streets, including Huntington Street, Ventura Avenue, Carlsbad Paseo, Coronado Privado, and Hermosa Paseo; and

WHEREAS, the Esperanza Specific Plan and the Ontario Development Code requires parking be based on bedroom count for multiple-family residential units along with required guest parking. The Project has provided a two-car garage for each unit. The Project requires a total of 384 parking spaces, and a total of 442 parking spaces will be provided, exceeding the minimum requirements by 58 parking spaces and providing an average of 3.05 spaces per unit; and

WHEREAS, the architectural theme for the Esperanza Specific Plan is based upon historical styles found in Ontario. The proposed architectural styles include Spanish Colonial, Craftsman, and Tuscan styles; and

WHEREAS, Tract Map No. 20157 ("A" Map) will facilitate the construction of neighborhood parks, sidewalks, parkways, and open space areas for Planning Areas PA-1 through PA-4. TOP Policy PR1-1 requires new developments to provide a minimum of two acres of Private Park per 1,000 residents. The overall tract is required to provide 5.53 acres of parkland to meet the minimum TOP private park requirement and a total of 6.46 acres of parkland is being provided. PA-1 will provide a 0.69-acre recreation park and a 0.32-acre trellis park. PA-2 will provide a 3.4-acre central neighborhood park and a 0.27-acre garden park. PA-3 and PA-4 will provide 1.78-acre neighborhood park and 0.1-acre pocket park; and

WHEREAS, the Esperanza Specific Plan requires that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides 26.7 percent landscape coverage, which consists of shade trees, shrubs, groundcovers, turf, and other plantings; and

WHEREAS, 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. PDA19-002) that required all major backbone infrastructure improvements within the Esperanza Specific Plan; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "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 the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047) certified by the City Council on February 6, 2007, and this Application introduces no new significant environmental impacts; 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 Planning Commission the responsibility and authority to review and act on the subject Application; and

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

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

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

WHEREAS, on August 15, 2022, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB22-038, recommending the Planning Commission approve the Application; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making authority for the Project, the Planning Commission 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 Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047), certified by the City Council on February 6, 2007.

(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

(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 Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision making authority for the Project, the Planning Commission 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 (145) and density (10.5

DU/AC) specified in the Available Land Inventory. Per the Available Land Inventory, the Esperanza Specific Plan is required to provide 1,594 dwelling units with an overall density of 5-21 DU/AC.

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission 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 PLANNING COMMISSION, 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 Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission 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 (MDR) Medium Density Residential (11.1 – 25 DU/AC) and (OS-R) Open Space – Parkland land use districts of the Policy Plan Land Use Map, and the PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt land use district of the Esperanza 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.

(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 PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt land use district of the Esperanza Specific Plan, including standards relative to the particular land use proposed (multiple-family residential motorcourt townhomes), 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.

(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 Esperanza 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 Esperanza Specific Plan. Additionally, the environmental impacts of this Project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047) certified by the City Council on February 6, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

(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 Esperanza 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 (multiple-family residential motorcourt townhomes). As a result of this review, the Planning Commission 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 Esperanza Specific Plan.

SECTION 6: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set

forth in the Department reports attached hereto as "Attachment A," 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.

SECTION 9: *Certification to Adoption.* The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. ____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

**File No. PDEV21-043
Departmental Conditions of Approval**

(Departmental 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: 7/29/2022

File No: PDEV21-043

Related Files: PMTT18-002 (TM 20157), PMTT18-004 (TM 20159)

Project Description: A Development Plan to construct 145 multiple-family motorcourt townhomes on 13.86 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes and RD-8/Motorcourt Townhomes) of the Esperanza Specific Plan. (APNs: 0218-252-08 and 0218-252-38); **submitted by KB Home Coastal, 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) 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.

(a) 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 Disclosure Statements. 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:

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

(b) 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.

(c) 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.

(d) 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.

2.12 Environmental Review.

(a) The environmental impacts of this Project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (State Clearinghouse No. 2002061047) certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act ("CEQA")" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by this reference.

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

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

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

2.14 Additional Fees.

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

2.15 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) The applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for this project. The location of the mailboxes shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV21-043
 Address: SEC Mill Creek & Old Edison Road
 APN: 0218-252-07 & 08
 Existing Land Use: Vacant
 Proposed Land Use: Development Plan to construct 145 Single family motorcourt townhomes
 Site Acreage: 13.94 Proposed Structure Height: 35 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.: 2021-070
 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: _____

CONSISTENCY DETERMINATION

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

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

See Attached Conditions

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2021-070
PALU No.: _____

PROJECT CONDITIONS

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



06/10/2022

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:

Jamie Richardson, Sr. Landscape Planner

Phone:

(909) 395-2615

D.A.B. File No.:

PDEV21-043

Case Planner:

Jeanie Aguilo

Project Name and Location:

Esperanza – 145 single-family Motorcourt Townhomes
 TM20157 & TM20159

Applicant/Representative:

KB Home Coastal Inc. (909) 991-9369 ctsutsui@kbhome.com
 36310 Inland Valley Drive
 Wildomar, CA 92595



Preliminary Plans (dated 07/5/22) 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

Civil/ Site Plans

1. 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.
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. Show corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind corners.
5. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
6. 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.
7. 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 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.

8. Show a mountable curb at the roundabout with a 24” area of enhanced paving.

Landscape Plans

9. 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 prior to final landscape approval. Submit an electronic approval letter or memo from OMUC with resubmittal of the landscape package.
10. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans. Show utilities on landscape plans.
11. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
12. Show corner ramp and sidewalk per city standard drawing 1213.
13. Overhead spray systems shall be designed for plant material less than the height of the spray head.
14. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
15. 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.
16. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
17. 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



CITY OF ONTARIO MEMORANDUM



DATE: July 22, 2022
TO: Miguel Sotomayor, Engineering Department
CC: Jeanie Aguilo, Planning Department
FROM: Heather Young, Utilities Engineering Department
Christy Stevens, Utilities Engineering Department
SUBJECT: DPR#3 - Utilities Conditions of Approval (COA) (#8439)
PROJECT NO.: PDEV21-043

BRIEF DESCRIPTION:

A Development Plan to construct 145 single-family Motorcourt Townhomes generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-8 / Motorcourt Townhomes) of the Esperanza Specific Plan (APN(s): 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157), PMTT18-004 (TTM 20159).

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 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 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 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 and Conditions of Approval: This project is subject to all the requirements and Conditions of Approval set forth in the: Esperanza Specific Plan, PMTT18-002 (TTM 20157), PMTT18-004 (TTM 20159), and PDA19-002, as amended. Any conflict in Conditions of Approval and requirements, the Conditions of Approval below for this Project will supersede.
3. Note the following definitions and concepts for Public Utility Improvements and Private Utility Improvements: Public Improvements shall be designed per City Public Design Guidelines and City Standards and constructed through a City Encroachment Permit; and, Private Onsite Improvements shall 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; water services and connected appurtenances (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. 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; Backflow Devices and other Cross-Connection

Prevention; onsite sewer upstream of the Public Sewer Lateral, including the Cleanout (or Manhole) at PL/RoW/PUE Edge; 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.

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 appurtenances (fire hydrants, blowoffs, airvacs, etc.);
 - d. 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 applicable City Standard Drawings as required by Ontario Municipal Utilities Company field staff.
 - e. 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;
 - f. 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;
 - g. 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): The Applicant shall comply with the following:

5. **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.
 - 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.
 - c. **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. The onsite fire system and onsite domestic water plumbing system shall be separate.
 1. In certain residential cases where a separate fire service with DCDA connected to the Public Potable Water System is not required by above the requirement, and approved by the City Fire Department and the City Building Department, 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 is required.

2. The submitted Conceptual Utilities Systems Map dated 6/24/2022 proposed no separate fire services for the residential units. If separate fire services with DCDA's are required, a delta on the approved water improvement plans shall be submitted for review and approval.

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

6. 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.
7. 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.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: December 20, 2021

SUBJECT: PDEV21-043 - A Development Plan to construct 145 single-family Motorcourt Townhomes generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-8 / Motorcourt Townhomes) of the Esperanza Specific Plan. APNs: 0218-252-07 and 0218-252-08, Related Files: PMTT18-002 (TTM 20157), PMTT18-004 (TTM 20159).

-
- 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 VB
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 2
- E. Total Square Footage: Varies
- F. 2019 CBC Occupancy Classification(s): R2

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 2500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure (not all unit sizes were provided).
- ☒ 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. 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.

- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner

FROM: Tony Galban, Police Officer

DATE: December 2, 2021

SUBJECT: PDEV21-043- A DEVELOPMENT PLAN TO CONSTRUCT 145 SINGLE-FAMILY MOTORCOURT TOWNHOMES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MILL CREEK AVENUE AND OLD EDISON ROAD. RELATED FILES: PMTT18-002 (TTM 20157), PMTT 18-004 (TTM 20159).

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 Tony Galban at (909) 408-1672 with any questions or concerns regarding these conditions.



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: Miguel Sotomayor, P.E., Senior Associate Engineer *MS*
(909) 395-2108


PROJECT PLANNER: Jeanie Aguilo, Assistant Planner (909) 395-2418

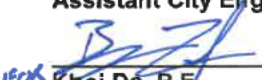
DAB MEETING DATE: August 15, 2022

PROJECT NAME/DESCRIPTION: PDEV21-043 - A Development Plan to construct 145 single-family Motorcourt Townhomes generally located within PA-1 (RD-8 / Motorcourt Townhomes) of the Esperanza Specific Plan. APNs: 0218-252-07 and 0218-252-08, Related Files: PMTT18-002 (TTM 20157), PMTT18-004 (TTM 20159).

LOCATION: SEC of Mill Creek Avenue and Old Edison Road

APPLICANT: KB Home Coastal, Inc.

REVIEWED BY: *for* 
Raymond Lee, P.E.
Assistant City Engineer 8/11/22
Date

APPROVED BY: *for* 
Khoi Do, P.E.
City Engineer 8/11/22
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. All the required improvements for this tract shall be subject to completion of the required public improvements including public utilities beyond the tract limits as specified in Esperanza Specific Plan, the Development Agreement and the Conditions of Approval for TM-20157 (A-Map) and TM-20159 (B-Map).
2. 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 Mill Creek Avenue beginning north of Bellegrave Avenue. 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.

3. The applicant/developer shall be responsible to design and construct street knuckles per City Standard Drawing No. 1104.
4. Parking shall be restricted with signs along chokers per City Standard Drawing No. 1110.
5. Property frontage along Mill Creek Avenue shall be signed "No Stopping Anytime".
6. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
7. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/stripping and street lighting design plans to define limits of improvements.
8. 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 appurtenances (fire hydrants, blowoffs, airvac, etc.);
 - d. For any above ground public water appurtenances (fire hydrants, blowoffs, airvac, 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 applicable City Standard Drawings as required by Ontario Municipal Utilities Company field staff.
 - e. 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;
 - f. 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;
 - g. 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.



CITY OF ONTARIO MEMORANDUM



DATE: April 27, 2022
TO: Jeanie Irene Aguilo, Planning Department
FROM: Blaine Ishii, Integrated Waste Department
SUBJECT: DPR1– Integrated Waste Comments
PROJECT NO.: PDEV21-043 – Mill Creek Ave./Old Edison Rd.
ATTACHMENTS:

BRIEF DESCRIPTION *A Development Plan to construct 145 single-family Motorcourt Townhomes generally located at the southeast corner of Mill Creek Avenue and Old Edison Road*

THIS SUBMITTAL IS COMPLETE.

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:

N/A

FILE NOS: PMTT21-020 and PDEV22-032

SUBJECT: Tentative Tract Map No. 20524 (File No. PMTT21-020) for condominium purposes, subdividing 6.43 acres of land into 4 numbered lots and 4 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, in conjunction with a Development Plan (File No. PDEV22-032) to construct 108 multiple-family residential units located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan (APN Nos. 0218-921-19 and 0218-921-22); **submitted by Edenglen Ontario, LLC.**

PROPERTY OWNER: Edenglen Ontario LLC

RECOMMENDED ACTION: That the Planning Commission consider and approve File Nos. PMTT21-020 and PDEV22-032, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The Project site is comprised of 6.43 acres of land located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan, and is depicted in Figure 1: Project Location, right. The Project site is the last remaining property to be developed within the residential portion of the Edenglen Specific Plan and is currently developed with an interim detention basin and sewer lift station. The interim facilities facilitated the development of residential units within the Specific Plan and were required to remain in place until adequate infrastructure improvements (sewer and storm drain) were constructed. The additional development that has occurred in Ontario Ranch over the past 16 years has constructed the necessary infrastructure improvements for the Edenglen residential community to connect to and



Figure 1: Project Location

Case Planner:	Lorena Mejia
Planning Director Approval:	
Submittal Date:	12-21-2021

Hearing Body	Date	Decision	Action
DAB	8/15/2022	Approval	Recommend
PC	8/23/2022		Final
CC			

allow for the removal of the existing detention basin and sewer lift station. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — On November 1, 2005, the City Council adopted Ordinance No. 2017 approving the Edenglen Specific Plan (File No. PSP03-005) and certified the related Environmental Impact Report (State Clearinghouse No. 2004051108). The Edenglen Specific Plan established the land use designations, development standards, and design guidelines on 158.7 acres of land, which included the potential development of 584 dwelling units, approximately 217,000 square feet of Commercial development, and 550,000 square feet of Business Park/Light Industrial development.

On May 5, 2009, the City Council approved an Amendment to the Edenglen Specific Plan (File No. PSPA08-005) that reconfigured the land use plan by adding three new Planning Areas and incorporated three new product types and related development standards. The overall number of units allowed within the specific plan did not increase, remaining at 584 dwelling units.

On February 2, 2021, the City Council approved a General Plan Amendment (File No. PGPA18-002), an amendment to the Edenglen Specific Plan (File No. PSPA18-003), and an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (State Clearinghouse No. 2008101140). The General Plan and Specific Plan amendments included the reduction of commercial and business park land uses and the addition of 39 acres of light industrial designated property. The amendment included updates to the development standards, exhibits, and text changes to reflect the proposed land use changes and overall compliance with the General Plan Amendment. The amendments resulted in allowing a maximum of 40,000 square feet of Neighborhood Commercial development, 165,000 square feet of Business Park development and 935,000 square feet of Light Industrial development.

On December 21, 2021, the applicant submitted Tentative Tract Map No. 20524 (File No. PMTT21-020) for condominium purposes, to subdivide 6.43 acres of land into 4 numbered lots and 4 lettered lots for residential uses, private drives, parking, landscape edges, and common open space purposes located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan. On June 21, 2022, the applicant submitted the related Development Plan (File No. PDEV22-032) to construct 108 multiple-family residential units.

On August 15, 2022, the Development Advisory Board conducted a hearing to consider the Project, and concluded the hearing on that date, and unanimously voted to recommend that the Planning Commission approve the Application.

(2) Tentative Tract Map No. 20524 (File No. PMTT21-020) — The proposed Tentative Tract Map No. 20524 will subdivide the Project site into 4 numbered lots and 4 lettered lots for residential uses, private drives, parking, landscape edges, and common open space purposes (see Exhibit B—Tentative Tract Map, attached). The Project site is being subdivided for residential condominium purposes to accommodate the Rowtown product type. The Edenglen Specific Plan requires the Rowtown product type to maintain a minimum lot size of 5,000 square feet and the proposed lot sizes range from 43,224 to 80,490 square feet, exceeding the minimum requirement.

(3) Site Access/Circulation — The Project site will have one access point from Emory Lane, which runs east-west along the northerly Project boundary, and one access point from Edenglen Avenue, which runs north-south along the easterly Project boundary. The Tentative Tract Map will facilitate the construction of the private lanes that will provide access to the residential development. The Tentative Tract Map is consistent with TOP Policy CD2-2, which promotes the importance of neighborhood connectivity through local street patterns and neighborhood edges as a way to unify neighborhoods.

(4) Open Space — The Tentative Tract Map will facilitate the construction of sidewalks, parkways, and open space areas within the tract. The proposed pedestrian circulation system provides connectivity to existing parks and residential neighborhoods within the Edenglen Specific Plan, surrounding trails, and adjacent communities. TOP Policy PR1-1 requires new developments to provide a minimum of 2 acres of Private Park per 1,000 residents. The Project site is the last remaining property to be developed within the residential portion of the Edenglen Specific Plan. The Project site and the existing residential development is required to provide 4.16 acres of parkland combined to meet the minimum TOP private park requirement and a total 4.24 acres of parkland have been provided exceeding the minimum requirement. To satisfy the park requirement, the applicant is constructing a 0.28-acre passive park (Lot C) located immediately east of the Project site that will be available for use by all residents within the Edenglen Specific Plan (see Exhibit C—Edenglen Parkland, attached). The southern portion of Lot C contains an SCE Easement, and the ultimate design of the park will require SCE approval. The applicant is proposing two conceptual options for developing Lot C with a passive park (see Exhibit D—Lot C Park Options, attached) to address existing SCE Easement constraints and required access.

- **Option A** – Option A incorporates a 20-foot SCE access road in an L-shaped configuration located along the eastern and southern portion of Lot C with a driveway approach on Oakwood Drive located on the northeast corner of Lot C and a second driveway approach on Edenglen Avenue located on the southwest corner of Lot C. The remaining areas of Lot C would be improved with a large open turf area, picnic tables and shade trees, and landscape enhancements. This option also provides a new six-foot wide multi-purpose trail connection that would extend from the existing SCE trail terminus at Chino Avenue and continue west to the proposed trail that runs along the southern edge of the Project site.

- **Option B** – Option B incorporates a 20-foot SCE access road located along the southern portion Lot C connecting to the existing SCE trail with a driveway approach on Edenglen Avenue located on the southwest corner of Lot C. The remaining areas of Lot C would be improved with a dog park area for smaller dogs to complement the existing dog park located east of Lot C. The applicant is proposing to install site lighting at both the existing and proposed dog park, and incorporate seating areas, with shade trees between the two dog park areas. This option also provides a new six-foot wide multi-purpose trail connection that would extend from the existing SCE trail terminus at Chino Avenue and continue west to the proposed trail that runs along the southern edge of the Project site.

(5) Utilities (drainage, sewer) — The Applicant has submitted a Preliminary Water Quality Management Plan (“PWQMP”), which establishes both Projects’ 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 new storm drain lines within the private drive aisles that will be conveyed to the storm drain located within Edenglen Avenue that continues south to Chino Avenue and then west to Mill Creek Avenue.

(6) Development Plan (File No. PDEV22-032)

(a) Site Design/Building Layout — The Rowtown product proposes five 5-unit complexes, eight 6-unit complexes, and five 7-unit complexes, for a total of 18 buildings and 108 multiple-family units, that includes four floor plans and two architectural styles, including Spanish and Craftsman (see Exhibit E—Site Plan, attached). The proposed floor plans range in size from 1,130 to 1,582 square feet are further described below.

Floor Plan (No. of units)	Total Unit Area	Plan Features
Plan 1 (31 units)	1,130 SF	2 bedrooms, 2 bath and 2-car garage
Plan 2 (31 units)	1,310 SF	3 bedrooms, 2.5 bath and 2-car garage
Plan 3 (31 units)	1,530 SF	3 bedrooms, 2.5 bath and 2-car garage
Plan 4 (15 units)	1,582 SF	4 bedrooms, 2.5 bath and 2-car garage

The proposed Rowtown products have garage access from a private drive aisle or lane, with the main entrances of the units fronting the street, private drive aisles, or paseos (see Exhibit E1—Typical Plotting, attached). The paseos will be landscaped with accent trees, provide landscape planters, an enhanced entry for the street (Mill Creek Avenue) adjacent paseo, enhanced paving for pedestrian paths across private drive aisles, and private patios with 3.5-foot-high walls for each unit to provide visual interest and promote

pedestrian mobility. The landscape installation will be the responsibility of the builder and maintenance will be the responsibility of the homeowner's association.

All plans incorporate design features such as horizontal and vertical building articulation, varied entry designs, private patios, and second floor laundry facilities. All homes will have a two-car garage, and to minimize the visual impact of garages, the applicant proposes access off a private lane that includes varied massing, second story projections over garages, recessed garage doors, landscaped finger planters, and varied roof lines.

(b) Parking — Off-Street parking provided for the Project is consistent with the Edenglen Specific Plan development standards, which requires a minimum of two parking spaces (one within a garage) for two-bedroom units, and 2.5 spaces (two within a garage) for three or more-bedroom units. Visitor parking is required at the rate of one space for every five units. The proposed product type is required to provide 275 parking spaces and is providing 307 parking spaces (see Exhibit F—Parking Plan, attached). Each unit will provide a two-car garage for a total of 216 enclosed parking spaces. One of the proposed Rowtown buildings will provide a two-car driveway for each unit, totaling 14 unenclosed driveway parking spaces. Additionally, the Project is providing 60 uncovered parking spaces within the private drive aisles. The Project is required to provide 21 visitor parking spaces that will be provided within the driveways and private drive aisles. Based on the Edenglen Specific Plan parking requirements, the Project will be over parked by 32 spaces (see Parking Summary shown below), providing more than adequate on-site parking to accommodate visitors and residents of the proposed development.

Table 1: Off-Street Parking Summary

Product Type (No. of Units)	Required Parking Per Unit	Required Guest Parking	Total Required Parking	Garage Spaces Provided	On-Street/ Drive-Aisle Driveway Parking Spaces	Total Spaces Provided
Rowtown 2- Bedrooms (31 Units)	2 spaces, Including one-car garage (62 spaces)	one space per 5 units (6 spaces)	74 spaces	2-car garage (62 spaces)	4 Driveway	66
Rowtown – 3 or 4 Bedrooms (77 Units)	2.5 spaces, Including one-car garage (192 spaces)	one space per 5 units (15 spaces)	230 spaces	2-car garage (154 spaces)	10 Driveway 60 Drive aisle 17 On-Street	241
Totals (108 Units)	254	21	275	216	91	307
						2.8 spaces per unit

(c) Architecture — The Project proposes two architectural styles: Spanish and Craftsman (see Exhibit G—Elevations, attached), and incorporate the following design features/elements:

- **Spanish:** Varying gable and shed roofs with flat concrete S roof tiles; first and second story pop-out features; smooth stucco exterior; square and arched entry openings with accent tile and stucco trim; decorative barrel clay tiles below gable ends; square recessed window openings with stucco trim; decorative window sills; and wood trellis awnings over entries and windows.
- **Craftsman:** Varying gable and shed roofs with asphalt shingles, roof overhangs, second story pop-out features; recessed windows; decorative wood out-lookers; stucco and composite horizontal siding exterior; board and batten siding, wood railing; square entry openings with stucco surrounds; decorative gable end treatment; square window openings with composite wood trim; corbels and rafter tails; and decorative shed door awnings.

The proposed architectural designs of the buildings meet the design guidelines of the Edenglen Specific Plan, which encourages high quality architecture and a level of authenticity of styles through the use of appropriate architectural elements. These styles complement one another through the overall scale, massing, proportions, and details.

(7) Community Meeting — The Planning Department held a virtual community meeting via Zoom on Thursday July 14, 2022, for the proposed subject applications. A total of 22 members from the community logged onto the Zoom meeting and 11 residents provided comments and asked questions. To date the Planning Department has received two emails from Wayne Chen (see Exhibit I – Resident E-mailed Questions) requesting additional project information which were addressed and responded to at the Community Meeting and one phone call in opposition to the proposed project. Below is a summary of concerns/comments raised by the residents and their responses:

(a) Lack of existing amenities and additional residents would overburden the existing recreational facilities. Residents inquired about adding additional amenities such as pools, basketball courts and lighting improvements at the existing dog park.

In response during the Community Meeting, the Applicant explained that the initial Tentative Tract Map submittal included a 1/4-acre park with a pool amenity located on the northwest corner of the Project site. However, the pool amenity was removed in response to the direction provided by the Edenglen Homeowner's Association (HOA). The HOA did not support the amenity due to the projected increase in HOA fees of \$14.74 per month. Below is an explanation of events provided by the Applicant that outlines the timing of events and community outreach regarding additional amenities within the Edenglen community.

- *In May of 2020, Brookfield held an online community meeting to solicit feedback from residents regarding community issues and concerns. During this meeting residents requested an additional pool for the community.*
- *In February of 2022, a second community meeting was held by Brookfield, and they presented the location of a second pool at the Project site. However, residents preferred a second pool should be provided at Pinheiro Park instead of the Project site.*
- *At the March 2022, Edenglen HOA meeting, Brookfield presented three preliminary concepts for adding a pool at Pinheiro Park. During this meeting, the addition of a pool generated concern from the HOA regarding an increase in HOA fees, which had recently been increased significantly.*
- *At the June 2022 Edenglen HOA meeting, Brookfield provided cost estimates for an additional pool to the HOA Board of Directors. The estimated increase of \$14.74 per month for an additional recreational pool was prepared by a qualified budget preparer.*
- *At the June 15, 2022, Edenglen HOA meeting, the HOA Board voted to not include a new pool at Pinheiro Park due to the increase of HOA fees.*

Although, a new pool is currently not being proposed, the Edenglen community including the proposed Project is required to provide 4.16 acres of parkland and a total of 4.24 acres of parkland have been provided, exceeding the minimum requirement. The 4.24 acres of parkland include the construction of a 0.28-acre passive park located immediately east of the Project site, which is discussed in Section 4 (Open Space) of this report.

(b) Residents inquired how the new development would be integrated into the existing HOA and had concerns regarding fee increases and maintenance responsibilities.

In response, during the community meeting the Applicant explained the owners of the proposed Project (108 residential units) will become members of the Edenglen Master HOA and share in the cost and use of existing and proposed facilities.

(c) Inquiries were expressed regarding future street connections/improvements of Mill Creek Avenue to Ontario Ranch Road and Chino Avenue to Hamner Avenue.

In response, city Staff explained that as development to the south occurs, Mill Creek Avenue will continue south, providing vehicular and pedestrian connections to Ontario Ranch Road. Also, Chino Avenue will be constructed from Haven Avenue to Hamner Avenue, as development to the east and west of Edenglen occurs.

(d) Residents requested more police presence and security to address issues regarding speeding and reckless driving (donuts) along Mill Creek and Chino Avenues. Concerns were raised regarding securing trash enclosures and vagrancy.

In response, city Staff explained that the HOA could coordinate with the Ontario Police Department to schedule a town hall meeting and assist in addressing security issues within the community.

(e) Inquiries were made regarding the estimated construction time frame.

In response, the Applicant stated that the estimated construction time frame was between 25 and 27 months.

(f) Comments were made regarding the increased amount of wildlife along the existing SCE trail, including but not limited to possums, rodents, snakes, skunks, gophers, and squirrels. Residents requested traps and mitigation measures be put in place to control the wildlife along the SCE trail.

In response, city Staff explained that the SCE trails are wildlife corridors and due to the surrounding construction, it is normal to experience an increase in wildlife since land is being disturbed by grading and construction activities. Also, there are protected species that would preclude the use of inhumane forms of removal and use of traps.

(g) Residents also requested existing light standards to be improved with LED lighting.

In response, city Staff explained that existing light standards were currently being updated with LED lighting within the Edenglen community, which was completed a week after the community meeting.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony
- (2) Vision.

Distinctive Development:

- Commercial and Residential Development
 - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

- (3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
 - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

- (4) Policy Plan (General Plan)

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
 - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
 - LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).
- Goal LU2: Compatibility between a wide range of uses.
 - LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

- H2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

- H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

Community Economics Element:

- Goal CE1: A complete community that provides for all incomes and stages of life.

- CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

- CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

- CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

Community Design Element:

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;

- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

➤ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

▪ Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

➤ CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

- CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.
- CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.
- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.
- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.
 - Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.
- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (108) and density (16.8) specified in the Available Land Inventory.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, 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. 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 ALUCP. Any special conditions

of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-005, the Edenglen Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was adopted by the City Council on November 1, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
Site	Flood Control Basin and Sewer Lift Station	MDR (Medium Density Residential 11.1 – 25 du/ac)	Edenglen Specific Plan	P-8 (Garden Court/ Rowtown)
North	Single Family Homes and Multiple Family Homes	MDR (Medium Density Residential 11.1 – 25 du/ac)	Edenglen Specific Plan	P-3 (Cottage Home SFD) and P-5 (Garden Town Home)
South	SCE Mira Loma Substation	Business Park (0.60 FAR)	Specific Plan/Agricultural Overlay Zoning District	N/A
East	Multiple Family Homes and Vacant Lot (Future Park)	MDR (Medium Density Residential 11.1 – 25 du/ac)	Edenglen Specific Plan	P-5 (Garden Town Home) and Park
West	Dairy Farm	MDR (Medium Density Residential 11.1 – 25 du/ac)	Rich Haven Specific Plan	Planning 1C (Residential – SFD/SFA)

Off-Street Parking:

Product Type (No. of Units)	Required Parking Per Unit	Required Guest Parking	Total Required Parking	Garage Spaces Provided	On-Street/ Drive-Aisle Driveway Parking Spaces	Total Spaces Provided
Rowtown 2- Bedrooms (31 Units)	2 spaces, Including one-car garage (62 spaces)	one space per 5 units (6 spaces)	74 spaces	2-car garage (62 spaces)	4 Driveway	66
Rowtown – 3 or 4 Bedrooms (77 Units)	2.5 spaces, Including one-car garage (192 spaces)	one space per 5 units (15 spaces)	230 spaces	2-car garage (154 spaces)	10 Driveway 60 Drive aisle 17 On-Street	241
Totals (108 Units)	254	21	275	216	91	307
					2.8 spaces per unit	

General Site & Building Statistics

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Maximum coverage (in %):</i>	<i>72%</i>	<i>66% – 71%</i>	<i>Y</i>
<i>Front yard setback (in FT):</i>	<i>Street: 10' Private Drive: 5'</i>	<i>Street: 10' – 12' Private Drive: 7.5' - 18'</i>	<i>Y</i>
<i>Building Separation (in FT):</i>	<i>25'</i>	<i>25'</i>	<i>Y</i>
<i>Garage to Garage setback (in FT):</i>	<i>30'</i>	<i>30'</i>	<i>Y</i>
<i>Maximum height (in FT):</i>	<i>35'</i>	<i>32'</i>	<i>Y</i>

Exhibit A—PROJECT LOCATION MAP



Exhibit B—TENTATIVE TRACT MAP

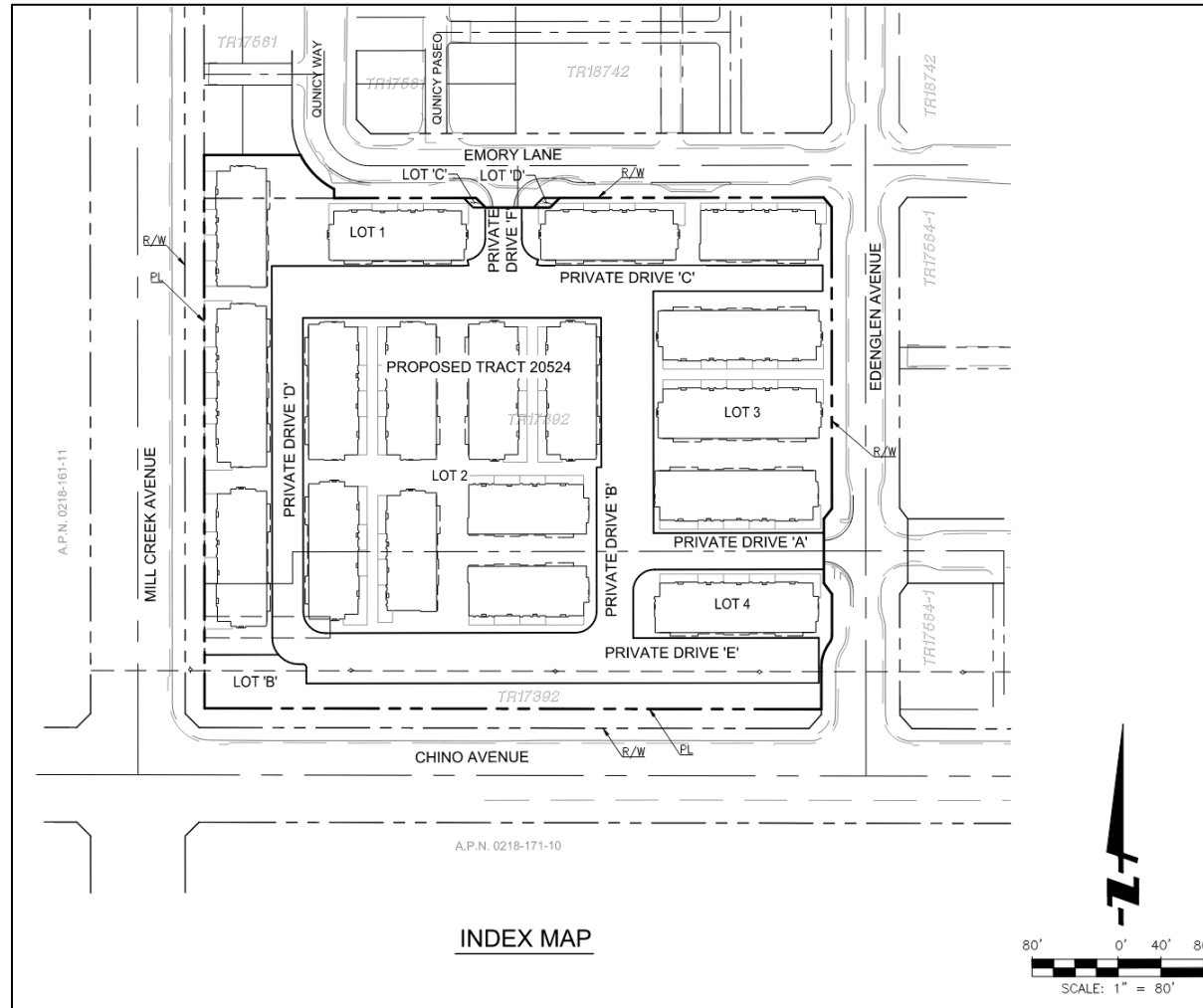
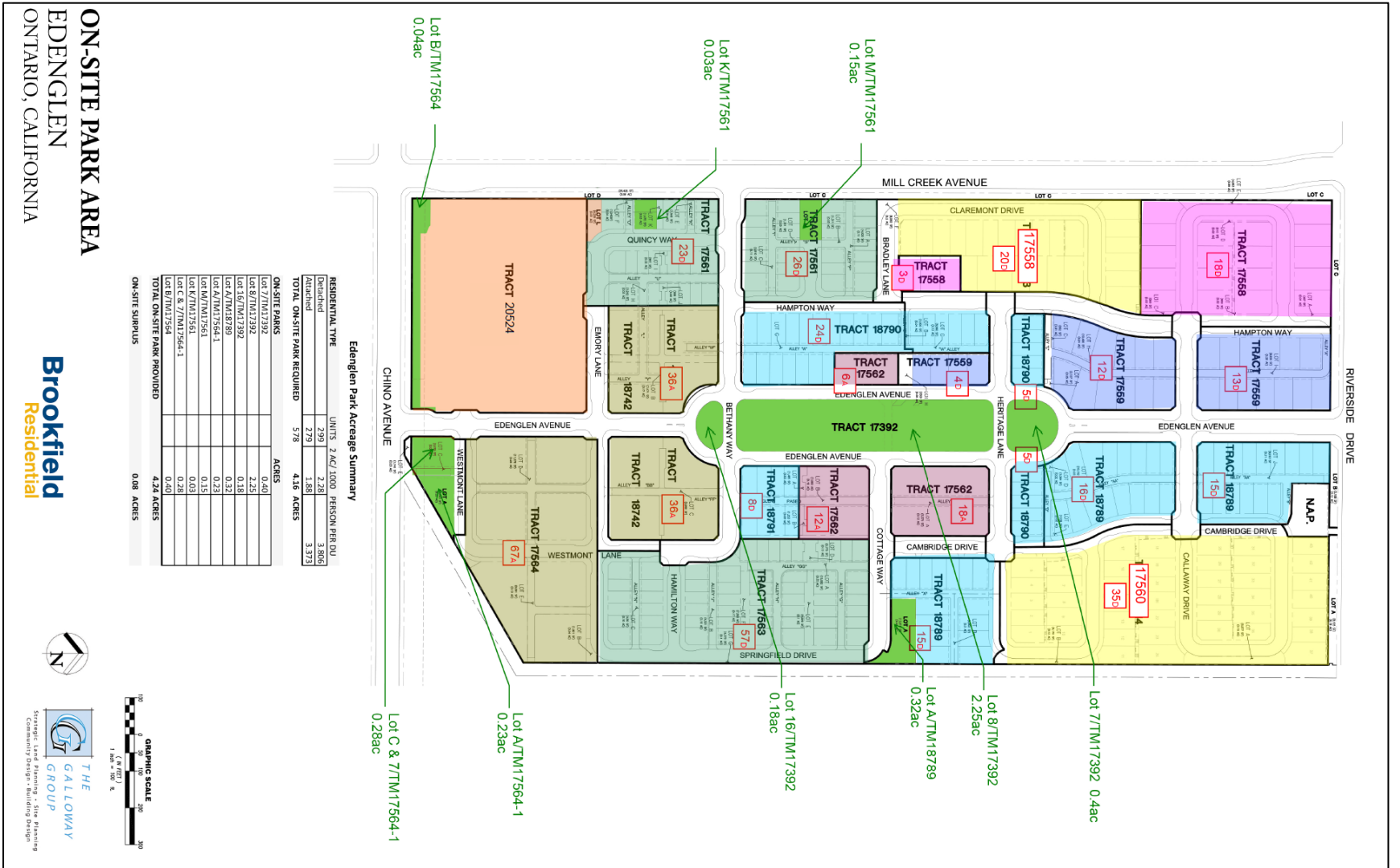


Exhibit C—EDENGLLEN PARKLAND



ON-SITE PARK AREA
 EDENGLLEN
 ONTARIO, CALIFORNIA

Brookfield
 Residential



STRATEGIC LAND PLANNING & SITE PLANNING
 15000 S. GARDEN AVENUE, SUITE 200, DENVER, CO 80232



Exhibit D—LOT C PARK (OPTION A)



Exhibit D—LOT C PARK (OPTION B)



Exhibit E—SITE PLAN

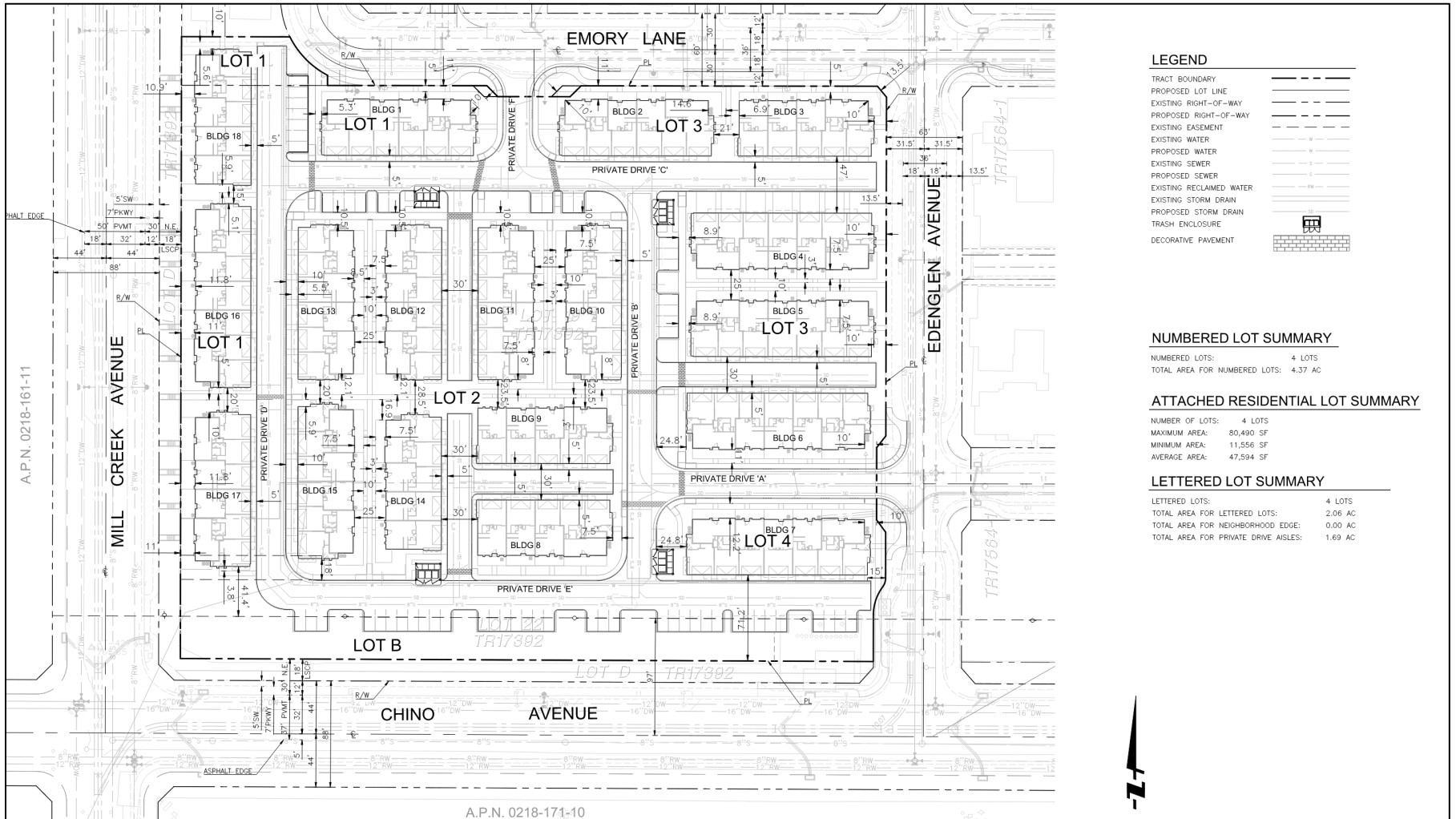


Exhibit E-1—TYPICAL PLOTTING

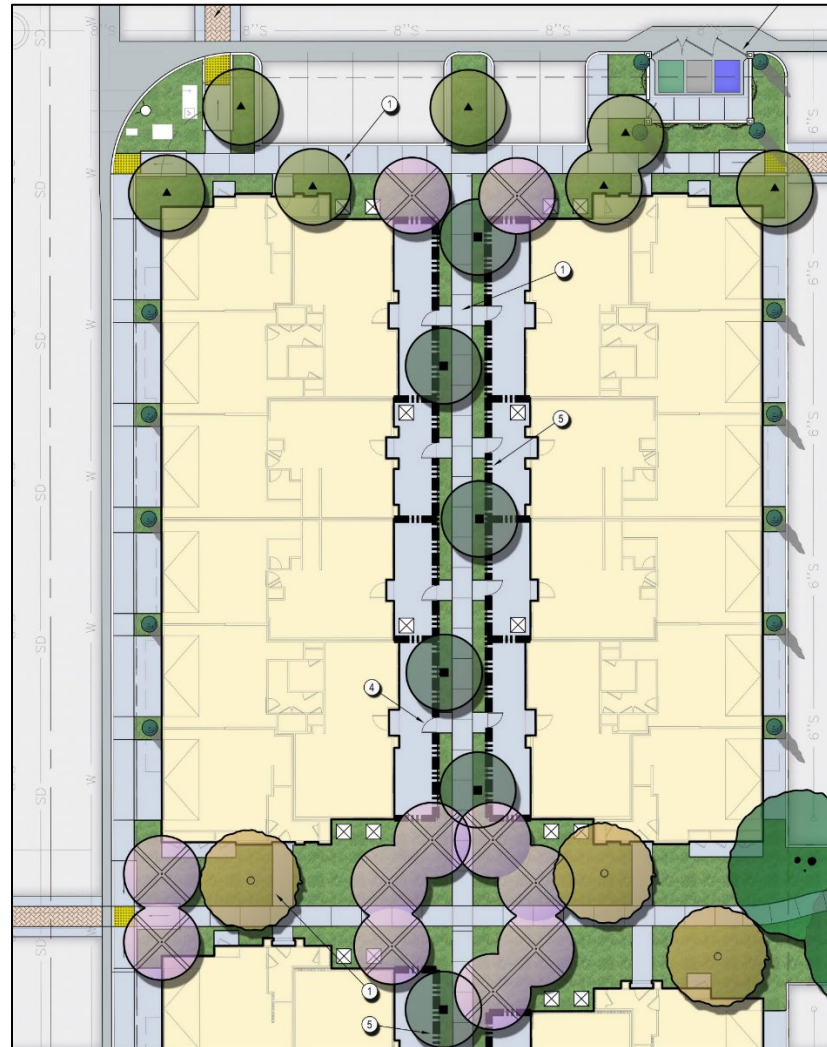


Exhibit F—PARKING PLAN



Exhibit G—ELEVATIONS (CRAFTSMAN 5-PLEX BUILDING)

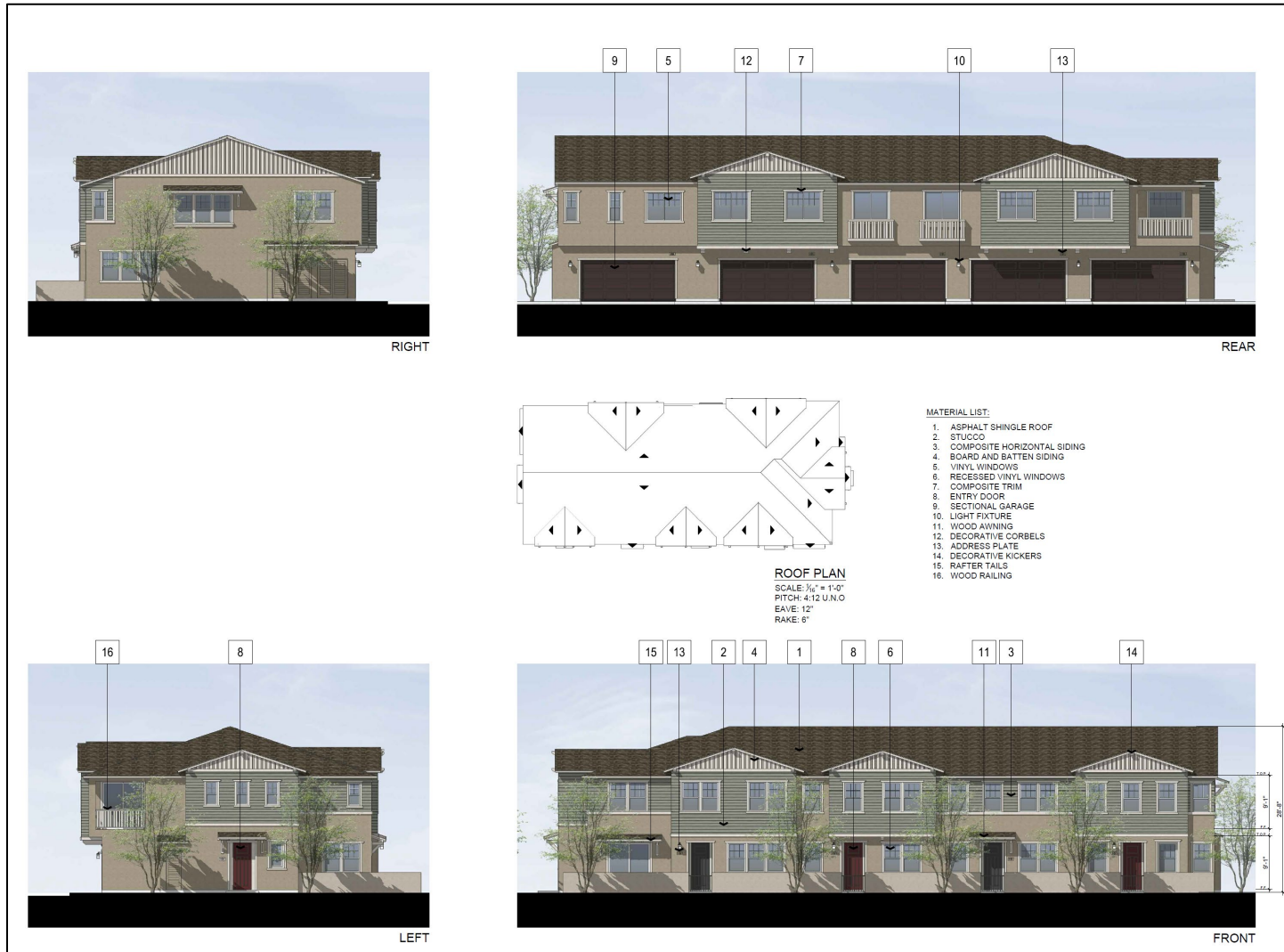


Exhibit G—ELEVATIONS (SPANISH 5-PLEX BUILDING)



Exhibit G—ELEVATIONS (CRAFTSMAN 6-PLEX BUILDING)



Exhibit G—ELEVATIONS (SPANISH 6-PLEX BUILDING)



Exhibit G—ELEVATIONS (CRAFTSMAN 7-PLEX BUILDING)



Exhibit G—ELEVATIONS (SPANISH 7-PLEX BUILDING)



Exhibit H—LANDSCAPE PLAN



Exhibit I—RESIDENT E-MAILED QUESTIONS

**Questions from Wayne Chen
Homeowner in Edenglen HOA**

1. Noticed the newly proposed 108 housing units does include any park or recreation amenities in the illustration.
2. Will these units become part of Edenglen HOA and get to share existing HOA facilities, amenities?
3. Will the new housing development increase our HOA fees?
4. What is the pattern you've observed in other communities with similar situation?
5. Since adding 108 additional units to share common costs, I would assume the HOA fees should be reduced. Is my assumption correct or in error, reasoning?
6. Is city currently responsible for road paving, resurfacing for all the streets within Edenglen HOA? Will it remain true for the proposed development?
7. The proposed drawing indicates streets as "PRIVATE DRIVE A, B, C, D, E, F" Does that mean in the future Edenglen HOA will be responsible for all road paving, resurfacing on these private drives?
8. Will these proposed units be rental apartments or condo homes to be sold to individual home owners?
9. If developer proposal is saleable individual condo homes, will this purpose remain unchanged or can they later modify intent to rental apartments without another public hearing?

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PMTT21-020, TENTATIVE TRACT MAP NO. 20524 FOR CONDOMINIUM PURPOSES, SUBDIVIDING 6.43 ACRES OF LAND INTO 4 NUMBERED LOTS AND 4 LETTERED LOTS FOR RESIDENTIAL USES, PRIVATE DRIVES, PARKING, LANDSCAPE EDGES AND COMMON OPEN SPACE PURPOSES, LOCATED AT THE NORTHEAST CORNER OF MILL CREEK AVENUE AND CHINO AVENUE, WITHIN PA-8 (GARDEN COURT/ ROWTOWN) OF THE EDENGLLEN SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN NOS: 0218-921-19 AND 0218-921-22.

WHEREAS, EDENGLLEN ONTARIO LLC ("Applicant") has filed an Application for the approval of Tentative Tract Map No. 20524, File No. PMTT21-020, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 6.43 acres of land located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan, and is presently improved with a detention basin and sewer lift station; and

WHEREAS, the property to the north of the Project site is within P-3 (Cottage Home SFD) and P-5 (Garden Town Home) of the Edenglen Specific and is developed with single family and multiple-family homes. The property to the east is within P-5 (Garden Town Home) and Park land uses of the Edenglen Specific Plan and is developed with multiple-family homes and a vacant lot (Future Park). The property to the south is within the (SP) Specific Plan/(AG) Agricultural Overlay zoning district and is developed with the SCE Mira Loma Substation. The property to the west is within Planning Area 1C (Residential – SFD/SFA) of the Rich Haven Specific Plan and is developed with a dairy farm; and

WHEREAS, the proposed Tentative Tract Map No. 20524 will subdivide the Project site into 4 numbered lots and 4 lettered lots for residential uses, private drives, parking, landscape edges, and common open space purposes. The Project site is being subdivided for residential condominium purposes to accommodate the Rowtown product type. The Edenglen Specific Plan requires the Rowtown product type to maintain a minimum lot size of 5,000 square feet and the proposed lot sizes range from 43,224 to 80,490 square feet, exceeding the minimum requirement; and

WHEREAS, the Project site will have one access point from Emory Lane, which runs east-west along the northerly Project boundary, and one access point from Edenglen Avenue, which runs north-south along the easterly Project boundary. The Tentative Tract

Map will facilitate the construction of the private lanes that will provide access to the residential development; and

WHEREAS, the Tentative Tract Map will facilitate the construction of sidewalks, parkways, and open space areas within the tract. The proposed pedestrian circulation system provides connectivity to existing parks and residential neighborhoods within the Edenglen Specific Plan, surrounding trails, and adjacent communities; and

WHEREAS, Policy PR1-1 requires new developments to provide a minimum of 2 acres of Private Park per 1,000 residents. The Project site and the existing residential development is required to provide 4.16 acres of parkland combined to meet the minimum TOP private park requirement and a total 4.24 acres of parkland have been provided exceeding the minimum requirement. To satisfy the park requirement, the applicant is constructing a 0.28-acre passive park (Lot C) located immediately east of the Project site; and

WHEREAS, the Planning Department held a virtual community meeting via Zoom on Thursday July 14, 2022, for the proposed Project. A total of 22 members from the community logged onto the Zoom meeting and 11 residents provided comments and asked questions; and

WHEREAS, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes both Projects' 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 new storm drain lines within the private drive aisles that will be conveyed to the storm drain located within Edenglen Avenue that continues south to Chino Avenue and then west to Mill Creek Avenue; and

WHEREAS, a Development Plan (File No. PDEV22-032) to construct 108 multiple-family residential units, was filed in conjunction with the proposed Tentative Tract Map; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "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 No. PSP03-005, the Edenglen Specific Plan for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was adopted by the

City Council on November 1, 2005, and this Application introduces no new significant environmental impacts; 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 Planning Commission the responsibility and authority to review and act on the subject Application; 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 August 15, 2022, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB22-029, recommending the Planning Commission approve the Application; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making authority for the Project, the Planning Commission 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 Planning Commission finds as follows:

(1) The environmental impacts of this Project were previously reviewed in conjunction with File No. PSP03-005, the Edenglen Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was adopted by the City Council on November 1, 2005.

(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

(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 Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making authority for the Project, the Planning Commission 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 (108) and density (16.8) specified in the Available Land Inventory.

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission 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 PLANNING COMMISSION, 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 Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Tentative Tract Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.*** The proposed Tentative Tract Map is located within the MDR (Medium Density Residential 11.1 – 25 du/ac) land use district of the Policy Plan Land Use Map, and PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain a quality of life” (Goal LU1). Furthermore, the project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to a complete community where residents at all stages of life, employers, workers, and visitors, have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario” (Policy LU1-6 *Complete Community*).

(2) ***The design or improvement of the proposed Tentative Tract Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.*** The proposed Tentative Tract is located within the MDR (Medium Density Residential 11.1 – 25 du/ac) land use district of the Policy Plan Land Use Map, and PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “[a] high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct” (Goal CD2). Furthermore, the project will promote the City’s policy to “create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

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

(3) ***The site is physically suitable for the type of development proposed.***
The Project site is proposed for multiple family residential development at a density of 16.8 DUs/acre. The Project site meets the minimum lot area and dimensions of PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan and is physically suitable for this proposed density of development.

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

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

(6) ***The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.*** The proposed subdivision has provided for all necessary public easements and dedications for access through, or use

of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

SECTION 6: *Planning Commission Action.* Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as “Attachment A,” 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.

SECTION 9: *Certification to Adoption.* The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. _____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

**File No. PMTT21-020
Departmental Conditions of Approval**

(Departmental conditions of approval to follow this page)

Date Prepared: 8/15/2022

File No: PMTT21-020

Related Files: PDEV22-032

Project Description: A Tentative Tract Map No. 20524 (File No. PMTT21-020) for condominium purposes, subdividing 6.43 acres of land into 4 numbered lots and 4 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, to construct 108 multiple-family residential units located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan; (APN(s): 0218-921-19 and 0218-921-22); **submitted by Edenglen Ontario, LLC.**

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

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

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

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

2.1 Time Limits.

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

2.2 Subdivision Map.

(a) The Final Tract Map shall be in conformance with the approved Tentative Tract Map on file with the City. Variations from the approved Tentative Tract Map may be reviewed and approved by the Planning Department. A substantial variation from the approved Tentative

Tract Map may require review and approval by the Planning Commission, as determined by the Planning Director.

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

(c) The subject Tentative Tract Map for condominium purposes shall require the recordation of a condominium plan concurrent with the recordation of the Final Tract Map and CC&Rs.

(d) Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

2.3 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.

2.4 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.

2.5 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-005, the Edenglen Specific Plan for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was previously adopted by the City Council on 11/1/2005. 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.

2.6 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 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.

2.7 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.

2.8 Additional Requirements.

(a) The south facing community wall shall be a six-foot-high masonry (split-face with matching cap) wall with decorative pilasters designed to match the existing community perimeter wall.

(b) Prior to issuance of the 55th home certificate of occupancy within Tract Map 20524 all the passive open space improvements for Lot C shall be fully constructed. The Planning Director pursuant to his/her administrative authority, shall allow for additional time for completing improvements located within the SCE Easement.



**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 checked="" type="checkbox"/> TRACT MAP <input checked="" type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. TM-20524 RELATED FILE NO(S). PMTT22-020, PDEV22-032, PSPA21-008	
<input type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> REVISED: 8/16/2022	

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

CITY PROJECT PLANNER & PHONE NO: Lorena Mejia (909) 395-2276

DAB MEETING DATE: August 15, 2022

PROJECT NAME / DESCRIPTION: TM-20524, a Tentative Tract Map to subdivide 6.43 acres of land into three (3) numbered lots (104 multifamily units) and four (4) common lots within Planning Areas 4 and 5 of The Edenglen Specific Plan

LOCATION: Northeast corner of Mill Creek Ave and Chino Ave

APPLICANT: Edenglen Ontario LLC

REVIEWED BY: Raymond Lee 8/17/22
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: [Signature] 8-17-22
 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 CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

1. PRIOR TO FINAL 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):
 - A. 34 feet wide easement for public utility purposes over all private drives.
 - B. 20 feet wide easement for public utility purposes over all private alleys
- 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.
 - B. Easement for storm drain and appurtenant electrical system purposes to the City of Ontario over Lot 22 of TM 17392 (APN: 0218-921-19)
- 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.ontarioca.gov) 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). This should include but not be limited to the following maps: TM 17392, TM 17558 through TM 17564-1, TM 18742, TM 18789 through TM 18791 and TM 20524.
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.14 Other conditions:
 - A. The Tract Map shall comply with the approved Edenglen Specific Plan, the Development Agreement and the Conditions of Approval for Tentative Tract Map No. 20524.
 - B. Applicant/developer shall obtain all off-site right-of-way/easements necessary to construct the required public improvements identified within Section 2 of these Conditions of Approval.

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

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

- 2.01 Record Tract Map No. 20524 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____



- 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 and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.

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

- 2.08 **Submit a soils/geology report.**

- 2.09 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: Southern California Edison (SCE) – for any improvements encroaching into their easements and right of way acquisition.**

- 2.10 **Dedicate to the City of Ontario the right-of-way described below:**
 - A. The applicant/developer shall acquire ultimate south half street right-of-way width of 44 feet for Chino Ave from Mill Creek Ave to APN: 0218-171-19**
 - B. The applicant/developer shall acquire ultimate full street right-of-way width of 88 feet for Chino Ave from APN: 0218-171-19 to APN: 0218-171-20**
 - C. The applicant/developer shall acquire the ultimate north half street right-of-way width of 44 feet for Chino Ave from APN: 0218-171-20 to Hamner Ave**

Property line corner 'cut-back' required at the following intersections:

 - A. Mill Creek Ave & Chino Ave**
 - B. Hamner Ave & Chino Ave**



Applicant/developer shall pursue “grant out” process with SCE to obtain said rights-of-way listed above and dedicate the right-of-way to the City of Ontario.

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

- 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 _____% 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. **Final Utilities Systems Map (USM): As part of the precise grading plans submittal, provide a Final Utilities Systems Map that shows all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City’s public utilities’ points of connection to the existing systems.**



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

2.18 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	Chino Ave	Emory Ln	Mill Creek Ave	Edenglen Ave
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input 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 checked="" type="checkbox"/> New (C) <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New (B) <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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input checked="" type="checkbox"/> Neighborhood edge (w/irrigation) (A)	<input checked="" type="checkbox"/> Trees (B) <input checked="" type="checkbox"/> Landscaping (w/irrigation) (B)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees (D) <input checked="" type="checkbox"/> Landscaping (w/irrigation) (D)
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"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<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	_____	_____	_____	_____



Improvement	All Private Drives	All Private Alleys
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<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 type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<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)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service



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

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

- A. From Mill Creek Ave to APN: 0218-171-19**
- B. South side from Quincy Way to Edenglen Ave**
- C. West side only**
- D. Both west and east sides from Chino Ave to approximately 270' north of Chino Ave**

- 2.19 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.20 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.



- 2.21 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.
- 2.22 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.
- 2.23 Other conditions:

C. SEWER

- 2.24 **A 8 inch sewer main is available for connection by this project in Edenglen Ave. (Ref: Sewer plan bar code: S13834)**
- 2.25 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 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.
- 2.27 **Other conditions:**
 - A. Construct public sewer main in Chino Avenue, west to Mill Creek, south on Mill Creek to existing point of connection on Ontario Ranch Road. Also, refer to the Development Agreement (DA).**
 - B. Abandon and remove the existing sewer lift/pump station at the northwest corner of Chino Avenue and Edenglen Avenue and deliver all equipment and/or parts to Ontario Municipal Utilities Company (OMUC).**
 - C. Abandon the existing sewer force main via slurry backfill in Chino Avenue to Mill Creek Avenue, north on Mill Creek Avenue to Riverside Avenue, west on Riverside Avenue to Turner Avenue.**
 - D. Abandon gravity sewer main via cut and cap along the neighborhood edge, east side of Mill Creek Avenue and the north side of the neighborhood edge on Chino Avenue.**
 - E. Connect the sewer main in Bethany Way to the gravity sewer in Mill Creek Avenue and connect Edenglen gravity sewer into Chino Ave.**
 - ~~**F. Developer is to coordinate with Ontario Municipal Utilities Company (OMUC) to transfer all existing SCADA equipment and by-pass pump to OMUC.**~~

D. WATER

- 2.28 **8 inch water mains are available for connection by this project in Emory Ln and Edenglen Ave (Ref: Water plan bar code: W13204)**
- 2.29 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.30 Other conditions: _____

E. RECYCLED WATER

- 2.31 **8 inch recycled water mains are available for connection by this project in Mill Creek Ave and Edenglen Ave. (Ref: Recycled Water plan bar code: P11008, P10101)**
- 2.32 **Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.**



2.33 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.

2.34 **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.

2.35 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

2.36 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

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

2.38 **Other conditions:**

- A. **Parking shall be restricted on property frontage along Mill Creek Avenue.**
- B. **The modified bend at Quincy Way and Emory Lane shall be constructed per City Standard Drawing No. 1114. Parking shall be restricted with red curb along modified bends as depicted in the standard.**
- C. **Replace any missing signing and striping at the existing street chokers along project frontage streets required per City of Ontario Standard Drawing No. 1110.**
- D. **Design and construct in-fill public street lights along its project frontage streets. Street lighting shall be LED-type and in accordance with City's Traffic and Transportation Design Guidelines.**
- E. **Replace any existing street light fixtures along its project frontage streets with the current City approved LED equivalent fixture per the City's Approved Material List (AML) for Led Luminaires.**
- F. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
- G. **Engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/striping and street light design plans to define limits of improvements.**

G. DRAINAGE / HYDROLOGY

2.39 **A 48 inch storm drain main is available to accept flows from this project in Edenglen Ave. (Ref: Storm Drain plan bar code: D11805)**

2.40 **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.**



- 2.41 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.
- 2.42 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.
- 2.43 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.
- 2.44 **Other conditions:**
 - A. **Design and construct storm drain improvements in Mill Creek Ave (size varies 72", 84", 108") from Chino Ave to existing point of connection at Ontario Ranch Rd. Additionally, there is a section of 48" storm drain pipe missing from Mill Creek Ave between Riverside Dr and Chino Ave that needs to be completed to provide connectivity to downstream facilities. Once this is complete the following items need to be taken care of:**
 - i. **Remove existing onsite detention basin and its related appurtenances (e.g. pump station, riser, laterals, etc.).**
 - ii. **Remove existing 30" storm drain lateral from Mill Creek Ave to onsite detention basin.**
 - iii. **Remove existing onsite detention basin and its related appurtenances (e.g. pump station, riser, laterals, etc.) on the west side of Mill Creek Ave south of Chino Ave.**
 - B. **Should the downstream ultimate storm drain facilities on Mill Creek Ave not be fully constructed and operational, this project will need to construct interim storm drain improvements such as a detention basin. The interim storm drain improvements must be completed prior to issuance of grading permits.**
 - C. **All storm drains in the private streets and alleys are private and shall be maintained by the Home Owner Association.**

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

- 2.45 401 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.
- 2.46 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.47 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.



2.48 Other conditions: _____

J. SPECIAL DISTRICTS

2.49 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.

2.50 Other conditions: _____

K. FIBER OPTIC

2.51 Fiber optic lines are available for connection by this project in Chino Ave, Emory Ln, Mill Creek Ave and Edenglen Ave.
(Ref: Fiber Optic plan bar code: O10009-10010, Fiber Contract WO2017-062)

2.52 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 on Emory Ln, Edenglen Ave and Chino Ave. Limits of work are generally located on Emory Ln, Edenglen Ave, Private Drive E and Lot 2.

2.53 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.
- 4.05 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s):
 - A. Mill Creek Ave from Bethany Way to Chino Ave curb-to-curb
 - B. Chino Ave from Mill Creek Ave to westerly property limits of SCE owned property (APN: 0218-171-19) curb-to-curb
- 4.06 Other conditions:
 - A. Applicant/developer shall design the ultimate Chino Ave street improvements from Mill Creek Ave to Hamner Ave. Additionally, applicant/developer shall pursue "grant out" process with SCE to obtain all right-of-way necessary to construct the required ultimate street improvements. See COA 2.10.



EXHIBIT 'A'

ENGINEERING DEPARTMENT First Plan Check Submittal Checklist

Project Number: PDEV22-032, PMTT22-020 and/or Tract Map No. 20524

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:** _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT21-020 and PDEV22-032

Address: northeast corner of Mill Creek Avenue and Chino Avenue

APN: 0218-921-19 and 0218-921-22

Existing Land Use: Vacant

Proposed Land Use: Tentative Tract Map No. 20524 to subdivide 6.43 acres and Development Plan to construct 108 multiple-family residential units

Site Acreage: 6.43 ac Proposed Structure Height: 32 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 8/10/2022

CD No.: 2022-034

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: _____

CONSISTENCY DETERMINATION

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

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

Real Estate Transaction Disclosure required

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

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

DATE: January 31, 2022

SUBJECT: PMTT21-020 - A Tentative Tract Map (TTM 20524) to subdivide 6.43 acres of land into 3 numbered lots (104 multiple-family units) and 4 common lots, for Common Interest Subdivision purposes, located at the North East corner of Mill Creek Boulevard and Chino Ave, within Planning Areas 4 and 5 of the Edenglen Specific Plan (APNs: 0218-921-19 and 0218-921-22). Related File: PSPA21-008.

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

SITE AND BUILDING FEATURES:

- A. 2019 CBC Type of Construction: Type V-B wood frame
- B. Type of Roof Materials: non-rated
- C. Ground Floor Area(s): Various
- D. Number of Stories: Not Listed
- E. Total Square Footage: Various
- F. 2019 CBC Occupancy Classification(s): R-3, U

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

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

4.0 FIRE PROTECTION SYSTEMS

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

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Homes that do not front street shall be provided with an address entry sign at the street. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.

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

TRACT MAP
CONDITIONS OF APPROVAL

Sign Off



08/05/2022

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.: PMTT21-020	Related Files:	Case Planner: Lorena Mejia
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Project Name and Location:
 Tentative Tract Map to Subdivide 6/43 acres
 Northeast Corner of Mill Creek Blvd and Chino Ave

Applicant/Representative:
 Brookfield Homes – Derek Spalding 714.380.1628 derek.spalding@brookfieldrp.com
 3200 Park Center Drive, Suite 1000
 Ontario, CA 92692

<input checked="" type="checkbox"/>	A Tentative Tract/Parcel Map (dated 07/11/2022) has been approved considering that the following conditions below are met upon the landscape construction documents submittal.
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<input type="checkbox"/>	A Tentative Tract Map/Parcel (dated) has not been approved. Corrections noted below are required before DAB approval.
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CORRECTIONS REQUIRED

1. Relocate utilities to minimum clearances to allow parkway trees. Show and note a 10' parkway tree space, 5' clearance each side of tree from any utility or hardscape including water, sewer, drain lines and driveways; and min. 10' clear from street lights. Parkway trees are to be 30' apart.
1. Mill Creek; show conceptual grading to verify slopes and steps. Show finish grades, surfaces, and maximum 3:1 slopes at the units with steps. Note maximum 3:1 slope.
2. Note corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind at corners.
3. Corners; verify dimension and grade for required monumentation (see Specific Plan for detail). Adjacent walls shall not interfere with required monumentation.
4. Show and identify any on-site stormwater infiltration areas or stormwater infiltration devices proposed in parkways or other landscape areas.
5. New residential projects shall use recycled water for HOA maintained property (parks, parkways, neighborhood edges, common areas). Potable water with a backflow shall only be used on single-family detached properties even if HOA maintained..
6. Stormwater infiltration devices located in parkways or other landscape areas shall be routed to this department to be reviewed and approved before permit approval or installation.
- ~~7. Note decorative paving for all motor courts, including the lots facing the parking rows aisles.~~
8. After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV22-032, A DEVELOPMENT PLAN TO CONSTRUCT 108 MULTIPLE-FAMILY RESIDENTIAL UNITS LOCATED AT THE NORTHEAST CORNER OF MILL CREEK AVENUE AND CHINO AVENUE, WITHIN PA-8 (GARDEN COURT/ ROWTOWN) OF THE EDENGLLEN SPECIFIC PLAN AND MAKING FINDINGS IN SUPPORT THEREOF—APN NOS: 0218-921-19 AND 0218-921-22.

WHEREAS, EDENGLLEN ONTARIO LLC ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV22-032, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 6.43 acres of land located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan, and is presently improved with a detention basin and sewer lift station; and

WHEREAS, the property to the north of the Project site is within P-3 (Cottage Home SFD) and P-5 (Garden Town Home) of the Edenglen Specific and is developed with single family and multiple family homes. The property to the east is within P-5 (Garden Town Home) and Park land uses of the Edenglen Specific Plan and is developed with multiple family homes and a vacant lot (Future Park). The property to the south is within the (SP) Specific Plan/(AG) Agricultural Overlay zoning district and is developed with the SCE Mira Loma Substation. The property to the west is within Planning Area 1C (Residential – SFD/SFA) of the Rich Haven Specific Plan and is developed with a dairy farm; and

WHEREAS, the Rowtown product proposes five 5-unit complexes, eight 6-unit complexes, and five 7-unit complexes, for a total of 18 buildings and 108 multiple-family units, that includes four floor plans and two architectural styles, including Spanish and Craftsman. The proposed floor plans range in size from 1,130 to 1,582 square feet; and

WHEREAS, Off-Street parking provided for the Project is consistent with the Edenglen Specific Plan development standards, the Project is required to provide 275 parking spaces and is providing 307 parking spaces; and

WHEREAS, the Project site will have one access point from Emory Lane, which runs east-west along the northerly Project boundary, and one access point from Edenglen Avenue, which runs north-south along the easterly Project boundary. The Tentative Tract Map will facilitate the construction of the private lanes that will provide access to the residential development; and

WHEREAS, Policy PR1-1 requires new developments to provide a minimum of 2 acres of Private Park per 1,000 residents. The Project site and the existing residential development are required to provide 4.16 acres of parkland combined to meet the minimum TOP private park requirement and a total 4.24 acres of parkland have been provided exceeding the minimum requirement. To satisfy the park requirement, the Applicant is constructing a 0.28-acre passive park (Lot C) located immediately east of the Project site; and

WHEREAS, the Planning Department held a virtual community meeting via Zoom on Thursday July 14, 2022, for the proposed Project. A total of 22 members from the community logged onto the Zoom meeting and 11 residents provided comments and asked questions; and

WHEREAS, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes both Projects' 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 new storm drain lines within the private drive aisles that will be conveyed to the storm drain located within Edenglen Avenue that continues south to Chino Avenue and then west to Mill Creek Avenue; and

WHEREAS, Tentative Tract Map No. 20524 (File No. PMTT21-020) for condominium purposes, subdividing the Project site into 4 numbered lots and 4 lettered lots for residential uses, private drives, parking, landscape edges, and common open space purposes, was filed in conjunction with the proposed Development Plan; and

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "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 No. PSP03-005, the Edenglen Specific Plan for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was adopted by the City Council on November 1, 2005, and this Application introduces no new significant environmental impacts; 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 Planning Commission the responsibility and authority to review and act on the subject Application; 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 August 15, 2022, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting unanimously to issue Decision No. DAB22-030, recommending the Planning Commission approve the Application; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making authority for the Project, the Planning Commission 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 Planning Commission finds as follows:

(1) The environmental impacts of this Project were previously reviewed in conjunction with File No. PSP03-005, the Edenglen Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was adopted by the City Council on November 1, 2005.

(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

(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 Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making authority for the Project, the Planning Commission 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 (108) and density (16.8) specified in the Available Land Inventory.

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission 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 PLANNING COMMISSION, 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 Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission 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 MDR (Medium Density Residential 11.1 – 25 du/ac) land use district of the Policy Plan Land Use Map, and PA-8 (Garden Court/ Rowtown) of the Edenglen 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.

(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 PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan, including standards relative to the particular land use proposed (multiple-family residential), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(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 Planning Commission has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Edenglen 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 Edenglen Specific Plan.

(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 Edenglen 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 (multiple-family residential). As a result of this review, the Planning Commission 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 Edenglen Specific Plan.

SECTION 6: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as “Attachment A,” 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.

SECTION 9: Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. _____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

**File No. PDEV22-032
Departmental Conditions of Approval**

(Departmental conditions of approval to follow this page)

Date Prepared: 8/15/2022

File No: PDEV22-032

Related Files: PMTT21-020

Project Description: A Development Plan (File No. PDEV22-032) to construct 108 multiple-family residential units located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (Garden Court/ Rowtown) of the Edenglen Specific Plan; (APN(s): 0218-921-19 and 0218-921-22); **submitted by Edenglen Ontario, LLC.**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

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.

(a) 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 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.

2.12 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-005, the Edenglen Specific Plan for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was previously adopted by the City Council on 11/1/2005. 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.

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

2.14 Additional Fees.

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

2.15 Additional Requirements.

(a) The south facing community wall shall be a six-foot-high masonry (split-face with matching cap) wall with decorative pilasters designed to match the existing community perimeter wall.

(b) The patio walls shall incorporate decorative pilasters with decorative cap located paseo entries and building corners.

(c) Prior to issuance of the 55th home certificate of occupancy within Tract Map 20524 all the passive open space improvements for Lot C shall be fully constructed. The Planning Director pursuant to his/her administrative authority, shall allow for additional time for completing improvements located within the SCE Easement of Lot C.

~~**(d)** Provide an enhanced elevation for the 5-unit craftsman building right elevation.~~



**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 checked="" type="checkbox"/> TRACT MAP <input checked="" type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. TM-20524 RELATED FILE NO(S). PMTT22-020, PDEV22-032, PSPA21-008	
<input type="checkbox"/> ORIGINAL <input checked="" type="checkbox"/> REVISED: 8/16/2022	

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

CITY PROJECT PLANNER & PHONE NO: Lorena Mejia (909) 395-2276

DAB MEETING DATE: August 15, 2022

PROJECT NAME / DESCRIPTION: TM-20524, a Tentative Tract Map to subdivide 6.43 acres of land into three (3) numbered lots (104 multifamily units) and four (4) common lots within Planning Areas 4 and 5 of The Edenglen Specific Plan

LOCATION: Northeast corner of Mill Creek Ave and Chino Ave

APPLICANT: Edenglen Ontario LLC

REVIEWED BY: Raymond Lee 8/17/22
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: [Signature] 8-17-22
 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 CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

1. PRIOR TO FINAL 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):
 - A. 34 feet wide easement for public utility purposes over all private drives.
 - B. 20 feet wide easement for public utility purposes over all private alleys
- 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.
 - B. Easement for storm drain and appurtenant electrical system purposes to the City of Ontario over Lot 22 of TM 17392 (APN: 0218-921-19)
- 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.ontarioca.gov) 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). This should include but not be limited to the following maps: TM 17392, TM 17558 through TM 17564-1, TM 18742, TM 18789 through TM 18791 and TM 20524.
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.14 Other conditions:
 - A. The Tract Map shall comply with the approved Edenglen Specific Plan, the Development Agreement and the Conditions of Approval for Tentative Tract Map No. 20524.
 - B. Applicant/developer shall obtain all off-site right-of-way/easements necessary to construct the required public improvements identified within Section 2 of these Conditions of Approval.

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

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

- 2.01 Record Tract Map No. 20524 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____



- 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 and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.

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

- 2.08 **Submit a soils/geology report.**

- 2.09 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: Southern California Edison (SCE) – for any improvements encroaching into their easements and right of way acquisition.**

- 2.10 **Dedicate to the City of Ontario the right-of-way described below:**
 - A. The applicant/developer shall acquire ultimate south half street right-of-way width of 44 feet for Chino Ave from Mill Creek Ave to APN: 0218-171-19**
 - B. The applicant/developer shall acquire ultimate full street right-of-way width of 88 feet for Chino Ave from APN: 0218-171-19 to APN: 0218-171-20**
 - C. The applicant/developer shall acquire the ultimate north half street right-of-way width of 44 feet for Chino Ave from APN: 0218-171-20 to Hamner Ave**

Property line corner 'cut-back' required at the following intersections:

 - A. Mill Creek Ave & Chino Ave**
 - B. Hamner Ave & Chino Ave**



Applicant/developer shall pursue "grant out" process with SCE to obtain said rights-of-way listed above and dedicate the right-of-way to the City of Ontario.

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

- 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 _____% 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. **Final Utilities Systems Map (USM): As part of the precise grading plans submittal, provide a Final Utilities Systems Map that shows all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' points of connection to the existing systems.**



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

2.18 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	Chino Ave	Emory Ln	Mill Creek Ave	Edenglen Ave
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input 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 checked="" type="checkbox"/> New (C) <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New (B) <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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input checked="" type="checkbox"/> Neighborhood edge (w/irrigation) (A)	<input checked="" type="checkbox"/> Trees (B) <input checked="" type="checkbox"/> Landscaping (w/irrigation) (B)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees (D) <input checked="" type="checkbox"/> Landscaping (w/irrigation) (D)
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"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<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	_____	_____	_____	_____



Improvement	All Private Drives	All Private Alleys
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<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 type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<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)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service



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

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

- A. From Mill Creek Ave to APN: 0218-171-19
- B. South side from Quincy Way to Edenglen Ave
- C. West side only
- D. Both west and east sides from Chino Ave to approximately 270' north of Chino Ave

- 2.19 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.20 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.



- 2.21 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.
- 2.22 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.
- 2.23 Other conditions:

C. SEWER

- 2.24 **A 8 inch sewer main is available for connection by this project in Edenglen Ave. (Ref: Sewer plan bar code: S13834)**
- 2.25 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 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.
- 2.27 **Other conditions:**
 - A. Construct public sewer main in Chino Avenue, west to Mill Creek, south on Mill Creek to existing point of connection on Ontario Ranch Road. Also, refer to the Development Agreement (DA).**
 - B. Abandon ~~and remove~~ the existing sewer lift/pump station at the northwest corner of Chino Avenue and Edenglen Avenue ~~and deliver all equipment and/or parts to Ontario Municipal Utilities Company (OMUC).~~**
 - C. Abandon the existing sewer force main via slurry backfill in Chino Avenue to Mill Creek Avenue, north on Mill Creek Avenue to Riverside Avenue, west on Riverside Avenue to Turner Avenue.**
 - D. Abandon gravity sewer main ~~via cut and cap~~ along the neighborhood edge, east side of Mill Creek Avenue and the north side of the neighborhood edge on Chino Avenue.**
 - E. Connect the sewer main in Bethany Way to the gravity sewer in Mill Creek Avenue and connect Edenglen gravity sewer into Chino Ave.**
 - ~~F. Developer is to coordinate with Ontario Municipal Utilities Company (OMUC) to transfer all existing SCADA equipment and by-pass pump to OMUC.~~**

D. WATER

- 2.28 **8 inch water mains are available for connection by this project in Emory Ln and Edenglen Ave (Ref: Water plan bar code: W13204)**
- 2.29 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.30 Other conditions: _____

E. RECYCLED WATER

- 2.31 **8 inch recycled water mains are available for connection by this project in Mill Creek Ave and Edenglen Ave. (Ref: Recycled Water plan bar code: P11008, P10101)**
- 2.32 **Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.**



2.33 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.

2.34 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.

2.35 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

2.36 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

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

2.38 Other conditions:

- A. Parking shall be restricted on property frontage along Mill Creek Avenue.
- B. The modified bend at Quincy Way and Emory Lane shall be constructed per City Standard Drawing No. 1114. Parking shall be restricted with red curb along modified bends as depicted in the standard.
- C. Replace any missing signing and striping at the existing street chokers along project frontage streets required per City of Ontario Standard Drawing No. 1110.
- D. Design and construct in-fill public street lights along its project frontage streets. Street lighting shall be LED-type and in accordance with City's Traffic and Transportation Design Guidelines.
- E. Replace any existing street light fixtures along its project frontage streets with the current City approved LED equivalent fixture per the City's Approved Material List (AML) for Led Luminaires.
- F. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
- G. Engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/striping and street light design plans to define limits of improvements.

G. DRAINAGE / HYDROLOGY

2.39 A 48 inch storm drain main is available to accept flows from this project in Edenglen Ave. (Ref: Storm Drain plan bar code: D11805)

2.40 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.



- 2.41 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.
- 2.42 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.
- 2.43 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.
- 2.44 **Other conditions:**
 - A. **Design and construct storm drain improvements in Mill Creek Ave (size varies 72", 84", 108") from Chino Ave to existing point of connection at Ontario Ranch Rd. Additionally, there is a section of 48" storm drain pipe missing from Mill Creek Ave between Riverside Dr and Chino Ave that needs to be completed to provide connectivity to downstream facilities. Once this is complete the following items need to be taken care of:**
 - i. **Remove existing onsite detention basin and its related appurtenances (e.g. pump station, riser, laterals, etc.).**
 - ii. **Remove existing 30" storm drain lateral from Mill Creek Ave to onsite detention basin.**
 - iii. **Remove existing onsite detention basin and its related appurtenances (e.g. pump station, riser, laterals, etc.) on the west side of Mill Creek Ave south of Chino Ave.**
 - B. **Should the downstream ultimate storm drain facilities on Mill Creek Ave not be fully constructed and operational, this project will need to construct interim storm drain improvements such as a detention basin. The interim storm drain improvements must be completed prior to issuance of grading permits.**
 - C. **All storm drains in the private streets and alleys are private and shall be maintained by the Home Owner Association.**

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

- 2.45 401 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.
- 2.46 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.47 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.



2.48 Other conditions: _____

J. SPECIAL DISTRICTS

2.49 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.

2.50 Other conditions: _____

K. FIBER OPTIC

2.51 Fiber optic lines are available for connection by this project in Chino Ave, Emory Ln, Mill Creek Ave and Edenglen Ave.
(Ref: Fiber Optic plan bar code: O10009-10010, Fiber Contract WO2017-062)

2.52 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 on Emory Ln, Edenglen Ave and Chino Ave. Limits of work are generally located on Emory Ln, Edenglen Ave, Private Drive E and Lot 2.

2.53 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.
- 4.05 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s):
 - A. Mill Creek Ave from Bethany Way to Chino Ave curb-to-curb
 - B. Chino Ave from Mill Creek Ave to westerly property limits of SCE owned property (APN: 0218-171-19) curb-to-curb
- 4.06 Other conditions:
 - A. Applicant/developer shall design the ultimate Chino Ave street improvements from Mill Creek Ave to Hamner Ave. Additionally, applicant/developer shall pursue "grant out" process with SCE to obtain all right-of-way necessary to construct the required ultimate street improvements. See COA 2.10.



EXHIBIT 'A'

ENGINEERING DEPARTMENT First Plan Check Submittal Checklist

Project Number: PDEV22-032, PMTT22-020 and/or Tract Map No. 20524

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: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT21-020 and PDEV22-032

Address: northeast corner of Mill Creek Avenue and Chino Avenue

APN: 0218-921-19 and 0218-921-22

Existing Land Use: Vacant

Proposed Land Use: Tentative Tract Map No. 20524 to subdivide 6.43 acres and Development Plan to construct 108 multiple-family residential units

Site Acreage: 6.43 ac Proposed Structure Height: 32 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 8/10/2022

CD No.: 2022-034

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: _____

CONSISTENCY DETERMINATION

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

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

Real Estate Transaction Disclosure required

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

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

DATE: July 18, 2022

SUBJECT: PDEV22-032 - A Development Plan approval to construct 108 multiple-family dwellings on approximately 6.43 acres of land located at located at the northeast corner of Mill Creek Boulevard and Chino Avenue, within Planning Areas 4 and 5 of the Edenglen Specific Plan (APNs: 0218-921-19 and 0218-921-22). Related File: PSPA21-008 and PMTT21-020.

-
- 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
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies, Multiple Buildings
- D. Number of Stories: 2
- E. Total Square Footage: Varies, Approximately 12,000 Sq. Ft. per Building
- 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 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 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.

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.

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

PRELIMINARY PLAN
CORRECTIONS

Sign Off



08/05/2022

Jamie Richardson, Sr. Landscape Planner

Date

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

Phone:
(909) 395-2615

D.A.B. File No.:
 PDEV22-032

Case Planner:
 Lorena Mejia

Project Name and Location:
 108 Multiple-Family Dwellings
 NE Corner Mill Creek Blvd & Chino Ave

Applicant/Representative:
 Brookfield Residential – Derek Spalding derek.spalding@brookfieldrp.com (714) 200-2448
 3200 Park Center Drive, Suite 1000
 Costa Mesa, CA 92626

Preliminary Plans (dated) meet the Standard Conditions for New Development and have been approved considering that the following conditions below are met upon the landscape construction documents submittal.

Preliminary Plans (dated 6/29/2022) 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

Civil/ Site Plans

1. New residential projects shall use recycled water for HOA maintained property (parks, parkways, neighborhood edges, common areas). Potable water with a backflow shall only be used on single-family detached properties even if HOA maintained.
2. Parkway tree locations shall be shown on all tract maps and plans where utilities are proposed. Parkway trees are 30' apart. Show and note a 10' total space, 5' clearance on 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.
3. Corners; verify dimension and grade for required monumentation (see Specific Plan for detail). Adjacent walls shall not interfere with required monumentation.
4. DG trails and parkways at corners (Chino Ave.) shall have the trail curve into the sidewalk rather than out to the corner ramp; OK to end parkway landscape before corner utilities.
5. 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.
- ~~6. Note decorative paving for all motor courts.~~
7. Show and dimension transformers set back 5' from paving all sides. Coordinate with landscape plans.
8. Show and dimension backflow devices set back 4' from paving on all sides. Locate on level grade
9. 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.

10. Show corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind corners. Maximum 4' behind the ramp, landscape shall extend to the limits of the corner treatment.
11. 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.
12. Finished grade shall be no more than 8" from the stucco/plaster face of the wall.
13. Dimension all planters to have a minimum 5' wide inside dimension.
14. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging.
15. Show letter lots between the sidewalk and single-family residence side yard wall to identify HOA maintained landscape and recycled water irrigation.
16. Typical lot drainage shall include a catch basin with a gravel sump below each before exiting the property if no other water quality infiltration is provided.
- ~~17. 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.~~
18. 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

19. 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.
20. During plan check provide an overall exhibit showing water meter locations, to include POC and controllers.
21. During plan check (for HOA tracts), submit an overall tree exhibit showing HOA parkways and common area trees and typical front yard tree locations to avoid conflicts.
22. Show and dimension 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.
23. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
24. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
25. Show corner ramp and sidewalk per city standard drawing 1213.
26. Note on landscape plans: 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.
27. 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.
28. Street trees for this project are: north side of Chino - Chitalpa tashkentensis 'Pink Dawn' 30'

on center in the parkway and alternating the Quercus suber as background trees, Mill Creek show Pistacia chinensis 30' on center in the parkway alternating with Quercus suber as background tree.

29. Additional trees will be required during plan check: Locate trees for shade on buildings, parking area, 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.
30. Provide a planting list of proposed water-efficient plants. Use turfgrass for recreation areas only. Proposed water use must meet the water budget.
31. Replace invasive, high water use, short-lived, high maintenance, or poor performing plants Magnolia (city council directive), Cinnamomum and Hymenosporum (not performing well in Ontario Ranch), use Toyon as a shrub, Bougainvillea (sensitive to frost).
32. Show 8' diameter of mulch only at new trees. Detail irrigation dripline outside of mulched root zone.
33. 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.
34. Overhead spray systems shall be designed for plant material less than the height of the spray head.
35. Designer or developer to provide agronomical soil testing and include a report on landscape construction plans. A new report is required for phased projects for each phase or a minimum of every six homes in residential developments.
36. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
37. Show letter lots between the sidewalk and single-family residence side yard wall to identify HOA maintained landscape and recycled water irrigation.
38. Typical lot drainage shall include a catch basin with a gravel sump below each before exiting the property if no other water quality infiltration is provided.
39. ~~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. Residential projects shall include a hose bib on the patio for washing off the pavement.~~
40. Construction plans shall be designed and signed by a licensed landscape architect.
41. 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.
42. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations.
43. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
44. Provide phasing map for multi-phase projects.
45. 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

MEMORANDUM

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

TO: Chairman and Members of the Planning Commission

FROM: Rudy Zeledon – Planning Director *RZ*

DATE: August 23, 2022

SUBJECT: **File Nos. PDEV21-028 and PVAR21-005** – A Variance (File No. PVAR21-005) to reduce the building setback along an arterial street from 20 feet to 2.67 feet, in conjunction with a Development Plan (File No. PDEV21-028) to construct one industrial building totaling 32,165 square feet on 1.3 acres of land located at 1108 and 1120 East California Street, within the IL (Light Industrial) zoning district.

Per the applicant's request, staff is requesting that File Nos. PDEV21-028 and PVAR21-005 be continued to the September 27, 2022 Planning Commission meeting.

TO: Chairman and Members of the Planning Commission

FROM: Rudy Zeledon – Planning Director *RZ*

DATE: August 23, 2022

SUBJECT: **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-004:** A hearing to consider a Development Plan to construct a stealth wireless telecommunications facility consisting of a 65-foot-tall monopine antenna and ancillary ground-mounted equipment on 1.75 acres of land located at 1259 East D Street (Veteran's Memorial Park), within the OS-R (Open Space – Recreation) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. (APN: 0110-013-04) **submitted by Coastal Business Group.**

Staff is requesting that File No. PDEV22-004 be continued to a special Planning Commission meeting on August 30, 2022, so that the item can be properly noticed.

FILE NOS.: PZC19-001, PVAR19-004, and PDEV19-028

SUBJECT: A Zone Change (File No. PZC19-001) amending the zoning designation on 0.07-acre of land from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac), to enable development of a 0.28-acre project site, in conjunction with a Variance to deviate from the maximum Development Code standard for percentage of tandem parking spaces, from 12 percent to 23 percent, and a Development Plan (File No. PDEV19-028) to construct five multiple-family residential units located at 1063 East Elma Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district (APNs: 1048-461-17 and 1048-491-23); **submitted by Maria G. Oseguera. City Council action is required for File No. PZC19-001.**


PROPERTY OWNER: Maria G. Oseguera

RECOMMENDED ACTION: That the Planning Commission consider and approve File Nos. PDEV19-028 and PVAR19-004, and consider and recommend to the City Council for approval File No. PZC19-001, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The Project site is comprised of 0.28-acre of land located at 1063 East Elma Street, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) and MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning districts, and is depicted in Figure 1: Project Location. The site is currently developed with a three-



Figure 1: Project Location

Case Planner:	Alexis Vaughn
Planning Director Approval:	
Submittal Date:	05/14/2019

Hearing Body	Date	Decision	Action
DAB	08/15/22	Approval	Recommend
PC	08/23/22		Final
CC	09/20/22		

unit multiple-family residence, which will be razed to accommodate the development of the Project site.

The land use surrounding the Project site is residential and includes a mix of single-family and multiple-family dwellings. The land to the north of the Project site is zoned LDR-5 (Low-Density Residential – 2.1 to 5.0 du/ac), the land to the east is zoned MDR-18, the land to the west is zoned MDR-11, and the land to the south is a mix of both MDR-11 and MDR-18 zoning districts. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the “Surrounding Zoning & Land Uses” table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — The Applicant is requesting to construct a 6,649-square-foot apartment building, consisting of five residential units with enclosed garages, as well as a detached trash enclosure and recreational patio with trellis. A Variance is being processed in conjunction with the Development Plan to increase the maximum allowable percentage of tandem parking spaces (refer to Development Code Section 6.03.025.C.3), from 12 percent to 23 percent, which will allow for the requisite covered parking stalls to be provided for the Project. The Project site currently consists of two parcels, and the applicant will file a Lot Line Adjustment to create one contiguous Project site.

In order to facilitate the Project, a Zone Change (File No. PZC19-001) has also been requested for the smaller, 0.07-acre parcel, from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac). The Zone Change is reviewed by the Planning Commission for recommendation to the City Council and will:

- Bring the full Project site’s zoning into conformance with The Ontario Plan 2050 General Plan Update (File No. PGPA20-002, which changed the site’s Policy Plan land use designation from LMDR (Low-Medium Density Residential) to MDR (Medium Density Residential));
- Make the smaller parcel consistent with the zoning designation of the remainder of the Project site; and
- Allow for the development of five dwelling units on the overall 0.28-acre Project site.

While the existing residential structure does not have a building permit on file, it is likely it was constructed in or near 1948, based on the Building Department’s permit history records. The building is not considered a historic resource.

On August 15, 2022, the Development Advisory Board conducted a hearing to consider the Variance and the Development Plan, and concluded the hearing on that date, and

unanimously voted to recommend that the Planning Commission approve the Applications.

(2) Zone Change (File No. PZC19-001) — The westerly portion of the Project site is a 0.07-acre parcel making up approximately one quarter of the overall Project area and is currently zoned MDR-11 (Medium-Density Residential – 5.1 to 11.0 du/ac). The westerly parcel is 23.6 feet wide and unbuildable as a stand-alone parcel. As such, the applicant filed a Zone Change request to rezone this parcel to be consistent with the main Project parcel, which is zoned MDR-18 (Medium-Density Residential – 11.1 to 18.0 du/ac, and the current underlying TOP land use designation (Medium Density Residential (11.1-25 du/ac)). Once the Zone Change is approved, the Applicant will submit a Lot Line Adjustment application to merge the Project site into one parcel. As conditioned, Project approval is contingent on City Council approval of the Zone Change application.

(3) Variance (File No. PVAR19-004) — The Applicant is requesting approval of a Variance to exceed the maximum allowable percentage of tandem parking spaces within a multiple-family residential project, from 12 percent to 23 percent. The Project site's dimensions, in combination with an unbuildable sewer easement, and surrounding existing one-story development, impose substantial limitations on development that would preclude the Project from attaining the maximum percent of tandem parking spaces allowed, while at the same time providing the required landscaping and recreation improvements, meeting building setbacks and drive aisle dimensions, meeting the minimum density requirement, and limiting potential impacts to the surrounding neighborhood, such as excessive building height, in a neighborhood consisting of predominantly one- and two-story structures.

Staff believes that the Variance request is consistent with TOP Goal LU3, which promotes flexibility in order to respond to special conditions and circumstances in order to achieve the Vision. The Variance request to increase the number of tandem parking spaces, each pair of which have been conditioned to be assigned to a single dwelling unit, will result in a superior development that will achieve the following:

- Allow for the residential building, accessory buildings, outdoor parking stalls, and central drive aisle to meet all current Development Code standards.
- Allow for the required landscape improvements to be provided.
- Allow for the installation of a recreational area for the Project's residents.
- Prevent the building from increasing in height to three or more stories, which could negatively impact the predominantly one- and two-story neighborhood.
- Allow for first-floor dwelling units that provide an additional option for residents who may require accessibility accommodations.

In acting on a Variance request, the Planning Commission must consider and clearly establish certain findings of fact, which are prescribed by State law and the City's Development Code. The facts and findings have been provided in the attached

resolution for Variance File No. PVAR19-004, as basis for approval of the requested Variance.

(4) Development Plan (File No. PDEV19-028)

(a) Site Design/Building Layout — The Project site currently consists of two parcels, the smaller of which is generally undevelopable as a stand-alone lot due to the lot's narrow width (approximately 23.6 feet). As conditioned, the Applicant will pursue a Lot Line Adjustment to incorporate the smaller lot into the Project site to allow for more flexibility in development of the site. The apartment building will be sited along the eastern portion of the Project site and the ancillary recreational facility, outdoor parking, and trash enclosure will be sited along the western portion of the Project site. The access drive will occupy the center of the Project site and allow for vehicular access to the enclosed and unenclosed parking spaces. Pedestrian access to the site will be provided via a walkway that connects from the apartment building to the public sidewalk (see Exhibit B—Site Plan). The current residential building and ancillary structures will be demolished to accommodate construction of the proposed Project.

The two dwelling units on the first floor will have a private, enclosed patio between the building and the eastern property line. The three dwelling units on the second floor will each have a private balcony, also facing east. Two exterior stairwells provide access to the second-floor units and are located along the northern and southern ends of the building. One one-bedroom and four two-bedroom units will be provided, ranging from approximately 500 to 1,140 square feet in area (see Exhibit D—Floor Plans).

(b) Site Access/Circulation — The apartment complex will be served by one centrally-located vehicular drive aisle. Enclosed garages for each unit will be situated at ground level and accessed by the drive aisle. Additional open parking spaces will be provided opposite the garages.

(c) Parking — The Development Code requires multiple-family residential land uses to provide 1.75 parking spaces for each one-bedroom dwelling, including one space in a garage or carport, and 2.0 spaces for each two-bedroom dwelling, including one space in a garage or carport, in addition to guest parking spaces at the rate of 0.25 space for each dwelling. The Development Code thus requires 13 on-site parking spaces, and 13 spaces have been provided, as demonstrated in Figure 2: Parking Table, below.

Figure 2: Parking Table

Type of Use	No. Dwellings	Parking Ratio	Spaces Required	Spaces Provided
One-Bedroom Unit	1	1.75 parking spaces, including one space in a garage or carport	1.75	2
Two-Bedroom Unit	4	2.0 parking spaces, including one space in a garage or carport	8	8

Guest Parking		0.25 spaces per dwelling (minimum 3 spaces)	3	3
TOTAL	5		13	13

Garage spaces have been provided with a 60 to 65-square-foot storage area, having an approximate volume of 480 to 520 cubic feet. A minimum of 240 cubic feet of storage area is required by the Development Code.

The Development Code limits the amount of tandem parking for a multiple-family-dwelling project to 12 percent of the required parking. Given the development constraints on the site, the applicant filed for a Variance to increase the percentage of tandem spaces from 12 to 23 percent. Two units will have one enclosed garage space and one outdoor parking space, and three units will have two enclosed garage spaces in a tandem configuration. The Project has been conditioned such that tandem parking spaces within an enclosed garage will be assigned to one dwelling unit. Further, the project has been conditioned such that the storage of personal items may occur in a garage only to the extent that such storage does not impede vehicle parking nor reduce the number or required minimum size of the required garage space; and, no dwelling or home occupation activities shall be allowed to occur within the garage spaces, which will serve to ensure that adequate on-site parking remains in place.

(d) Architecture — The proposed building has a contemporary architectural design with Spanish influences, using arches as a key element (see Exhibit C—Exterior Elevations). The exterior walls will be treated with white stucco and furnished with wood outlookers, shutters, gable end detailing, wrought-iron elements, decorative Spanish-style arched garage and front doors, and enhanced window trim. Spanish roof tile will be provided, in addition to a decorative wrought-iron porch and arcade railing. The second floor's private balconies will feature an open trellis to provide partial shade. Additional screening will be provided for any outdoor mechanical equipment.

A small recreational facility has been proposed to the rear of the lot, at the northwest corner of the Project site. The facility will be comprised of a picnic area with overhead trellis and decorative chimney feature, as well as a small lawn area and dog run.

(e) Landscaping — The Project provides landscaping improvements throughout the site, including areas along the building frontage and perimeter of the property (See Exhibit E—Conceptual Landscape Plan). For multiple-family residential projects, the Development Code requires all areas not occupied by buildings and hardscape, such as sidewalks or parking stalls, to be fully landscaped. The Project proposes a total of 3,290 square feet of landscaped areas (26.4 percent of the Project site), and will utilize a variety of trees, shrubs, vines, and groundcovers such as Valley Oak, Brisbane Box, Mexican Redbud, Crape Myrtle, True Green Elm, Dwarf Strawberry Tree, Southern Moon Hawthorn, Parry's Agave, Flax Lily, Cleveland Sage, Creeping Fig, Dymondia, and St. Augustine Grass.

The front setback will be fully landscaped, as will a small greenspace area toward the northeast corner of the Project site. Additionally, a small lawn will be provided next to the picnic area. Beyond the picnic area, the applicant has proposed a small dog run, as no major plantings or structures may occupy this area due to a sewer easement.

(f) Signage — All signage and addressing for the site will need to meet Development Code, Building Code, and Municipal Code standards and will be reviewed in the Plan Check process.

(g) Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP") which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern.

A sewer easement exists to the rear of the Project site, which impacts placement of substantial landscaping and does not permit the construction of permanent features or wall footings. The main area impacted by this easement is the northwest corner of the Project site. As such, simple plantings and a moveable wrought iron fence have been proposed for this area to accommodate the easement.

(5) Senate Bill 18 (SB-18) — At the time of project submittal, a General Plan Amendment was attributed to the file, which was later absorbed by The Ontario Plan 2050 Update, approved by the City Council on August 16, 2022. Tribal notification was required for the project pursuant to the requirements of SB-18, which requires cities and counties to consult with Native American tribes when adopting and amending general plans and specific plans. Staff received responses from two Tribes:

- The San Manuel Band of Mission Indians (SMBMI) stated that the Project site is located outside of their ancestral territory and as such no consultation would be required.
- The Morongo Band of Mission Indians stated that the area is located within the Tribe's aboriginal territory and requested to be provided future notices but declined to initiate a consultation.

Pursuant to SB-18, staff provided The Morongo Band of Mission Indians with notification of the Planning Commission public hearing a minimum of ten days prior to the hearing.

(6) Code Enforcement Case — The Project site has an active Community Improvement (previously Code Enforcement) case for several issues. Since the Applicant has been actively pursuing redevelopment of the site, the Community Improvement

Department has granted deadline extensions for code compliance improvements and actions, which will be eliminated with redevelopment and construction activities.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

(2) Vision.

Distinctive Development:

- Commercial and Residential Development
 - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
 - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

(4) Policy Plan (General Plan)

Land Use Element:

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
 - LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of

choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

- H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

Community Economics Element:

- Goal CE1: A complete community that provides for all incomes and stages of life.

- CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

- CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

- CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

- CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

- Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.
 - S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

Community Design Element:

- CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.
- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.
 - CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:
 - Building volume, massing, and height to provide appropriate scale and proportion; and
 - A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
 - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.
 - CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.
 - CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.
 - CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.
 - CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.
- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.
 - Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

HOUSING ELEMENT COMPLIANCE: 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.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, 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. 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 ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

ENVIRONMENTAL REVIEW: The environmental impacts specific to this project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) was certified by the City Council on August 16, 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.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
Site:	Vacant and single-family residential	LMDR (Low-Medium Density, 5.1-11 du/ac) and MDR (Medium-Density, 11.1-25 du/ac)	MDR-11 (Medium Density, 5.1-11 du/ac) and MDR-18 (Medium-Density, 11.1-18 du/ac)	N/A
North:	Single-family residential	LDR (Low-Density Residential, 2.1-5 du/ac)	LDR-5 (Low-Density, 2.1-5 du/ac)	N/A
South:	Multi-family residential	LMDR (Low-Medium Density, 5.1-11 du/ac) and MDR (Medium-Density, 11.1-25 du/ac)	MDR-11 (Medium Density, 5.1-11 du/ac) and MDR-18 (Medium-Density, 11.1-18 du/ac)	N/A
East:	Multi-family residential	MDR (Medium-Density, 11.1-25 du/ac)	MDR-18 (Medium-Density, 11.1-18 du/ac)	N/A
West:	Single-family residential	LMDR (Low-Medium Density, 5.1-11 du/ac)	MDR-11 (Medium Density, 5.1-11 du/ac)	N/A

General Site & Building Statistics

Item	Required Min./Max.	Provided (Ranges)	Meets Y/N
Project area (in acres):	0.23-acre min.	0.28 acres	Y
Maximum project density (dwelling units/ac):	11.1-18 du/ac	18 du/ac	Y
Maximum coverage (in %):	60%	27%	Y
Front yard setback (in FT):	20 FT	20FT	Y
Side yard setback (in FT):	5	10	Y
Rear yard setback (in FT):	5	10	Y
Parking setback (in FT):	5 FT (interior), 10 FT (front)	5 FT (interior), 40 FT (front)	Y
Maximum height (in FT):	45 FT	26'	Y
Parking – resident:	10 spaces	10 spaces	Y
Parking – guest:	3 spaces	3 spaces	Y
Open space – private:	200 SF/unit	257.5 SF/unit avg	Y
Open space – common:	300 SF/unit	473.4 SF/unit	Y

Dwelling Unit Statistics:

<i>Unit Type</i>	<i>Size (in SF)</i>	<i>No. Bedrooms</i>	<i>No. Bathrooms</i>	<i>No. Stories</i>	<i>Private Open Space (in SF)</i>
1	500	1	1	1	390
2	1,140	2	1	1	135 - 390

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

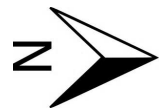
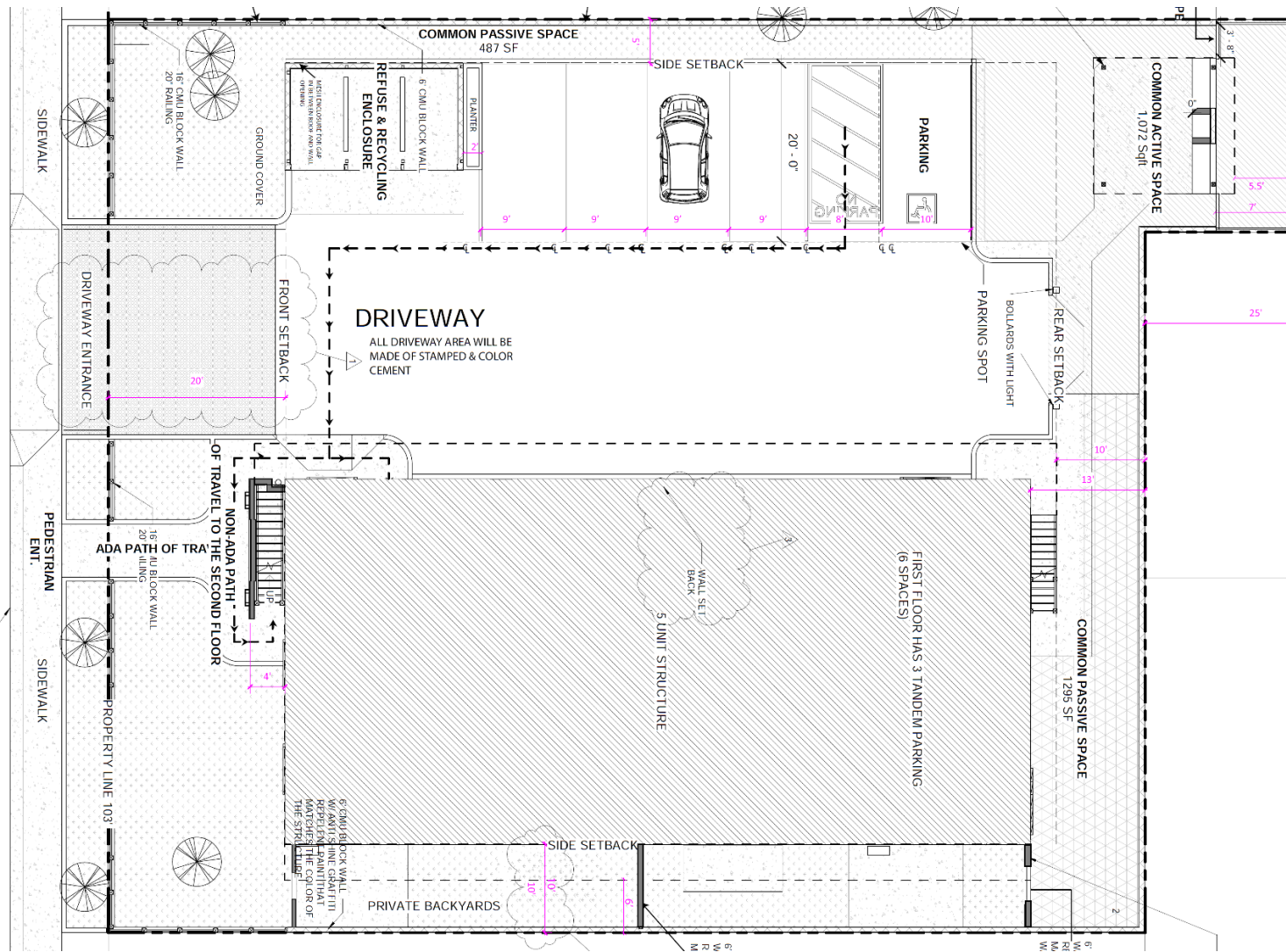
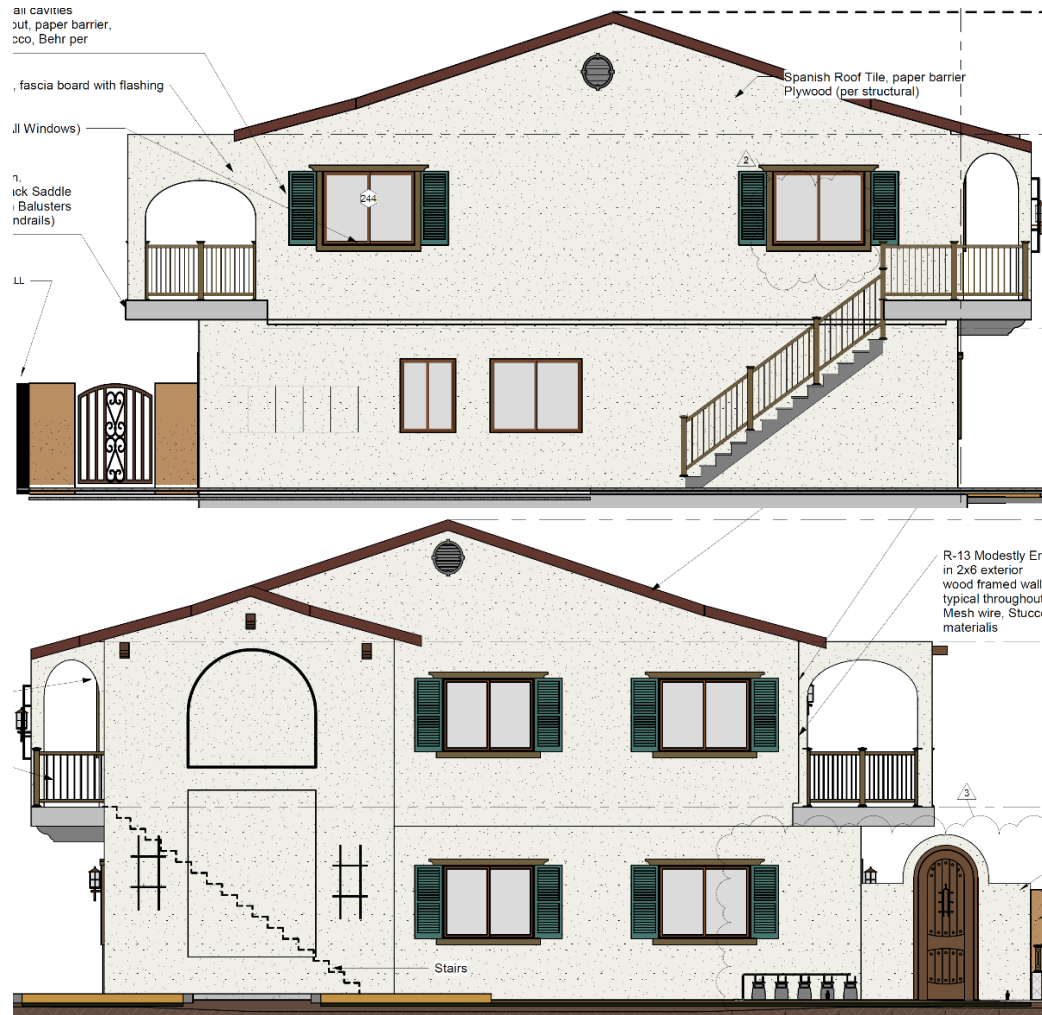


Exhibit C—EXTERIOR ELEVATIONS



East and West Elevations

Exhibit C—EXTERIOR ELEVATIONS (CONTINUED)



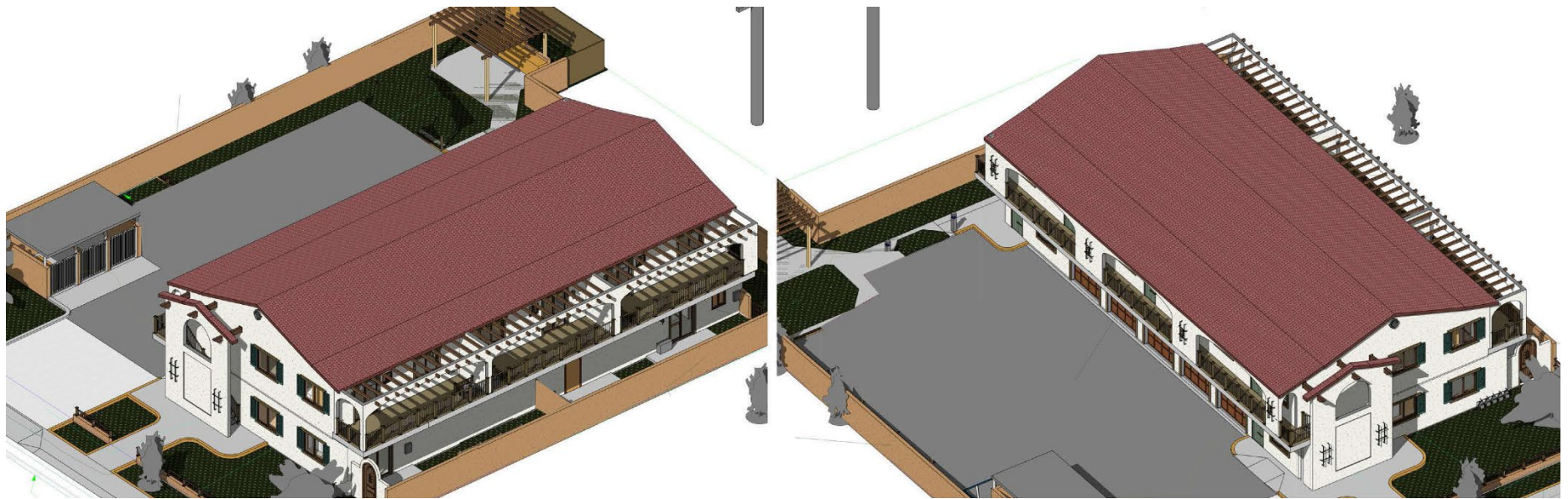
North and South Elevations

Exhibit C—EXTERIOR ELEVATIONS (CONTINUED) – RENDERINGS



Rear Project View: East-Facing and West-Facing Elevations

Exhibit C—EXTERIOR ELEVATIONS (CONTINUED) – RENDERINGS



Front Project View: West-Facing and East-Facing Elevations

Exhibit D—FLOOR PLANS

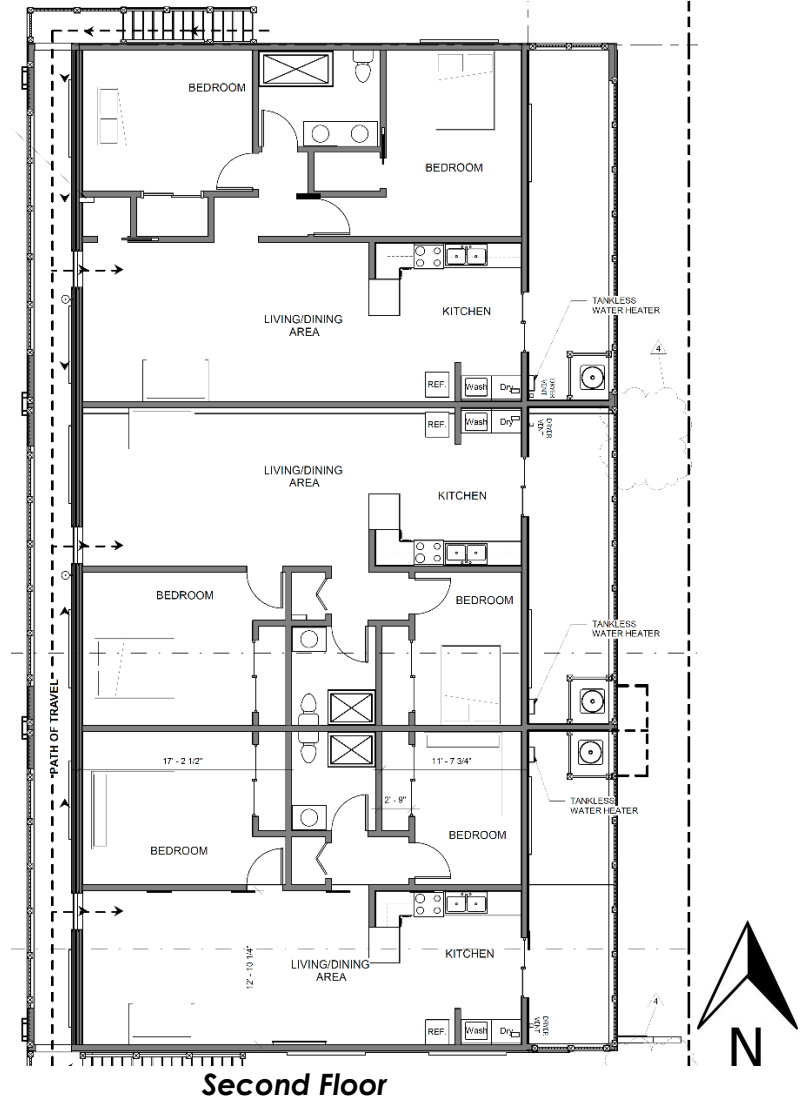
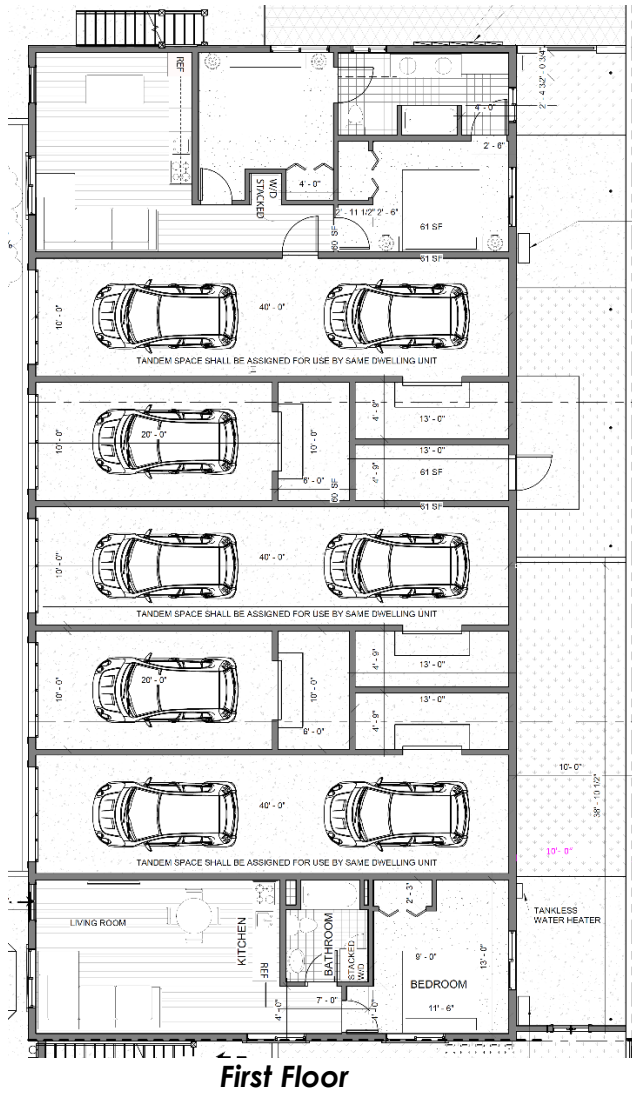
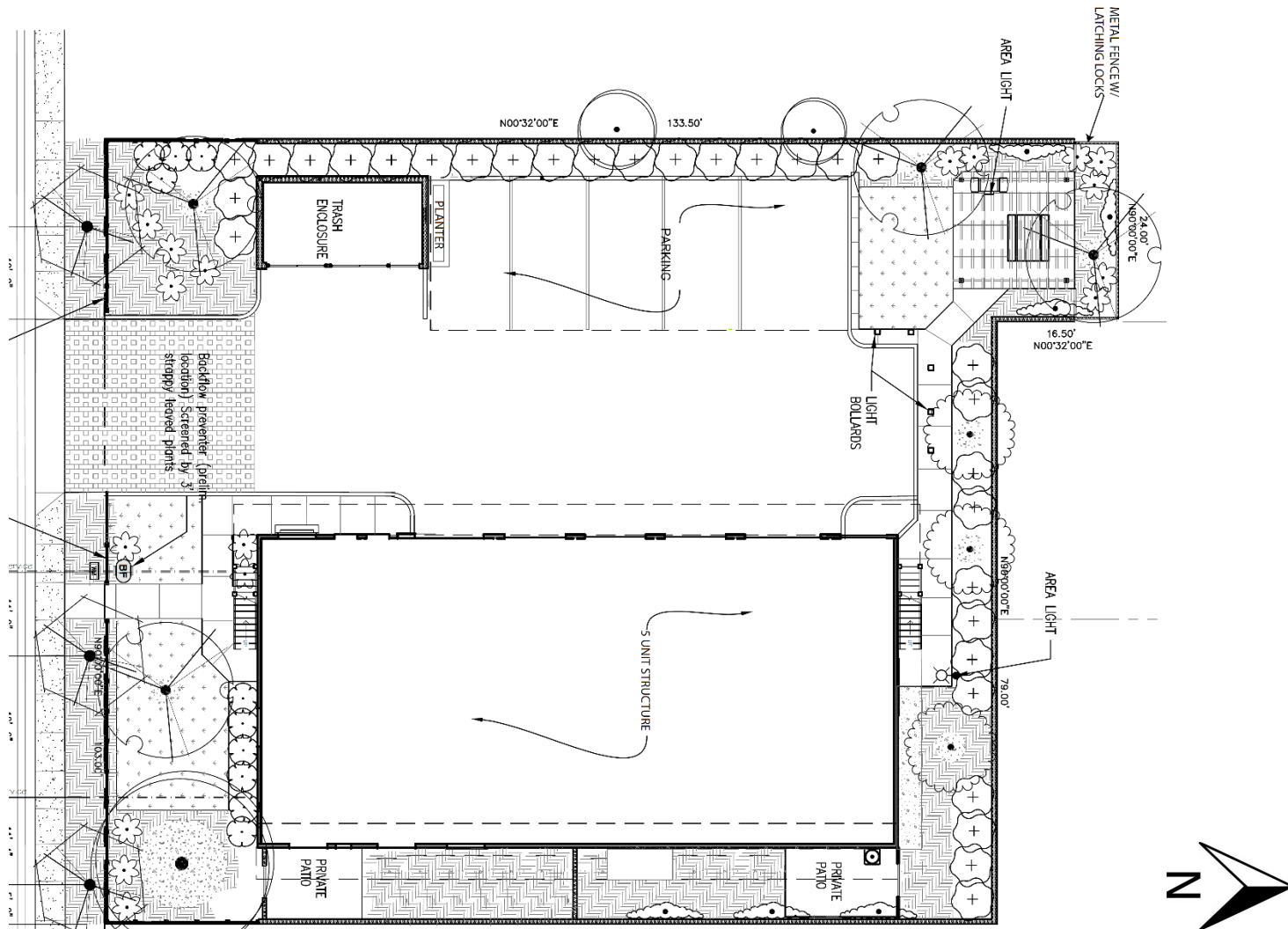


Exhibit E—CONCEPTUAL LANDSCAPE PLAN



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING APPROVAL FOR FILE NO. PZC19-001, A ZONE CHANGE AMENDING THE ZONING DESIGNATION ON 0.07-ACRE OF LAND FROM MDR-11 (LOW-MEDIUM DENSITY RESIDENTIAL – 5.1 TO 11.0 DU/AC) TO MDR-18 (MEDIUM DENSITY RESIDENTIAL – 11.1 TO 18.0 DU/AC) TO ENABLE DEVELOPMENT OF A 0.28-ACRE PROJECT SITE, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1048-461-17 AND 1048-491-23.

WHEREAS, MARIA G. OSEGUERA ("Applicant") has filed an Application for a Zone Change, File No. PZC19-001, as described in the title of this Resolution. The term "Project" or "Project parcel" shall refer to the subject Zone Change Application and the referenced 0.07-acre site, and the term "development project" refers to the greater 0.28-acre development project site tied to and inclusive of the Zone Change Application; and

WHEREAS, the Application applies to 0.07 acres of land located at 1063 East Elma Street, within the MDR-11 (Medium-Density Residential – 5.1 to 11.0 du/ac) zoning district, and is presently vacant; and

WHEREAS, the Application proposes to modify the zoning district of the Project site, from MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac); and

WHEREAS, the Application has been filed in conjunction with File Nos. PDEV19-028 and PVAR19-004, and will facilitate the orderly development of the adjacent approximately 0.21-acre parcel with a five-unit apartment complex; and

WHEREAS, the property to the north of the Project site is within the LDR-5 (Low-Density Residential – 2.1 to 5.0 du/ac) zoning district and is developed with single-family homes. The property to the east is within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the south is within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the west is within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is developed with a single-family dwelling; and

WHEREAS, the Zone Change Project's parcel is currently unbuildable due to its shallow width. As such, the Applicant has filed for a Zone Change to make the zoning of this parcel consistent with the adjacent 0.21-acre parcel and the underlying TOP Land Use Designation (Medium Density Residential (11.1-25 du/ac) – Exhibit "A" proposed Zone Change included in this Resolution), in order to facilitate a lot line adjustment to create one cohesive developable parcel; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "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 No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) was certified by the City Council on August 16, 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; 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 Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; 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 August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the recommending authority for the Project, the Planning Commission 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 Planning Commission finds as follows:

(1) The environmental impacts specific to this Project were previously reviewed in conjunction with File No. PGPA20-002, update to the City's General Plan for which a Certified EIR (State Clearinghouse No. 2021070364) was adopted by the City Council on August 16, 2022.

(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

(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 Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission 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 authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands

within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission 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 PLANNING COMMISSION, 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 Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Zone Change 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 Project parcel is currently unbuildable, and is not 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 Zone Change will enable consistency and compatibility with these items, by creating consistency with the underlying The Ontario Plan Policy Plan Land Use Designation (Medium Density Residential, 11.1-25 du/ac), which envisions a variety of well-designed medium-density housing options. Further, the Zone Change will allow for flexible redevelopment of the overall development project site with approval of the related Development Plan (File No. PDEV19-028) and Variance (File No. PVAR19-004) application requests. Without approval of the Zone Change, the Project parcel will remain vacant and underutilized, and the development project area will remain in poor condition and underutilized.

(2) ***The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed Zone Change Project will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. With approval of the related Development Plan (File No. PDEV19-028) and Variance (File No. PVAR19-004) application requests, the Project will enable orderly redevelopment of the overall development project site and will provide a public benefit for both the Project site and development project site, by allowing for public right-of-way improvements, an increase in landscaping in the neighborhood, and elimination of public nuisances and Community Improvement (Code Enforcement) infractions. The development project will also provide visual improvements

from public view, including cleaning up and redesigning the deteriorating site. The Project site and development project site are located within a residential neighborhood, surrounded by existing single-family and multiple-family developments and will neither expose others nor be exposed to any impacts not typically found in residential neighborhoods. Without approval of the Zone Change, the Project parcel will remain vacant and underutilized, and the development project area will remain in poor condition and underutilized.

(3) ***The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The Zone Change Application will bring the subject Project parcel into compliance with The Ontario Plan's General Plan Land Use Plan. Further, the proposed zoning designation is the same as the adjacent neighborhood to the east and is complementary to and compatible with the zoning designations of the neighborhoods to the north, west, and south. As the overall development project's site is currently developed with a three-unit multiple-family dwelling that does not meet Development Code standards (including setbacks, landscaping, and parking), the Zone Change will allow for redevelopment of the site that meets major development standards and the multiple-family development intent for the overall zoning district.

(4) ***The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** The current Project site is not physically suitable for development, as the dimensions of the subject Project parcel are substandard for residential development. As such, the Applicant has requested a Zone Change application in order to make the Project parcel consistent with the adjacent 0.21-acre parcel to the east. The consistency will allow the Applicant to apply for a Lot Line Adjustment to facilitate the orderly development of a five-unit apartment complex on the overall development project site. The Zone Change will thus enable the subject Project parcel to be physically suitable for development. With approval of the Zone Change Application, access and utilities will be available to serve the overall development project site.

SECTION 6: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Application.

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.

SECTION 9: Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. _____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022 by the following roll call vote, to wit:

AYES:

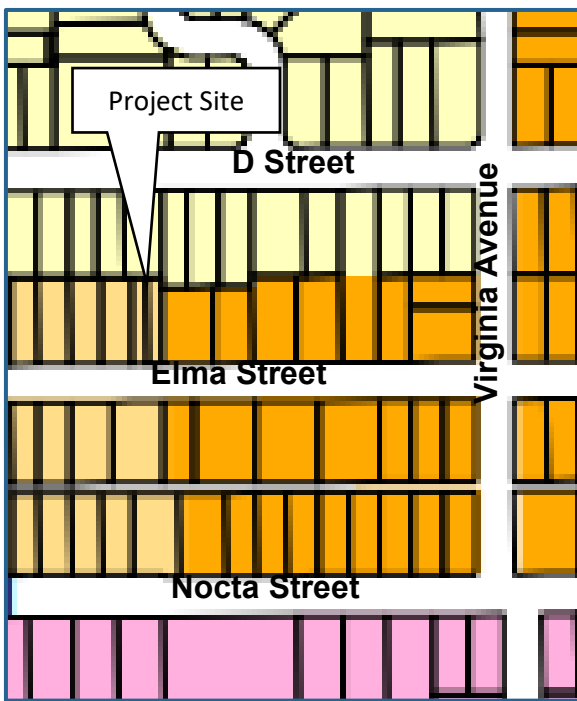
NOES:

ABSENT:

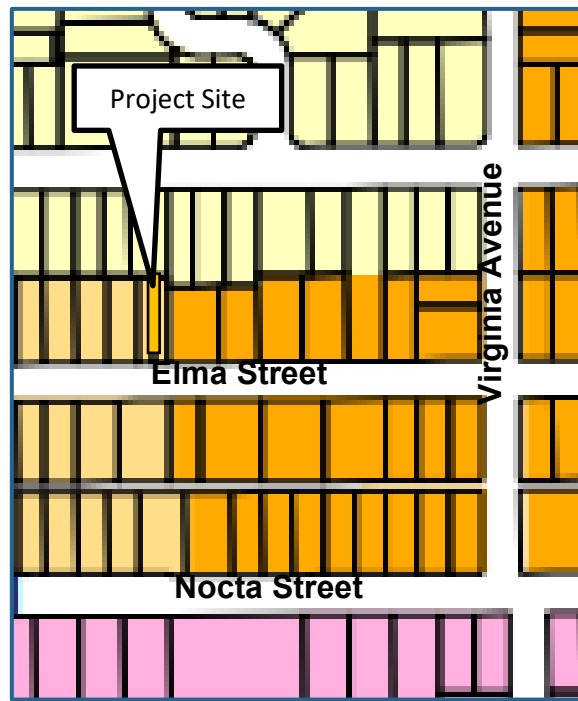
ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

Exhibit "A" – Proposed Zone Change



Existing Zoning:
MDR -11, Low Medium Density Residential



Proposed Zoning:
MDR -18, Medium Density Residential

LEGEND

Overlays

- AG, Agricultural
- CA, Local Avenue
- MTD, Multimodal Transit Center
- OC, Interim Community Commercial
- LS, Emergency Shelter

Zones

- AR-2, Residential-Agricultural
- RE-2, Rural Estate
- RE-4, Residential Estate
- LDR-5, Low Density Residential
- MDR-11, Low-Medium Density Residential
- MDR-15, Medium Density Residential
- MDR-25, Medium-High Density Residential
- HDR-45, High Density Residential
- PLD, Planned Unit Development
- MHP, Mobile Home Park
- MU-1, Downtown Mixed Use
- MU-2, East Hill Mixed Use
- MU-1', Euclid/Frande Mixed Use
- CS, Corner Store
- CN, Neighborhood Commercial
- CC, Community Commercial
- CH, Regional Commercial
- COS, Convention Center Support Commercial
- C, Low Intensity Office
- CH, High Intensity Office
- BP, Business Park
- P, Industrial Park
- L, Light Industrial
- G, General Industrial
- H, Heavy Industrial
- OVT, Ontario International Airport
- CV, Civic
- OS-R, Open Space-Recreation
- OS-C, Open Space-Cemetery
- UC, Utilities Corridor
- SP, Specific Plan
- RC, Rail Corridor

N

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PVAR19-004, A VARIANCE TO DEVIATE FROM THE MAXIMUM DEVELOPMENT CODE STANDARD FOR PERCENTAGE OF TANDEM PARKING SPACES (DEVELOPMENT CODE SECTION 6.03.025.C.3), FROM 12 PERCENT TO 23 PERCENT, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1048-461-17 AND 1048-491-23.

WHEREAS, MARIA G. OSEGUERA ("Applicant") has filed an Application for the approval of a Variance, File No. PVAR19-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.28 acres of land located at 1063 E. Elma Street within the from MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district, and is presently partially vacant and partially improved with a multi-family residential building; and

WHEREAS, the property to the north of the Project site is within the LDR-5 (Low-Density Residential – 2.1 to 5.0 du/ac) zoning district and is developed with single-family homes. The property to the east is within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the south is within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the west is within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) zoning district and is developed with a single-family dwelling; and

WHEREAS, the Project includes a Variance (File No. PVAR19-004) to increase the maximum allowable percentage of tandem parking spaces, from 12 percent to 23 percent and a Zone Change (File No. PZC19-001) to change the land use on the westerly 0.07-acre parcel from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac), in order to facilitate a Development Plan (File No. PDEV19-028) to construct a 6,649 square-foot, five-unit apartment building and associated detached trash enclosure and recreational space; and

WHEREAS, the Variance request will allow for the Applicant to develop an economically-feasible Project and to provide required landscaping and recreation improvements, meet building setbacks and drive aisle dimensions, and limit potential impacts to the surrounding neighborhood such as excessive building height in a predominantly one- to two-story neighborhood; and

WHEREAS, staff believes that the Variance request is consistent with TOP Goal LU3, which promotes flexibility in order to respond to special conditions and circumstances in order to achieve the Vision; and

WHEREAS, approval of the Variance application is contingent on Planning Commission approval of the related Development Plan and City Council approval of the related Zone Change; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts specific to this Project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) was certified by the City Council on August 16, 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; 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 Planning Commission the responsibility and authority to review and take action on the subject Application; 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 August 15, 2022, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting unanimously to issue Decision No. DAB22-031, recommending the Planning Commission approve the Application; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making authority for the Project, the Planning Commission 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 Planning Commission finds as follows:

(1) The environmental impacts specific to this Project were previously reviewed in conjunction with File No. PGPA20-002, update to the City's General Plan for which a Certified EIR (State Clearinghouse No. 2021070364) was adopted by the City Council on August 16, 2022.

(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

(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 Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation,

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

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission 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 PLANNING COMMISSION, 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 Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code.*** The existing residential dwelling was built in or near 1948 and does not meet current Development Code standards regarding setbacks. The remainder of the Project site has remained largely vacant according to historic aerial photographs of the site. Since the original home was constructed, Development Code standards and the overall vision for the neighborhood has changed, currently with an emphasis on multiple-family and medium-density development. Strict application of the maximum percent of tandem parking would not allow the Applicant to feasibly build the proposed five-unit apartment complex that meets the intent and vision of the Development Code and The Ontario Plan (“TOP”). Further, strict application of the maximum percent of tandem

parking would incur impacts to development in other ways, including inability to provide sufficient building setbacks, landscaping, a private recreational facility, and a building height that is in keeping with the surrounding one- and two-story neighborhood. TOP Goal LU3 allows for flexible response to conditions and circumstances in order to achieve the Vision.

(2) ***There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district.*** The current zoning of the neighborhood acts as a substantial barrier to redeveloping the residential lots in a way that promotes the Vision of the Development Code and TOP as well as allows for well-designed, economically-feasible Projects akin to other projects within comparable zoning districts with larger project sites. The requested relief from the maximum percentage of tandem parking spaces will allow for greater design flexibility and will serve to enable an economically-viable development that can provide desirable enclosed and secure parking, landscaping throughout the site, additional outdoor parking spaces, safe ingress and egress, and private recreational features for future residents of the Project site as well as limit impacts to existing neighbors of the Project.

(3) ***The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.*** The requested relief from the increase the maximum allowable percentage of tandem parking spaces will allow for greater design flexibility and will serve to equalize development rights between the applicant and owners of multiple-family properties in comparable zoning districts, located within the area of the Project site. While the zoning district for the neighborhood was established as multiple-dwelling residential since at least 1976, the lot configurations preclude new construction or redevelopment that meets the current Development Code standards and Vision of the TOP without imposing significant financial hardships and elimination of existing neighborhoods by means of property acquisition and consolidation and demolition of existing dwelling units.

(4) ***The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.*** A thorough review and analysis of the proposed Variance and its potential to adversely impact properties surrounding the subject site was completed by staff. As a result of this review, certain design considerations will be incorporated into the Project as conditions of approval to mitigate identified impacts to an acceptable level, including the use of upgraded materials, the inclusion of certain architectural design elements on building exteriors, appropriate setbacks, availability of on-site parking, intensified landscape elements, and decorative paving. Furthermore, development of the Project site

will resolve the existing active Community Improvement (Code Enforcement) cases on the site.

(5) ***The proposed Variance 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 the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.*** The proposed Project is currently located within the Low-Medium Density (5.1-11 du/ac) and Medium Density (11.1-25 du/ac) land use districts of the Policy Plan Land Use Map, and the MDR-11 (Low-Medium Density Residential - 5.1 to 11.0 du/ac) and MDR-18 (Medium Density Residential - 11.1 to 18.0 du/ac) zoning districts; however, a General Plan Amendment and Zone Change are also under review which, if approved, would make the entire Project site located within the Medium-Density land use district and MDR-18 zoning district. With approval of the Project's conditions of approval and related Variance application, the development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Project will serve to provide additional housing units and will improve upon the partially vacant and under-utilized site.

SECTION 6: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," 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.

SECTION 9: Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. _____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

**File No. PVAR19-004
Departmental Conditions of Approval**

(Departmental 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: 6/15/2022

File No: PVAR19-004

Related Files: PDEV19-028

Project Description: A Variance (File No. PVAR19-004) to deviate from the maximum Development Code standard for percentage of tandem parking spaces, from 12 percent to 23 percent, to facilitate a Development Plan (File No. PDEV19-028) to construct five multiple-family apartment dwellings, on 0.28 acres of land located at 1063 E. Elma Street, to be fully located within the MDR-18 zoning district; (APNs: 1048-461-17 and 1048-491-23) **submitted by Maria G. Oseguera.**

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

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

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

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

2.1 Time Limits. Variance approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

2.2 Environmental Review. The environmental impacts of this project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) is scheduled for review and certification by the City Council on August 16, 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 mitigation

measures in said EIR shall be a condition of project approval and are incorporated herein by this reference.

2.3 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.

2.4 Additional Fees. 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.

2.5 Additional Requirements.

(a) Approval of the Variance (File No. PVAR19-004) is contingent upon Planning Commission approval of the related Development Plan (File No. PDEV19-028) and upon City Council approval of the related Zone Change (File No. PZC19-001).

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV19-028, A DEVELOPMENT PLAN TO CONSTRUCT FIVE MULTIPLE-FAMILY APARTMENT DWELLINGS ON 0.28-ACRE OF LAND LOCATED AT 1063 EAST ELMA STREET, TO BE FULLY LOCATED WITHIN THE MDR-18 (MEDIUM-DENSITY RESIDENTIAL – 11.1-18.0 DU/AC) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1048-461-17 AND 1048-491-23.

WHEREAS, MARIA G. OSEGUERA ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV19-028, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.28 acres of land located at 1063 E. Elma Street within the from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) zoning district, and is presently partially vacant and partially improved with a multi-family residential building; and

WHEREAS, the property to the north of the Project site is within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district and is developed with single-family homes. The property to the east is within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the south is within the MDR-11 (Low-Medium Density Residential – 5.0.1 to 11.0 du/ac) zoning district and is developed with multiple-family dwellings. The property to the west is within the MDR-11 (Low-Medium Density Residential – 5.0.1 to 11.0 du/ac) zoning district and is developed with a single-family dwelling; and

WHEREAS, the Project includes a Development Plan (File No. PDEV19-028) to construct a 6,649 square-foot, five-unit apartment building and associated detached trash enclosure and recreational space, in conjunction with a Variance (File No. PVAR19-004) to increase the maximum allowable percentage of tandem parking spaces, from 12 percent to 23 percent and a Zone Change (File No. PZC19-001) to change the land use on the westerly 0.07-acre parcel from MDR-11 (Low-Medium Density Residential – 5.0.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac); and

WHEREAS, the Project site currently consists of two parcels, the smaller of which is generally undevelopable as a stand-alone lot due to its shallow width. As such, the Applicant will also pursue a Lot Line Adjustment application to incorporate the smaller lot into the rest of the Project site to create one contiguous property and allow for more flexibility in development of the site; and

WHEREAS, the apartment building will be sited along the eastern portion of the Project site and the ancillary recreational facility, outdoor parking, and trash enclosure will be sited along the western portion of the Project site. The access drive will occupy the center of the Project site and allow for vehicular access to the enclosed and unenclosed parking spaces. Pedestrian access to the site will be provided via a walkway that connects from the apartment building to the public sidewalk; and

WHEREAS, the current three-dwelling-unit building will be razed and replaced with the five-unit apartment; and

WHEREAS, all units will have private open space (balcony or patio) and at least one enclosed parking space. Each garage with tandem parking spaces must be made available for use by one dwelling; and

WHEREAS, two one-bedroom and three two-bedroom units will be provided, with a range of approximately 500 to 1,140 square feet; and

WHEREAS, the Project provides a total of 3,290 square feet of landscaped areas (26.4 percent of the Project site); and

WHEREAS, approval of the Development Plan application is contingent on Planning Commission approval of the related Variance and City Council approval of the related Zone Change; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, a sewer easement exists to the rear of the Project site, which impacts placement of substantial landscaping and prohibits construction of permanent features or wall footings (primarily at the northwest corner of the site). As such, simple plantings and a moveable wrought iron fence have been proposed for this area; and

WHEREAS, the environmental impacts of this Project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) was certified by the City Council on August 16, 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; 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 Planning Commission the responsibility and authority to review and take action on the subject Application; 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 August 15, 2022, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB22-032, recommending the Planning Commission approve the Application; and

WHEREAS, on August 23, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making authority for the Project, the Planning Commission 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 Planning Commission finds as follows:

(1) The environmental impacts specific to this Project were previously reviewed in conjunction with File No. PGPA20-002, update to the City's General Plan for which a Certified EIR (State Clearinghouse No. 2021070364) was adopted by the City Council on August 16, 2022.

(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

(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 Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

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

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission 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 PLANNING COMMISSION, 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 Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission 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 currently located within the Medium Density (11.1-25 du/ac) land use district of the Policy Plan Land Use Map, and the MDR-11 (Low-Medium Density Residential - 5.1 to 11.0 du/ac) and MDR-18 (Medium Density Residential - 11.1 to 18.0 du/ac) zoning districts; however, a Zone Change is also under review which, if approved, would make the entire Project site located within the Medium-Density land use district and MDR-18 zoning district. With the Project's conditions of approval and the related Variance file, the development standards and conditions under which the proposed Project will be constructed and maintained is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed five-unit apartment complex will revitalize the existing Project site and increase housing availability for the area, as well as provide improvements to landscaping, drainage, parking, and other visual improvements for the dilapidating, underdeveloped Project site and eliminate the existing open Community Improvement (formerly Code Enforcement) cases for the site.

(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.*** With implementation of the Project's conditions of approval and approval of the related Variance, as well as the Zone Change outlined in Finding (1) above, the Project has been designed consistent with the requirements of the City of Ontario Development Code and the MDR-18 (Medium Density Residential - 11.1 to 18.0 du/ac) zoning district, including standards relative to the particular land use proposed (multiple-family residential), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions. The Project will be located within an existing single- and multi-family residential neighborhood on a site currently developed with a residence that does not meet code standards regarding rear or interior side setbacks. While the Project's east-facing patios and windows will be facing existing building walls and not a recreational rear yard area, the north-facing windows may pose

privacy impacts for the undeveloped rear yard on the property to the north. As such, screening trees and vegetation will be paired with a thirteen-foot setback to reduce this potential impact.

(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 Planning Commission has required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan. With implementation of the Project's conditions of approval and approval of the related Variance, Zone Change, and General Plan Amendment requests, the Project will improve the partially vacant, underdeveloped site and respond to active Community Improvement (Code Enforcement) cases on the site. The Project will improve the site with a well-designed new building, paving, infrastructure, landscaping, private recreation, and overall visual improvements from the public right-of-way along Elma Street.

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

SECTION 6: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," 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.

SECTION 9: Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of August, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. _____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on August 23, 2022, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

**File No. PDEV19-028
Departmental Conditions of Approval**

(Departmental conditions of approval to follow this page)

Date Prepared: 6/15/2022

File No: PDEV19-028

Related Files: PVAR19-004

Project Description: A Variance (File No. PVAR19-004) to deviate from the maximum Development Code standard for percentage of tandem parking spaces, from 12 percent to 23 percent, to facilitate a Development Plan (File No. PDEV19-028) to construct five multiple-family apartment dwellings, on 0.28 acres of land located at 1063 E. Elma Street, to be fully located within the MDR-18 zoning district; (APNs: 1048-461-17 and 1048-491-23) **submitted by Maria G. Oseguera.**

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

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

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

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

2.1 Time Limits. 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.

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

(b) The six-foot-high wrought-iron/tube steel fencing to be installed at the northwest corner of the project site shall consist of sections that are moveable/removeable and no footings shall impose upon the adjacent sewer line. Final fence design shall be subject to Planning Department review and approval.

(c) Private rear yards for first floor residences shall be provided with a six-foot-high block wall (treated to match the architecture) and decorative access gate, with a six-foot-high privacy wall or fence between the two yards (block, wood, or vinyl).

(d) All walls and fences within the front yard setback shall not exceed three feet in height.

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 which utilizes integral-color materials. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space. Any drive entry area within the public right-of-way shall be designed to Engineering and Ontario Municipal Utilities Company standards.

(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) Tandem parking spaces within one enclosed garage shall be assigned to the same dwelling unit.

(g) Storage of personal items may occur in a garage only to the extent that such storage does not impede vehicle parking nor reduce the number or required minimum size of the required garage space.

(h) No dwelling or home occupation (business) activities shall be allowed to occur within the garage spaces.

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 Equipment.

(a) All exterior mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by walls or 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 Disclosure Statements. The lease/rental agreement for each dwelling unit shall include a disclosure statement specifying that that the dwelling is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

2.12 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PGPA20-002, a General Plan update for which an Environmental Impact Report (State Clearing House No. 2021070364) is scheduled for review and certification by the City Council on August 16, 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 mitigation measures in said EIR 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.

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

2.14 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination ("NOD") filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable

environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). failure to provide said fee within the time specified 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.

2.15 Additional Requirements.

(a) The Development Plan application (File No. PDEV19-028) is contingent upon Planning Commission approval of the related Variance (File No. PVAR19-004), and City Council approval of the related Zone Change (File No. PZC19-001).

(b) The applicant shall work with all reviewing Departments in plan check to address any and all outstanding design issues with the project and/or to fully implement the project's conditions of approval.



**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. PDEV19-028 RELATED FILE NO(S). PVAR19-004, PZC19-001, PGPA19-001	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: David Zurita (909) 395-2155

CITY PROJECT PLANNER & PHONE NO: Alexis Vaughn (909) 395-2416

DAB MEETING DATE: August 15, 2022

PROJECT NAME / DESCRIPTION: A Development Plan to construct 5 multiple-family dwellings on 0.28 acres of land within the MDR-18 (Medium Density Residential) zoning district.

LOCATION: 1063 East Elma Street (1048-431-17 and 1048-491-23)

APPLICANT: Maria Guadalupe Oseguera

REVIEWED BY: Raymond Lee 7/21/22
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: [Signature] 7-21-22
 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 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.ontarioca.gov) 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 parcel is a recognized parcel in the City of Ontario per _____
- 2.04 **Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.**
- 2.05 **Apply for a:**
 - Certificate of Compliance with a Record of Survey;
 - Lot Line Adjustment (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 and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.

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

- 2.08 Submit a soils/geology report.

- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: _____

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

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

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

- 2.12 **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: _____



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

- 2.18 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	Elma Street	Street 2	Street 3	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace Damaged^{2.18.a} <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New^{2.18.b} <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input checked="" type="checkbox"/> Replace damaged	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation



Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Services	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input 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. 2.18, above:

- a. Replace damaged curb and gutter per City Standard Drawing Number 1201 Type "V" curb.
- b. Abandon existing approach and construct new approach in kind. Residential drive approach per City Standard would not work with Type "V" curb. Note: Decorative pavement is not allowed in public right-of-way.

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

- a. Elma Street along the entire frontage from centerline to gutter.



- 2.20 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.
- 2.21 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.
- 2.22 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.
- 2.23 Other conditions: _____

C. SEWER

- 2.24 **An 8-inch sewer main is available for connection by this project in Elma Street. (Ref: Sewer plan bar code: S13122)**
- 2.25 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 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.
- 2.27 **Other conditions:**
 - a. **Construct sewer lateral per City Standard No. 2003.**
 - b. **No permanent structure, trees, etc. shall be placed within the public utility easement (PUE) at the northwest corner of the property. No permanent walls within the easement; however, removable sectional wrought iron fence is allowed.**
 - c. **Abandon all unused sewer laterals back to the public main.**

D. WATER

- 2.28 **A 6-inch water main is available for connection by this project in Elma Street. (Ref: Water plan bar code: W11728)**
- 2.29 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.30 **Other conditions:**
 - a. **Construct separate water services (Domestic Water, Irrigation, and Fire) per City Standard.**
 - b. **Install a master meter within the public right-of-way followed by backflow device and submetering on private property.**
 - c. **Abandon all unused water services back to the public main.**

E. RECYCLED WATER

- 2.31 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)
- 2.32 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.33 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.



- 2.34 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.

- 2.35 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

- 2.36 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
- 2.37 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.38 Other conditions:
- a. Driveway shall be designed to maintain sidewalk and Type "V" curb per City standard No. 1201.
 - b. The Applicant/Developer shall be responsible to design and construct in-fill public streetlights along the property frontage of Elma Street. Streetlight shall be LED-type and in accordance with the City's Traffic and Transportation Guidelines.

G. DRAINAGE / HYDROLOGY

- 2.39 A _____ inch storm drain main is available to accept flows from this project in _____.
 (Ref: Storm Drain plan bar code: _____)
- 2.40 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.
- 2.41 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.
- 2.42 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.
- 2.43 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.
- 2.44 Other conditions: _____

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

- 2.45 401 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.

- 2.46 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
- 2.47 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.
- 2.48 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.49 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.
- 2.50 Other conditions: _____

K. FIBER OPTIC

- 2.51 A fiber optic line is available for connection by this project in _____. (Ref: Fiber Optic plan bar code: _____)
- 2.52 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 be constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall be constructed along the project frontage; see Fiber Optic Exhibit herein.
- 2.53 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: PDEV19-028

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. **Final Utilities System Map (USM): As part of the precise grading plans submittal, provide a Final Utilities Systems Map that shows all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' point of connection to the existing systems.**



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

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

DATE: June 5, 2019

SUBJECT: PDEV19-028 - A Development Plan to construct 5 multiple-family dwellings on 0.28 acres of land located at 1063 East Elma Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district (APNs: 1048-461-17 and 1048-491-23). Related Files: PVAR19-004, PZC19-001 and PGPA19-001.

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

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Not Listed, Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Not Listed
- D. Number of Stories: 2
- E. Total Square Footage: 6,469 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): R

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- ☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-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 2016 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

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

5.0 BUILDING CONSTRUCTION FEATURES

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

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



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner

FROM: Officer Emily Hernandez, Police Department

DATE: May 28, 2019

SUBJECT: PDEV19-028 – A DEVELOPMENT PLAN TO CONSTRUCT ONE MULTI-FAMILY APARTMENT COMPLEX (5 DWELLING UNITS) LOCATED AT 1063 EAST ELMA STREET

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 walkways, driveways, doorways, parking lots, hallways, stairwells, and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.
- Stairwells shall be constructed so as to either allow for visibility through the stairwell risers or to prohibit public access to the areas behind stairwells.
- The development shall participate in the Crime-Free Multi Housing program offered by the Ontario Police Department COPS Division.

Additionally, the Ontario Police Department places the following conditions on the project.

- Additional windows be placed on the north side of the building, allowing for natural surveillance.
- Bollards shall be placed as a barrier between the common active space and the shared driveway.
- Landscaping in the common active space shall adhere to a 2 foot ground and 8 foot canopy height to maintain visibility in all areas of the shared space.

The Applicant is invited to contact Emily Hernandez at (909) 408-1755 with any questions or concerns regarding these conditions.



CITY OF ONTARIO MEMORANDUM



DATE: June 15, 2022
TO: David Zurita, Engineering
CC: Alexis Vaughn, Planning
FROM: Peter Tran, Utilities Engineering
SUBJECT: DPR #6 – Conditions of Approval (COA) - Utilities Comments (#8458)
PDEV19-028 and PVAR19-004, Related Files: PZC19-001, PGPA19-001 (Construct one multi-family five dwelling units apartment complex)
PROJECT NO.:

BRIEF DESCRIPTION

A Development Plan to construct 5 multiple-family dwellings on 0.28 acres of land located at 1063 East Elma Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district (APNs: 1048-461-17 and 1048-491-23). Related Files: PVAR19-004, PZC19-001 and PGPA19-001.

THIS SUBMITTAL IS COMPLETE AND RECOMMENDED FOR APPROVAL.

CONDITIONS OF APPROVAL: *The Ontario Municipal Utilities Company (OMUC) 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.*

General Conditions: (Add following to Section 2.A of Engineering Department COA)

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; as well as project-specific conditions/requirements as outlined below.
2. Final Utilities Systems Map (USM): As part of the precise grading plans submittal, provide a Final Utilities Systems Map that shows all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' points of connection to the existing systems.
3. Existing Utilities Services Abandonment: Abandon any unused services (sewer and water) to the existing public main.

Potable Water Conditions: (Add following to Section 2.D of Engineering Department COA)

4. Domestic Service: Construct a master meter within public right-of-way, with backflow device and submetering on private property.
5. Irrigation Service: Construct a separate irrigation service with a backflow on private property.
6. Utilities Separation: Provide a minimum 5' separation between utilities services, specifically, between the gas and water service.

Sewer Condition: (Add following to Section 2.C of Engineering Department COA)

7. PUE-Exiting Sewer Main: Grant the city a 20' wide PUE per guideline in the General Conditions, Also, no permanent structure, trees, etc. shall be placed within the PUE hence remove the existing tree **and no proposed wall** within the easement. However, removable sectional wrought iron fence is allowed in this case.



CITY OF ONTARIO MEMORANDUM

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

FROM: Alexis Vaughn, Assistant Planner

DATE: January 13, 2020

SUBJECT: FILE #: PDEV19-028 Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, January 27, 2020**.

PROJECT DESCRIPTION: A Development Plan to construct 5 multiple-family dwellings on 0.28 acres of land located at 1063 East Elma Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district (APNs: 1048-461-17 and 1048-491-23). Related Files: PVAR19-004, PZC19-001 and PGPA19-001.

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

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

env. eng. *Cheri Coul* eng. asst. 1/28/2020
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

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

FROM: Alexis Vaughn, Assistant Planner

DATE: January 13, 2020

SUBJECT: FILE #: PVAR19-004 Finance Acct#:

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

PROJECT DESCRIPTION: A Development Plan to Demolish an existing In-N-Out and construct a new 4,071 SF restaurant building with drive thru with 2 lanes and outdoor seating on 1.571 acres, located on the northwest corner of G street and Vineyard Avenue, within the CCS (Convention Center Support Commercial) zoning district. APNs: 0110-241-50, 0110-241-54

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

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

env.eng
Department

Signature

Title

Date

Oliver Coul

eng.asst.

1/28/2020

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 on-site facilities will be placed underground within a duct and structure system to be installed by the developer, as illustrated in Exhibit A, "Fiber Optics Plan". 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 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) - 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 1.5-inch joint use telecommunications conduit with pull-rope from the multi-family or commercial building communal telecom/electrical room/closet to each multi-family or commercial building unit shall be installed. See Structured Wiring Checklist on City's website for additional details.
9. A Fiber Optics Improvement Design Plan sheet should be part of the Design Plan submission and should be provided in digital format (PDF) as well, on future revisions



CITY OF ONTARIO

MEMORANDUM

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

FROM: Alexis Vaughn, Assistant Planner

DATE: May 15, 2019

SUBJECT: FILE #: PZC-19-001

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, May 29, 2019**.

- 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 Zone Change, amending the zoning designation on approximately 0.07 acres of land, from MDR-11 to MDR-18, located one parcel west of 1063 E. Elma Street. (APN: 1048-491-23). Related Files: PDEV19-028, PVAR19-004, PGPA19-001.

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

- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Broadband Operations Anna Vaca Sr. Systems Analyst 06/07/2019

Department

Signature

Title

Date

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

CONDITIONS OF APPROVAL

Sign Off

Jamie Richardson, Sr. Landscape Planner

12/16/2021

Date

Reviewer's Name: Jamie Richardson, Sr. Landscape Planner	Phone: (909) 395-2615
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D.A.B. File No.: PDEV19-028	Case Planner: Alexis Vaughn
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Project Name and Location:
 Multi-Family Apartment Complex
 1063 E Elma Street

Applicant/Representative:
 Marlene Milian
 9682 Hemlock Ave.
 Fontana, CA 92336

<input type="checkbox"/>	A Preliminary Landscape Plan (dated) 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 checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 12/01/2021) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.
 Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov
DIGITAL SUBMITTALS MUST BE 10MB OR LESS.

Civil/ Site Plans

- Stormwater infiltration devices located in landscape areas shall be reviewed and plans approved by the Landscape Planning Division prior to permit issuance. Any stormwater devices in parkway areas shall not displace street trees.
- Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
- Show backflow devices set back 4' from paving all sides. Locate on level grade
- 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.
- Provide a utility clear space 8' wide in parkways 30' apart for street trees. Move water meters, drain lines, light standards to the minimum utility spacing and show utility lines at the edges of the parkway, toward the driveway apron, to allow space for street trees.
- 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.
- Typical lot drainage shall include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.

Landscape Plans

- Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
- Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
- 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.
- Provide a tree in the island planter adjacent to the trash enclosure; Pistachia or Tristania.
- Consider relocating the existing Citrus onsite.
- Show 8' diameter of mulch only at new trees, 12' min. at existing trees. Detail irrigation dripline outside of mulched root zone.
- Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
- 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: PLANNING DEPARTMENT, Alexis Vaughn
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 16, 2019
SUBJECT: PDEV19-028

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

Conditions of Approval

1. The Site address for this project will be 1071 W Elma St
2. Building to be Fire sprinklered.
3. Standard conditions of approval apply.

KS:lr

ADVANCE PLANNING COMMENTS



File No: PGPA19-001, PZC19-001, PDEV19-028 & PVAR19-004

Location: 1063 E. Elma St.

Project Description:

Prepared by: Clarice Burden

Date: June 25, 2019

Signature: Clarice Burden

Proposed General Plan Amendment coordinates with the surrounding area and is acceptable. Zone Change will bring consistency with the proposed General Plan land use designation and is acceptable. The proposed Development Plan including the proposed Variance is in conformance with the proposed General Plan land use designation and is acceptable.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PGPA19-001, PZC19-001, PDEV19-028 & PVAR19-004

Address: 1063 East Elma Street

APN: 1048-491-23

Existing Land Use: Residential

Proposed Land Use: GPA from LMDR to MDR; Zone Change from MDR-11 to MDR-18; Variance side yard from 10 feet to 5 ft; Development Plan to construct 5 multi-family units

Site Acreage: 0.28 acres Proposed Structure Height: 24 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Alexis Vaughn

Date: 7/25/19

CD No.: 2019-038

PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 90 ft	
<input type="radio"/> Zone 5			

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2019-038
PALU No.: _____

PROJECT CONDITIONS

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

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

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

TO: Chairman and Members of the Planning Commission

FROM: Rudy Zeledon – Planning Director *RZ*

DATE: August 23, 2022

SUBJECT: ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-002: A public hearing to consider certification of the Final Ontario Ranch Business Park Specific Plan Amendment Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018), including the adoption of a revised Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for an amendment to the Ontario Ranch Business Park Specific Plan, incorporating property adjacent to the existing Specific Plan area and establishing the land use designations, development standards, and guidelines which will govern the development of 71.69 acres of land generally bordered by Eucalyptus Avenue to the north, Sultana Avenue to the east, Merrill Avenue to the south, and Campus Avenue to the west. 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: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, and 1054-291-02) **submitted by Euclid Land Venture LLC. City Council action is required.**

Staff is requesting that File No. PSPA21-002 be continued to a special Planning Commission meeting on August 30, 2022, so that the item can be properly noticed.



CITY OF ONTARIO

MEMORANDUM

TO: Planning Commission

FROM: Rudy Zeledon, Planning Director

DATE: August 23, 2022

SUBJECT: Monthly Activity Reports

The Monthly Activity Reports were not available at the time of agenda packet distribution. These Reports will be made available at the August 23, 2022 Planning Commission meeting.