



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

September 4, 2024

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

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

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

PUBLIC COMMENTS

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

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

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. The chairperson will open the public hearing. At that time the applicant will be allowed three (3) minutes to make a presentation on the case. Members of the public will then be allowed three (3) minutes each to speak. The Development Advisory Board may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of August 19, 2024, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CERTIFICATE OF APPROPRIATENESS, AND VARIANCE FOR FILE NOS. PDEV23-010, PHP23-003, & PVAR23-002:

A public hearing to consider a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet for a property located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Small Structure) and Section 15305 (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:1050-281-03, 1050-281-02, & 1050-281-01) **submitted by Bickel Group Architecture. Planning/Historic Preservation Commission action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15303 and 15305

2. File Nos. PHP23-003, PVAR23-002 and PDEV23-010 (Certificate of Appropriateness, Variance, and Development Plan)

Motion to recommend Approval/Denial

C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-043:

A public hearing to consider a Development Plan to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land, generally located northeast of Clifton Street and Chatham Street, within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was certified by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0218-252-

39 and 0218-252-09) submitted by Landwise Development, LLC / Pulte Group, Inc. Planning Commission action is required.

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDEV23-043 (Development Plan)

Motion to recommend Approval/Denial

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

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

The next **Development Advisory Board** meets on **September 16, 2024**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **August 30, 2024**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



Administrative Assistant

CITY OF ONTARIO

Development Advisory Board

Minutes

August 19, 2024

BOARD MEMBERS PRESENT

Khoi Do, Chairman, Engineering Department
David Bucholtz, Community Improvement (Arrived 1:33PM)
Charity Hernandez, Economic Development Agency
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company
Kim Ruddins, Planning Department
Heather Lugo, Police Department

BOARD MEMBERS ABSENT

James Caro, Building Department

STAFF MEMBERS PRESENT

Gwen Berendsen, Planning Department
Alexis Vaughn, Planning Department
Lorena Mejia, Planning Department
Raymond Lee, Engineering Department

David Eoff IV, Planning Department
Edmelynne Hutter, Planning Department
Angela Truong, Engineering Department

PUBLIC COMMENTS

No person from the public wished to speak.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES**: Motion to approve the minutes of the August 5, 2024, meeting of the Development Advisory Board was made by Mr. Ehrman; seconded by Ms. Lugo; and approved unanimously by those present (6-0).

David Bucholtz representing Community Improvement arrived at 1:33 PM.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND MINOR SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA23-002**: A public hearing to consider a minor amendment to the California Commerce Center Specific Plan to: a) modify the land use designation on an approximately four-acre Project site from Light Industrial to Rail Industrial; b) create consistency between the Project site and the adjacent properties' land use districts; and c) make text and exhibit modifications throughout the document to accommodate the change. The Project site is located at 301 South Rockefeller, and 4452 and 4462 East Airport Drive. The environmental impacts of this

project were previously reviewed in conjunction with File No. PGPA20-002, The Ontario Plan 2050, for which a Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified by the City Council on August 16, 2022. 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: 0238-185-26; 0238-185-55; 0238-185-56) **submitted by ARCO National Construction.**

Mr. Do opened the public hearing.

Stacey Brenner, representing the applicant, was present and stated she was in support of the staff report and the conditions of approval.

As there was no one else wishing to speak on this item, Mr. Do closed the public hearing.

Motion to approve **File No. PSPA23-002**, subject to the conditions of approval, was made by Ms. Stevens; seconded by Ms. Ruddins; and approved unanimously by those present (7-0).

C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-034**: A public hearing to consider a Development Plan to demolish two industrial buildings totaling 44,193 square feet on a 4.07-acre Project site (6.68 total acres of land) to facilitate the expansion of one industrial building totaling 109,539 square feet, located at 301 South Rockefeller Avenue and 4452 and 4462 East Airport Drive, within the proposed Rail Industrial land use district of the California Commerce Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 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: 0238-185-23, 0238-185-55, and 0238-185-56) **submitted by ARCO National Construction.**

Mr. Do opened the public hearing.

Stacey Brenner, representing the applicant, was present and stated she agreed with the conditions of approval.

Associate Planner Vaughn stated there was one addition to the conditions of approval that had been discussed with the applicant.

Assistant City Engineer Lee stated there would be an addition to the Engineering condition F 2.39 which would require the gates to be open during business hours.

Mr. Do asked Stacey if she agreed with the revised condition.

Ms. Brenner stated she agreed.

As there was no one else wishing to speak on this item, Mr. Do closed the public hearing.

Motion to approve **File No. PDEV23-034**, subject to the conditions of approval with the addition, was made by Ms. Lugo; seconded by Mr. Ehrman; and approved unanimously by those present (7-0).

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-006:** A hearing to consider a Development Plan to construct 120 multiple-family residential units on 9.61 gross acres of land located on the northeast corner of Eames Street and Twinkle Avenue, within Planning Area 2B (Medium Density Residential) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) was certified by the City Council on June 20, 2023. 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; (APN: 0218-161-14) **submitted by Tri Pointe Homes. Planning Commission action is required.**

Mr. Do opened the public hearing.

Jeff Malone, with Tri Pointe Homes, was present and thanked staff and stated he agreed with the conditions of approval.

As there was no one else wishing to speak on this item, Mr. Do closed the public hearing.

Motion to recommend approval of **File No. PDEV24-006**, subject to the conditions of approval, was made by Ms. Ruddins; seconded by Ms. Stevens; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on September 4, 2024.

Respectfully submitted,



Gwen Berendsen
Recording Secretary

September 4, 2024

303 East B Street, Ontario, California 91764 / Phone: 909.395.2036 / Email: PlanningDirector@OntarioCA.gov

FILE NOS: PHP23-003, PVAR23-002, & PDEV23-010

SUBJECT: A public hearing to consider a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP23-003) to facilitate the construction of a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet for a property located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning district (APNs: 1050-281-03, 1050-281-02, & 1050-281-01); **submitted by Bickel Group Architecture. Planning /Historic Preservation Commission action is required.**

PROPERTY OWNER: Clarkson Properties LP

RECOMMENDED ACTION: That the Development Advisory Board (DAB) consider and recommend that the Planning Commission adopt Resolutions approving File Nos. PHP23-003, PVAR23-002, and PDEV23-010, pursuant to the facts and reasons contained in the staff report and attached Decisions, and subject to the conditions of approval appended to the attached Decisions as "Attachment A."

BACKGROUND: On March 27, 2023, the Applicant submitted a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP-23-003) to facilitate the construction of a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility. A Variance (File No. PVAR23-002) was also submitted to reduce the required interior landscape setback from 10-feet to 8-feet. The subject property is located on Euclid Avenue which is listed on the National Register of Historic Places and is a designated local historic landmark.

On August 14, 2024, the Certificate of Appropriateness (File No. PHP-23-003) was reviewed and recommended approval by the Historic Preservation Subcommittee with a 2-0 vote.

PROJECT SETTING: The Project site is comprised of 3 contiguous parcels totaling 1 acre located at the northwest corner of Francis Street and Euclid Avenue as depicted in Exhibit A: Project Location Map. The Project site is developed with 2 multi-tenant commercial buildings with tenants that include a barber shop, beauty salon, insurance services, and a restaurant. The existing buildings are centrally located on the site and have a zero setback along the front property line (Euclid Avenue) and are approximately 70 feet from the north property line (Maple Street), 88 feet from the south property line (Francis Street) and approximately 80 feet from the west (interior) property line. The existing buildings on the subject property will be demolished. The Project site is surrounded by single-story

commercial buildings to the east, north and south and single-family and multiple-family residential properties to the west. The existing surrounding land uses, zoning, and Policy Plan (general plan) and specific plan land use designations are summarized in Table 1: Surrounding Zoning & Land Uses (see Technical Appendix).

PROJECT ANALYSIS:

(1) Development Plan (File No. PDEV23-010)

(a) Site Design/Building Layout — The proposed Project includes the construction of a 3,515 square-foot commercial building and drive-thru facility for a McDonalds fast-food restaurant. The rectangular shaped, one-story building is oriented in an east-west configuration with the main entrance facing south towards Francis Street and a secondary entrance facing east towards Euclid Avenue. Walkways will be provided along the north, east, and south portions of the building providing pedestrian connections to the building from the parking lot and public sidewalk. The proposed building is setback approximately 21 feet from the eastern property line (Euclid Avenue), 151 feet from the north property line (Maple Street), 50 feet from the south property line (Francis Street), and 85 feet from the western interior property line (adjacent to residential) as depicted in Exhibit B: Site Plan. Parking for employees and customers is located directly west of the building. The entrance to the dual drive-thru lane is located within the northwest quadrant of the Project site that will circulate east then turn south and terminate along the western building elevation. The Project will provide drive-thru lane stacking for up to 12 vehicles.

(b) Site Access/Circulation — The Project site will have one point of access from Maple Street via a 26-foot-wide driveway located at the northwest corner of the site and one access point from Francis Street via a 26-foot-wide driveway located on the southwest corner of the site. The driveways will be connected by a 26-foot-wide drive aisle that runs north-south providing access to the proposed parking stalls and drive-thru lane. The Project will provide enhanced pedestrian drive-thru crossings that include decorative paving and crossing signs to provide a safe pedestrian path of travel from the parking lot to the main building entrance. Decorative concrete diamond patterned paving will also be provided at the entrance of both driveways located along Maple and Francis Streets.

(c) Parking — The Project has provided off-street parking pursuant to the fast-food restaurants parking standards specified in the Ontario Development Code. A total of 37 off-street parking spaces have been provided along with a stacking capacity of 12 vehicles in the drive-thru lane, both of which meet the minimum parking requirements for this Project. The Ontario Development Code allows restaurants with a drive-thru to be credited one space for each 24 lineal feet of drive-thru lane behind the pickup window. A total of 288 linear feet is provided behind the drive-thru lane pickup window, resulting in 12 parking spaces being credited towards the total required parking. The off-street parking calculation for the Project is summarized in Table 3: Parking Summary.

(d) Architecture — The building will be designed with a mid-century modern architecture style incorporating a plaster and stucco finish with cementitious wood siding, aluminum batten, aluminum composite alpolc, aluminum cladding, and aluminum storefront windows (see Exhibit D: Conceptual Elevations and Exhibit E: Project Rendering, attached). The one-story massing, scale and design of the building is compatible with the surrounding area. The building incorporates additional architectural treatment and features on portions that are visible from the public right-of-way, including historic Euclid Avenue. On Euclid Avenue, the building incorporates large storefront windows, decorative awnings, decorative metal columns to screen the utility doors, and cementitious wood siding at building corners. The utility doors that are located north of the building will be painted to match the exterior of the building and will be screened from the public right-of-way via landscaping. The mechanical equipment will be roof-mounted and architecturally screened from public view by the parapet walls.

(e) Landscaping — The Project provides landscaping along Euclid Avenue, Maple Street, Francis Street, and throughout the drive-thru and parking areas (see Exhibit F: Landscaping Plan). The Development Code requires that the Project provide a minimum of 18 percent landscape coverage for corner lots, and 34 percent has been provided, exceeding the minimum requirements. The proposed plant palette consists of a combination of trees, shrubs, ground cover, and drought tolerant plant material. A total of 51 trees will be provided throughout the project using a combination of 24" box, 36" box, and 48" box sizes. The existing historic Silk Oak trees located within the existing parkway on Euclid Avenue will be protected in place and additional Silk Oak trees will be planted within the parkway. The drive-thru lane will be screened from Euclid Avenue with a decorative low garden wall and a combination of trees, shrubs, and accent plants.

(f) Signage — All Project signage is required to comply with sign regulations provided in Ontario Development Code Division 8.1. Prior to the issuance of a Building Permit for the installation of any new on-site signage, the Applicant is required to submit Sign Plans for Planning Department review and approval.

(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, biotreatment, and evapotranspiration. The PWQMP proposes the use of underground infiltration system to receive, retain, and treat storm water runoff. Any overflow drainage will be conveyed to the public street by way of parkway drains and culverts.

(2) Certificate of Appropriateness (File No. PHP23-003) — The Applicant is requesting approval of a Certificate of Appropriateness to demolish the existing buildings and allow

for the construction of a 3,515 square foot commercial building and a drive-thru facility located within the Euclid Avenue Overlay Zoning District.

The public right-of-way of Euclid Avenue from Philadelphia Street to the I-10 was designated as Local Landmark No. 67 on January 16, 2001. On August 10, 2005, the public right-of-way of Euclid Avenue from Philadelphia Street in Ontario to 24th Street in Upland was listed on the National Register of Historic Places as a historic district being a historically significant cultural landscape. The public right-of way includes north and south bound streets, sidewalks, parkways, median, trees, and stone and scored concrete curbs and gutters. Contributing character-defining features along the Project's frontage include the 60-foot-wide landscaped median, scored curb and sidewalks, and the Silk Oaks trees planted in the parkway.

Section 6.01.035 (Overlay Zoning Districts) of the Ontario Development Code requires Certificate of Appropriateness approval for any project within the Euclid Avenue Overlay zoning district. The Euclid Avenue Overlay is intended to recognize, protect, and enhance the visual character and quality of Euclid Avenue as a major scenic and historic resource of the City and to identify and safeguard Euclid Avenue's position on the National Register of Historic Places. The intent of the Overlay is not to create a false sense of history with any new development along the Euclid Avenue Corridor, but rather to ensure that new development does not cause an adverse effect to character-defining features of Euclid Avenue. Additionally, all new construction should be compatible with the surrounding developments in site design, massing and scale.

The Secretary of Interior Standards for the Treatment of Historic Properties, also referred to as "the Standards," provides a critical part of the framework of the national preservation program and is widely used at the federal, state and local levels to guide work on historic resources. These Standards have been adopted and incorporated into the Ontario Development Code. The Standards state that alterations will not destroy historic features and spatial relationships that characterize the historic resource, and that new work will be differentiated from the old and will be compatible with historic materials, features, size, scale, proportion, and massing to protect the integrity of the resource.

Euclid Avenue is defined by various periods of development that have occurred since the boulevard's construction. The segment of Euclid Avenue between G and State Streets is the historic core of the City and features commercial buildings built directly on property lines with no setback from Euclid Avenue. The shift to commercial buildings and uses between G and I Streets that occurred during the 1950s makes up a "transition area" from downtown commercial to residential to the north. The segment of Euclid Avenue south of State Street to Mission Boulevard developed with residential where another "transition area" to commercial begins to the south. Euclid Avenue south of Mission Boulevard originally contained agricultural uses but has been developed with commercial uses over the past 70 years.

The Project site does not contain any historic resources; however, it is located adjacent to the Euclid Avenue cultural landscape historic district. The Project takes into

consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, and landscape and parkway improvements. The proposed single-story building design is influenced by the Mid-century Modern architectural style and the massing and scale of the building is compatible with the surrounding area. Also, the drive-thru lane will be screened from Euclid Avenue with a decorative low garden wall and a combination of trees, shrubs, and accent plants. The Euclid Avenue right-of-way will be preserved, and restoration of the parkway will be achieved by removing inappropriate shrubs, preserving the historic Silk Oak trees in place, and planting new Silk Oak trees and grass within the parkway. Public right-of-way improvements include replacement of damaged curb and sidewalk panels. The replacement curb and sidewalk along Euclid Avenue will have a score pattern consistent with the existing curb located within the Euclid Avenue cultural landscape historic district. The Project is in compliance with the Secretary of Interior's Standards for the Treatment of Historic Resources and the Development Code. Furthermore, it exercises best practices for infill development, thereby maintaining the historic integrity and character of Euclid Avenue and avoiding adverse effects on the historic resource.

The Planning Commission, serving as the Historic Preservation Commission, must consider and clearly establish certain findings of facts for all Certificate of Appropriateness applications. The new construction, in whole or in part:

a) ***Will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource.*** The Project is required to preserve the existing Silk Oak trees, restore the parkway by removing inappropriate shrubs, and plant new Silk Oak trees and grass within the parkway. These improvements will help maintain the historic character of Euclid Avenue and is unlikely to have an adverse effect on any significant architectural or contributing feature of the resource; and

b) ***Will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.*** The Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements. The single-story massing, scale and design of the building is compatible with the surrounding area. The Euclid Avenue right-of-way will be preserved, and restoration of the parkway will be achieved by removing inappropriate shrubs, preserving the historic Silks Oak trees in place, and planting new Silk Oak trees and grass. The Project with conditions of approval will not change, destroy, or adversely affect the character or value of the historic Euclid Avenue; and

c) ***Will be compatible with the exterior character-defining features of the historic resource.*** The Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements. The single-story massing, scale and design of the building is compatible with the surrounding area. The Euclid Avenue right-of-way will be preserved, and restoration of the parkway will be achieved by removing inappropriate shrubs, preserving the historic Silks Oak trees in place, and planting new Silk Oak trees and

grass. The Project with conditions of approval will not detract from the character defining features of Euclid Avenue; and

d) ***Will not adversely affect or detract from the character of the historic district.***

Through context sensitive site and building design, building massing and scale, and public right-of-way improvements, character defining features of the historic Euclid Avenue will not be adversely affected.

(3) Variance (File No. PVAR23-002) — The Applicant is requesting approval of a Variance to reduce the required interior landscape setback from 10-feet to 8-feet. The Development Code Section Table 6.01-8 (Commercial Zoning District Development Standards) requires a 10-foot-wide landscape setback for commercial properties that are adjacent to a residentially zoned property. The two properties to the west of the Project Site are zoned MDR-18 (Medium Density Residential) requiring a 10-foot-wide landscape setback along the Project's interior western property line. The existing 1-acre parcel is narrow with dimensions that are 145 feet wide by 297 feet deep. Also, the Project site is located on a corner lot with street frontages to the east (Euclid Avenue), south (Francis Street), and north (Maple Street) which all require a 20-foot-wide landscape and building setbacks. The required landscape and building setbacks combined with the existing narrow lot reduces the building envelope and developable area of the Project site. Furthermore, the site was designed to not adversely affect or detract from the character of Euclid Avenue by not encroaching into the required setback along the eastern property line.

The proposed variance to reduce the landscape setback on the western (interior) property line from 10 feet to 8 feet is a 20 percent reduction in the setback, the intent of the required setback is to provide dense landscaping between a commercial use and residential properties. The proposed 8-foot landscape planter is sufficient in size to provide dense landscaping along the western property line. The proposed landscape plan shows the planting of a single row of 8 Quercus Ilex trees spaced approximately 25 feet apart. The Quercus Ilex is an evergreen tree that grows to a mature height and spread of 40 to 70 feet that will provide year-round screening between the commercial and residential properties.

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 will allow the subject property to be developed and achieve the following:

- Allow the project to meet the development standards for the CN (Neighborhood Commercial) zoning district and the requirements for drive-thru facilities.
- Allow the project to exceed the minimum required landscaping requirements.
- Allow the project to provide a dense landscape buffer on Euclid Avenue.
- Allow the project to be compatible with the surrounding area in terms of one-story massing, scale and design of the building.

In acting on a Variance request, the Development Advisory Board is required to consider and clearly establish certain findings of fact that are prescribed within State law and the City's Development Code, which are then included in a recommendation to the Planning Commission. The following facts and findings have been provided as basis for approval of the requested Variance:

a) ***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 subject property is located on a corner lot with street frontage along Maple Street, Euclid Avenue, and Francis Street which requires larger landscaping, parking, and drive-thru setbacks. The site's dimensions and configuration impose limitations on the development that would preclude the proposed development from meeting the required 10-foot-wide landscape setback when adjacent to a residentially zoned property. The location of the subject property further limits the site layout configurations compared to the adjacent neighboring commercial properties. The proposed variance to reduce the landscape setback on the western (interior) property line from 10 feet to 8 feet is a 20 percent reduction in the setback, the intent of the required setback is to provide dense landscaping between a commercial use and residential properties. The proposed 8-foot landscape planter is sufficient in size to provide dense landscaping along the western property line which still meets the overall objective of the Development Code; and

b) ***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 subject property will be developed with a commercial building for a fast-food restaurant with a drive-thru facility. The property is unique in terms of size width, depth, and location further constraining the development on the site. The Project site is located on a corner lot and has frontage from Maple Street, Euclid Avenue, and Francis Street limiting the buildable area on the property. Commercial buildings with drive-thru facilities are required to comply with the requirements for drive-thru facilities including but not limited to drive aisle dimensions, stacking, and drive-thru setbacks, in addition to the required building setbacks, parking, and landscaping requirements. The property is unique in that it has 3 street frontages and without Variance approval the Project will not be able to achieve an economically feasible project; and

c) ***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 to reduce the landscape setback on the western (interior) property line from 10 feet to 8 feet will allow for greater design flexibility and will serve to equalize development rights between the Applicant and owners of property in the same land use district within the vicinity of the Project site. The requested variance will allow the Applicant to still meet the intent of the landscape requirements while still complying with all other development code regulations for the CN (Neighborhood Commercial) zoning district; and

d) ***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. The proposed Project is a request to construct a commercial building for a fast-food restaurant with a drive-thru facility that will have frontage from Euclid Avenue, Maple Street, and Francis Street. The proposed building will have similar scale and massing compatible with the surrounding area. The proposed project will also provide substantial landscape improvements throughout the site and along the perimeter, including within the reduced landscape setback area along the west boundary. Additionally, the Project will be required to construct the necessary frontage improvements including installing trees and landscaping (with irrigation) along the entire project frontage and replacing damaged curb or gutter and sidewalk panels with the same scored pattern located on Euclid Avenue consistent with the Euclid Avenue cultural landscape historic district. The frontage improvements proposed on Euclid Avenue will provide an overall public benefit to the surrounding properties and area, while the remaining landscape improvements throughout the site will accentuate the overall project design. With these improvements, the Variance will not be detrimental or injurious to the public or other properties in the vicinity; and

e) ***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 located within the Neighborhood Commercial (NC) land use district of the Policy Plan Land Use Map, and the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. The development standards and conditions under which the proposed Project will be constructed and maintained, with approval of the related 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

PUBLIC NOTIFICATION: Public notification is not required, as the Development Advisory Board is acting in its capacity as an advisory body to the Planning Commission. Public notification is required prior to the Planning Commission hearing on the Project.

PUBLIC OUTREACH NOTICES: On July 3, 2024, the Planning Department mailed public outreach notices to adjacent property owners within a 300-FT radius in both Spanish and English informing property owners of the proposed Project. The intent of the notification was to address any questions or concerns regarding the proposed Project. The Planning Department received 1 phone call and 1 email from adjacent property owners. The phone call received was from a resident who was concerned about additional traffic traveling through Maple Street and vehicles entering the residential neighborhood. Staff explained that the property sits on a corner lot, has frontage from Euclid Avenue, and access to the Project site will be taken via a two-way driveway on Maple Street and Francis Street that runs north to south. The email received was from a property owner in support of the Project and indicated that the proposed Project will improve the site

tremendously while providing additional jobs and a place for the community to enjoy a meal.

AGENCY/DEPARTMENT REVIEWS: Each City agency/department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are appended to the attached Decision as "Attachment A."

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 ONT 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. As the recommending body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, 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 ONT ALUCP.

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
- 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.
 - G 1-2. 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 LU-1 Balance: 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.
 - LU-1.1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.
 - LU-1.6 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.
- Goal LU-2 Compatibility: Compatibility between a wide range of uses and resultant urban patterns and forms.
 - LU-2.6 Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.

Community Economics Element:

- Goal CE-1 Complete Community: A complete community that provides for all incomes and stages of life.
- Goal CE-2 Placemaking: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.
 - CE-2.1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.
 - CE-2.2 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.
 - CE-2.4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
 - CE-2.5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

- Goal S-1 Seismic & Geologic Hazards: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by earthquake-induced and other geologic hazards.
 - S-1.1 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 CD-1 Image & Identity: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.
- Goal CD-2 Design Quality: A high level of design quality resulting in neighborhoods, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.
 - CD-2.1 Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide context-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 articulated, high quality, durable, and appropriate for the architectural style.

➤ CD-2.8 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, maintaining visibility and accessibility, and using lighting.

➤ CD-2.9 Landscape Design. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD-2.10 Parking Areas. We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

- Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field;

➤ CD-2.11 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.

▪ Goal CD-3 Urban, Mixed Use, and Transit-Oriented Place Types: 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.

➤ CD-3.2 Comfortable, Human-Scale Public Realm. We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.

➤ CD-3.3 Complete and Connected Network. We require that pedestrian, vehicular, and bicycle circulation on both public and private property be coordinated to provide connections internally and externally to adjacent neighborhoods and properties (existing and planned) through a system of local roads and trails that promote

walking and biking to nearby destinations (including existing and planned parks, commercial areas, and transit stops) and are designed to maximize safety, comfort, and aesthetics.

➤ CD-3.4 Context-Aware and Appropriate Design. We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

➤ CD-3.5 Active Frontages. We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).

➤ CD-3.6 Managed Infrastructure. We collaborate with developers and property owners to facilitate development that realizes the envisioned character and functionality of the Place Type through the use of green and shared infrastructure within each Place Type.

▪ Goal CD-5 Protection of Investment: A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.

➤ CD-5.1 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.

➤ CD-5.2 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, as the project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

ENVIRONMENTAL REVIEW: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Small Structure) and Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines. Section 15303 pertains to the construction of small facilities and commercial structures, not exceeding 10,000 square-feet in floor area on sites zoned for such use in urbanized areas. Section 15305 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes to land use or density and applies for setback variances.

TECHNICAL APPENDIX:

Table 1: Surrounding Zoning and Land Uses

	<i>Existing Land Use</i>	<i>Policy Plan Land Use Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Multi-tenant commercial buildings	Neighborhood Commercial (NC): 0.40 FAR	CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay)	N/A
<i>North</i>	Commercial building	Mixed Use – Neighborhood Activity Hub (MU-NH; 20.0 – 75.0 du/ac; 1.0 FAR office/retail)	MU-8D (Euclid/Francis Mixed Use) and EA (Euclid Avenue Overlay)	N/A
<i>South</i>	Multi-tenant commercial buildings	Mixed Use – Neighborhood Activity Hub (MU-NH; 20.0 – 75.0 du/ac; 1.0 FAR office/retail)	MU-8D (Euclid/Francis Mixed Use) and EA (Euclid Avenue Overlay)	N/A
<i>East</i>	Multi-tenant commercial buildings	Neighborhood Commercial (NC): 0.40 FAR	CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay)	N/A
<i>West</i>	Single Family Residential	Medium Density Residential (MDR; 11.1 – 25.0 du/ac)	MDR-18 (Medium Density Residential)	N/A

Table 2: General Site & Building Statistics

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Project Area (in acres)</i>	1 acre	1 acre	Y
<i>Minimum lot/parcel size (in SF):</i>	10,000 SF	43,131 SF	Y
<i>Minimum lot width (in FT):</i>	100 FT	297 FT	Y
<i>Minimum lot depth (in FT):</i>	100 FT	145 FT	Y
<i>Minimum GFA for building with drive-thru:</i>	2,000 SF	3,515 SF	Y
<i>Maximum Floor Area Ratio (FAR):</i>	0.4 FAR	0.08 FAR	Y
<i>Minimum Landscape Coverage for Corner Lots:</i>	18%	34%	Y
<i>Minimum Landscape Coverage at Parking Areas:</i>	7%	40%	Y
<i>Maximum Coverage:</i>	40%	8%	Y
<i>Front yard setback (in FT) from arterial:</i>	20 FT	21'-5"	Y
<i>Front yard setback to menu boards (in FT):</i>	20 FT	15'-6"	N
<i>Interior setback to residential zoning district (in FT):</i>	15 FT	85 FT	Y
<i>Minimum landscape setback between drive-thru facility to residentially zoned property</i>	25 FT	54 FT	Y
<i>Maximum height (in FT):</i>	35 FT	24 FT	Y
<i>Parking Space setback for Interior Property Line (adjacent to residential zoning district)</i>	10 FT	6 FT & 8 FT	N
<i>Parking Space to Building, Walls, and Fences</i>	5 FT	6 FT & 8 FT	Y

Table 3: Parking Summary

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
<i>Fast Food Restaurants</i>	3,515 SF	13.3 spaces per 1,000 SF (0.0133/SF) of GFA Restaurants with drive-thru may be credited 1 space for each 24 lineal FT of drive-thru lane behind the pickup window.	47 spaces required Credit: -12 spaces (288 LF behind pick up window)	37 parking stalls + 12 drive-thru stalls
TOTAL			35	37

Exhibit A: PROJECT LOCATION MAP



Exhibit B: SITE PLAN

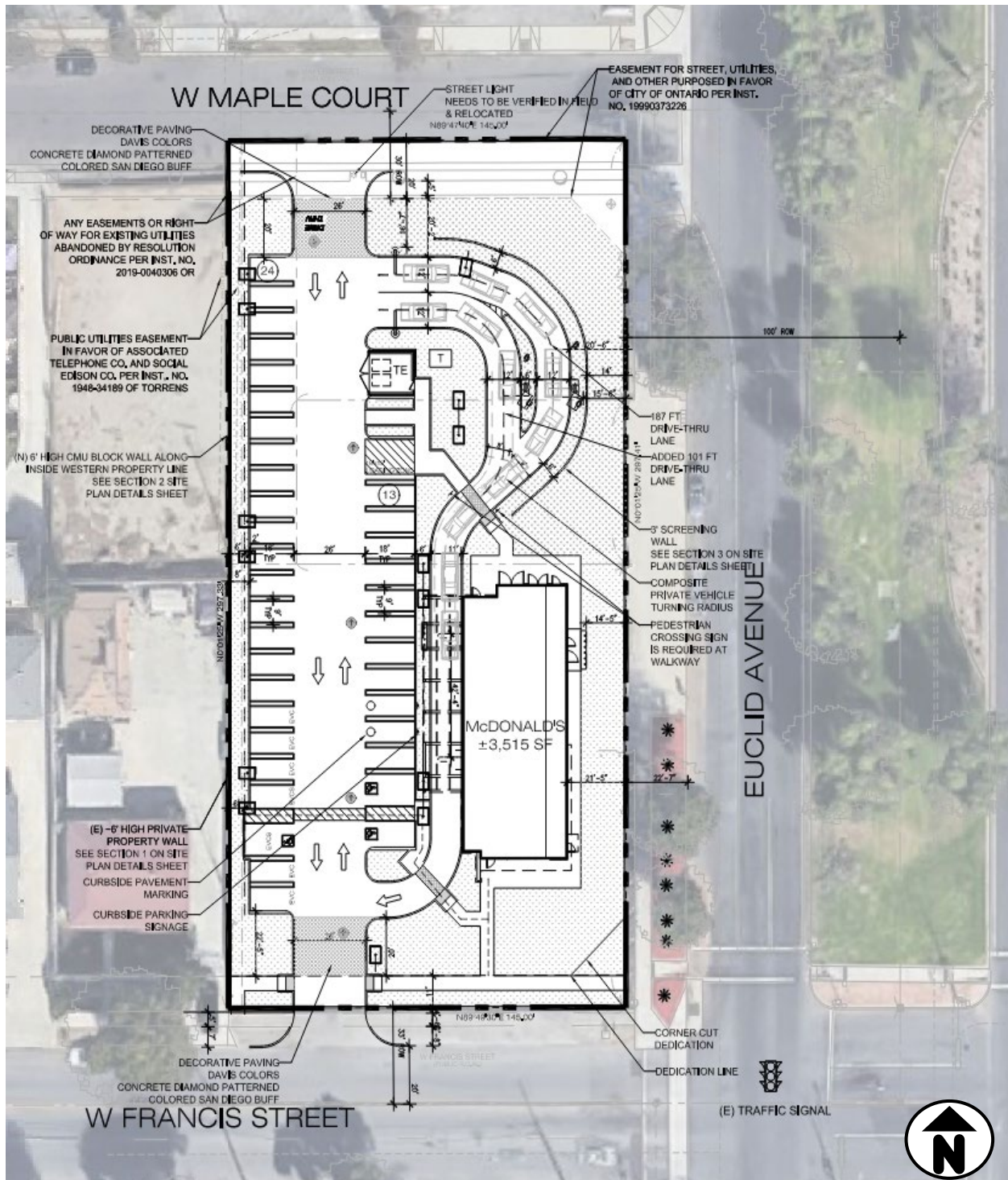


Exhibit C: FLOOR PLAN

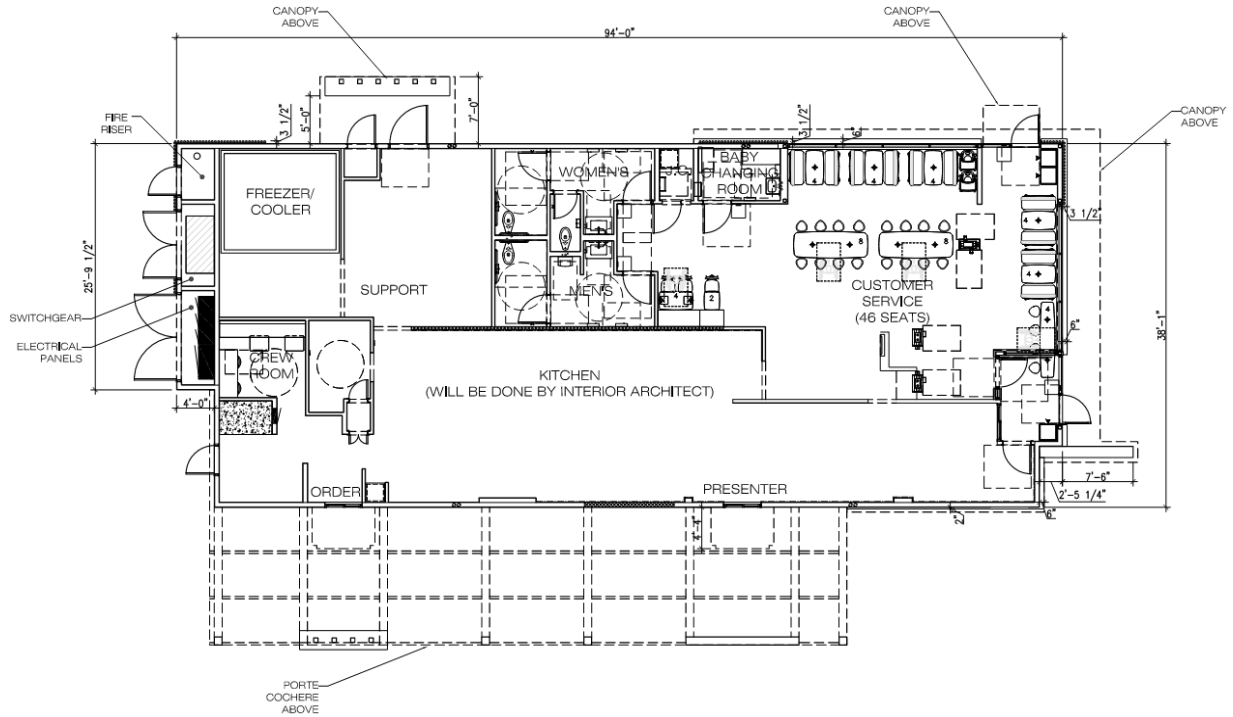


Exhibit D: CONCEPTUAL ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Exhibit E: PROJECT RENDERING



View at the southeast corner of Euclid Avenue



View at the northeast corner of Euclid Avenue

Exhibit E: PROJECT RENDERING CONT'D



View from Francis Street

Exhibit F: LANDSCAPE PLAN



Exhibit G: SITE PHOTOS



View from Euclid Avenue



View from Francis Street



View from Maple Street

DECISION NO.:

FILE NO.: PHP_23-003

DAB Hearing Date: September 4, 2024

SUBJECT: A hearing to consider a Certificate of Appropriateness to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts (APNs: 1050-281-03, 1050-281-02, & 1050-281-01).

PART 1: RECITALS

WHEREAS, BICKEL GROUP ARCHITECTURE (hereinafter referred to "Applicant") has filed an Application requesting approval of a Certificate of Appropriateness (File No. PHP23-003), as described in the subject of this Decision (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Project site is comprised of 1 acre of land generally located at the northwest corner of Francis Street and Euclid Avenue, within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning district; and

WHEREAS, the property to the north of the Project site is within the MU-8D (Euclid/Francis Mixed Use) and EA (Euclid Avenue Overlay) zoning districts and is developed with a commercial building. The property to the east is within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts and is developed with multi-tenant commercial buildings. The property to the south is within the MU-8D (Euclid/Francis Mixed Use) and EA (Euclid Avenue Overlay) zoning districts and is developed with a multi-tenant commercial building. The properties to the west are within the MDR-18 (Medium Density Residential) zoning district are vacant and developed with single-family residential home; and

WHEREAS, the Applicant filed a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP-23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet; and

WHEREAS, the Certificate of Appropriateness (File No. PHP23-003) was reviewed and recommended for approval by the Historic Preservation Subcommittee on August 14, 2024; and

WHEREAS, the Project site does not contain any historic resources and is located adjacent to the Euclid Avenue cultural landscape historic district; and

WHEREAS, the existing buildings were constructed more than 50 years ago and are ineligible for listing on the national, state and local registers due to inappropriate alterations and lack of setting and context; and

WHEREAS, the existing buildings on the subject property will be demolished to accommodate the proposed Project; and

WHEREAS, the Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements; and

WHEREAS, the Project is required to preserve the existing Silk Oak trees and restore the parkway by removing inappropriate shrubs, preserving the historic Silks Oak trees in place, and planting new Silk Oak trees and grass where missing, thereby not detrimentally changing, destroying or adversely affecting any significant architectural or contributing feature of the resource; and

WHEREAS, the Project is in compliance with the Secretary of Interior Standards for the Treatment of Historic Resources and the Development Code; and

WHEREAS, the Project proposes a mid-century modern architectural style and one-story massing and scale compatible with the surrounding area; and

WHEREAS, approval of the Project is contingent upon approval of a Development Plan, File No. PDEV23-010, and a Variance, File No. PVAR23-002, by the Approving Authorities; and

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

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

WHEREAS, the Project is categorically exempt from environmental review pursuant to Section 15331 Historical Resource Restoration/Rehabilitation (Class 31) of the CEQA Guidelines. The Project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Resources Guidelines. The Guidelines were utilized in the development of the project design and, as a result, do not pose any adverse impacts to the historic resource; and

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

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

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ONT 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 September 4, 2024, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART 2: THE DECISION

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

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the DAB has reviewed and considered the background information related to the proposed Certificate of Appropriateness and supporting documentation and finds as follows: The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 Historical Resource Restoration/Rehabilitation (Class 31) of the CEQA Guidelines.

The Project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Resources Guidelines. The Guidelines were utilized in the development of the project design and, as a result, do not pose any adverse impacts to the historic resource.

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 3: 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.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT 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. As the recommending body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, 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 ONT ALUCP.

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

(1) ***Will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource.*** The Project is required to preserve the existing Silk Oak trees and restore the parkway by removing inappropriate shrubs, preserving the

historic Silks Oak trees in place, and planting new Silk Oak trees and grass where missing, thereby not detrimentally changing, destroying or adversely affecting of any significant architectural or contributing feature of the resource; and

(2) **Will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.** The Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements. The one-story massing, scale and design of the building is compatible with the surrounding area. The Euclid Avenue right-of-way will be preserved, and restoration of the parkway will be achieved by removing inappropriate shrubs, preserving the historic Silks Oak trees in place, and planting new Silk Oak trees and grass where missing. The Project with conditions of approval will not change, destroy, or adversely affect the character or value of the historic Euclid Avenue; and

(3) **Will be compatible with the exterior character-defining features of the historic resource.** The Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements. The one-story massing, scale and design of the building is compatible with the surrounding area. The Euclid Avenue right-of-way will be preserved, and restoration of the parkway will be achieved by removing inappropriate shrubs, preserving the historic Silks Oak trees in place, and planting new Silk Oak trees and grass where missing. The Project with conditions of approval will not detract from the character defining features of Euclid Avenue; and

(4) **Will not adversely affect or detract from the character of the historic district.** Through context sensitive site and building design, building massing and scale, and public right-of-way improvements, character defining features of the historic Euclid Avenue will not be adversely affected.

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

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

SECTION 7: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian

Development Advisory Board Decision
File No. PHP_23-003
September 4, 2024

for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 4th day of September 2024.

Development Advisory Board Chairman

**Attachment A:
Conditions of Approval**

(Conditions of Approval follow this page)

Date Prepared: 8/14/2024
File No: PHP23-003
Related Files: PDEV23-010 & PVAR23-002

Project Description: A Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet for a property located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning district; (APN(s): 1050-281-03, 1050-281-02, & 1050-281-01); **submitted by Bickel Group Architecture.**

Prepared By: Jocelyn Torres, Associate Planner
Phone: 909.395.2424 (direct)
Email: jocelyntorres@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) The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2.2 Environmental Requirements.

(a) The Project is categorically exempt from environmental review pursuant to Section 15331 Historical Resource Restoration/Rehabilitation (Class 31) of the CEQA Guidelines. The Project is consistent with the Secretary of the Interior Standards for the Treatment of Historic

Resources Guidelines. The Guidelines were utilized in the development of the project design and, as a result, do not pose any adverse impacts to the historic resource

(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.

2.3 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.

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

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

2.5 Related Applications. PHP23-003 approval shall not be final and complete until such time that related File No. PDEV23-010 and PVAR23-002 has been approved by the Planning Commission.

2.6 Additional Requirements.

(a) Building shall be constructed along the front (eastern) property line with a 21'-5" setback.

(b) The drive-thru shall be located at the northeast quadrant of the Project site.

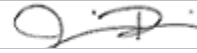
(c) Drive-thru shall be screened from Euclid Avenue with a low masonry wall and landscaping.

- (d)** The proposed trellis and canopy shall have a maximum height of 12-FT.
- (e)** The proposed decorative red sticks located on the east and west elevations shall have a maximum height of 15'-6".
- (f)** Exterior light fixtures shall require review and approval by the Planning Department prior to issuance of a building permit.
- (g)** Paint color shall be "Waynesboro" and "Fairview Taupe" for the plaster/stucco, "Dark Bronze Aluminum" for the storefront, "Motion Red" for the aluminum cladding, "Pantone 123" for the proposed signage logo, and "White" for the awnings.
- (h)** Sign plans shall be submitted and approved for the site prior to the installation of any signs. Signs shall conform to Division 8.01 (Sign Regulations) of the Ontario Development Code.
- (i)** The existing Silk Oak trees planted on the parkway on Euclid Avenue shall remain in place.
- (j)** The Applicant shall plant 4 additional Silk Oak trees on the proposed parkway in coordination with the Landscaping Planning Division.
- (k)** The existing variegated yucca shrubs shall be removed from the parkway and grass shall be planted between new and existing street trees on Euclid Avenue in coordination with the Landscaping Planning Division.
- (l)** The Applicant is required to replace damaged curb and gutter along Euclid Avenue. Curb shall include scoring consistent with the existing curb that fronts the Project site.
- (m)** The Applicant is required to replace broken sidewalk panels on Euclid Avenue with square scoring pattern consistent with the existing sidewalk along Euclid Avenue.
- (n)** The Applicant shall obtain a building permit prior to any demolition or construction.
- (o)** Any deviation from the approved plans shall require review and approval of the Planning Department and, if necessary, the Historic Preservation Commission.
- (p)** Conditions of Approval shall be reproduced onto the plans submitted for permits.
- (q)** Prior to Occupancy, the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.

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

CONDITIONS OF APPROVAL

Sign Off



Jamie Richardson, Sr. Landscape Architect

08/01/2024

Date

Reviewer's Name:

Jamie Richardson, Sr. Landscape Architect

Phone:

(909) 395-2615

D.A.B. File No.:

PDEV23-010, PVAR23-002, PHP_23-002

Case Planner:

Jocelyn Torres

Project Name and Location:

Commercial Bldg
 1752 S Euclid Avenue

Applicant/Representative:

Jessica Steiner, jsteiner@bickelgrp.com (949) 757-0411 X 222
 3600 Birch Street, Suite 210
 Newport Beach, CA 92660



Preliminary Plans (dated 07/15/2024) 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. Note decorative paving at entry.
3. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
4. Show backflow devices set back 4' from paving on all sides. Locate on level grade.
5. 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.
6. 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.
7. 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.

8. Provide details for the outdoor seating area; benches, tables, etc. If this area is not outdoor seating, show it as a living landscape.
9. Show planters adjacent to trash enclosures for screening.

Landscape Plans

10. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans.
11. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
12. Use a broad canopy parking lot tree (replace Chilopsis); consider Quercus ilex, Koelruteria paniculata, or Chinese Pistache.
13. Show 8' diameter of mulch only at new trees, 12' min. at existing trees. Detail irrigation dripline outside of mulched root zone.
14. Overhead spray systems shall be designed for plant material less than the height of the spray head.
15. 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.
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.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Land Development Division, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company, Broadband Department, and Financial Services Agency 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. PDEV23-010 RELATED FILE NO(S). PVAR23-002, PHP-23-002	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: Brenda Fregoso (909) 395-2140 *B.F.*

CITY PROJECT PLANNER & PHONE NO: Jocelyn Torres (909) 395-2424

DAB MEETING DATE: September 4, 2024

PROJECT NAME / DESCRIPTION: A Development Plan to construct 1 commercial building totaling 3,515 square feet on 1 acre of land located, within the Neighborhood Commercial (CN) zoning district and Euclid Avenue Overlay (APN(s): 1050-281-03; 1050-281-02; 1050-281-01).

LOCATION: NWC of S Euclid Ave and W Francis St
1752 South Euclid Avenue

APPLICANT: McDonald's – Bickle Group Architecture

REVIEWED BY: *Raymond Lee* *8/19/24*
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: *Khôi Do* *8-20-24*
 Khôi 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 Financial Services Agency at (909) 395-2015 or email CFD@ontarioca.gov 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=T1000004658.

- 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:**
 - A. 11 feet on Francis Street along entire property frontage to achieve an ultimate half width of 44 feet.**
 - B. Property line corner 'cut-back' required at the intersection of Euclid Avenue and Francis Street**

- 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. Storm Drain Development Impact Fee, approximately \$17,259, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan and the DIF rate at the time of payment.

- 2.17** Other conditions:
 - a) The applicant/developer shall submit a precise grading plan, including a final utility system map that shows all existing and proposed utilities (Domestic 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	Francis Street	Euclid Avenue	Maple Street	-
Curb and Gutter	<input checked="" type="checkbox"/> New; 19.3 ft. from C/L, West of proposed drive approach <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input 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
Sidewalk	<input checked="" type="checkbox"/> New at ultimate ROW location <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input checked="" type="checkbox"/> Replace damaged panels	<input type="checkbox"/> New <input checked="" type="checkbox"/> Replace damaged panels	<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 checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
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 checked="" type="checkbox"/> Abandon existing 4-inch sewer 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 type="checkbox"/> Service <input checked="" type="checkbox"/> Abandon existing unused water service connections	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service <input checked="" type="checkbox"/> Abandon existing unused water service connections	<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 checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input 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 checked="" type="checkbox"/> New signage <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> 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 at ultimate ROW location	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" 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	-AC Dike East of proposed drive approach as interim condition -Parkway drain West of proposed drive approach		_____	

Specific notes for improvements listed in item no. 2.18, above:

- a) Replace damaged curb in-kind along Euclid Avenue with scored concrete curb. Replace damaged curb and gutter in-kind along Maple Street.
- b) Install all proposed appurtenances along Francis Street per ultimate right-of-way condition to accommodate for future street widening.
- c) Remove existing concrete within the designated landscaped parkway along Euclid Ave, replace with landscape.
- d) Proposed driveway on Francis Street shall be designed to be compatible with future Francis Street widening improvements.

- 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 **Depending on site conditions and number of utility service cuts at time of construction, additional pavement restoration may be required.**
- 2.22 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.
- 2.23 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.
- 2.24 **Other conditions:**
 - The applicant/developer shall pay a fee (approximately \$360,660) in-lieu of constructing the Francis Street widening, which includes, but is not limited to, the following public street improvements shown below (for details, refer to attached OMUC Utilities Engineering Division Conditions of Approval and Traffic/Transportation Section F). The final fee shall be determined by the City Engineer.**
 - a) Construct new curb and gutter, 32-ft from centerline, along the entire frontage of the project on Francis Street.
 - b) Widen Francis Street 12 ft, full depth asphalt along project frontage, including pavement transition.
 - c) Construct new drive approach per City Standard 1204.
 - d) Construct 2-inch grind & overlay from street centerline to new full depth asphalt limit (approximately 20' North of centerline) along the entire property frontage on Francis Street.
 - e) Construct a new ADA access ramp at the northwest corner of Euclid Avenue and Francis Street per city standard 1209 and 1213.
 - f) Relocate all existing appurtenances along Francis Street to accommodate for street widening.
 - g) Re-construct existing curb ramp at SW corner of Francis Street and Euclid Avenue (due to existing SD culvert demolition).



- h) Re-construct the portion of Euclid Avenue pavement within the former storm drain culvert location.
- i) Demolish all necessary existing/interim improvements (including the storm drain culvert on Euclid).
- j) Relocate existing traffic signal, see Traffic/Transportation Section F, checkbox 2.40, item iv).
- k) Landscaping due to Francis Street widening.

C. SEWER

- 2.25 An 8-inch sewer main is available for connection by this project in Francis Street. (Ref: Sewer Drawing Number: S12621)
- 2.26 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 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.
- 2.28 Other conditions:
 - a) See attached OMUC Utilities Engineering Division Conditions of Approval for additional conditions.

D. WATER

- 2.29 A 12-inch water main is available for connection by this project in Euclid Avenue. (Ref: Water Drawing Number: W12437)
- 2.30 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.31 Other conditions:
 - a) See attached OMUC Utilities Engineering Division Conditions of Approval for additional conditions.

E. RECYCLED WATER

- 2.32 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water Drawing Number: _____)
- 2.33 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.34 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.
- 2.35 Submit one (1) electronic copy, in PDF format, of the Supplemental Engineering Report (ER), for the use of recycled water to OMUC's Water Quality Programs at OMUCWQPlanCheck@ontarioca.gov for review and subsequent submittal to the California State Water Board (Division of Drinking Water) for final approval.

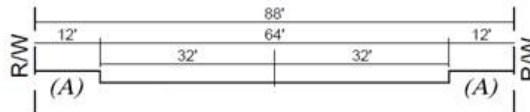
Note: The Division of Drinking Water review and approval process may take up to four (4) months. Contact the OMUC's Water Quality Programs at (909) 395-2678 or email OMUCWQPlanCheck@ontarioca.gov regarding this requirement. *Failure to obtain an approval letter from the Division of Drinking Water authorizing the use of recycled water will delay meter installation and if applicable, occupancy release for new developments.*



- 2.36** Submit one (1) electronic copy, in PDF format, of the Landscape Plans (on-site & off-site) to OMUC’s Water Quality Programs at OMUCWQPlanCheck@ontarioca.gov for review and approval.
- 2.37** Other conditions:
 - a) See attached OMUC Utilities Engineering Division Conditions of Approval for additional conditions.

F. TRAFFIC / TRANSPORTATION

- 2.38** 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
- 2.39** New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.40** Other conditions:
 - a) The Applicant/Developer shall be responsible to pay in-lieu fee for the following improvements listed below.
 - i. Widening the north side of Francis Street along its project frontage to its ultimate half-width of :



- ii. Pavement and striping transitions from existing roadway conditions to the widened roadway portions along project frontage on Francis Street. Striping improvement 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.
- iii. The reconstruction of the existing curb return at the northwest corner of Euclid Avenue at Francis Street with a 35-foot radius and installation of a new ADA ramp per City of Ontario Standard Drawing No. 1213 and 1106.
- iv. The relocation of existing 1-A traffic signal pole and pedestrian push button post at the northwest corner of Euclid Avenue at Francis Street. The traffic signal modification shall address relocation or upgrade of any affected equipment including poles, video detection, fiber optic communication cable and conduit, fiber optic communication equipment, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
- b) The Applicant/Developer shall be responsible to design and construct street improvements along property frontages in accordance with conditions issued by City’s Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.
- c) The Applicant/Developer shall be responsible to design and construct in-fill public street lights and a potential new service as needed along its project frontages on Euclid Avenue and Francis Street. Street lighting shall be LED-type and in accordance with City’s Approved Material List LED Luminaires. The Applicant/Developer shall also install smart nodes on all new street light fixtures along project frontages. All street light equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
- d) The Applicant/Developer shall be responsible to relocate any existing public street lights along its project frontage on Maple Court conflicting with proposed project driveway. Street light relocation shall be done per City of Ontario Standard Drawing No. 5104.



- e) **Parking along Euclid Avenue property frontage shall be partially restricted for a length of 50-feet at the northwest corner of Francis Avenue to accommodate sight distance and right turns.**
- f) **Parking along Francis Avenue fronting the property frontage shall be restricted.**
- g) **Design and construct proposed driveway on Maple Court and Francis Street in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway.**
- h) **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
- i) **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the street lighting and signing/ striping design plans to define limits of improvements.**

G. DRAINAGE / HYDROLOGY

- 2.41 A _____ inch storm drain main is available to accept flows from this project in _____.
 (Ref: Storm Drain Drawing Number: _____)
- 2.42 **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.**
- 2.43 **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.**
- 2.44 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.
- 2.45 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.
- 2.46 Other conditions: _____

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

- 2.47 401 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.
- 2.48 **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>.**



- 2.49 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.

- 2.50 Other conditions:
 - a) This project is located within the Priority Land Use (PLU) area, which is an area consisting of high-density residential (10 dwelling units per acre or higher), industrial, commercial, mixed urban, and public transportation station land uses and shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) by installing State certified Full Trash Capture System devices. Full capture devices must be selected from the approved list on the State Water Board website.
https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/certified_fcsdevicelist_16Feb2021.pdf
 - b) If the project will be disturbing 1.0 acre or more of land area, the project is required to obtain coverage under the Construction General Permit (CGP) and provide the WDID number on construction plans. The owner is the legally responsible person (LRP) of the site and shall have a Stormwater Pollution Prevention Plan (SWPPP) developed and submitted through the SMARTS website at <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>

J. SPECIAL DISTRICTS

- 2.51 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 Financial Services Agency at (909) 395-2015 or email CFD@ontarioca.gov to initiate the CFD application process.

- 2.52 Other conditions: _____

K. FIBER OPTIC

- 2.53 A fiber optic line is available for connection by this project in Francis Street.

- 2.54 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole, generally located along Francis Street frontage. See attached Broadband Operations Section Conditions of Approval for additional conditions.

- 2.55 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 OMUC a copy of the letter of confirmation from the California State Water Board (Division of Drinking Water) 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 Site Supervisor 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: PDEV23-010

All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are to be included with the first plan check submittal:

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **Project Conditions of Approval**
5. Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. Public Street improvement plan with street cross-sections
7. 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)
8. **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)**
9. Public Sewer improvement plan
10. Public Storm Drain improvement plan
11. **Public Street Light improvement plan**
12. **Signing and Striping improvement plan**
13. **Fiber Optic plan (include Auto CAD electronic submittal)**
14. HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
15. CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
16. **Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
17. Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
18. **Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
19. **Hydrology/Drainage study**
20. **Soils/Geology report**



- 21. Payment for Final Map/Parcel Map processing fee
- 22. Final Map/Parcel Map
- 23. Approved Tentative Map
- 24. **Preliminary Title Report (current within 30 days)**
- 25. Traverse Closure Calculations
- 26. **Set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
- 27. **Supplemental Engineering Report, in electronic format (PDF format), for recycled water use only. Must be reviewed and submitted to the Division of Drinking Water by OMUC Water Quality Programs before clearing plan check workflows (includes grading and landscape plan reviews). Approval letter issued by the Division of Drinking Water must be obtained before meter installation and if applicable, occupancy release.**
- 28. **Other: Precise Grading Plan including Utility Plan**



CITY OF ONTARIO MEMORANDUM



DATE: August 5, 2024
TO: Jocelyn Torres, Planning Department
CC: Brenda Fregoso, Engineering Department
FROM: Peter Tran, Utilities Engineering
SUBJECT: DPR #3 - Utilities Engineering Conditions of Approval (#10389, 10390, 10391)
PROJECT NO.: PDEV23-010, PHP_23-003, and PVAR23-002

BRIEF DESCRIPTION

A Development Plan to construct 1 commercial building totaling 3,515 square feet on 1 acres of land located at 1752 South Euclid Avenue, within the Neighborhood Commercial (CN) zoning district and Euclid Avenue Overlay (APN(s): 1050-281-03; 1050-281-02; 1050-281-01). Related File(s): PVAR23-002; PHP-23-003).

UTILITIES ENGINEERING CONDITIONS OF 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.*

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.

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. Final Utilities Systems Map (USM): Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See *Utility Systems Map (USM) Requirements document* for details.
 - a. The proposed utilities, utility alignments, and Public Rights-of-Way (ROW)/Public Utility Easements (PUE) shown on the Conceptual Utilities Systems Map (CUSM) and other Entitlement documents are not considered final and shall be revised during Final Design to meet all City Design Guidelines, Standards, City Requirements, and all the Conditions of Approval contained in this document.
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. Unused Service Abandonment: All adjacent water services (along with connected appurtenances) and sewer laterals and main stubs along the frontages of the project site not used to provide service to this Development Project shall be abandoned back to the main in accordance with City Standards and Practices.

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

5. Sewer Laterals: Per City of Ontario Standard Drawing No. 2003:
 - a. The proposed 6-inch sewer lateral is to connect to the existing 8-inch sewer main in Francis located south of this project. The point of connection for said lateral is located along the southerly property limit.
 - b. Abandon the existing 4-inch sewer lateral back to the sewer main in Francis located south of this project.
6. Private Onsite Sewer System and Plumbing: The Onsite Sewer System shall be privately maintained by the property owner and shall be designed as follows:
 - a. The Onsite sewer system and building plumbing shall be designed in such a way that the sanitary domestic wastewater flows leave the building separately from non-sanitary wastewater flows (industrial, process, or kitchen, etc.) and the line for non-sanitary wastewater flows can be upgraded in the future to have pretreatment equipment and devices on it, as required by a Wastewater Discharge Permit.
7. Grease Interceptor:
 - a. Install a grease interceptor with a sample box for the proposed kitchen upstream of the connection to the private on-site sewer system in accordance with the Wastewater Discharge Permit requirements.
8. Wastewater Discharge Permit: The Occupant/Applicant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply will all the requirements of the Wastewater Discharge Permit found at: (<http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit>). Requirements of the Wastewater Discharge Permit may include, but not limited to: Installation of wastewater pretreatment equipment, such as clarifiers. For wastewater permit application questions, please contact: omucenvironmental@ontarioca.gov

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

9. Public Water Improvements: Design and construct the following required public water mains in accordance with City of Ontario Standards and Design Guidelines and Specifications:
 - a. There is an existing potable water main (W12437) available for connection by this project in Euclid Avenue.
10. Water Service with Meter and Backflow Prevention Assembly Reduced Pressure Device including Fire Service with DCDA:
 - a. For services being reused, there are existing water services and meter boxes connected to the existing 12-inch potable water main (W12437) in Euclid Avenue. Backflow devices are required for these services/meter boxes to protect the City's water system and to be constructed in accordance with City of Ontario Standards.
 - b. The Proposed Fire Service with DCDA is to connect to the existing 12-inch potable water main (W12437) in Euclid Avenue.
11. Existing Water Services:
 - a. Abandon all existing unused water service connections back to the water main.

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

12. City Ordinance 2689: This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscape irrigation for HOA maintained areas and parks. Appropriately sized public and private mains shall be installed throughout the Project to meet this requirement, as approved by the City.
13. Recycled Water Service: In order to comply with City Ordinance 2689:
 - a. Purple Ready:

- i. A recycled water main is Master Planned to be installed in the future within Euclid Avenue.
- ii. Design and construct all Project irrigation areas that are permissible of using recycled water to the standards and requirements to use recycled water (such as using purple pipe, preparation and approval of an Engineer's Report for Recycled Water Use, etc).
- iii. Install irrigation service(s) with meter and backflow for future recycled water use along Euclid Avenue connecting to the public potable water system temporarily until recycled water becomes available to the Project.
- iv. When recycled water becomes available to the Project, the Project shall connect to recycled water and convert to recycled water use and all costs and fees shall be borne solely by the Project/Applicant. At such time the backflow shall be removed.
- v. Community Service District (CFD) Maintained Irrigation Areas: Any irrigated areas that are to be maintained by a Community Service District (CFD) and not by the property owner or owners association require irrigation services and meters separate from those that are maintained by the property owner or owners association.

14. 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 OMUCWQPlanCheck@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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL Broadband Operations Section

DATE: 07-24-24

PROJECT: PDEV23-010

LOCATION: Francis and Euclid

PROJECT ENGINEER: Brenda

BROADBAND PLAN CHECKER: Cameron Chadwick - CChadwick@ontarioca.gov

The following Conditions of Approval requirements must be incorporated prior to the Development Advisory Board and/or Zoning Administrator Hearing.

1. Project shall be designed and constructed 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 in the Right-of-Way (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.
2. Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties within a reasonable distance. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the ROW at the extreme edge of a property.
3. Where a joint telecom or street light street crossing is required, include (2) 2" HDPE SDR-11 conduits or (1) 4" schedule 80 conduit sleeve. Terminate the street crossing conduit(s) in a new HH-3/22 OntarioNet hand hole in the right of way
4. The City requires a public utility easement for fiber optics on all private aisles/alley ways.
5. Hand holes - Design and install OntarioNet fiber optic hand hole HH-FP (10x00x10), HH-1 (13x24x18), HH-2 (17x30x24), HH-2A (24x36x30), HH-3 (30x48x36) and/or HH-4 (36x60x36) as needed. Respectively, Newbasis Part # PLA100010T-00002, PCA132418-00006, PCA-173024-90116, PCA-243630-90064, PCA-304836-90244 and PCA-366036-90146 or equivalent as specified per City Standard 1316. Conduits sweeping into hand holes shall enter in flush with the cut-out mouse holes aligned parallel to the bottom of the box and come in perpendicular to the wall of the box. Conduits shall not enter at any angle other than parallel. Provide 5-foot minimum clearance from existing/proposed utilities. All hand holes will have ¼-inch galvanized wire between the hand holes and the gravel it is placed on.
6. ROW Conduit – Design and install fiber optic conduit at a minimum depth of 36-inch. Trenching shall be per City Standard 1306. Install (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct and (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange with Black Stripe) duct. Conduit(s) between ROW hand holes and hand holes on private property shall be 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct.
7. Building Entrance (Single Family) – Design and install 0.75-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct from hand holes on property or hand holes in the ROW. Consult City's Fiber Team for design assistance.
8. Building Entrance (Multi-family and Commercial) - From the nearest handhole to the building entrance, design and install fiber optic conduit at a minimum depth of 36-inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install

locate/tracer wires minimum 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct

9. 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"
10. A minimum 13/16 millimeter microduct joint use telecommunications conduit with pull-rope from the single-family, 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.
11. Warning Tape - Contractor shall supply and install an approved non-detectable warning tape 18-inch above the uppermost conduit when backfilling trenches, pits or excavations greater than 10' in length. Warning Tape shall be non-detectable, Orange in color, 4-inch minimum width, 4 mil, 500% minimum elongation, with bold printed black letters "CAUTION - BURIED FIBER OPTIC CABLE BELOW" printed in bold black lettering no less than 2-inch high.
12. All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All hand holes, conduits and ducts shall be placed in the public right of way.
13. All unused conduits/ducts/microducts shall be protected with duct plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.
14. Locate/Tracer Wire - Conduit bank requires (1) 12AWG high strength (minimum break load 452#) copper-clad steel with 30mil HDPE orange insulation for locate/tracer wire. Contact City's Fiber Team for tracer wire specifications and see note 8.
15. Multi-family dwellings are considered commercial property.
16. Refer to the In-tract Fiber Network Design guideline on the City's website for additional in-tract conduit guidelines.

PROJECT REVIEW BOARD COMMENTS
***** BUILDING DEPARTMENT *****

Planning Case File No(s): PDEV23-010

Case Planner: Jocelyn Torres

Applicant:

Location: 1754 Euclid Ave

Project: A Development Plan to construct 1 commercial building totaling 3,515 square feet on 1 acre of land located at 1754 South Euclid Avenue, within the Neighborhood Commercial (CN) zoning district and Euclid Avenue Overlay Related File(s): PVAR23-002; PHP-23-003.

APN(s): (APN(s): 1050-281-03; 1050-281-02; 1050-281-01).

Reviewed By: Jesse Sanchez

Date: 5/1/24

Following Standard Building Department Conditions of Approval
Are Applicable to This Project:

See checked boxes below

Specific Conditions:

A)

Specific Comments (NOTE: THESE COMMENTS ARE NOT CONDITIONS!):

A)

(NOTE: Standard Conditions of Approval are attached.)

BUILDING DEPARTMENT**GENERAL CONDITIONS**

1. Shall comply with the latest adopted edition of the following codes as applicable:
- A. California Building Code
 - B. California Residential Code
 - C. California Existing Building Code
 - D. California Electrical Code
 - E. California Mechanical Code
 - F. California Plumbing Code
 - G. California Energy Code.
 - H. California Fire Code
 - I. California Green Building Standards Code.
2. The property owner/business operator shall comply with all applicable City of Ontario Municipal Codes and Ordinances.
3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
4. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.
5. All perimeter / boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.
6. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
7. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from the Building Department. Each department shall sign the Building Department Job Card

- 8. All signs shall be Underwriters Laboratories, or equal, approved.
- 9. Permits are required prior to the removal and/or demolition of structures.
- 10. In addition to approval from Building Department, approval is required from the County of San Bernardino, Department of Public Health and the California Regional Water Quality Control Board, Santa Ana Region for the Private Sewage Disposal System.
- 11. The existing private sewage system will have to be modified as required to accommodate the new use. Plans and/or supporting data will have to be submitted to, and approved by, the Building Department regarding the new use and necessary modifications. Additionally, approval from the Regional Water Quality Control Board, Santa Ana Region, is required for the new use.
- 12. The coach shall bear a State of California, Department of Housing and Community Development (HCD) insignia indicating the occupancy group and design loads that the coach conforms to, and other relevant information regarding exiting, fire safety, electrical, plumbing and mechanical. The foundation system, porch and awning shall comply with plans that bear the HCD "Standard Plan Approval" stamp. The coach, foundation system, porch and awning shall comply with the City of Ontario's design loads and site-specific conditions.
- 13. The conversion of the existing single-family dwelling(s) into a commercial use changes the occupancy group classification, and therefore the existing buildings must be made to comply with the requirements of all applicable codes for the new occupancy classification. Complete plans, calculations and other specifications shall be submitted to the Building Department for review, approval and subsequent permit issuance. The plans, calculations and other specifications shall be prepared by an Architect or Registered Civil/Structural Engineer licensed by the State of California who is qualified to perform said work.
- 14. The site, or a portion of the site, is in a flood hazard area. Justification that the proposed development does not adversely affect the location or carrying capacity of the floodway, nor does it adversely affect upstream or downstream sites shall be provided to Building Department. Additionally, all provisions must be taken to protect the site from flood damage.
- 15. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
- 16. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.
- 17. Trash Enclosure shall be covered, and the interior clearances shall be designed to

accommodate the following:

- 4' min. side access entrance
- 3' min. wide clear pathway along rear of enclosure between trash bins and back wall.
- Trash bins must be oriented sideways to allow access from the narrow dimension.
- Use of curbs or wheel stops shall be provided within the enclosure to maintain access clearances and bin orientations.

18. The applicant/developer shall include the conditions of approval of this resolution on the construction plans.
19. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
20. Commercial/Industrial gated site must have at least one pedestrian emergency gate, 3'-0' x 6'-8" min. gate size, equipped with panel hardware on the inside, and gate must swing out. Pedestrian emergency gates can be installed integrated with vehicular gates.
21. New residential single-family dwelling (SFD's):
- The side yard gate must swing out toward the street.
 - The gas meter shall not obstruct side yard access gates.
 - Air Conditioning unit located at side yard shall maintain 3' min. clearance from property line wall to AC unit.
 - Provide a continuous concrete walk between garage side door to driveway or sidewalk.
22. New development projects located in the Ontario Ranch specific plan are required to submit a **methane assessment report**. This report shall be submitted to the Building Department for review and approval at grading plan submittal.
23. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building Department. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) intermixing in the event of an accident or spill.
24. The property owner/business operator shall provide a grease interceptor at a location where it shall be easily accessible for inspection, cleaning, and removal of accumulated grease.

The sizing and installation shall conform to the current California Plumbing Code. The grease interceptor shall be constructed in accordance with plans approved by the Director of Public Works and the Building Official. The property owner/business operator shall contract with a maintenance company for maintenance and cleaning of the grease interceptor.

SITE CONSTRUCTION REQUIRMENTS

- 25. All construction sites must be protected by a security fence and screening. The fencing and screening shall always maintained to protect pedestrians
- 26. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3
- 27. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building Department. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building Department and the Planning Department.
 - (A) Installation of a construction trailer, or
 - (B) Security fenced area where the electrical power will be located
- 28. Installation of construction/sales trailers must be located on private property. No trailers can be in the public street right of way
- 29. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
- 30. Prior to issuance of a Building Permit all of the following must be in place: portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

- 31. The following grading items shall be completed and/or submitted – as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification completed
 - D. Pad elevation certification completed
 - E. Rough grade inspection signed off by a City's Building Inspector

- 32. Prior to the issuance of a Building Permit, the applicant shall pay all Development Improvement Fees to the City. Copies of receipts shall be provided to the Building Department prior to permit issuance.
- 33. The Tract or Parcel map shall record prior to the issuance of any permits.
- 34. The existing parcels shall be combined into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.
- 35. Fire sprinklers, fire alarm systems and fire hydrant plans shall be submitted for plan review concurrently with building plans and shall be approved prior to permit issuance
- 36. Prior to issuance of Building Permits, school fees need to be paid to school district where project is located



CITY OF ONTARIO

MEMORANDUM

TO: Jocelyn Torres, Associate Planner
Planning Department

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

DATE: April 24, 2023

SUBJECT: PDEV23-010 - A Development Plan to construct 1 commercial building totaling 3,515 square feet on 1 acre of land located at 1754 South Euclid Avenue, within the Neighborhood Commercial (CN) zoning district and Euclid Avenue Overlay (APN(s): 1050-281-03; 1050-281-02; 1050-281-01). Related File(s): PVAR23-002; PHP-23-003.

-
- 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): 4,073 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 4,073 Sq. Ft.
- F. 2019 CBC Occupancy Classification(s): A

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.4 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.
- ☒ 4.8 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

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

6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.



CITY OF ONTARIO

MEMORANDUM

TO: Jocelyn Torres, Associate Planner

FROM: Heather Lugo, CET MA, Police Department

DATE: May 2, 2023

SUBJECT: PDEV23-010 - A Development Plan to construct one (1) commercial building totaling 4.073 square feet on 0.887 acres of land located at 1752 South Euclid Avenue, within the Neighborhood Commercial (CN) zoning district (APNs: 1050-281-03; 1050-281-02; and 1050-281-01). Related file(s) PVAR23-002; PHP-23-003.

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 below.

- Required lighting for all walkways, driveways, doorways, parking lots, hallways 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.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Heather Lugo at (909) 408-1074 with any questions or concerns regarding these conditions.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV23-010, PHP23-003, & PVAR23-002

Address: northwest corner of Francis Street and Euclid Avenue

APN: 1050-281-03, 1050-281-02, & 1050-281-01

Existing Land Use: Commercial multi-tenant building

Proposed Land Use: Construct a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility

Site Acreage: 1.25 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: Jocelyn Torres

Date: 8/21/2024

CD No.: 2023-022

PALU No.: n/a

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

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

Airport Planner Signature: _____

DECISION NO.:

FILE NO.: PVAR23-002

DAB Hearing Date: September 4, 2024

SUBJECT: A hearing to consider a Variance to deviate from the required 10-FT wide landscape setback when adjacent to a residentially zoned property within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning district (APNs: 1050-281-03, 1050-281-02, & 1050-281-01).

PART 1: RECITALS

WHEREAS, BICKEL GROUP ARCHITECTURE (hereinafter referred to "Applicant") has filed an Application requesting approval of a Variance (File No. PVAR23-002), as described in the subject of this Decision (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Project site is comprised of 1 acre of land generally located at the northwest corner of Francis Street and Euclid Avenue, within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning district; and

WHEREAS, the property to the north of the Project site is within the MU-8D (Euclid/Francis Mixed Use) and EA (Euclid Avenue Overlay) zoning district and is developed with a commercial building. The property to the east is within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning district and is developed with multi-tenant commercial buildings. The property to the south is within the MU-8D (Euclid/Francis Mixed Use) and EA (Euclid Avenue Overlay) zoning district and is developed with a multi-tenant commercial building. The property to the west is within the MDR-18 (Medium Density Residential) zoning district and is developed with single-family residential homes; and

WHEREAS, the Applicant filed a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP-23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land; and

WHEREAS, the Applicant filed a Variance (File No. PVAR23-002) in conjunction with the Development Plan and is requesting to deviate from the required 10-FT wide landscape setback when adjacent to a residentially zoned property; and

WHEREAS, the Applicant proposes to reduce the landscape setback on the western (rear) property line from 10 feet to 8 feet and 6 feet when adjacent to the ADA parking stall; and

WHEREAS, the subject property has a depth of approximately 145 feet and width of 297 feet which makes it difficult to meet the required landscape setback and front yard setback for menu boards while complying with parking, landscaping, and building setbacks for the CN (Neighborhood Commercial) zoning district and the drive-thru standards listed in Section 5.03.150 (Drive-Thru Facilities) of the Ontario Development Code; and

WHEREAS, the subject property is located on a corner lot and has frontage from Euclid Avenue, Francis Street, and Maple Street further increasing the building setback requirements; and

WHEREAS, without a Variance approval the Applicant will not be able to achieve an economically feasible Project; and

WHEREAS, Ontario Development Code Section 4.02.020(D) allows for Variances to be approved by the Planning Commission in cases where special circumstances exist, and the strict application of the development regulations deprives such property of privileges enjoyed by other properties in the vicinity; and

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); 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, the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines. Section 15305 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes to land use or density and applies for setback variances; and

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

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

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that

development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ONT 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 September 4, 2024, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART 2: THE DECISION

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

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the DAB has reviewed and considered the background information related to the proposed Variance and supporting documentation and finds as follows: The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines. Section 15305 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes to land use or density and applies for setback variances.

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 3: 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.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT 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. As the recommending body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, 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 ONT ALUCP.

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 through 3, above, the DAB 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 subject property is located on a corner lot with street frontage along Maple Street, Euclid Avenue, and Francis Street which requires larger landscaping, parking, and drive-thru setbacks. The site's dimensions and configuration impose limitations on the development that would preclude the proposed development from meeting the required 10-foot-wide landscape setback when adjacent to a residentially zoned property. The location of the subject property further limits the site layout configurations compared to the adjacent neighboring commercial properties. The proposed variance to reduce the landscape setback on the western (interior) property line from 10 feet to 8 feet is a 20 percent reduction in the setback, the intent of the required setback is to provide dense landscaping between a commercial use and residential properties. The proposed 8-foot landscape planter is sufficient in size to provide dense landscaping along the western property line which still meets the overall objective of the Development Code; and

(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 subject property will be developed with a commercial building for a fast-food restaurant with a drive-thru facility. The property is unique in terms of size width, depth, and location further constraining the development on the site. The Project site is located on a corner lot and has frontage from Maple Street, Euclid Avenue, and Francis Street limiting the buildable area on the property. Commercial buildings with drive-thru facilities are required to comply with the requirements for drive-thru facilities including but not limited to drive aisle dimensions, stacking, and drive-thru setbacks, in addition to the required building setbacks, parking, and landscaping requirements. The property is unique in that it has 3 street frontages and without a Variance approval the Project will not be able to achieve an economically feasible project; and

(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 to reduce the landscape setback on the western (interior) property line from 10 feet to 8 feet will allow for greater design flexibility and will serve to equalize development rights between the Applicant and owners of property in the same land use district within the vicinity of the Project site. The requested variance will allow the Applicant to still meet the intent of the landscape requirements while still complying with all other development code regulations for the CN (Neighborhood Commercial) zoning district; and

(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. The proposed Project is a request to construct a commercial building for a fast-food restaurant with a drive-thru facility that will have frontage from Euclid Avenue, Maple Street, and Francis Street. The proposed building will have similar scale and massing compatible with the surrounding area. The proposed project will also provide substantial landscape improvements throughout the site and along the perimeter, including within the reduced landscape setback area along the west boundary. Additionally, the Project will be required to construct the necessary frontage improvements including installing trees and landscaping (with irrigation) along the entire project frontage and replacing damaged curb or gutter and sidewalk panels with the same scored pattern located on Euclid Avenue consistent with the Euclid Avenue cultural landscape historic district. The frontage improvements proposed on Euclid Avenue will provide an overall public benefit to the surrounding properties and area, while the remaining landscape improvements throughout the site will accentuate the overall project design. With these improvements, the Variance will not be detrimental or injurious to the public or other properties in the vicinity; and

(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

located within the Neighborhood Commercial (NC) land use district of the Policy Plan Land Use Map, and the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, with approval of the related 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.

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

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

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

APPROVED AND ADOPTED this 4th day of September 2024.

Development Advisory Board Chairman

**Attachment A:
Conditions of Approval**

(Conditions of Approval follow this page)



LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

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

Date Prepared: 8/14/2024
File No: PVAR23-002
Related Files: PDEV23-010 & PHP23-003

Project Description: A Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet for a property located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning district; (APN(s): 1050-281-03, 1050-281-02, & 1050-281-01); **submitted by Bickel Group Architecture.**

Prepared By: Jocelyn Torres, Associate Planner
Phone: 909.395.2424 (direct)
Email: jocelyntorres@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) 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 Variance. Variance approval shall be limited to allow for the reduction in landscape setback on the western (rear) property line from 10 feet to 8 feet and 6 feet when

adjacent to the ADA parking stall, and for the front yard setback for the menu board to be reduced from 20 feet to 15.6 feet on Euclid Avenue

2.3 Environmental Requirements.

(a) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines. Section 15305 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes to land use or density and applies for setback variances.

(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.

2.4 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.

2.5 Additional Fees.

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

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

2.6 Related Applications. PVAR23-002 approval shall not be final and complete until such time that related File No. PDEV23-010 and PHP23-003 has been approved by the Planning Commission.

2.7 Additional Requirements.

(a) Variance approval shall not be final and complete until the related Development Plan (File No. PDEV23-010) and Certificate of Appropriateness (File No. PHP23-003) are approved by the required Approving Authority.

DECISION NO.:

FILE NO.: PDEV23-010

DAB Hearing Date: September 4, 2024

SUBJECT: A hearing to consider a Development Plan to construct a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts (APNs: 1050-281-03, 1050-281-02, & 1050-281-01).

PART 1: RECITALS

WHEREAS, BICKEL GROUP ARCHITECTURE (hereinafter referred to "Applicant") has filed an Application requesting approval of a Development Plan (File No. PDEV23-010), as described in the subject of this Decision (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Project site is comprised of 1 acre of land generally located at the northwest corner of Francis Street and Euclid Avenue, within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts; and

WHEREAS, the property to the north of the Project site is within the MU-8D (Euclid/Francis Mixed Use) and EA (Euclid Avenue Overlay) zoning districts and is developed with a commercial building. The property to the east is within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts and is developed with multi-tenant commercial buildings. The property to the south is within the MU-8D (Euclid/Francis Mixed Use) and EA (Euclid Avenue Overlay) zoning districts and is developed with a multi-tenant commercial building. The properties to the west are within the MDR-18 (Medium Density Residential) zoning district are vacant and developed with a single-family residential home; and

WHEREAS, the Applicant filed a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP-23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet; and

WHEREAS, the Project takes into consideration the surrounding development, context, and setting by proposing a compatible site design, building architecture, landscape and parkway improvements; and

WHEREAS, the Project proposes a mid-century modern architectural style and one-story massing and scale compatible with the surrounding area; and

WHEREAS, the Project is proposing two points of vehicular access, with 26-foot-wide driveways provided along Francis Street and Maple Street; and

WHEREAS, the Project has provided off-street parking pursuant to the "fast-food restaurant" parking standards specified in the Development Code. The number of off-street parking provided meets the minimum parking requirements for the Project; and

WHEREAS, approval of the Development Plan (PDEV23-010) is contingent upon approval of the requested Variance (PVAR23-002) and Certificate of Appropriateness (PHP23-003) by the Planning Commission/Historic Preservation Commission; and

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); 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, the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Small Structure). Section 15303 pertains to the construction of small facilities and commercial structures, not exceeding 10,000 square-feet in floor area on sites zoned for such use in urbanized areas; and

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

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

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside,

and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ONT 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 September 4, 2024, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART 2: THE DECISION

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

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the DAB has reviewed and considered the background information related to the proposed Development Plan and supporting documentation and finds as follows: The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Small Structure) of the CEQA Guidelines. Section 15303 pertains to the construction of small facilities and commercial structures, not exceeding 10,000 square-foot in floor area on sites zoned for such use in urbanized areas.

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 3: 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.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT 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. As the recommending body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, 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 ONT ALUCP.

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

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Neighborhood Commercial (NC): 0.40 FAR land use district of the Policy Plan Land Use Map, and the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code, the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts, and the Euclid Avenue cultural landscape historic district including the standards relative to the particular land use proposed, as-well as building intensity, building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

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

of the proposed Project. The Development Advisory Board has required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code and the Euclid Avenue cultural landscape historic district 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, the Development Code, and the Euclid Avenue cultural landscape historic district; and

(4) **The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Ontario 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, drive-thru setbacks, 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 (fast-food restaurant with drive-thru facility). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval and upon approval of the related Variance (PVAR23-002), will be consistent with the development standards and guidelines described in the Ontario Development Code.

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

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

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

APPROVED AND ADOPTED this 4th day of September 2024.

Development Advisory Board Chairman

**Attachment A:
Conditions of Approval**

(Conditions of Approval follow this page)



LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

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

Date Prepared: 8/14/2024
File No: PDEV23-010
Related Files: PHP23-003 & PVAR23-002

Project Description: A Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet for a property located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts; (APN(s): 1050-281-03, 1050-281-02, & 1050-281-01); **submitted by Bickel Group Architecture.**

Prepared By: Jocelyn Torres, Associate Planner
Phone: 909.395.2424 (direct)
Email: jocelyntorres@ontarioca.gov

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

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 noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

2.11 Environmental Requirements.

(a) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Small Structure) of the CEQA Guidelines. Section 15303 pertains to the construction of small facilities and commercial structures, not exceeding 10,000 square-feet in floor area on sites zoned for such use in urbanized areas.

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

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

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

2.13 Additional Fees.

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

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

2.14 Related Applications. PDEV23-010 approval shall not be final and complete until such time that related File No. PVAR23-002 and PHP23-003 has been approved by the Planning Commission.

2.15 Final Occupancy. The Project Architect of record will certify that construction of each building site and the exterior elevations of each structure shall be completed in compliance with the approved plans. Any deviation to approved plans shall require a resubmittal to the Planning Department for review and approval prior to construction. The Occupancy Release Request Form/Architect Certificate of Compliance shall be provided prior to final occupancy.

After the receipt of this Certification, the Planning Department will conduct a final site and exterior elevations inspection. The Owner's Representative and Contractor shall be present.

2.16 Additional Requirements.

(a) Provide written authorization / agreement from the adjacent property owner (APN: 1050-281-27) for the construction of a 6-FT high decorative block wall that will be constructed inside the western property line.

(b) Provide written authorization / agreement from the adjacent property owner (APN: 1050-281-04) for the existing 6-FT high block wall that will be painted on the property side to match the proposed building and any related block wall improvements.

(c) The proposed block wall that will be constructed on the western property shall be decorative with a decorative cap and consistent with the architectural theme of the building subject to review and approval from the Planning Department.

(d) Provide a cross section and line of sight that shows the screening of the roof-mounted equipment from the public right-of-way and for incoming motorists along Euclid Avenue (include dimensions, materials, colors, etc.). The proposed roof mounted equipment shall not be visible from the public right of way or for incoming motorists along Euclid Avenue.

(e) Provide a Fence and Wall Plan. The Fence and Wall Plan shall call out the height, material, color, location, and finish of existing and proposed walls/fences.

(f) The proposed CMU block wall shall have a decorative cap.

(g) Provide a rendering of the existing and proposed wall on the Fence and Wall Plan. Walls shall be designed as an integral part of the architecture for the development.

(h) Provide a cross-section of the existing and proposed walls indicating adjacent grades.

(i) Provide a color exhibit and catalog cut of the decorative paving proposed.

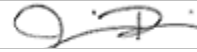
(j) Indicate the location of any proposed ground mounted utility structures such as transformers, back flow prevention valves, etc. on the Site Plan. Ground mounted equipment shall be located out of view from a public street or adequately screened using landscaping and/or masonry walls.

(k) Provide an updated Greenhouse Gas Emissions CEQA Thresholds and Screening Tables to reflect the approved site plan (<https://www.ontarioca.gov/Planning/Applications>).

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

CONDITIONS OF APPROVAL

Sign Off



Jamie Richardson, Sr. Landscape Architect

08/01/2024

Date

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

D.A.B. File No.: PDEV23-010, PVAR23-002, PHP_23-002 Case Planner: Jocelyn Torres

Project Name and Location:
 Commercial Bldg
 1752 S Euclid Avenue

Applicant/Representative:
 Jessica Steiner, jsteiner@bickelgrp.com (949) 757-0411 X 222
 3600 Birch Street, Suite 210
 Newport Beach, CA 92660

- Preliminary Plans (dated 07/15/2024) 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. Note decorative paving at entry.
3. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
4. Show backflow devices set back 4' from paving on all sides. Locate on level grade.
5. 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.
6. 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.
7. 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.

8. Provide details for the outdoor seating area; benches, tables, etc. If this area is not outdoor seating, show it as a living landscape.
9. Show planters adjacent to trash enclosures for screening.

Landscape Plans

10. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans.
11. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
12. Use a broad canopy parking lot tree (replace Chilopsis); consider Quercus ilex, Koelruteria paniculata, or Chinese Pistache.
13. Show 8' diameter of mulch only at new trees, 12' min. at existing trees. Detail irrigation dripline outside of mulched root zone.
14. Overhead spray systems shall be designed for plant material less than the height of the spray head.
15. 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.
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.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Land Development Division, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company, Broadband Department, and Financial Services Agency 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. PDEV23-010 RELATED FILE NO(S). PVAR23-002, PHP-23-002	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: Brenda Fregoso (909) 395-2140 *BF.*

CITY PROJECT PLANNER & PHONE NO: Jocelyn Torres (909) 395-2424

DAB MEETING DATE: September 4, 2024

PROJECT NAME / DESCRIPTION: A Development Plan to construct 1 commercial building totaling 3,515 square feet on 1 acre of land located, within the Neighborhood Commercial (CN) zoning district and Euclid Avenue Overlay (APN(s): 1050-281-03; 1050-281-02; 1050-281-01).

LOCATION: NWC of S Euclid Ave and W Francis St
1752 South Euclid Avenue

APPLICANT: McDonald's – Bickle Group Architecture

REVIEWED BY: *Raymond Lee* *8/19/24*
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: *Khôi Do* *8-20-24*
 Khôi 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 Financial Services Agency at (909) 395-2015 or email CFD@ontarioca.gov 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=T1000004658.

- 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:**
 - A. 11 feet on Francis Street along entire property frontage to achieve an ultimate half width of 44 feet.**
 - B. Property line corner 'cut-back' required at the intersection of Euclid Avenue and Francis Street**

- 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. Storm Drain Development Impact Fee, approximately \$17,259, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan and the DIF rate at the time of payment.

- 2.17** Other conditions:
 - a) The applicant/developer shall submit a precise grading plan, including a final utility system map that shows all existing and proposed utilities (Domestic 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	Francis Street	Euclid Avenue	Maple Street	-
Curb and Gutter	<input checked="" type="checkbox"/> New; 19.3 ft. from C/L, West of proposed drive approach <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input 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
Sidewalk	<input checked="" type="checkbox"/> New at ultimate ROW location <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input checked="" type="checkbox"/> Replace damaged panels	<input type="checkbox"/> New <input checked="" type="checkbox"/> Replace damaged panels	<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 checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
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 checked="" type="checkbox"/> Abandon existing 4-inch sewer 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 type="checkbox"/> Service <input checked="" type="checkbox"/> Abandon existing unused water service connections	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service <input checked="" type="checkbox"/> Abandon existing unused water service connections	<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 checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input 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 checked="" type="checkbox"/> New signage <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> 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 at ultimate ROW location	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" 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	-AC Dike East of proposed drive approach as interim condition -Parkway drain West of proposed drive approach		_____	

Specific notes for improvements listed in item no. 2.18, above:

- a) Replace damaged curb in-kind along Euclid Avenue with scored concrete curb. Replace damaged curb and gutter in-kind along Maple Street.
- b) Install all proposed appurtenances along Francis Street per ultimate right-of-way condition to accommodate for future street widening.
- c) Remove existing concrete within the designated landscaped parkway along Euclid Ave, replace with landscape.
- d) Proposed driveway on Francis Street shall be designed to be compatible with future Francis Street widening improvements.

- 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 **Depending on site conditions and number of utility service cuts at time of construction, additional pavement restoration may be required.**
- 2.22 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.
- 2.23 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.
- 2.24 **Other conditions:**
 - The applicant/developer shall pay a fee (approximately \$360,660) in-lieu of constructing the Francis Street widening, which includes, but is not limited to, the following public street improvements shown below (for details, refer to attached OMUC Utilities Engineering Division Conditions of Approval and Traffic/Transportation Section F). The final fee shall be determined by the City Engineer.**
 - a) Construct new curb and gutter, 32-ft from centerline, along the entire frontage of the project on Francis Street.
 - b) Widen Francis Street 12 ft, full depth asphalt along project frontage, including pavement transition.
 - c) Construct new drive approach per City Standard 1204.
 - d) Construct 2-inch grind & overlay from street centerline to new full depth asphalt limit (approximately 20' North of centerline) along the entire property frontage on Francis Street.
 - e) Construct a new ADA access ramp at the northwest corner of Euclid Avenue and Francis Street per city standard 1209 and 1213.
 - f) Relocate all existing appurtenances along Francis Street to accommodate for street widening.
 - g) Re-construct existing curb ramp at SW corner of Francis Street and Euclid Avenue (due to existing SD culvert demolition).



- h) Re-construct the portion of Euclid Avenue pavement within the former storm drain culvert location.
- i) Demolish all necessary existing/interim improvements (including the storm drain culvert on Euclid).
- j) Relocate existing traffic signal, see Traffic/Transportation Section F, checkbox 2.40, item iv).
- k) Landscaping due to Francis Street widening.

C. SEWER

- 2.25 An 8-inch sewer main is available for connection by this project in Francis Street. (Ref: Sewer Drawing Number: S12621)
- 2.26 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 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.
- 2.28 Other conditions:
 - a) See attached OMUC Utilities Engineering Division Conditions of Approval for additional conditions.

D. WATER

- 2.29 A 12-inch water main is available for connection by this project in Euclid Avenue. (Ref: Water Drawing Number: W12437)
- 2.30 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.31 Other conditions:
 - a) See attached OMUC Utilities Engineering Division Conditions of Approval for additional conditions.

E. RECYCLED WATER

- 2.32 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water Drawing Number: _____)
- 2.33 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.34 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.
- 2.35 Submit one (1) electronic copy, in PDF format, of the Supplemental Engineering Report (ER), for the use of recycled water to OMUC's Water Quality Programs at OMUCWQPlanCheck@ontarioca.gov for review and subsequent submittal to the California State Water Board (Division of Drinking Water) for final approval.

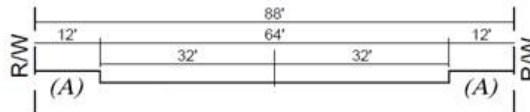
Note: The Division of Drinking Water review and approval process may take up to four (4) months. Contact the OMUC's Water Quality Programs at (909) 395-2678 or email OMUCWQPlanCheck@ontarioca.gov regarding this requirement. *Failure to obtain an approval letter from the Division of Drinking Water authorizing the use of recycled water will delay meter installation and if applicable, occupancy release for new developments.*



- 2.36** Submit one (1) electronic copy, in PDF format, of the Landscape Plans (on-site & off-site) to OMUC’s Water Quality Programs at OMUCWQPlanCheck@ontarioca.gov for review and approval.
- 2.37** Other conditions:
 - a) See attached OMUC Utilities Engineering Division Conditions of Approval for additional conditions.

F. TRAFFIC / TRANSPORTATION

- 2.38** 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
- 2.39** New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.40** Other conditions:
 - a) The Applicant/Developer shall be responsible to pay in-lieu fee for the following improvements listed below.
 - i. Widening the north side of Francis Street along its project frontage to its ultimate half-width of :



- ii. Pavement and striping transitions from existing roadway conditions to the widened roadway portions along project frontage on Francis Street. Striping improvement 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.
- iii. The reconstruction of the existing curb return at the northwest corner of Euclid Avenue at Francis Street with a 35-foot radius and installation of a new ADA ramp per City of Ontario Standard Drawing No. 1213 and 1106.
- iv. The relocation of existing 1-A traffic signal pole and pedestrian push button post at the northwest corner of Euclid Avenue at Francis Street. The traffic signal modification shall address relocation or upgrade of any affected equipment including poles, video detection, fiber optic communication cable and conduit, fiber optic communication equipment, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
- b) The Applicant/Developer shall be responsible to design and construct street improvements along property frontages in accordance with conditions issued by City’s Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.
- c) The Applicant/Developer shall be responsible to design and construct in-fill public street lights and a potential new service as needed along its project frontages on Euclid Avenue and Francis Street. Street lighting shall be LED-type and in accordance with City’s Approved Material List LED Luminaires. The Applicant/Developer shall also install smart nodes on all new street light fixtures along project frontages. All street light equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
- d) The Applicant/Developer shall be responsible to relocate any existing public street lights along its project frontage on Maple Court conflicting with proposed project driveway. Street light relocation shall be done per City of Ontario Standard Drawing No. 5104.



- e) **Parking along Euclid Avenue property frontage shall be partially restricted for a length of 50-feet at the northwest corner of Francis Avenue to accommodate sight distance and right turns.**
- f) **Parking along Francis Avenue fronting the property frontage shall be restricted.**
- g) **Design and construct proposed driveway on Maple Court and Francis Street in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway.**
- h) **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
- i) **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the street lighting and signing/ striping design plans to define limits of improvements.**

G. DRAINAGE / HYDROLOGY

- 2.41 A _____ inch storm drain main is available to accept flows from this project in _____.
 (Ref: Storm Drain Drawing Number: _____)
- 2.42 **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.**
- 2.43 **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.**
- 2.44 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.
- 2.45 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.
- 2.46 Other conditions: _____

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

- 2.47 401 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.
- 2.48 **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>.**



- 2.49 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.

- 2.50 Other conditions:
 - a) This project is located within the Priority Land Use (PLU) area, which is an area consisting of high-density residential (10 dwelling units per acre or higher), industrial, commercial, mixed urban, and public transportation station land uses and shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) by installing State certified Full Trash Capture System devices. Full capture devices must be selected from the approved list on the State Water Board website.
https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/certified_fcsdevicelist_16Feb2021.pdf
 - b) If the project will be disturbing 1.0 acre or more of land area, the project is required to obtain coverage under the Construction General Permit (CGP) and provide the WDID number on construction plans. The owner is the legally responsible person (LRP) of the site and shall have a Stormwater Pollution Prevention Plan (SWPPP) developed and submitted through the SMARTS website at <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>

J. SPECIAL DISTRICTS

- 2.51 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 Financial Services Agency at (909) 395-2015 or email CFD@ontarioca.gov to initiate the CFD application process.

- 2.52 Other conditions: _____

K. FIBER OPTIC

- 2.53 A fiber optic line is available for connection by this project in Francis Street.

- 2.54 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole, generally located along Francis Street frontage. See attached Broadband Operations Section Conditions of Approval for additional conditions.

- 2.55 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 OMUC a copy of the letter of confirmation from the California State Water Board (Division of Drinking Water) 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 Site Supervisor 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: PDEV23-010

All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are to be included with the first plan check submittal:

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **Project Conditions of Approval**
5. Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. Public Street improvement plan with street cross-sections
7. 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)
8. **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)**
9. Public Sewer improvement plan
10. Public Storm Drain improvement plan
11. **Public Street Light improvement plan**
12. **Signing and Striping improvement plan**
13. **Fiber Optic plan (include Auto CAD electronic submittal)**
14. HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
15. CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
16. **Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
17. Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
18. **Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
19. **Hydrology/Drainage study**
20. **Soils/Geology report**



- 21. Payment for Final Map/Parcel Map processing fee
- 22. Final Map/Parcel Map
- 23. Approved Tentative Map
- 24. **Preliminary Title Report (current within 30 days)**
- 25. Traverse Closure Calculations
- 26. **Set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
- 27. **Supplemental Engineering Report, in electronic format (PDF format), for recycled water use only. Must be reviewed and submitted to the Division of Drinking Water by OMUC Water Quality Programs before clearing plan check workflows (includes grading and landscape plan reviews). Approval letter issued by the Division of Drinking Water must be obtained before meter installation and if applicable, occupancy release.**
- 28. **Other: Precise Grading Plan including Utility Plan**



CITY OF ONTARIO MEMORANDUM



DATE: August 5, 2024
TO: Jocelyn Torres, Planning Department
CC: Brenda Fregoso, Engineering Department
FROM: Peter Tran, Utilities Engineering
SUBJECT: DPR #3 - Utilities Engineering Conditions of Approval (#10389, 10390, 10391)
PROJECT NO.: PDEV23-010, PHP_23-003, and PVAR23-002

BRIEF DESCRIPTION

A Development Plan to construct 1 commercial building totaling 3,515 square feet on 1 acres of land located at 1752 South Euclid Avenue, within the Neighborhood Commercial (CN) zoning district and Euclid Avenue Overlay (APN(s): 1050-281-03; 1050-281-02; 1050-281-01). Related File(s): PVAR23-002; PHP-23-003).

UTILITIES ENGINEERING CONDITIONS OF 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.*

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.

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. Final Utilities Systems Map (USM): Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See *Utility Systems Map (USM) Requirements document* for details.
 - a. The proposed utilities, utility alignments, and Public Rights-of-Way (ROW)/Public Utility Easements (PUE) shown on the Conceptual Utilities Systems Map (CUSM) and other Entitlement documents are not considered final and shall be revised during Final Design to meet all City Design Guidelines, Standards, City Requirements, and all the Conditions of Approval contained in this document.
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. Unused Service Abandonment: All adjacent water services (along with connected appurtenances) and sewer laterals and main stubs along the frontages of the project site not used to provide service to this Development Project shall be abandoned back to the main in accordance with City Standards and Practices.

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

5. Sewer Laterals: Per City of Ontario Standard Drawing No. 2003:
 - a. The proposed 6-inch sewer lateral is to connect to the existing 8-inch sewer main in Francis located south of this project. The point of connection for said lateral is located along the southerly property limit.
 - b. Abandon the existing 4-inch sewer lateral back to the sewer main in Francis located south of this project.
6. Private Onsite Sewer System and Plumbing: The Onsite Sewer System shall be privately maintained by the property owner and shall be designed as follows:
 - a. The Onsite sewer system and building plumbing shall be designed in such a way that the sanitary domestic wastewater flows leave the building separately from non-sanitary wastewater flows (industrial, process, or kitchen, etc.) and the line for non-sanitary wastewater flows can be upgraded in the future to have pretreatment equipment and devices on it, as required by a Wastewater Discharge Permit.
7. Grease Interceptor:
 - a. Install a grease interceptor with a sample box for the proposed kitchen upstream of the connection to the private on-site sewer system in accordance with the Wastewater Discharge Permit requirements.
8. Wastewater Discharge Permit: The Occupant/Applicant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply will all the requirements of the Wastewater Discharge Permit found at: (<http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit>). Requirements of the Wastewater Discharge Permit may include, but not limited to: Installation of wastewater pretreatment equipment, such as clarifiers. For wastewater permit application questions, please contact: omucenvironmental@ontarioca.gov

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

9. Public Water Improvements: Design and construct the following required public water mains in accordance with City of Ontario Standards and Design Guidelines and Specifications:
 - a. There is an existing potable water main (W12437) available for connection by this project in Euclid Avenue.
10. Water Service with Meter and Backflow Prevention Assembly Reduced Pressure Device including Fire Service with DCDA:
 - a. For services being reused, there are existing water services and meter boxes connected to the existing 12-inch potable water main (W12437) in Euclid Avenue. Backflow devices are required for these services/meter boxes to protect the City's water system and to be constructed in accordance with City of Ontario Standards.
 - b. The Proposed Fire Service with DCDA is to connect to the existing 12-inch potable water main (W12437) in Euclid Avenue.
11. Existing Water Services:
 - a. Abandon all existing unused water service connections back to the water main.

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

12. City Ordinance 2689: This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscape irrigation for HOA maintained areas and parks. Appropriately sized public and private mains shall be installed throughout the Project to meet this requirement, as approved by the City.
13. Recycled Water Service: In order to comply with City Ordinance 2689:
 - a. Purple Ready:

- i. A recycled water main is Master Planned to be installed in the future within Euclid Avenue.
- ii. Design and construct all Project irrigation areas that are permissible of using recycled water to the standards and requirements to use recycled water (such as using purple pipe, preparation and approval of an Engineer's Report for Recycled Water Use, etc).
- iii. Install irrigation service(s) with meter and backflow for future recycled water use along Euclid Avenue connecting to the public potable water system temporarily until recycled water becomes available to the Project.
- iv. When recycled water becomes available to the Project, the Project shall connect to recycled water and convert to recycled water use and all costs and fees shall be borne solely by the Project/Applicant. At such time the backflow shall be removed.
- v. Community Service District (CFD) Maintained Irrigation Areas: Any irrigated areas that are to be maintained by a Community Service District (CFD) and not by the property owner or owners association require irrigation services and meters separate from those that are maintained by the property owner or owners association.

14. 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 OMUCWQPlanCheck@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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL Broadband Operations Section

DATE: 07-24-24

PROJECT: PDEV23-010

LOCATION: Francis and Euclid

PROJECT ENGINEER: Brenda

BROADBAND PLAN CHECKER: Cameron Chadwick - CChadwick@ontarioca.gov

The following Conditions of Approval requirements must be incorporated prior to the Development Advisory Board and/or Zoning Administrator Hearing.

1. Project shall be designed and constructed 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 in the Right-of-Way (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.
2. Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties within a reasonable distance. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the ROW at the extreme edge of a property.
3. Where a joint telecom or street light street crossing is required, include (2) 2" HDPE SDR-11 conduits or (1) 4" schedule 80 conduit sleeve. Terminate the street crossing conduit(s) in a new HH-3/22 OntarioNet hand hole in the right of way
4. The City requires a public utility easement for fiber optics on all private aisles/alley ways.
5. Hand holes - Design and install OntarioNet fiber optic hand hole HH-FP (10x00x10), HH-1 (13x24x18), HH-2 (17x30x24), HH-2A (24x36x30), HH-3 (30x48x36) and/or HH-4 (36x60x36) as needed. Respectively, Newbasis Part # PLA100010T-00002, PCA132418-00006, PCA-173024-90116, PCA-243630-90064, PCA-304836-90244 and PCA-366036-90146 or equivalent as specified per City Standard 1316. Conduits sweeping into hand holes shall enter in flush with the cut-out mouse holes aligned parallel to the bottom of the box and come in perpendicular to the wall of the box. Conduits shall not enter at any angle other than parallel. Provide 5-foot minimum clearance from existing/proposed utilities. All hand holes will have ¼-inch galvanized wire between the hand holes and the gravel it is placed on.
6. ROW Conduit – Design and install fiber optic conduit at a minimum depth of 36-inch. Trenching shall be per City Standard 1306. Install (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct and (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange with Black Stripe) duct. Conduit(s) between ROW hand holes and hand holes on private property shall be 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct.
7. Building Entrance (Single Family) – Design and install 0.75-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct from hand holes on property or hand holes in the ROW. Consult City's Fiber Team for design assistance.
8. Building Entrance (Multi-family and Commercial) - From the nearest handhole to the building entrance, design and install fiber optic conduit at a minimum depth of 36-inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install

locate/tracer wires minimum 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct

9. 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"
10. A minimum 13/16 millimeter microduct joint use telecommunications conduit with pull-rope from the single-family, 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.
11. Warning Tape - Contractor shall supply and install an approved non-detectable warning tape 18-inch above the uppermost conduit when backfilling trenches, pits or excavations greater than 10' in length. Warning Tape shall be non-detectable, Orange in color, 4-inch minimum width, 4 mil, 500% minimum elongation, with bold printed black letters "CAUTION - BURIED FIBER OPTIC CABLE BELOW" printed in bold black lettering no less than 2-inch high.
12. All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All hand holes, conduits and ducts shall be placed in the public right of way.
13. All unused conduits/ducts/microducts shall be protected with duct plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.
14. Locate/Tracer Wire - Conduit bank requires (1) 12AWG high strength (minimum break load 452#) copper-clad steel with 30mil HDPE orange insulation for locate/tracer wire. Contact City's Fiber Team for tracer wire specifications and see note 8.
15. Multi-family dwellings are considered commercial property.
16. Refer to the In-tract Fiber Network Design guideline on the City's website for additional in-tract conduit guidelines.

PROJECT REVIEW BOARD COMMENTS
***** BUILDING DEPARTMENT *****

Planning Case File No(s): PDEV23-010

Case Planner: Jocelyn Torres

Applicant:

Location: 1754 Euclid Ave

Project: A Development Plan to construct 1 commercial building totaling 3,515 square feet on 1 acre of land located at 1754 South Euclid Avenue, within the Neighborhood Commercial (CN) zoning district and Euclid Avenue Overlay Related File(s): PVAR23-002; PHP-23-003.

APN(s): (APN(s): 1050-281-03; 1050-281-02; 1050-281-01).

Reviewed By: Jesse Sanchez

Date: 5/1/24

Following Standard Building Department Conditions of Approval
Are Applicable to This Project:

See checked boxes below

Specific Conditions:

A)

Specific Comments (NOTE: THESE COMMENTS ARE NOT CONDITIONS!):

A)

(NOTE: Standard Conditions of Approval are attached.)

BUILDING DEPARTMENT**GENERAL CONDITIONS**

1. Shall comply with the latest adopted edition of the following codes as applicable:
- A. California Building Code
 - B. California Residential Code
 - C. California Existing Building Code
 - D. California Electrical Code
 - E. California Mechanical Code
 - F. California Plumbing Code
 - G. California Energy Code.
 - H. California Fire Code
 - I. California Green Building Standards Code.
2. The property owner/business operator shall comply with all applicable City of Ontario Municipal Codes and Ordinances.
3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
4. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.
5. All perimeter / boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.
6. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
7. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from the Building Department. Each department shall sign the Building Department Job Card

- 8. All signs shall be Underwriters Laboratories, or equal, approved.
- 9. Permits are required prior to the removal and/or demolition of structures.
- 10. In addition to approval from Building Department, approval is required from the County of San Bernardino, Department of Public Health and the California Regional Water Quality Control Board, Santa Ana Region for the Private Sewage Disposal System.
- 11. The existing private sewage system will have to be modified as required to accommodate the new use. Plans and/or supporting data will have to be submitted to, and approved by, the Building Department regarding the new use and necessary modifications. Additionally, approval from the Regional Water Quality Control Board, Santa Ana Region, is required for the new use.
- 12. The coach shall bear a State of California, Department of Housing and Community Development (HCD) insignia indicating the occupancy group and design loads that the coach conforms to, and other relevant information regarding exiting, fire safety, electrical, plumbing and mechanical. The foundation system, porch and awning shall comply with plans that bear the HCD "Standard Plan Approval" stamp. The coach, foundation system, porch and awning shall comply with the City of Ontario's design loads and site-specific conditions.
- 13. The conversion of the existing single-family dwelling(s) into a commercial use changes the occupancy group classification, and therefore the existing buildings must be made to comply with the requirements of all applicable codes for the new occupancy classification. Complete plans, calculations and other specifications shall be submitted to the Building Department for review, approval and subsequent permit issuance. The plans, calculations and other specifications shall be prepared by an Architect or Registered Civil/Structural Engineer licensed by the State of California who is qualified to perform said work.
- 14. The site, or a portion of the site, is in a flood hazard area. Justification that the proposed development does not adversely affect the location or carrying capacity of the floodway, nor does it adversely affect upstream or downstream sites shall be provided to Building Department. Additionally, all provisions must be taken to protect the site from flood damage.
- 15. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
- 16. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.
- 17. Trash Enclosure shall be covered, and the interior clearances shall be designed to

accommodate the following:

- 4' min. side access entrance
- 3' min. wide clear pathway along rear of enclosure between trash bins and back wall.
- Trash bins must be oriented sideways to allow access from the narrow dimension.
- Use of curbs or wheel stops shall be provided within the enclosure to maintain access clearances and bin orientations.

18. The applicant/developer shall include the conditions of approval of this resolution on the construction plans.
19. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
20. Commercial/Industrial gated site must have at least one pedestrian emergency gate, 3'-0' x 6'-8" min. gate size, equipped with panel hardware on the inside, and gate must swing out. Pedestrian emergency gates can be installed integrated with vehicular gates.
21. New residential single-family dwelling (SFD's):
- The side yard gate must swing out toward the street.
 - The gas meter shall not obstruct side yard access gates.
 - Air Conditioning unit located at side yard shall maintain 3' min. clearance from property line wall to AC unit.
 - Provide a continuous concrete walk between garage side door to driveway or sidewalk.
22. New development projects located in the Ontario Ranch specific plan are required to submit a **methane assessment report**. This report shall be submitted to the Building Department for review and approval at grading plan submittal.
23. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building Department. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) intermixing in the event of an accident or spill.
24. The property owner/business operator shall provide a grease interceptor at a location where it shall be easily accessible for inspection, cleaning, and removal of accumulated grease.

The sizing and installation shall conform to the current California Plumbing Code. The grease interceptor shall be constructed in accordance with plans approved by the Director of Public Works and the Building Official. The property owner/business operator shall contract with a maintenance company for maintenance and cleaning of the grease interceptor.

SITE CONSTRUCTION REQUIRMENTS

- 25. All construction sites must be protected by a security fence and screening. The fencing and screening shall always maintained to protect pedestrians
- 26. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3
- 27. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building Department. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building Department and the Planning Department.
 - (A) Installation of a construction trailer, or
 - (B) Security fenced area where the electrical power will be located
- 28. Installation of construction/sales trailers must be located on private property. No trailers can be in the public street right of way
- 29. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
- 30. Prior to issuance of a Building Permit all of the following must be in place: portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

- 31. The following grading items shall be completed and/or submitted – as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification completed
 - D. Pad elevation certification completed
 - E. Rough grade inspection signed off by a City's Building Inspector

- 32. Prior to the issuance of a Building Permit, the applicant shall pay all Development Improvement Fees to the City. Copies of receipts shall be provided to the Building Department prior to permit issuance.
- 33. The Tract or Parcel map shall record prior to the issuance of any permits.
- 34. The existing parcels shall be combined into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.
- 35. Fire sprinklers, fire alarm systems and fire hydrant plans shall be submitted for plan review concurrently with building plans and shall be approved prior to permit issuance
- 36. Prior to issuance of Building Permits, school fees need to be paid to school district where project is located



CITY OF ONTARIO

MEMORANDUM

TO: Jocelyn Torres, Associate Planner
Planning Department

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

DATE: April 24, 2023

SUBJECT: PDEV23-010 - A Development Plan to construct 1 commercial building totaling 3,515 square feet on 1 acre of land located at 1754 South Euclid Avenue, within the Neighborhood Commercial (CN) zoning district and Euclid Avenue Overlay (APN(s): 1050-281-03; 1050-281-02; 1050-281-01). Related File(s): PVAR23-002; PHP-23-003.

-
- 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): 4,073 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 4,073 Sq. Ft.
- F. 2019 CBC Occupancy Classification(s): A

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.4 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.
- ☒ 4.8 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

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

6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.



CITY OF ONTARIO

MEMORANDUM

TO: Jocelyn Torres, Associate Planner

FROM: Heather Lugo, CET MA, Police Department

DATE: May 2, 2023

SUBJECT: PDEV23-010 - A Development Plan to construct one (1) commercial building totaling 4.073 square feet on 0.887 acres of land located at 1752 South Euclid Avenue, within the Neighborhood Commercial (CN) zoning district (APNs: 1050-281-03; 1050-281-02; and 1050-281-01). Related file(s) PVAR23-002; PHP-23-003.

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 below.

- Required lighting for all walkways, driveways, doorways, parking lots, hallways 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.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Heather Lugo at (909) 408-1074 with any questions or concerns regarding these conditions.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV23-010, PHP23-003, & PVAR23-002

Address: northwest corner of Francis Street and Euclid Avenue

APN: 1050-281-03, 1050-281-02, & 1050-281-01

Existing Land Use: Commercial multi-tenant building

Proposed Land Use: Construct a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility

Site Acreage: 1.25 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: Jocelyn Torres

Date: 8/21/2024

CD No.: 2023-022

PALU No.: n/a

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

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

Airport Planner Signature: _____



DEVELOPMENT ADVISORY BOARD STAFF REPORT

September 4, 2024

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Email: PlanningDirector@OntarioCA.gov

FILE NO: PDEV23-043

SUBJECT: A public hearing to consider a Development Plan to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land, generally located northeast of Clifton Street and Chatham Street, within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. (APNs: 0218-252-39 and 0218-252-09); **submitted by Landwise Development, LLC / Pulte Group, Inc.**

PROPERTY OWNER: Pulte Group, Inc.

RECOMMENDED ACTION: That the Development Advisory Board recommend the Planning Commission adopt a Resolution approving File No. PDEV23-043, pursuant to the facts and reasons contained in the staff report and attached Decision, and subject to the conditions of approval appended to the attached Decision as "Attachment A."

BACKGROUND: The Esperanza Specific Plan Environmental Impact Report (State Clearinghouse No. 2002061047) was certified by the City Council on January 16, 2007. The related Specific Plan (File No. PSP05-002) was 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.

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.

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 would be completed in two phases. Phase 1 improvements are associated with PA-1 and PA-2, in which the subsequent "B" Map Tract Map Nos. 20158, 20159, and 20160 (File Nos. PMTT18-003, PMTT18-004, and PMTT18-005) are currently under construction in conjunction with their associated Development Plans (File Nos. PDEV21-039, PDEV21-042, and PDEV21-043). Phase 2 improvements are associated with the development of PA-3 and PA-4.

On October 25, 2022, the Planning Commission approved Tentative Tract Map No. 20451, (File No. PMTT21-016) which encompassed Planning Areas PA-3 and PA-4 and subdivided 31.18 gross acres of land for condominium purposes into 138 numbered lots and 48 lettered lots for residential uses, landscape neighborhood edges, private streets, parking, and common open space purposes.

On December 20, 2023, the Applicant submitted the subject Development Plan application to facilitate the construction of 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on the 31.18 gross acres within PA-3 and PA-4 of the Esperanza Specific Plan.

PROJECT SETTING: The Project site is generally located northeast of Clifton Street and Chatham Street, within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. The Project site slopes gently from north to south. It was historically utilized for agricultural dairy purposes and is currently vacant. The existing surrounding land uses, zoning, and Policy Plan (general plan) and specific plan land use designations are summarized in Table 1: Surrounding Zoning & Land Uses (see Technical Appendix).

PROJECT ANALYSIS:

(1) Site Design/Building Layout — The proposed Development Plan will facilitate the construction of 333 residential units (see Exhibit C: Site Plan, attached). The proposed product types are Row Townhomes, 6-Pack Courtyard Homes, and 8-Pack Courtyard Homes, which are all discussed further below:

(a) PA-3 (RD-7 / Row Townhomes) — The proposed 156 Row Townhomes are located along the northern portion of the Project site. The Row Townhomes 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.

The Project is proposing two row townhome building types designated as Building A and Building B. Building A includes four attached units and four floor plans. Building B is designed with 6 attached units featuring 4 floor plan types. The Project proposes 12 Building A buildings and 18 Building B buildings. 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. Trash enclosures will be provided within the development as shared common facilities for row townhome residents.

(b) PA-4 (RD-6 / 6- and 8-Pack Courtyard Homes) — The proposed 6- and 8-Pack Courtyard products are characterized by a private lane constructed with

decorative pavers that provides both garage and front entry access to each unit. The units are all two-stories and were 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. The dwelling units will have private side and rear yard areas for recreation and waste bin storage.

The Small 6- and 8-Pack Courtyard product types are located within the southwest portion of the Project site for a total of 82 single-family residential units. The Large 6- and 8-Pack Courtyard products are located on the southeast portion of the Project site for a total of 95 single-family residential units.

(2) Site Access/Circulation — The previously approved Tract Map Nos. 20157 (“A” Map) and 20451 (“B” Map) facilitated the construction of the backbone streets, including the primary access points from Mill Creek Avenue and Clifton Avenue, as well as the construction of all the interior neighborhood streets within the subdivisions. The Project site will have one main external access point from Hamner Avenue, which runs north and south along the eastern Project boundary. A secondary external access point is provided at Clifton Avenue and Wildflower Way, at the western boundary of the Project site.

The main internal circulation of the site travels in a loop pattern comprising of East Rincon Privado, East Flutter Privado, South Orchid Paseo and South Malagon Privado. Private drives and alleys branch off from the streets for access to the dwellings and garages.

(3) Parking — The Esperanza Specific Plan and the Ontario Development Code require a two-car garage for single-family residential units. Parking for multiple-family residential units is based on bedroom count and required guest parking: 2.5 spaces (including 2 in garage or carport) are required for 3 or more-bedroom units and 2 spaces (including 2 in garage or carport) are required for 2-bedroom units. In addition, 1 guest parking space is required for every 4 units under 50 on the building lot. The proposed Development Plans are consistent with the parking requirements for each product type.

A parking plan was completed for the Development Plan to demonstrate that sufficient parking has been provided throughout the Project site (see Exhibit D—Parking Plan, attached). The Project’s proposed product types would require a total of 766 parking spaces, in which 666 of those parking spaces would be provided within a garage. The parking plan demonstrates that a total of 1,083 spaces will be provided throughout the development, exceeding the minimum requirements by 317 parking spaces. Additional parking spaces are provided throughout the site as on-street parking and driveway spaces. The parking plan demonstrates that there will be an average of 3.25 parking spaces per unit. The parking summary is summarized in Table 4 on the attached Technical Appendix.

(4) 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, and enhanced details. The proposed architectural styles include a combination of Spanish Colonial, Craftsman,

Western Ranch, and Traditional styles (see Exhibit D through F: Elevations and Typical Plotting, attached).

Both product types will feature Spanish Colonial and Craftsman architectural styles. The Spanish Colonial architectural style will feature varying gable roofs with “S” type roof tiles, stucco exterior, arched entryways, decorative gable end details, decorative shutters, ceramic tiles, and decorative corbels. The Craftsman style will include 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.

The 6- and 8-Pack Courtyard Homes also includes Western Ranch and Traditional architectural styles. The Western Ranch style incorporates varying gable and shed roof forms, vertical and horizontal siding, stucco exterior, decorative shutters, gable end details, and decorative window headers, sills, and pot shelves. The Traditional design features varying roof forms, with concrete flat roof tiles, stucco exteriors with vertical and horizontal wood siding details, decorative shutters, and enhanced window trim details.

Four floor plans are proposed for both the Small and Large 6- and 8-Pack Courtyard Homes, each with four elevations per plan. 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.

(5) Landscaping/ Open Space/Amenities — The Project proposes a 1.78-acre neighborhood park that will be located towards the center of the Project site. The northeastern portion of the park will feature major and minor amenities, such as a gated swimming pool area, restroom and shower facilities, shade structures, outdoor lounge, picnic tables, barbeque areas, lounge seating, and synthetic turf recreation areas. The amenity building has been designed with a Spanish Colonial architectural style featuring arched entries, gable detailing, and ceramic tile enhancements.

The central portion of the park will include shade structures with lounge areas, tot lots and play equipment. An enclosed dog park is proposed along the western portion of the park and will provide decomposed granite areas with agility equipment, boulders, turf play areas, and bench seating areas. The balance of the park will include a large turf area.

The project will also include a small 0.1-acre pocket park located directly to the southwest of the neighborhood park. The pocket park will be passive in nature, featuring a meandering walking path, picnic tables, and bench seating areas (see Exhibit G: Landscape Plan, Enlarge Park Plans, and Enlarged Pool Plan, attached).

(6) 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 for street improvements 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.

PUBLIC NOTIFICATION: Public notification is not required, as the Development Advisory Board is acting in its capacity as an advisory body to the Planning Commission. Public notification is required prior to the Planning Commission hearing on the Project.

CORRESPONDENCE: As of the preparation of this Agenda Report, Planning Department staff has not received any written or verbal communications from the owners or occupants of properties surrounding the Project site or from the public in general, regarding the subject application.

AGENCY/DEPARTMENT REVIEWS: Each City agency/department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are appended to the attached Decision as “Attachment A.”

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 ONT 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. As the recommending body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, 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 ONT ALUCP.

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 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.

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.

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

▪ 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;
- Landscaped parkways, with sidewalks separated from the curb.

➤ 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.

➤ CD2-11 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 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 Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report, and the proposed project is consistent with the number of dwelling units (333 units) and density (11.36 DU/AC) specified in the Available Land Inventory.

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.

TECHNICAL APPENDIX:

Table 1: Surrounding Zoning and Land Uses

	<i>Existing Land Use</i>	<i>Policy Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
Site	Vacant land	(MDR) Medium Density Residential (11.1 – 25 du/ac)	Esperanza Specific Plan	PA-3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) & PA-4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes)
North	Vacant land and Two Single-Family Residential structures	(MU) Mixed Use – Rich Haven	Rich Haven Specific Plan	Mixed Use District PA 8A and 8B (Stand Alone Residential Overlay and Regional Commercial)
South	Residential Subdivision (Under Construction)	(MDR) Medium Density Residential (11.1 – 25 du/ac)	Esperanza Specific Plan	PA-4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes)
East	Commercial (City of Eastvale)	Commercial Retail, Business Park, Light Industrial (City of Eastvale)	The Goodman Commerce Center Specific Plan (City of Eastvale)	PA1 (Commercial Retail), PA4 (Commercial, Retail, Business Park, Hospital), PA3 (Commercial, Retail, Business Park, Hospital, Industrial) (City of Eastvale)
West	Vacant/Mass Graded	(LDR) Low Density Residential (2 – 5 du/ac), (MDR) Medium Density Residential (11.1 – 25 du/ac)	Esperanza Specific Plan	PA-1 (RD-7 Row Townhomes and RD-8 Motorcourt Townhomes) & PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard)

Table 2: General Site & Building Statistics

<i>Item</i>	<i>Provided</i>	<i>Meets Esperanza Specific Plan Requirements</i>
Total Area Gross (AC)	31.18 AC	N/A
Total Area Net (AC)	29.30 AC	N/A
Gross Density (du/net ac)	11.36 DU/AC	Yes (5-21 DU/AC)

Table 2: General Site & Building Statistics – Row Townhomes:

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Maximum coverage (in %):</i>	60%	Row Townhomes: 41% – 58%	Y
<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>	N/A	N/A	Y
<i>Side to Side setback (in FT):</i>	10 FT	11 – 14 FT	Y
<i>Garage to Garage setback (in FT):</i>	30 FT	30 FT	Y
<i>Maximum height (in FT):</i>	35 FT	27 – 30 FT	Y

Table 3: General Site & Building Statistics – 6- and 8-Pack Courtyard Cluster Homes:

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Maximum coverage (in %):</i>	55%	22-47%	Y
<i>Minimum lot size (in SF):</i>	2,200 SF (Min.)	2,697 – 17,065 SF	Y
<i>Front yard setback (in FT):</i>	Living Area: 10 FT Porch: 8 FT	Living Area: 10 – 30 FT Porch: 8 FT	Y
<i>Side yard setback (in FT):</i>	4 FT	4 FT	Y
<i>Rear yard setback (in FT):</i>	10 FT	10 – 61 FT	Y
<i>Maximum height (in FT):</i>	35 FT	26 FT	Y

Table 4: Parking Summary

<i>Type of Use</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Multiple-Family Residential – Row Townhomes (108 Dus)	2.5 spaces per three or more-bedroom unit (including 2 in garage or carport)	270	216
Multiple-Family Residential – Row Townhomes (48 Dus)	2 spaces per two-bedroom unit (including 1 in a garage or carport)	96	96
Single Family Residential – 6- and 8-Pack Courtyard (177 Dus)	2 spaces per dwelling within a garage	354	354
Guest Spaces	1 space for every 4 units under 50 on the building lot	56	74
Driveway Spaces			256
On-Street Parking Spaces			85
Handicap Accessible (2 Van)			2
TOTAL		776	1,083

Table 5: Row Townhomes – Building Type Summary

<i>Floor Plan Type</i>	<i>Building A (4-Plex)</i>	<i>Building B (6-Plex)</i>	<i>Subtotal</i>
<i>Floor Plan 1</i>	12	36	48
<i>Floor Plan 2</i>	12	36	48
<i>Floor Plan 3</i>	12	18	30
<i>Floor Plan 4</i>	12	18	30
TOTAL DUs	48	108	156

Table 6: Row Townhomes – Floor Plan Summary

<i>Floor Plan Type (No. of Units)</i>	<i>Gross Floor Area</i>	<i>Key Features</i>
<i>Plan 1 (48 DUs)</i>	1,498 SF	2 bedrooms, 2.5 bathrooms
<i>Plan 2 (48 DUs)</i>	1,572 SF	3 bedrooms, 2.5 bathrooms
<i>Plan 3 (30 DUs)</i>	1,650 SF	3 bedrooms, 2.5 bathrooms
<i>Plan 4 (30 DUs)</i>	1,650 SF	3 bedrooms, 2.5 bathrooms, loft

Table 7: Small 6- and 8-Pack Courtyard Homes – Floor Plan Summary

<i>Plan Type (No. of Units)</i>	<i>Gross Floor Area</i>	<i>Key Features</i>
<i>1 (17 DUs)</i>	1,575 SF	3 bedrooms, 2.5 bathrooms
<i>2 (18 DUs)</i>	1,707 SF	3 bedrooms, 2.5 bathrooms, loft
<i>3 (24 DUs)</i>	1,753 SF	3 bedrooms, 2.5 bathrooms, loft
<i>4 (23 DUs)</i>	2,038 SF	4 bedrooms, 2.5 bathrooms

Table 8: Large 6- and 8-Pack Courtyard Homes – Floor Plan Summary

<i>Plan Type (No. of Units)</i>	<i>Gross Floor Area</i>	<i>Key Features</i>
<i>1 (24 DUs)</i>	2,167 SF	4 bedrooms, 2.5 bathrooms, loft
<i>2 (23 DUs)</i>	2,240 SF	4 bedrooms, 3 bathrooms, loft (5th bedroom optional)
<i>3 (23 DUs)</i>	2,281 SF	5 bedrooms, 3 bathrooms, loft
<i>4 (25 DUs)</i>	2,390 SF	5 bedrooms, 3 bathrooms, loft

Exhibit A: PROJECT LOCATION MAP

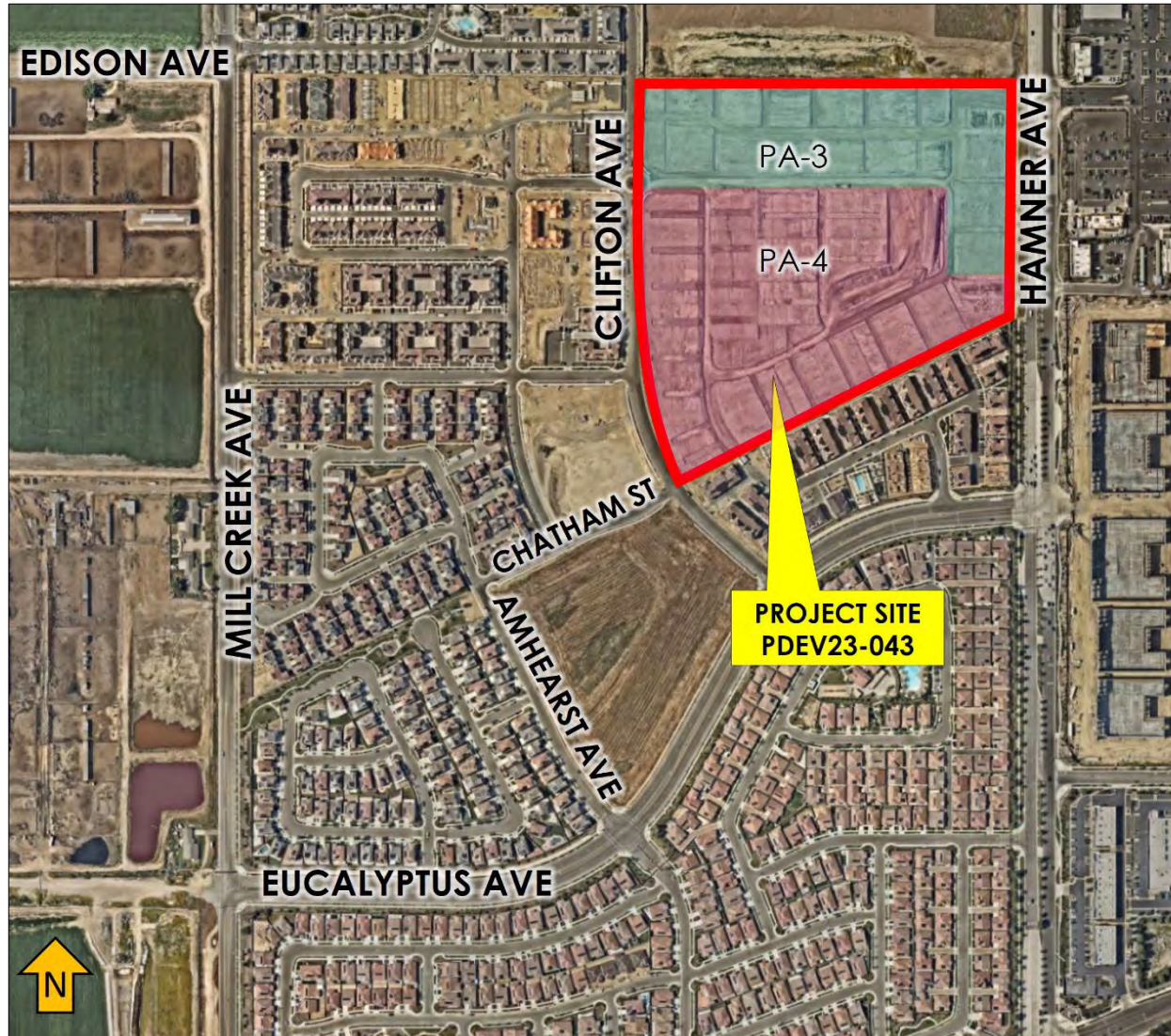


Exhibit B: SITE PLAN



Exhibit C: PARKING PLAN

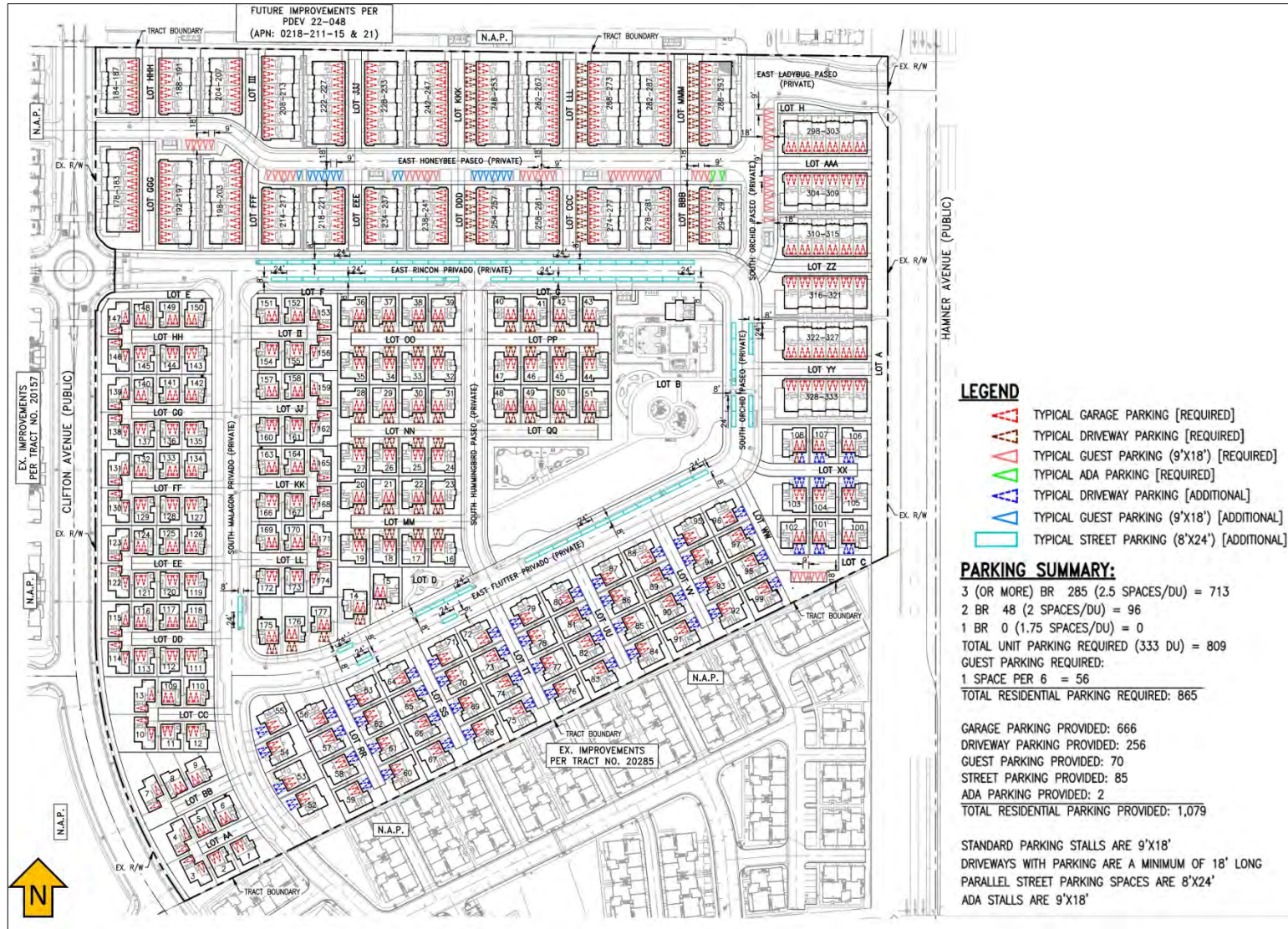


Exhibit D1: ROW TOWNHOMES – BUILDING A (4-PLEX) FRONT ELEVATIONS



Exhibit D2: ROW TOWNHOMES – BUILDING B (6-PLEX) FRONT ELEVATIONS



Exhibit E1: SMALL 6- AND 8-PACK COURTYARD CLUSTERS – ELEVATIONS AND TYPICAL PLOTTING



Exhibit E2: SMALL 6- AND 8-PACK COURTYARD CLUSTERS – PLAN 1 ELEVATIONS



"D" TRADITIONAL



"C" CRAFTSMAN



"B" WESTERN RANCH



"A" SPANISH COLONIAL

SCALE: 1/4" = 1'-0"



ESPERANZA - SMALL MOTORCOURTS

ONTARIO CALIFORNIA 91761

PHASE: SCHEMATIC DESIGN
 DATE: 07.30.2024
 PROJECT NO: 2023036

PLAN 1

5

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Exhibit E3: SMALL 6- AND 8-PACK COURTYARD CLUSTERS – PLAN 2 ELEVATIONS



"D" TRADITIONAL



"C" CRAFTSMAN



"B" WESTERN RANCH



"A" SPANISH COLONIAL

SCALE: 1/4" = 1'-0"



ESPERANZA - SMALL MOTORCOURTS

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PLAN 2

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Exhibit E4: SMALL 6- AND 8-PACK COURTYARD CLUSTERS – PLAN 3 ELEVATIONS



ESPERANZA - SMALL MOTORCOURTS

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PLAN 3
23

SCALE: 1/4" = 1'-0"

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Exhibit E5: SMALL 6- AND 8-PACK COURTYARD CLUSTERS – PLAN 4 ELEVATIONS

"D" TRADITIONAL

"C" CRAFTSMAN

"B" WESTERN RANCH

"A" SPANISH COLONIAL

SCALE: 1/4" = 1'-0" 0' 2' 4' 8'

		<p>ESPERANZA - SMALL MOTORCOURTS</p> <p>ONTARIO CALIFORNIA 91761</p>	PHASE: SCHEMATIC DESIGN	PLAN 4
			DATE: 07.30.2024	32
PROJECT NO: 2023036				

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Exhibit F1: LARGE 6- AND 8-PACK COURTYARD CLUSTERS – ELEVATIONS AND TYPICAL PLOTTING



Exhibit F2: LARGE 6- AND 8-PACK COURTYARD CLUSTERS – PLAN 1 ELEVATIONS



"D" TRADITIONAL



"C" CRAFTSMAN



"B" WESTERN RANCH



"A" SPANISH COLONIAL

SCALE: 1/4" = 1'-0"



ESPERANZA - LARGE MOTORCOURTS

ONTARIO CALIFORNIA 91761

PHASE: SCHEMATIC DESIGN
 DATE: 07.30.2024
 PROJECT NO: 2023037

PLAN 1

5

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Exhibit F3: LARGE 6- AND 8-PACK COURTYARD CLUSTERS – PLAN 2 ELEVATIONS



ESPERANZA - LARGE MOTORCOURTS

ONTARIO CALIFORNIA 91761

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 PROJECT NO: 2023037

PLAN 2

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Exhibit F4: LARGE 6- AND 8-PACK COURTYARD CLUSTERS – PLAN 3 ELEVATIONS



ESPERANZA - LARGE MOTORCOURTS

ONTARIO CALIFORNIA 91761

SCALE: 1/4" = 1'-0"

PHASE: SCHEMATIC DESIGN
 DATE: 07.30.2024
 PROJECT NO: 2023037

PLAN 3

23

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Exhibit F5: LARGE 6- AND 8-PACK COURTYARD CLUSTERS – PLAN 4 ELEVATIONS

<p>"D" TRADITIONAL</p>	<p>"C" CRAFTSMAN</p>
<p>"B" WESTERN RANCH</p>	<p>"A" SPANISH COLONIAL</p>

ESPERANZA - LARGE MOTORCOURTS

ONTARIO CALIFORNIA 91761

PHASE: SCHEMATIC DESIGN
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SCALE: 1/4" = 1'-0"

PLAN 4

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Exhibit G1: LANDSCAPE PLAN



Exhibit G2: NEIGHBORHOOD AND POCKET PARKS



Exhibit G3: ENLARGED POOL PLAN

REC CENTER & PARKS TREE SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
TREES			
	CERODIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE STANDARD	24"BOX L	
	CERCIS CANADENSIS VAR. TEXENSIS 'OKLAHOMA' OKLAHOMA REDBUD STANDARD	15 GAL M	
	FRAXINUS OXYCARPA RAYWOOD' RAYWOOD ASH	24"BOX M	
	LAGERSTROEMIA INDICA X FAURNERI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE STANDARD	24"BOX M	
	MELALEUCA QUINQUENERVIA CALSPIT TREE STANDARD	24"BOX M	
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE STANDARD	36"BOX M	
	PODOCARPUS GRACILIOR FERNI PINE STANDARD, ROUND FORM	24"BOX M	
	QUERCUS AGRIFOLIA COAST LIVE OAK STANDARD	36"BOX L	
	QUERCUS AGRIFOLIA COAST LIVE OAK STANDARD	48"BOX L	
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM SKINNED	18' BTH L	

REC CENTER & PARKS SHRUBS/GROUND COVER SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
SHRUBS			
	AGAVE ATTENUATA 'AGAVYS' RAY OF LIGHT FOXTAIL AGAVE	5 GAL L	
	CALLISTEMON VIBINALIS 'LITTLE JOHN'	5 GAL L	
	LITTLE JOHN WEEPING BOTTLEBRUSH	1 GAL L	
	DIANELLA REVOLUTA 'LITTLE REV'	1 GAL L	
	LITTLE REV FLAX LILY	5 GAL M	
	DANELIA TASMANICA 'SILVER STREAK'	5 GAL M	
	SILVER STREAK FLAX LILY	5 GAL M	
	DARTS BROOM FORTNIGHT LILY	5 GAL M	
	HESPERALOE PARVIFLORA 'SHAKELIGHTS'	5 GAL L	
	BRAMELIGHTS RED YUCCA	5 GAL L	
	JUNPERUS CONFERTA 'BLUE PACIFIC'	1 GAL M	
	BLUE PACIFIC SHORE JUNIPER	1 GAL M	
	LANTANA MONTEVIDENSIS 'ALBA'	1 GAL L	
	WHITE TRAILING LANTANA	5 GAL L	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL L	
	LYNN'S LEGACY LANGMAN'S SAGE	5 GAL L	
	MUHLENBERGIA CAPILLARIS 'LENCA'	5 GAL L	
	REGAL MISTB PINK MULLY GRASS	5 GAL M	
	MYRTUS COMMUNIS 'COMPACTA'	5 GAL M	
	DWARF COMMON MYRTLE	5 GAL M	
	OLEA EUROPAEA 'MONTRA'	5 GAL L	
	PITTIOSPORUM TOBIIRA 'WHEELER'S DWARF'	5 GAL M	
	WHEELER'S DWARF PITTIOSPORUM	5 GAL M	
	ROSA X 'NOATRALAF'	5 GAL M	
	FLOWER GARFETA PINK ROSE	5 GAL M	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL L	
	DWARF ROSEMARY	5 GAL L	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	5 GAL L	
	TUSCAN BLUE ROSEMARY	5 GAL L	
	SENECIO WANDALUSCAE	1 GAL L	
	BLUE FINGERS	5 GAL M	
	STREPTIZA REGINAE BED OF PARADISE	5 GAL M	
UPRIGHT ACCENTS			
	PODOCARPUS ELONGATUS 'MONNAL' TM (ICE BLUE 'YELLOW WOOD)	15 GAL M	
GROUND COVERS			
	FESTUCA ARUNDINACEA MARATHON DWARF COOL SEASON TURF	SOD H	



**Attachment A:
Decision**

(Decision to follow this page)

DECISION NO.:

FILE NO.: PDEV23-043

DAB Hearing Date: September 4, 2024

SUBJECT: A Development Plan to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land, generally located northeast of Clifton Street and Chatham Street, within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. (APNs: 0218-252-39 and 0218-252-09); **submitted by Landwise Development, LLC / Pulte Group, Inc.**

PART 1: RECITALS

WHEREAS, the LANDWISE DEVELOPMENT / PULTE GROUP, INC. (hereinafter referred to as "Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV23-043, as described in the Subject of this Decision (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Project site is located within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan; and

WHEREAS, on October 25, 2022, the Planning Commission approved File No. PMTT21-016 (Tract Map No. 20451), a request to subdivide the Project Site for condominium purposes to facilitate the development of 333 dwelling units and associated improvements in Planning Areas 3 and 4 of 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.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the Esperanza Specific Plan Environmental Impact Report (State Clearinghouse No. 2002061047) was certified by the City Council on February 6, 2007 ("Certified EIR") in conjunction with File No. PSP05-002, in which development and use of the Project site was discussed; and

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

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

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

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

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ONT 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 September 4, 2024, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART 2: THE DECISION

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

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

(1) The environmental impacts of this Project were previously reviewed in conjunction with File No. PSP05-002, a Specific Plan for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was adopted by the City Council on February 6, 2007; and

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report, and the proposed project is consistent with the number of dwelling units (333 units) and density (11.36 DU/AC) specified in the Available Land Inventory.

SECTION 4: Airport Land Use Compatibility Plan (ALUCP) Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT 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. As the recommending body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, 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 ONT ALUCP.

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

- (1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the (MDR) Medium Density Residential (11.1 – 25 du/ac) land use district of the Policy Plan Land Use Map, and Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) 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; and
- (2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan, including standards relative to the particular land use proposed (single- and multiple-family residential homes), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and
- (3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the Project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the 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; and
- (4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with

the general development standards and guidelines of the 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- and multiple-family residential homes). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Esperanza Specific Plan.

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

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

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

APPROVED AND ADOPTED this 4th day of September 2024.

Development Advisory Board Chairman

**Attachment A:
Conditions of Approval**

(Conditions of Approval follow this page)



LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

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

Date Prepared: 8/19/2024

File No: PDEV23-043

Related Files: TM 20451 (PMTT21-016), TM 20157 (PMTT18-002)

Project Description: A Development Plan to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land, generally located northeast of Clifton Street and Chatham Street, within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. (APNs: 0218-252-39 and 0218-252-09); **submitted by Landwise Development, LLC / Pulte Group, Inc.**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

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 noise 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 Requirements.

(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. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference.

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

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

2.13 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 Final Occupancy. The Project Architect of record will certify that construction of each building site and the exterior elevations of each structure shall be completed in compliance with the approved plans. Any deviation to approved plans shall require a resubmittal to the Planning Department for review and approval prior to construction. The Occupancy Release Request Form/Architect Certificate of Compliance shall be provided prior to final occupancy. After the receipt of this Certification, the Planning Department will conduct a final site and exterior elevations inspection. The Owner's Representative and Contractor shall be present.

2.16 Additional Requirements.

(a) The final design of the pool trash enclosures shall require Planning Director review and approval.

(b) The final design of the of pool building shall require Planning Director review and approval.

(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.



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

PROJECT ENGINEER: *HP* Henry Pham, Associate Engineer (909) 395-2141

PROJECT PLANNER: Jeanie Irene Aguilo, Associate Planner (909) 395-2431

DAB MEETING DATE: September 4th, 2024

PROJECT NAME/DESCRIPTION: PDEV23-043, a Development Plan within the Esperanza Specific Plan, to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land.

LOCATION: Southwest corner of Hamner Avenue and Old Edison Road

APPLICANT: Tommy Eckes; Pulte Group

REVIEWED BY: *Raymond Lee*
Raymond Lee, P.E.
Assistant City Engineer 8/14/24
Date

APPROVED BY: *Khoi Do*
Khoi Do, P.E.
City Engineer 8-15-24
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 development plan shall be subject to completion of the required public improvements including public utilities beyond the tract limits as specified in the Esperanza Specific Plan, The Development Agreement, and the Conditions of Approval for TM-20157 (A-Map) and TM-20451 (B-Map).
2. See attached OMUC Utilities Engineering Conditions of Approval.
3. See attached Traffic Division Engineering Conditions of Approval.



CITY OF ONTARIO MEMORANDUM

Development Plan Review

Project: PDEV23-043

Date: June 21, 2024

Location: 11091 Edison Ave
(Esperanze Specific Plan)

By: Diego Tapia 

The Transportation Division recommends the following to be incorporated into the Project's Conditions-of-Approval:

Conditions:

1. The Applicant/Developer shall comply with the Conditions of Approval issued for PMTT21-016 and related Development Agreement.
2. The Applicant/Developer shall be responsible to design and construct in-fill public street lights and a potential new service as needed along its project frontages on Hamner Avenue and Clifton Avenue. Street lighting shall be LED-type and in accordance with City's Approved Material List LED Luminaires. The Applicant/Developer shall also install smart nodes on all new street light fixtures along project frontage.

dt;



CITY OF ONTARIO MEMORANDUM



DATE: June 28, 2024

TO: Jeanie Irene, Planning Department
Henry Pham, Engineering Department

FROM: Peter Tran, Utilities Engineering

SUBJECT: DPR #2 (#10276)– Conditions of Approval (COA)

PROJECT NO.: PDEV23-043

BRIEF DESCRIPTION

A Development Plan to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land, generally located at the southwest corner of Hamner Avenue and Old Edison Road, within PA-3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and PA-4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan; (APNs: 0218-252-39 and 0218-252-09); submitted by Pulte Homes. Related PMTT21-016 / TM 20451.

OMUC UTILITIES ENGINEERING DIVISION CONDITIONS OF APPROVAL

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

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

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

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

2. **Inherited Requirements and Conditions of Approval:** This project is subject to all the Requirements and Conditions of Approval from the Esperanza Specific Plan (PSP05-002) and Tract Map 20451.

EXHIBIT 'A'
ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist

Project Number: PDEV23-043

All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are 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 improvement plans for the construction of the roundabout at the main entrance off Concours Street.
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 HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
16. Five (5) sets of CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
17. 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)
18. 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.
19. Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).

Project File No. PDEV23-043

Project Engineer: Henry Pham

DAB Date: 09/04/2024

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



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner

FROM: Heather Lugo, MA, Police Department

DATE: January 3, 2024

SUBJECT: PDEV23-043 - A Development Plan to construct 333 single-family dwellings on approximately 10.79 acres of land located at 11091 Edison Avenue, within Planning Areas 3 and 4 of the Esperanza Specific Plan (APN(s): 218-252-09; 218-252-39).
Related File: PMTT21-016.

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 below.

- Required lighting for all walkways, driveways, doorways, parking lots, hallways 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 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.
- Trash enclosure shall be fully secured with screens/grates to reduce crime and encampment opportunities for homeless persons (if applicable).
- All exterior electrical outlets, if accessible to the public, shall be secured and locked
- All exterior water spigots / water supply sources shall be secured and locked, if accessible to the public.

The Applicant is invited to contact Heather Lugo at (909) 408-1074 with any questions or concerns regarding these conditions.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: January 1, 2024

SUBJECT: PDEV23-043 - A Development Plan to construct 333 single-family dwellings on approximately 10.79 acres of land located at 11091 Edison Avenue, within Planning Areas 3 and 4 of the Esperanza Specific Plan (APN(s): 218-252-09; 218-252-39). Related File: PMTT21-016.

-
- 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, Townhomes
- D. Number of Stories: 2
- E. Total Square Footage: Varies, Approx. 6,000 to 8,000 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 one hundred and fifty feet (150’) 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 feet (24’) wide circulating all weather access roads shall be provided to within one hundred and fifty feet (150’) 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 maximum spacing of three hundred feet (300') apart, on alternating sides of the street. Streets with a center median shall require public hydrants spaced five hundred feet (500') apart, on the same side of the street.
- ☒ 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.
- ☒ 4.7 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

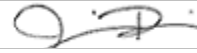
- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

- ☒ 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

CONDITIONS OF APPROVAL

Sign Off



Jamie Richardson, Sr. Landscape Architect

06/21/2024

Date

Reviewer's Name:

Jamie Richardson, Sr. Landscape Architect

Phone:

(909) 395-2615

D.A.B. File No.:

PDEV23-043

Case Planner:

Jeanie Aguilo

Project Name and Location:

Esperanza Townhomes - Pulte
 TM20451

Applicant/Representative:

Pulte – Yvonne Benschop yvonnebenschop3@gmail.com
 179 Chandon
 Laguna Niguel, CA 92677



Preliminary Plans (dated 06/05/2024) 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.

DIGITAL SUBMITTALS MUST BE 10MB OR LESS.

Development Plan Review dated 02/01/2024

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. All front yards will be HOA maintained.
3. Parkway tree locations shall be shown on 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. Show trees located 5' from water meters, minimum 25' – maximum 30' on center.
4. Coordinate Fiber Conduit out of the center of parkways; adjust conduit to a maximum of 24" from the sidewalk to allow for required tree plantings.
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. Show transformers set back 5' (dimension on plans) from paving all sides. Coordinate with landscape plans.
7. Show backflow devices set back 4' (dimension on plan) from paving on all sides. Locate on level grade.
8. Finished grade shall be no more than 8" from the stucco/plaster face of the wall.
9. 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.
10. Note and show on plans: all AC units shall be located in residential side yards, opposite the main backyard access path with a gate, or a second gate and solid surface path on the

opposite side shall be added for access. AC units in public view shall be placed in landscape areas to allow for adequate screening.

Landscape Plans

11. Hamner Ave.: show a 15' parkway, 5' sidewalk, and a 25' Neighborhood edge.
12. If proposing pots in concrete areas, include self-watering types or systems.
13. 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.
14. 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.
15. Motor court drives shall include decorative pavers.
16. During Plan Check Typical Lot Water Budgets will be required for State Reporting purposes.
17. Preliminary Water budgets shall include plant factors that separate turf and trees from planters.
18. During plan check typical water budgets shall be provided in addition to overall to include "typical" lot configurations for State of California reporting requirements.
19. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations. Show storm chamber system; coordinate with civil to locate and reconfigure around required tree locations.
20. Street trees for this project are: Street A (Rincon Street) shall be *Fraxinus oxycarpa* 'Raywood'. B Street (Carmel Pravano) Shall be the *Koelreuteria paniculata*. per the Master Street Tree Plan. Verify street names.
21. 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.
22. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
23. 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.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT21-016 and PDEV23-043

Address: northeast of Clifton Street and Chatham Street

APN: 0218-252-39 and 0218-252-09

Existing Land Use: Vacant/Mass Graded

Proposed Land Use: TTM (TT20451) to subdivide 27 acres of land into 208 lots for residential

Site Acreage: 31.18 Proposed Structure Height: 30 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: 8/21/2024

CD No.: 2021-051 Rev. 1

PALU No.: n/a

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

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

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

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

Allowable Height: _____

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: _____