



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

SEPTEMBER 19, 2016

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764.**

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

Al Boling, City Manager
John P. Andrews, Economic Development Director
Kevin Shear, Building Official
Scott Murphy, Planning Director
Louis Abi-Younes, City Engineer
Chief Brad Kaylor, Police Department
Fire Marshal Art Andres, Fire Department
Scott Burton, Utilities General Manager
David Simpson, Facilities Development Manager
Brent Schultz, Housing and Municipal Services Director

PUBLIC COMMENTS

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

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

AGENDA ITEMS

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

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of August 15, 2016, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV15-017, PCUP15-009 AND PVAR15-003:

A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1011-141-06); submitted by Verizon Wireless. Planning Commission action is required.

1. CEQA Determination

Motion to recommend Approval/Denial of a Mitigated Negative Declaration

2. File No. PCUP15-009 (Conditional Use Permit)

Motion to recommend Approval/Denial

3. File No. PVAR15-003 (Variance)

Motion to recommend Approval/Denial

4. File No. PDEV15-017 (Development Plan)

Motion to recommend Approval/Denial

C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-009, PMTT16-007 (PM 19721) & PVAR16-001:** A Tentative Parcel Map (File No. PMTT16-007/PM 19721) to merge 2.8 acres of land into a single parcel, in conjunction with a Development Plan (File No. PDEV16-009) to construct a 52,400-square foot industrial building and a Variance (PVAR16-001) to deviate from the minimum building setback requirements of the Development Code, from 20 feet to 10 feet, located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15304 (Class 4, Minor Alterations to Land), 15305 (Minor Alterations in Land Use Limitations), and 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Sections § 15304, § 15305, § 15332

2. **File No. PVAR16-001** (Variance)

Motion to recommend Approval/Denial

3. **File No. PMTT16-007** (Tentative Parcel Map)

Motion to recommend Approval/Denial

4. **File No. PDEV16-009** (Development Plan)

Motion to recommend Approval/Denial

D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-020:** A Development Plan to construct an addition to an existing 426,406-square foot commercial building (Mathis Brothers Furniture) on approximately 19.23 acres of land, including a freestanding 8,000-square foot retail furniture store, and an attached 25,748-square foot addition to the existing building, for a total of 460,154 square feet, located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan. The environmental impacts of this project were reviewed in conjunction with Environmental Impact Report No. 88-2, Certified by the City Council on March 19, 1991. This application introduces no new significant environmental impacts. 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 ONT Airport Land Use Compatibility Plan (ALUCP); (APNs: 0210-205-12 and 0210-205-13) **submitted by Mathis Properties California, LLC.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDEV16-020 (Development Plan)

Motion to Approve/Deny

E. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-022 & PCUP16-013: A Development Plan (PDEV16-022) to construct an 880-square foot carwash for an existing 3,746-square foot Arco service station and AM/PM convenience store in conjunction with a Conditional Use Permit (PCUP16-013) to establish and operate the drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of the Exchange Specific Plan. Pursuant to the California Environmental Quality Act, the project is categorically exempt from environmental review pursuant to Section § 15332 (Class 32-In-Fill Development Projects). 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0238-012-26); **submitted by Empire Design Group, Inc. Planning Commission action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. File No. PCUP16-013 (Conditional Use Permit)

Motion to recommend Approval/Denial

3. File No. PDEV16-022 (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 **October 3, 2016**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **September 15, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO

Development Advisory Board

Minutes

August 15, 2016

BOARD MEMBERS PRESENT

Rudy Zeledon, Acting Chairman, Planning Department (Substitute for Khoi Do)
Kevin Shear, Building Department (*Arrived during the reading of Item C*)
Charity Hernandez, Economic Development Agency
Art Andres, Fire Department
Sheldon Yu, Municipal Utilities Company
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

Khoi Do, Engineering Department
Joe De Sousa, Housing and Municipal Services Agency

STAFF MEMBERS PRESENT

Gwen Berendsen, Planning Department
Marci Callejo, Planning Department
Bryan Lirley, Engineering
Lorena Mejia, Planning Department
Henry Noh, Planning Department
Pedro Rico, Building Department
David Simpson, Development Agency
Dean Williams, Engineering

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the August 1, 2016 meeting of the Development Advisory Board was made by Mr. Andres; seconded by Ms. Hernandez; and approved unanimously by those present (5-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-013:** A Development Plan (File No. PDEV16-013) to construct a 91-unit multi-family townhome project consisting of 8 two-story complexes (five 14-unit complexes and three 7-unit complexes) on 5.04 acres of land located within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential. Planning Commission action is required. Continued from 07/18/16.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDEV16-013 (Development Plan)

Motion to recommend Approval/Denial

Applicant Susan McDowell, of Brookfield Residential, was present and agreed to the conditions of approval.

Motion recommending approval of **File No. PDEV16-013** subject to conditions to the Planning Commission was made by Mr. Yu; seconded by Mr. Andres and approved unanimously by those present (5-0).

- C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND PARKING REDUCTION REVIEW FOR FILE NO. PDEV16-014:** A Development Plan to construct 800 multiple-family dwellings, and a maximum 10 percent reduction in off-street parking based upon the “low demand” provisions of Development Code Section 6.03.020.B, on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH No. 2014051020), which was prepared in conjunction with File Nos. PGPA13-005 and PSPA14-003, and was certified by the City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. 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 (APNs: 0110-311-56, 0110-311-57, & 0110-311-58); **submitted by Palmer Ontario Properties, LP, a California LP. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV16-014** (Development Plan)

Motion to recommend Approval/Denial

Applicant Darrel Malamut of G.H. Palmer Associates was present and agreed to the conditions of approval. He had a question regarding the Conditions of Approval in the Meredith International Centre Specific Plan EIR, measure 4.3.6, the (MERV) 16 standard.

Mr. Zeledon stated that he had talked with the planning staff and they were in concurrence to change that to (MERV) 7, as long as it meets the intent of the (MERV) 16 value.

Mr. Yu requested a notation be made that the engineering COA's, which arrived before the meeting, should have had Item 2.22 on page 7 checked as well.

Mr. Malamut agreed to that. He then stated that there was an issue with the water line on Inland Empire Blvd. that needed to be worked out. He had talked to Engineering and they had agreed that if the Master Developer agreed to complete the water line and bond for it, the condition would be removed.

Motion recommending approval of **File No. PDEV16-014** subject to conditions to the Planning Commission was made by Mr. Andres; seconded by Mr. Yu and approved unanimously by those present (6-0).

- D. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002**: An Amendment to The Exchange Specific Plan to establish the Industrial Park (IP) land use development standards, regulations and design guidelines for 10.59 acres of land, located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (Related Files No's.: PMTT16-012 and PDEV16-016) (APNs: 0238-012-19); **submitted by Orbis Real Estate Partners. Planning Commission and City Council actions are required.**

1. **CEQA Determination**

Motion to recommend Approval/Denial of a Mitigated Negative Declaration

2. **File No. PSPA16-002** (Specific Plan Amendment)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-012 AND PDEV16-016**: A Tentative Parcel Map (File No. PMTT16-012 (TPM 19715)) to subdivide 10.59 acres of land into 4 lots, and a Development Plan (File No. PDEV16-016) to construct four industrial buildings

totaling approximately 225,000 square feet, located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (Related File No.: PSPA16-002) (APNs: 0238-012-19); **submitted by Orbis Real Estate Partners. Planning Commission action is required.**

1. **File No. PMTT16-012** (Tentative Parcel Map)

Motion to recommend Approval/Denial

2. **File No. PDEV16-016** (Development Plan)

Motion to recommend Approval/Denial

Applicant Grant Ross of Orbis Real Estate Partners was present and agreed to the conditions of approval. He stated that there is a question involving the trash enclosures, but that it can be addressed at another time.

Motion recommending approval of **the Mitigated Negative Declaration and File Nos. PSPA16-002, PMTT16-012 and PDEV16-016** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Andres and approved unanimously by those present (6-0).

- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-015:** A Tentative Tract Map (TT20025) to subdivide two parcels totaling 0.83 acres of land into six numbered lots and one lettered lot for single-family residential homes generally located at the southwest corner of La Avenida Drive and New Haven Drive within Planning Area 10A of The Avenue Specific Plan. The impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-452-16 & 218-452-22); **submitted by Brookfield Residential. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT16-015** (Tentative Tract Map)

Motion to recommend Approval/Denial

Applicant was not present to represent this item.

Motion recommending approval of **File No. PMTT16-015** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Yu and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gwen Berendsen".

Gwen Berendsen
Recording Secretary



DEVELOPMENT ADVISORY BOARD DECISION

September 19, 2016

DECISION NO.: [insert #]

FILE NO.: PDEV15-017, PCUP15-009 and PVAR15-003

DESCRIPTION: A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

PART I: BACKGROUND & ANALYSIS

VERIZON WIRELESS, (herein after referred to as “Applicant”) has filed an application requesting Development Plan, Conditional Use Permit and Variance approvals, File Nos. PDEV15-017, PCUP15-009 and PVAR15-003, as described in the Description of this Decision (herein after referred to as "Application" or "Project").

(a) Project Setting: The project site is comprised of 0.64 acres of land located at 967 West Holt Boulevard. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Motor Vehicle Sales	Business Park	Industrial Park (IP)	N/A
<i>North</i>	Motor Vehicle Sales	High Density Residential	High Density Residential (HDR-45)	N/A
<i>South</i>	Manufacturing	Industrial	General Industrial (IG)	N/A
<i>East</i>	Office	Business Park	Industrial Park (IP)	N/A
<i>West</i>	Automobile Repair	Business Park	Industrial Park (IP)	N/A

(b) Project Description: The Project analyzed under the Mitigated Negative Declaration (included as *Exhibit A: Mitigated Negative Declaration*, attached) consists of a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed

land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district.

PART II: RECITALS

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study, and approved for circulation, a Mitigated Negative Declaration for File Nos. PDEV15-017, PCUP15-009 and PVAR15-003 (hereinafter referred to as "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, File No. PDEV15-017, PCUP15-009 and PVAR15-003 analyzed under the Initial Study/Mitigated Negative Declaration, consists of a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, in the City of Ontario, California (hereinafter referred to as the "Project"); and

WHEREAS, the Initial Study/Mitigated Negative Declaration 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, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the approving authority of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a Mitigation Monitoring and Reporting Program to ensure compliance with the mitigation measures during project implementation, and such a Mitigation Monitoring and Reporting Program has been prepared for the Project for consideration by the approving authority of the City of Ontario as lead agency for the Project (the "Mitigation Monitoring and Reporting Program"); and

WHEREAS, the City of Ontario is the lead agency on the Project, and the Development Advisory Board is the recommending body for the proposed approval to construct and otherwise undertake the Project; and

WHEREAS, the Development Advisory Board has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project are on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein.

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the Development Advisory Board has reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Initial Study/Mitigated Negative Declaration and the administrative record, including all written and oral evidence presented to the Development Advisory Board, the Development Advisory Board finds as follows:

(1) The Development Advisory Board has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record, and has considered the information contained therein, prior to acting upon or approving the Project;

(2) The Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and is consistent with State and local guidelines implementing CEQA; and

(3) The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City of Ontario, as lead agency for the Project. The City Council designates the Planning Department, located at 303 East B Street, Ontario, CA 91764, as the custodian of documents and records of proceedings on which this decision is based.

SECTION 2: The Development Advisory Board does hereby find that based upon the entire record of proceedings before it, and all information received, that there is no

substantial evidence that the Project will have a significant effect on the environment and does hereby recommends the Planning Commission adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project.

SECTION 3: 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 action of the Development Advisory Board. 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 4: The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and all other documents and materials that constitute the record of proceedings on which these findings have been based, are on file at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Attachment “A”

**Mitigated Negative Declaration
(Environmental Checklist Form, and
Mitigation Monitoring and Reporting Program)**

(Attachment “A” follows this page)

California Environmental Quality Act Environmental Checklist Form

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



Project Title/File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

Lead Agency: City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

Contact Person: Henry K. Noh, Senior Planner, (909) 395-2429

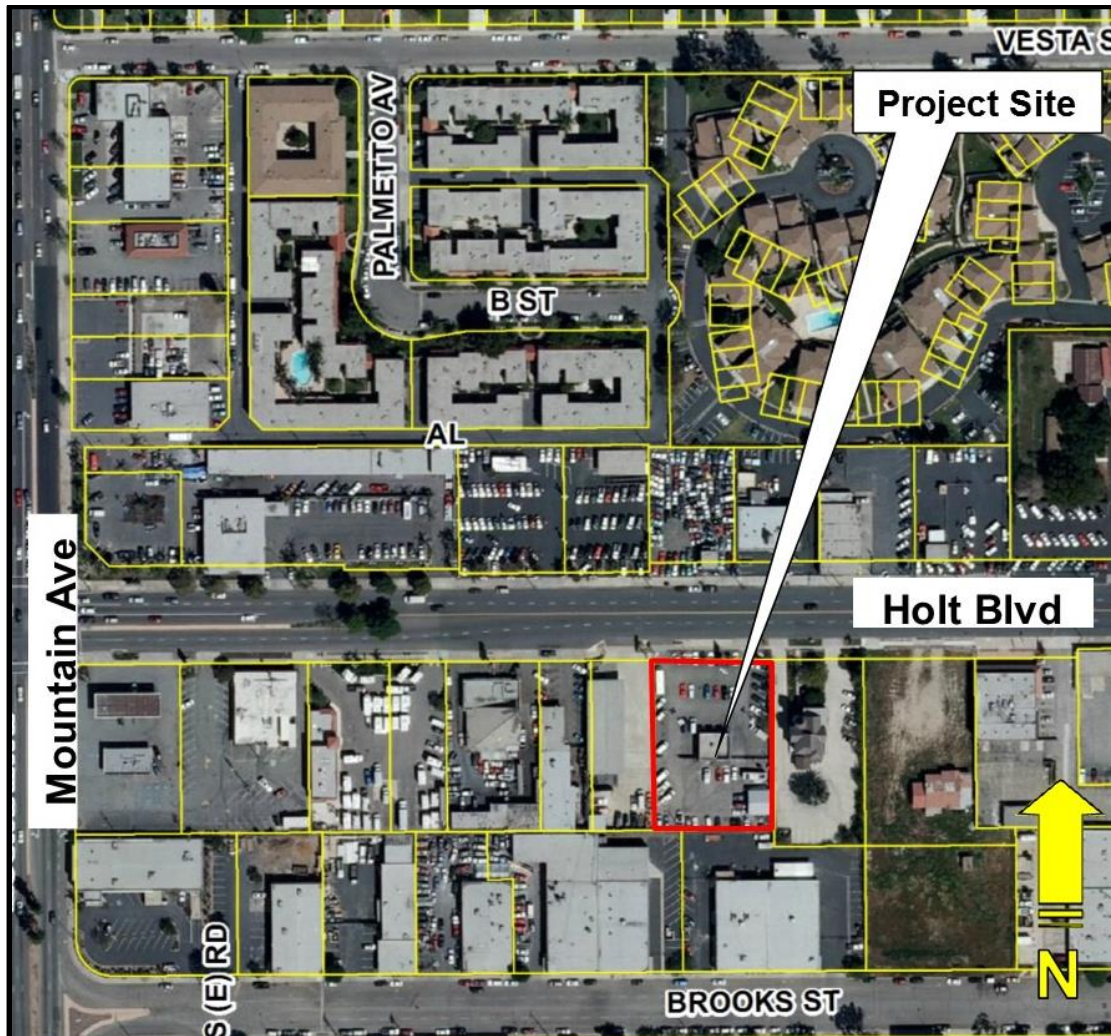
Project Sponsor: Verizon Wireless, 15505 Sand Canyon Ave., Bld. D-1, Irvine, CA 92618

Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 and 2, below, the project site is generally located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway.

Figure 1—REGIONAL LOCATION MAP



Figure 2—VICINITY MAP



General Plan Designation: Business Park

Zoning: Industrial Park (IP)

Description of Project: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06).

Project Setting: The 0.64 acre parcel is an interior developed lot with an existing motor vehicle sale use and has a frontage along the Holt Boulevard. The project site is surrounded by existing commercial buildings to the north, east and west and an industrial building to the south.

Surrounding Land Uses:

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	High Density Residential (HDR-45)	Motor Vehicle Sales
▪ South—	General Industrial (IG)	Motor Vehicle Sales
▪ East—	Industrial Park (IP)	Manufacturing
▪ West—	Industrial Park (IP)	Office

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
--

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Henry K. Noh, Senior Planner
Printed Name and Title

September 8, 2016
Date

City of Ontario Planning Department
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) AESTHETICS. Would the project:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18.1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8) HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9) HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff during construction and/or post-construction activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) LAND USE AND PLANNING. Would the project:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11) MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12) NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13) POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14) PUBLIC SERVICES. Would the project:				

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a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15) RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16) TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17) UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18) MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

EXPLANATION OF ISSUES

1) **AESTHETICS.** Would the project:

a) **Have a substantial adverse effect on a scenic vista?**

Discussion of Effects: The Policy Plan (General Plan) does not identify scenic vistas within the City. However, the Policy Plan (Policy CD1-5) requires all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountain. The project site is not located on a major north-south as identified in the Functional Roadway Classification Plan (Figure M-2) of the Mobility Element within the Policy Plan. Therefore, no adverse impacts are anticipated in relation to the project.

Mitigation: None required.

b) **Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway?**

Discussion of Effects: The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east-west direction. I-15 traverses the northeastern portion of the City in a north-south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. In addition, there are no scenic resources identified on or in the vicinity of the project site.

A Cultural Resource Assessment (by: NWB Environmental Services, LLC; August 27, 2015) was conducted due to the project's close proximity (approximately 80 feet) to a historical property. The project site is located approximately 80 feet to the west of the Moorhead House located at 961 W. Holt Boulevard. This property has been determined to be eligible for the National Register by a 1983 citywide survey performed in The City of Ontario. Due to the proximity of the historic property to the proposed project, the historic property may have a visual impact. However, the proposed project does not constitute an adverse effect on the historic property for several reasons, such as the historic property is surrounded by a highly developed area consisting of industrial and commercial zones and uses. Additionally, the neighborhood setting of the area surrounding the historic property is not listed as a contributing feature to the property's historic integrity. Lastly, the proposed monopine is designed to blend in with the existing surrounding vegetation surrounding the historic property. NWB concluded that no significant archeological resources or historic properties would suffer adverse effects due to the proposed project, based on the results of the records search and a field survey conducted by NWB. Therefore, the integrity, setting, and character-defining traits of the Moorehead House will not be adversely affected by the project and the project will not result in adverse environmental impacts.

Mitigation: None required.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

Discussion of Effects: The project would not degrade the existing visual character or quality of the site or its surroundings. The project site is located in an area that is characterized by commercial and industrial development and is surrounded by urban land uses.

The proposed project will have a minimal visual impact to the surrounding area due to the project being constructed as a stealth monopine and the project being conditioned to plant six pine trees in various locations on the project site, which will help reduce the visual impact of the project. The project will be consistent with the policies of the Community Design Element of the Policy Plan (General Plan) and the development standards of the zoning designation. Therefore, no adverse impacts are anticipated in conjunction with the project. The following mitigation measures are required for all monopine telecommunication facilities constructed within the City of Ontario in an attempt to make them look more natural and real.

Mitigation:

- (a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.
- (b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

- (c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.
- (d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.

d) **Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

Discussion of Effects: New lighting will not be introduced to the site with the development of the project. Pursuant to the requirements of the City's Development Code, project on-site lighting will be shielded, diffused or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures will be selected and located to confine the area of illumination to within the project site and minimize light spillage.

Site lighting plans will be subject to review by the Planning Department and Police Department prior to issuance of building permits (pursuant to the City's Building Security Ordinance). Therefore, no adverse impacts are anticipated.

Mitigation: None required.

2) **AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Discussion of Effects: The project site is developed with an existing motor vehicle sale use and does not contain any agricultural uses. Further, the site is identified as Developed Land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Discussion of Effects: The project site is not zoned for agricultural use. The project site is zoned Industrial Park (IP). The proposed project is consistent with the development standards and allowed land uses of the proposed zone. Furthermore, there is no Williamson Act contract in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

Mitigation: None required.

c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

Discussion of Effects: The project site is zoned Industrial Park (IP). The proposed project is consistent with the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and the development standards and allowed land uses of the Industrial Park (IP) zone. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

Discussion of Effects: There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither The Ontario Plan nor the City's Zoning Code provide designations for forest land. Consequently, the proposed project would not result in the loss or conversion of forest land.

Mitigation: None required.

e) **Involve other changes in the existing environment, which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

Discussion of Effects: The project site is currently zoned Industrial Park (IP) and is not designated as Farmland. The project site is currently developed with a motor vehicle sale use and there are no agricultural uses occurring onsite. As a result, to the extent that the project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agricultural uses.

Additionally, there is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). Neither The Ontario Plan nor the City's Development Code provide designations for forest land. Consequently, to the extent that the proposed project would result in changes to the existing environment, those changes would not impact forest land.

Mitigation Required: None required.

3) **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) **Conflict with or obstruct implementation of the applicable air quality plan?**

Discussion of Effects: The project will not conflict with or obstruct implementation of any air quality plan. As noted in The Ontario Plan FEIR (Section 5.3), pollutant levels in the Ontario area already exceed Federal and State standards. To reduce pollutant levels, the City of Ontario is actively participating in efforts to enhance air quality by implementing Control Measures in the Air Quality Management Plan for local jurisdictions within the South Coast Air Basin.

The proposed project is consistent with The Ontario Plan, for which the EIR was prepared and impacts evaluated. Furthermore, the project is consistent with the City's participation in the Air Quality Management Plan and, because of the project's limited size and scope, will not conflict with or obstruct implementation of the plan.

Mitigation: None required.

b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Discussion of Effects: Short term air quality impacts will result from construction related activities associated with construction activity, such as excavation and grading, machinery and equipment emissions, vehicle emissions from construction employees, etc. The daily emissions of nitrogen oxides and particulates from resulting grading and vehicular emissions may exceed threshold levels of the South Coast Air Quality Management District (SCAQMD).

Mitigation: The following fugitive dust mitigation measures shall be required:

- i) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
- ii) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:

- (1) Scheduling receipt of construction materials to non-peak travel periods.
 - (2) Routing construction traffic through areas of least impact sensitivity.
 - (3) Limiting lane closures and detours to off-peak travel periods.
 - (4) Providing rideshare incentives for contractor and subcontractor personnel.
- iii) After clearing, grading or earth moving:
- (1) Seed and water until plant cover is established;
 - (2) Spread soil binders;
 - (3) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
 - (4) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
- iv) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?**

Discussion of Effects: The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or state ambient air quality because of the limited size and scope of the project. Although no impacts are anticipated, the project will still comply with the air quality standards of the TOP FEIR and the SCAQMD resulting in impacts that are less than significant [please refer to Sections 3(a) and 3(b)].

Mitigation: None required.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

Discussion of Effects: Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within one-quarter mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401.

The project will not expose sensitive receptors to any increase in pollutant concentrations because there are no sensitive receptors located within close proximity of the project site. Further, there is limited potential for sensitive receptors to be located within close proximity of the site because the project site will be zoned Industrial Park (IP) at the time of project approval. The types of uses that would potentially impact sensitive receptors would not be supported on the property pursuant to the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and zoning designations on the property. Additionally, the project when constructed will not create substantial pollutants. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- e) **Create objectionable odors affecting a substantial number of people?**

Discussion of Effects: The proposed project does not create objectionable odors. Further, the project shall comply with the policies of the Ontario Municipal Code and the Policy Plan (General Plan). Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- 4) **BIOLOGICAL RESOURCES.** Would the project:

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Discussion of Effects: The project site is located within an area that has not been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Discussion of Effects: The site does not contain any riparian habitat or other sensitive natural community identified by the Department of Fish & Game or Fish & Wildlife Service. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Discussion of Effects: No wetland habitat is present on site. Therefore, project implementation would have no impact on these resources.

Mitigation: None required.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Discussion of Effects: The site is part of a larger vacant property that is bounded on all four sides by development. As a result, there are no wildlife corridors connecting this site to other areas. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Discussion of Effects: The City of Ontario does not have any ordinances protecting biological resources. Further, the site does not contain any mature trees necessitating the need for preservation. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?**

Discussion of Effects: The site is not part of an adopted HCP, NCCP or other approved habitat conservation plan. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

5) **CULTURAL RESOURCES.** Would the project:

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?**

Discussion of Effects:

The project site is developed and does not contain any buildings, structures, or objects with

historical significance. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

Discussion of Effects: The Ontario Plan FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City with the Archeological Information Center at San Bernardino County Museum. However, only about 10 percent of the City of Ontario has been adequately surveyed for prehistoric or historic archaeology. While no adverse impacts to archeological resources are anticipated at this site due to its urbanized nature, standard conditions have been imposed on the project that in the event of unanticipated archeological discoveries, construction activities will not continue or will moved to other parts of the project site and a qualified archaeologist shall be contacted to determine significance of these resources. If the find is discovered to be historical or unique archaeological resources, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.

Mitigation: None required.

c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Discussion of Effects: The City of Ontario is underlain by deposits of Quaternary and Upper-Pleistocene sediments deposited during the Pliocene and early Pleistocene time, Quaternary Older Alluvial sediments may contain significant, nonrenewable, paleontological resources and are, therefore, considered to have high sensitivity at depths of 10 feet or more below ground surface. In addition, the Ontario Plan FEIR (Section 5.5) indicates that one paleontological resource has been discovered in the City. However, the project proposes excavation depths to be less than 10 feet. While no adverse impacts are anticipated, standard conditions have been imposed on the project that in the event of unanticipated paleontological resources are identified during excavation, construction activities will not continue or will moved to other parts of the project site and a qualified paleontologist shall be contacted to determine significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

Mitigation: None required.

d) **Disturb any human remains, including those interred outside of formal cemeteries?**

Discussion of Effects: The proposed project is in an area that has been previously disturbed by development. No known religious or sacred sites exist within the project area. Thus, human remains are not expected to be encountered during any construction activities. However, in the unlikely event that human remains are discovered, existing regulations, including the California Public Resources Code Section 5097.98, would afford protection for human remains discovered during development activities. Furthermore, standard conditions have been imposed on the project that in the event of unanticipated discoveries of human remains are identified during excavation, construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed, if deemed applicable.

Mitigation: None required.

e) **Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?**

Discussion of Effects: The proposed project is in an area that has been previously disturbed by development. No known Tribal Cultural Resources exist within the project area.

Mitigation: None required.

6) **GEOLOGY & SOILS**. Would the project:

a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Ontario Plan FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. Given that the closest fault zone is located more than ten miles from the project site, fault rupture within the project area is not likely. All development will comply with the Uniform Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- ii) **Strong seismic ground shaking?**

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Land Use Plan (Figure LU-6) of the Policy Plan (General Plan) FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will be in compliance with the California Building Code, the Ontario Municipal Code, The Ontario Plan and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- iii) **Seismic-related ground failure, including liquefaction?**

Discussion of Effects: As identified in the TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the project site during the winter months is estimated to be between 250 to 450 feet below ground surface. Therefore, the liquefaction potential within the project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: None required.

- iv) **Landslides?**

Discussion of Effects: The project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the project site (less than 2 percent slope across the City) makes the chance of landslides remote. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal Code would reduce impacts to a less than significant level.

Mitigation: None required.

- b) **Result in substantial soil erosion or the loss of topsoil?**

Discussion of Effects: The project will not result in significant soil erosion or loss of topsoil because of the previously disturbed and developed nature of the project site and the limited size and scope of the project. Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. However, compliance with the California Building Code and review of grading plans by the City Engineer will ensure no significant impacts will occur. In addition, the City requires an erosion/dust control plan for projects located within this area. Implementation of a NPDES program, the Environmental Resource Element of the Policy Plan (General Plan) strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: The following mitigation measures shall be implemented:

- i) Prior to issuance of grading permits, the applicant shall submit an erosion control plan to reduce wind erosion impacts.
 - ii) Fugitive dust generated during cleaning, grading, earth moving or excavation should be controlled by regular watering, paving of construction roads, or other dust-preventative measures.
 - iii) After clearing, grading, or earth moving:
 - (1) Seed and water until plant cover is established;
 - (2) Spread soil binders;
 - (3) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
 - (4) Sweep streets if silt is carried to adjacent public thoroughfares.
 - iv) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.
- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Discussion of Effects: The project would not result in the location of development on a geologic unit or soil that is unstable, or that would become unstable because as previously discussed, the potential for liquefaction and landslides associated with the project is less than significant. The Ontario Plan FEIR (Section 5.7) indicates that subsidence is generally associated with large decreases or withdrawals of water from the aquifer. The project would not withdraw water from the existing aquifer. Further, implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: None required.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Discussion of Effects: The majority of Ontario, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Discussion of Effects: The area is served by the local sewer system and the use of alternative systems is not necessary. There will be no impact to the sewage system.

Mitigation: None required.

7) **GREENHOUSE GAS EMISSIONS.** Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Discussion of Effects: The impact of buildout of The Ontario Plan on the environment due to the emission of greenhouse gases (“GHGs”) was analyzed in the Environmental Impact Report (“EIR”) for the Policy Plan (General Plan). According to the EIR, this impact would be significant and unavoidable. (Re-circulated Portions of the Ontario Plan Draft Environmental Impact Report, p. 2-118.) This EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for The Ontario Plan’s significant and unavoidable impacts, including that concerning the emission of greenhouse gases.

Pursuant to Public Resources Code section 21083.3, this impact need not be analyzed further,

because (1) the proposed project would result in an impact that was previously analyzed in The Ontario Plan EIR, which was certified by the City; (2) the proposed project would not result in any greenhouse gas impacts that were not addressed in The Ontario Plan EIR; (3) the proposed project is consistent with The Ontario Plan.

The City of Ontario adopted a Climate Action Plan (CAP) and associated Greenhouse Gas Emissions CEQA Thresholds and Screening Tables on December 16, 2014. The CAP establishes a method for Projects within the City, which require a discretionary action, to determine the potential significance of GHG emissions associated with the discretionary approvals.

The City of Ontario has adopted a threshold of significance for GHG emissions. A screening threshold of 3,000 MTC02e per year for small land uses was established, and is used to determine whether a project requires additional analysis.

In determining this level of emissions, the City used the database of projects kept by the Governor's Office of Planning and Research (OPR). The analysis of the 728 projects within the sample population combined commercial, residential, and mixed use projects. Emissions from each of these projects were calculated by SCAQMD to provide a consistent method of emissions calculations across the sample population, further reducing potential errors in the statistical analysis. In calculating the emissions from projects within the sample population, construction period GHG emissions were amortized over 30-years (the assumed average economic life of a development project).

- Energy efficiency of at least 5 percent greater than 2010 Title 24 requirements, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2011.

As such, if a project would emit GHGs less than 3,000 MTC02e per year, the project is not considered a substantial GHG emitter, and the GHG impact is less than significant, requiring no additional analysis and no mitigation. On the other hand, if a project would emit GHGs in excess of 3,000 MTC02e per year, then the project could be considered a substantial GHG emitter, requiring additional analysis and potential mitigation.

The proposed project generates below the 3000 MT CO2e threshold and therefore the GHG impact is less than significant and requires no additional analysis and no mitigation measures.

Mitigation Required: None required

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion of Effects: The proposed project is consistent with The Ontario Plan Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, state and federal regulations. In addition, the proposed project is consistent with the policies outlined in Section 5.6.4 of the Environmental Impact Report for The Ontario Plan, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by fifteen percent (15%), because the project is upholding the applicable City's adopted mitigation measures as represented in 6-1 through 6-6. Therefore, the proposed project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

Mitigation Required: None required.

8) HAZARDS & HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Discussion of Effects: The project is not anticipated to involve the transport, use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated. However, in the unlikely event of an accident, implementation of the strategies included in The Ontario Plan will decrease the potential for health and safety risks from hazardous materials to a less than significant impact.

Mitigation: None required.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Discussion of Effects: The proposed project does not include the use of hazardous materials or volatile fuels. In addition, there are no known stationary commercial or industrial land uses within close proximity to the subject site, which use/store hazardous materials to the extent that they would pose a significant hazard to visitors/occupants to the subject site, in the event of an upset condition resulting in the release of a hazardous material.

Mitigation: None required

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?**

Discussion of Effects: The proposed project does not include the use, emissions or handling of hazardous or acutely hazardous materials, substances or waste. Therefore, no impacts are anticipated.

Mitigation: None required.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Discussion of Effects: The proposed project site is not listed on the hazardous materials site compiled pursuant to Government Code Section 65962.5. Therefore, the project would not create a hazard to the public or the environment and no impact is anticipated.

Mitigation: None required.

- e) **For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?**

Discussion of Effects: The entire City is located within the Airport Influence Area (AIA) of ONT and the location of the Safety Impact Zones are reflected in Policy Map 2-2 of the ONT ALUCP and the project site is located outside the ONT Safety Zones. The Chino Airport influence area is confined to areas of the City south of Schaefer Avenue and west of Haven Avenue to the southern boundaries and the project site is located outside of the Chino Airport AIA. The proposed project is consistent with the policies and criteria of the ONT ALUCP, and, therefore, would not result in a safety hazard for people residing or working in the project area. Consequently, no impacts are anticipated.

Mitigation: None required.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

Mitigation: None required.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Discussion of Effects: The City's Safety Element, as contained within The Ontario Plan, includes policies and procedures to be administered in the event of a disaster. The Ontario Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from everyday and disaster emergencies. In addition, the project will comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the project is required to comply with all applicable City codes, any impacts would be reduced to a less than significant level.

Mitigation: None required.

- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

Discussion of Effects: The project site is not located in or near wildlands. Therefore, no impacts are anticipated.

Mitigation: None required.

9) **HYDROLOGY & WATER QUALITY.** Would the project:

- a) **Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?**

Discussion of Effects: The project site is served by City water and sewer service and will not affect water quality standards or waste discharge requirements. Discharge of storm water pollutants from areas of materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing, waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work) areas could result in a temporary increase in the amount of suspended solids, trash and debris, oil and grease, organic compounds, pesticides, nutrients, heavy metals and bacteria pathogens in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is required to comply with the statewide National Pollutant Discharge Elimination System (NPDES) General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit) and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)). This would reduce any impacts to below a level of significance.

Mitigation: None required.

- b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Discussion of Effects: No increases in the current amount of water flow to the project site are anticipated, and the proposed project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property will be negligible. The development of the site will require the grading of the site and excavation is expected to be less than 10 feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface. No adverse impacts are anticipated.

Mitigation: None required.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increases in erosion of the project site or surrounding areas?**

Discussion of Effects: It is not anticipated that the project would alter the drainage pattern of the site or area, in a manner that would result in erosion, siltation or flooding on-or-off site nor will the proposed project increase the erosion of the subject site or surrounding areas. The existing drainage pattern of the project site will not be altered and it will have no significant impact on downstream hydrology. Stormwater generated by the project will be discharged in compliance with the statewide NPDES General Construction Activities Stormwater Permit and San Bernardino County MS4 permit requirements. With the full implementation of a Storm Water Pollution Prevention Plan developed in compliance with the General Construction Activities Permit requirements, the Best Management Practices included in the SWPPP, and a stormwater

monitoring program would reduce any impacts to below a level of significance. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: None required.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?**

Discussion of Effects: The proposed project is not anticipated to increase the flow velocity or volume of storm water runoff to cause environmental harm from the site and will not create a burden on existing infrastructure. Furthermore, with the implementation of an approved Water Quality Management Plan developed for the site, in compliance with the San Bernardino County MS4 Permit requirements, stormwater runoff volume shall be reduced to below a level of significance.

Mitigation: None required.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff (a&b) during construction and/or post-construction activity?**

Discussion of Effects: It is not anticipated that the project would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create or contribute stormwater runoff pollutants during construction and/or post-construction activity. Pursuant to the requirements of The Ontario Plan, the City's Development Code, and the San Bernardino County MS4 Permit's "Water Quality Management Plan" (WQMP), individual developments must provide site drainage and WQMP plans according to guidelines established by the City's Engineering Department. If master drainage facilities are not in place at the time of project development, then standard engineering practices for controlling post-development runoff may be required, which could include the construction of on-site storm water detention and/or retention/infiltration facilities. Therefore, no impacts are anticipated.

Mitigation: None required.

- f) **Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?**

Discussion of Effects: Activities associated with the construction period, could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is required to comply with the statewide NPDES General Construction Permit and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)) to minimize water pollution. Thus it is anticipated that there is no potential for discharges of stormwater during construction that will affect the beneficial uses of the receiving waters. However, with the General Construction Permit requirement and implementation of the policies in The Ontario Plan, any impacts associated with the project would be less than significant.

Mitigation: None required.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

Discussion of Effects: The project site is not located within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

Mitigation: None required.

- h) **Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?**

Discussion of Effects: As identified in the Safety Element (Exhibit S-2) of the Policy Plan (General Plan), the site lies outside of the 100-year flood hazard area. Therefore, no adverse impacts are

anticipated.

Mitigation: None required.

- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Discussion of Effects: As identified in the Safety Element (Exhibit S-2) of The Ontario Plan, the site lies outside of the 100-year flood hazard area. No levees or dams are located near the project site. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- j) **Expose people or structures to inundation by seiche, tsunami or mudflow?**

Discussion of Effects: There are no lakes or substantial reservoirs near the project site; therefore, impacts from seiche are not anticipated. The City of Ontario has relatively flat topography, less than two percent across the City, and the chance of mudflow is remote. Therefore, no impacts are anticipated.

Mitigation: None required.

10) **LAND USE & PLANNING.** Would the project:

- a) **Physically divide an established community?**

Discussion of Effects: The project site is located in an area that is currently developed with urban land uses. This project will be of similar design and size to surrounding development. The project will become a part of the larger industrial community. No adverse impacts are anticipated.

Mitigation: None required.

- b) **Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, airport land use compatibility plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?**

Discussion of Effects: The proposed project is consistent with The Ontario Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: None required.

- c) **Conflict with any applicable habitat conservation plan or natural community conservation plan?**

Discussion of Effects: There are no adopted habitat conservation plans in the project area. As such no conflicts or impacts are anticipated.

Mitigation: None required.

11) **MINERAL RESOURCES.** Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Discussion of Effects: The project site is located within a developed area surrounded by urban land uses. There are no known mineral resources in the area. Therefore, no impacts are anticipated.

Mitigation: None required.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Discussion of Effects: There are no known mineral resources in the area. No impacts are anticipated.

Mitigation: None required.

12) **NOISE.** Would the project result in:

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Discussion of Effects: The project will not expose people to or generate noise levels in excess of standards as established in The Ontario Plan FEIR (Section 5.12). No additional analysis will be required at the time of site development review.

Mitigation: None required.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Discussion of Effects: The uses associated with this project normally do not induce groundborne vibrations. As such, no impacts are anticipated.

Mitigation: None required.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Discussion of Effects: The project will not be a significant noise generator and will not cause a substantial permanent increase in ambient noise levels because of the limited size and scope of the project. Moreover, the proposed use will be required to operate within the noise levels permitted for industrial development, pursuant to City of Ontario Development Code. Therefore, no increases in noise levels within the vicinity of the project are anticipated.

Mitigation: None required.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Discussion of Effects: Temporary construction activities will minimally impact ambient noise levels. All construction machinery will be maintained according to industry standards to help minimize the impacts. Normal activities associated with the project are unlikely to increase ambient noise levels.

Mitigation: None required.

- e) **For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: The entire City is located within the Airport Influence Area (AIA) of ONT and the location of the Noise Impact Zones are reflected in Policy Map 2-3 of the ONT ALUCP. The project site is located within the 60 – 65 dB Noise Impact Zone and industrial lands uses are a compatible use within the zone. The Chino Airport influence area is confined to areas of the City south of Schaefer Avenue and west of Haven Avenue to the southern boundaries and the project site is located outside of the Chino Airport AIA. The proposed project is consistent with the policies and criteria of the ONT ALUCP, and, therefore, would not result in exposing people residing or working in the area to excessive airport noise levels. Consequently, no impacts are anticipated.

Mitigation: None required.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

Mitigation: None required.

13) **POPULATION & HOUSING.** Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

Discussion of Effects: The project is located in a developed area and will not induce population

growth. Therefore, no impacts are anticipated

Mitigation: None required.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: The project site is currently developed and will not displace existing housing. Therefore, no impacts are anticipated.

Mitigation: None required.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: The project site is currently developed and will not displace people. Therefore, no impacts are anticipated.

Mitigation: None required.

14) **PUBLIC SERVICES.** Would the project:

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

- i) **Fire protection?**

Discussion of Effects: The site is in a developed area currently served by the Ontario Fire Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

- ii) **Police protection?**

Discussion of Effects: The site is in a developed area, currently served by the Ontario Police Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

- iii) **Schools?**

Discussion of Effects: The project will be required to pay school fees as prescribed by state law prior to the issuance of building permits. No impacts are anticipated.

Mitigation: None required.

- iv) **Parks?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

- v) **Other public facilities?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

15) **RECREATION**. Would the project:

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Discussion of Effects: This project is not proposing any significant new housing or large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?**

Discussion of Effects: This project is not proposing any new significant housing or large employment generator that would require the construction of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required.

16) **TRANSPORTATION/TRAFFIC**. Would the project:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited?**

Discussion of Effects: The project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to be increased significantly. Therefore, the project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Less than significant impacts are anticipated.

Mitigation: None required.

- b) **Conflict with an applicable congestion management program, including, but not limited to, level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Discussion of Effects: The project is in an area that is mostly developed with all street improvements existing. The project will not conflict with an applicable congestion management program or negatively impact the level of service standards on adjacent arterials, as the amount of trips to be generated are minimal in comparison to existing capacity in the congestion management program. Less than significant impacts are anticipated.

Mitigation: None required.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as the proposed project is located outside of areas with FAA-imposed height restrictions. No impacts are anticipated.

Mitigation: None required.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Discussion of Effects: The project is in an area that is mostly developed. All street improvements are complete and no alterations are proposed for adjacent intersections or arterials. The project will, therefore, not create a substantial increase in hazards due to a design feature. No impacts are anticipated.

Mitigation: None required.

e) **Result in inadequate emergency access?**

Discussion of Effects: The project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.

Mitigation: None required.

f) **Result in inadequate parking capacity?**

Discussion of Effects: The project is required to meet parking standards established by the Ontario Development Code and will therefore not create an inadequate parking capacity. No impacts are anticipated.

Mitigation: None required.

g) **Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

Discussion of Effects: The project does not conflict with any transportation policies, plans or programs. Therefore, no impacts are anticipated.

Mitigation: None required.

17) **UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 (or RP-5) treatment plant. The project is required to meet the requirements of the Ontario Engineering Department regarding wastewater. No impacts are anticipated.

Mitigation: None required.

b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Discussion of Effects: The proposed project is served by the City of Ontario sewer system and which has waste treated by the Inland Empire Utilities Agency at the RP-1 (or RP-5) treatment plant. RP-1 (or RP-5) is not at capacity and this project will not cause RP-1 (or RP-5) to exceed capacity. The project will therefore not require the construction of new wastewater treatment facilities, or the expansion of existing facilities. No impacts are anticipated.

Mitigation: None required.

c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Discussion of Effects: The proposed project is served by the City of Ontario. The project is required to meet the requirements of the Ontario Engineering Department regarding storm drain facilities. No impacts are anticipated.

Mitigation: None required.

d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).**

Discussion of Effects: The project is served by the City of Ontario water system. There is currently a sufficient water supply available to the City of Ontario to serve this project. No impacts are anticipated.

Mitigation: None required.

- e) **Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. RP-1 is not at capacity and this project will not cause RP-1 to exceed capacity. No impacts are anticipated.

Mitigation: None required.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Discussion of Effects: City of Ontario serves the proposed project. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.

Mitigation: None required.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Discussion of Effects: This project complies with federal, state, and local statutes and regulations regarding solid waste. Therefore, no impacts are anticipated.

Mitigation: None required.

18) MANDATORY FINDINGS OF SIGNIFICANCE

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion of Effects: The proposed project does not have the potential to reduce wildlife habitat and threaten a wildlife species. Therefore, no impacts are anticipated.

Mitigation: None required.

- a) **Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?**

Discussion of Effects: The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation: None required.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)**

Discussion of Effects: The project does not have impacts that are cumulatively considerable.

Mitigation: None required.

- c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Discussion of Effects: The project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: None required.

EARLIER ANALYZES

(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or

more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D)):

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
 - a) The Ontario Plan Final EIR
 - b) The Ontario Plan
 - c) City of Ontario Development Code
 - d) Ontario International Airport Land Use Compatibility Plan
 - e) Ontario International Airport Land Use Compatibility Plan Negative Declaration (SCH 2011011081)
 - f) Cultural Resource Assessment (by: NWB Environmental Services, LLC; August 27, 2015)

All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036.

- 2) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards.

Comments III.A and C were addressed in The Ontario Plan FEIR and considered a significant adverse effect that could not be mitigated. A statement of overriding considerations was adopted for The Ontario Plan FEIR.

MITIGATION MEASURES

(For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project):

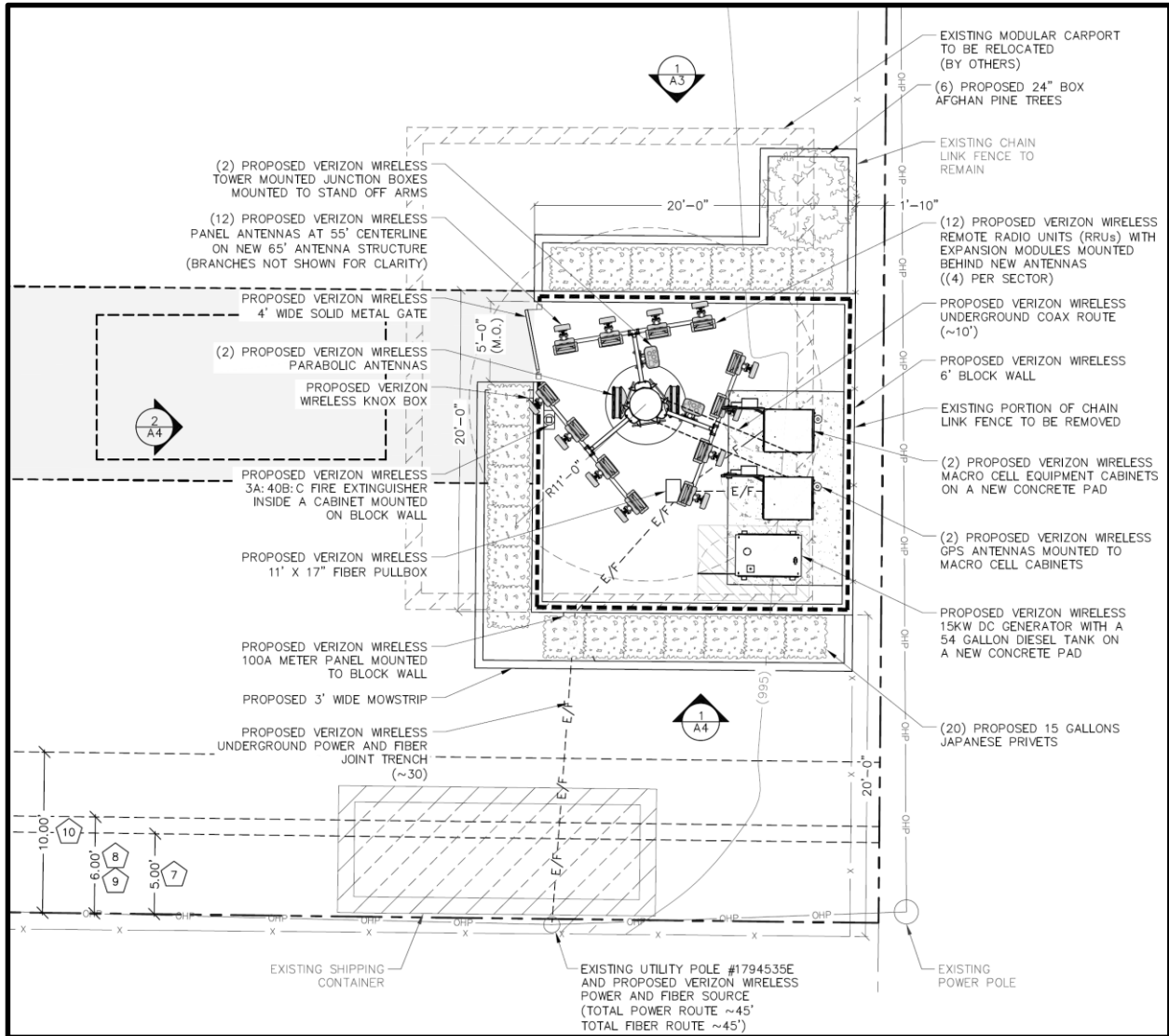
- 1) **Aesthetics** – The following Aesthetic mitigation measures shall be required:
 - a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.
 - b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.
 - c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.
 - d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.
- 2) **Air Quality**—The following fugitive dust mitigation measures shall be required:
 - a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
 - b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
 - i) Scheduling receipt of construction materials to non-peak travel periods.
 - ii) Routing construction traffic through areas of least impact sensitivity.
 - iii) Limiting lane closures and detours to off-peak travel periods.
 - iv) Providing rideshare incentives for contractor and subcontractor personnel.

- c) After clearing, grading or earth moving:
 - i) Seed and water until plant cover is established;
 - ii) Spread soil binders;
 - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
 - iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
 - d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- 3) **Geology and Soils**—The following mitigation measures shall be implemented:
- a) Prior to issuance of grading permits, the applicant shall submit an erosion control plan to reduce wind erosion impacts.
 - b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.
 - c) After clearing, grading, or earth moving:
 - i) Seed and water until plant cover is established;
 - ii) Spread soil binders;
 - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
 - d) Sweep streets if silt is carried to adjacent public thoroughfares.
 - e) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.

Exhibit A: Project Location Map



Exhibit B: Site Plan



MITIGATION MONITORING AND REPORTING PROGRAM

Project File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

Project Sponsor: Verizon Wireless, 15505 Sand Canyon Ave., Bld. D-1, Irvine, CA 92618

Lead Agency/Contact Person: Henry K. Noh, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
1) AESTHETICS						
a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.	Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order and/or withholding final inspection approval.
b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.						
c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.						
d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.						
2) AIR QUALITY						
a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures: i) Scheduling receipt of construction materials to non-peak travel periods. ii) Routing construction traffic through areas of least impact sensitivity. iii) Limiting lane closures and detours to off-peak travel periods. iv) Providing rideshare incentives for contractor and subcontractor personnel.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
c) After clearing, grading or earth moving: i) Seed and water until plant cover is established. ii) Spread soil binders. iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
3) GEOLOGY & SOILS						
a) The applicant shall submit an erosion control plan to reduce wind erosion impacts.	Building, Planning & Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.	Building Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

CEQA Environmental Checklist Form

File No(s): PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<p>c) After clearing, grading, or earth moving:</p> <ul style="list-style-type: none"> i) Seed and water until plant cover is established. ii) Spread soil binders. iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. iv) Sweep streets if silt is carried to adjacent public thoroughfares 	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>d) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.</p>	Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit



DEVELOPMENT ADVISORY BOARD DECISION

September 19, 2016

DECISION NO.: [insert #]

FILE NO.: PCUP15-009

DESCRIPTION: A Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, in conjunction with a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

PART I: BACKGROUND & ANALYSIS

VERIZON WIRELESS, (herein after referred to as “Applicant”) has filed an application requesting Conditional Use Permit approval, File No. PCUP15-009, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.64 acres of land located at 967 West Holt Boulevard, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Motor Vehicle Sales	Business Park	Industrial Park (IP)	N/A
<i>North</i>	Motor Vehicle Sales	High Density Residential	High Density Residential (HDR-45)	N/A
<i>South</i>	Manufacturing	Industrial	General Industrial (IG)	N/A
<i>East</i>	Office	Business Park	Industrial Park (IP)	N/A
<i>West</i>	Automobile Repair	Business Park	Industrial Park (IP)	N/A

(2) Project Description: A Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, in conjunction with a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of

developed land, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program were prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

WHEREAS, the MND was made available to the public and to all interested agencies for review and comment pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the Development Advisory Board has reviewed and considered the information contained in the MND and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND and the administrative record, including all written and oral evidence presented to the Development Advisory Board, the Development Advisory Board finds as follows:

(1) The MND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines.

(2) The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the DAB;

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

(4) All environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program and the initial study.

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(1) The Project is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Industrial Park (IP) zoning district, including standards relative to the particular land use proposed (Business Park), 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

(2) The Project 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 proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. The environmental impacts of the Project were reviewed in conjunction with a MND prepared for the project, which will mitigate identified environmental impacts to an acceptable level; and

(4) The Project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (dormitory/classrooms in conjunction with religious assembly), as well as 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 a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2, above, the DAB hereby recommends the Planning Commission:

(1) Approves and adopts the Mitigated Negative Declaration prepared for the Project; and

(2) Adopts a Mitigation Monitoring and Reporting Program for the Project; and

(3) Approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: 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 5: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map

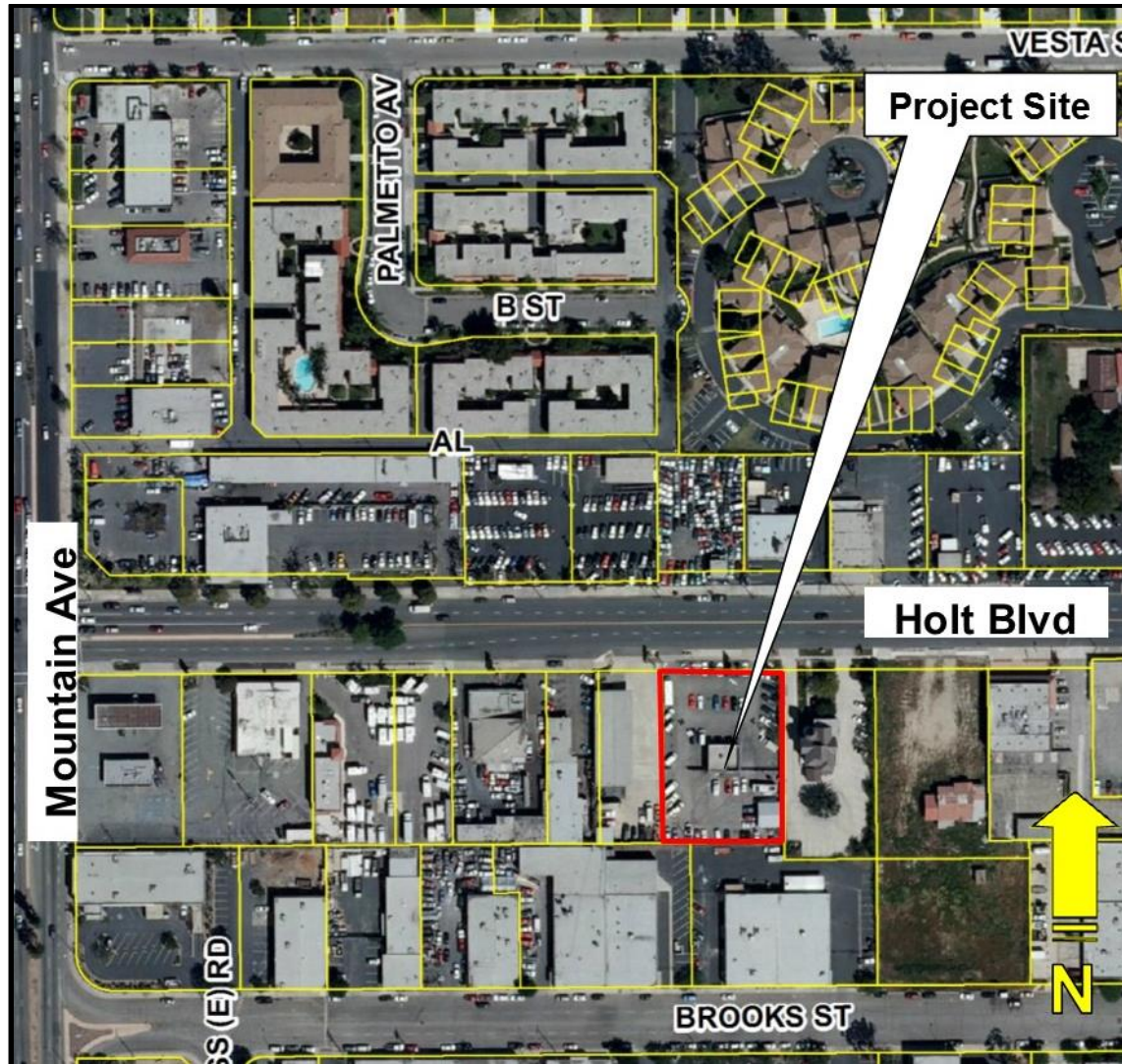


Exhibit B: Site Plan

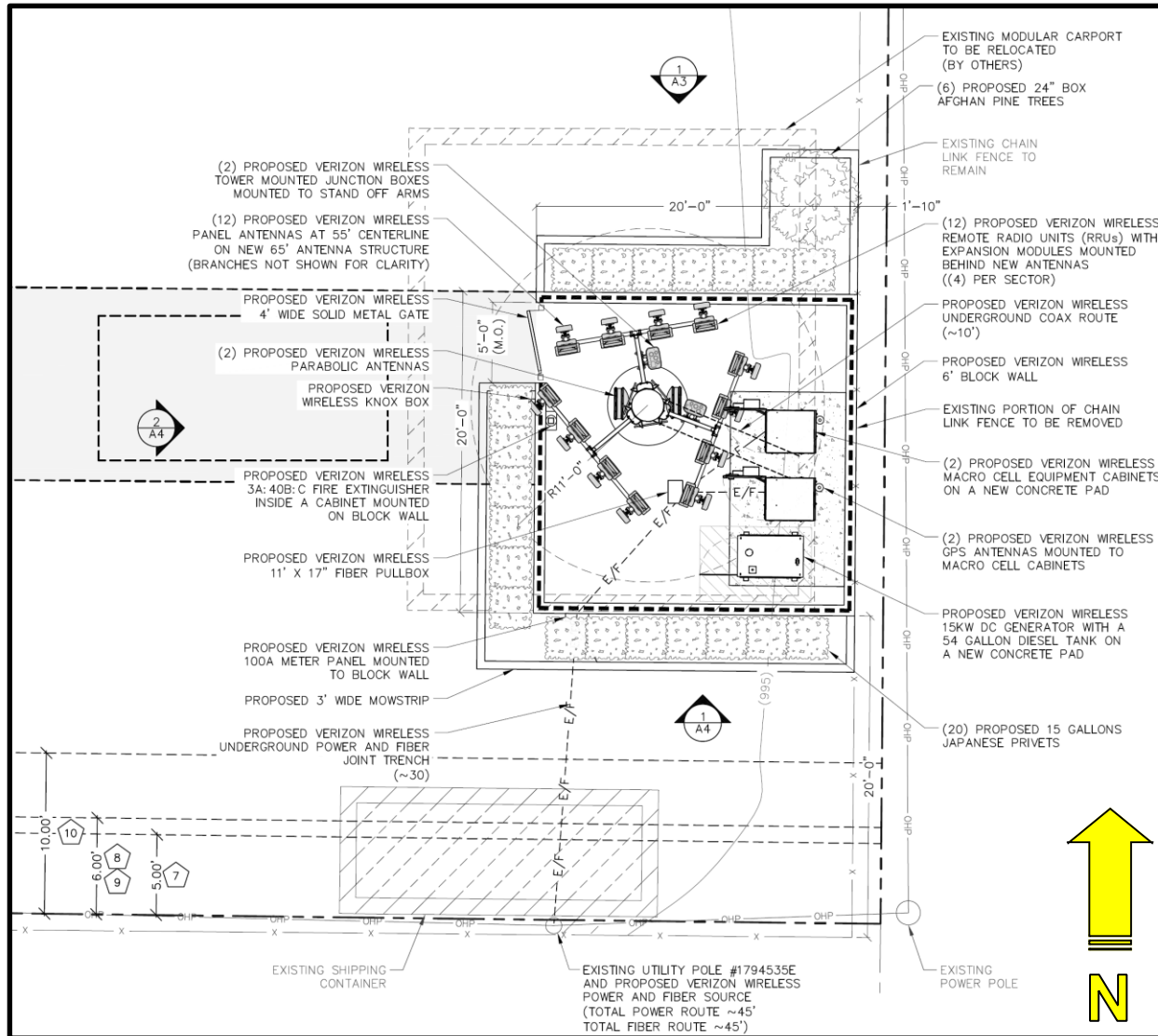


Exhibit C: Elevations

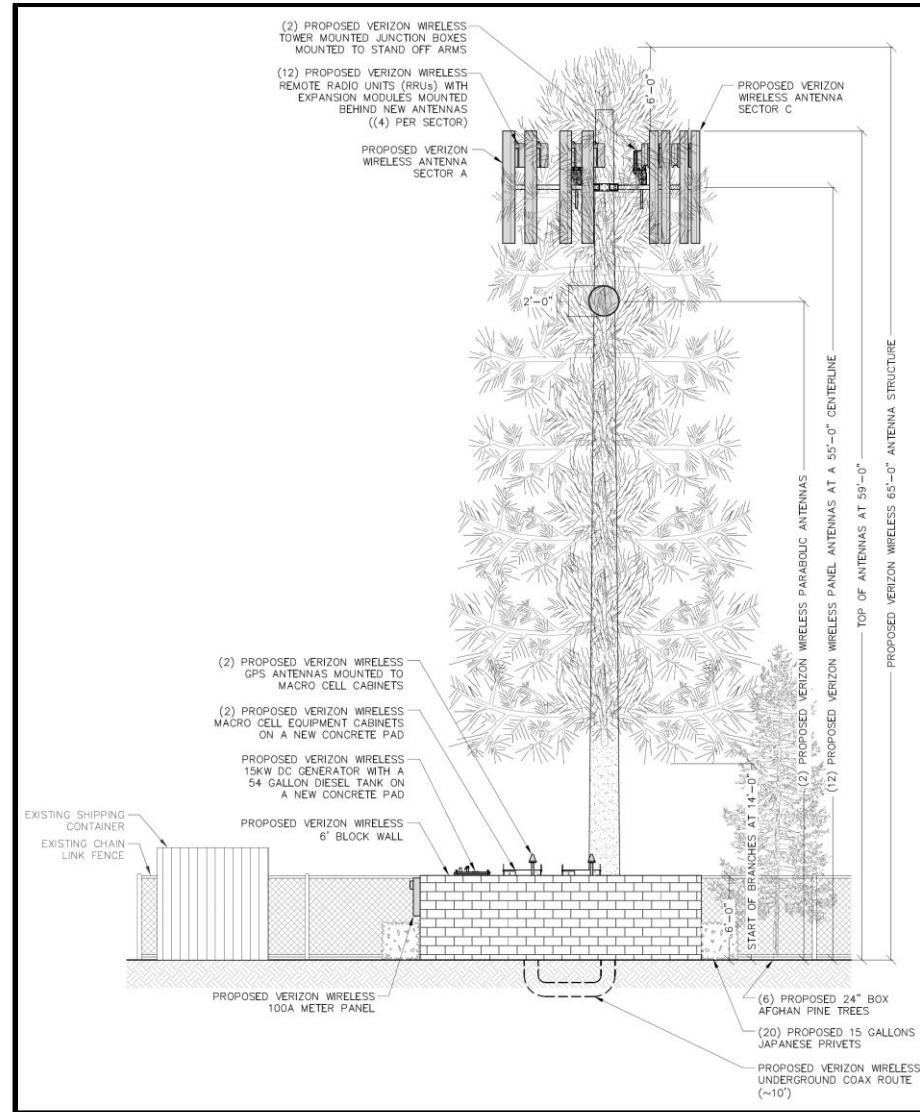


Exhibit D: Landscape Plan

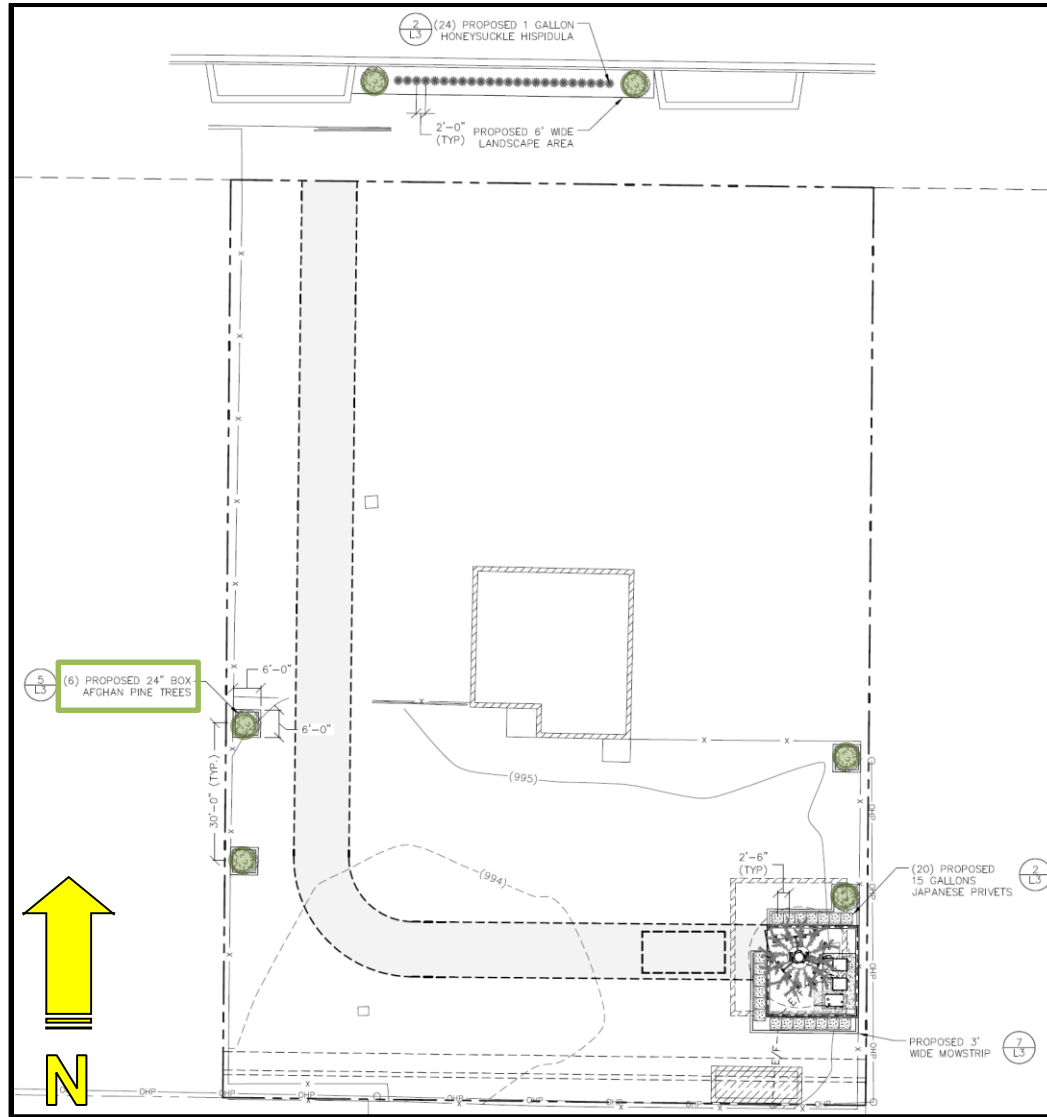


Exhibit E: Photo Simulation



Exhibit F: Propagation Map – Existing Coverage

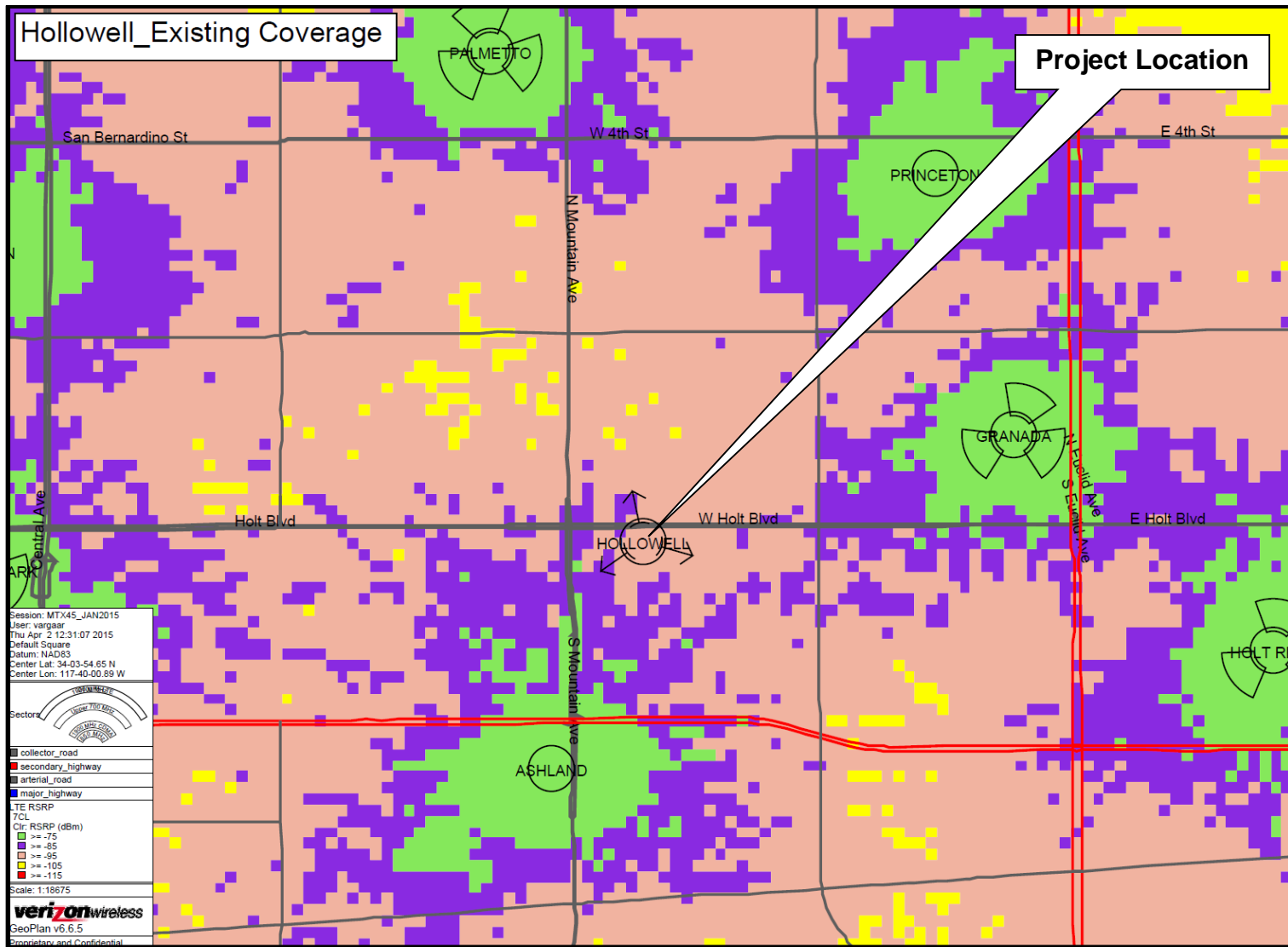
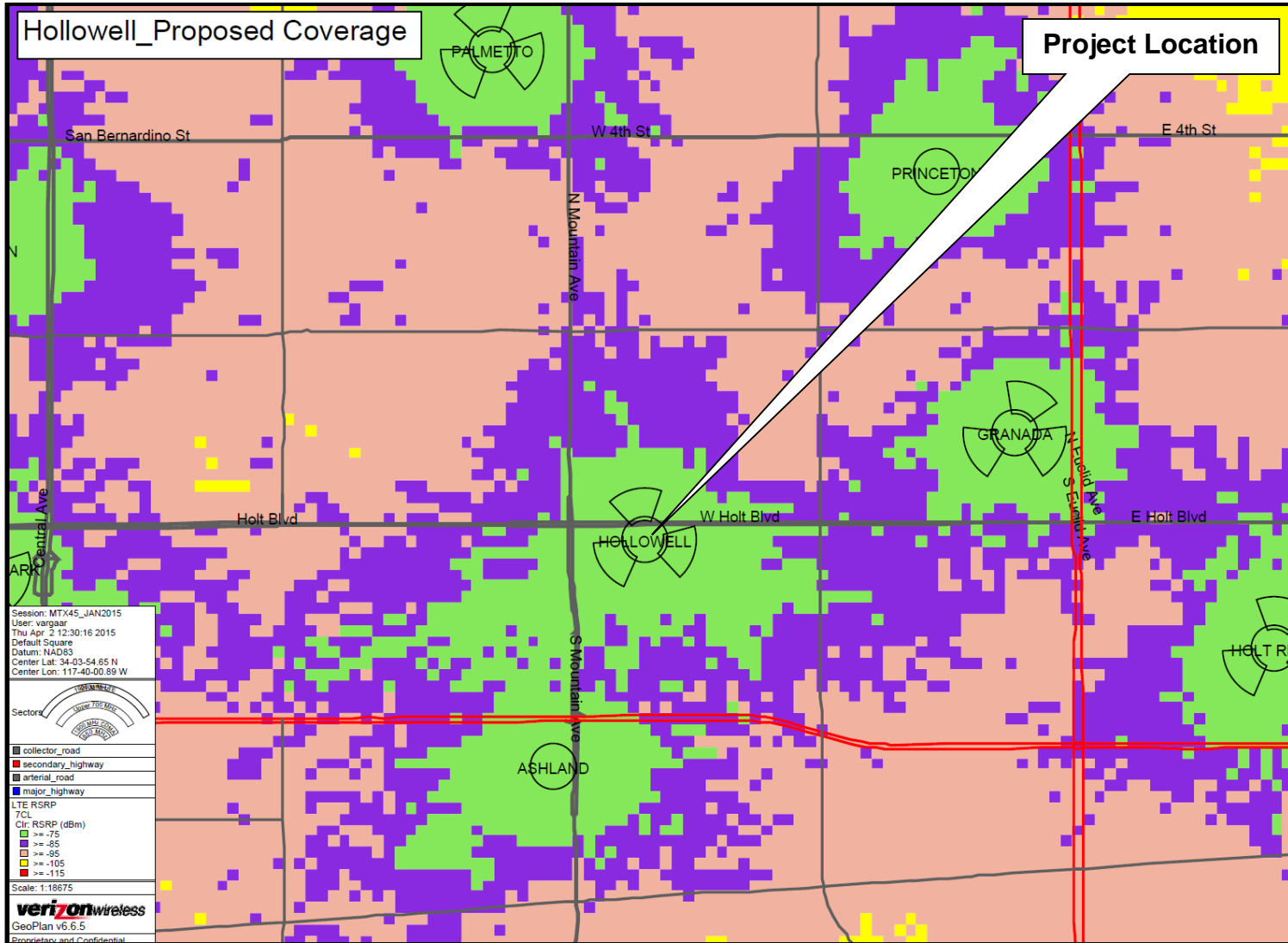


Exhibit G: Propagation Map – Proposed Coverage



Attachment “A”

FILE NO. PCUP15-009

DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

**Planning Department;
Land Development Section**
Conditions of Approval

Meeting Date: September 19, 2016

File No: PDEV15-017, PCUP15-009 and PVAR15-003

Related Files:

Project Description: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

Prepared By: Henry K. Noh
Phone: 909.395.2429 (direct)
Email: hnoh@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. 2010-021 on March 16, 2010. 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:

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

(b) 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.

(c) Conditional Use Permit 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 Conditional Use Permit 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 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 Section.

(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 Section.

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

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

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

2.8 Environmental Review.

(a) 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. On the basis of the initial study, which indicated that all potential

environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

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

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

2.9 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.

2.10 Additional Fees.

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

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

2.11 Additional Requirements.

(a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.

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

(c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.

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

(e) The Applicant is required to maintain the project site. The enclosure and monopine branches and structure shall be repaired/replaced as needed.



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh,
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Bureau of Fire Prevention

DATE: May 7, 2015

SUBJECT: PDEV15-017 - A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06). Related Files: PCUP15-009 and PVAR15-003.

- The plan **does** adequately address Fire Department requirements at this time.
- No comments or conditions
 - Conditions of approval below.
- The plan **does NOT** adequately address Fire Department requirements at this time.
- Comments / corrections below.

SITE AND BUILDING FEATURES:

- A. Type of Building Construction Used: N/A
- B. Roof Materials Used: N/A
- C. Ground Floor Area(s): 400 square feet
- D. Number of Stories: N/A
- E. Total Square Footage: 400 square feet
- F. Type of Occupancy: U



CITY OF ONTARIO
MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director (Copy of memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang , IT Department
David Simpson , Development/IT (Copy of memo only)

FROM: Henry Noh,

DATE: July 21, 2016

SUBJECT: FILE #: PDEV15-017

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, August 4, 2016**.

PROJECT DESCRIPTION: A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06).

Related Files: PCUP15-009 and PVAR15-003.

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

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

8/2/16

Landscape Planning Carolyn Bell S. Landscape Planner
Department Signature Title Date

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

CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	8/2/16 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
--	---------------------------------

D.A.B. File No.: PDEV15-017 Rev 2	Case Planner: Henry Noh
--------------------------------------	----------------------------

Project Name and Location:
 Verizon Hollowell
 967 W Holt Bl

Applicant/Representative:
 Spectrum Services - Sunnshine Schupp <SSchupp@spectrumse.com>
 4405 E Airport Dr ste 100
 Ontario, CA 91761

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 7/21/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

NO CORRECTIONS REQUIRED



CITY OF ONTARIO MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Raymond Lee, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Scott Melendrez, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
 Sigfrido Rivera, Housing Manager
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Police
Department

DOUGLAS SOREL
Signature

MANAGEMENT ANALYST
Title

4/27/15
Date



CITY OF ONTARIO MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Raymond Lee, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
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 Scott Melendrez, Police Department
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 Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
 Sigfrido Rivera, Housing Manager
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES

Antonio

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

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

- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Engineering/land [Signature] Eng. Assistant 6/4/15
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Traffic/Transportation Division and Municipal Utilities Agency, and Environmental Section Conditions incorporated)

DATE: 06/03/2015

PROJECT: PDEV15-017, Verizon Monopine at Auto Dealership

APN: 1011-141-06


LOCATION: S/O W Holt Boulevard between S Mountain Avenue & N Boulder Avenue

PROJECT ENGINEER: Antonio Alejos

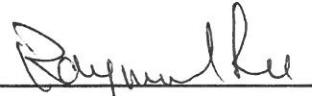
PROJECT PLANNER: Henry Noh

The following items are the Conditions of Approval for the subject project:

1. No Conditions.

 6/3/15

Mike Eskander, P.E. Date
Senior Associate Engineer

 6/4/15

Raymond Lee, P.E. Date
Assistant City Engineer



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
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Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Scott Melendrez, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
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 Sigfrido Rivera, Housing Manager
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PCUP15-009 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Conditional Use Permit, with development plans, to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres, proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PDEV15-017 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
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Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PVAR15-003 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Variance request to allow height increase of a new Verizon Wireless cell site (Monopine) from the maximum of 40 Ft to 57 Ft, at 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1010-241-02

RELATED FILES: PDEV15-017 and PCUP15-009

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

- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
Department Signature Title Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 5, 2015
SUBJECT: PDEV15-017

1. The plan **does** adequately address the departmental concerns at this time.
No comments.

cc: File

KS:kb

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-017, PCUP15-009, PVAR15-003
 Address: 967 W Holt Blvd
 APN: 1011-141-06
 Existing Land Use: Motor Vehicle Sales
 Proposed Land Use: Ancillary Monopine wireless facility 20'x20' lease area
 Site Acreage: 0.63 Proposed Structure Height: 65 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 6/9/15
 CD No.: 2015-023
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 164ft	
<input type="radio"/> Zone 5			

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

Zone A
 Zone B1
 Zone C
 Zone D
 Zone E

CONSISTENCY DETERMINATION

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

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

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

Airport Planner Signature: 



DEVELOPMENT ADVISORY BOARD DECISION

September 19, 2016

DECISION NO.: [insert #]

FILE NO.: PVAR15-003

DESCRIPTION: A Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, in conjunction with a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, and a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

PART I: BACKGROUND & ANALYSIS

VERIZON WIRELESS, (herein after referred to as "Applicant") has filed an application requesting Variance approval, File No. PVAR15-003, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.64 acres of land located at 967 West Holt Boulevard, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Motor Vehicle Sales	Business Park	Industrial Park (IP)	N/A
<i>North</i>	Motor Vehicle Sales	High Density Residential	High Density Residential (HDR-45)	N/A
<i>South</i>	Manufacturing	Industrial	General Industrial (IG)	N/A
<i>East</i>	Office	Business Park	Industrial Park (IP)	N/A
<i>West</i>	Automobile Repair	Business Park	Industrial Park (IP)	N/A

(2) Project Description: A Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, in conjunction with a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, and a Conditional Use Permit (File No. PCUP15-009) to operate a

telecommunication tower within 500-feet of property zoned for residential use, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program were prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

WHEREAS, the MND was made available to the public and to all interested agencies for review and comment pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the Development Advisory Board has reviewed and considered the information contained in the MND and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND and the administrative record, including all written and oral evidence presented to the Development Advisory Board, the Development Advisory Board finds as follows:

(1) The MND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines.

(2) The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the DAB;

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

(4) All environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program and the initial study.

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(1) The Project is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Industrial Park (IP) zoning district, including standards relative to the particular land use proposed (Business Park), 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

(2) The Project 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 proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. The environmental impacts of the Project were reviewed in conjunction with a MND prepared for the project, which will mitigate identified environmental impacts to an acceptable level; and

(4) The Project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (dormitory/classrooms in conjunction with religious assembly), as well as 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 a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2, above, the DAB hereby recommends the Planning Commission:

(1) Approves and adopts the Mitigated Negative Declaration prepared for the Project; and

(2) Adopts a Mitigation Monitoring and Reporting Program for the Project; and

(3) Approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: 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 5: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map

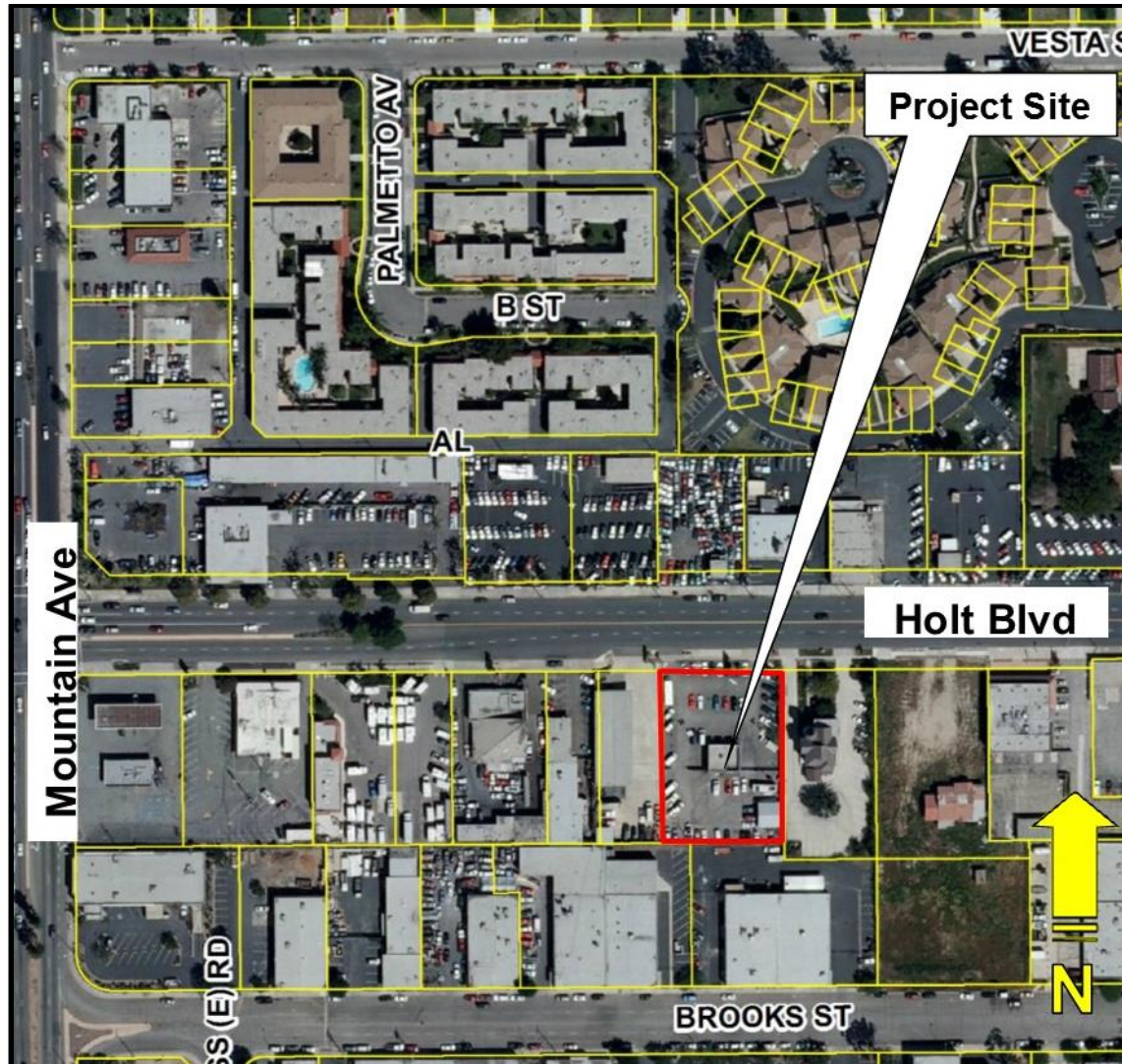


Exhibit B: Site Plan

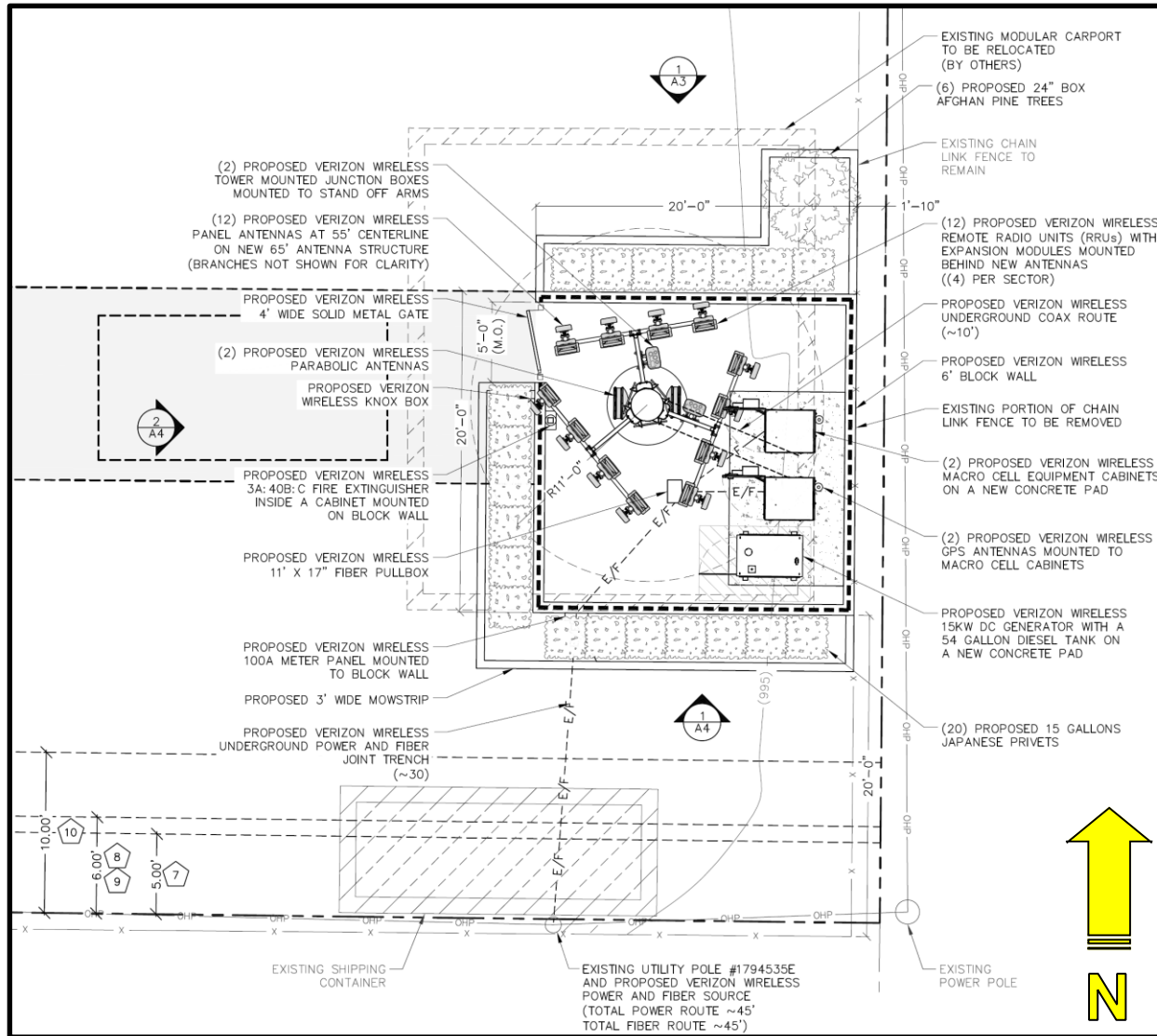


Exhibit C: Elevations

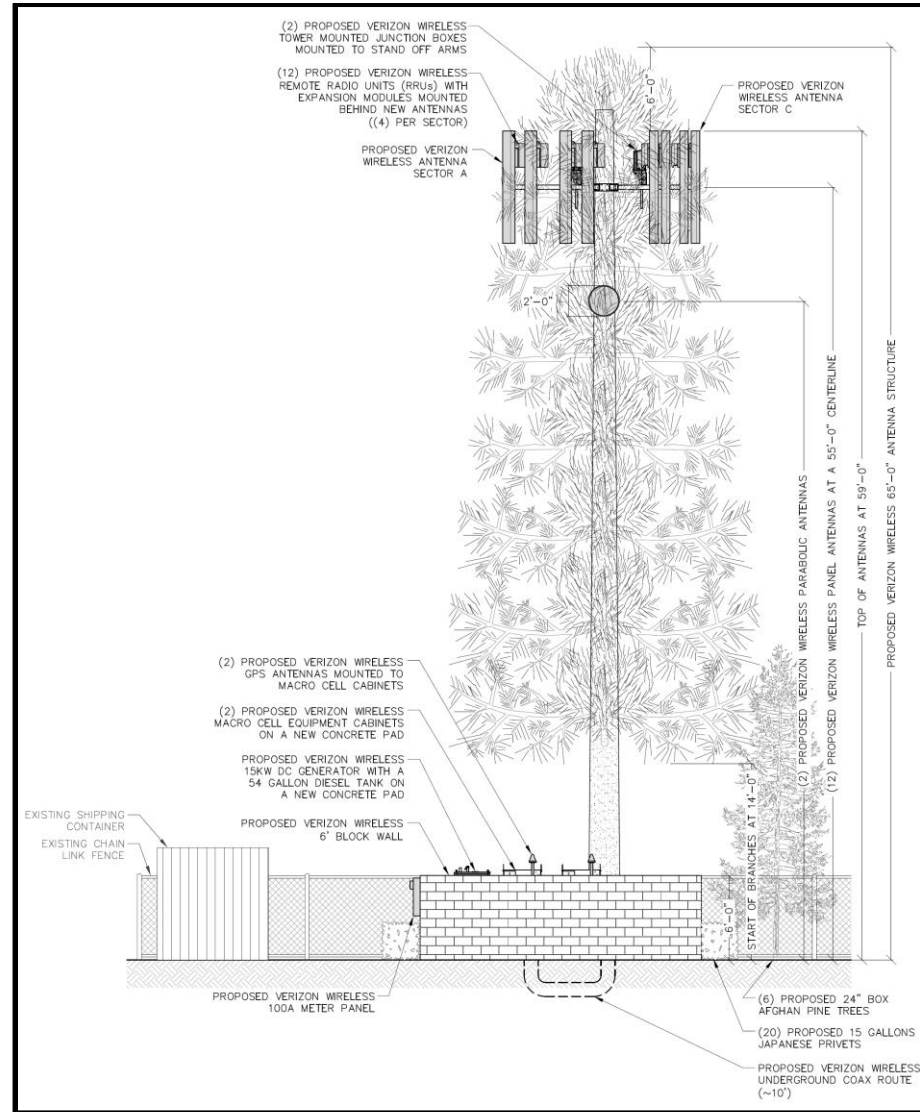


Exhibit D: Landscape Plan

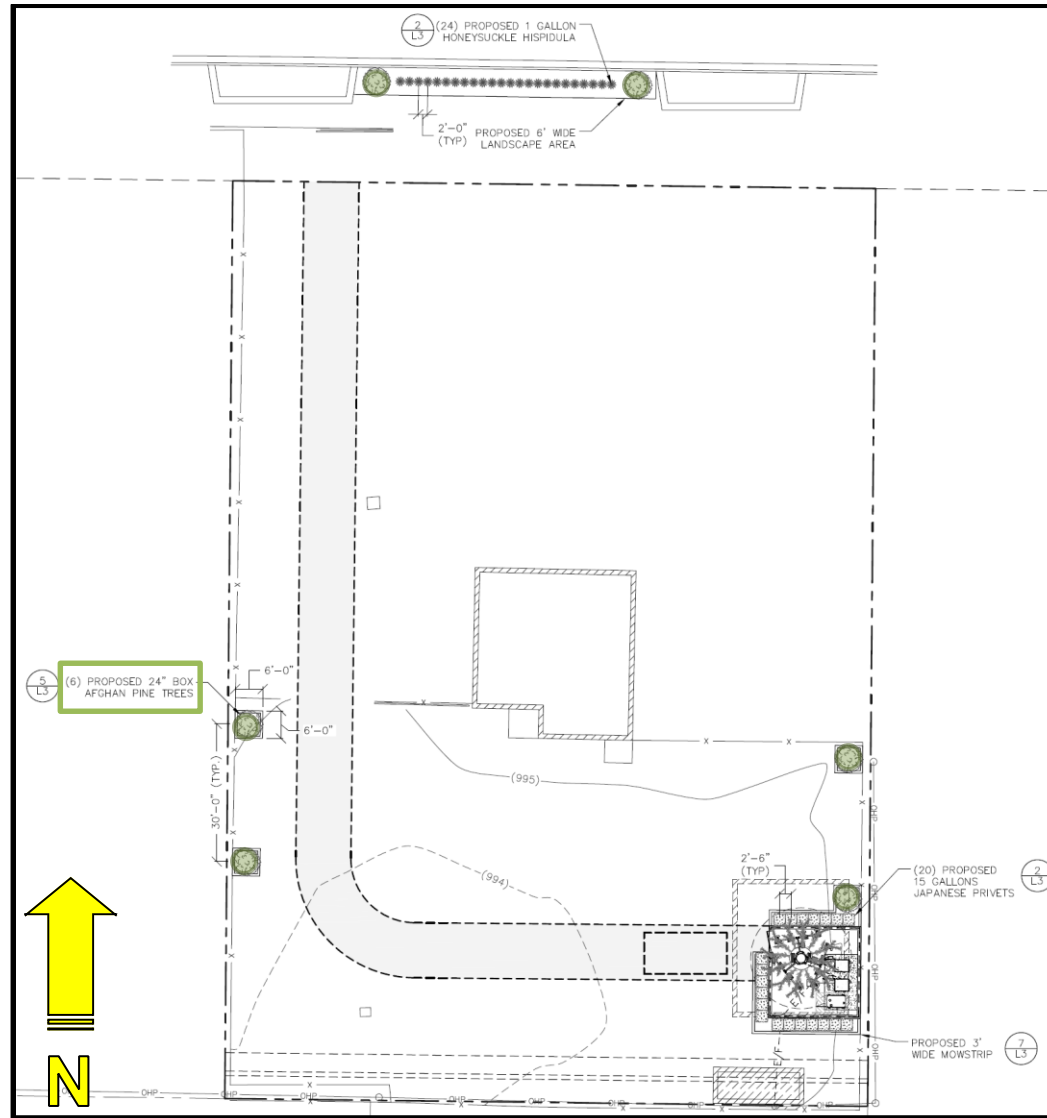


Exhibit E: Photo Simulation



Exhibit F: Propagation Map – Existing Coverage

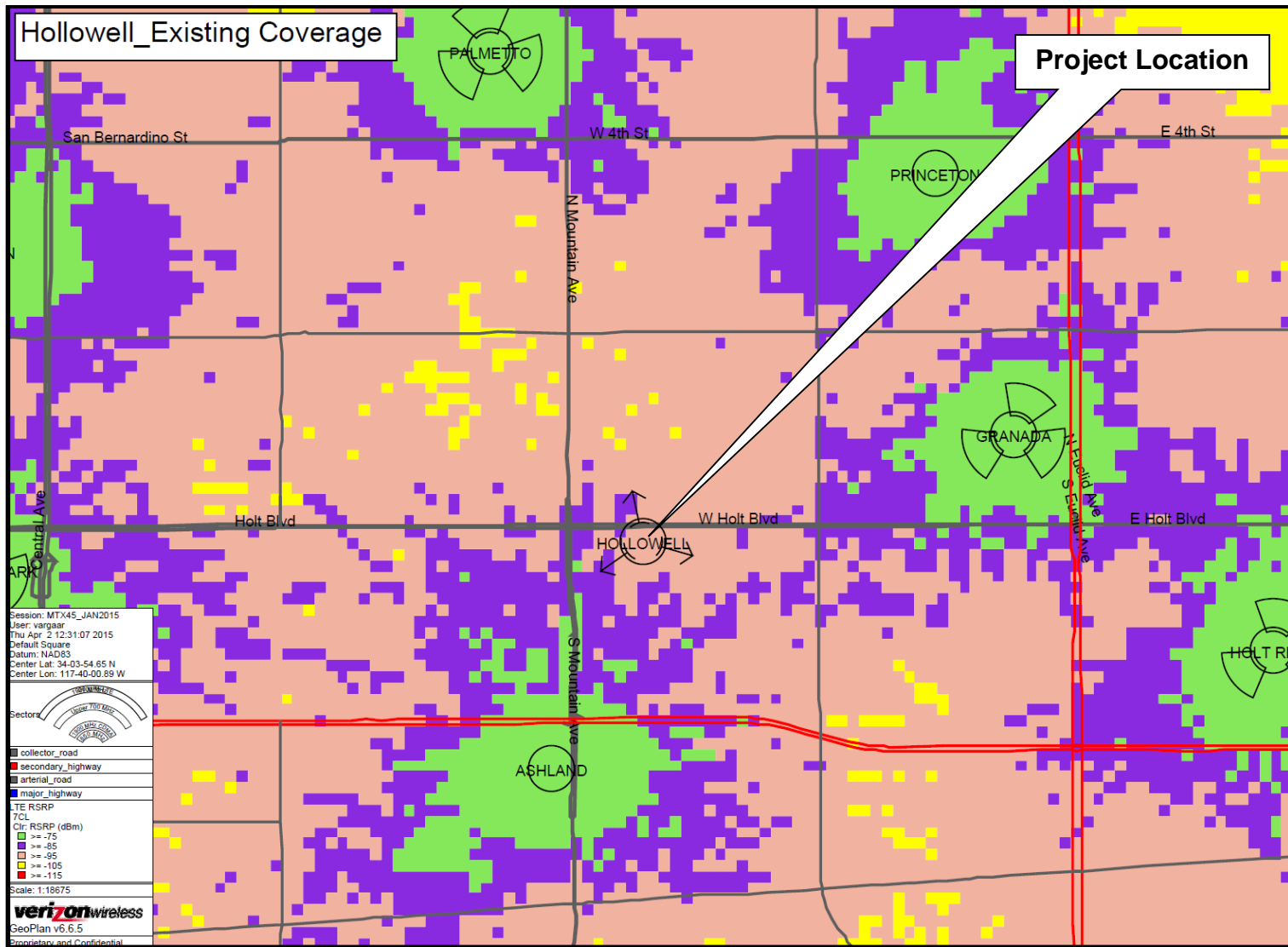
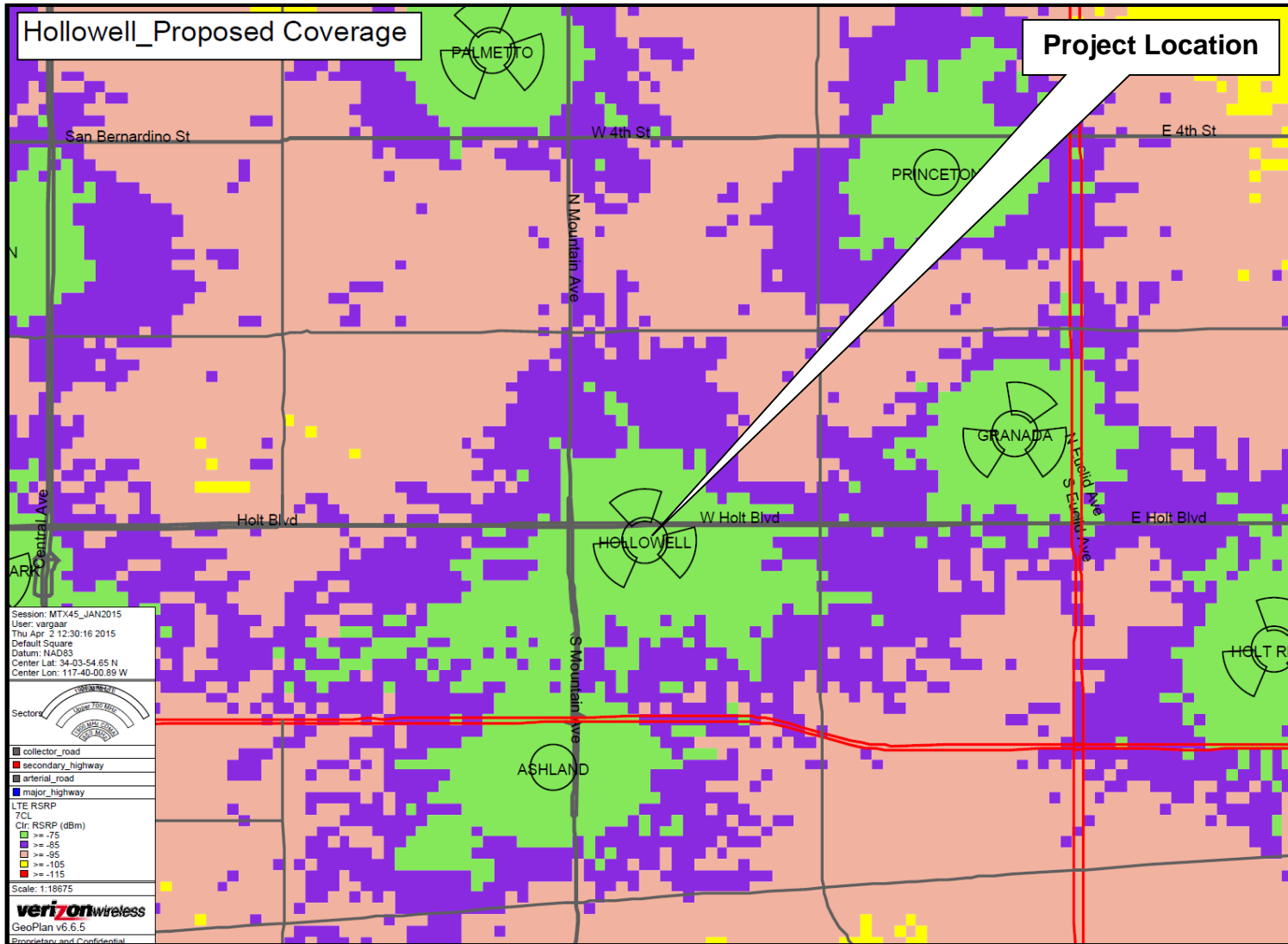


Exhibit G: Propagation Map – Proposed Coverage



Attachment “A”

FILE NO. PVAR15-003

DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

**Planning Department;
Land Development Section
Conditions of Approval**

Meeting Date: September 19, 2016

File No: PDEV15-017, PCUP15-009 and PVAR15-003

Related Files:

Project Description: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

Prepared By: Henry K. Noh
Phone: 909.395.2429 (direct)
Email: hnoh@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. 2010-021 on March 16, 2010. 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:

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

(b) 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.

(c) Conditional Use Permit 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 Conditional Use Permit 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 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 Section.

(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 Section.

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

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

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

2.8 Environmental Review.

(a) 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. On the basis of the initial study, which indicated that all potential

environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

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

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

2.9 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.

2.10 Additional Fees.

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

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

2.11 Additional Requirements.

(a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.

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

(c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.

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

(e) The Applicant is required to maintain the project site. The enclosure and monopine branches and structure shall be repaired/replaced as needed.



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh,
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Bureau of Fire Prevention

DATE: May 7, 2015

SUBJECT: PDEV15-017 - A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06). Related Files: PCUP15-009 and PVAR15-003.

- The plan **does** adequately address Fire Department requirements at this time.
- No comments or conditions
 - Conditions of approval below.
- The plan **does NOT** adequately address Fire Department requirements at this time.
- Comments / corrections below.

SITE AND BUILDING FEATURES:

- A. Type of Building Construction Used: N/A
- B. Roof Materials Used: N/A
- C. Ground Floor Area(s): 400 square feet
- D. Number of Stories: N/A
- E. Total Square Footage: 400 square feet
- F. Type of Occupancy: U



CITY OF ONTARIO
MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director (Copy of memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang , IT Department
David Simpson , Development/IT (Copy of memo only)

FROM: Henry Noh,

DATE: July 21, 2016

SUBJECT: FILE #: PDEV15-017

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, August 4, 2016**.

PROJECT DESCRIPTION: A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06).
Related Files: PCUP15-009 and PVAR15-003.

- The plan does adequately address the departmental concerns at this time.
- No comments
 - See previous report for Conditions
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

8/2/16

Landscape Planning Carolyn Bell S. Landscape Planner
Department Signature Title Date

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

CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	8/2/16 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
--	---------------------------------

D.A.B. File No.: PDEV15-017 Rev 2	Case Planner: Henry Noh
--------------------------------------	----------------------------

Project Name and Location:
 Verizon Hollowell
 967 W Holt Bl
 Applicant/Representative:
 Spectrum Services - Sunnshine Schupp <SSchupp@spectrumse.com>
 4405 E Airport Dr ste 100
 Ontario, CA 91761

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | A Preliminary Landscape Plan (dated 7/21/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents. |
| <input type="checkbox"/> | A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval. |

NO CORRECTIONS REQUIRED



CITY OF ONTARIO MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Raymond Lee, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Scott Melendrez, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
 Sigfrido Rivera, Housing Manager
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Police
Department

DOUGLAS SOREL
Signature

MANAGEMENT ANALYST
Title

4/27/15
Date



CITY OF ONTARIO
MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Scott Melendrez, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

Antonio

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Engineering/land [Signature] Eng. Assistant 6/4/15
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Traffic/Transportation Division and Municipal Utilities Agency, and Environmental Section Conditions incorporated)

DATE: 06/03/2015

PROJECT: PDEV15-017, Verizon Monopine at Auto Dealership

APN: 1011-141-06


LOCATION: S/O W Holt Boulevard between S Mountain Avenue & N Boulder Avenue

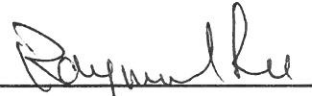
PROJECT ENGINEER: Antonio Alejos

PROJECT PLANNER: Henry Noh

The following items are the Conditions of Approval for the subject project:

1. No Conditions.

 6/3/15
Mike Eskander, P.E. Date
Senior Associate Engineer

 6/4/15
Raymond Lee, P.E. Date
Assistant City Engineer



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Scott Melendrez, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Raymond Lee, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Scott Melendrez, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
 Sigfrido Rivera, Housing Manager
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PCUP15-009 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Conditional Use Permit, with development plans, to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres, proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PDEV15-017 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Scott Melendrez, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PVAR15-003 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Variance request to allow height increase of a new Verizon Wireless cell site (Monopine) from the maximum of 40 Ft to 57 Ft, at 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1010-241-02

RELATED FILES: PDEV15-017 and PCUP15-009

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

- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
Department Signature Title Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 5, 2015
SUBJECT: PDEV15-017

1. The plan **does** adequately address the departmental concerns at this time.
No comments.

cc: File

KS:kb

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-017, PCUP15-009, PVAR15-003
 Address: 967 W Holt Blvd
 APN: 1011-141-06
 Existing Land Use: Motor Vehicle Sales
 Proposed Land Use: Ancillary Monopine wireless facility 20'x20' lease area
 Site Acreage: 0.63 Proposed Structure Height: 65 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 6/9/15
 CD No.: 2015-023
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 164ft	
<input type="radio"/> Zone 5			

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

Zone A
 Zone B1
 Zone C
 Zone D
 Zone E

CONSISTENCY DETERMINATION

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

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

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

Airport Planner Signature: 



DEVELOPMENT ADVISORY BOARD DECISION

September 19, 2016

DECISION NO.: [insert #]

FILE NO.: PDEV15-017

DESCRIPTION: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

PART I: BACKGROUND & ANALYSIS

VERIZON WIRELESS, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV15-017, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 0.64 acres of land located at 967 West Holt Boulevard, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Motor Vehicle Sales	Business Park	Industrial Park (IP)	N/A
<i>North</i>	Motor Vehicle Sales	High Density Residential	High Density Residential (HDR-45)	N/A
<i>South</i>	Manufacturing	Industrial	General Industrial (IG)	N/A
<i>East</i>	Office	Business Park	Industrial Park (IP)	N/A
<i>West</i>	Automobile Repair	Business Park	Industrial Park (IP)	N/A

(2) Project Description: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum

allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program were prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

WHEREAS, the MND was made available to the public and to all interested agencies for review and comment pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the Development Advisory Board has reviewed and considered the information contained in the MND and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND and the administrative record, including all written and oral evidence presented to the Development Advisory Board, the Development Advisory Board finds as follows:

(1) The MND, initial study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines.

(2) The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the DAB;

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

(4) All environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program and the initial study.

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(1) The Project is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Industrial Park (IP) zoning district, including standards relative to the particular land use proposed (Business Park), 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

(2) The Project 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 proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. The environmental impacts of the Project were reviewed in conjunction with a MND prepared for the project, which will mitigate identified environmental impacts to an acceptable level; and

(4) The Project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (dormitory/classrooms in conjunction with religious assembly), as well as 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 a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2, above, the DAB hereby recommends the Planning Commission:

(1) Approves and adopts the Mitigated Negative Declaration prepared for the Project; and

(2) Adopts a Mitigation Monitoring and Reporting Program for the Project; and

(3) Approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: 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 5: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map



Exhibit B: Site Plan

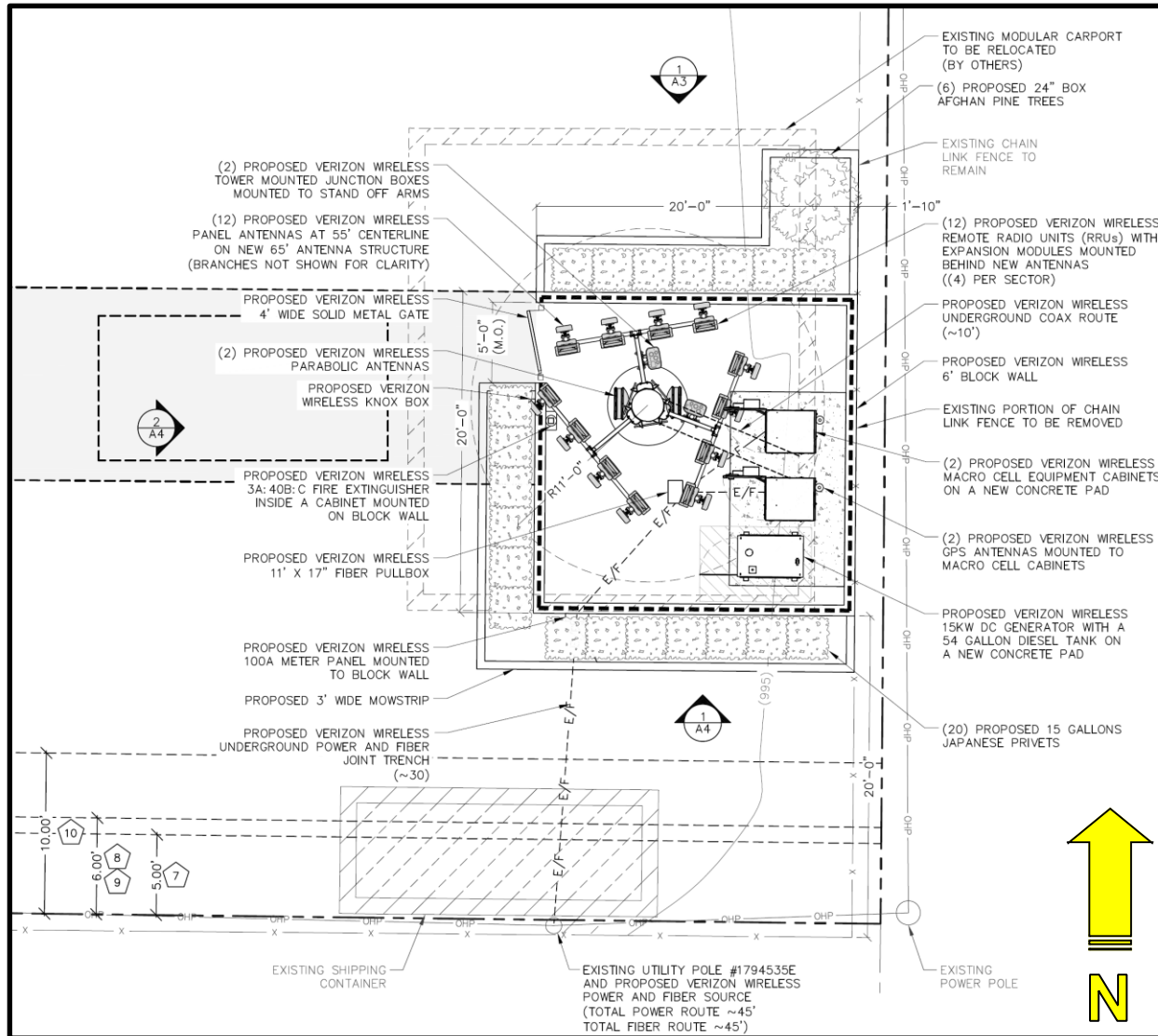


Exhibit C: Elevations

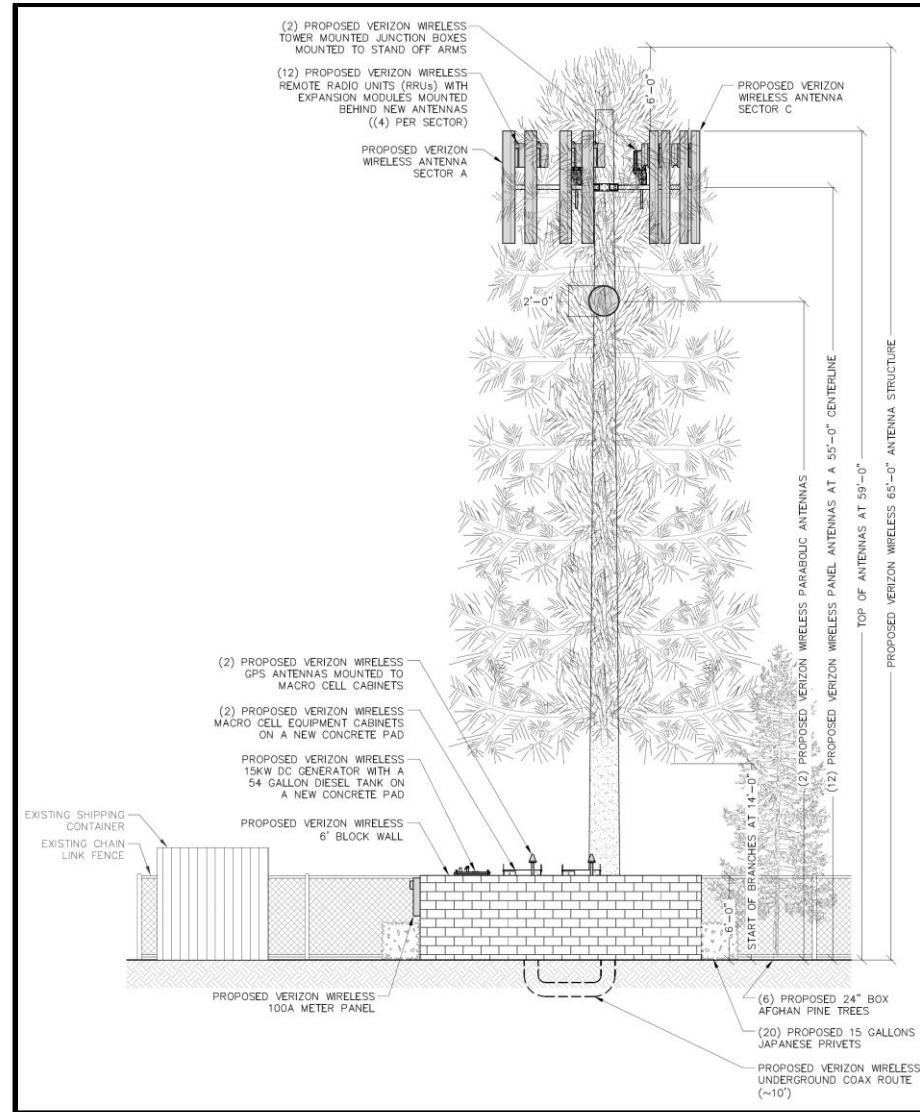


Exhibit D: Landscape Plan

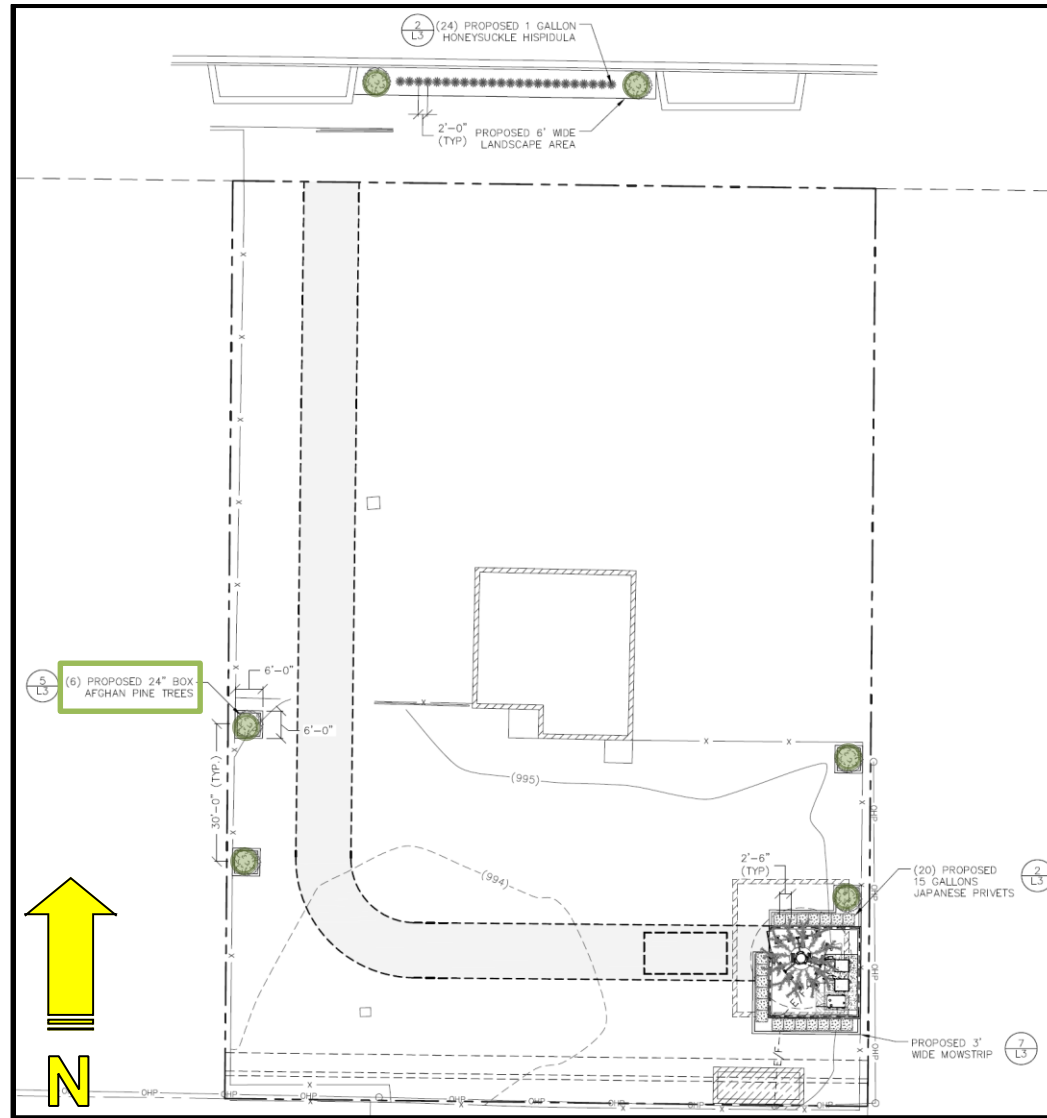


Exhibit E: Photo Simulation



Exhibit F: Propagation Map – Existing Coverage

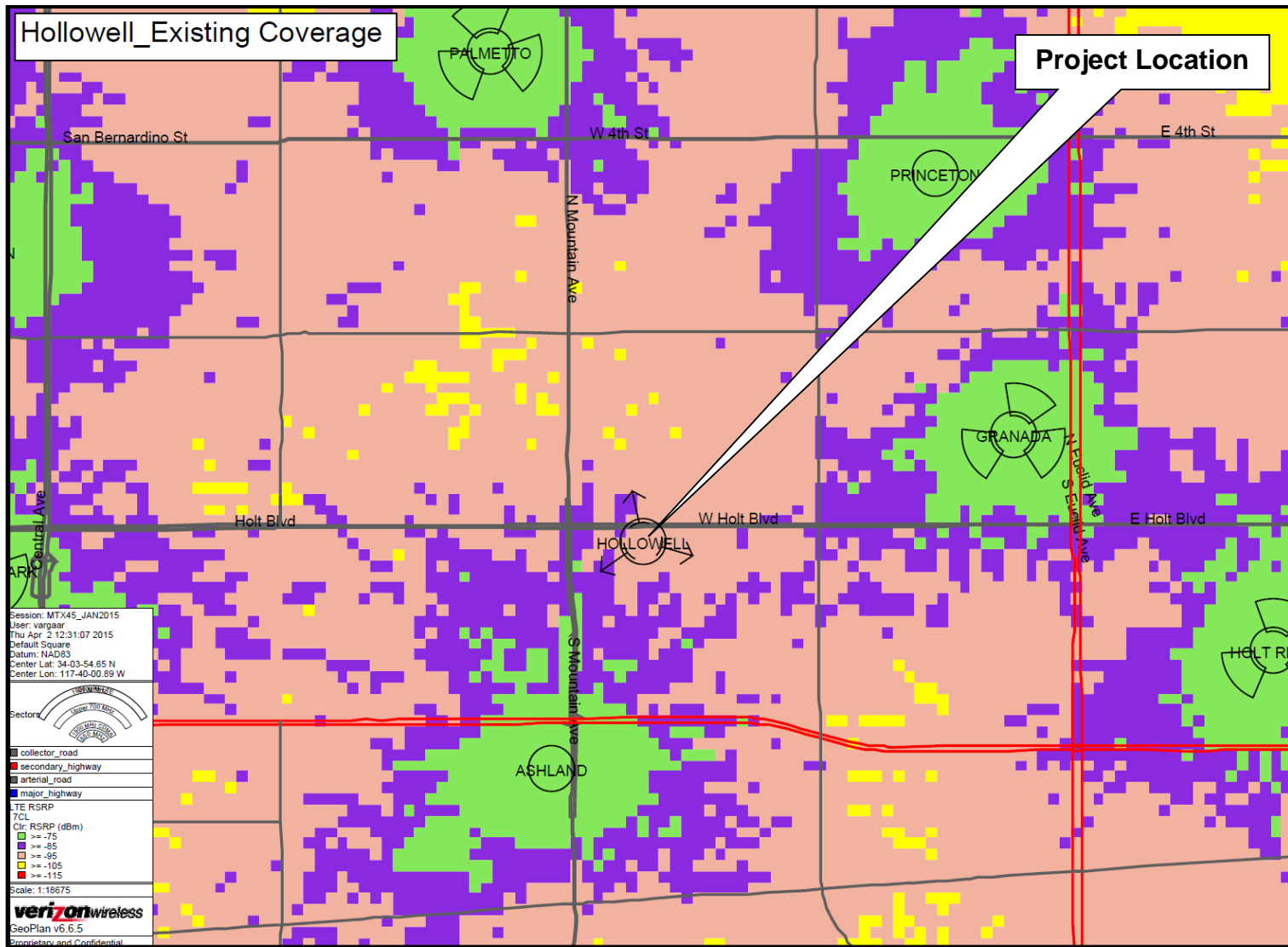
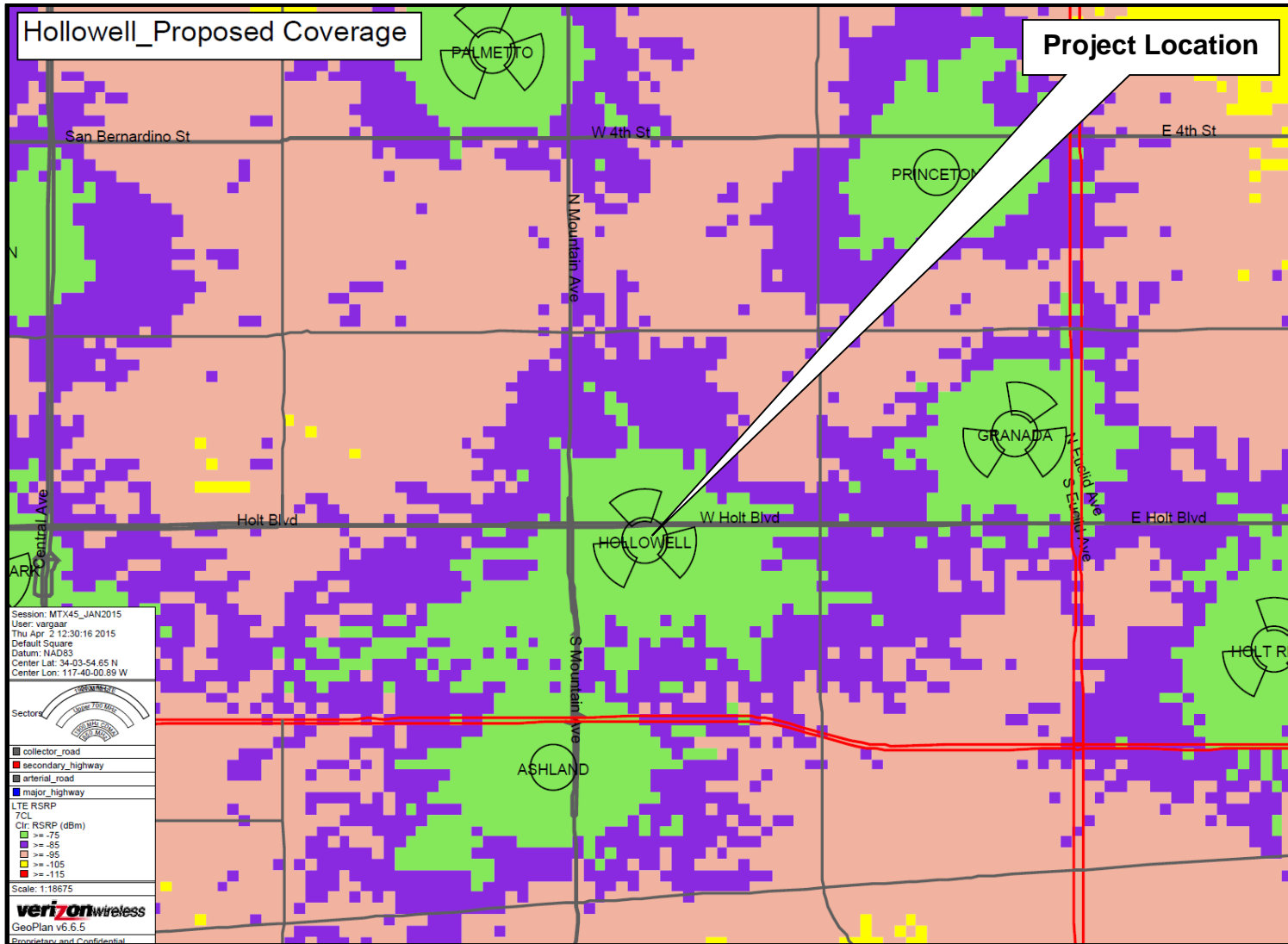


Exhibit G: Propagation Map – Proposed Coverage



Attachment “A”

FILE NO. PDEV15-017

DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

**Planning Department;
Land Development Section
Conditions of Approval**

Meeting Date: September 19, 2016

File No: PDEV15-017, PCUP15-009 and PVAR15-003

Related Files:

Project Description: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

Prepared By: Henry K. Noh
Phone: 909.395.2429 (direct)
Email: hnoh@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. 2010-021 on March 16, 2010. 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:

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

(b) 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.

(c) Conditional Use Permit 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 Conditional Use Permit 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 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 Section.

(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 Section.

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

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

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

2.8 Environmental Review.

(a) 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. On the basis of the initial study, which indicated that all potential

environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

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

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

2.9 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.

2.10 Additional Fees.

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

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

2.11 Additional Requirements.

(a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.

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

(c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.

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

(e) The Applicant is required to maintain the project site. The enclosure and monopine branches and structure shall be repaired/replaced as needed.



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh,
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Bureau of Fire Prevention

DATE: May 7, 2015

SUBJECT: PDEV15-017 - A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06). Related Files: PCUP15-009 and PVAR15-003.

- The plan **does** adequately address Fire Department requirements at this time.
- No comments or conditions
 - Conditions of approval below.
- The plan **does NOT** adequately address Fire Department requirements at this time.
- Comments / corrections below.

SITE AND BUILDING FEATURES:

- A. Type of Building Construction Used: N/A
- B. Roof Materials Used: N/A
- C. Ground Floor Area(s): 400 square feet
- D. Number of Stories: N/A
- E. Total Square Footage: 400 square feet
- F. Type of Occupancy: U



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director (Copy of memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang , IT Department
David Simpson , Development/IT (Copy of memo only)

FROM: Henry Noh,

DATE: July 21, 2016

SUBJECT: FILE #: PDEV15-017

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, August 4, 2016**.

PROJECT DESCRIPTION: A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06).
Related Files: PCUP15-009 and PVAR15-003.

- The plan does adequately address the departmental concerns at this time.
- No comments
 - See previous report for Conditions
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

8/2/16

Landscape Planning Carolyn Bell S. Landscape Planner

Department Signature Title Date

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

CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	8/2/16 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
--	---------------------------------

D.A.B. File No.: PDEV15-017 Rev 2	Case Planner: Henry Noh
--------------------------------------	----------------------------

Project Name and Location:
 Verizon Hollowell
 967 W Holt Bl

Applicant/Representative:
 Spectrum Services - Sunnshine Schupp <SSchupp@spectrumse.com>
 4405 E Airport Dr ste 100
 Ontario, CA 91761

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 7/21/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

NO CORRECTIONS REQUIRED



CITY OF ONTARIO MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Raymond Lee, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Scott Melendrez, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
 Sigfrido Rivera, Housing Manager
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Police
Department

DOUGLAS SOREL
Signature

MANAGEMENT ANALYST
Title

4/27/15
Date



CITY OF ONTARIO
MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
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Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

Antonio

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

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APN: 1011-141-06

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- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Engineering/land [Signature] Eng. Assistant 6/4/15
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Traffic/Transportation Division and Municipal Utilities Agency, and Environmental Section Conditions incorporated)

DATE: 06/03/2015

PROJECT: PDEV15-017, Verizon Monopine at Auto Dealership

APN: 1011-141-06


LOCATION: S/O W Holt Boulevard between S Mountain Avenue & N Boulder Avenue

PROJECT ENGINEER: Antonio Alejos

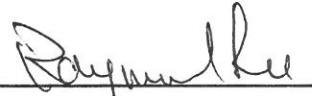
PROJECT PLANNER: Henry Noh

The following items are the Conditions of Approval for the subject project:

1. No Conditions.

 6/3/15

Mike Eskander, P.E. Date
Senior Associate Engineer

 6/4/15

Raymond Lee, P.E. Date
Assistant City Engineer



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
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Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
- No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Raymond Lee, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Scott Melendrez, Police Department
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 Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
 Sigfrido Rivera, Housing Manager
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PCUP15-009 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Conditional Use Permit, with development plans, to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres, proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1011-141-06

RELATED FILES: PDEV15-017 and PVAR15-003

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Scott Melendrez, Police Department
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Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PVAR15-003 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Variance request to allow height increase of a new Verizon Wireless cell site (Monopine) from the maximum of 40 Ft to 57 Ft, at 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1010-241-02

RELATED FILES: PDEV15-017 and PCUP15-009

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Building

Department Signature Title Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 5, 2015
SUBJECT: PDEV15-017

1. The plan **does** adequately address the departmental concerns at this time.
No comments.

cc: File

KS:kb

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-017, PCUP15-009, PVAR15-003
 Address: 967 W Holt Blvd
 APN: 1011-141-06
 Existing Land Use: Motor Vehicle Sales
 Proposed Land Use: Ancillary Monopine wireless facility 20'x20' lease area
 Site Acreage: 0.63 Proposed Structure Height: 65 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 6/9/15
 CD No.: 2015-023
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 164ft	
<input type="radio"/> Zone 5			

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

Zone A
 Zone B1
 Zone C
 Zone D
 Zone E

CONSISTENCY DETERMINATION

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

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

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

Airport Planner Signature: 



DEVELOPMENT ADVISORY BOARD DECISION

September 19, 2016

DECISION NO.: [insert#]

FILE NO.: PVAR16-001

DESCRIPTION: A Variance (File No. PVAR16-001) to deviate from the minimum Development Code standard for the building setback, from 20 feet to 10 feet, in conjunction with the construction of a 52,445 sf industrial building on approximately 2.8 acres of land on the northwest corner of Grove Avenue and Mission Blvd. located at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

PART I: BACKGROUND & ANALYSIS

FULLMER/MG, LLC, (herein after referred to as "Applicant") has filed an application requesting Variance approval, File No. PVAR16-001, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 2.8 acres of land located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site, are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	IND (Industrial) and BP (Business Park)	IL (Light Industrial) / IG (General Industrial)	N/A
<i>North</i>	Rail	Rail	RC (Rail Corridor)	N/A
<i>South</i>	Food Trade	IND (Industrial)	Specific Plan	Grove Avenue Specific Plan
<i>East</i>	Vacant	IND (Industrial)	ONT (Ontario International Airport)	N/A
<i>West</i>	Vacant	IND (Industrial) and BP (Business Park)	IL (Light Industrial) / IG (General Industrial)	N/A

(2) Project Description: The Applicant is requesting Variance (File No. PVAR16-001) approval to deviate from the minimum building setback along Mission Boulevard and Grove Avenue, from 20 feet to 10 feet, in conjunction with the construction of a 52,445 sf industrial building. The front of the building is oriented to the

north facing California Street. The building is situated on the southern portion of the site, with a 10-foot building setback from Mission Boulevard to the south, a 21-foot setback from Grove Avenue to the east, and a 14-foot building setback from California Street to the northwest. Parking will be primarily situated to the west of the building, for use by tenants and visitors, and additional parking is situated to the north of the site.

A yard area, designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is oriented to the north of the proposed building, toward California Street. The yard area will be screened from view of public streets by a combination of tube steel fence, landscaping, and tilt-up screen walls with view-obstructing gates. The applicant has proposed screen walls at 14-feet in height for the yard area, which is to be of tilt-up concrete construction, to match the architecture of the building.

Being classified as "Arterial Streets", both Mission Boulevard and Grove Avenue require a minimum building setback of 20 feet, measured from the street property line. However, the street property lines are located approximately 20 feet from the face of curb along Mission Boulevard and Grove Avenue. Additionally, Mission Boulevard curves away from the site as it approaches the intersection at Grove Avenue. Furthermore, due to the onsite restrictions from an FAA non-build zone, and multiple non-build utility easements, the building cannot be established on the northern part of the property, limiting development on the site.

While the requested variance will allow the proposed development project to deviate from the minimum building setback, from 20 feet to 10 feet, the excessive landscaped parkway width along Mission Boulevard and Grove Avenue, will make up for the land area lost to the reduced building setback. The end result will exceed the objective of the current Development Code in that an average of 30-feet of landscaping will be provided along the right-of-way.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

(1) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15305 (Class 5— Minor Alterations in Land Use Alterations) of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, and which do not result in any changes in land use or density, including side yard, and set back variances not resulting in the creation of any new parcel; and

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

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

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, 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.** At the allowed building setback of 20-feet in conjunction with the non-build restrictions to the north, the proposed industrial warehouse building would create unnecessary physical hardship by limiting the extent of the building footprint, while inadvertently duplicating the space allotted for public right-of-way improvements. The setback deviation from 20-feet to 10-feet is necessary in order to provide adequate level of service within the project area.

(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 proposed industrial warehouse building is located where Mission Boulevard curves away from the site as it approaches the intersection at Grove Avenue. Due to the onsite restrictions from an FAA non-build zone and multiple non-build utility easements, the building cannot be established on the northern part of the property limiting development on the site. The building footprint limitations affect the marketability and value of the property, therefore a variance is necessary to meet development standards as granted at other properties in the same zoning district.

(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 proposed industrial warehouse building, at the currently allowed building setback of 20-feet, will limit the development of the site, due to the onsite restrictions from an FAA non-build zone and multiple non-build utility easements, as well as the property lines already located approximately 20-feet from the face of curb along both streets. The requested setback deviation will allow for the substantial improvement and utilization at an otherwise challenging site.

(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.** Staff has analyzed the potential impacts resulting from the construction of the proposed industrial warehouse building. Through certain design mitigation measures, such as landscaping, the impacts are less than significant. Therefore, the new industrial warehouse building will not have negative impacts to the surrounding neighborhood, or be materially injurious to properties in the vicinity, and it will not be detrimental to the public health, safety or welfare.

(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 has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (industrial warehouse building), as well as 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 a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby recommends the Planning Commission approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: 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 5: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map

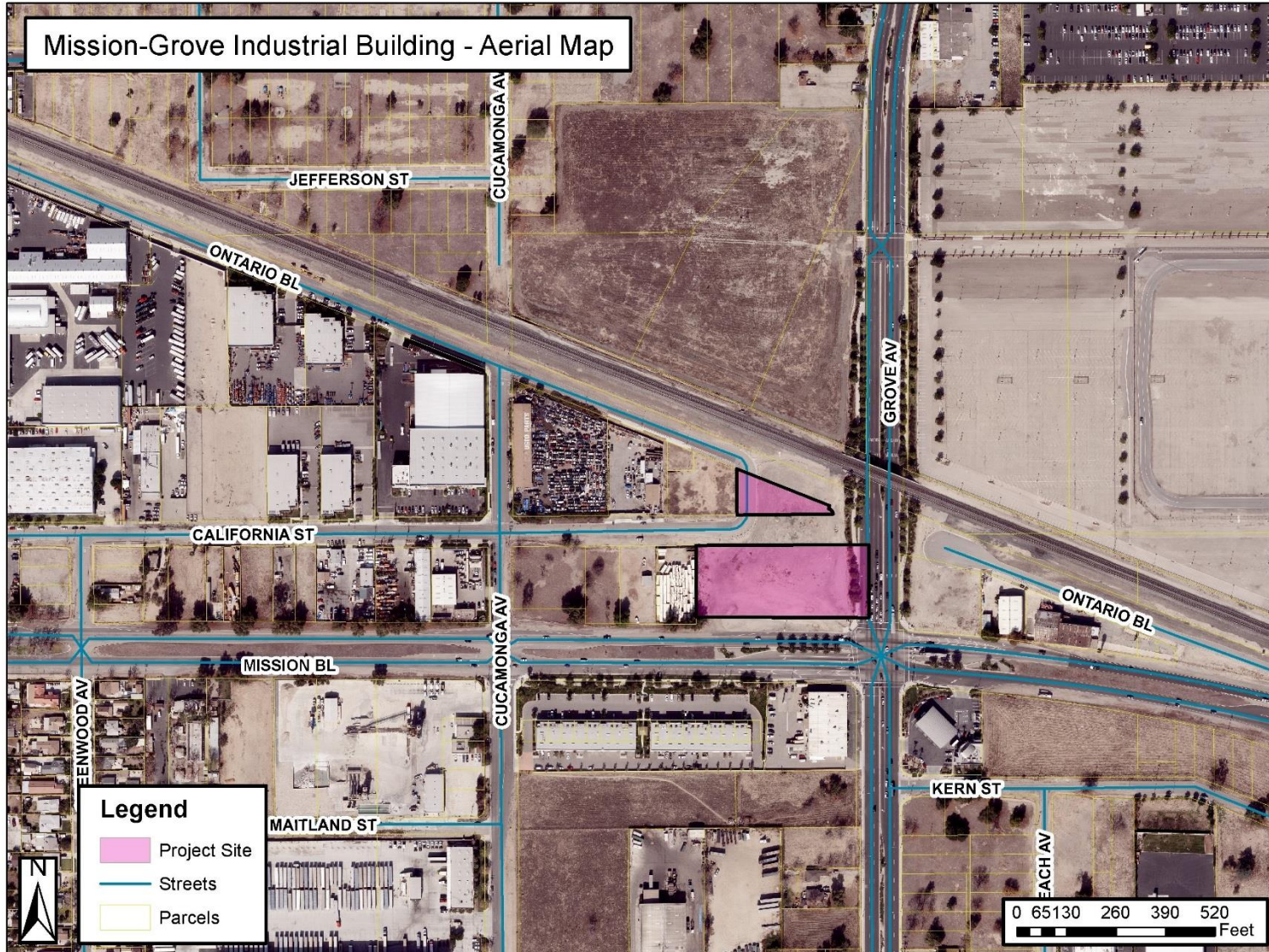


Exhibit B: Site Plan



Exhibit C: Elevations

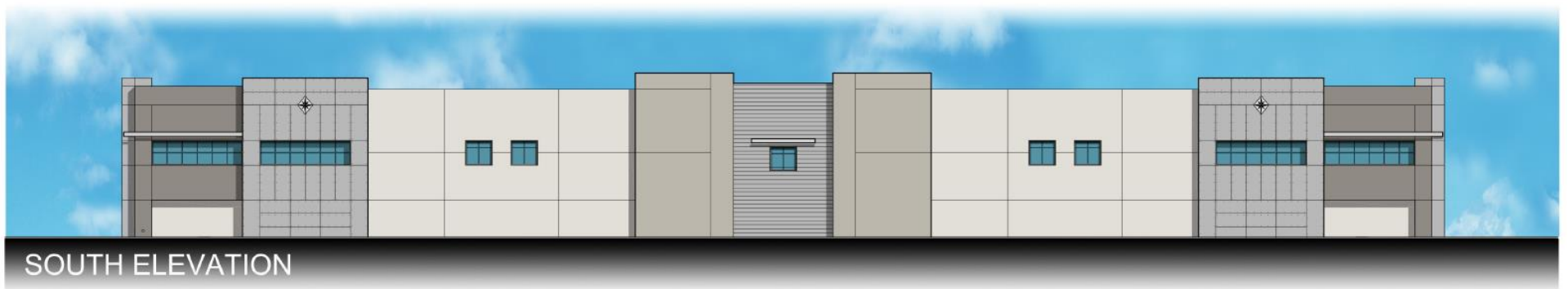


Exhibit C: Elevations (continued)



Exhibit D: Landscape Plan



Attachment “A”

FILE NO. PVAR16-001

DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

Planning Department; Land Development Section Conditions of Approval

Meeting Date: September 8, 2016
File No: PVAR16-001
Related Files: PDEV16-009 & PMTT16-007

Project Description: A request for Variance approval to deviate from the minimum Development Code standard for the building setback, from 20 feet to 10 feet, in conjunction with the construction of a 52,445 sf industrial building on approximately 2.8 acres of land on the northwest corner of Grove Avenue and Mission Blvd. located at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

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

CONDITIONS OF APPROVAL

The above-described Project shall comply with the following conditions of approval:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2010-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

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

2.1 Time Limits. Variance approval shall become null and void two 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, 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 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 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15305 (Class 5— Minor Alterations in Land Use Alterations) of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, and which do not result in any changes in land use or density, including side yard, and set back variances not resulting in the creation of any new parcel

(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 Requirements.

(a) The approval of File No. shall not be final and complete until File No. PDEV16-009 has been approved by the Planning Commission.

(b) File No. PVAR16-001 shall allow deviation from the minimum street setback along Mission Boulevard and Grove Avenue, as required by the Ontario Development Code, from 20 FT to 10 FT.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Engineering Services Division [Land Development and Environmental], Traffic/Transportation Division, Ontario Municipal Utilities Company and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input type="checkbox"/> TRACT MAP
PROJECT FILE NO. PM-19721		
RELATED FILE NO(S). PDEV16-009 / PMTT16-007		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__		

CITY PROJECT ENGINEER & PHONE NO:

Bryan Lirley, P.E. (909) 395-2137 

CITY PROJECT PLANNER & PHONE NO:

Jeanie Aguilo (909) 395-2418

DAB MEETING DATE:

September 19, 2016

PROJECT NAME / DESCRIPTION:

PM-19721, a Development Plan to construct a 52,400 square foot industrial building on approximately 2.8 acres.

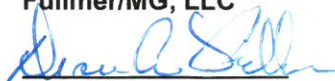
LOCATION:

Northwest corner of Grove Avenue and Mission Boulevard

APPLICANT:

Fullmer/MG, LLC

REVIEWED BY:

 8/23/16
Dean Williams Date
Associate Engineer

APPROVED BY:

 8/23/16
Khoi Do, P.E. Date
Assistant 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. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 - Variable width easement(s) on the west side of Grove Avenue for public street and utility purposes as shown on Tentative Parcel Map No. 19721
 - 66' wide easement for public street and utility purposes between Ontario Boulevard and California Street as shown on Tentative Parcel Map No. 19721

Property line corner 'cut-back' required at the intersection of _____ and _____.
- 1.02 Dedicate to the City of Ontario, the following easements:
 - 1. 20' public easement for waterline purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 1
 - 2. 20' public easement for waterline and sewer purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 2
 - 3. 30' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 4
 - 4. 15' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 5
 - 5. Water and storm drain easement across the property shall be provided for access and maintenance purposes as necessary
- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s):
 - 1. A portion of the 66' easement for public street purposes per M.B. 6/11 as shown on Tentative Parcel Map No. 19721
 - 2. A portion of the 60' easement for highway purposes per BK 373, page 267 deeds as shown on Tentative Parcel Map No. 19721
 - 3. Remaining 7' of 17' easement for state highway and incidental purposes per BK 540, page 337, O.R. recorded 9/23/1929
 - 4. Remaining 7' of 17' easement for state highway and incidental purposes per BK 542, page 91, O.R. recorded 9/17/1929
- 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 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.

 - (1) _____
 - (2) _____

- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 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 three (3) 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 Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.10 New Model Colony (NMC) Developments:

 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

- 1.11 **Other conditions:**

 - 1. **Recordation of 20' wide easement for sewer pipeline purposes and incidentals to Inland Empire Utilities Agency (IEUA) identified on Tentative Parcel Map No. 19721 as easement no. 3**

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

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

- 2.01 **Record Parcel Map No. 19721 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 **Submit a duplicate photo mylar 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 _____.
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
 - 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
 - 2.07 **Submit a soils/geology report.**
 - 2.08 **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) –Sewer easement per Section 1.11.**
 - Other: Union Pacific Railroad (UPRR) – if any construction work encroaches into UPRR R/W.**
 - 2.09 Dedicate to the City of Ontario the right-of-way described below:
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
 - 2.10 Dedicate to the City of Ontario the following easement(s): _____

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



- 2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein. 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.
- 2.13 **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.**
- 2.14 Other conditions: _____

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

- 2.15 **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	Mission Blvd.	Grove Ave.	California St.	Ontario Blvd.
Curb and Gutter	<input checked="" type="checkbox"/> New; 59 (+/-) ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 5(+/-) 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 checked="" type="checkbox"/> Widen 11 (+/-) additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<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 checked="" 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"/>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>



	Landscaping (w/irrigation)	(w/irrigation)	Landscaping (w/irrigation)	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 <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main (Extension) <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	Existing catch basin at south west intersection of California Street and Ontario Boulevard to be removed and relocated	_____



Other Improvements	_____	_____	_____	_____
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Specific notes for improvements listed in item no. 2.15, above: _____

- 2.16 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.17 **Reconstruct the full pavement structural section based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.**
- 2.18 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.
- 2.19 Other conditions: _____

C. SEWER

- 2.20 **A 8 inch sewer lateral is available for connection by this project in Grove Avenue. (Ref: Sewer plan bar code: S13633)**
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.22 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.
- 2.23 **Other conditions: No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**

D. WATER

- 2.24 **A 8 inch water main is available for connection by this project in California Street. (Ref: Water plan bar code: N/A) – Please note there is no record drawing information for the existing 8" waterline in California Street. Engineer will be required to pothole waterline for location verification prior to design.**
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water 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 impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service



connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.

2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website (www.OntarioCA.gov) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.

2.29 Other conditions: _____
 1. **No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**
 2. **Construct a new 8" public water line (1212 PZ) in Ontario Blvd, between Cucamonga Avenue and property (approximately 650 feet).**

E. RECYCLED WATER

2.30 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)

2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.

2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.

2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.

2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

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

2.36 Other conditions: _____
 1. **The Applicant/Developer shall design and construct street improvements along Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Improvements shall include signing and striping and appropriate pavement transitions to the satisfaction of the City Engineer.**
 2. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309. Any access shall comply with the required corner clearance distances per the City of**



Ontario Standard Drawing No. 1309.

3. The Applicant/Developer shall design and construct in-fill public street lights along the property frontage of Mission Boulevard, California Street, and Ontario Boulevard in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans (i.e. Lamp Group II), City of Ontario Standard Drawing No. 5101, and to the satisfaction of the City Engineer.
4. Applicant/developer shall replace existing streetlight fixtures with City-approved LED equivalent fixtures, along project frontages of Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.
5. Gates shall remain open at all times during business hours.
6. Property frontages along California Street and Ontario Boulevard shall be signed "No Parking Anytime."
7. The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|--|--------------------------|
| <input checked="" type="checkbox"/> | 2.37 | Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.38 | Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.39 | Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.40 | 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. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.41 | Pay Storm Drain Development Impact Fee, approximately \$62,500, Fee shall be paid at the Building Department. Final amount shall be determined based on the approved site plan. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.42 | Other conditions: _____ | <input type="checkbox"/> |

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

- 2.43 401 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 water 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.

2.44 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>.

2.45 Other conditions: _____

J. SPECIAL DISTRICTS

2.46 File an application, together with an initial payment 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 three (3) 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 the Management Services Department at (909) 395-2353 to initiate the CFD application process.

2.47 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.

2.48 Other conditions: _____

K. FIBER OPTIC

2.49 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 in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Mission and Grove and into the on-site office area, see Fiber Optic Exhibit herein.

2.50 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

L. Solid Waste

2.51 This site requires 2 separate 4 cubic yard bins, Please also reference the City's Solid Waste Manual



location at:

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

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

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**
- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03 **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark 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 of all approved studies/reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-009 , and Parcel Map No. 19721

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. 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).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of 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.
15. **Two (2) copies of Water Quality Management Plan (WQMP)**
16. **One (1) copy of Hydrology/Drainage study**
17. **One (1) copy of Soils/Geology report**
18. **Payment for Final Map/Parcel Map processing fee**
19. **Three (3) copies of Final Map/Parcel Map**
20. **One (1) copy of approved Tentative Map**
21. **One (1) copy of Preliminary Title Report (current within 30 days)**
22. **One (1) copy of Traverse Closure Calculations**

Project File No. PM-19721
Project Engineer: Bryan Lirley, P.E.
Date: 08/15/16



23. **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.**
24. Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
25. Other: _____

Please refer to the Fiber Optic Master Plan for additional detail and information.

All conduit shall begin and terminate in a hand hole

Commercial properties shall terminate conduit in a 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". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet

Multifamily dwellings are considered commercial property.

Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the right-of-way at the extreme edge of a property.

Install Ontario Fiber Optic Hand Holes. 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' Min. Clearance From Existing /Proposed Utilities.

Construct and install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

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. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

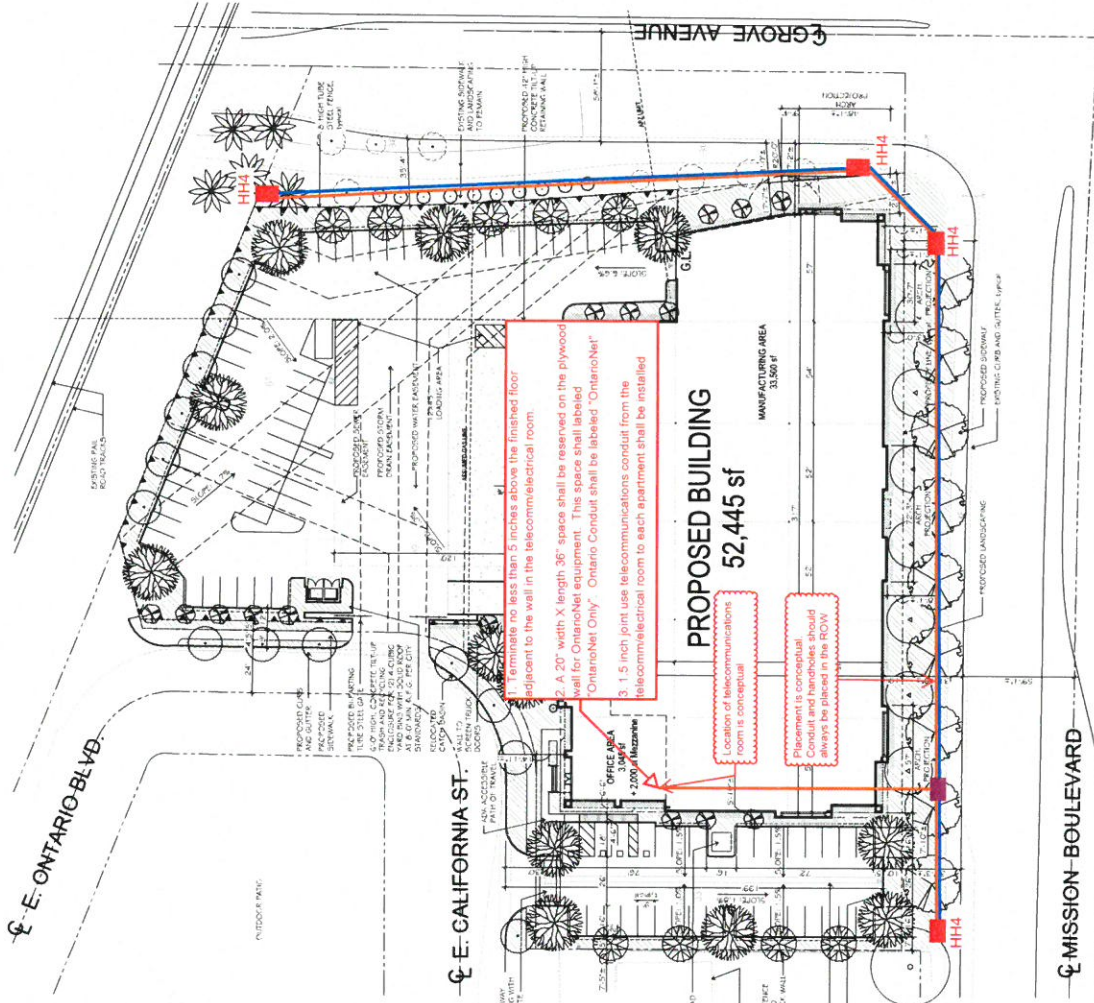
Comments/Reviewed By The Fiber Team (Anna Vaca) - 07/12/2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)



SITE PLAN

**MISSION and GROVE DEVELOPMENT
ONTARIO, CALIFORNIA**



OWNER / DEVELOPER
 M&J
 2532 WANNUT AVE. STE #230
 TUSTIN, CA 92780
 PHONE: (714) 263-0643
 CONTACT: JIM TULLIAR

ARCHITECT
 WINTER LANDSCAPE ARCHITECTS, INC.
 5403 CAMPUS DRIVE, 2ND FLOOR
 IRVINE, CA 92612
 PHONE: (949) 833-1930
 CONTACT: CALVIN J. CONSWORTH, AIA

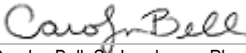
CIVIL ENGINEER
 VALDES ENGINEERING, INC.
 10000 WILSON AVENUE, SUITE 210
 LIFLAND, CA 91764
 PHONE: (909) 942-4601
 CONTACT: MR. JEFFREY D. WITTE, REC

LANDSCAPE ARCHITECT
 WINTER LANDSCAPE
 711 FIVE AM STREET
 TUSTIN, CA 92780
 PHONE: (714) 946-2400
 CONTACT: TOM HAVES

PROJECT DIRECTORY

Castle Costsworth Architects, Inc.
 30000 UNIVERSITY BLVD. SUITE 1000, TUSTIN, CALIFORNIA 92780

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

CONDITIONS OF APPROVAL	
Sign Off	
	7/13/16
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
--	---------------------------------

D.A.B. File No.: PDEV16-009 Rev 1	Case Planner: Jeanie Aquilo
--------------------------------------	--------------------------------

Project Name and Location: Mission and Grove Development Northwest corner Mission and Grove

Applicant/Representative: Fullmer – CC Architects 2495 Campus Dr. 2nf Floor Irvine, CA 92780

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 6/24/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan dated has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Sht 5, move water lines and backflow devices clear of front entry and walkway. Move irrigation and domestic meters to the east 25' and fire line to the west 40' to be clear of landscape planters.
- Sht 5 Provide min 5' landscape area on each side of transformer for screening and space for a tree planter. Provide 1 tree planter per 10 parking spaces and at each row end.
- Show and call out relocated telephone pole on California St. or note if underground.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
- Note for compaction to be no greater than 85% at landscape areas. Note all finished grades at 1 1/2" below finished surfaces.
- Note landscaped slopes greater than 3:1 shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 50% open area (11.8oz/sq yd). Landscaped slopes 2:1 or greater shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 39% open area (26.6 oz/sq yd).
- Show fence 12" from east property line and adjacent to north property line so that landscaping can be maintained inside the fence.

Landscape Plans

- Provide agronomical soil testing and include report on landscape construction plans.
- Show concrete mowstrips to identify property lines along open areas or between properties where a fence is not provided.
- Show 5% 48" box trees; 10% 36" box trees, 30% 24" box trees and 55% 15 gallon trees. Note 25% of trees to be native California trees, use at least 3 genus per project: Quercus agrifolia, Quercus wizlizenii, Quercus lobata, Sambucus Mexicana, Platanus Racemosa (riparian settings), Myrica californica (part shade) Heteromeles (tall shrub), Umbellularia californica (very slow growing) or Chilopsis.
- Add a note to the plans: Tree shall be selected at the nursery by an arborist or qualified landscape architect to meet the Guidelines for Nursery Tree Quality, urbantree.org. Trees without a straight

and center leader or with girdled or kinked roots will be rejected and replaced prior to certificate of occupancy.

12. Call out type of proposed irrigation system and include preliminary MAWA calculation.
13. Show landscape hydrozones to separate low water from moderate water landscape.
14. Replace short lived, poor performing plants such as *Agave vilmoriniana*, *Senna artemisioides* and *Dasyliion*.
15. Remove vines on tubular steel fences. They do not climb pickets. Show a hedge type shrub mass instead.
16. Show utilities on landscape plans.
17. Relocate trees outside of water and storm drain easement areas.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Assistant Planner
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Fire Department

DATE: April 15, 2016

SUBJECT: PDEV16-009 / A Development Plan to construct a 52,400-square foot industrial building on approximately 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01). Related Files: PMTT16-007 and PVAR16-001.

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
 - Standard Conditions of Approval apply, as stated below.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type IIIB Concrete tilt-up
- B. Type of Roof Materials: Wood, non-rated
- C. Ground Floor Area(s): 52,400 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 52,400 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

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.ci.ontario.ca.us, click on “Fire Department” and then on “Standards and Forms.”
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) 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.

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2250 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- 4.1 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 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.6 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.
- 4.7 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.

- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 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 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 The project shall retain a California Street address, to enable emergency responders to more quickly locate and gain access to the building.

<END.>



CITY OF ONTARIO

MEMORANDUM

TO: JEANIE AGUILO, PLANNING DEPARTMENT

FROM: DOUGLAS SOREL, POLICE DEPARTMENT

DATE: APRIL 14, 2016

SUBJECT: PDEV16-009 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL BUILDING GENERALLY LOCATED AT GROVE AVENUE AND MISSION BOULEVARD

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for walkways, driveways, doorways and other areas used by the public shall be provided and shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to call Douglas Sorel at (909) 395-2873 regarding any questions or concerns.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-009, PMTT16-007 & PVAR16-001

Address: NWC of Grove Ave & Mission Blvd.

APN: 1049-382-05 & 1049-172-01

Existing Land Use: Vacant

Proposed Land Use: Subdivide two parcels into 1 parcel and develop a 52,400 SF industrial building

Site Acreage: 2.8 acres Proposed Structure Height: 39 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: 5/9/16

CD No.: 2016-017

PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input checked="" type="checkbox"/> Zone 1	<input type="checkbox"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input checked="" type="checkbox"/> Avigation Easement Dedication
<input type="checkbox"/> Zone 1A	<input checked="" type="checkbox"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input checked="" type="checkbox"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="checkbox"/> Zone 4		Allowable Height: <u>39-27 ft range</u>	
<input type="checkbox"/> 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

Additional information is needed to complete the review for intensity calculations:

Provide an acreage breakdown showing the amount of land located in Safety Zone 1 and Safety Zone 2.

Airport Planner Signature: _____

TOP-Zoning Consistency Determination



File No.: PDEV16-009, PMTT16-007 & PVAR16-001 (Resubmitted 6/24/16)

Location: 1173 & 1176 E. California St., NWC Grove Ave. & Mission Blvd.

Project Description:

A Development Plan to construct a 52,400 sf industrial building, a Tentative Parcel Map to subdivide 2.8 acres into a single parcel, and a Variance to reduce the building setback from 20 ft to 10 ft, located at the NWC of Grove & Mission, within the IG & IL zoning districts (APNs: 1049-382-05 & 1049-172-01)

Prepared By:

Clarice Burden

Date:

7/18/16

Signature:

Clarice Burden

This project has been reviewed for consistency with The Ontario Plan Zoning Consistency project. The following was found:

- The existing TOP land use designation of the property is: **Industrial, Business Park & Right-of-Way**
The existing zoning of the property is: **IG, IL & ROW**

- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:
This proposed TOP land use change will:
 - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
 - Make the proposed project consistent with The Ontario Plan.

- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:
This proposed zone change will:
 - Make the zoning of the property consistent with The Ontario Plan;
 - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.

Additional Comments:

The project proposes to combine parcels, vacate a portion of right-of-way, dedicate a portion of right-of-way, and construct an industrial building including a request for a variance in setbacks. Portions of the property are within the Industrial, Business Park & Right-of-Way General Plan designations and the IG, IL & ROW zones.

In order to consolidate the property, a General Plan Amendment to Business Park and a Zone Change to IL, Light Industrial for the resulting parcel are required and will be processed by City staff concurrently with the project including the change to Right-of-Way for the dedicated portion of the property.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 23, 2016
SUBJECT: PDEV16-009

-
- The plan **does** adequately address the departmental concerns at this time.
- No comments
- Report below.

Conditions of Approval

1. The address for the site will be 1192 E California St

KS:lm



DEVELOPMENT ADVISORY BOARD DECISION

September 19, 2016

DECISION NO.: [insert#]

FILE NO.: PMTT16-007

DESCRIPTION: A Tentative Parcel Map (File No. PMTT16-007/PM 19721) to merge 2.8 acres of land into a single parcel, generally located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

PART I: BACKGROUND & ANALYSIS

FULLMER/MG, LLC, (herein after referred to as "Applicant") has filed an application requesting Tentative Parcel Map approval, File No. PMTT16-007/PM 19721, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 2.8 acres of land located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site, are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	IND (Industrial) and BP (Business Park)	IL (Light Industrial) / IG (General Industrial)	N/A
<i>North</i>	Rail	Rail	RC (Rail Corridor)	N/A
<i>South</i>	Food Trade	IND (Industrial)	Specific Plan	Grove Avenue Specific Plan
<i>East</i>	Vacant	BP (Business Park)	ONT (Ontario International Airport)	N/A
<i>West</i>	Vacant	IND (Industrial) and BP (Business Park)	IL (Light Industrial) / IG (General Industrial)	N/A

(2) Project Description: The Applicant is requesting Tentative Parcel Map (File No. PMTT16-007/PM 19721) approval, merging 2.8 acres of land into a single parcel to facilitate the construction of an industrial building totaling approximately 52,445-square feet. The front of the building is oriented to the north facing California Street. The building is situated on the southern portion of the site, with a 10-foot building

setback from Mission Boulevard to the south, a 21-foot setback from Grove Avenue to the east, and a 14-foot building setback from California Street to the northwest. Parking will be primarily situated to the west of the building, for use by tenants and visitors, and additional parking is situated to the north of the site.

A yard area, designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is oriented to the north of the proposed building, toward California Street. The yard area will be screened from view of public streets by a combination of tube steel fence, landscaping, and tilt-up screen walls with view-obstructing gates. The applicant has proposed screen walls at 14-feet in height for the yard area, which is to be constructed of tilt-up concrete, to match the architecture of the building.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

(1) The Project is categorically exempt from environmental review pursuant to Section 15315 (Class 15— Minor Land Divisions) of the CEQA Guidelines, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use, into four or fewer parcels, when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent; and

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

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

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(1) The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments. The proposed subdivision is consistent with the goals and policies of TOP (Policy CD1-3) by providing neighborhood improvements to be preserved, protected, and enhanced in accordance with the land use policies; and

(2) The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments. The Tentative Parcel Map meets all minimum lot requirements within the Design Guidelines and Development Standards of the Ontario Development Code. The parcel map will create a single parcel that is physically suitable

to accommodate the development of the industrial warehouse building. The proposed 2.8 acres exceeds the Development Code's minimum lot requirement of 10,000 SF; and

(3) The site is physically suitable for the type of development proposed. The proposed Tentative Parcel Map to merge 2.8 acres of land into a single parcel for the construction of a 52,445-square foot industrial building exceeds the Development Code's minimum lot requirement of 10,000 SF and is an allowable land use for the zoning district; and

(4) The site is physically suitable for the proposed density of development. The proposed Tentative Parcel Map to merge 2.8 acres of land into a single parcel for the construction of a 52,445-square foot industrial building meets the Development Code's minimum FAR of 0.45 with an FAR of 0.43; and

(5) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project site has no value as habitat for endangered, rare, or threatened species and therefore will not cause damage to the environment; and

(6) The design of the subdivision or type of improvements are not likely to cause serious public health problems.

(7) The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed map to merge 2.8 acres of land into a single parcel for the construction of a 52,445-square foot industrial building and has been designed so the industrial warehouse building will not be established within onsite restrictions from an FAA non-build zone and multiple non-build utility easements.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby recommends the Planning Commission approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: 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 5: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map

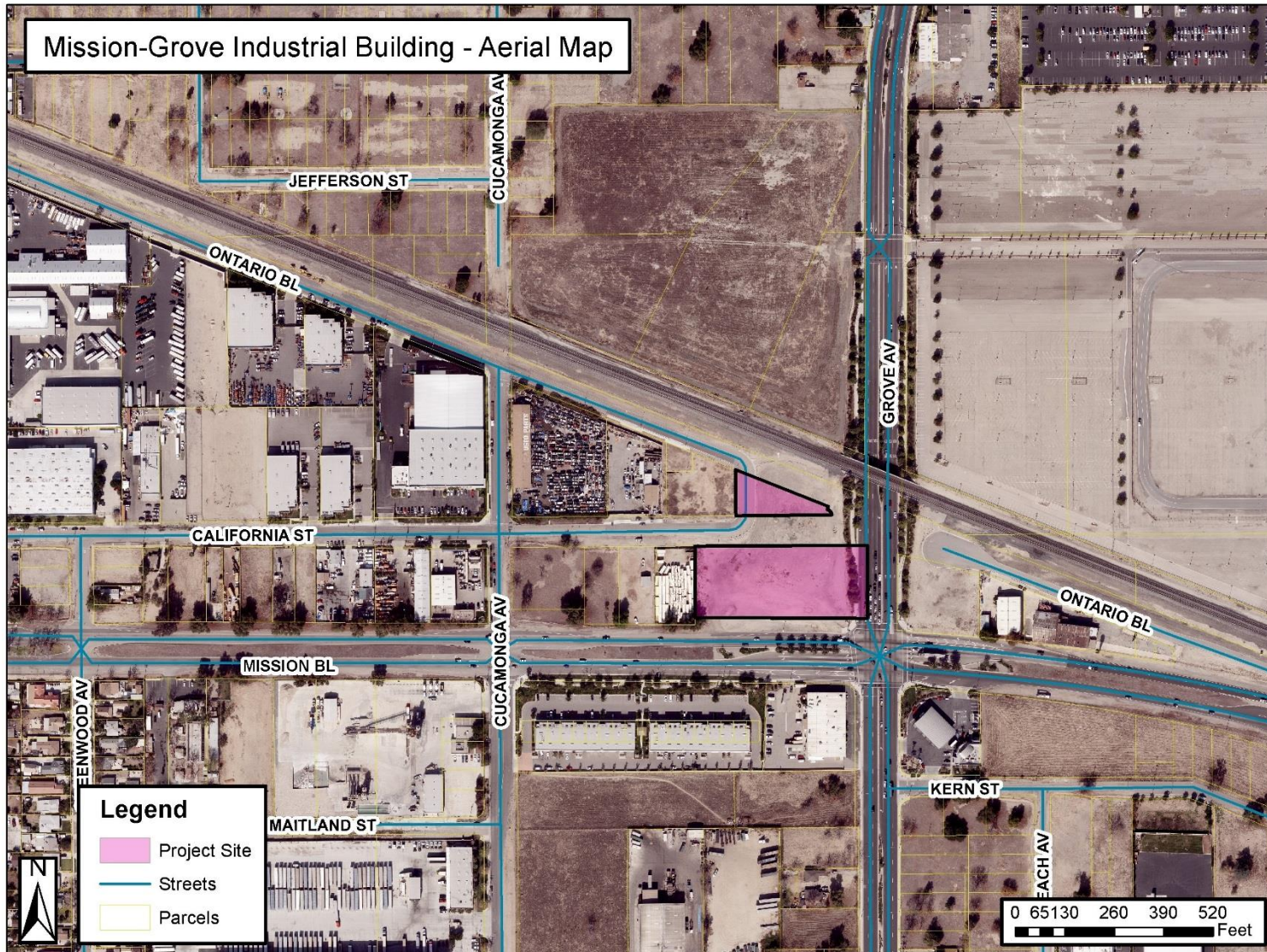


Exhibit B: Site Plan



Exhibit C: Elevations

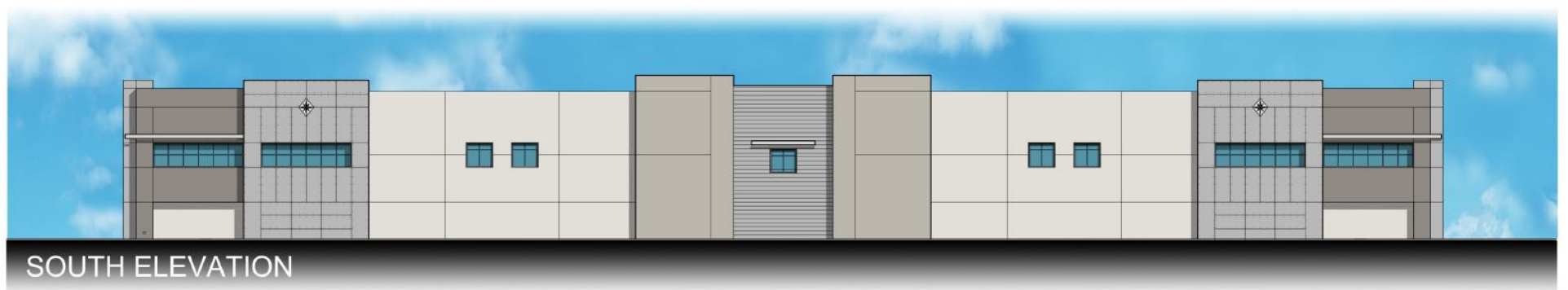


Exhibit C: Elevations (continued)



Exhibit D: Landscape Plan



Attachment “A”

FILE NO. PMTT16-007/PM19721 DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

Planning Department; Land Development Section Conditions of Approval

Meeting Date: September 8, 2016
File No: PMTT16-007 (PM 19721)
Related Files: PDEV16-009 & PVAR16-001

Project Description: A Tentative Parcel Map (PMTT16-007/PM 19721) to subdivide 2.8 acres of land into a single parcel, generally located at the northwest corner of Grove Avenue and Mission Boulevard, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

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

CONDITIONS OF APPROVAL

The above-described Project shall comply with the following conditions of approval:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2010-021 on March 16, 2010. 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. Tentative Parcel/Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel/tract map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

2.1 Subdivision Map.

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

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

(c) Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from

any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

2.2 Environmental Review.

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

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

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

2.3 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.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Engineering Services Division [Land Development and Environmental], Traffic/Transportation Division, Ontario Municipal Utilities Company and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. PM-19721	
RELATED FILE NO(S). PDEV16-009 / PMTT16-007	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO:

Bryan Lirley, P.E. (909) 395-2137 *BL*

CITY PROJECT PLANNER & PHONE NO:

Jeanie Aguilo (909) 395-2418

DAB MEETING DATE:

September 19, 2016

PROJECT NAME / DESCRIPTION:

PM-19721, a Development Plan to construct a 52,400 square foot industrial building on approximately 2.8 acres.

LOCATION:

Northwest corner of Grove Avenue and Mission Boulevard

APPLICANT:

Fullmer/MG, LLC

REVIEWED BY:

Dean Williams 8/23/16
Date
Dean Williams
Associate Engineer

APPROVED BY:

Khoi Do 8/23/16
Date
Khoi Do, P.E.
Assistant 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. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:**
 - Variable width easement(s) on the west side of Grove Avenue for public street and utility purposes as shown on Tentative Parcel Map No. 19721
 - 66' wide easement for public street and utility purposes between Ontario Boulevard and California Street as shown on Tentative Parcel Map No. 19721

Property line corner 'cut-back' required at the intersection of _____ and _____.
- 1.02 Dedicate to the City of Ontario, the following easements:**
 - 1. 20' public easement for waterline purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 1
 - 2. 20' public easement for waterline and sewer purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 2
 - 3. 30' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 4
 - 4. 15' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 5
 - 5. Water and storm drain easement across the property shall be provided for access and maintenance purposes as necessary
- 1.03 Restrict vehicular access to the site as follows:** _____
- 1.04 Vacate the following street(s) and/or easement(s):**
 - 1. A portion of the 66' easement for public street purposes per M.B. 6/11 as shown on Tentative Parcel Map No. 19721
 - 2. A portion of the 60' easement for highway purposes per BK 373, page 267 deeds as shown on Tentative Parcel Map No. 19721
 - 3. Remaining 7' of 17' easement for state highway and incidental purposes per BK 540, page 337, O.R. recorded 9/23/1929
 - 4. Remaining 7' of 17' easement for state highway and incidental purposes per BK 542, page 91, O.R. recorded 9/17/1929
- 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 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.

 - (1) _____
 - (2) _____

- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 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 three (3) 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 Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.10 New Model Colony (NMC) Developments:

 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

- 1.11 **Other conditions:**

 - 1. **Recordation of 20' wide easement for sewer pipeline purposes and incidentals to Inland Empire Utilities Agency (IEUA) identified on Tentative Parcel Map No. 19721 as easement no. 3**

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

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

- 2.01 **Record Parcel Map No. 19721 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 **Submit a duplicate photo mylar 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 _____.
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
 - 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
 - 2.07 **Submit a soils/geology report.**
 - 2.08 **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) –Sewer easement per Section 1.11.**
 - Other: Union Pacific Railroad (UPRR) – if any construction work encroaches into UPRR R/W.**
 - 2.09 Dedicate to the City of Ontario the right-of-way described below:
_____ feet on _____
Property line corner 'cut-back' required at the intersection of _____
and _____.
 - 2.10 Dedicate to the City of Ontario the following easement(s): _____

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



- 2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein. 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.
- 2.13 **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.**
- 2.14 Other conditions: _____

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

- 2.15 **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	Mission Blvd.	Grove Ave.	California St.	Ontario Blvd.
Curb and Gutter	<input checked="" type="checkbox"/> New; 59 (+/-) ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 5(+/-) 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 checked="" type="checkbox"/> Widen 11 (+/-) additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<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 checked="" 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"/>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>



	Landscaping (w/irrigation)	(w/irrigation)	Landscaping (w/irrigation)	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 <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main (Extension) <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	Existing catch basin at south west intersection of California Street and Ontario Boulevard to be removed and relocated	_____



Other Improvements	_____	_____	_____	_____
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Specific notes for improvements listed in item no. 2.15, above: _____

- 2.16 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.17 **Reconstruct the full pavement structural section based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.**
- 2.18 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.
- 2.19 Other conditions: _____

C. SEWER

- 2.20 **A 8 inch sewer lateral is available for connection by this project in Grove Avenue. (Ref: Sewer plan bar code: S13633)**
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.22 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.
- 2.23 **Other conditions: No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**

D. WATER

- 2.24 **A 8 inch water main is available for connection by this project in California Street. (Ref: Water plan bar code: N/A) – Please note there is no record drawing information for the existing 8" waterline in California Street. Engineer will be required to pothole waterline for location verification prior to design.**
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water 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 impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service



connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.

2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website (www.OntarioCA.gov) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.

2.29 Other conditions: _____
 1. **No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**
 2. **Construct a new 8" public water line (1212 PZ) in Ontario Blvd, between Cucamonga Avenue and property (approximately 650 feet).**

E. RECYCLED WATER

2.30 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)

2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.

2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.

2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.

2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

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

2.36 Other conditions: _____
 1. **The Applicant/Developer shall design and construct street improvements along Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Improvements shall include signing and striping and appropriate pavement transitions to the satisfaction of the City Engineer.**
 2. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309. Any access shall comply with the required corner clearance distances per the City of**



Ontario Standard Drawing No. 1309.

3. **The Applicant/Developer shall design and construct in-fill public street lights along the property frontage of Mission Boulevard, California Street, and Ontario Boulevard in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans (i.e. Lamp Group II), City of Ontario Standard Drawing No. 5101, and to the satisfaction of the City Engineer.**
4. **Applicant/developer shall replace existing streetlight fixtures with City-approved LED equivalent fixtures, along project frontages of Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.**
5. **Gates shall remain open at all times during business hours.**
6. **Property frontages along California Street and Ontario Boulevard shall be signed "No Parking Anytime."**
7. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.**

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|---|--------------------------|
| <input checked="" type="checkbox"/> | 2.37 | Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.38 | Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.39 | Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.40 | 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. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.41 | Pay Storm Drain Development Impact Fee, approximately \$62,500, Fee shall be paid at the Building Department. Final amount shall be determined based on the approved site plan. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.42 | Other conditions: _____ | <input type="checkbox"/> |

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

- 2.43 401 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.

- 2.44 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>.**

- 2.45 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.46 File an application, together with an initial payment 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 three (3) 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 the Management Services Department at (909) 395-2353 to initiate the CFD application process.

- 2.47 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.

- 2.48 Other conditions: _____

K. FIBER OPTIC

- 2.49 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 in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Mission and Grove and into the on-site office area, see Fiber Optic Exhibit herein.**

- 2.50 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.**

L. Solid Waste

- 2.51 This site requires 2 separate 4 cubic yard bins, Please also reference the City's Solid Waste Manual**



location at:

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

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

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**
- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03 **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark 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 of all approved studies/reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-009 , and Parcel Map No. 19721

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. 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).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of 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.
15. **Two (2) copies of Water Quality Management Plan (WQMP)**
16. **One (1) copy of Hydrology/Drainage study**
17. **One (1) copy of Soils/Geology report**
18. **Payment for Final Map/Parcel Map processing fee**
19. **Three (3) copies of Final Map/Parcel Map**
20. **One (1) copy of approved Tentative Map**
21. **One (1) copy of Preliminary Title Report (current within 30 days)**
22. **One (1) copy of Traverse Closure Calculations**

Project File No. PM-19721
Project Engineer: Bryan Lirley, P.E.
Date: 08/15/16



- 23. **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.**
- 24. Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
- 25. Other: _____

Please refer to the Fiber Optic Master Plan for additional detail and information.

All conduit shall begin and terminate in a hand hole

Commercial properties shall terminate conduit in a 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". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet

Multifamily dwellings are considered commercial property.

Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the right-of-way at the extreme edge of a property.

Install Ontario Fiber Optic Hand Holes. 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' Min. Clearance From Existing /Proposed Utilities.

Construct and install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

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. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

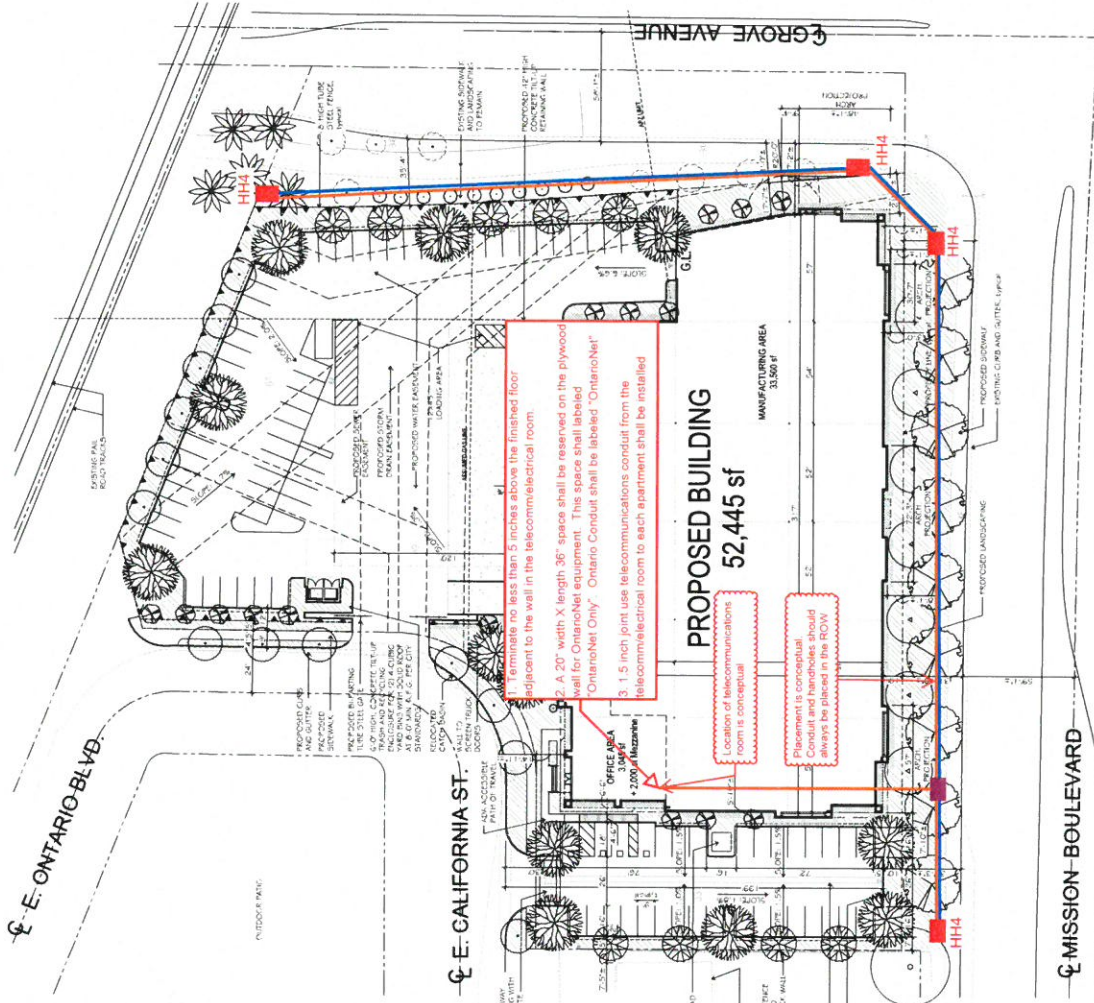
Comments/Reviewed By The Fiber Team (Anna Vaca) - 07/12/2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)



SITE PLAN

**MISSION and GROVE DEVELOPMENT
ONTARIO, CALIFORNIA**



1. Terminate no less than 5 inches above the finished floor adjacent to the wall in the telecommunication room.

2. 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".

3. 1.5 inch joint use telecommunications conduit from the telecommunication room to each apartment shall be installed

**PROPOSED BUILDING
52,445 sf**

Location of telecommunications room is conceptual

Placement is conceptual and should always be placed in the ROW

OWNER / DEVELOPER
 M&M
 2532 WANNUT AVE. STE #230
 TUSTIN, CA 92780
 PHONE: (714) 263-0643
 CONTACT: JIM TULLIACRE

ARCHITECT
 HUNTER LANDSCAPE ARCHITECTS, INC.
 5403 CAMPUS DRIVE, 2ND FLOOR
 IRVINE, CA 92612
 PHONE: (949) 833-1930
 CONTACT: CALVIN J. CONSWORTH, AIA

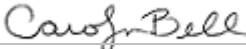
CIVIL ENGINEER
 VALDES ENGINEERING, INC.
 10000 WILSON AVENUE, SUITE 210
 LIFLAND, CA 91764
 PHONE: (909) 942-4601
 CONTACT: MR. JEFFREY D. HUBER, RCE

LANDSCAPE ARCHITECT
 HUNTER LANDSCAPE
 711 FIVE AM STREET
 TUSTIN, CA 92780
 PHONE: (714) 946-2400
 CONTACT: TOM HAYES

PROJECT DIRECTORY

Castle Costworth Architects, Inc.
 10000 WILSON AVENUE, SUITE 210, LIFLAND, CA 91764
 PHONE: (909) 942-4601

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

CONDITIONS OF APPROVAL	
Sign Off	
	7/13/16
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
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D.A.B. File No.: PDEV16-009 Rev 1	Case Planner: Jeanie Aquilo
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Project Name and Location: Mission and Grove Development Northwest corner Mission and Grove

Applicant/Representative: Fullmer – CC Architects 2495 Campus Dr. 2nf Floor Irvine, CA 92780

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 6/24/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan dated has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Sht 5, move water lines and backflow devices clear of front entry and walkway. Move irrigation and domestic meters to the east 25' and fire line to the west 40' to be clear of landscape planters.
- Sht 5 Provide min 5' landscape area on each side of transformer for screening and space for a tree planter. Provide 1 tree planter per 10 parking spaces and at each row end.
- Show and call out relocated telephone pole on California St. or note if underground.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
- Note for compaction to be no greater than 85% at landscape areas. Note all finished grades at 1 1/2" below finished surfaces.
- Note landscaped slopes greater than 3:1 shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 50% open area (11.8oz/sq yd). Landscaped slopes 2:1 or greater shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 39% open area (26.6 oz/sq yd).
- Show fence 12" from east property line and adjacent to north property line so that landscaping can be maintained inside the fence.

Landscape Plans

- Provide agronomical soil testing and include report on landscape construction plans.
- Show concrete mowstrips to identify property lines along open areas or between properties where a fence is not provided.
- Show 5% 48" box trees; 10% 36" box trees, 30% 24" box trees and 55% 15 gallon trees. Note 25% of trees to be native California trees, use at least 3 genus per project: Quercus agrifolia, Quercus wizlizenii, Quercus lobata, Sambucus Mexicana, Platanus Racemosa (riparian settings), Myrica californica (part shade) Heteromeles (tall shrub), Umbellularia californica (very slow growing) or Chilopsis.
- Add a note to the plans: Tree shall be selected at the nursery by an arborist or qualified landscape architect to meet the Guidelines for Nursery Tree Quality, urbantree.org. Trees without a straight

and center leader or with girdled or kinked roots will be rejected and replaced prior to certificate of occupancy.

12. Call out type of proposed irrigation system and include preliminary MAWA calculation.
13. Show landscape hydrozones to separate low water from moderate water landscape.
14. Replace short lived, poor performing plants such as *Agave vilmoriniana*, *Senna artemisioides* and *Dasyliion*.
15. Remove vines on tubular steel fences. They do not climb pickets. Show a hedge type shrub mass instead.
16. Show utilities on landscape plans.
17. Relocate trees outside of water and storm drain easement areas.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Assistant Planner
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Fire Department

DATE: April 15, 2016

SUBJECT: PDEV16-009 / A Development Plan to construct a 52,400-square foot industrial building on approximately 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01). Related Files: PMTT16-007 and PVAR16-001.

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
 - Standard Conditions of Approval apply, as stated below.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type IIIB Concrete tilt-up
- B. Type of Roof Materials: Wood, non-rated
- C. Ground Floor Area(s): 52,400 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 52,400 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

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.ci.ontario.ca.us, click on “Fire Department” and then on “Standards and Forms.”
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) 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.

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2250 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- 4.1 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 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.6 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.
- 4.7 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.

- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 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 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 The project shall retain a California Street address, to enable emergency responders to more quickly locate and gain access to the building.

<END.>



CITY OF ONTARIO

MEMORANDUM

TO: JEANIE AGUILO, PLANNING DEPARTMENT

FROM: DOUGLAS SOREL, POLICE DEPARTMENT

DATE: APRIL 14, 2016

SUBJECT: PDEV16-009 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL BUILDING GENERALLY LOCATED AT GROVE AVENUE AND MISSION BOULEVARD

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for walkways, driveways, doorways and other areas used by the public shall be provided and shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to call Douglas Sorel at (909) 395-2873 regarding any questions or concerns.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-009, PMTT16-007 & PVAR16-001

Address: NWC of Grove Ave & Mission Blvd.

APN: 1049-382-05 & 1049-172-01

Existing Land Use: Vacant

Proposed Land Use: Subdivide two parcels into 1 parcel and develop a 52,400 SF industrial building

Site Acreage: 2.8 acres Proposed Structure Height: 39 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: 5/9/16

CD No.: 2016-017

PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input checked="" type="checkbox"/> Zone 1	<input type="checkbox"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input checked="" type="checkbox"/> Avigation Easement Dedication
<input type="checkbox"/> Zone 1A	<input checked="" type="checkbox"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input checked="" type="checkbox"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="checkbox"/> Zone 4		Allowable Height: <u>39-27 ft range</u>	
<input type="checkbox"/> 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

Additional information is needed to complete the review for intensity calculations:

Provide an acreage breakdown showing the amount of land located in Safety Zone 1 and Safety Zone 2.

Airport Planner Signature: _____

TOP-Zoning Consistency Determination



File No.: PDEV16-009, PMTT16-007 & PVAR16-001 (Resubmitted 6/24/16)

Location: 1173 & 1176 E. California St., NWC Grove Ave. & Mission Blvd.

Project Description:

A Development Plan to construct a 52,400 sf industrial building, a Tentative Parcel Map to subdivide 2.8 acres into a single parcel, and a Variance to reduce the building setback from 20 ft to 10 ft, located at the NWC of Grove & Mission, within the IG & IL zoning districts (APNs: 1049-382-05 & 1049-172-01)

Prepared By:

Clarice Burden

Date:

7/18/16

Signature:

Clarice Burden

This project has been reviewed for consistency with The Ontario Plan Zoning Consistency project. The following was found:

- The existing TOP land use designation of the property is: **Industrial, Business Park & Right-of-Way**
The existing zoning of the property is: **IG, IL & ROW**

- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:
This proposed TOP land use change will:
 - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
 - Make the proposed project consistent with The Ontario Plan.

- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:
This proposed zone change will:
 - Make the zoning of the property consistent with The Ontario Plan;
 - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.

Additional Comments:

The project proposes to combine parcels, vacate a portion of right-of-way, dedicate a portion of right-of-way, and construct an industrial building including a request for a variance in setbacks. Portions of the property are within the Industrial, Business Park & Right-of-Way General Plan designations and the IG, IL & ROW zones.

In order to consolidate the property, a General Plan Amendment to Business Park and a Zone Change to IL, Light Industrial for the resulting parcel are required and will be processed by City staff concurrently with the project including the change to Right-of-Way for the dedicated portion of the property.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 23, 2016
SUBJECT: PDEV16-009

-
- The plan **does** adequately address the departmental concerns at this time.
- No comments
- Report below.

Conditions of Approval

1. The address for the site will be 1192 E California St

KS:lm



DEVELOPMENT ADVISORY BOARD DECISION

September 19, 2016

DECISION NO.: [insert #]

FILE NO.: PDEV16-009

DESCRIPTION: A Development Plan to construct a 52,445-square foot industrial building on 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

PART I: BACKGROUND & ANALYSIS

FULLMER/MG, LLC, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-009, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 2.8 acres of land located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site, are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	IND (Industrial) and BP (Business Park)	IL (Light Industrial) / IG (General Industrial)	N/A
<i>North</i>	Rail	Rail	RC (Rail Corridor)	N/A
<i>South</i>	Food Trade	IND (Industrial)	Specific Plan	Grove Avenue Specific Plan
<i>East</i>	Vacant	BP (Business Park)	ONT (Ontario International Airport)	N/A
<i>West</i>	Vacant	IND (Industrial) and BP (Business Park)	IL (Light Industrial) / IG (General Industrial)	N/A

(2) Project Description: The Applicant is requesting Development Plan (File No. PDEV16-009) approval to construct an industrial building totaling approximately 52,445-square feet. The front of the building is oriented to the north facing California Street. The building is situated on the southern portion of the site, with a 10-foot building setback from Mission Boulevard to the south, a 21-foot setback from Grove Avenue to the east, and a 14-foot building setback from California Street to the northwest. Parking

will be primarily situated to the west of the building, for use by tenants and visitors, and additional parking is situated to the north of the site.

A yard area, designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is oriented to the north of the proposed building, toward California Street. The yard area will be screened from view of public streets by a combination of tube steel fence, landscaping, and tilt-up screen walls with view-obstructing gates. The applicant has proposed screen walls at 14-feet in height for the yard area, which is to be of tilt-up concrete construction, to match the architecture of the building.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

(1) The Project is categorically exempt from environmental review pursuant to: Section 15332 of the CEQA Guidelines (Class 32, In-Fill Development Projects), which consists of projects characterized as in-fill development meeting the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

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

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

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(1) The Project 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 General Industrial and Light Industrial zoning districts, including standards relative to the particular land use proposed (industrial warehouse building), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(2) The Project 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 proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. The project has been designed to minimize visual impacts to the surround area. As a result, the project has been categorically exempt from further environmental review, pursuant to Section 15304 (Class 4, Minor Alterations to Land), Section 15305 (Class 5, Minor Alterations in Land Use Alterations), and Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, and therefore will not have any significant negative impacts on the environment; and

(4) The Project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (industrial warehouse building), as well as 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 a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby recommends the Planning Commission approves the

Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: 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 5: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map

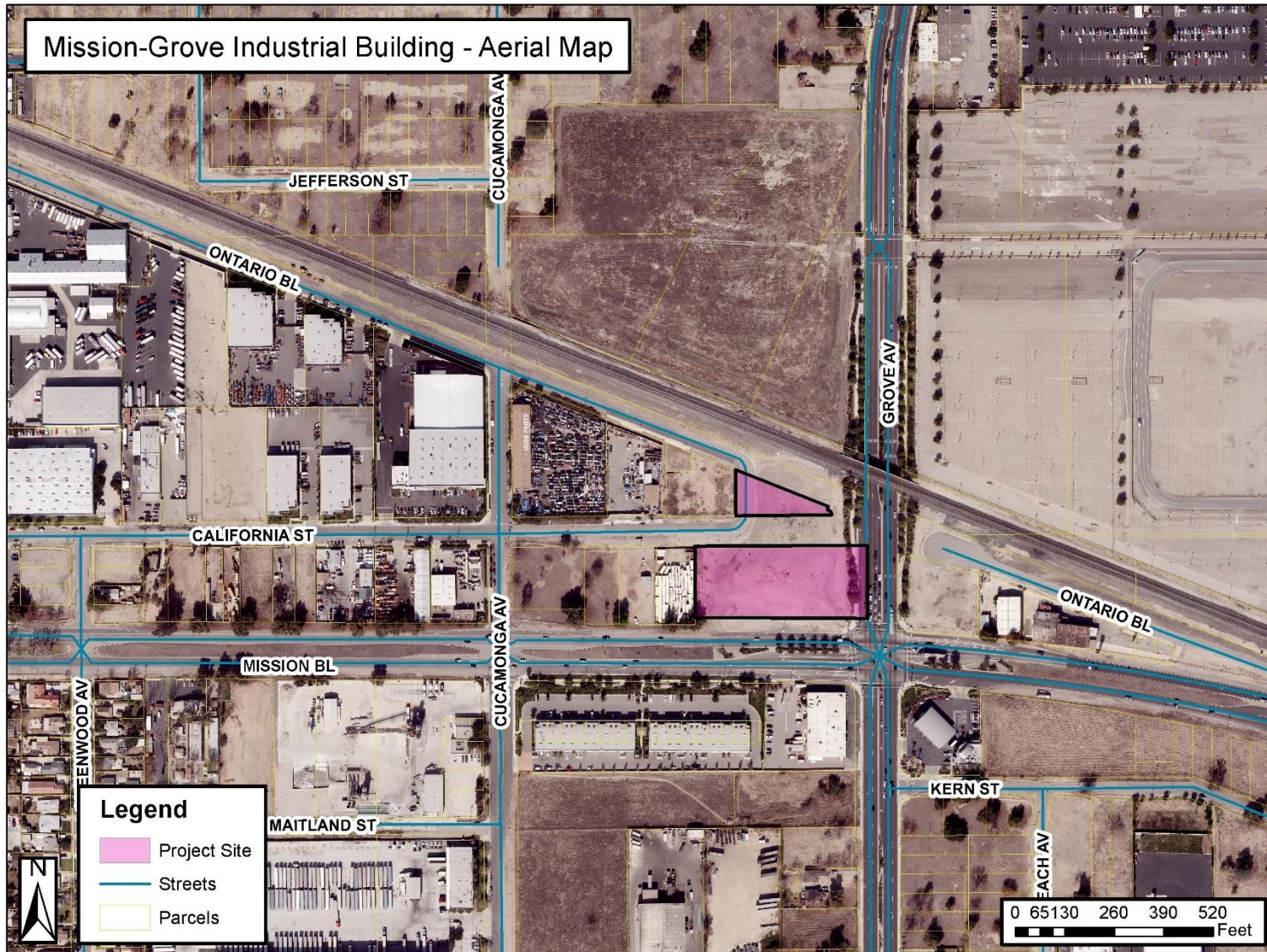


Exhibit B: Site Plan



Exhibit C: Elevations

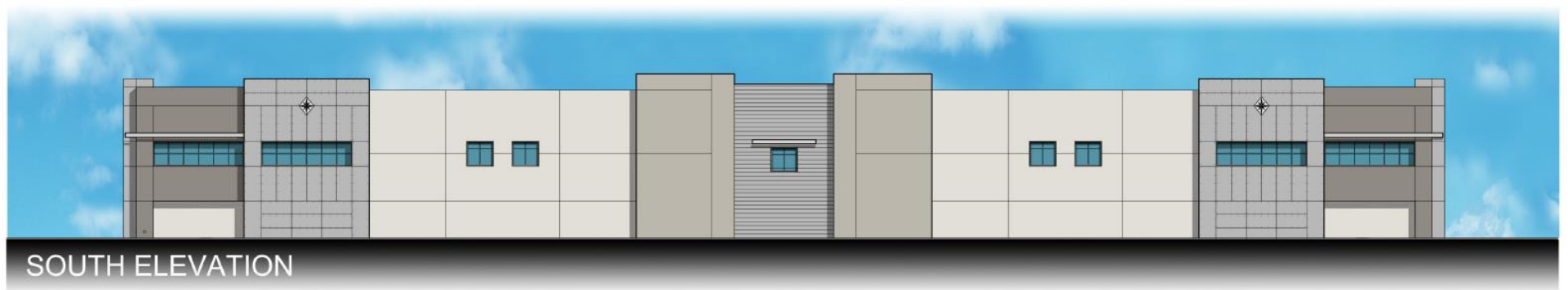


Exhibit C: Elevations (continued)



Exhibit F: Landscape Plan



Attachment “A”

FILE NO. PDEV16-009

DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

Planning Department; Land Development Section Conditions of Approval

Meeting Date: September 8, 2016
File No: PDEV16-009
Related Files: PMTT16-007 & PVAR16-001

Project Description: A Development Plan (PDEV16-009) to construct a 52,445-square foot industrial building on 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts. (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

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

CONDITIONS OF APPROVAL

The above-described Project shall comply with the following conditions of approval:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2010-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

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

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

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

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

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

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

2.3 Landscaping.

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

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

(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 Section.

(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 Section, prior to the commencement of the changes.

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

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

2.6 Outdoor Loading and Storage Areas.

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

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

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

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

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

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

(iii) The Planning Director may approve alternate screening methods.

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

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

2.7 Site Lighting.

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

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

2.8 Mechanical and Rooftop Equipment.

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

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

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

2.10 Signs.

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

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

2.12 Environmental Review.

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

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

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

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

2.13 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), 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 will be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

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

2.15 Additional Requirement. The approval of File No. PDEV16-009 shall not be final and complete until File No. PVAR16-001 has been approved by the Planning Commission, which will allow deviation from the minimum street setback along Mission Boulevard and Grove Avenue, as required by the Ontario Development Code, from 20 FT to 10 FT.



ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development and Environmental], Traffic/Transportation Division,
Ontario Municipal Utilities Company and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. PM-19721 RELATED FILE NO(S). PDEV16-009 / PMTT16-007	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: **Bryan Lirley, P.E. (909) 395-2137**

CITY PROJECT PLANNER & PHONE NO: **Jeanie Aguilo (909) 395-2418**

DAB MEETING DATE: **September 19, 2016**

PROJECT NAME / DESCRIPTION: **PM-19721, a Development Plan to construct a 52,400 square foot industrial building on approximately 2.8 acres.**

LOCATION: **Northwest corner of Grove Avenue and Mission Boulevard**

APPLICANT: **Fullmer/MG, LLC**

REVIEWED BY: 8/23/16
 Dean Williams **Date**
 Associate Engineer

APPROVED BY: 8/23/16
 Khoi Do, P.E. **Date**
 Assistant 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. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 - Variable width easement(s) on the west side of Grove Avenue for public street and utility purposes as shown on Tentative Parcel Map No. 19721
 - 66' wide easement for public street and utility purposes between Ontario Boulevard and California Street as shown on Tentative Parcel Map No. 19721

Property line corner 'cut-back' required at the intersection of _____ and _____.

- 1.02 Dedicate to the City of Ontario, the following easements:
 - 1. 20' public easement for waterline purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 1
 - 2. 20' public easement for waterline and sewer purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 2
 - 3. 30' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 4
 - 4. 15' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 5
 - 5. Water and storm drain easement across the property shall be provided for access and maintenance purposes as necessary

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

- 1.04 Vacate the following street(s) and/or easement(s):
 - 1. A portion of the 66' easement for public street purposes per M.B. 6/11 as shown on Tentative Parcel Map No. 19721
 - 2. A portion of the 60' easement for highway purposes per BK 373, page 267 deeds as shown on Tentative Parcel Map No. 19721
 - 3. Remaining 7' of 17' easement for state highway and incidental purposes per BK 540, page 337, O.R. recorded 9/23/1929
 - 4. Remaining 7' of 17' easement for state highway and incidental purposes per BK 542, page 91, O.R. recorded 9/17/1929

- 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 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.

 - (1) _____
 - (2) _____

- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 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 three (3) 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 Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.10 New Model Colony (NMC) Developments:

 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

- 1.11 **Other conditions:**

 - 1. **Recordation of 20' wide easement for sewer pipeline purposes and incidentals to Inland Empire Utilities Agency (IEUA) identified on Tentative Parcel Map No. 19721 as easement no. 3**

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

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

- 2.01 **Record Parcel Map No. 19721 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 **Submit a duplicate photo mylar 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 _____.
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
 - 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
 - 2.07 **Submit a soils/geology report.**
 - 2.08 **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) –Sewer easement per Section 1.11.**
 - Other: Union Pacific Railroad (UPRR) – if any construction work encroaches into UPRR R/W.**
 - 2.09 Dedicate to the City of Ontario the right-of-way described below:
_____ feet on _____
Property line corner 'cut-back' required at the intersection of _____
and _____.
 - 2.10 Dedicate to the City of Ontario the following easement(s): _____

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



- 2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein. 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.
- 2.13 **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.**
- 2.14 Other conditions: _____

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

- 2.15 **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	Mission Blvd.	Grove Ave.	California St.	Ontario Blvd.
Curb and Gutter	<input checked="" type="checkbox"/> New; 59 (+/-) ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 5(+/-) 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 checked="" type="checkbox"/> Widen 11 (+/-) additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<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 checked="" 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"/>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>



	Landscaping (w/irrigation)	(w/irrigation)	Landscaping (w/irrigation)	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 <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main (Extension) <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	Existing catch basin at south west intersection of California Street and Ontario Boulevard to be removed and relocated	_____



Other Improvements	_____	_____	_____	_____
--------------------	-------	-------	-------	-------

Specific notes for improvements listed in item no. 2.15, above: _____

- 2.16 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.17 **Reconstruct the full pavement structural section based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.**
- 2.18 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.
- 2.19 Other conditions: _____

C. SEWER

- 2.20 **A 8 inch sewer lateral is available for connection by this project in Grove Avenue. (Ref: Sewer plan bar code: S13633)**
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.22 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.
- 2.23 **Other conditions: No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**

D. WATER

- 2.24 **A 8 inch water main is available for connection by this project in California Street. (Ref: Water plan bar code: N/A) – Please note there is no record drawing information for the existing 8" waterline in California Street. Engineer will be required to pothole waterline for location verification prior to design.**
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water 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 impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service



connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.

2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website (www.OntarioCA.gov) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.

2.29 Other conditions: _____
 1. **No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**
 2. **Construct a new 8" public water line (1212 PZ) in Ontario Blvd, between Cucamonga Avenue and property (approximately 650 feet).**

E. RECYCLED WATER

2.30 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)

2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.

2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.

2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.

2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

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

2.36 Other conditions: _____
 1. **The Applicant/Developer shall design and construct street improvements along Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Improvements shall include signing and striping and appropriate pavement transitions to the satisfaction of the City Engineer.**
 2. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309. Any access shall comply with the required corner clearance distances per the City of**



Ontario Standard Drawing No. 1309.

3. **The Applicant/Developer shall design and construct in-fill public street lights along the property frontage of Mission Boulevard, California Street, and Ontario Boulevard in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans (i.e. Lamp Group II), City of Ontario Standard Drawing No. 5101, and to the satisfaction of the City Engineer.**
4. **Applicant/developer shall replace existing streetlight fixtures with City-approved LED equivalent fixtures, along project frontages of Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.**
5. **Gates shall remain open at all times during business hours.**
6. **Property frontages along California Street and Ontario Boulevard shall be signed "No Parking Anytime."**
7. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.**

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|---|--------------------------|
| <input checked="" type="checkbox"/> | 2.37 | Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.38 | Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.39 | Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.40 | 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. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.41 | Pay Storm Drain Development Impact Fee, approximately \$62,500, Fee shall be paid at the Building Department. Final amount shall be determined based on the approved site plan. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.42 | Other conditions: _____ | <input type="checkbox"/> |

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

- 2.43 401 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.

- 2.44 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>.**

- 2.45 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.46 File an application, together with an initial payment 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 three (3) 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 the Management Services Department at (909) 395-2353 to initiate the CFD application process.

- 2.47 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.

- 2.48 Other conditions: _____

K. FIBER OPTIC

- 2.49 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 in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Mission and Grove and into the on-site office area, see Fiber Optic Exhibit herein.**

- 2.50 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.**

L. Solid Waste

- 2.51 This site requires 2 separate 4 cubic yard bins, Please also reference the City's Solid Waste Manual**



location at:

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

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

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**
- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03 **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark 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 of all approved studies/reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-009 , and Parcel Map No. 19721

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. 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).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of 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.
15. **Two (2) copies of Water Quality Management Plan (WQMP)**
16. **One (1) copy of Hydrology/Drainage study**
17. **One (1) copy of Soils/Geology report**
18. **Payment for Final Map/Parcel Map processing fee**
19. **Three (3) copies of Final Map/Parcel Map**
20. **One (1) copy of approved Tentative Map**
21. **One (1) copy of Preliminary Title Report (current within 30 days)**
22. **One (1) copy of Traverse Closure Calculations**

Project File No. PM-19721
Project Engineer: Bryan Lirley, P.E.
Date: 08/15/16



- 23. **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.**
- 24. Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
- 25. Other: _____

Please refer to the Fiber Optic Master Plan for additional detail and information.

All conduit shall begin and terminate in a hand hole

Commercial properties shall terminate conduit in a 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". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet

Multifamily dwellings are considered commercial property.

Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the right-of-way at the extreme edge of a property.

Install Ontario Fiber Optic Hand Holes. 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' Min. Clearance From Existing /Proposed Utilities.

Construct and install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

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. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

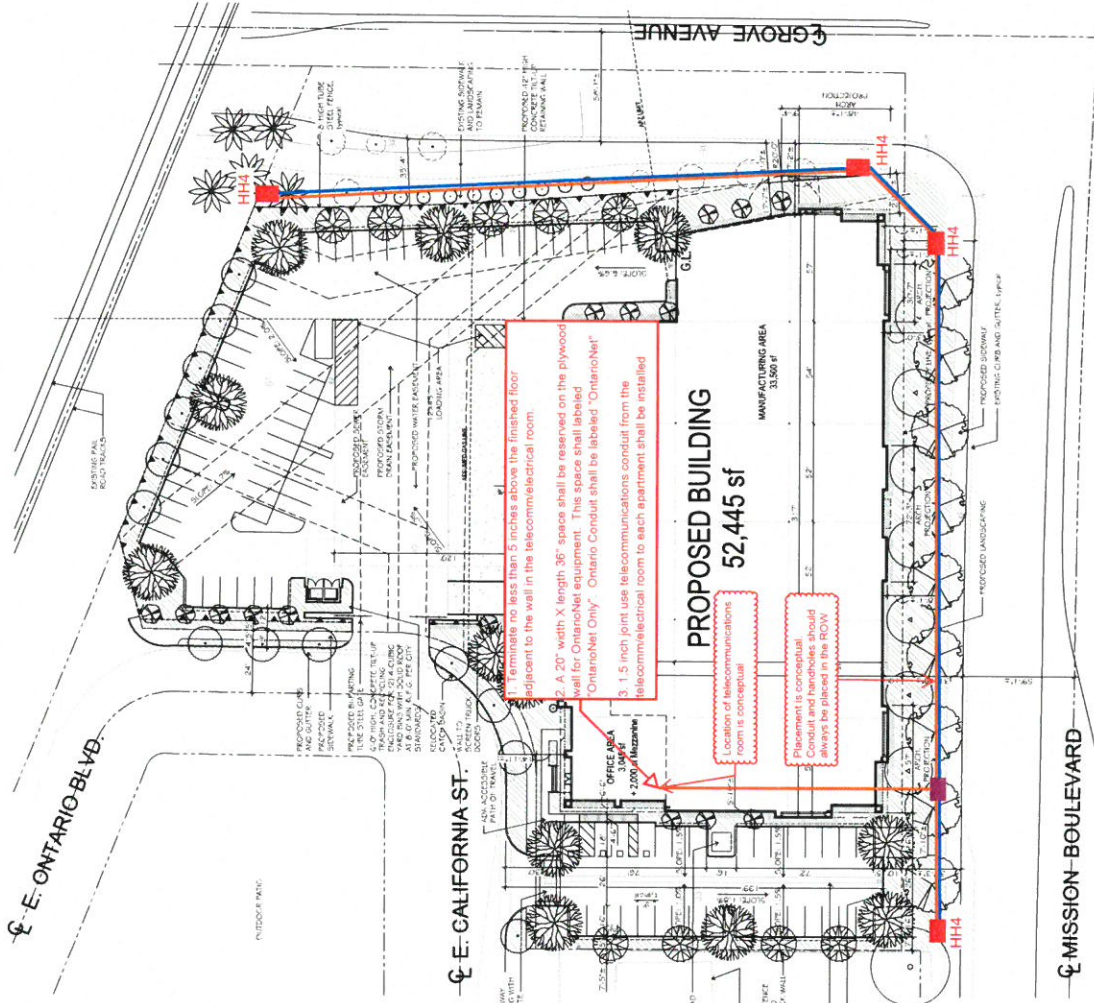
Comments/Reviewed By The Fiber Team (Anna Vaca) - 07/12/2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)



SITE PLAN

**MISSION and GROVE DEVELOPMENT
ONTARIO, CALIFORNIA**



OWNER / DEVELOPER
 M&J
 2532 WANNUT AVE. STE #230
 TUSTIN, CA 92780
 PHONE: (714) 263-0643
 CONTACT: JIM TULLIACRE

ARCHITECT
 HUNTER LANDSCAPE ARCHITECTS, INC.
 5403 CAMPUS DRIVE, 2ND FLOOR
 IRVINE, CA 92612
 PHONE: (949) 833-1930
 CONTACT: CALVIN J. CONSWORTH, AIA

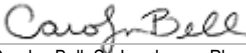
CIVIL ENGINEER
 VALDES ENGINEERING, INC.
 10000 WILSON AVENUE, SUITE 210
 LIFELAND, CA 91746-1001
 PHONE: (909) 942-4601
 CONTACT: MR. JEFFREY D. HUBER, RCE

LANDSCAPE ARCHITECT
 HUNTER LANDSCAPE
 711 FIVE AMES STREET
 TUSTIN, CA 92780
 PHONE: (714) 946-2400
 CONTACT: TOM HAYES

PROJECT DIRECTORY

Castle Costsworth Architects, Inc.
 30000 SERRANO AVENUE, SUITE 1000, TUSTIN, CALIFORNIA 92780

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

CONDITIONS OF APPROVAL	
Sign Off	
	7/13/16
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
--	---------------------------------

D.A.B. File No.: PDEV16-009 Rev 1	Case Planner: Jeanie Aquilo
--------------------------------------	--------------------------------

Project Name and Location: Mission and Grove Development Northwest corner Mission and Grove

Applicant/Representative: Fullmer – CC Architects 2495 Campus Dr. 2nf Floor Irvine, CA 92780

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 6/24/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan dated has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Sht 5, move water lines and backflow devices clear of front entry and walkway. Move irrigation and domestic meters to the east 25' and fire line to the west 40' to be clear of landscape planters.
- Sht 5 Provide min 5' landscape area on each side of transformer for screening and space for a tree planter. Provide 1 tree planter per 10 parking spaces and at each row end.
- Show and call out relocated telephone pole on California St. or note if underground.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
- Note for compaction to be no greater than 85% at landscape areas. Note all finished grades at 1 1/2" below finished surfaces.
- Note landscaped slopes greater than 3:1 shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 50% open area (11.8oz/sq yd). Landscaped slopes 2:1 or greater shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 39% open area (26.6 oz/sq yd).
- Show fence 12" from east property line and adjacent to north property line so that landscaping can be maintained inside the fence.

Landscape Plans

- Provide agronomical soil testing and include report on landscape construction plans.
- Show concrete mowstrips to identify property lines along open areas or between properties where a fence is not provided.
- Show 5% 48" box trees; 10% 36" box trees, 30% 24" box trees and 55% 15 gallon trees. Note 25% of trees to be native California trees, use at least 3 genus per project: Quercus agrifolia, Quercus wizlizenii, Quercus lobata, Sambucus Mexicana, Platanus Racemosa (riparian settings), Myrica californica (part shade) Heteromeles (tall shrub), Umbellularia californica (very slow growing) or Chilopsis.
- Add a note to the plans: Tree shall be selected at the nursery by an arborist or qualified landscape architect to meet the Guidelines for Nursery Tree Quality, urbantree.org. Trees without a straight

and center leader or with girdled or kinked roots will be rejected and replaced prior to certificate of occupancy.

12. Call out type of proposed irrigation system and include preliminary MAWA calculation.
13. Show landscape hydrozones to separate low water from moderate water landscape.
14. Replace short lived, poor performing plants such as *Agave vilmoriniana*, *Senna artemisioides* and *Dasyliion*.
15. Remove vines on tubular steel fences. They do not climb pickets. Show a hedge type shrub mass instead.
16. Show utilities on landscape plans.
17. Relocate trees outside of water and storm drain easement areas.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Assistant Planner
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Fire Department

DATE: April 15, 2016

SUBJECT: PDEV16-009 / A Development Plan to construct a 52,400-square foot industrial building on approximately 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01). Related Files: PMTT16-007 and PVAR16-001.

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
 - Standard Conditions of Approval apply, as stated below.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type IIIB Concrete tilt-up
- B. Type of Roof Materials: Wood, non-rated
- C. Ground Floor Area(s): 52,400 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 52,400 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

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.ci.ontario.ca.us, click on “Fire Department” and then on “Standards and Forms.”
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) 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.

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2250 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- 4.1 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 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.6 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.
- 4.7 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.

- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 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 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 The project shall retain a California Street address, to enable emergency responders to more quickly locate and gain access to the building.

<END.>



CITY OF ONTARIO

MEMORANDUM

TO: JEANIE AGUILO, PLANNING DEPARTMENT

FROM: DOUGLAS SOREL, POLICE DEPARTMENT

DATE: APRIL 14, 2016

SUBJECT: PDEV16-009 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL BUILDING GENERALLY LOCATED AT GROVE AVENUE AND MISSION BOULEVARD

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for walkways, driveways, doorways and other areas used by the public shall be provided and shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to call Douglas Sorel at (909) 395-2873 regarding any questions or concerns.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-009, PMTT16-007 & PVAR16-001

Address: NWC of Grove Ave & Mission Blvd.

APN: 1049-382-05 & 1049-172-01

Existing Land Use: Vacant

Proposed Land Use: Subdivide two parcels into 1 parcel and develop a 52,400 SF industrial building

Site Acreage: 2.8 acres Proposed Structure Height: 39 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: 5/9/16

CD No.: 2016-017

PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input checked="" type="checkbox"/> Zone 1	<input type="checkbox"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input checked="" type="checkbox"/> Avigation Easement Dedication
<input type="checkbox"/> Zone 1A	<input checked="" type="checkbox"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input checked="" type="checkbox"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="checkbox"/> Zone 4		Allowable Height: <u>39-27 ft range</u>	
<input type="checkbox"/> 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

Additional information is needed to complete the review for intensity calculations:

Provide an acreage breakdown showing the amount of land located in Safety Zone 1 and Safety Zone 2.

Airport Planner Signature: _____

TOP-Zoning Consistency Determination



File No.: PDEV16-009, PMTT16-007 & PVAR16-001 (Resubmitted 6/24/16)

Location: 1173 & 1176 E. California St., NWC Grove Ave. & Mission Blvd.

Project Description:

A Development Plan to construct a 52,400 sf industrial building, a Tentative Parcel Map to subdivide 2.8 acres into a single parcel, and a Variance to reduce the building setback from 20 ft to 10 ft, located at the NWC of Grove & Mission, within the IG & IL zoning districts (APNs: 1049-382-05 & 1049-172-01)

Prepared By:

Clarice Burden

Date:

7/18/16

Signature:

Clarice Burden

This project has been reviewed for consistency with The Ontario Plan Zoning Consistency project. The following was found:

- The existing TOP land use designation of the property is: **Industrial, Business Park & Right-of-Way**
The existing zoning of the property is: **IG, IL & ROW**

- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:
This proposed TOP land use change will:
 - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
 - Make the proposed project consistent with The Ontario Plan.

- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:
This proposed zone change will:
 - Make the zoning of the property consistent with The Ontario Plan;
 - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.

Additional Comments:

The project proposes to combine parcels, vacate a portion of right-of-way, dedicate a portion of right-of-way, and construct an industrial building including a request for a variance in setbacks. Portions of the property are within the Industrial, Business Park & Right-of-Way General Plan designations and the IG, IL & ROW zones.

In order to consolidate the property, a General Plan Amendment to Business Park and a Zone Change to IL, Light Industrial for the resulting parcel are required and will be processed by City staff concurrently with the project including the change to Right-of-Way for the dedicated portion of the property.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 23, 2016
SUBJECT: PDEV16-009

-
- The plan **does** adequately address the departmental concerns at this time.
 No comments
 Report below.

Conditions of Approval

1. The address for the site will be 1192 E California St

KS:lm



DEVELOPMENT ADVISORY BOARD DECISION

September 19, 2016

DECISION NO.: [insert #]

FILE NO.: PDEV16-020

DESCRIPTION: A Development Plan to construct an addition to an existing 426,406-square foot commercial building (Mathis Brothers Furniture) on approximately 19.23 acres of land, including a freestanding 8,000-square foot retail furniture store, and an attached 25,748-square foot addition to the existing building, for a total of 460,154 square feet, located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan; (APNs: 0210-205-12 and 0210-205-13) **submitted by Mathis Properties California, LLC.**

PART I: BACKGROUND & ANALYSIS

MATHIS PROPERTIES CALIFORNIA, LLC, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-020, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of two lots totaling approximately 19.23 acres of land, bordered by Concours Street to the north, Ferrari Lane to the east, Inland Empire Boulevard to the south and a public park to the west. The larger of the two lots, located at 4015 East Inland Empire Boulevard, is 17.01 acres in size, and is developed with a retail furniture store and offices. The smaller lot, located at 4100 East Concours Street, is 2.22 acres in size, and is currently undeveloped. The project site is depicted in Exhibit A (Aerial Photograph), attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on, and surrounding, the project site, are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Retail & Offices	Mixed Use	SP (Specific Plan)	Garden Commercial
<i>North</i>	Citizen's Business Bank Arena	Mixed Use	SP	Urban Commercial
<i>South</i>	Automobile Sales (Carmax)	Mixed Use	SP	Garden Commercial
<i>East</i>	Retail & Offices	Mixed Use	SP	Garden Commercial
<i>West</i>	Park	Mixed Use	SP	Open Space

(2) Project Description: In February 2006, the Development Advisory Board approved the construction of an approximate 426,400-square foot retail furniture store and office building on the project site. The building was subsequently completed in September 2007.

The Applicant is now requesting to expand the existing facility, adding a freestanding 8,000-square foot retail furniture/home furnishings store (mattress sales) within the existing parking area, resulting in the elimination of approximately 39 parking spaces within the southeasterly quadrant of the project site.

Additionally, the Applicant is requesting approval to construct a 25,748-square foot attached building addition at the northeasterly corner of the existing building, within the undeveloped portion of the project site. The building addition will provide additional warehouse area, with eleven dock-high loading doors, and an additional screened truck yard.

The Project has provided off-street parking pursuant to the “Furniture and Home Furnishings Stores”, “Warehousing”, and “General Business Offices” parking standards specified in the Development Code. The number of off-street parking spaces provided meets the minimum parking requirement for the Project. The off-street parking calculations for the Project is as follows:

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Existing Building:				
▪ Furniture/Home Furnishings Store	174,691	2.5 spaces for each 1,000 SF of GFA	437	
▪ Warehouse Area	201,109	One space for each 1,000 SF of GFA for the first 20,000 SF; plus, 0.5 space for each 1,000 SF thereafter	90	
▪ General Business Offices	50,606	4 spaces for each 1,000 SF of GFA	202	
▪ SUBTOTAL	426,406		729	729
Proposed Buildings:				
▪ Furniture/Home Furnishings Store	8,000	2.5 spaces for each 1,000 SF of GFA	20	
▪ Warehouse Expansion	25,748	One space for each 1,000 SF of GFA for the first 20,000 SF; plus, 0.5 space for each 1,000 SF thereafter	17	
▪ SUBTOTAL	33,748		37	37
TOTAL	460,154		766	766

The existing building is of concrete tilt-up construction. Architecturally, the building incorporates smooth-painted concrete, cultured stone veneer, v-groove and

built-up reveals, decorative cornice treatments, clerestory and storefront windows with clear anodized aluminum mullions and cool grey glazing, decorative light fixtures, and metal canopies at various locations. Additionally, the mechanical equipment is roof-mounted, and is obscured from public view by the building's parapet walls.

The proposed warehouse building addition will exactly match the existing building. Furthermore, the new dock-high loading doors will be screened from view of Ferrari Lane and Concoors Street by a minimum 8-foot high screen wall that exactly matches the existing site walls.

The proposed Sleep Center Building will be of stick construction. Architecturally, the building will incorporate a smooth stucco finish, cultured stone veneer, inset and built-up reveals, decorative cornice treatments, and storefront windows with clear anodized aluminum mullions and clear glazing. The mechanical equipment will be roof-mounted and obscured from public view by the building's parapet walls and, if necessary, equipment screens, which will incorporate design features consistent with the building architecture.

The proposed project illustrates the type of high-quality architecture promoted by the Development Code, and the Ontario Center Specific Plan, which is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;
- Articulation in the building parapet/roof line, which serves to accentuate the building's entries and breaks up large expanses of building wall;
- Variations in building massing;
- A mix of exterior materials, finishes and fixtures; and
- Incorporation of base and top treatments defined by changes in color, materials and recessed wall areas.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with Environmental Impact Report No. 88-2, which was certified by the City Council on March 19, 1991, and this Application introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental

assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (“DAB”) the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application, and concluded said hearing on that date; and

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

PART III: THE DECISION

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

SECTION 1: As the decision-making body for the Project, the DAB has reviewed and considered the information contained in the previously adopted Environmental Impact Report (EIR) No. 88-2, certified by the City Council on March 19, 1991, and supporting documentation. Based upon the facts and information contained in the EIR and supporting documentation, the DAB finds as follows:

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

(2) The previous EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

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

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

SECTION 2: Based upon 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 EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to EIR No. 88-2, which will require major revisions 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 EIR was prepared, that will require major revisions to the 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 EIR was certified, which shows any of the following:

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

(b) Significant effects previously examined will be substantially more severe than shown in the 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 EIR, would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 and 2, above, the DAB hereby concludes as follows:

(1) The Project 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 Ontario Center Specific Plan, and the Garden Commercial land use district, including standards relative

to the particular land use proposed (retail furniture store), 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

(2) The Project 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 proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. The environmental impacts of the Project were reviewed in conjunction with Environmental Impact Report No. 88-2, which was certified by the City of Ontario City Council on March 19, 1991. This application introduces no new significant environmental impacts; and

(4) The Project is consistent with the development standards set forth in the Ontario Center Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the Ontario Center Specific Plan, which are applicable to the Project, including those related to the particular land use being proposed (retail furniture store), as well as 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 a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable requirements of the Ontario Center Specific Plan; and

(5) The Project is consistent with the design guidelines set forth in the Ontario Center Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the Ontario Center Specific Plan, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable design guidelines of the Ontario Center Specific Plan.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Departmental reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 5: 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 6: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map



Exhibit B-1: Existing Site Plan

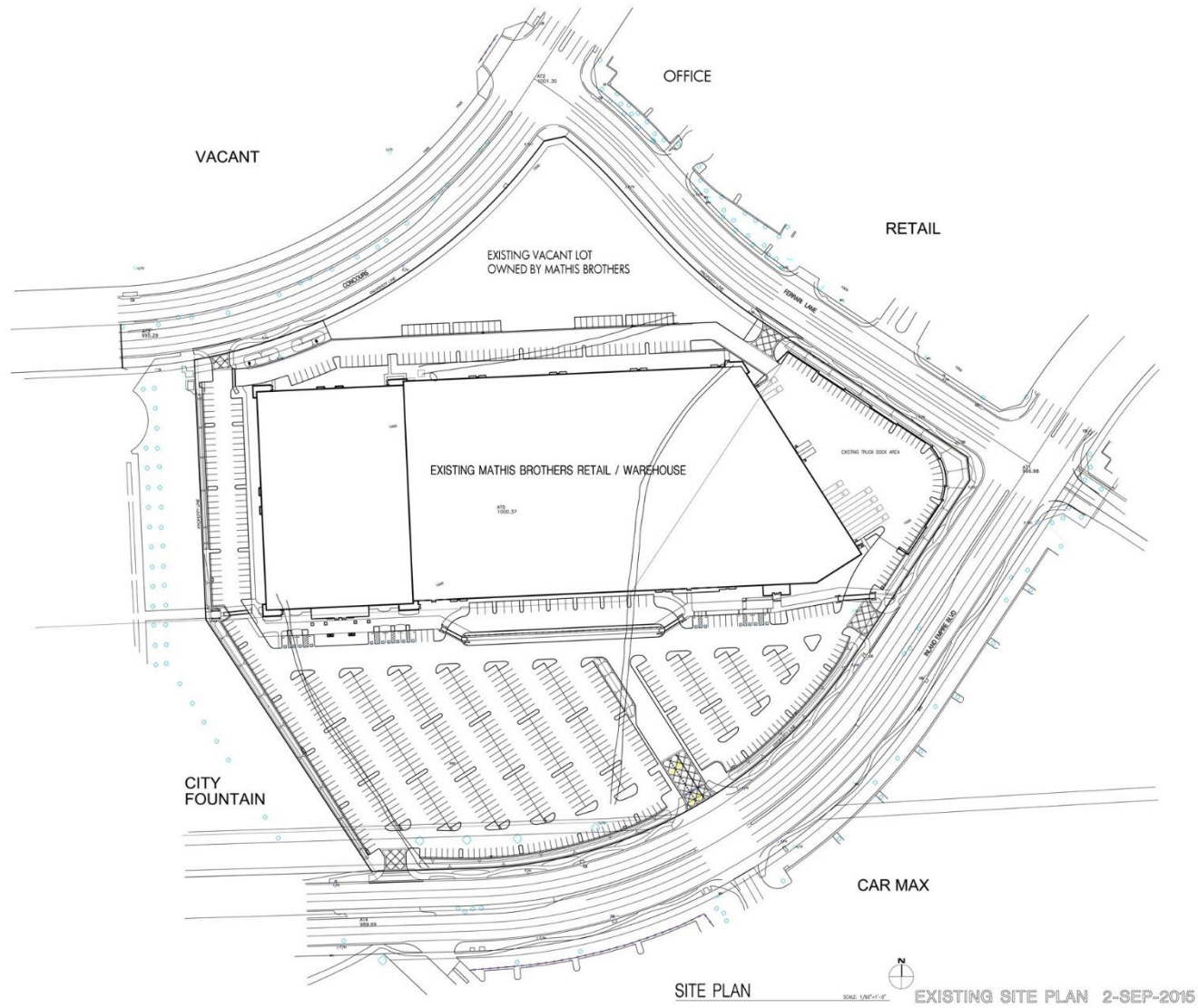


Exhibit B-2: Proposed Retail Building Site Plan

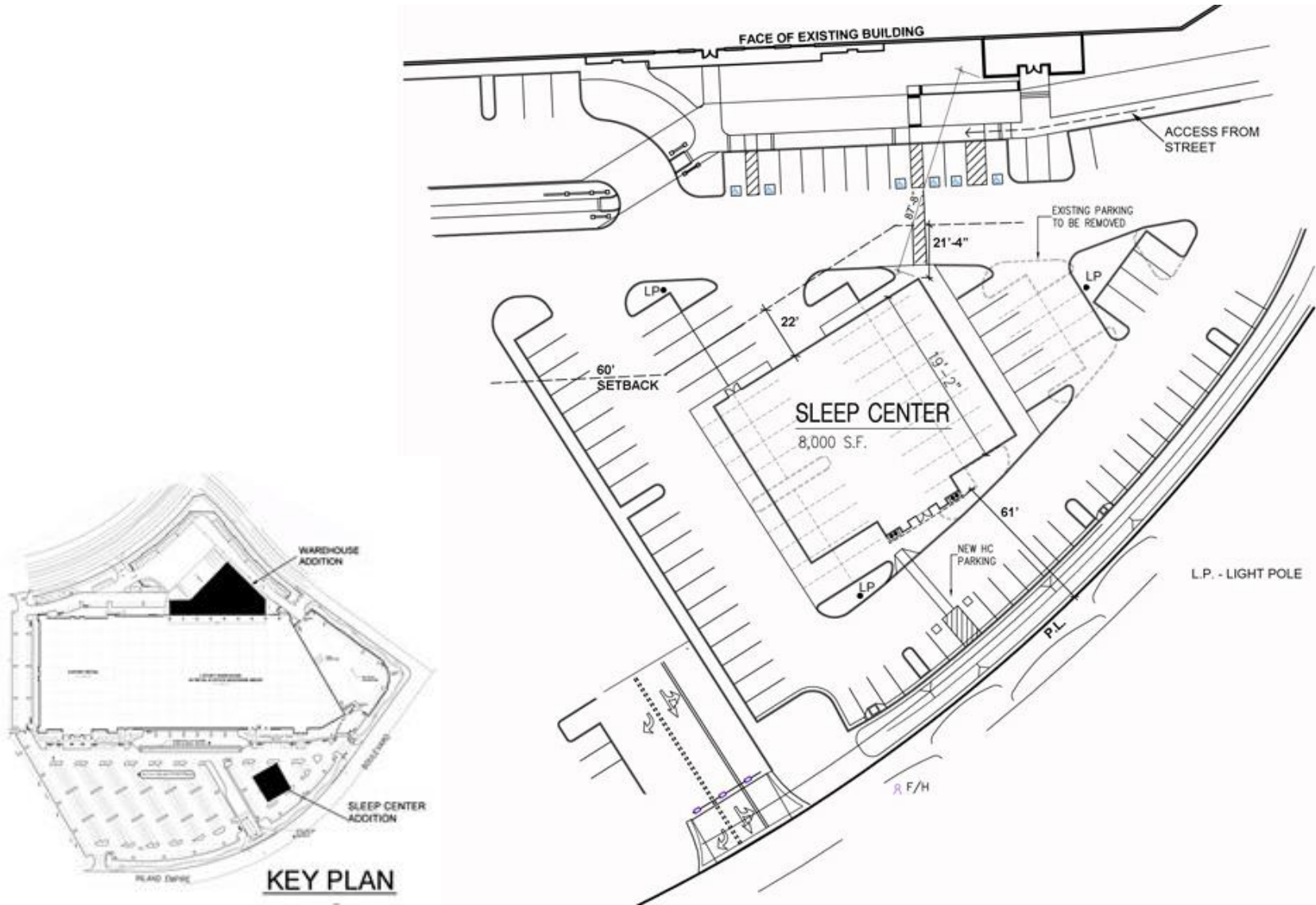


Exhibit B-3: Proposed Warehouse Expansion Site Plan

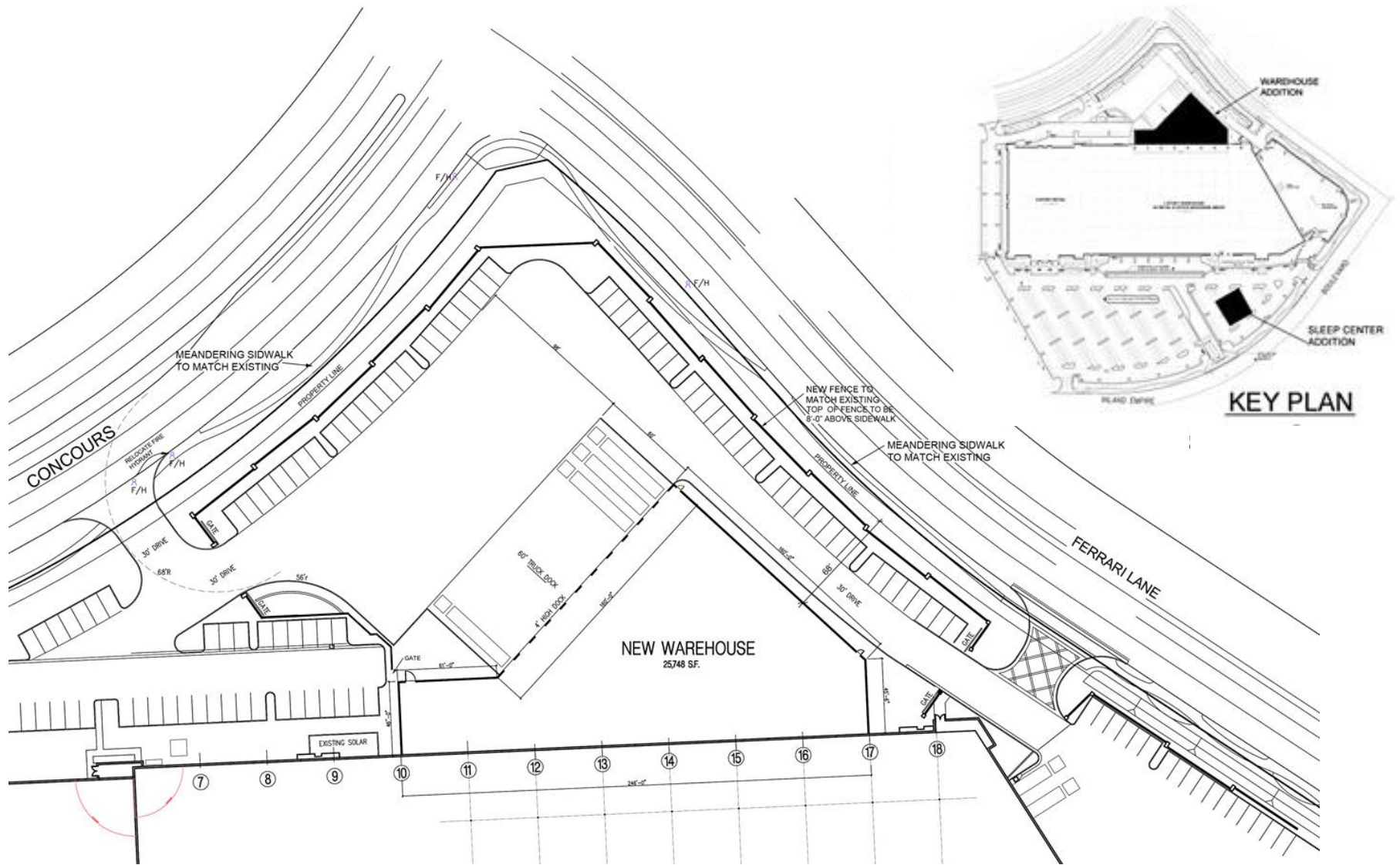


Exhibit C-1: Proposed Retail Building Elevations

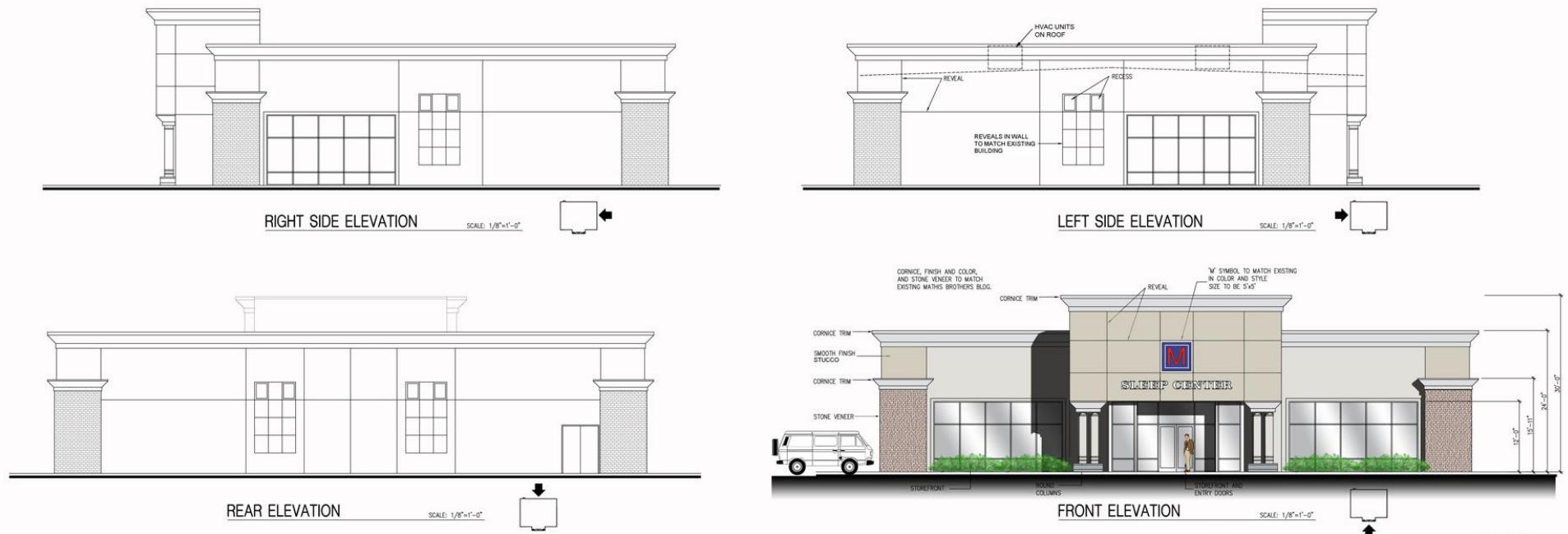


Exhibit C-2: Proposed Warehouse Expansion Elevations

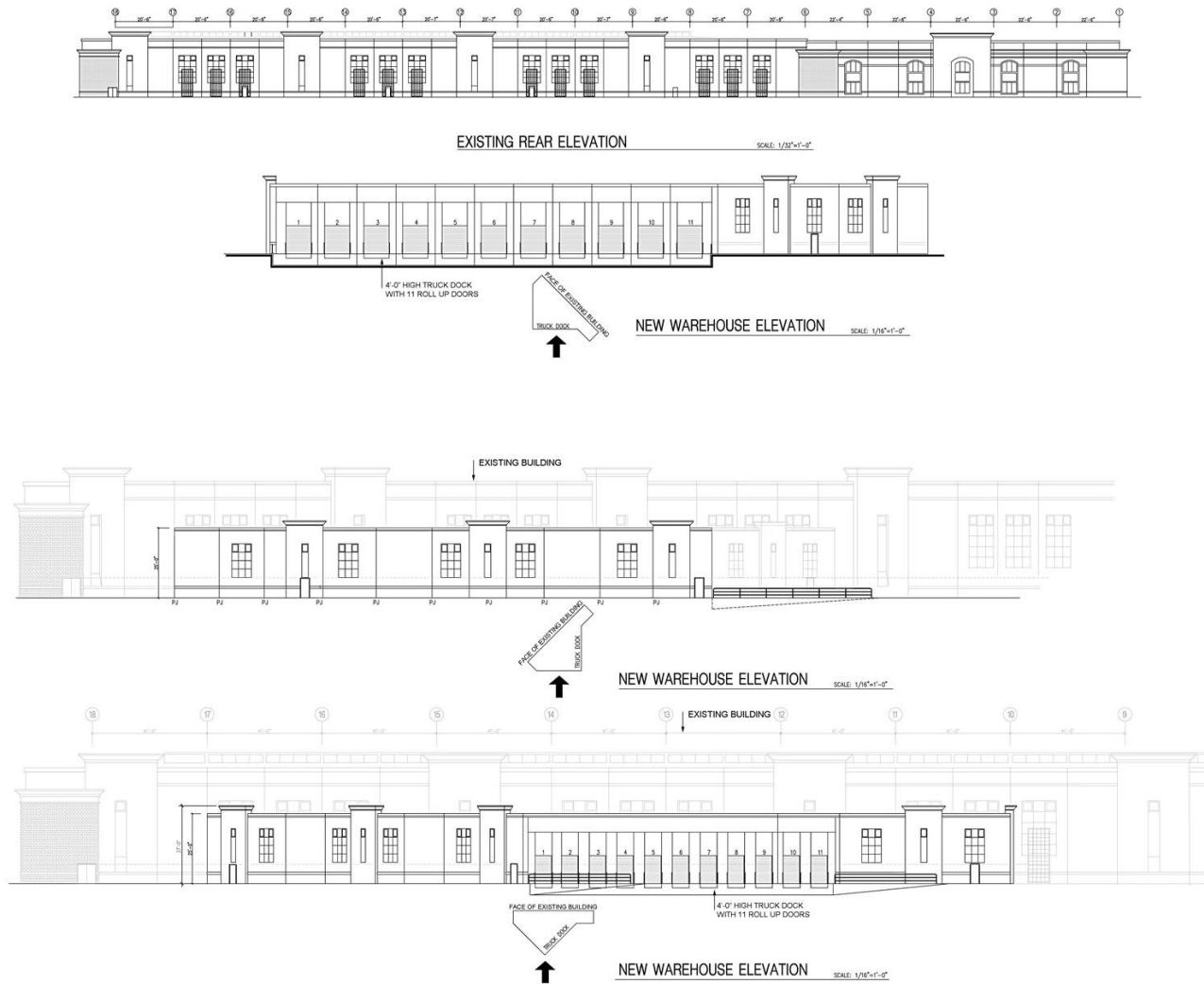


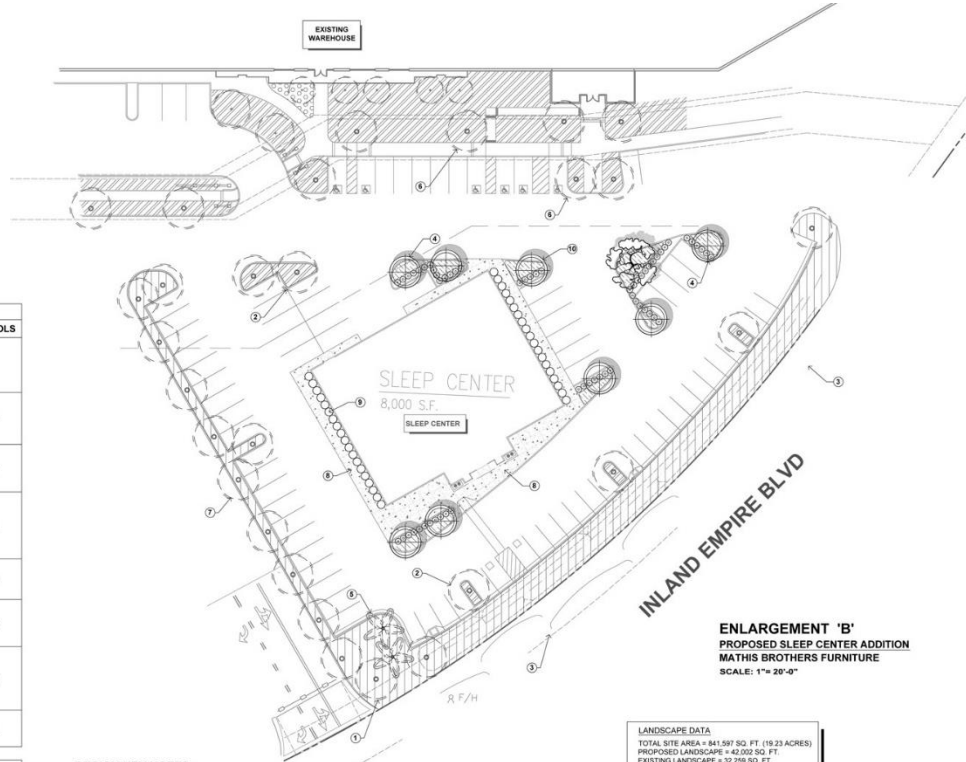
Exhibit D-1: Proposed Retail Building Landscape Plan

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	ASSORTED EXISTING TREES CONSISTING OF CRAPE MYRTLES, PODOCARPUS, KOELREUTERIA, ETC. SHALL REMAIN. PROTECT IN PLACE.		
	NEW STREET TREE ALONG CONCOURS STREET PODOCARPUS GRACILIOR, FERN PINE TO MATCH EXISTING 24" BOX SIZE.		M
	NEW FLOWERING ACCENT TREE LAGERSTROEMIA MUSKOGEE; CRAPE MYRTLE 36" BOX SIZE.	7	L
	LARGER CANOPY TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 36" BOX SIZE.	5	L
	VERTICAL SCREEN TREE ALONG BUILDING TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE.	13	M
	NEW KOELREUTERIA BIPINNATA, GOLDEN RAIN TREE ALONG FERRARI LANE 24" BOX SIZE.		M
	NEW PARKING LOT TREE KOELREUTERIA BIPINNATA, GOLDEN RAIN TREE 24" BOX SIZE.		M
	WASHINGTONIA ROBUSTA HYBRID, MEXICAN FAN PALM 18 FT. BTH LOCATED AT STREET CORNER.		L

PROPOSED SHRUB NAME		
	PROPOSED NEW SHRUBS & FOUNDATION PLANTING SHALL CONSIST OF: WESTRINGELIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE.	L
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE.	L
	LEUCOPHYLLUM F. GREEN CLOUD, TEXAS SAGE 5 GAL. SIZE.	L
	CALLISTEMON LITTLE JOHN, DWARF BOTTLE BRUSH 5 GAL. SIZE.	L
	ROSMARINUS O. 'TUSCAN BLUE', ROSEMARY SHRUB 5 GAL. SIZE.	L
	FEUJA A. BELLOWANA, PINEAPPLE GUAVA 5 GAL. SIZE.	L

SUGGESTED GROUND COVER/SHRUB MASS NAME		
	PROPOSED NEW SHRUBS & FOUNDATION PLANTING SHALL CONSIST OF: CAREX PRAEGRACILIS, CLUSTERED FIELD SEDGE 4" POTS @ 15" O.C.	M
	BACCHARIS PILULARIS 'TWIN PEAKS', DWARF COYOTE BUSH 1 GAL. SIZE @ 42" O.C.	L
	MULLENBERGIA RIENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L
	LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @ 24" O.C.	L



ENLARGEMENT 'B'
 PROPOSED SLEEP CENTER ADDITION
 MATHIS BROTHERS FURNITURE
 SCALE: 1" = 20'-0"

LANDSCAPE DATA
 TOTAL SITE AREA = 841,597 SQ. FT. (19.23 ACRES)
 PROPOSED LANDSCAPE = 42,000 SQ. FT.
 EXISTING LANDSCAPE = 32,259 SQ. FT.
 LANDSCAPE % = 9%

DESIGN KEY NOTES:

- 1 EXISTING ENTRY TREES CONSISTING OF CALIFORNIA FAN PALMS, CRAPE MYRTLES & PODOCARPUS SHALL REMAIN.
- 2 EXISTING PARKING LOT CANOPY TREE SHALL REMAIN.
- 3 EXISTING STREET FRONTAGE PLANTING SHALL REMAIN. PROTECT IN PLACE.
- 4 PROPOSED NEW PARKING LOT CANOPY TREE PER LEGEND.
- 5 EXISTING PALM TREES AT ENTRY DRIVE CORNER.
- 6 EXISTING TREES AT BUILDING ENTRY AND ALONG FACE OF BUILDING SHALL REMAIN.
- 7 PROPOSED NEW SCREEN WALL PER ARCH PLANS.
- 8 EXISTING CONC. APRON THIS AREA.
- 9 NEW SHRUB AND GROUND COVER PLANTING SHALL REMAIN.
- 10 NEW VERTICAL SCREEN TREE AGAINST BUILDING.
- 11 PROPOSED MEANDERING CONC. WALKWAY TO MATCH EXISTING ALONG CONCOURS STREET AND FERRARI LANE.
- 12 CONNECT NEW MEANDERING CONC. WALKWAY TO EXISTING APPROX. THIS LOCATION.
- 13 PROPOSED NEW SCREEN SHRUBS ALONG PARKING STALLS.
- 14 COLORFUL ACCENT PLANTING AT STREET CORNER.
- 15 PROPOSED WASHINGTONIA PALM TREES AND CRAPE MYRTLES.
- 16 NEW PLANTING BEHIND WALL.

GENERAL NOTES:
 ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES SHALL BE SCREENED WITH EVERGREEN PLANT MATERIAL, ONCE FINAL LOCATIONS HAVE BEEN DETERMINED. A MIN. OF 5'-0" FLAT AREA FOR SCREENING SHALL BE PROVIDED. (WALL BE REFLECTED ON FINAL CDS.)

CONCEPTUAL PLAN NOTE:
 THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
 THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WATER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-181 WATER ORDINANCE.

EXISTING TREES & OTHER PLANTINGS NOTES:
 ALL EXISTING TREES, SHRUBS, AND GROUND COVERS SHALL REMAIN UNLESS OTHERWISE NOTED.
 • ALL FINISH GRADES SHALL BE A MIN. 1" BELOW HARDSCAPE SURFACES.
 • AGRONOMICAL SOIL TESTING WITH REPORT WILL BE REQUIRED AT TIME OF FINAL CDS.
 • FINAL LOCATIONS OF LIGHT STANDARDS, FIRE HYDRANTS, WATER AND SEWER LINES ONCE DETERMINED SHALL NOT CONFLICT WITH TREE LOCATIONS.

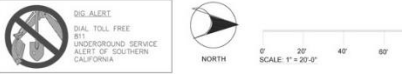
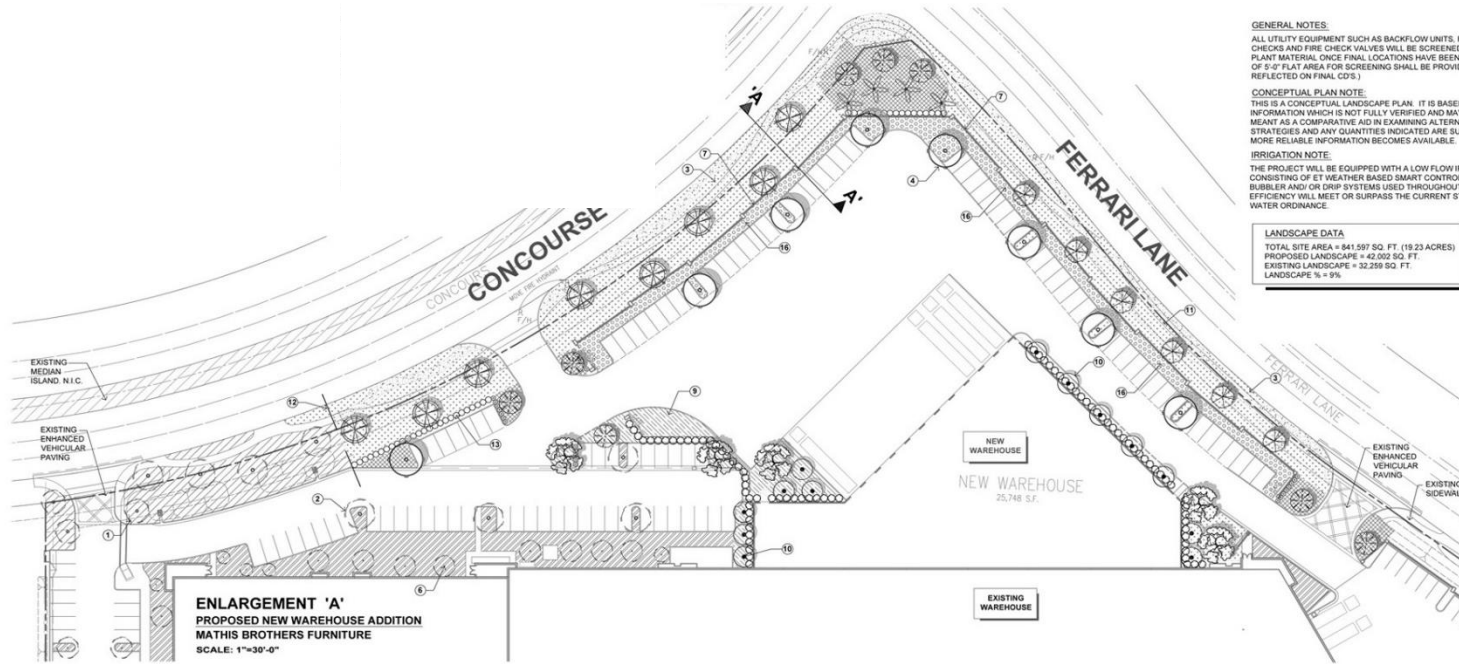


Exhibit D-2: Proposed Warehouse Expansion Landscape Plan



GENERAL NOTES:
 ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED. A MIN. OF 2'-0" FLAT AREA FOR SCREENING SHALL BE PROVIDED. (WILL BE REFLECTED ON FINAL CDS.)

CONCEPTUAL PLAN NOTE:
 THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
 THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

LANDSCAPE DATA
 TOTAL SITE AREA = 841,597 SQ. FT. (19.23 ACRES)
 PROPOSED LANDSCAPE = 42,002 SQ. FT.
 EXISTING LANDSCAPE = 32,259 SQ. FT.
 LANDSCAPE % = 9%

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	ASSORTED EXISTING TREES CONSISTING OF: CRAPE MYRTLES, PODOCARPUS, KOELREUTERIA, ETC. SHALL REMAIN. PROTECT IN PLACE.		
	NEW STREET TREE ALONG CONCOURS STREET PODOCARPUS GRACILIOR, FERN PINE TO MATCH EXISTING 24" BOX SIZE.		M
	NEW FLOWERING ACCENT TREE: LAGERSTROMIA MUSKOGEE, CRAPE MYRTLE 30" BOX SIZE.	7	L
	LARGER CANOPY TREE: QUERCUS AGRIFFOLIA, COAST LIVE OAK 36" BOX SIZE.	5	L
	VERTICAL SCREEN TREE ALONG BUILDING: TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE.	13	M

	NEW PARKING LOT TREE KOELREUTERIA BIPINNATA, GOLDEN RAIN TREE 24" BOX SIZE.		M
	WASHINGTONIA ROBUSTA HYBRID, MEXICAN FAN PALM 18 FT. BTH. LOCATED AT STREET CORNER.		L
	PROPOSED SHRUB NAME PROPOSED NEW SHRUBS & FOUNDATION PLANTING SHALL CONSIST OF:		WUCOLS
	WESTRINGARIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE.		L
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE.		L
	LEUCOPHYLLUM F. GREEN CLOUD, TEXAS SAGE 5 GAL. SIZE.		L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE.		L
	ROSMARINUS O. 'TUSCAN BLUE', ROSEMARY SHRUB 5 GAL. SIZE.		L
	FELICIA A. SELLOWIANA, PINEAPPLE GUAVA 5 GAL. SIZE.		L

SUGGESTED GROUND COVER/SHRUB MASS NAME		WUCOLS
PROPOSED NEW SHRUBS & FOUNDATION PLANTING SHALL CONSIST OF:		
CAREX PHAEOGRACILIS, CLUSTERED FIELD SEDGE 4" POTS @ 15" O.C.		M
BACCHARIS PILLULARIS 'TWIN PEAKS', DWARF COYOTE BUSH 1 GAL. SIZE @ 42" O.C.		L
MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.		L
SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.		L
LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @ 24" O.C.		L
	EXISTING STREET FRONTAGE PLANTING SHALL REMAIN. "PROTECT IN PLACE"	
	EXISTING SHRUB AND GROUND COVER PLANTING SHALL REMAIN. PROTECT IN PLACE.	
	NEW COLORFUL PLANTING AT ENTRY DRIVES.	
	NEW ASSORTED ACCENT/GROUND COVER PLANTING ALONG STREET FRONTAGES.	
	NEW GROUND COVER PLANTING AT BUILDING.	
	NEW PLANTING ALONG BACK OF SCREEN WALL.	

NOTE: COMPACTION OF PLANTER BEDS SHALL NOT EXCEED 85% COMPACTION.

- NOTES:**
- ALL FINISH GRADES SHALL BE MIN. 1/2" BELOW HARDSCAPE SURFACES.
 - AGRONOMICAL SOIL TESTING WITH REPORT WILL BE REQUIRED AT TIME OF FINAL CDS.
 - FINAL LOCATIONS OF LIGHT STANDARDS, FIRE HYDRANTS, WATER AND SEWER LINES ONCE DETERMINED SHALL NOT CONFLICT WITH TREE LOCATIONS.

EXISTING TREES & OTHER PLANTINGS
 ALL EXISTING TREES, SHRUBS, AND GROUND COVERS SHALL REMAIN UNLESS OTHERWISE NOTED.



Attachment “A”

FILE NO. PDEV16-020

DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

Planning Department Land Development Section Conditions of Approval

Meeting Date: 9/19/2016

File No: PDEV16-020

Project Description: A Development Plan to construct an addition to an existing 426,406-square foot commercial building (Mathis Brothers Furniture) on approximately 19.23 acres of land, including a freestanding 8,000-square foot retail furniture store, and an attached 25,748-square foot addition to the existing building, for a total of 460,154 square feet, located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan (APNs: 0210-205-12 & 0210-205-13); **submitted by Mathis Properties California, LLC.**

Prepared By: Charles Mercier, Senior Planner
Phone: 909.395.2425 (direct)
Email: cmercier@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. 2010-021 on March 16, 2010. 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 Section.

(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 Section.

(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 Section, prior to the commencement of the changes.

(e) At the northerly side of the proposed "Sleep Center," the concrete walkway shall extend the full width of the building.

(f) At the "Sleep Center," provide a minimum 4-foot wide continuous landscaped planter, which extends the full length of the easterly and westerly (side) building elevations. Said planter shall wrap to the front of the building, terminating at the building entry popout.

(g) The landscaped planter located at the southwesterly corner of the "Sleep Center" pad shall be substantially increased in area, increasing the width by a minimum of 5 feet.

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) The new Concourse Street driveway shall be provided with an enhanced paving treatment that matches the existing driveways into the project site. The enhanced paving treatment shall extend from the street property line, to the first intersecting drive aisle.

(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 any other purpose than parking.

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

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

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

2.6 Outdoor Loading and Storage Areas.

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

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

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

2.7 Site Lighting.

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

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

2.8 Mechanical and Rooftop Equipment.

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

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

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

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

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

2.12 Architectural Treatment. The exterior elevations of the Sleep Center Building shall be revised as follows:

(a) The entry element on the front of the Sleep Center Building shall be fully walled and finished on four sides, and shall include details appropriate to the building (i.e., decorative cornice

treatment), so as to be a fully three-dimensional, four-sided element of the building, to the satisfaction of the Planning Director.

(b) Glazing shall be provided at the top corners of the grid reveals shown on the side and rear exterior elevations of the Sleep Center Building (identified as “recesses” on the plans), consistent with the architectural elements of the existing main building (Note: Spandrel glass may be used).

2.13 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with Environmental Impact Report No. 88-2, which was certified by the City of Ontario City Council on March 19, 1991. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.15 Additional Fees.

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

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

2.16 Additional Requirements.

(a) Prior to building permit issuance, a Parcel Map or Lot Line Adjustment, as determined by the City Engineer, shall be recorded, which removes the common property line between parcels 1 and 2 of Parcel Map No. 18192.



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director

FROM: Chuck Mercier,

DATE: April 28, 2016

SUBJECT: FILE #: PDEV16-020

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, May 12, 2016**.

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

PROJECT DESCRIPTION: A request for Development Plan approval to construct one commercial building totaling 8,000 square feet and construct a 25,748 square foot addition to an existing warehouse on approximately 19.23 acres of land located at 4105 East Inland Empire Boulevard within the Garden Commercial land use district of the Ontario Center Specific Plan.

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

- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Department

Signature

Title

Date

Airport Planning Department
Lorena Mejia
Associate Planner
5/9/16

Item D - 21 of 46

CD: 2016-033

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-020
 Address: 4100 E Concourses St
 APN: 210-205-13
 Existing Land Use: Vacant
 Proposed Land Use: 25,748 SF warehouse addition to Mathis Brothers
 Site Acreage: 2.22 Proposed Structure Height: 27 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Chuck Mercier
 Date: 6/9/16
 CD No.: 2016-033
 PALU No.: n/a

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

- | Safety | Noise Impact | Airspace Protection | Overflight Notification |
|-------------------------------|---------------------------------------|---|--|
| <input type="radio"/> Zone 1 | <input type="radio"/> 75+ dB CNEL | <input type="radio"/> High Terrain Zone | <input type="radio"/> Avigation Easement Dedication |
| <input type="radio"/> Zone 1A | <input type="radio"/> 70 - 75 dB CNEL | <input checked="" type="checkbox"/> FAA Notification Surfaces | <input type="radio"/> Recorded Overflight Notification |
| <input type="radio"/> Zone 2 | <input type="radio"/> 65 - 70 dB CNEL | <input checked="" type="checkbox"/> Airspace Obstruction Surfaces | <input checked="" type="checkbox"/> Real Estate Transaction Disclosure |
| <input type="radio"/> Zone 3 | <input type="radio"/> 60 - 65 dB CNEL | <input type="radio"/> Airspace Avigation Easement Area | |
| <input type="radio"/> Zone 4 | | Allowable Height: 85 ft | |
| <input type="radio"/> Zone 5 | | | |

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

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

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____

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

PRELIMINARY PLAN CORRECTIONS	
Sign Off	
	08/11/2016
Jamie Richardson, Associate Landscape Planner	Date

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

D.A.B. File No.: PDEV16-020	Case Planner: Chuck Mercier
--------------------------------	--------------------------------

Project Name and Location:
 Mathis Brothers Furniture Warehouse Addition
 4105 E Inland Empire Blvd.

Applicant/Representative:
 Ron Bartlo & Associates, Inc.
 19522 Jasper Hill Road
 Trabuco Canyon, CA 92679

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 08/28/2016) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

PREVIOUS DAB CONDITIONS OF APPROVAL – 04/28/2016

1. Provide a tree inventory for existing trees include genus, species, canopy width and condition. Show and note trees proposed to be removed. Add tree protection notes on construction and demo plans.
2. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
3. Note for agronomical soil testing and include report on landscape construction plans.

DAB CONDITIONS OF APPROVAL – 08/12/2016

1. Provide landscape planter areas around the new Sleep Center building for accent and foundation planters.



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director (Copy of memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer (Antonio)
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang , IT Department
David Simpson , Development/IT (Copy of memo only)

FROM: Chuck Mercier,

DATE: July 28, 2016

SUBJECT: FILE #: PDEV16-020

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, August 11, 2016**.

PROJECT DESCRIPTION: A Development Plan to construct a commercial building totaling 8,000 square feet and a 25,748 square foot addition to an existing 400,658-square foot furniture store and office building on approximately 19.23 acres of land located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan. Related File: PDEV05-061.

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

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Engineering (Land)

Department

[Signature]

Signature

Eng. Assistant

Title

09/07/16

Date



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Engineering Services Division [Land Development and Environmental], Traffic/Transportation Division, Ontario Municipal Utilities Company and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN	<input type="checkbox"/> PARCEL MAP	<input type="checkbox"/> TRACT MAP
<input type="checkbox"/> OTHER	<input type="checkbox"/> FOR CONDOMINIUM PURPOSES	
PROJECT FILE NO. PDEV16-020		
RELATED FILE NO(S). PDEV05-061		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__		

CITY PROJECT ENGINEER & PHONE NO: Antonio Alejos (909) 395-2384 *A.A.*

CITY PROJECT PLANNER & PHONE NO: Chuck Mercier (909) 395-2425

DAB MEETING DATE: September 19, 2016

PROJECT NAME / DESCRIPTION: PDEV16-020, a Development Plan to construct a 25,748 SF addition to an existing warehouse and one commercial building totaling 8,000 SF

LOCATION: 4105 E Inland Empire Boulevard

APPLICANT: Mathis Properties California, LLC

REVIEWED BY: *[Signature]* 9/6/16
Omar Gonzalez, P.E. Date
Sr. Associate Civil Engineer

APPROVED BY: *[Signature]* 9/7/16
Khoi Do, P.E. Date
Assistant 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. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- 1.02 Dedicate to the City of Ontario, the following easements:
- 1.03 Restrict vehicular access to the site as follows:
- 1.04 Vacate the following street(s) and/or easement(s):
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
 (1) _____
 (2) _____
- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 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 three (3) 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 Management Services at (909) 395-2353 to



initiate the CFD application process.

- 1.10 New Model Colony (NMC) Developments:
 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.11 Other conditions:

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

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

- 2.01 Record Parcel Map No. _____ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar 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 Parcel Map 18192 (Map Book 218 Pgs. 48-49)**
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____ .
- 2.05 **Apply for a:** Certificate of Compliance with a Record of Survey; **Lot Line Adjustment (to merge Parcel 1 and Parcel 2 of Parcel Map 18192)**
 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 **Submit a soils/geology report.**
- 2.08 **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)
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: OmniTrans – for bus turnout.**



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

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

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

- 2.15 **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	Concours St	Ferrari Ln	Inland Empire BI	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L	<input checked="" type="checkbox"/> Relocate and reconstruct along proposed bus turnout	<input type="checkbox"/> New; ___ ft. from C/L	<input type="checkbox"/> New; ___ ft. from C/L
	<input type="checkbox"/> Replace damaged	<input type="checkbox"/> Replace	<input type="checkbox"/> Replace damaged	<input type="checkbox"/> Replace damaged
	<input type="checkbox"/> Remove	<input type="checkbox"/> Replace	<input type="checkbox"/> Remove	<input type="checkbox"/> Remove
AC Pavement	<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement
	<input type="checkbox"/> Widen ___ additional feet along frontage,	<input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't	<input type="checkbox"/> Widen ___ additional feet along frontage,	<input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't



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 Commercial <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New Commercial <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> Modify at south west corner of Concours St & Ferrari Ln to make ADA compliant <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> Modify at south west corner of Ferrari Ln & Concours St to make ADA compliant <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input checked="" type="checkbox"/> Relocate fire hydrant at proposed bus turnout	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<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
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main (Extension) <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify Existing if ADA ramp conflicts	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify Existing if ADA ramp conflicts	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing



Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> Upgrade to LED <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Upgrade to LED <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Upgrade to LED <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
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
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	_____	<input checked="" type="checkbox"/> Existing curb, gutter, signs & fire hydrant at proposed bus turnout shall be relocated and reconstructed	_____	_____
Fiber Optic Improvements (See Sec. 2.F)	_____	_____	<input checked="" type="checkbox"/> New Fiber Optic system	_____

Specific notes for improvements listed in item no. 2.15, above: _____

- 2.16 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.17 Reconstruct the full pavement structural section based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 2.18 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.
- 2.19 Other conditions: _____

C. SEWER

- 2.20 A ___ inch sewer lateral is available for connection by this project in Grove Avenue. (Ref: Sewer plan bar code:)
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.



- 2.22 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.
- 2.23 Other conditions:e

D. WATER

- 2.24 A __inch water main is available for connection by this project in California Street. (Ref: Water plan bar code: N/A) – Please note there is no record drawing information for the existing 8" waterline in California Street. Engineer will be required to pothole waterline for location verification prior to design.
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately ____ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water 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 impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.
- 2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website (www.OntarioCA.gov) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.
- 2.29 Other conditions: _____

E. RECYCLED WATER

- 2.30 A _____inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.
- 2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.



Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.

2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:

1. On-site and off-site circulation
2. Traffic level of service (LOS) at 'build-out' and future years
3. Impact at specific intersections as selected by the City Engineer

2.36 Other conditions: _____

1. The Applicant/Developer shall design and construct a sidewalk to all applicable standards, along project frontage facing Concours Street and Ferrari Lane. The new sidewalk will connect to existing sidewalk on both Concours Street and Ferrari Lane.
2. The Applicant/Developer shall construct the proposed driveway on Concours Street per City Standard Drawing Number 1204.
3. The Applicant/Developer shall limit the proposed driveway on Concours Street to right-turn-only access.
4. The Applicant/Developer shall install appropriate traffic control devices in accordance with all applicable standards, including one-way sign and object marker assembly in the median island on Concours Street.
5. The Applicant/Developer shall replace existing street lighting fixtures with current LED-equivalent fixtures, along project frontages of Inland Empire Boulevard, Ferrari Lane and Concours Street. Street light conversion shall be in accordance with the City's Traffic and Transportation Design Guidelines.
6. The Applicant/Developer shall post "No Stopping Anytime" signs along the projects frontage facing Concours Street and Ferrari Lane.
7. The Applicant/Developer shall design and construct a bus turnout on the west side of Ferrari Lane, south of Concours Street, in accordance with Omnitrans Guidelines. Additional right-of-way dedication may be required.
8. The Applicant/Developer shall modify the existing wheelchair ramp on the southwest corner of Concours Street and Ferrari Lane, to be compliant with current ADA requirements. Modifications shall comply with all applicable standards.
9. Gates shall remain open at all times during regular business hours. A minimum of one truck length shall be provided between the property line and proposed gate.

G. DRAINAGE / HYDROLOGY

2.37 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.



- 2.38 Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans.
- 2.39 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.
- 2.40 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.
- 2.41 **Pay Storm Drain Development Impact Fee, approximately \$485,154.00, Fee shall be paid at the Building Department. Final amount shall be determined based on the approved building plan.**
- 2.42 Other conditions: _____

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

- 2.43 401 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.
- 2.44 **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>.**
- 2.45 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.46 File an application, together with an initial payment 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 three (3) 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 the Management Services Department at (909) 395-2353 to initiate the CFD application process.



- 2.47 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.
- 2.48 Other conditions: _____

K. FIBER OPTIC

- 2.49 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 in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Inland Empire Boulevard and into the on-site office area, see Fiber Optic Exhibit herein.
- 2.50 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

L. Solid Waste

- 2.51 This site requires two (2) additional four (4) cubic yard bins, please also reference the City's Solid Waste Manual location at:
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

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

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.
- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.



- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark 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 of all approved studies/reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-020, and Parcel Map No. 18192

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. 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).
6. **Three (3) sets of Public Street (for Bus Turnout) improvement plan with street cross-sections**
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of 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.
15. **Two (2) copies of Water Quality Management Plan (WQMP)**
16. **One (1) copy of Hydrology/Drainage study**
17. **One (1) copy of Soils/Geology report**
18. Payment for Final Map/Parcel Map processing fee
19. Three (3) copies of Final Map/Parcel Map
20. One (1) copy of approved Tentative Map
21. **One (1) copy of Preliminary Title Report (current within 30 days)**
22. One (1) copy of Traverse Closure Calculations

Project File No. PDEV16-020
Project Engineer: Antonio Alejos
Date: 08/31/16



23. 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.
24. Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
25. **Other:**
a.) **Three (3) sets of Fiber Optic improvement plan**
b.) **Lot Line Adjustment Document**

PDEV16-020 v.1

Fiber Optic Exhibit

Install Ontario Fiber Optic Hand Hole HH-2 (17" x 30" x 24"). Newbasis Part # PCA-PCA173024-90116 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' Min. Clearance From Existing /Proposed Utilities.

Construct and Install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

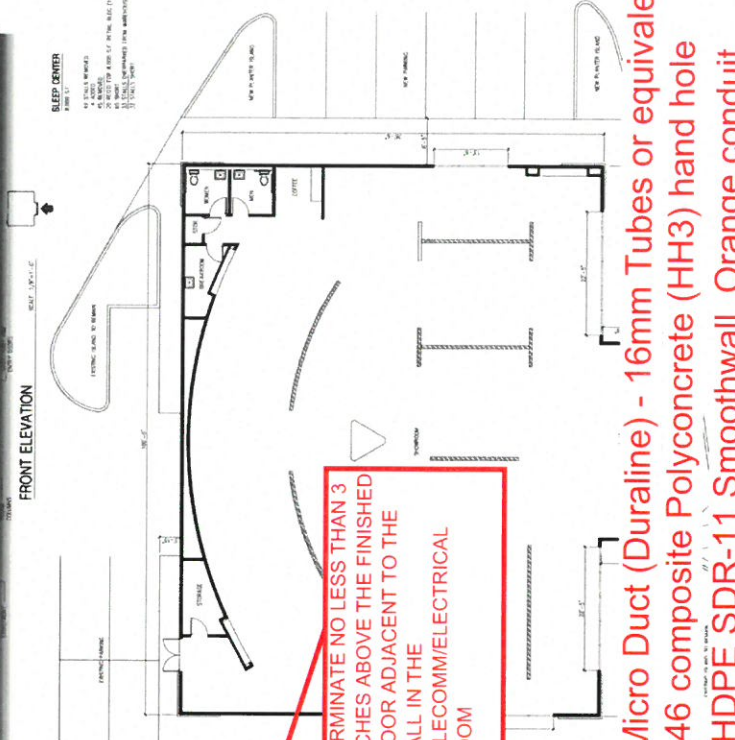
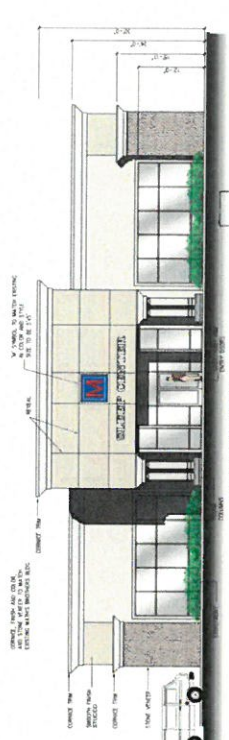
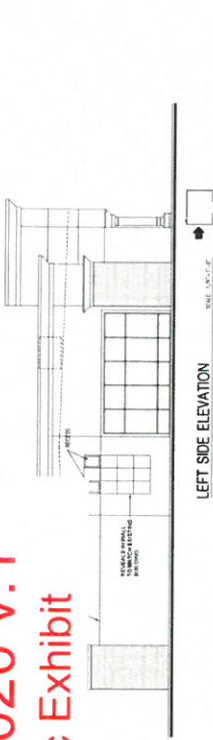
Construct and Install Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard for Commercial Buildings. (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

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.

All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.



- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or equivalent
- One (1) 30x48x46 composite Polyconcrete (HH3) hand hole
- One (1) 2 inch HDPE SDR-11 Smoothwall Orange conduit
- One (1) 13x24x18 composite Polymer Concrete (HH1) hand hole

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Chuck Mercier
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 2, 2016
SUBJECT: PDEV16-020

1. The plan **does** adequately address the departmental concerns at this time.
No comments.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: CHUCK MERCIER, PLANNING DEPARTMENT

FROM: DOUGLAS SOREL, POLICE DEPARTMENT

DATE: MAY 10, 2016

SUBJECT: PDEV16-020 – A DEVELOPMENT PLAN TO CONSTRUCT A NEW COMMERCIAL BUILDING AND EXPAND AN EXISTING WAREHOUSE AT 4105 E. INLAND EMPIRE BLVD.

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for walkways, driveways, doorways and other areas used by the public shall be provided and shall operate on photosensor. Revised photometrics for the project areas shall be provided 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 new commercial building. The numbers shall be at least 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and with the bottom of the numbers oriented to the addressed street.

The Applicant is invited to call Douglas Sorel at (909) 395-2873 regarding any questions or concerns.



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Senior Planner
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Fire Department

DATE: May 16, 2016

SUBJECT: PDEV16-020: A request for Development Plan approval to construct one commercial building totaling 8,000 square feet and construct a 25,748 square foot addition to an existing warehouse on approximately 19.23 acres of land located at 4105 East Inland Empire Boulevard within the Garden Commercial land use district of the Ontario Center Specific Plan.

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
 - Standard Conditions of Approval apply, as stated below.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: III B Concrete tilt-up
- B. Type of Roof Materials: non-rated
- C. Ground Floor Area(s): 25,748 sq. ft. warehouse addition
8,000 sq. ft. retail building
- D. Number of Stories: 1 story
- E. Total Square Footage: 426, 406 sq ft. entire site
- F. 2013 CBC Occupancy Classification(s): B, F-1, M, S-1

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) 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.

3.0 WATER SUPPLY

- 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- 4.1 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 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.6 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.

- 4.7 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.
- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 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 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

May 16, 2016

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

6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

7.0 PROJECT SPECIFIC CONDITIONS

None.

<END.>



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director

FROM: Chuck Mercier,

DATE: April 28, 2016

SUBJECT: FILE #: PDEV16-020

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, May 12, 2016**.

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

PROJECT DESCRIPTION: A request for Development Plan approval to construct one commercial building totaling 8,000 square feet and construct a 25,748 square foot addition to an existing warehouse on approximately 19.23 acres of land located at 4105 East Inland Empire Boulevard within the Garden Commercial land use district of the Ontario Center Specific Plan.

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

- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Code Joe Adams Supervisor 5-1-16
Department Signature Title Date



DEVELOPMENT ADVISORY BOARD DECISION

09/19/2016

DECISION NO.: [insert #]

FILE NO.: PCUP16-013

DESCRIPTION: A Conditional Use Permit to establish and operate an 880 square foot drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of the Exchange Specific Plan. APN: 0238-012-26; **submitted by Empire Design Group, Inc.**

PART I: BACKGROUND & ANALYSIS

EMPIRE DESIGN GROUP, INC., (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval, File No. PCUP16-013, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 1.11 acres of land located at 5020 East Fourth Street, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Arco Service Station & AM/PM Convenience Store	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>North</i>	Fourth Street	Road	n/a	n/a
<i>South</i>	Retail Stores	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>East</i>	Baker's Restaurant	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>West</i>	I-15 Freeway	Freeway	n/a	n/a

Project Description: The applicant is proposing to construct and operate an 880 square foot (22' x 40') automated carwash in conjunction with an existing AM/PM Arco service station located at 5020 East Fourth Street. The service station is also currently licensed with a Type 20 (Off-Sale Beer and Wine) ABC license. The existing station is composed of a 3,746 square foot convenience store and a 4,662 square foot fuel canopy. The carwash will be located along the west side of the existing convenience store and will provide a 57-foot building setback along the Fourth Street property line,

53-feet along the west property line, and 10-feet from the existing convenience store. The proposed carwash will operate 24-hours a day, similar to the rest of the service station. As part of the site improvements, a new 12-foot wide carwash drive aisle will be constructed along the west and north portion of the site.

To facilitate circulation and to provide enough vehicle stacking space, vehicles will enter the carwash along the west side of the site and will exit towards the south side of the carwash. The 12-foot wide carwash drive aisle will accommodate 5 vehicles (see Exhibit B: Site Plan). Other site improvements include:

- Additional landscaping along the west, north, and east sides of the carwash building.
- Minor modifications and improvements to landscaping to accommodate two new vacuum stations along the western portion of the site.
- Addition of a decorative 6-foot tall screen wall with a trellis design to screen the carwash tunnel from Fourth Street public views. This includes a 3-foot solid wall, a 3-foot wire mesh screen above and a 2-foot trellis design on top.

According to the Ontario Development Code parking requirements, the proposed project is required to provide 15 parking spaces. When completed, the project will provide a total of 37 spaces. Sixteen (16) spaces will be provided within the pump dispenser areas and twenty-one (21) spaces will be striped parking spaces. A surplus of 22 spaces will be available, therefore, no parking issues are anticipated.

The proposed automated carwash has been designed similar to the existing convenience store and fuel canopy in architectural style, colors, and materials. The carwash will feature a round standing metal seam roof, an exterior stucco finish with the same decorative tile used on the existing service station, vision glass, and decorative metal accents. The height of the carwash will be 20 feet and 2 inches tall (see Exhibit C: Elevations).

The proposed project is located within the Freeway Commercial land use designation of the Exchange Specific Plan. Within this land use designation, a carwash and drive-thru restaurants are conditionally permitted uses which require a Conditional Use Permit. Conditional Use Permit review is required to ensure the compatibility of adjacent uses by identifying potential nuisance activities and establishing measures for mitigation accordingly. The proposed automated carwash facility will have a drive-thru aisle to allow vehicles to enter and exit the carwash building. Currently, Baker's Restaurant is a drive-thru restaurant and is located east of the project site. Also, to the south of the project site, there is a multi-tenant building with a drive-thru lane. Both of these developments were approved with drive-thru uses and are both located within the same land use designation as the proposed carwash.

The proposed use is similar in operation to the existing Baker's drive-thru restaurant or the multi-tenant retail building with a drive-thru facility. It is also not

uncommon to find automated facilities as ancillary uses in other service stations. Staff believes that the existing land uses around the project site will not be exposed to any new negative impacts beyond those that currently exist with the surrounding uses. In addition, the recommended conditions of approval will sufficiently mitigate any potential impacts associated with the use.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and an initial study has been prepared to determine possible environmental impacts; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

(1) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines; and

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

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

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(1) The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district. Within the Freeway Commercial land use designation of the Exchange Specific Plan, drive-thru uses are a conditionally permitted use. The proposed automated carwash will operate in a manner that is consistent with the scale and intensity of land uses intended for the Freeway Commercial land use designation. The project site is also surrounded by other uses with a drive-thru lane; and

(2) The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The project will meet the Community Economics Element and also the Community Design Elements of the Ontario Plan. It will create a unique, high quality, and attractive design and also ensure that the building materials are appropriate for the architectural style; and

(3) The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and the Exchange Specific Plan. The carwash facility will comply with all the development standards of the Exchange Specific Plan and will provide additional landscaping to the project site. Additional trees, shrubs, and plants will be added around the project site which will further enhance and beautify the existing service station; and

(4) The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan (ALUCP). The proposed project is

not located within the safety or noise impact zones and was evaluated and found to be consistent with the policies and criterial of the ALUCP for ONT; and

(5) The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The proposed automated carwash is surrounded by similar uses within the project site. A Baker's drive-thru restaurant is located to the east of the site and a retail store building with a drive-thru lane is also located to the south of the site. The proposed carwash will operate in a manner similar to the existing uses in the area and will not be detrimental or injurious to property within the vicinity.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby recommends the Planning Commission approve the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: 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 5: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map

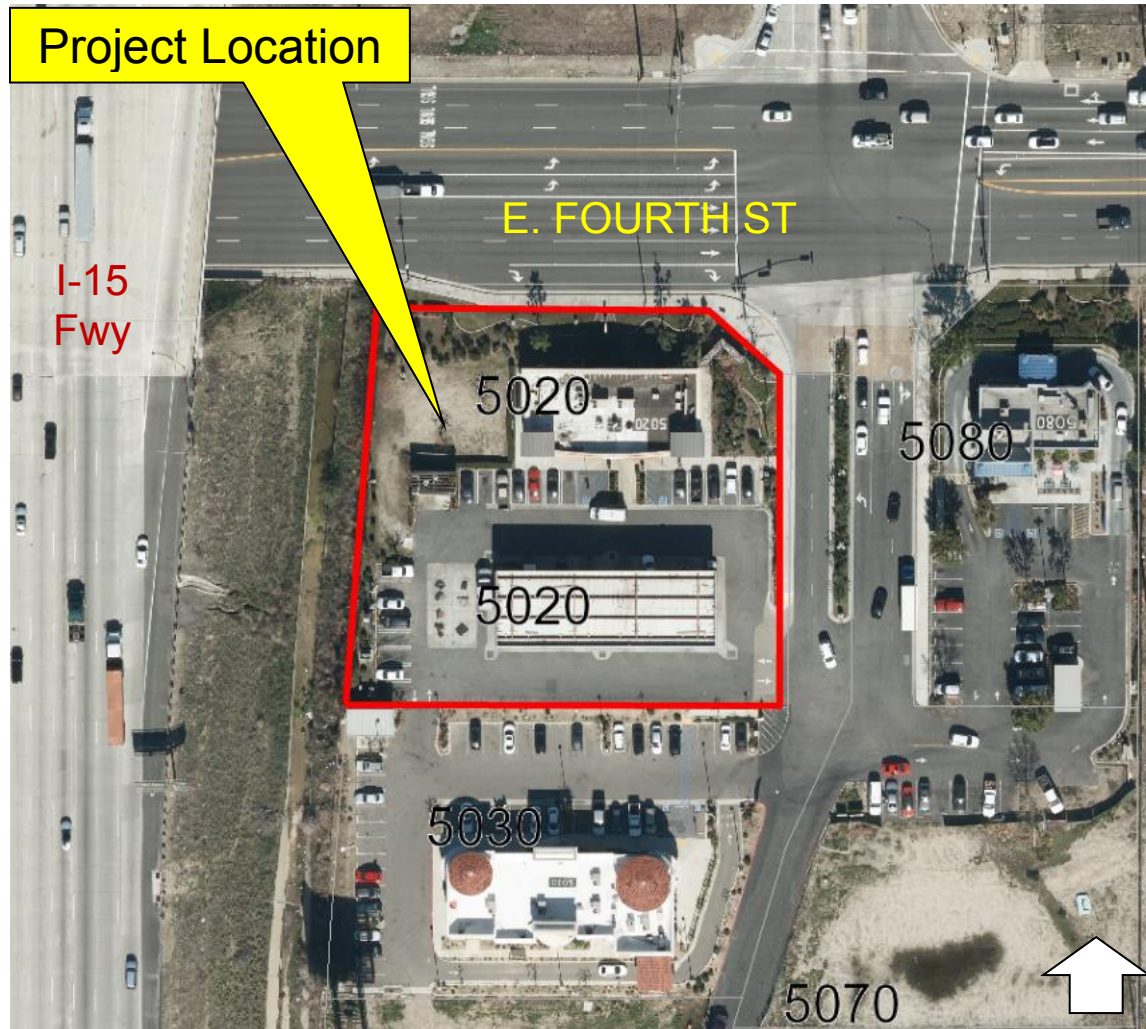


Exhibit B: Site Plan

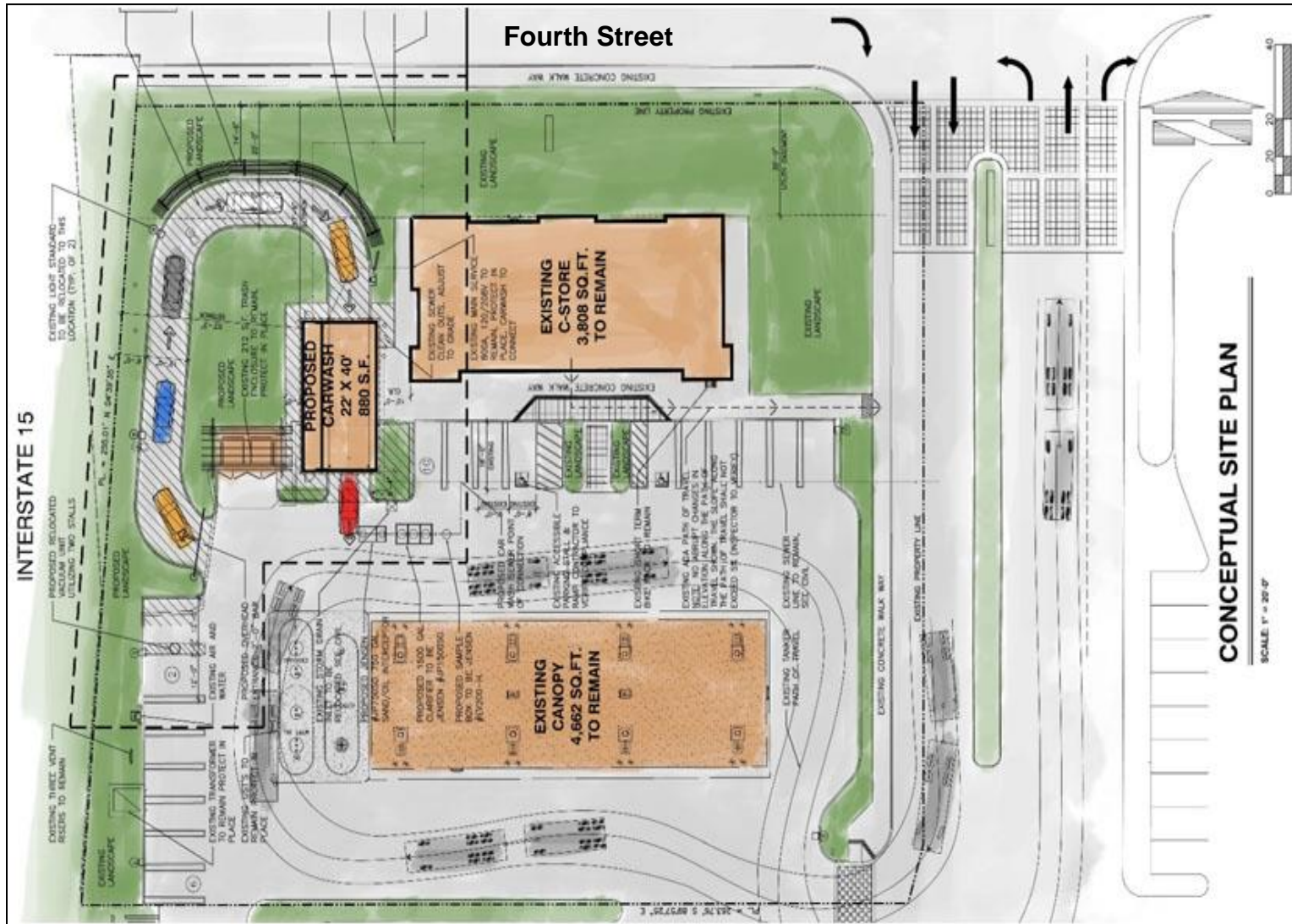


Exhibit C: Elevations

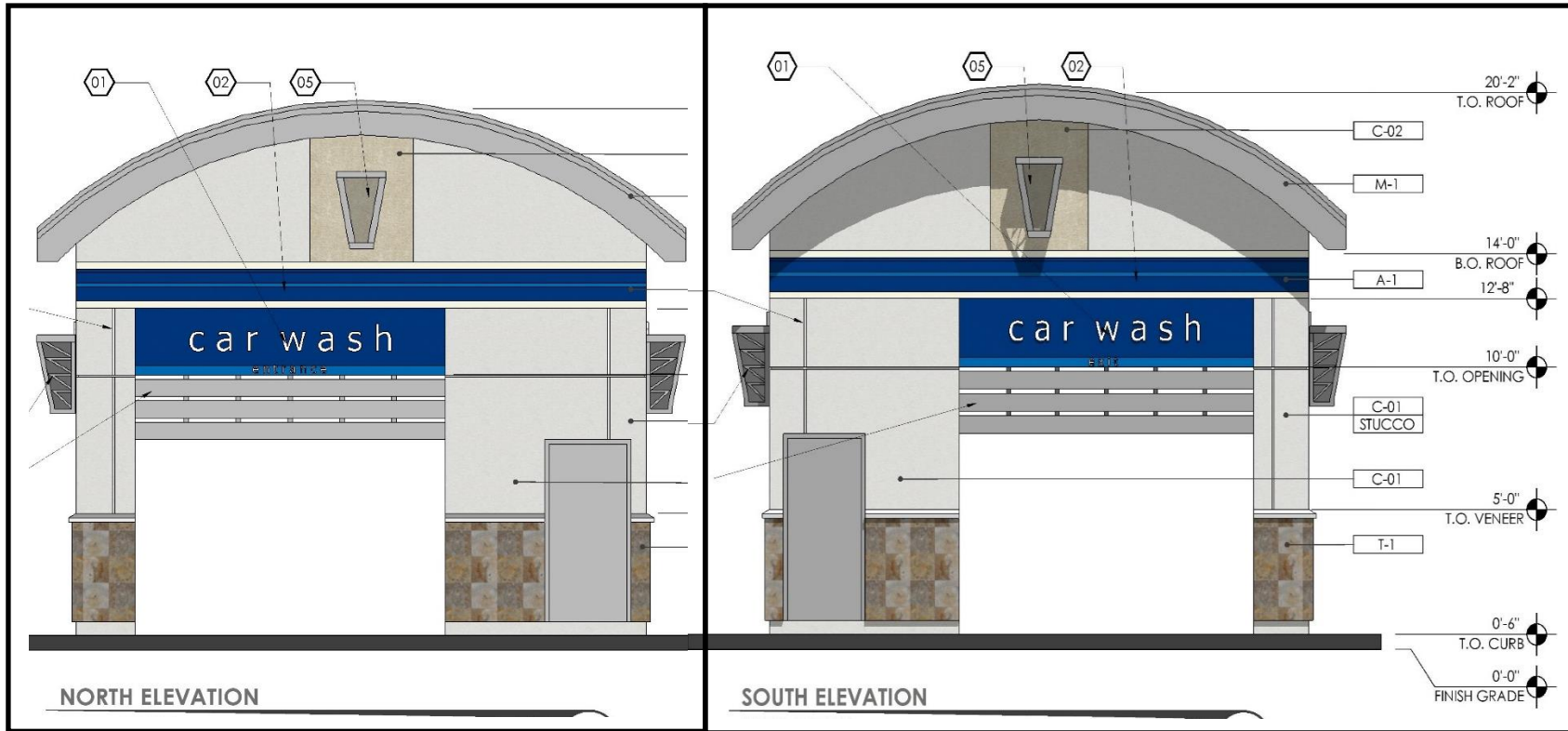


Exhibit C: Elevations

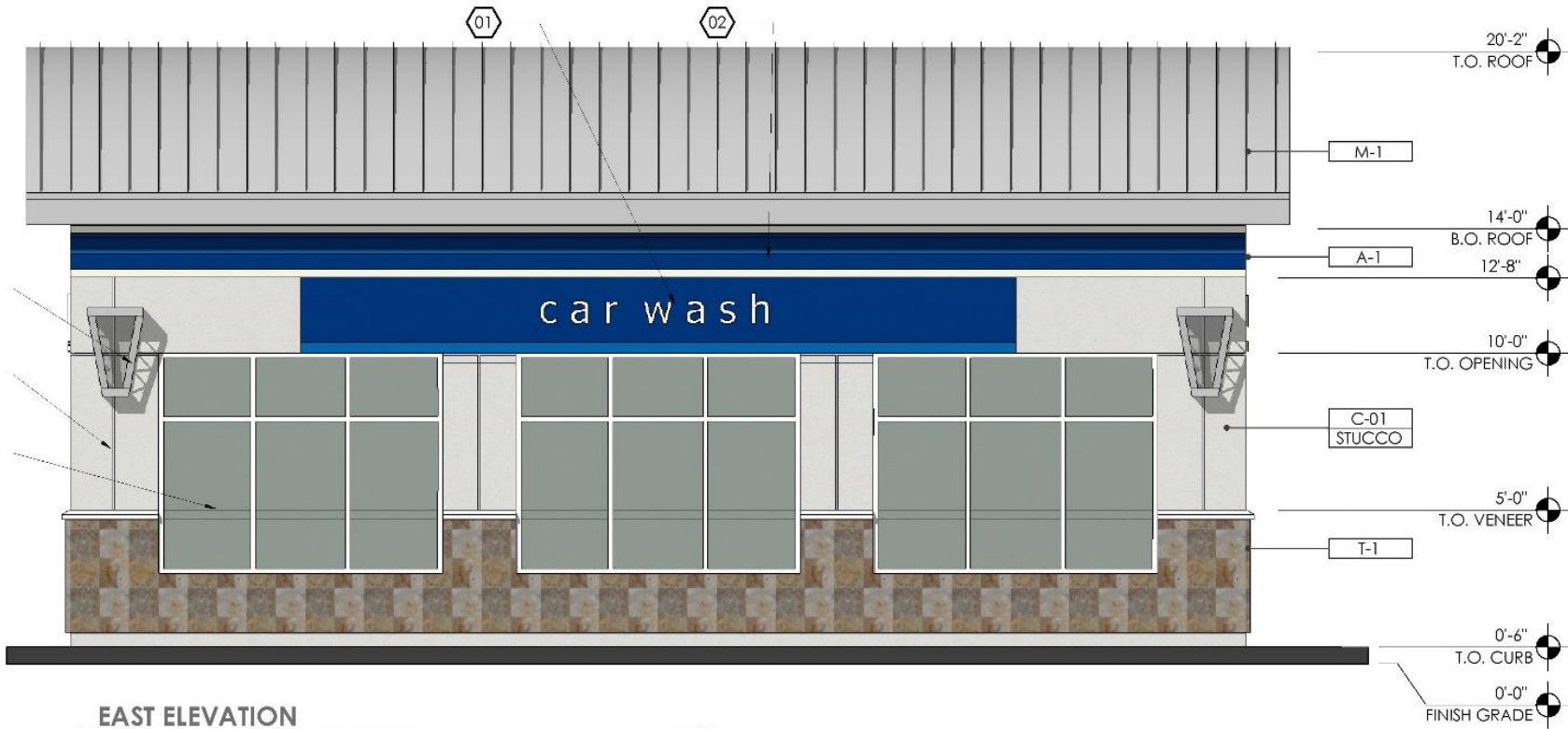


Exhibit C: Elevations

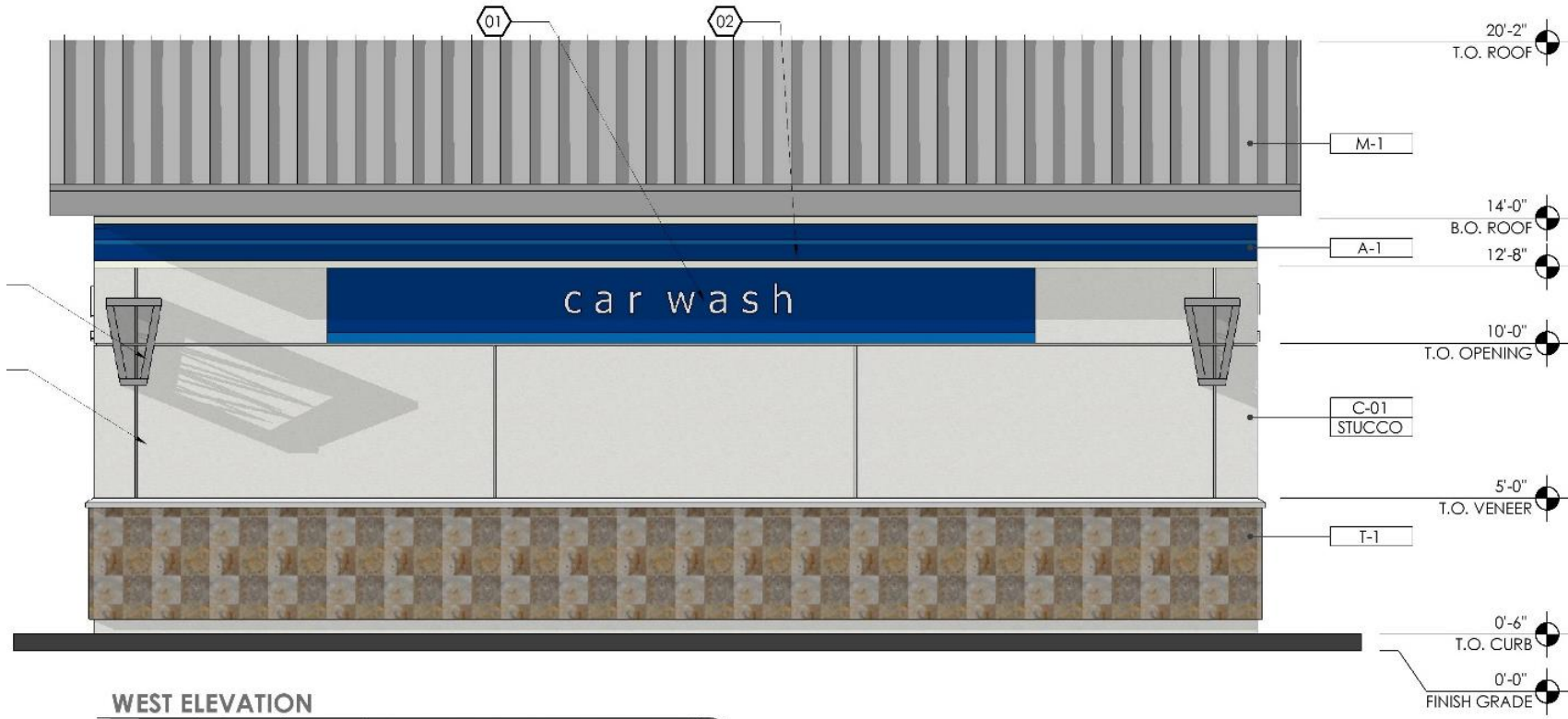


Exhibit C: Elevations



STREET PERGOLA/TRELLIS ELEVATION

NORTH ELEVATION

Exhibit D: Landscape Plan



Attachment “A”

FILE NO. PCUP16-013

DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

***Planning Department;
Land Development Section
Conditions of Approval***

Meeting Date: 09/19/2016

File No: PCUP16-013

Related Files: PDEV16-022

Project Description: A Conditional Use Permit (PCUP16-013) to establish and operate an 880 square foot drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of the Exchange Specific Plan. (APN: 0238-012-26); **submitted by Empire Design Group, Inc.**

Prepared By: Denny D. Chen
Phone: 909.395.2424 (direct)
Email: dchen@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. 2010-021 on March 16, 2010. 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) Conditional Use Permit 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 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).

2.4 Parking, Circulation and Access.

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

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

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

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

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

2.7 Additional Requirements.

(a) The owner of the automated carwash is required to obtain and maintain a City Business License to operate at the project site, prior to opening for business.

(b) The property owner/business owner must replace any dead or missing landscaping on the property.



DEVELOPMENT ADVISORY BOARD DECISION

09/19/2016

DECISION NO.: [insert #]

FILE NO.: PDEV16-022

DESCRIPTION: A Development Plan to construct an 880 square foot carwash for an existing 3,746 square foot Arco service station and AM/PM convenience store on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of the Exchange Specific Plan. APN: 0238-012-26; **submitted by Empire Design Group, Inc.**

PART I: BACKGROUND & ANALYSIS

EMPIRE DESIGN GROUP, INC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-022, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 1.11 acres of land located at 5020 East Fourth Street, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Arco Service Station & AM/PM Convenience Store	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>North</i>	Fourth Street	Road	n/a	n/a
<i>South</i>	Retail Stores	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>East</i>	Baker's Restaurant	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>West</i>	I-15 Freeway	Freeway	n/a	n/a

Project Description: The applicant is proposing to construct and operate an 880 square foot (22' x 40') automated carwash in conjunction with an existing AM/PM Arco service station located at 5020 East Fourth Street. The service station is currently licensed with a Type 20 (Off-Sale Beer and Wine) ABC license. The existing station is composed of a 3,746 square foot convenience store and a 4,662 square foot fuel canopy. The proposed carwash will be located along the west side of the existing

convenience store and will provide a 57-foot building setback along the north property line, 53-feet along the west property line, and 10-feet from the existing convenience store. The proposed carwash will operate 24-hours a day, similar to the rest of the service station. As part of the site improvements, a new 12-foot wide carwash drive aisle will be constructed along the west and north portions of the carwash structure.

To facilitate circulation and to provide enough vehicle stacking space, vehicles will enter the carwash along the west side of the site and will exit towards the south side of the carwash. The 12-foot wide carwash drive aisle will accommodate 5 vehicles (see Exhibit B: Site Plan). Other site improvements include:

- Additional landscaping along the west, north, and east sides of the carwash building.
- Minor modifications and improvements to landscaping to accommodate two new vacuum stations along the western portion of the site.
- Addition of a decorative 6-foot tall screen wall with a trellis design to screen the carwash tunnel from Fourth Street public views. This includes a 3-foot solid wall, a 3-foot wire mesh screen above and a 2-foot trellis design on top.

According to the Ontario Development Code parking requirements, the proposed project is required to provide 15 parking spaces. When completed, the project will provide a total of 37 spaces. Sixteen (16) spaces will be provided within the pum dispenser areas and twenty-one (21) spaces will be striped parking spaces. A surplus of 22 spaces will be available, therefore, no parking issues are anticipated.

The proposed automated carwash has been designed similar to the existing convenience store and fuel canopy in architectural style, colors, and materials. The carwash will feature a round standing metal seam roof, an exterior stucco finish with the same decorative tile used on the existing service station, vision glass, and decorative metal accents. The height of the carwash will be 20 feet and 2 inches (see Exhibit C: Elevations).

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”); and an initial study has been prepared to determine possible environmental impacts; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (“DAB”) the responsibility and authority to review and act, or 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 is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

WHEREAS, 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; and

WHEREAS, on September 19, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

- (1) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines; and
- (2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and
- (3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, 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 project will meet the Community Economics Element and also the Community Design Elements of the Ontario Plan. It will create a unique, high quality, and attractive design and also ensure that the building materials are appropriate for the architectural style; and

(2) The Project 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 Exchange Specific Plan, including standards relative to the particular land use proposed (automated carwash), 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 Project 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 proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan, the Exchange Specific Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(4) The Project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code and the Exchange Specific Plan, which are applicable to the Project, including those related to the particular land use being proposed (automated carwash), as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements and the Exchange Specific Plan.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby recommends the Planning Commission approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 4: 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 5: 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.

APPROVED AND ADOPTED this 19th day of September 2016.

Development Advisory Board Chairman

Exhibit A: Project Location Map

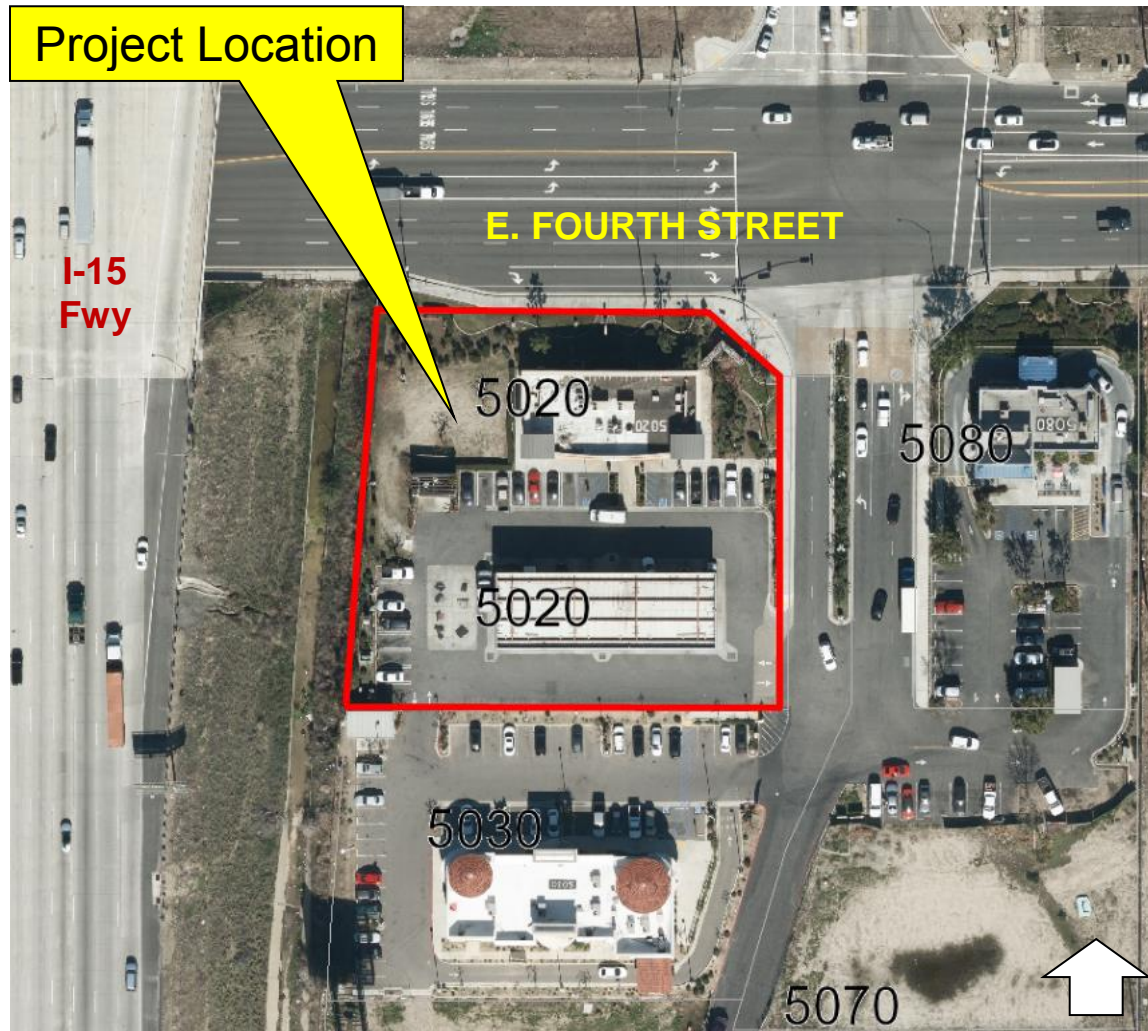


Exhibit B: Site Plan

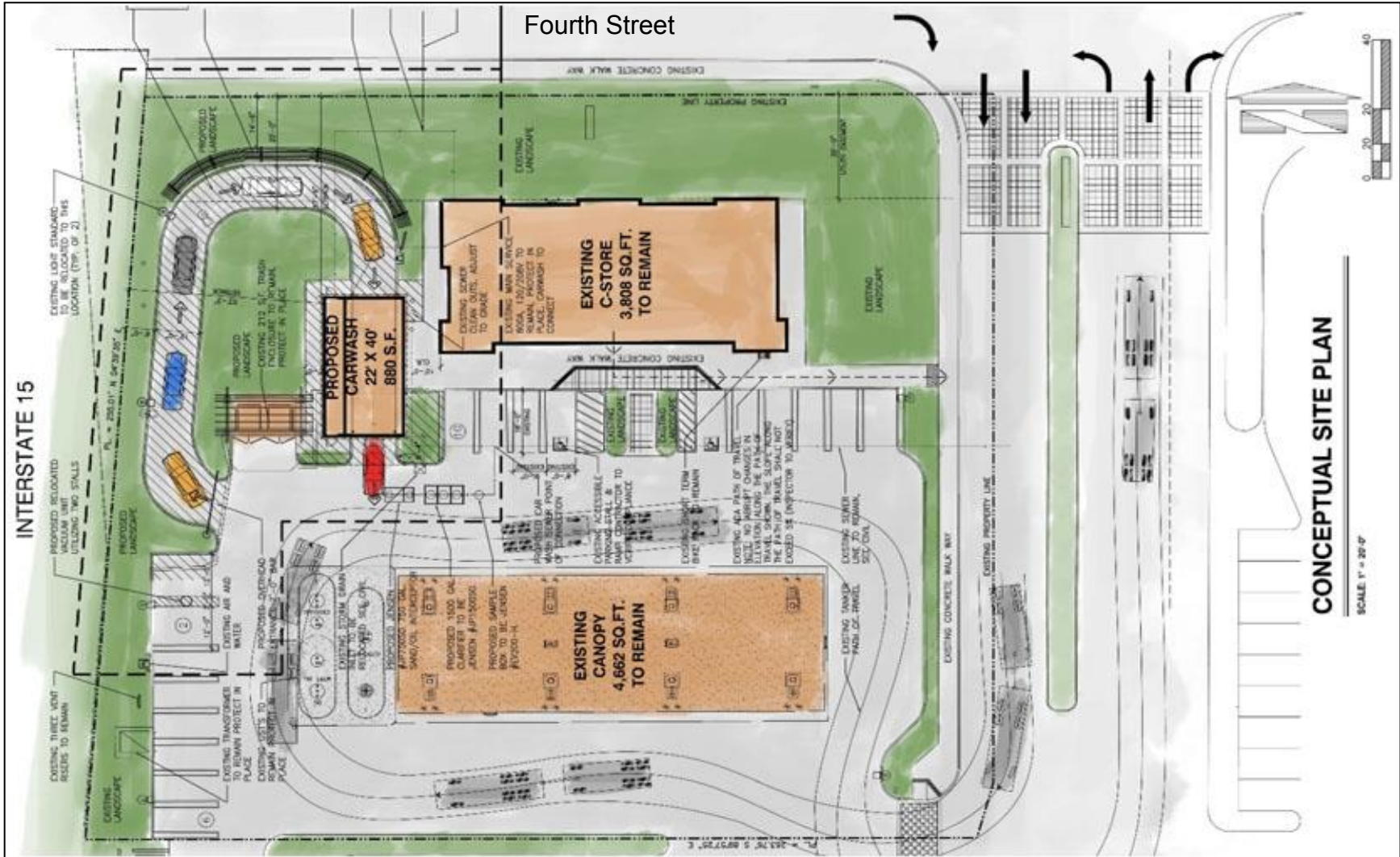


Exhibit C: Elevations

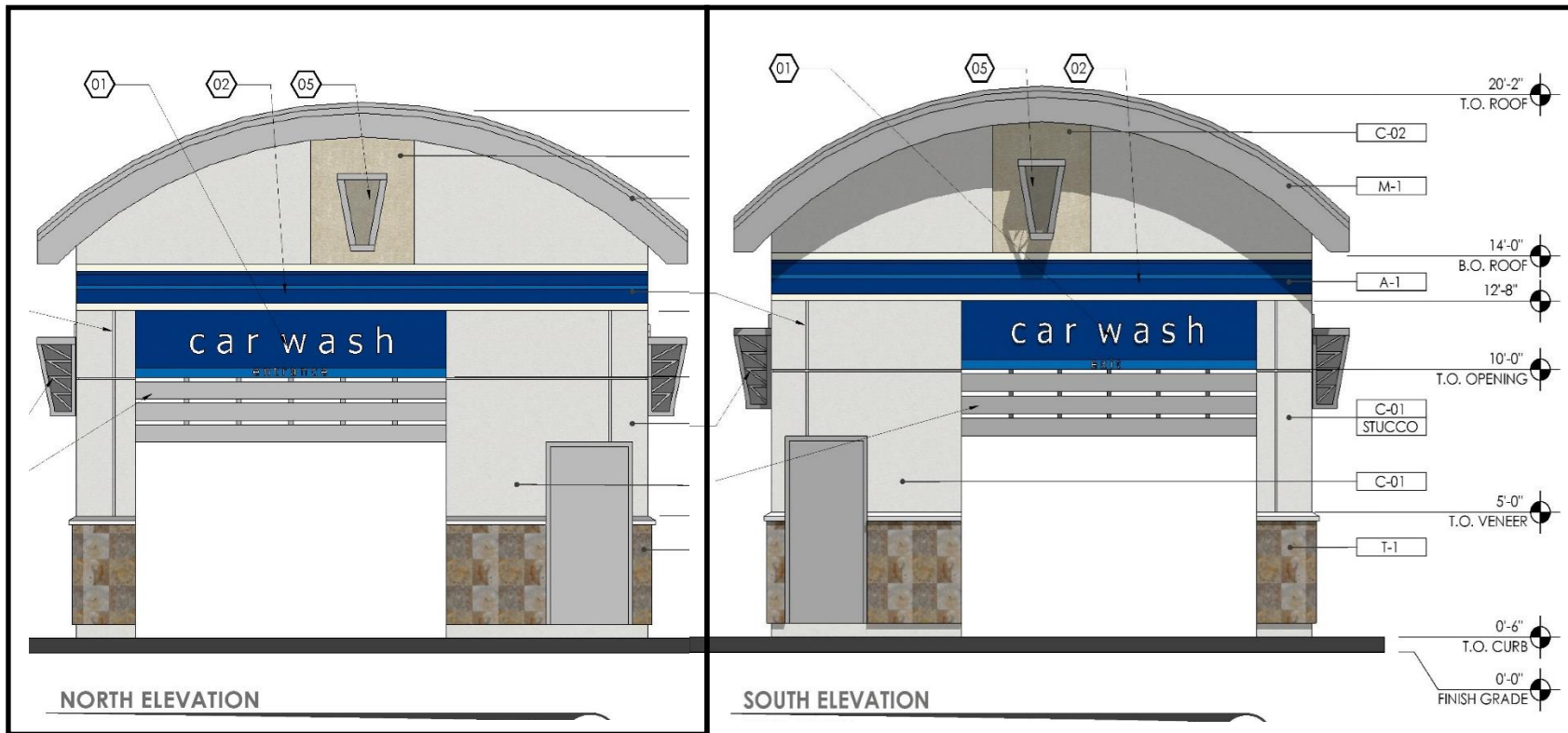


Exhibit C: Elevations



Exhibit C: Elevations

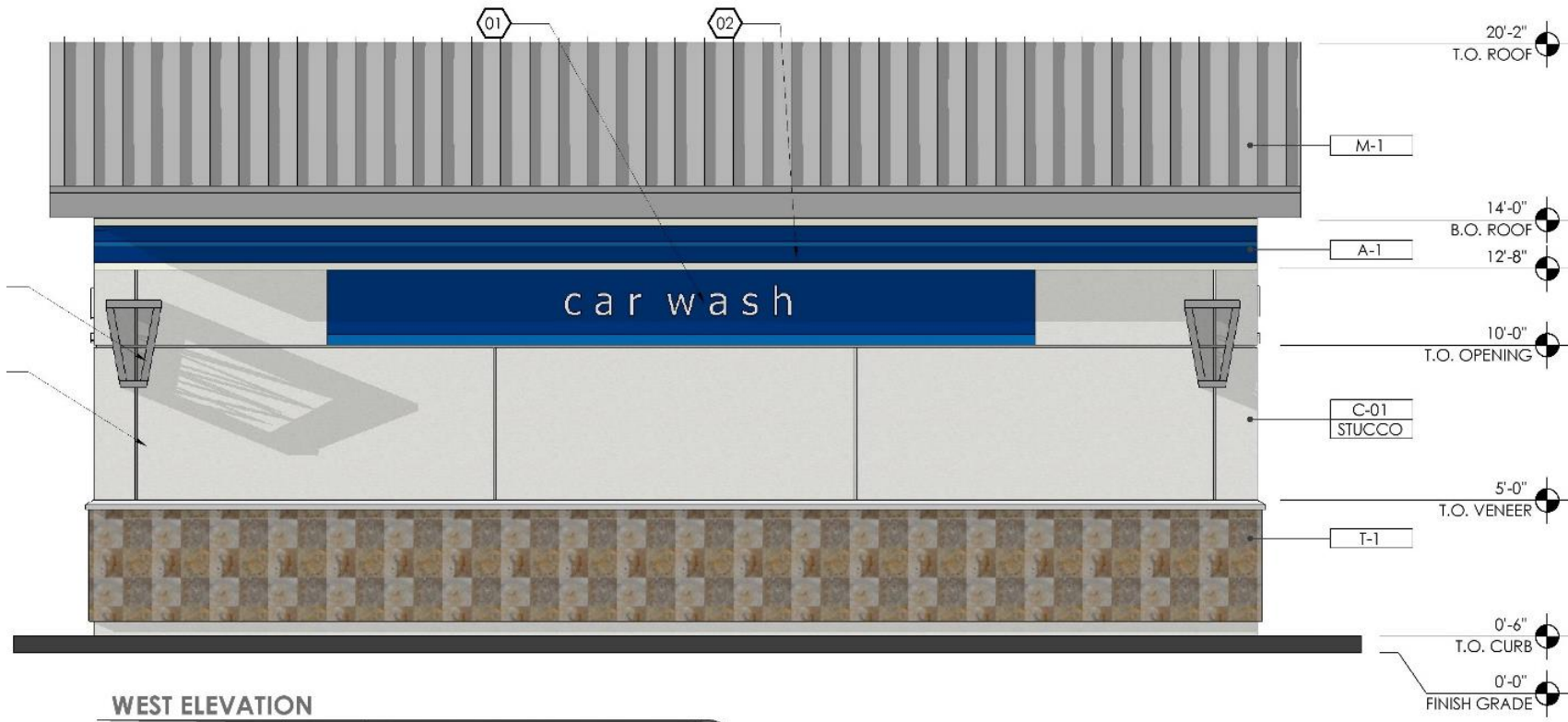
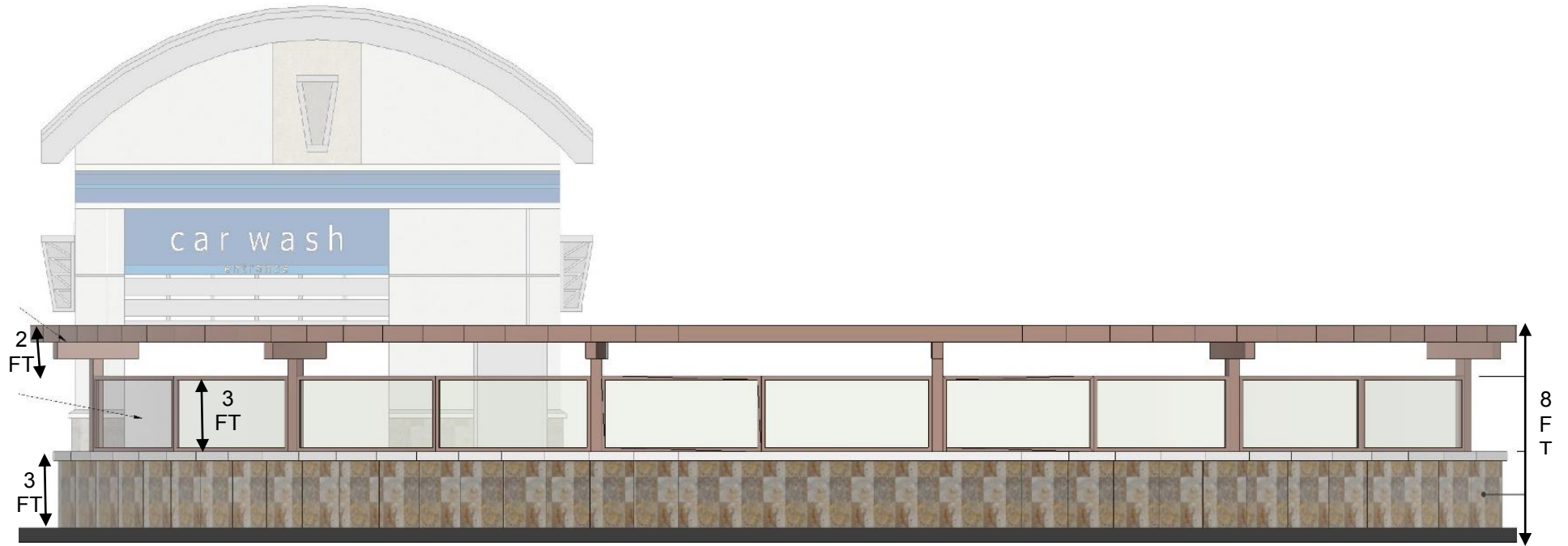


Exhibit C: Elevations



STREET PERGOLA/TRELLIS ELEVATION

NORTH ELEVATION

Exhibit D: Landscape Plan



Attachment "A"

FILE NO. PDEV16-022

DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

Planning Department; Land Development Section Conditions of Approval

Meeting Date: 09/19/2016
File No: PDEV16-022
Related Files: PCUP16-013

Project Description: A Development Plan (PDEV16-022) to construct an 880-square foot carwash for an existing 3,746-square foot Arco service station and AM/PM convenience store on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of the Exchange Specific Plan. (APN: 0238-012-26); **submitted by Empire Design Group, Inc.**

Prepared By: Denny D. Chen
Phone: 909.395.2424 (direct)
Email: dchen@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. 2010-021 on March 16, 2010. 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) 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 Section.

(c) 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 Section, prior to the commencement of the changes.

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

2.6 Site Lighting.

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

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

2.7 Mechanical and Rooftop Equipment.

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

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

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

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

2.10 Environmental Review.

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

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

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

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

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

2.12 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption (NOE) filing fee shall be provided to the Planning Department. The fee of \$50.00 shall be paid by check, made

payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

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

2.13 Additional Requirements.

(a) The owner of the automated carwash is required to obtain and maintain a City Business License to operate at the project site, prior to opening for business.

(b) The property owner/business owner must replace any dead or missing landscaping on the property.

(c) During construction plan check, the plans shall be revised to reflect the correct service station square footage of 3,746.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Traffic/Transportation Division and Municipal Utilities Agency, and Environmental Section Conditions incorporated)

DATE: 8/31/16

PROJECT PLANNER: Denny Chen, Planning Department

PROJECT: PDEV16-022 – A Development Plan to construct an 880 square foot drive thru carwash in conjunction with an existing 3,808 square foot Arco gas station and AM/PM convenience store on 1.2 acres within the Exchange Specific Plan.


APN: 0218-012-026


LOCATION: 5020 Fourth Street, Ontario CA

PROJECT ENGINEER: Bryan Lirley, P.E., Engineering Department

The following items are the Conditions of Approval for the subject project:

1. The applicant/developer shall be responsible to pay Development Impact Fees (DIF) to the Building Department. The Storm Drain Development Impact Fee is approximately \$25,300. Final fee shall be determined based on the approved site plan.
2. The applicant/developer shall design the project site such that the landscape areas will receive stormwater runoff from the new impervious areas.


Bryan Lirley, P.E. 8/31/16
Senior Associate Civil Engineer Date


Khoi Do, P.E. 8/31/16
Assistant City Engineer Date

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

PRELIMINARY PLAN CORRECTIONS

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

8/18/16
 Date

Reviewer's Name:
Carolyn Bell, Sr. Landscape Planner

Phone:
(909) 395-2237

D.A.B. File No.:
PDEV16-022 Rev 1

Case Planner:
Denny Chen

Project Name and Location:

Arco Car Wash
5240 Fourth St

Applicant/Representative:

Empire Design Group- Ravi Patel
PO Box 944
Murietta, CA 92564

- A Preliminary Landscape Plan (dated) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**
- A Preliminary Landscape Plan (dated 8/2/16) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

CORRECTIONS REQUIRED

Civil Plans

1. Note on grading plans: for compaction to be no greater than 85% at landscape areas. All finished grades to be at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
2. Revise grades shown C2.0 west slope, if possible drop the drive aisle grade or redesign to reduce slope.
3. Outline stormwater infiltration area and show stormwater outlet or overflow.

Landscape plans

4. Show outline of storm water infiltration basins or swales on plan
5. Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 10' of adjacent property that would be affected by new walls, footing or on-site tree planting. Add tree protection notes on construction and demo plans.
6. Show all utilities including water lines in landscape areas
7. Show existing and proposed street trees spaced 30' apart. (*Platanus x hispanica*, *London Plane*).
8. Show parking lot shade trees and keep clear of buildings, footings and car wash overhead bar.
9. Show tree symbols no less than 2/3 of mature size for appropriate spacing.
10. Provide an appropriate hydroseed plant mix, refer to city standard or container plants (*carex panza*, *Festuca maieri*, etc) for water quality basins and swales.
11. Show 25% of trees as California native (*Platanus racemosa*, *Quercus agrifolia*, *Quercus wislizenii*, *Quercus douglasii*, *Sambucus Mexicana*, etc.).
12. Note for existing landscape areas to be repaired where plants are missing and irrigation to be repaired for 100% coverage with NO overspray or run-off, include a weather based controller.
13. Replace short lived or high maintenance plants such as Palo Verde,
14. After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council. Typical fees are:

Plan Check—5 or more acres	\$2,326.00
Plan Check—less than 5 acres	\$1,301.00
Inspection—Construction (up to 3 inspections)	\$278.00
Inspection—Field - additional.....	\$83.00



CITY OF ONTARIO MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Raymond Lee, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Doug Sorel, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES
 Bob Gluck, Code Enforcement Director

FROM: Denny Chen,

DATE: May 02, 2016

SUBJECT: FILE #: PDEV16-022 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, May 16, 2016**.

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

PROJECT DESCRIPTION: A Development Plan to construct an 880 square foot drive-thru carwash in conjunction with an existing 3,808 square foot Arco gas station and AM/PM store on 1.20 acres of land located within the Commercial Zone of the Exchange Specific Plan, located at 5020 Fourth Street (APN: 218-012-026) Related File PCUP16-013

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Airport Planning Lorena Mejia Associate Planner 6/8/16
 Department Signature Title Date

CO: 2016-034

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-022
 Address: 5020 E Fourth St
 APN: 218-012-26
 Existing Land Use: Arco Gas Station and 3,808 SF convenience store
 Proposed Land Use: ancillary 880 SF drive-thru car wash
 Site Acreage: 1.20 Proposed Structure Height: 15 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Denny Chen
 Date: 6/9/16
 CD No.: 2016-034
 PALU No.: n/a

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

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