



## **CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD**

### **AGENDA**

**November 21, 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 P.M. 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  
Bob Gluck, 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 October 17, 2016, approved as written.

## **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-028:** A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APN: 1011-221-16); **submitted by Lee & Associates. Planning Commission action is required.**

#### **1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

#### **2. File No. PDEV16-028** (Development Plan)

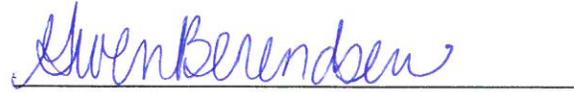
Motion to recommend Approval/Denial

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 **December 5, 2016**.

I, Gwen Berendsen, 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 **November 17, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
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**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**October 17, 2016**

**BOARD MEMBERS PRESENT**

Khoi Do, Chairman, Engineering Department  
Lora Gearhart, Fire Department  
Kevin Shear, Building Department  
Doug Sorel, Police Department  
Sheldon Yu, Municipal Utilities Company  
Rudy Zeledon, Planning Department

**BOARD MEMBERS ABSENT**

Charity Hernandez, Economic Development  
Representative, Housing and Municipal Services Agency

**STAFF MEMBERS PRESENT**

Jeanie Aguilo, Planning Department  
Antonio Alejos, Engineering Department  
Luis Batres, Planning Department  
Marci Callejo, Planning Department  
Maureen Duran, Planning Department  
Naiim Khoury, Engineering Department  
Lorena Mejia, Planning Department  
Henry Noh, Planning Department  
Michelle Starkey, Fire Department

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the September 19, 2016, meeting of the Development Advisory Board was made by Mr. Shear seconded by Mr. Zeledon; and approved unanimously by those present (6-0).

## **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-029:** A Development Plan (File No. PDEV16-029) to construct 226 conventional single-family homes on 49.95 acres of land located within the RD-5,500 (Neighborhood 1) and RD-5,000 (Neighborhood 3) of the Countryside Specific Plan, located at the southwest corner of Riverside Drive and Colonial Avenue. The impacts to this project were previously analyzed with the Countryside Specific Plan EIR (SCH# 2004071001) that was adopted by the City Council on April 18, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0218-111-52 and 0218-111-57); **submitted by DR Horton. Planning Commission action is required.**

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PDEV16-029 (Development Plan)**

Motion to recommend Approval/Denial

Mr. Daniel Boyd, Vice President of DR Horton, was present and agreed to the conditions of approval. There were no additional questions or comments regarding the project.

Motion recommending approval of **File No. PDEV16-029** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Yu and approved unanimously by those present (6-0).

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-038:** A Development Plan (File No. PDEV16-038) to construct 68 conventional single-family homes on 10.11 acres of land located within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald Avenue and Merrill Avenue. The impacts to this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015 and was prepared pursuant to the requirements of California Environmental Quality Act. 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 Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for both Airports. (APN: 0218-281-02); **submitted by**

**Tri Pointe Homes. Planning Commission action is required.**

**1. CEQA Determination**

No action necessary – use of previous addendum to an EIR

**2. File No. PDEV16-038 (Development Plan)**

Motion to recommend Approval/Denial

Ms. Stephanie Fabbri Carter, Tri Pointe Homes Project Manager, was present and agreed to the conditions of approval. Ms. Carter stated she had no questions regarding the project and added that staff was amazing to work with.

Motion recommending approval of **File No. PDEV16-038** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Zeledon and approved unanimously by those present (6-0).

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-017: A Parcel Map (TPM 19732) to subdivide a 4.29 acres of land into two parcels, located at 3350 and 3380 East Shelby Street, within the Urban Commercial land use district of the Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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 (ALUCP). (APN: 210-193-16); **submitted by CEMDT Park Haven, LLC. Planning Commission action is required.****

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15315

**2. File No. PMTT16-017 (Tentative Parcel Map)**

Motion to recommend Approval/Denial

Mr. Kevin Richer, Project Engineer from LDDC, was present and stated he had reviewed the conditions and had a question regarding the CC&Rs stating parking will be reciprocal. Mr. Richer stated it was the owner's intent that each lot's access would stand on its own. Mr. Zeledon informed him this was something that could be addressed prior to the Planning Commission meeting and both buildings would have their own parking. Mr. Do confirmed with Mr. Zeledon that there would be no shared parking and this revision to the CC&Rs would be made.

Motion recommending approval with revisions to the planning conditions on the CC&Rs, for **File No. PMTT16-017** subject to conditions to the Planning Commission was made by Mr. Yu; seconded by Mr. Sorel and approved unanimously by those present (6-0).

- E. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-013 (TM 20050) AND PDEV16-019:** A Tentative Tract Map (File No. PMTT16-013 / TTM 20050) to subdivide 3.47 acres of land for condominium purposes, in conjunction with a Development Plan (File No. PDEV16-019) to construct 57 townhome units, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR18 (Medium Density Residential) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) and Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09); **submitted by Miken Construction. Planning Commission action is required.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15304 & § 15332

**2. File No. PMTT16-013 (Tentative Tract Map)**

Motion to recommend Approval/Denial

**3. File No. PDEV16-019 (Development Plan)**

Motion to recommend Approval/Denial

Representative Mr. Simon Hibbert of William Hezmalhach Architects, Inc., was present and agreed to the conditions of approval. Mr. Hibbert stated he had not personally reviewed the conditions but the client had and there were no objections. There were no additional questions or concerns.

Motion recommending approval of **File Nos. PMTT16-013 and PDEV16-019** subject to conditions to the Planning Commission was made by Mr. Zeledon; seconded by Mr. Yu and approved unanimously by those present (6-0).

- F. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV16-025 & PVAR16-003:** A Development Plan (PDEV16-025) to construct a 5,132 square foot multi-tenant commercial building on 0.4 acres, and a Variance request (PVAR16-003) to deviate from the westerly property line

minimum landscape setback requirement, from 20 feet to 15 feet, for property located at 1305 E. Fourth Street, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0108-381-05); **submitted by Misty Lake Properties, L.P. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15305

2. **File No. PVAR16-003** (Variance)

Motion to recommend Approval/Denial

3. **File No. PDEV16-025** (Development Plan)

Motion to recommend Approval/Denial

Mr. Bill Beebe, Director of Business Development of Amor Architectural Corporation and Representative of the project, was present with a question regarding Fire Department Condition 3.2 requiring public off-site fire hydrants. Mr. Beebe questioned the 300 foot spacing requirement. Ms. Gearhart responded that another hydrant may be necessary along Grove Avenue, and the hydrants need to be on the same side of the street. Mr. Beebe also asked for clarification on the landscape plans listed on page 63, item #2. He informed the board of an alternative as the width cannot be reduced anymore on 4<sup>th</sup> Street. Mr. Do asked Mr. Zeledon if this could be addressed without any modifications, at which time Mr. Zeledon replied that it could be done through the plancheck process.

Motion recommending approval of **File Nos. PVAR16-003 and PDEV16-025** subject to conditions to the Planning Commission was made by Mr. Yu; seconded by Mr. Zeledon and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran  
Recording Secretary



DEVELOPMENT ADVISORY BOARD  
DECISION  
November 21, 2016

DECISION NO.: [insert #]

FILE NO.: PDEV16-028

**DESCRIPTION:** A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district (APN: 1011-221-16); **submitted by Lee & Associates.**

**PART I: BACKGROUND & ANALYSIS**

LEE & ASSOCIATES, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-028, 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 1.14 acres of land located at the northeast corner of Benson Avenue and Mission 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>	Vacant	BP (Business Park)	IL (Light Industrial)	N/A
<i>North</i>	Southwest Concrete Products	IND (Industrial)	IG (General Industrial)	N/A
<i>South</i>	Vacant	HDR (High Density Residential)	HDR-45 (High Density Residential)	N/A
<i>East</i>	Bright Star Motel	BP (Business Park)	IL (Light Industrial)	N/A
<i>West</i>	Gene's All Color Paint Store	County of San Bernardino	County of San Bernardino	N/A

**(2) Project Description:** A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard. The building is oriented with the office and loading areas along the north and northwest sides of the building, with the rear and interior street side fronting along Mission Boulevard and Benson Avenue. The building will have a setback of 20-foot from Mission Boulevard to the south, and a 20-foot setback from Benson Avenue to the west. Employee

and visitor parking is located along the north side of the building. The building is proposed to serve as a warehouse facility with ancillary offices for up to two tenants. Unit "A" will be comprised of 19,355 square feet of warehouse/distribution space (21,355 square feet with the mezzanine) and 1,297 square feet of office space (2,000 square feet with the mezzanine). Unit "B" will include 10,921 square feet of warehouse/distribution space and 800 square feet of office space.

A secured yard area is located on the north side of the building (Between office Units "A" and "B"), which is designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging. The yard area will be screened from view of public streets by a combination of existing block wall to the north and new screen walls with view-obscuring gates to the west. The screen wall to the west is proposed at 10 feet in height, and is to be constructed of tilt-up concrete, matching 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 November 21, 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 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 each of the following conditions: [i] the Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations; [ii] the proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses; [iii] the project site has no value as habitat for endangered, rare, or threatened species; [iv] approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and [v] the Project site can be adequately served by all required utilities and public services; 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 on 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 Light Industrial zoning district, 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 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 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.

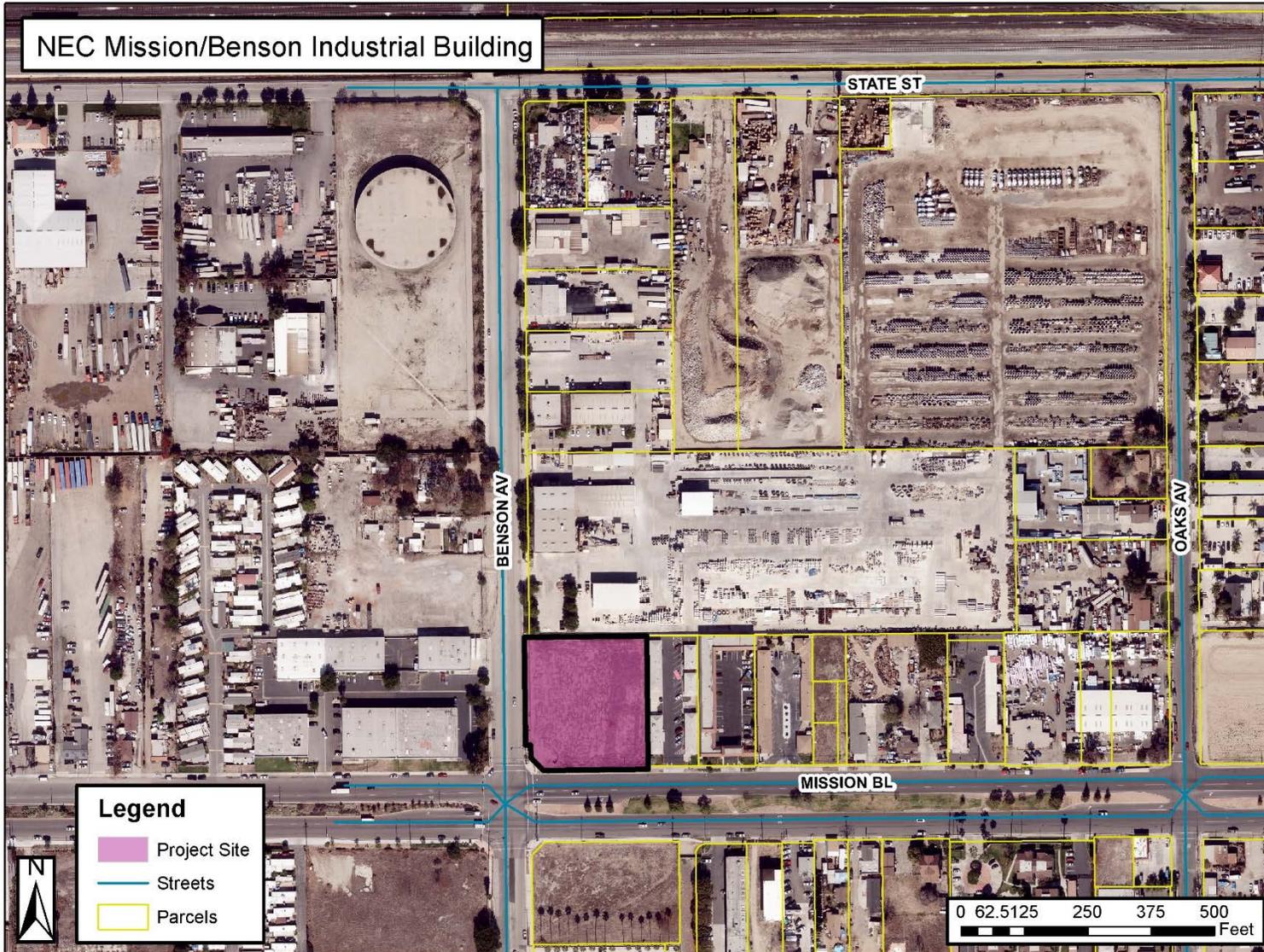
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APPROVED AND ADOPTED this 21<sup>st</sup> day of November 2016.

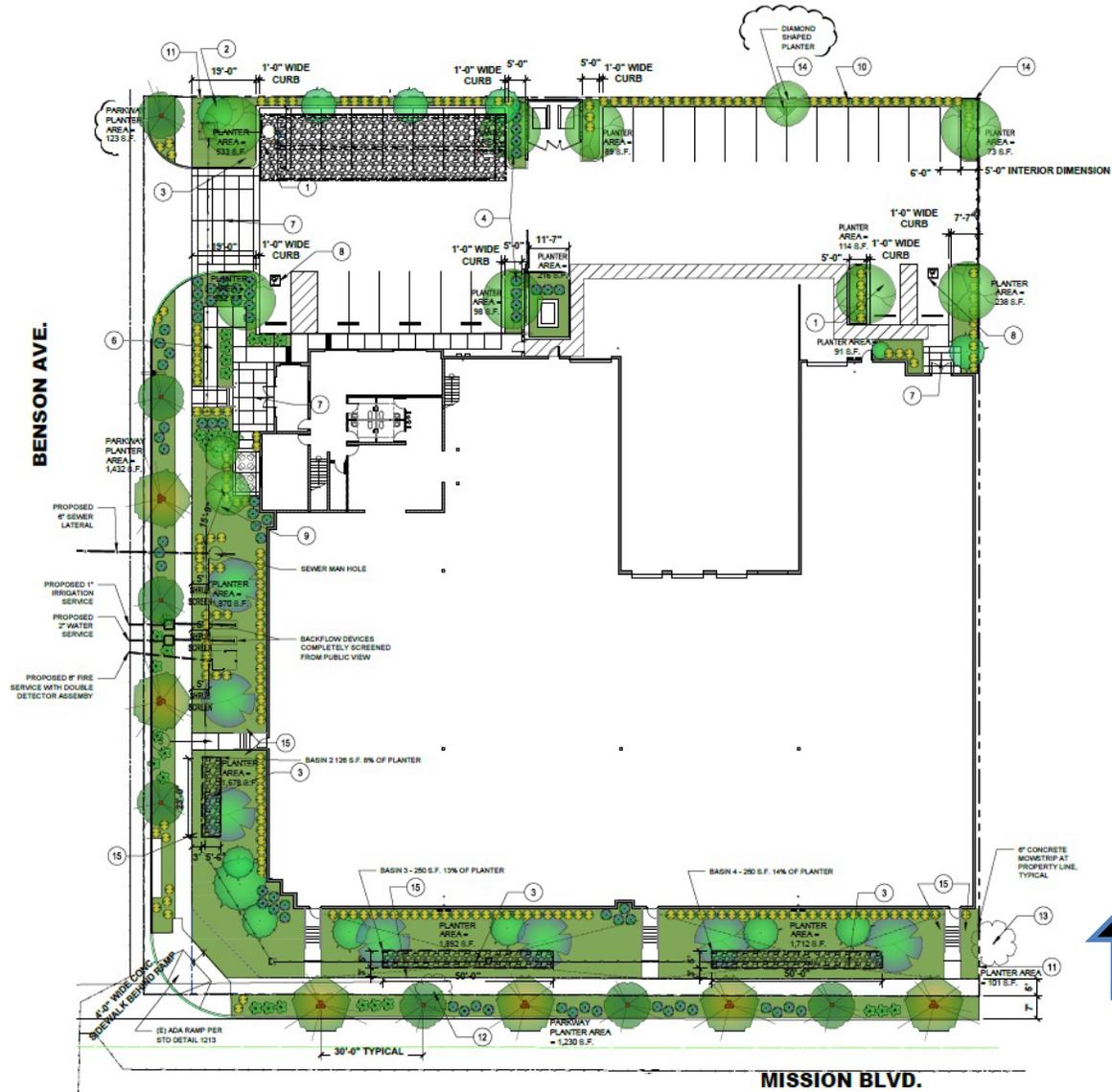
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Development Advisory Board Chairman

**Exhibit A: Project Location Map**



**Exhibit B: Site Plan**



**Exhibit C: Elevations**

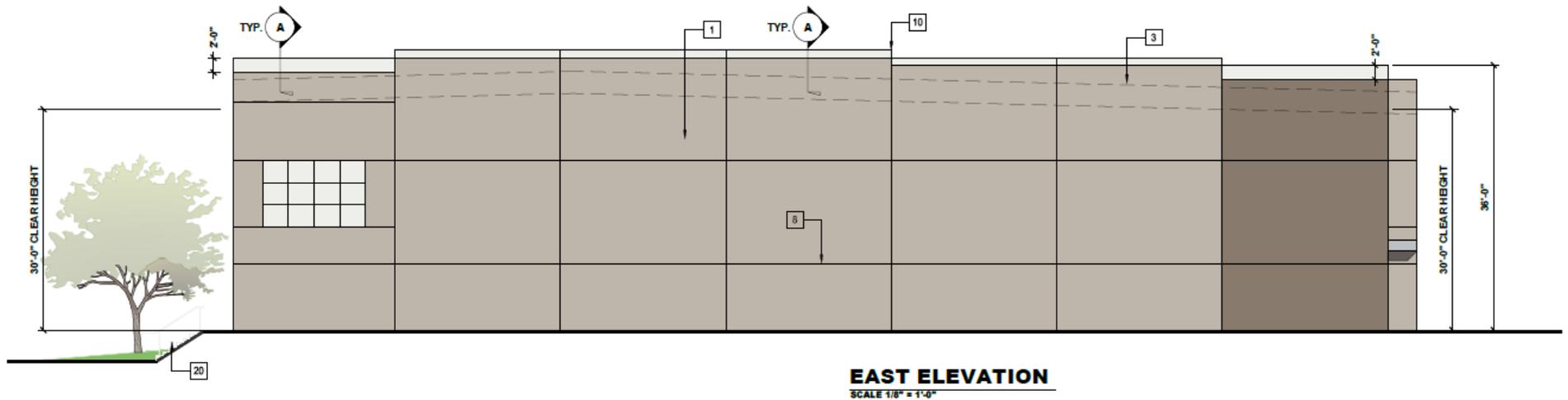
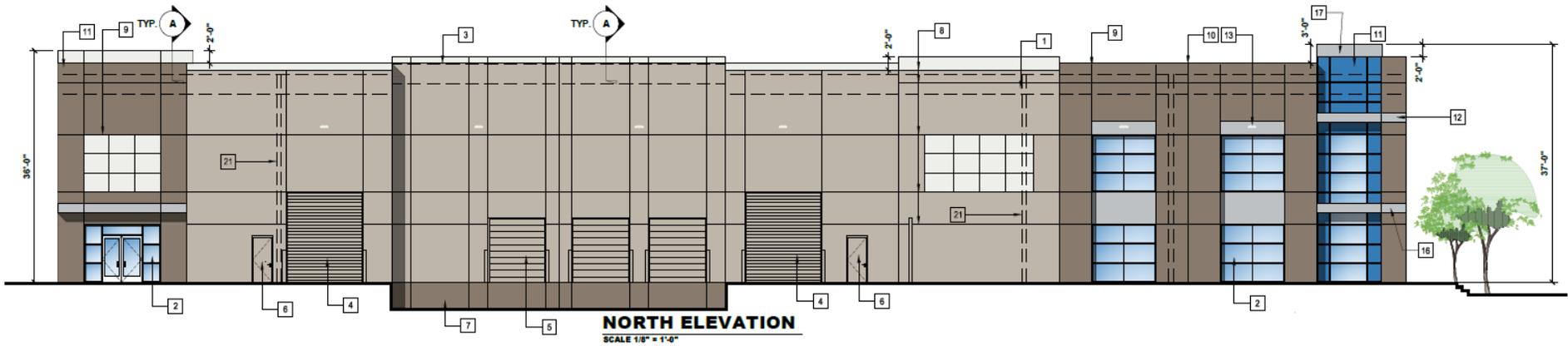


**SOUTH ELEVATION - MISSION BLVD.**  
SCALE 1/8" = 1'-0"



**WEST ELEVATION - BENSON ST.**  
SCALE 1/8" = 1'-0"

**Exhibit C: Elevations (continued)**





Attachment "A"

FILE NO. PDEV16-028  
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*

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**Meeting Date:** November 21, 2016

**File No:** PDEV16-028

**Related Files:** N/A

**Project Description:** A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district (APN: 1011-221-16); **submitted by Lee & Associates.**

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

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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.** 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.

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

<b>Screen Wall Height</b>	<b>Minimum Gate Height</b>
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. 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.

**(b)** 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 33, 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.

**(c)** 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).

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

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

**2.14** Additional Fees.

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

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

**2.15** Additional Requirements. Incorporate color blocking on the south (Mission Boulevard) exterior elevation to the satisfaction of the Planning Director, to emphasize the four wall panels incorporating a vertical change in the parapet height.



## 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"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. PDEV16-028</b>  RELATED FILE NO(S). _____	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO:

Manoj Hariya, P.E., Sr. Associate Civil Engineer,  
(909) 395-2155

*M.B. Hariya 11/01/2016*

CITY PROJECT PLANNER & PHONE NO:

Jeanie Irene Aguilo, Assistant Planner,  
(909) 395-2418

DAB MEETING DATE:

11/21/2016

PROJECT NAME / DESCRIPTION:

A Development Plan to construct a 32,684 Sq. ft. concrete tilt-up industrial building on 1.41 acres of land.

LOCATION:

1560 West Mission Boulevard

APPLICANT:

Henry Hong  
714-335-6802

REVIEWED BY:

*Omar Gonzalez*  
Omar Gonzalez, P.E.  
Sr. Associate Civil Engineer

*11/2/16*  
Date

APPROVED BY:

*Khoi Do*  
Khoi Do, P.E.  
Assistant City Engineer

*11/7/16*  
Date



**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 FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:   
 \_\_\_\_\_ feet on \_\_\_\_\_  
 Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
 and \_\_\_\_\_.
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_   
 \_\_\_\_\_
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s): \_\_\_\_\_
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 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 four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits,



whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact 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/Tract 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 according to Development Code, Division 9.01—Definitions, Recognized Lot since it was created before 11/5/1947.**
- 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)
- Other: \_\_\_\_\_

2.09 Dedicate to the City of Ontario the right-of-way described below:

**5 feet on Mission Boulevard along project frontage (Ultimate half width of 75 feet right-of-way to Center line).**

**14 feet on Benson Avenue along project frontage (Ultimate half width of 44 feet right-of-way to Center line).**

**The property line corner cut-back at the northeast corner of Mission Boulevard and Benson Avenue intersection per City Standard No. 1301.**

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	Benson Ave		
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing			
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> <b>New</b> <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 type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace			
Parkway	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<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			
Fire Hydrant	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation



<b>Sewer</b> (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
<b>Water</b> (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Traffic Signing and Striping</b> (see Sec. 2.F)	<input checked="" 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
<b>Street Light</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<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 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
<b>Storm Drain</b> (see Sec. 2.G)	<input checked="" type="checkbox"/> Main (In Lieu Fee) <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
<b>Overhead Utilities</b>	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground (In Lieu Fee) <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
<b>Fiber Optic Conduits</b> (see Sec. 2.K)	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New	_____	_____
<b>Other Improvements</b>	_____	_____	_____	_____

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:** 
  1. The applicant/developer shall pay an in lieu fee of \$118,279 for the undergrounding of overhead power/communication lines on the Benson Avenue frontage in accordance with Title 7 of the City's Municipal Code ( \$350 / LF and for 337.94 LF Benson Avenue frontage ).
  2. The applicant/developer shall underground existing overhead utilities along the project frontage of Mission Boulevard in accordance with Title 7 of the City's Municipal Code.

**C. SEWER**

- 2.20 A 12 inch sewer main is available for connection by this project in Benson Avenue. (Ref: Sewer plan bar code: S13093 )
- 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: \_\_\_\_\_

**D. WATER**

- 2.24 A 8 inch water main is available for connection by this project in Benson Avenue . (Ref: Water plan bar code: W11461 )
- 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](http://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. **Proposed irrigation service connection shall be a separate connection and will be utilizing potable water in the interim before recycled water is available in the area. Therefore, a backflow is required behind the meter connection until recycled water conversion takes place.**
  2. **Developer shall provide separate fire, domestic and irrigation services.**

#### 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 be responsible to design and construct in-fill public street lights, including an electrical service pedestal for the property frontages of Mission Boulevard and Benson Avenue in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans, City of Ontario Standard Drawing No. 5101, No. 5105 and to the satisfaction of the City Engineer.**
  2. **The project frontages of Mission Boulevard and Benson Avenue shall be signed "No Parking Anytime."**

#### 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 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year storm event post-development peak flows from the site shall not exceed 80% of pre-development peak 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 \$33,000, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
- 2.42 **Other conditions:** 
  - 1. **Applicant/developer shall pay in-lieu fees for the construction of the future the master-planned 54" storm drain along Mission Boulevard for the project frontage length of 275.07 LF. In-lieu fee shall be calculated based on most current City of Ontario's project cost estimate.**

**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

- 2.47 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 constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. 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 Please reference the City's "SOLID WASTE DEPARTMENT REFUSE AND RECYCLING PLANNING MANUAL".
- <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- The site requires a 2-bin trash enclosure.

## 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 (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).



## **EXHIBIT 'A'**

### **ENGINEERING DEPARTMENT First Plan Check Submittal Checklist**

---

**Project Number: PDEV 16-028**

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  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 Fiber Optic plan (include Auto CAD electronic submittal)**
15.  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.
16.  **Two (2) copies of Water Quality Management Plan (WQMP)**
17.  **One (1) copy of Hydrology/Drainage study**
18.  **One (1) copy of Soils/Geology report**
19.  Payment for Final Map/Parcel Map processing fee
20.  Three (3) copies of Final Map/Parcel Map
21.  One (1) copy of approved Tentative Map
22.  One (1) copy of Preliminary Title Report (current within 30 days)
23.  One (1) copy of Traverse Closure Calculations



- 24.  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.
- 25.  Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 26.  Other: \_\_\_\_\_

**PDEV16-028**  
**Engineer: Dean Williams**  
**V.1**

**CAL PORTLAND  
 CONCRETE COMPANY**

**NOT  
 A  
 PART**

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 an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet". 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) - 07-07-2015

1. RECYCLING AREA SHALL BE SECURED TO PREVENT THE THEFT OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS.
2. PROVIDE A SIGN CLEARLY IDENTIFYING ALL RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN SHALL BE POSTED AND MAINTAINED ADJACENT TO ALL POINTS OF ACCESS TO THE RECYCLING AREAS.

- 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 Polyconcrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)

- HH-1/\*15 - FCA132418T-90062 - Size 13" x 24" x 18"
- HH-1/\*22 - PCA132418-90087 - Size 13" x 24" x 18"
- HH-2/\*15 - FCA173024T-90077 - Size 17" x 30" x 24"
- HH-2/\*22 - PCA173024-90116 - Size 17" x 30" x 24"
- HH-2A/\*15 - FCA243630T-90014 - Size 24" x 36" x 30"
- HH-2A/\*22 - PCA243630-90064 - Size 24" x 36" x 30"
- HH-3/\*22 - PCA304836-90244 - Size 30" x 48" x 36"
- HH-4/\*22 - PCA366036-90146 - Size 36" x 60" x 36"



VICINITY MAP  
 NOT TO SCALE

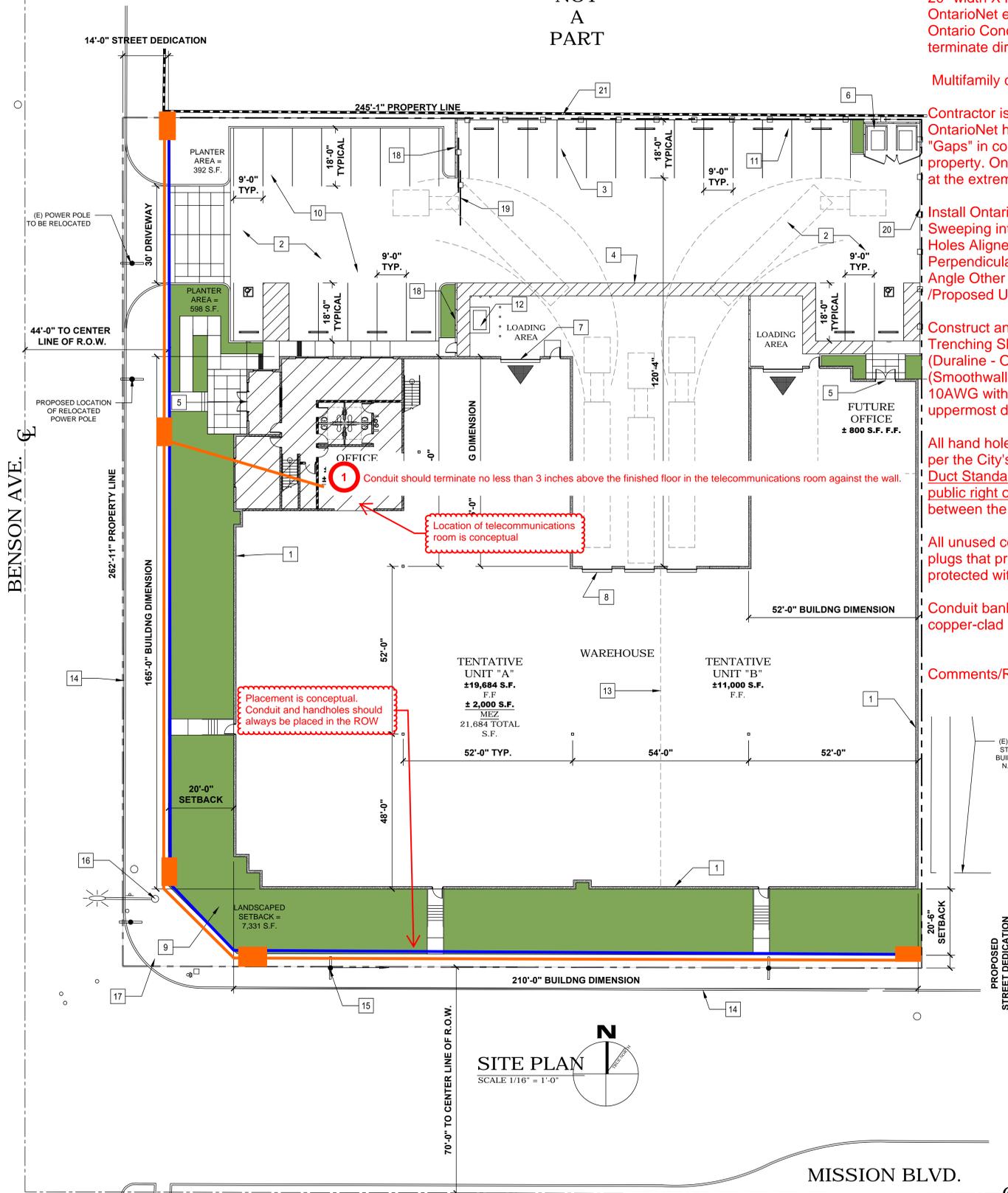


**KEY NOTES:**

- 1 TILT UP WALL
- 2 A.C. PAVING
- 3 PARKING STALL STRIPPING (PER CITY OF ONTARIO STDS.) TYPICAL
- 4 ACCESSIBLE PATH OF TRAVEL 48" WIDE (MIN.)
- 5 BUILDING ENTRANCE. PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN
- 6 TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS-SEE (1-TRASH+RECYCLE BIN) PER CITY OF ONTARIO STANDARDS
- 7 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL
- 8 9' X10' TRUCK DOOR (DOCK HIGH) TYPICAL
- 9 DROUGHT TOLERANT LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM
- 10 26'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE PER FIRE DEPARTMENT STANDARDS
- 11 CONCRETE BUMPER, TYPICAL
- 12 TRANSFORMER PAD
- 13 TENTATIVE DEMISING WALL
- 14 (E) CURB AND GUTTER
- 15 (E) POWER POLE, TYPICAL
- 16 (E) STREET LIGHT
- 17 (E) ADA RAMP
- 18 8'-0" HIGH CONCRETE TILT UP SCREEN WALL TO MATCH THE BUILDING, SEE ELEVATIONS
- 19 8'-0" WROUGHT IRON SLIDING GATE
- 20 8'-0" CHAIN LINK FENCE
- 21 (E) MASONRY FENCE WALL TO REMAIN

**CITY OF ONTARIO NOTES**

1. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS



MANUFACTURING & PITTSBURGH PAINTS RETAIL NOT A PART

VACANT LOTS ON SEC AND SWC OF BENSON & MISSION  
 NOT A PART

**PROJECT DATA**

DESCRIPTION	AREAS	BUILDING TOTAL AREA	32,684 S.F.
ZONING	IL (LIGHT INDUSTRIAL) ES (EMERGENCY SHELTER) OVERLAY	FIRST FLOOR	28,546 S.F.
PROJECT DESCRIPTION	±1.48 ACRES OF VACANT LAND, GENERALLY LOCATED AT THE NORTHEAST CORNER OF BENSON AVE AND MISSION BLVD.	WAREHOUSE OFFICE TOTAL FOOTPRINT	2,138 S.F.
ASSESSOR'S PARCEL NO.	1011-221-16-0-000	MEZZA FLOOR	2,000 S.F.
BUILDING CODE	CBC 2013	TOTAL MEZZANINE	2,000 S.F.
BLDG. OCCUPANCY	FT. MANUFACTURING S1; WAREHOUSE	TOTAL WAREHOUSE	28,546 S.F. 87%
BUILDING TYPE	III-B FULLY SPRINKLERED	TOTAL OFFICE	4,138 S.F. 13%
LAND AREA	PARCEL SIZE GROSS ±64,436 S.F. (±1.48 AC) NET ±59,427	PARKING REQUIRED:	
FAR	0.55	WAREHOUSE + 10% OFFICE = 32,684 S.F.	20,000/1,000 = 20 CARS
ALLOWABLE AREA	0.55 FAR	OFFICE EXCEEDING 10% = 870 S.F.	11,814 / 2,000 = 6 CARS
LANDSCAPED AREA REQUIRED	20' SETBACK ALONG BENSON AVE = ±4,821 S.F.	TOTAL	870 / 250 = 29 CARS
20' SETBACK ALONG MISSION BLVD = ±5,178 S.F.	TOTAL REQUIRED = 9,799 S.F.		
LANDSCAPED AREA PROVIDED = 9,799 S.F.		PARKING PROVIDED:	
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS	ACCESSIBLE (STANDARD) 14' X 19'	1 - STALLS
NUMBER OF STORIES	1	ACCESSIBLE (8' RAMP) 17' X 19'	1 - STALLS
AREA JUSTIFICATION	ALLOWABLE AREA 12,000 TABLE 503 INCREASE PER SPRINKLERS (3x) = 36,000 ALLOWABLE AREA = 48,000 S.F. BUILDING FOOTPRINT: 30,684 S.F. < 48,000 S.F.	STANDARD STALLS 9' X 19'	24 - STALLS
		CLEAN AIR STALLS 9' X 19'	3 - STALLS
		TOTAL	29 - STALLS
		LONG TERM BIKE RACK @ 5% OF PARKING	2 SPACES
		SHORT TERM BIKE RACK @ 5% OF PARKING	2 SPACES
		TRUCK PARKING REQUIRED 1 PER 4 LOADING	1 SPACE
		TRUCK PARKING PROVIDED	1 SPACE
		TRASH ENCL. AREA PROVIDED	1% x 20,000 = 200 S.F. 2% x 12,200 = 253 S.F. TOTAL 453 S.F.

CRESPO ARCHITECTURE  
 371 Evergreen Dr., Brea CA  
 www.crespoarchitecture.com  
 657.217.4909



CLIENT: PLUMTREE MISSION, LLC  
 13181 CROSSROADS PARKWAY  
 NORTH, SUITE 300  
 CITY OF INDUSTRY, CA

CONTENTS: SITE PLAN  
 SCALE: INDICATED  
 PROJECT NO. 16-003  
 DATE: 04-08-2016  
 DRAWN: I.C.

SHEET A100  
 1 OF 5 SHEETS

BENSON INDUSTRIAL  
 NEC MISSION BLVD & BENSON AVE., ONTARIO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING

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

<b>CONDITIONS OF APPROVAL</b>	
Sign Off	
<i>Carolyn Bell</i>	10/11/16
Carolyn Bell, Sr. Landscape Planner	Date

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

D.A.B. File No.: PDEV16-028 Rev 4	Case Planner: Jeanie Aguilo
--------------------------------------	--------------------------------

Project Name and Location:

Benson Industrial Building  
 1560 West Mission Blvd

Applicant/Representative:

Henry Hong  
 131 Crossroads Parkway north  
 City of Industry, CA 91746

**A Preliminary Landscape Plan (dated 10/10/16) 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.**

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

**CORRECTIONS REQUIRED**

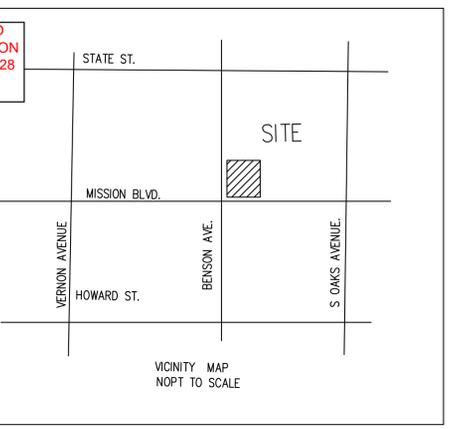
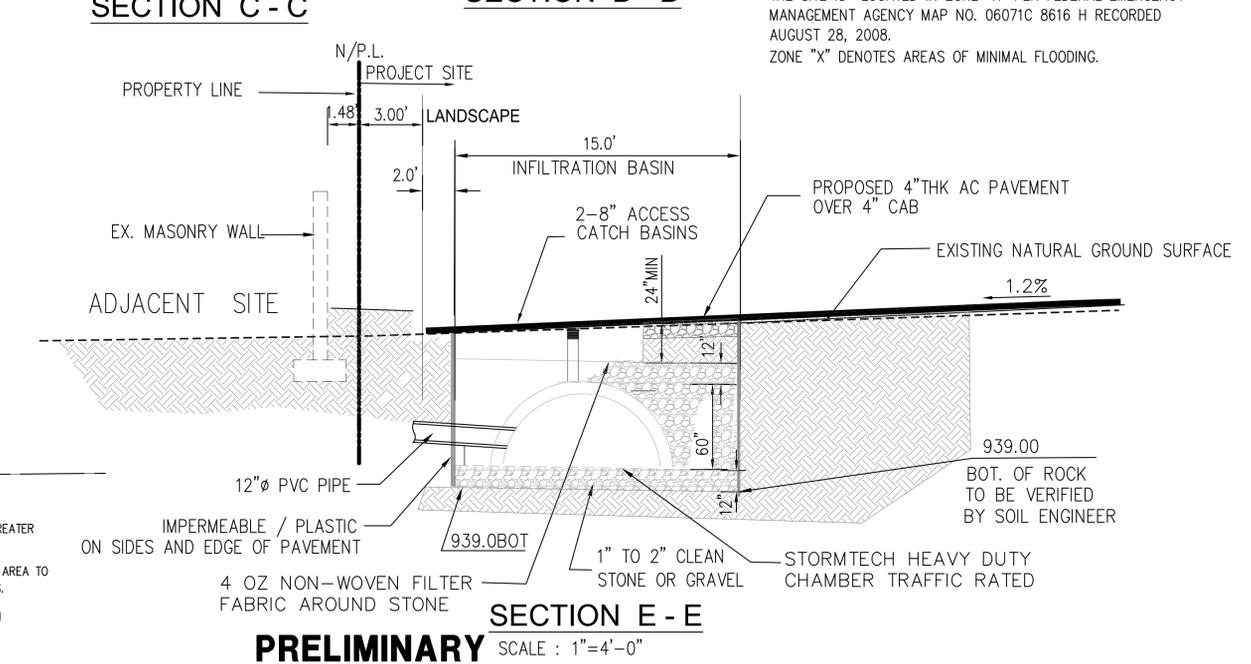
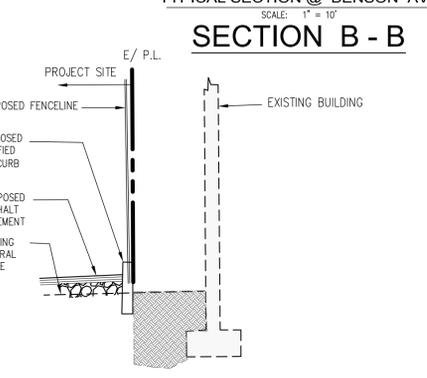
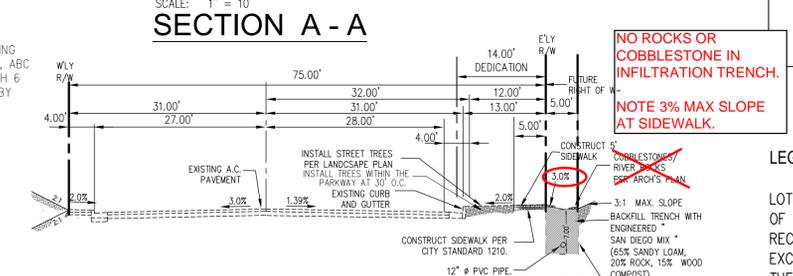
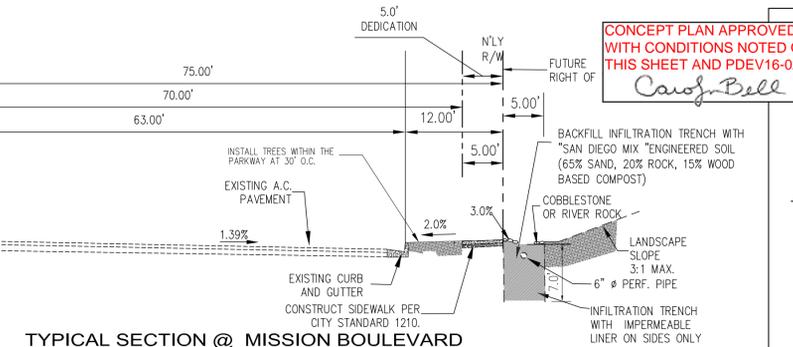
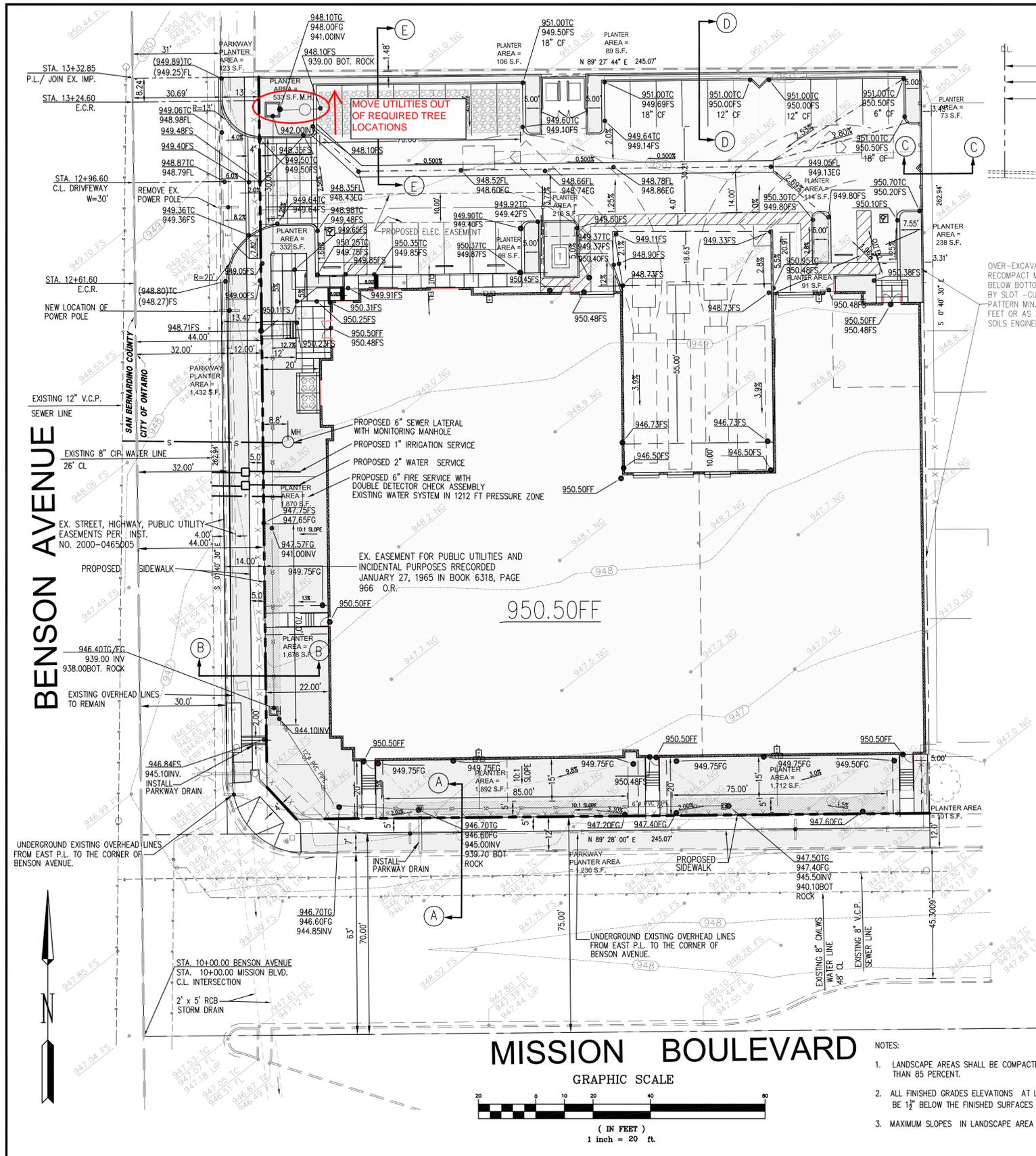
Civil Plans

- Note max 3% slope for swale adjacent to sidewalk.
- Remove note for rocks or cobblestones at infiltration trench.
- Move utilities out of required tree locations - NW corner of site. Move north min 6'.

Landscape Plans

- Show parkway landscape (max 18" high) and street trees for Mission Blvd; Quercus agrifolia centered in the parkway and Eucalyptus leucoxylon behind the sidewalk, 30' on center, triangulated with parkway trees.
- Show a mass of shrubs to screen equipment to match on site landscape massing. Do not circle the equipment.
- Construction plans shall be designed and signed by a licensed landscape architect.
- Note for agronomical soil testing and include report on landscape construction plans.
- Construction plans shall meet all requirements of the Landscape Development Standards.
- After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. 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



**LEGAL DESCRIPTION:**

LOT 7 IN BLOCK 11 OF MONTE VISTA TRACT NO. 2, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 16, PAGES 33-34, OF MISCELLANEOUS. EXCEPTING THEREFROM THE EAST 3 ACRES OF LOT 7, AND THE SOUTH 70 FEET OF LOT 7, IN BLOCK 11, MONTE VISTA TRACT NO. 2.

ASSESSORS PARCEL NO. 1011-221-16-0-0000

**LAND AREA:**

AREA = 64,436 SQUARE FEET = 1.48 ACRES

**BASIS OF BEARING:**

THE BEARING OF N 89°26'54" E ALONG THE CENTERLINE OF STATE STREET PER PM 9162 IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**FLOOD ZONE:**

THE SITE IS LOCATED IN ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06071C 8616 H RECORDED AUGUST 28, 2008. ZONE "X" DENOTES AREAS OF MINIMAL FLOODING.

REVISIONS			
MARK	DATE	BY	APPROVED/RCE NO.

DESIGNED BY	
DATE	
DRAWN BY	
DATE	
CHECKED BY	
DATE	

BENCH MARK No. EV3038 ELEV. 1006.85 FT

LOCATION: HOLT BLVD./ GROVE AVE.

DESCRIPTION: 2" COUNTY OF SAN BERNARDINO BRASS CAP, 0.7" EAST OF THE EAST END OF A CATCH BASIN, SET IN THE TOP OF CURB, IN THE NORTHEAST CORNER OF THE SOUTHEAST QUADRANT OF THE INTERSECTION OF VESTA STREET AND MOUNTAINVIEW BLVD IN THE CITY OF ONTARIO.

REFERENCE: NGS BENCHMARK DESIGNATION : 702 3

PLAN PREPARED BY:

**DIZON ENGINEERING SURVEYING**  
3518 ATWATER AVENUE  
LOS ANGELES, CA. 90039  
TEL. NO. 323-661-8043 EMAIL marites.dizon@att.net

BY: *Marites A. Dizon* REG. NO. 61180  
MARITES A. DIZON 10/10/16 EXP. 06-30-2017

**GRADING AND DRAINAGE PLAN**

**BENSON AVENUE & MISSION BLVD.**  
**ONTARIO, CA 91761**

DAB NO.	
SHEET	C2 OF 2
CONTRACT	
ACCOUNT	
DWG. No.	

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-028  
 Address: 1560 West Mission Blvd  
 APN: 1011-221-16  
 Existing Land Use: Vacant  
 Proposed Land Use: 1 industrial building totaling 32,684 SF  
 Site Acreage: 64 acres Proposed Structure Height: 37 ft  
 ONT-IAC Project Review: n/a  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Jeanie Aguilo  
 Date: 8/16/16  
 CD No.: 2016-045  
 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 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 type="radio"/> 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: 200 ft +	
<input type="radio"/> Zone 5			

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

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

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: 



# CITY OF ONTARIO

## MEMORANDUM

TO: 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: Jeanie Aguilo,

DATE: May 31, 2016

SUBJECT: FILE #: PDEV16-028 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, June 14, 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 a 32,684 Sq Ft concrete tilt-up industrial building located on 1.41 acres of land on the northeast corner of Mission Blvd and Benson Ave, within the IL (Industrial Light) zoning district at 1560 West Mission Boulevard.  
 APN: 1011-221-16

- 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 Department  
 Signature: *[Handwritten Signature]*  
 Title: Associate Planner  
 Date: 8/16/16

CD: 2016-045



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Aguilo, Assistant Planner  
Planning Department

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

**DATE:** June 13, 2016

**SUBJECT:** PDEV16-028 / A Development Plan to construct a 32,684-square foot industrial building on approximately 1.41 acres of land, generally located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district (APN: 1011-221-16).

---

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 III B concrete tilt-up

B. Type of Roof Materials: wood, non-rated

C. Ground Floor Area(s): 30,684 sq. ft.

D. Number of Stories: 1 story

E. Total Square Footage: 30,684 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.ontarioca.gov](http://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 2000 gallons per minute (g.p.m.) for 3 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 R. 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

NONE

<END.>

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** June 2, 2016  
**SUBJECT:** PDEV16-028

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

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### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

**TO: JEANIE AGUILO, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, POLICE DEPARTMENT**

**DATE: JUNE 13, 2016**

**SUBJECT: PDEV16-028 – A DEVELOPMENT PLAN TO CONSTRUCT AN INDUSTRIAL BUILDING AT THE NORTHEAST CORNER OF BENSON AVENUE AND MISSION BOULEVARD.**

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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 all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.
- 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.