



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

August 21, 2017

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

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

Al Boling, City Manager
Hassan Haghani, Development Director
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 Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Brent Schultz, Housing and Municipal Services Director

PUBLIC COMMENTS

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

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

AGENDA ITEMS

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

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of August 7, 2017, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV16-002 AND PMTT16-001/PM

19643: A Tentative Parcel Map (File No. PMTT16-001/PM 19643) to subdivide approximately 65.60 acres of land into two parcels to facilitate a Development Plan (File No. PDEV16-002) to construct two industrial buildings totaling 1,289,292 square feet, located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001). All adopted mitigation measures of the related EIR shall be a condition of project approval 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: 218-292-09, 218-292-10, 218-292-12, 218-292-13, 218-292-14); **submitted by Cap Rock-Partners. Planning Commission action is required.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PMTT16-001 (Tentative Parcel Map)

Motion to recommend Approval/Denial

3. File No. PDEV16-002 (Development Plan)

Motion to recommend Approval/Denial

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV17-008 & PVAR17-003:** A Development Plan (PDEV17-008) to construct a 10,487 square foot commercial building on 0.88 acres of land and a Variance (PVAR17-003) to deviate from the minimum building arterial street setback, along Euclid Avenue, from 20 to 9 feet, and to reduce the required parking from 42 to 40 spaces, for property located at the northwest corner of Francis Street and Euclid Avenue, within the CN (Neighborhood Commercial) zoning district and EA (Euclid Avenue) Overlay 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 of Land Use Limitations) and 15332 (Class 32, In-Fill Development Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1050-281-01, 1050-281-02 and 1050-281-03); **submitted by Clarkson Properties, LP. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section §15305

2. **File No. PVAR17-003** (Variance)

Motion to recommend Approval/Denial

3. **File No. PDEV17-008** (Development Plan)

Motion to recommend Approval/Denial

D. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP A DEVELOPMENT PLAN REVIEW FOR FILE NO'S. PMTT17-008 AND PDEV17-026:** A Tentative Tract Map (File No. PMTT17-008; TT 18984) to subdivide 6.11 acres of land into 55 numbered lots and 2 lettered lots in conjunction with a Development Plan (File No. PDEV17-026) for the construction of 55 single family detached homes, private/common open space areas and recreational amenities, located at 2041 East Fourth Street, within the MDR-11 (Low Medium Density Residential) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PGPA14-002 and PZC14-003, for which Mitigated Negative Declaration was adopted by the Ontario City Council on November 18, 2014. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 0110-441-10); **submitted by KB Home Coastal, Inc. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT17-008** (Tentative Tract Map)

Motion to recommend Approval/Denial

3. **File No. PDEV17-026** (Development Plan)

Motion to recommend Approval/Denial

E. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-009 & PDEV17-031:

A Tentative Parcel Map (File No. PMTT17-009/PM 19877) to subdivide 4.18 acres of land into a single parcel to facilitate the development of a Development Plan (File No. PDEV17-031) to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15315 (Minor Land Divisions) and 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04) **submitted by National Community Renaissance of California. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section §115332

2. **File No. PMTT17-009** (Tentative Parcel Map)

Motion to recommend Approval/Denial

3. **File No. PDEV17-031** (Development Plan)

Motion to recommend Approval/Denial

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

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

The next **Development Advisory Board** meets on **September 6, 2017**.

I, Gwen Berendsen, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **August 17, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


Gwen Berendsen

CITY OF ONTARIO

Development Advisory Board

Minutes

August 7, 2017

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Charity Hernandez, Economic Development Agency
Joe De Sousa, Housing and Municipal Services Agency

STAFF MEMBERS PRESENT

Jeanie Aguilo, Planning Department
Gwen Berendsen, Planning Department
Marci Callejo, Development Agency
Hassan Haghani, Development Agency
Alexis Vaughn, Planning Department

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the July 17, 2017 meeting of the Development Advisory Board was made by Mr. Sorel; seconded by Mr. Shear; and approved unanimously by those present (6-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-013:** A Development Plan (File No. PDEV17-013) to construct a wired (fiber optic) telecommunication facility consisting of a 420 square-foot building and an equipment enclosure area (no tower) on 0.75 acres of vacant land located at the northwest corner of Grove Avenue and Eighth Street, within the BP (Business Park) 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 (ALUCP). (APN: 1047-143-01); **submitted by Anna Lindseth.**

Steve Roy, Representative of Hoch Associates, the architect on the project, was present and stated he agreed to the conditions of approval.

Motion to approve **File No. PDEV17-013** subject to conditions, was made by Mr. Shear; seconded by Mr. Sorel; and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



DEVELOPMENT ADVISORY BOARD DECISION

August 21, 2017

DECISION NO.:

FILE NO.: PMTT16-001/PM 19643

DESCRIPTION: A Tentative Parcel Map (File No. PMTT16-001/PM 19643) to subdivide approximately 65.60 acres of land into two parcels, for property located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. APN(s): 218-292-09, 218-292-10, 218-292-12, 218-292-13, 218-292-14; **submitted by Cap Rock-Partners.**

RELATED FILES: PDEV16-002

PART I: BACKGROUND & ANALYSIS

CAP ROCK-PARTNERS, (herein after referred to as "Applicant") has filed an application requesting Tentative Parcel Map approval, File No. PMTT16-001/PM 19643, 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 approximately 64.04 acres of land located along the northeast corner of Carpenter Avenue and Remington Avenue within the Planning Area 2 land use designation of the Colony Commerce Center West Specific Plan, and is depicted in Exhibit A: Aerial Photograph, attached. The subdivision will be composed of five existing parcels that will be consolidated into two parcels, as part of the proposed Tentative Parcel Map. 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	Industrial	PA-2 (Industrial)	Colony Commerce Center West
<i>North</i>	Vacant	Industrial	PA-1 (Industrial)	Colony Commerce Center West
<i>South</i>	Vacant/Agriculture (City of Chino)	Agriculture & Industrial	Agriculture & Light Industrial	n/a
<i>East</i>	Vacant/Agriculture	Business Park & Industrial	SP (AG)	n/a

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
West	Industrial (City of Chino)	Industrial	Industrial	n/a

(2) Project Description: The applicant is requesting approval to subdivide approximately 65.60 acres of land into two parcels to facilitate the construction of two industrial buildings totaling 1,289,292 square feet. According to the development standards of the Colony Commerce Center West Specific Plan (SP), the minimum parcel size permitted within the Colony Commerce Center West Specific Plan, is one acre. The proposed subdivision will provide a minimum parcel size of 30.87 acres. Parcel 1 of the proposed subdivision will be composed of 33.17 acres and will be located along the eastern portion of the site. Parcel 2 will be composed of 30.87 acres and will be situated along the western portion of the project site (**see Exhibit C: Tentative Parcel Map**). The two proposed parcels are in compliance with the Colony Commerce Center West Specific Plan.

The Colony Commerce Center West Specific Plan is composed of approximately 123.17 acres with two Planning Areas, and has the potential to be developed with approximately 2,951,146 square feet of industrial development (**see Figure 1: Land Use Summary Table**).

Planning Area (PA)	Land Use	Acres	Maximum Potential Intensity (Gross Floor Area)	Max.Floor Area Ratio
PA-1	Industrial	57.58 ac	1,379,501 SF	0.55
PA-2	Industrial	65.60 ac	1,571,645 SF	0.55
	Total	123.17 ac	2,951,146 SF	0.55

Figure 1: Land Use Summary Table

Planning Area 1, located along the northern portion of the Specific Plan is 57.58 acres in size and can potentially be developed with 1,379,501 square feet of industrial development (**see Figure 2: Planning Areas**).

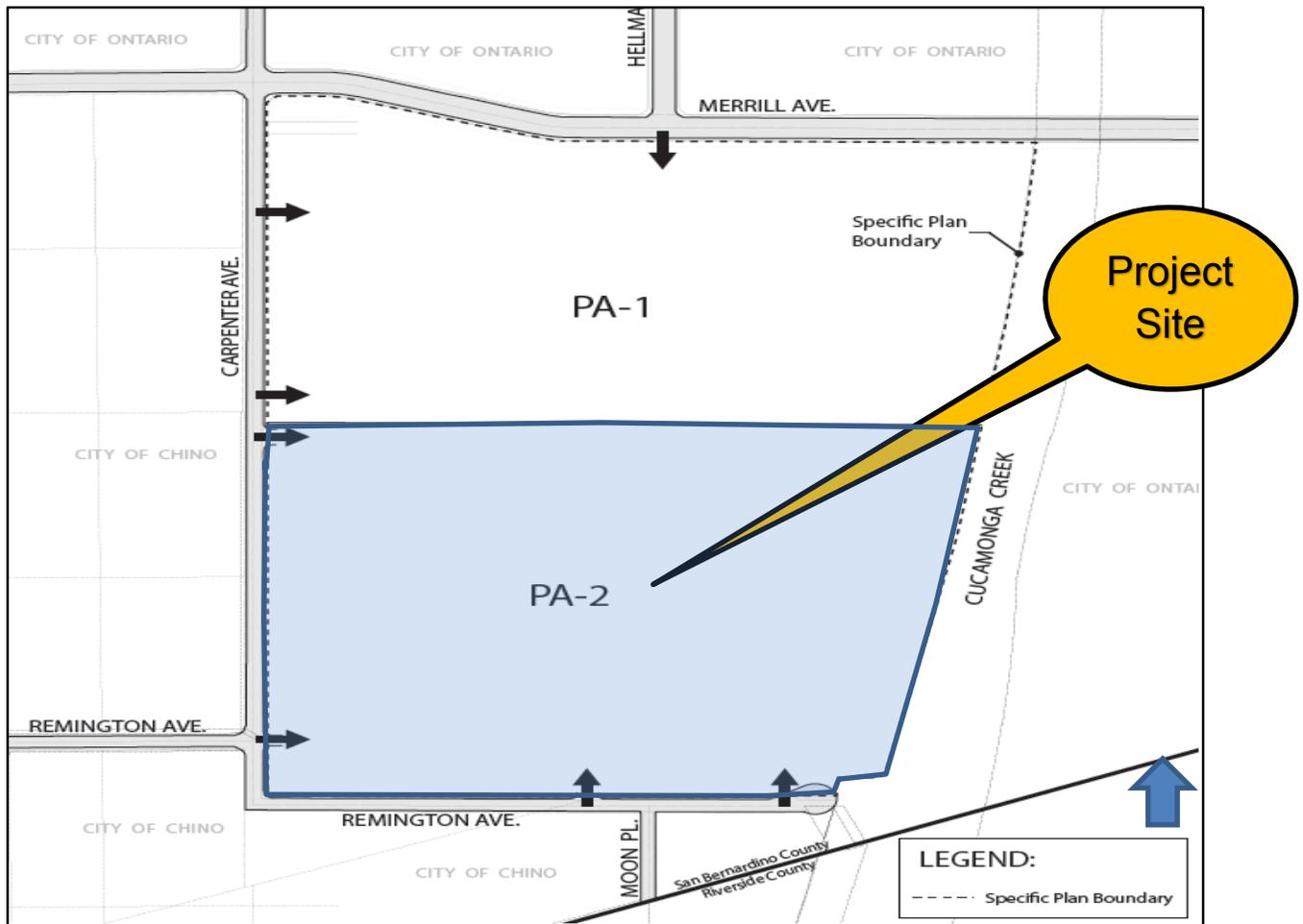


Figure 2: Planning Areas

PART II: RECITALS

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with an Environmental Impact Report (EIR) prepared for File No. PSP15-001, which was adopted by the City Council on September 19, 2017, and this Application introduces no new significant environmental impacts; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (“DAB”) the responsibility and authority to review and act, or make recommendation to the Planning Commission, on the subject Application; and

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

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

WHEREAS, a Development Plan application (File No. PDEV16-002) to construct two industrial buildings totaling 1,289,292 square feet within Planning Area 2 of the Colony Commerce Center West Specific Plan has been submitted in conjunction with the Tentative Parcel Map Application; 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 August 21, 2017, 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 adopted Environmental Impact Report (EIR) and supporting documentation. Based upon the facts and information contained in the EIR and supporting documentation, the DAB finds as follows:

(1) The approved Environmental Impact Report (EIR) prepared for File No. PSP15-001 contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The EIR reflects the independent judgment of the Development Advisory Board; and

(4) All EIR adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by this reference.

SECTION 2: Based upon the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 and 2, above, the DAB hereby concludes as follows:

(1) *The proposed Tentative Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP), and applicable area and specific plans, and planned unit developments.* The proposed Tentative Parcel Map is located within the

Industrial land use district of the Policy Plan Land Use Map, and Planning Area 2 (Industrial) land use designation of the Colony Commerce West Specific Plan. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP), under the following goals and policies:

- a. Policy LU1-5, which goal is to coordinate land uses, infrastructure, and transportation planning to achieve a jobs-housing balance; and
- b. Policy LU1-6, which states that we incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community.

Furthermore, the proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “a high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct” (Goal CD2).

(2) ***The site is physically suitable for the type of development proposed.*** The proposed Tentative Parcel Map meets the minimum parcel size requirements within the Design Guidelines and Development Standards of the Planning Area 2 land use designation of the Colony Commerce Center West Specific Plan. The minimum parcel size required within the Specific Plan is one acre, and the Map is proposing a minimum parcel size of 30.87 acres. The proposed parcel sizes of 30.87 and 33.17 acres, exceed the Specific Plan’s minimum lot requirement of 1-acre. As a result, the project will be physically suitable for the development of two industrial buildings totaling 1,289,292 square feet; and

(3) ***The site is physically suitable for the density/intensity of development proposed.*** The project site meets the minimum lot area and dimensions of the Planning Area 2 land use designation, and is physically suitable for this proposed intensity of development; and

(4) ***The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The environmental impacts for this project were reviewed under an Environmental Impact Report prepared for File No. PSP15-001 that was adopted by the City Council on September 19, 2017. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(5) ***The design of the subdivision or type of improvements thereon, are not likely to cause serious public health problems.*** The environmental impacts for this project were reviewed under an Environmental Impact Report that was prepared for File

No. PSP15-001 and was adopted by the City Council on September 19, 2017. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(6) *The design of the subdivision or the type of improvements thereon, will not conflict with easements, acquired by the public at large, for access through or use of property within, the proposed subdivision.* The Engineering and Building Department reviewed the proposed project for any conflicts with existing and or proposed easements, and it was determined that the project will not have any conflicts with any existing and or proposed easements. As a result, both Engineering and Building Departments are in support of the subdivision, subject to the attached conditions of approval.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission:

(1) Approves the previously adopted mitigation measure of the EIR that was prepared for File No. PSP15-001; and

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

SECTION 5: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 21st day of August 2017.

Development Advisory Board Chairman

Exhibit A: Aerial Photograph

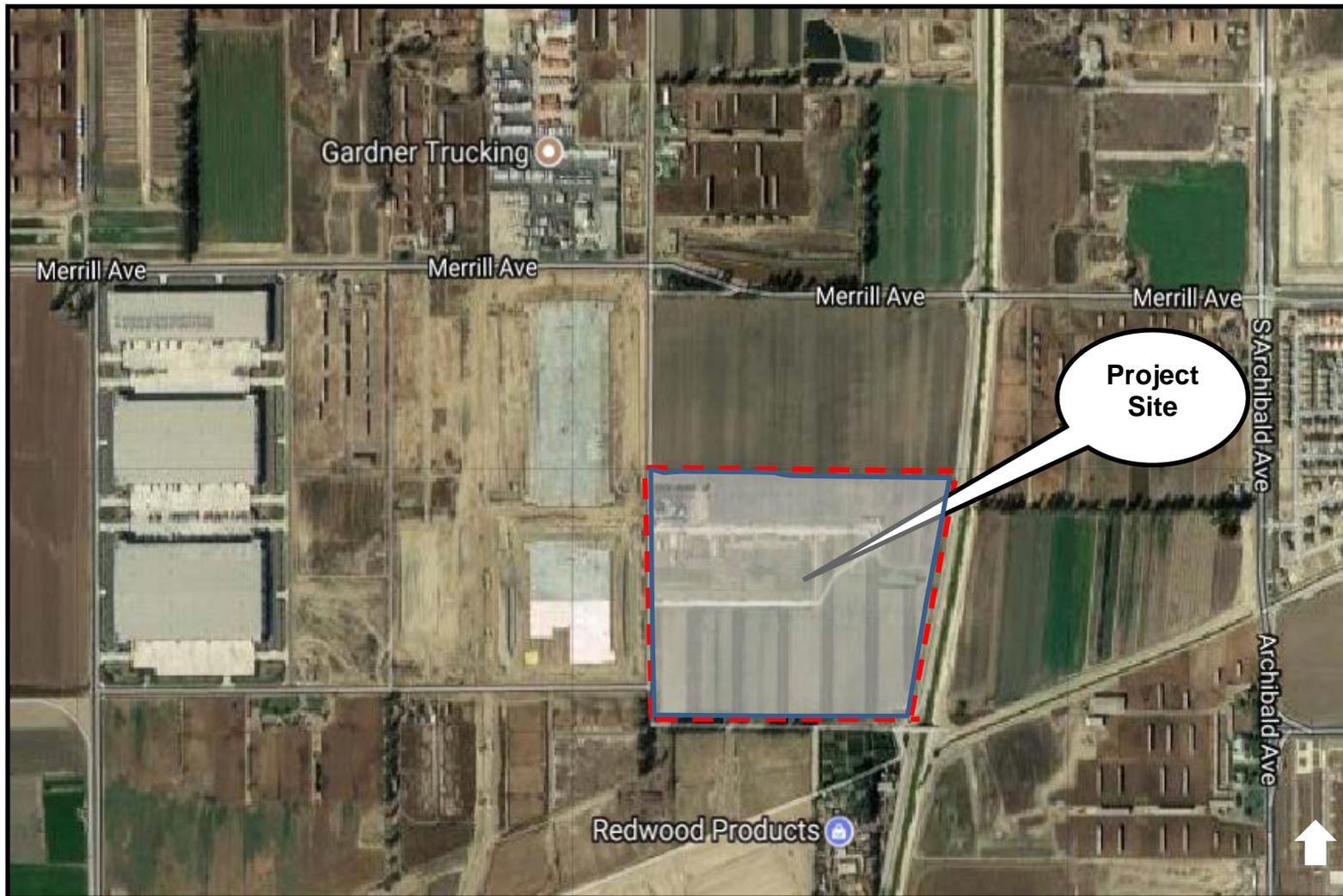


Exhibit B: Project Location Map

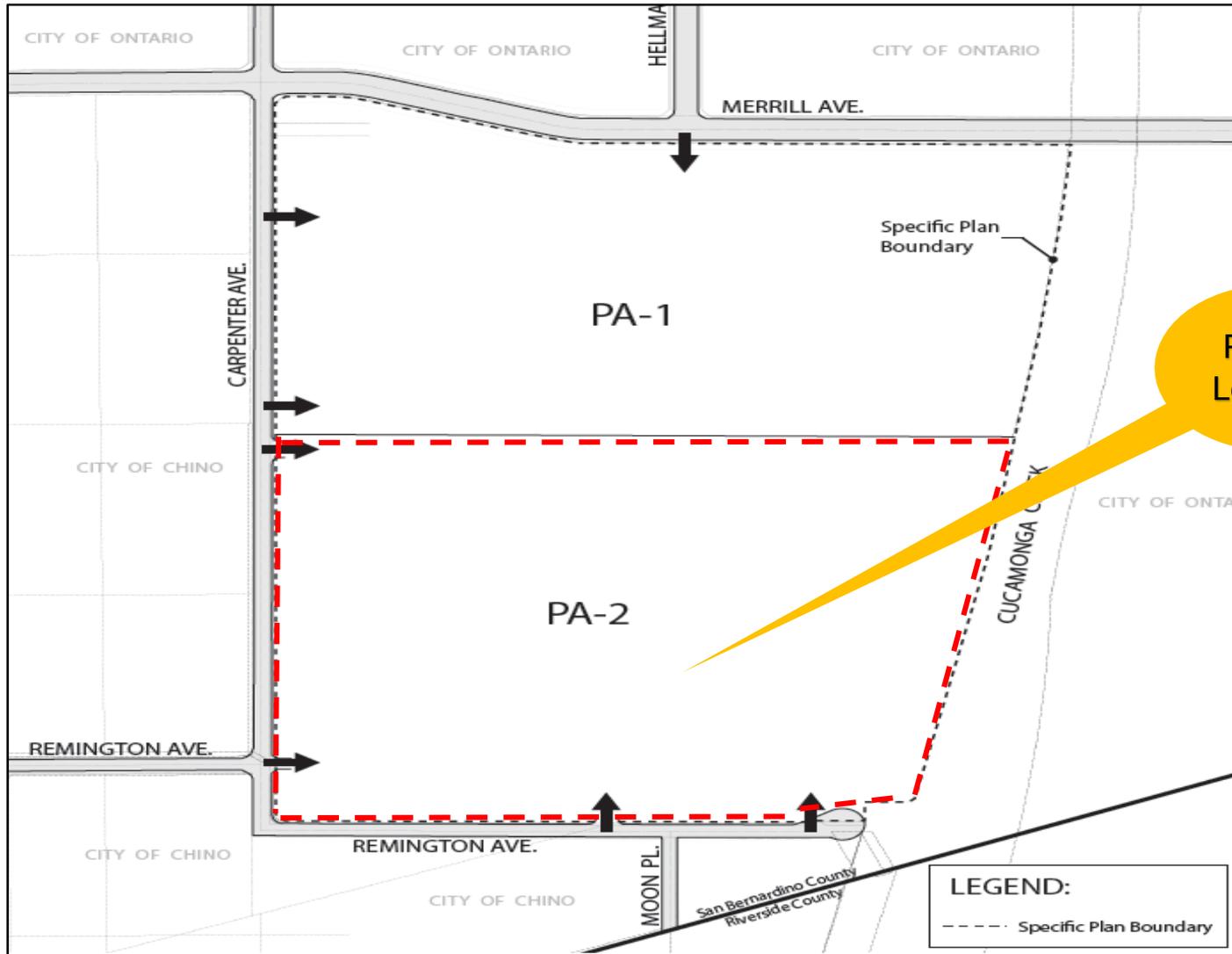


Exhibit C: Tentative Parcel Map

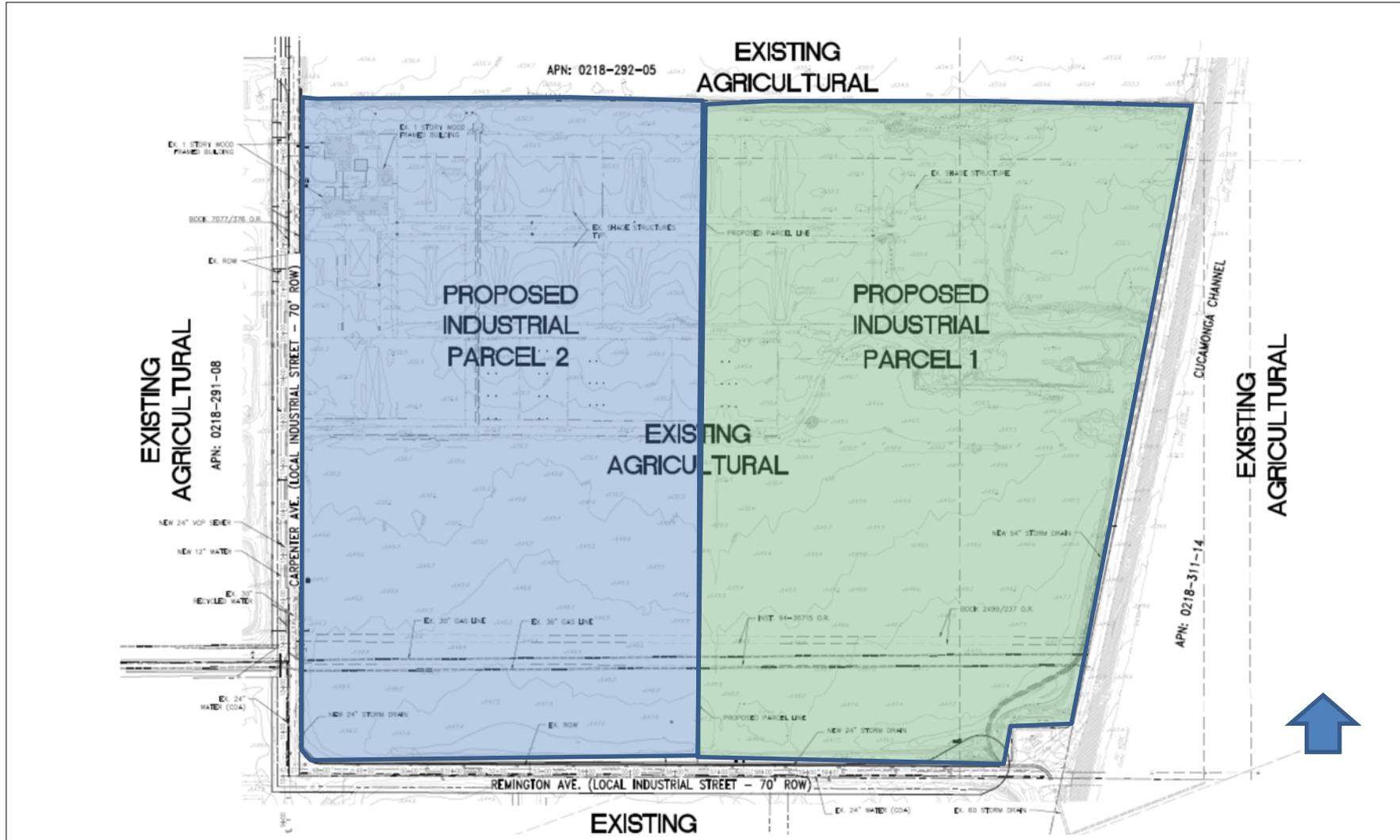
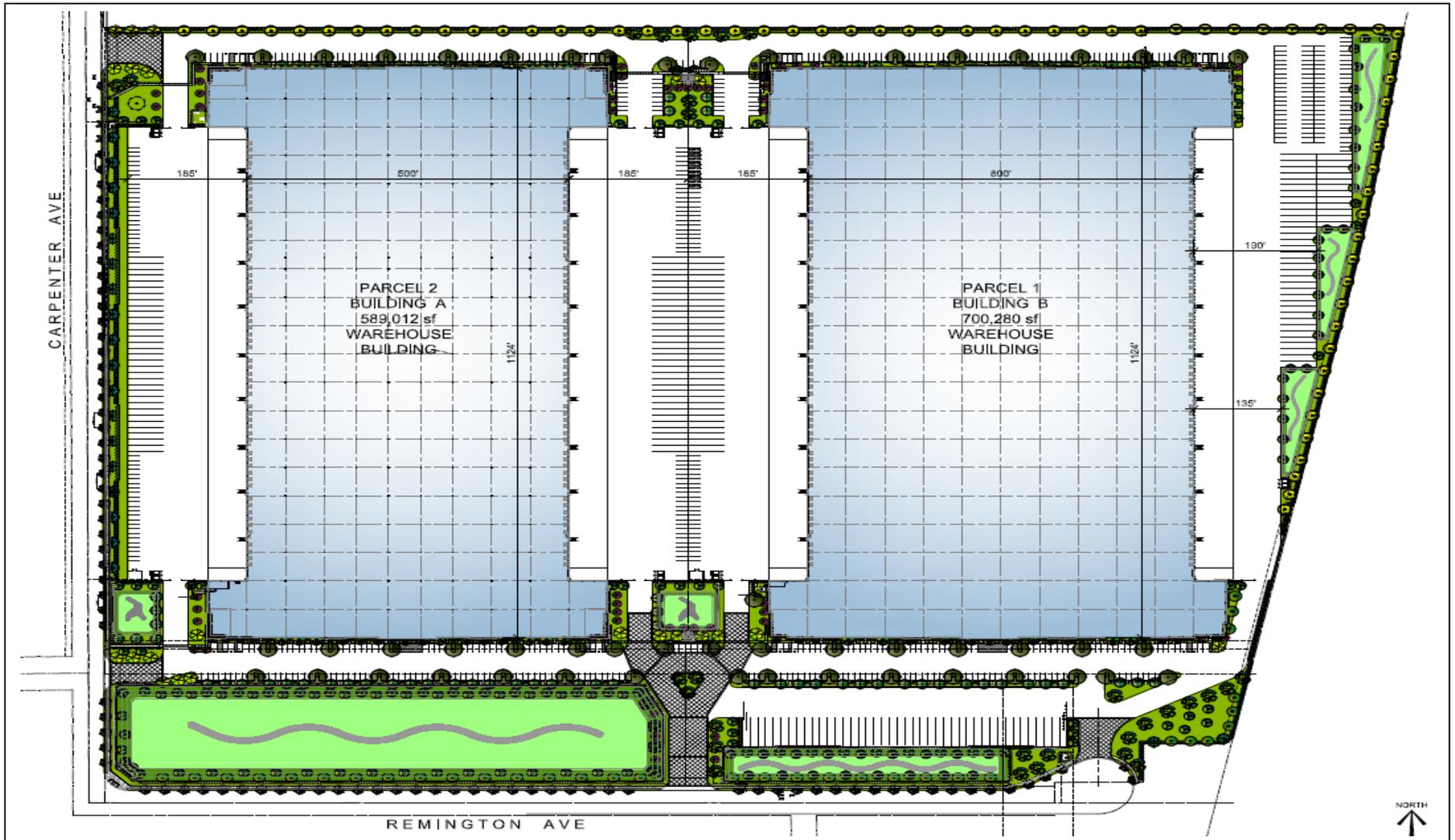


Exhibit D: Proposed Development for Project Site



Attachment "A"

FILE NO. PMTT16-001/PM 19643
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 Division Conditions of Approval

Meeting Date: August 21, 2017
File No: PMTT16-001/PM 19643
Related Files: PDEV16-002

Project Description: A Tentative Parcel Map (File No. PMTT16-001/PM 19643) to subdivide approximately 64.04 acres of land into two parcels, for property located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. APN(s): 218-292-09, 218-292-10, 218-292-12, 218-292-13, 218-292-14; **submitted by Cap Rock-Partners.**

Prepared By: Luis E. Batres, Senior Planner 
Phone: 909.395.2431 (direct)
Email: Lbatres@ontarioca.gov

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

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

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

2.1 Time Limits.

(a) Tentative Parcel/Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel/tract map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

(b) Approval of this project is not final until the related Specific Plan (File No. PSP15-001) has been approved and adopted by City Council. Construction permits will not be issued until the Specific Plan has been approved and adopted by City Council.

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.3 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP15-001 (Colony Commerce Center West Specific Plan for which an Environmental Impact Report (EIR) was previously adopted by the City Council on September 19, 2017. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.5 Additional Fees.

(a) Within 5 days following final application approval, the Notice of 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.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PARCEL MAP	<input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. PM-19643 RELATED FILE NO(S). PMTT16-001 / PDEV16-002		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: ___/___/___		

CITY PROJECT ENGINEER & PHONE NO: Bryan Lirley, P.E., 909-395-2137 *BL*

CITY PROJECT PLANNER & PHONE NO: Luis Batres, 909-395-2431

DAB MEETING DATE: August 21, 2017

PROJECT NAME / DESCRIPTION: PM-19643, A Development Plan to build two industrial warehouse buildings totaling over 1.28 million SF on 61.56 acres of vacant land within the Industrial land use designation within the Colony Commerce Center Specific Plan.

LOCATION: Northeast corner of Carpenter and Remington Avenue

APPLICANT: CapRock Partners

REVIEWED BY: *[Signature]* 8/1/17
Date
Omar Gonzalez, P.E.
Sr. Associate Civil Engineer

APPROVED BY: *[Signature]* 8/8/17
Date
Khoi Do, P.E.
Assistant City Engineer



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario in fee simple, the right-of-way, described below:
 - 1. East side of Carpenter Avenue to achieve the ultimate half street width of 33 feet along the project frontage.
 - 2. North side of Remington Avenue to achieve the ultimate half street width of 33 feet.
 - 3. Property line corner 'cut-back' required at the intersection of Carpenter Avenue and Remington Avenue.
- 1.02 Dedicate to the City of Ontario, the following easement(s):
 - 1. Storm Drain easement along the north and east sides of Remington Avenue and Carpenter Avenue, respectively. Proposed easement shall be 20' wide minimum, depending on layout and placement of the storm drain.
- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s):
 - 1. 10' wide pipeline easement as shown on Tentative Parcel Map 19643 for the use and maintenance of an existing pipeline for the conveyance of water from an on-site well.
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.



- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
 - (1) _____
 - (2) _____
- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.11 Provide a preliminary title report current to within 30 days.
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.13 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).
- 1.14 Other conditions:
 - 1. The applicant/developer shall grant a 20' wide (minimum) storm drain easement, for use and maintenance, in favor of the property owner to the north for the proposed private storm drain that will be used to convey existing drainage flows from northerly property.
 - 2. The applicant/developer shall grant easements for the existing 30" and 36" gas lines in favor of Southern California Gas Company.
 - 3. The applicant/developer shall provide a blanket cross lot drainage easement in favor of all parcels.
 - 4. The applicant/developer shall acquire a 20' wide minimum public utility easement for waterline purposes across APNs 0218-311-07 & 08. Refer to Section 2.D herein.
 - 5. The applicant/developer shall record a Reciprocal Access easement for proposed shared driveway serving Parcels 1 and 2.



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

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

- 2.01 Record Parcel Map No. 19643 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.
- 2.08 Submit a soils/geology report.
- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD) - for any improvements affecting the Cucamonga Creek Channel or adjacent storm drains owned by said jurisdiction.
 - 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) - Recycled Water connection
 - Other: Army Corps of Engineers - for any improvements affecting the Cucamonga Creek Channel or adjacent storm drains owned by said jurisdiction.
 - Other: City of Chino - for any improvements encroaching into the City of Chino.



- 2.10 Dedicate to the City of Ontario the right-of-way described below:
_____ feet on _____
Property line corner 'cut-back' required at the intersection of _____
and _____.
- 2.11 Dedicate to the City of Ontario the following easement(s): _____

- 2.12 **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.**
- 2.13 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.
- 2.14 **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.**
- 2.15 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.16 Other conditions: _____



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

2.17 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Carpenter Avenue	Remington Avenue	Merrill Avenue	County Line Channel
Curb and Gutter	<input checked="" type="checkbox"/> New; 24 ft. East of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. North of 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	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement (see Sec. 2.F)	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> New; 22 ft. east of C/L along frontage, including pavm't transitions	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> New; 22 ft. east of C/L along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation



Sewer (see Sec. 2.C)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<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	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (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
Street Light (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 / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2.G)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	Removal of existing pavement that is not constructed to ultimate depth	Removal of existing pavement that is not constructed to ultimate depth		
Other Improvements				

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

- Carpenter and Remington Avenues shall be constructed with a 14-foot-wide circulation lane and 5-foot-wide shoulder on the west and south sides respectively.



- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.19 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, 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.
- 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.21 **Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892).**
- 2.22 Other conditions: _____

C. SEWER

- 2.23 A _____ inch sewer main is available for connection by this project in _____ (Ref: Sewer plan bar code: _____)
- 2.24 **Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately 500 feet away.**
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 **Other conditions:**
 - 1. **The applicant/developer shall design and construct sewer main improvements to serve this tentative parcel map, including sewer improvements south along Carpenter; east along Remington; south along Moon Place to the point of connection with IEUA Eastern Trunk Sewer in Hellman Avenue is being evaluated/analyzed as part of the current Sewer Master Plan update. To meet the minimum design standards, it is anticipated that above mentioned sewer will range in diameter between 21 and 27 inches. Hydraulic analyses and sizing are required as part of the final design.**
 - 2. **A monitoring manhole is required for each Building.**

D. WATER

- 2.27 A _____ inch water main is available for connection by this project in _____ (Ref: Water plan bar code: _____)
- 2.28 **Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately 2,600 feet away.**
- 2.29 **Other conditions:**
 - 1. **The proposed project is required to have a minimum of two separate points of connection to the 925 PZ potable water system. In order to meet minimum fire flow, one point of connection will be at Archibald & Merrill and the second at Archibald & the County Line Channel/Bellegrave Avenue. Applicant/developer is responsible for acquiring all necessary easements from the owner of APN's 0218-311-07 & 08.**
 - a. **The backbone water network that will service the subject project will consist of constructing the following:**



- i. 12-inch water line in Merrill Avenue, between Archibald Avenue and Carpenter Avenue;
- ii. 12-inch water line in Carpenter Avenue, between Eucalyptus Avenue and Remington Avenue; and
- iii. 12-inch water line in Remington Avenue, between Carpenter Avenue and Archibald Avenue.

E. RECYCLED WATER

- 2.30 A 30 inch IEUA recycled water main is available for connection by this project in Carpenter Avenue.
- 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:
 - 1. All irrigation meters shall connect to the recycled water system and not potable water.

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 perform mitigation measures as identified and required in the Environmental Impact Report for the Colony Commerce Specific Plan.
 - 2. Carpenter Avenue and Remington Avenue shall be signed "No Parking Anytime".
 - 3. The applicant/developer shall be responsible to design and construct ultimate street improvements along project frontage along Remington Avenue and Carpenter Avenue to an ultimate half width right of way and curb to be 33' and 24 feet, respectively. Carpenter and Remington Avenues shall be constructed with a 14-foot-wide circulation lane and 5-foot-wide shoulder on the west and south sides (City of Chino). These and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, parkway landscaping, and, where designated, "neighborhood edge" and/or multi-purpose trail.
 - 4. The applicant/developer shall be responsible to design and construct the traffic signal at Merrill Avenue and Carpenter Avenue. The new traffic signal shall include, video detection, CCTV, interconnect cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal



equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.

5. If, at the time of PM 19643 public improvement construction, Carpenter Avenue has not been fully constructed between the northerly project boundary to Merrill Avenue, Applicant/Developer shall design and construct a 14-foot-wide circulation lane and 5-foot-wide shoulder on both sides of Carpenter Avenue between northerly project boundary and Merrill Avenue, with appropriate pavement transitions.
6. If, at the time of construction of PM 19643, the intersection of Carpenter and Merrill Avenue has not been improved to its "ultimate" configuration, Applicant/Developer shall design and construct intersection improvements at the intersection of Carpenter and Merrill Avenue to facilitate turning movements and trucks. This shall include:
 - Westbound left-turn pocket with appropriate length and pavement transitions;
 - Eastbound left-turn pocket with appropriate length and pavement transitions;
 - Enhanced intersection geometry at southeast corner sufficient to accommodate WB-67 design-vehicle attempting all allowable turning movements, including the NB right-turn;
 - Acquisition of all right-of way necessary to achieve above.
7. Driveways shall be constructed in accordance with Standard Drawing No. 1204.
8. The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|---|--------------------------|
| <input type="checkbox"/> | 2.37 | A 60 inch Army Corps of Engineers storm drain main is available to accept flows from this project in Remington Avenue. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.38 | Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.39 | An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.40 | Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.41 | Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.42 | Pay Storm Drain Development Impact Fee, approximately \$2,800,000. Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.43 | Other conditions: | <input type="checkbox"/> |
| | 1. | The applicant/developer shall accept the 100-year pre-developed flow generated from the property to the north entirely on the PM 19643 project site. The pre-developed flow rate shall be conveyed through the PM 19643 via a private storm drain sized to contain the 100-year pre-developed flow rate or by equal methods. | |



2. The applicant/developer shall design and construct a public storm drain within Remington and Carpenter for tributary street flows as necessary. The private storm drain shall be located beneath a drivable surface.

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

- 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
 If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
 Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.45 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
- 2.46 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.47 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.48 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. Generally located along the Carpenter Avenue and Remington Avenue project frontage.
- 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 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at: <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- 2.52 Other conditions:
1. Volumetrically, Building 2 requires twenty, 4-CY trash bins; and Building 1 requires



twenty-two, 4-CY trash bins. Show on site/grading plans. Compactors may be used in conjunction with required trash bins and will need to be shown on the plans.

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

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.
- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from OMUC a copy of the letter of confirmation from the California 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 paved streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studie and reports (i.e. hydrology, traffic, WQMP, etc.).



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV16-002 , and Parcel Map No. 19643

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 Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).
18. One (1) copy of Hydrology/Drainage study
19. One (1) copy of Soils/Geology report
20. Payment for Final Map/Parcel Map processing fee



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



DEVELOPMENT ADVISORY BOARD DECISION

August 21, 2017

DECISION NO.: DAB17-040

FILE NO.: PDEV16-002

DESCRIPTION: A Development Plan (File No. PDEV16-002) to construct two industrial buildings totaling 1,289,292 square feet, located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. APN(s): 218-292-09, 218-292-10, 218-292-12, 218-292-13, 218-292-14; **submitted by Cap Rock-Partners.**

RELATED FILES: PMTT16-001/PM 19643

PART I: BACKGROUND & ANALYSIS

CAP ROCK-PARTNERS, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-002, 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 approximately 65.60 acres of land located along the northeast corner of Carpenter Avenue and Remington Avenue within the Planning Area 2 land use designation of the Colony Commerce Center West Specific Plan, and is depicted in Exhibit A: Aerial Photograph, attached. The proposed development will be composed of five parcels that will be consolidated into two parcels, as part of the related Tentative Parcel Map that has been filed for the project. 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/Agriculture	Industrial	PA-2 (Industrial)	Colony Commerce Center West
<i>North</i>	Vacant/Agriculture	Industrial	PA-1 (Industrial)	Colony Commerce Center West
<i>South</i>	Vacant/Agriculture- Chino	Agriculture & Industrial	Agriculture & Light Industrial	n/a
<i>East</i>	Vacant/Agriculture	Business Park & Industrial	SP (AG)	n/a
<i>West</i>	Industrial- Chino	Industrial	Industrial	n/a

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>

(2) Project Description: The applicant is requesting approval to construct two industrial buildings totaling 1,289,292 square feet on approximately 65.60 acres within Planning Area 2 of The Colony Commerce Center West Specific Plan, on property located along the northeast corner of Carpenter and Remington Avenue. The Colony Commerce Center West Specific Plan is composed of approximately 123.17 acres with two Planning Areas, and has the potential to be developed with approximately 2,951,146 square feet of industrial development (*see Figure 1: Land Use Summary Table*).

Table 4.1, Land Use Summary

Planning Area (PA)	Land Use	Acres	Maximum Potential Intensity (Gross Floor Area)	Max.Floor Area Ratio
PA-1	Industrial	57.58 ac	1,379,501 SF	0.55
PA-2	Industrial	65.60 ac	1,571,645 SF	0.55
	Total	123.17 ac	2,951,146 SF	0.55

Figure 1: Land Use Summary Table

Planning Area 1, located along the northern portion of the Specific Plan is 57.58 acres in size and can potentially be developed with 1,379,501 square feet of industrial development (*see Exhibit B: Planning Areas*).

Building “A” to be located on Parcel 2, will be situated along the western portion of the site and will consist of 589,012 square feet. Building “B” to be located on Parcel 1, will be positioned along the eastern portion of the site and will consist of 700,280 square feet. Each building has been designed to feature four potential offices (one office at each corner of the building). The buildings will provide setbacks of 289-feet along Remington Avenue, 157-feet along Carpenter Avenue, 77-feet along the north property line, and 58-feet along the eastern property line (Cucamonga Creek Flood Control Channel). The buildings and site screen walls have been carefully situated on the site, to minimize public visibility of the loading dock areas (*see Exhibit C: Site Plan*).

The site plan will provide four points of access; two on Carpenter Avenue and two on Remington Avenue. The goal of the circulation system is to separate truck traffic from car traffic to the extent possible.

The proposed project complies with the parking requirements of the Colony Commerce Center West Specific Plan and the Ontario Development Code. The SP requires the project to provide a minimum of 664 parking spaces, and 668 parking spaces will be provided. Therefore, no parking issues are anticipated. Parking will consist of 306 parking spaces and 64 trailer stalls for Building “A” and 362 parking spaces and 79 trailer stalls for Building “B”. Parking has been carefully situated to provide convenience for each building and also to provide opportunities for landscaping.

The Colony Commerce Center West Specific Plan requires the project to provide a 10% (278,935 sq. ft.) minimum landscape coverage. The proposed project will provide a 16.3% (453,930 sq. ft.) landscape coverage, therefore, exceeding the minimum requirements. Landscaping will be provided in the form of a 16-foot landscape setback along Carpenter Avenue, 78-foot setback along Remington Avenue, 10-foot setback along the north property line and an 8-foot setback along the east property line. A significant portion of the Remington Avenue landscape setback will be utilized as infiltration basins for the project to comply with the National Pollutant Discharge Elimination System (NPDES) requirement. New landscape parkways will also be provided along Carpenter Avenue and Remington Avenue (*see Figures 2, 3 & 4: Landscape Plan, Carpenter Avenue & Remington Avenue Cross Sections*).

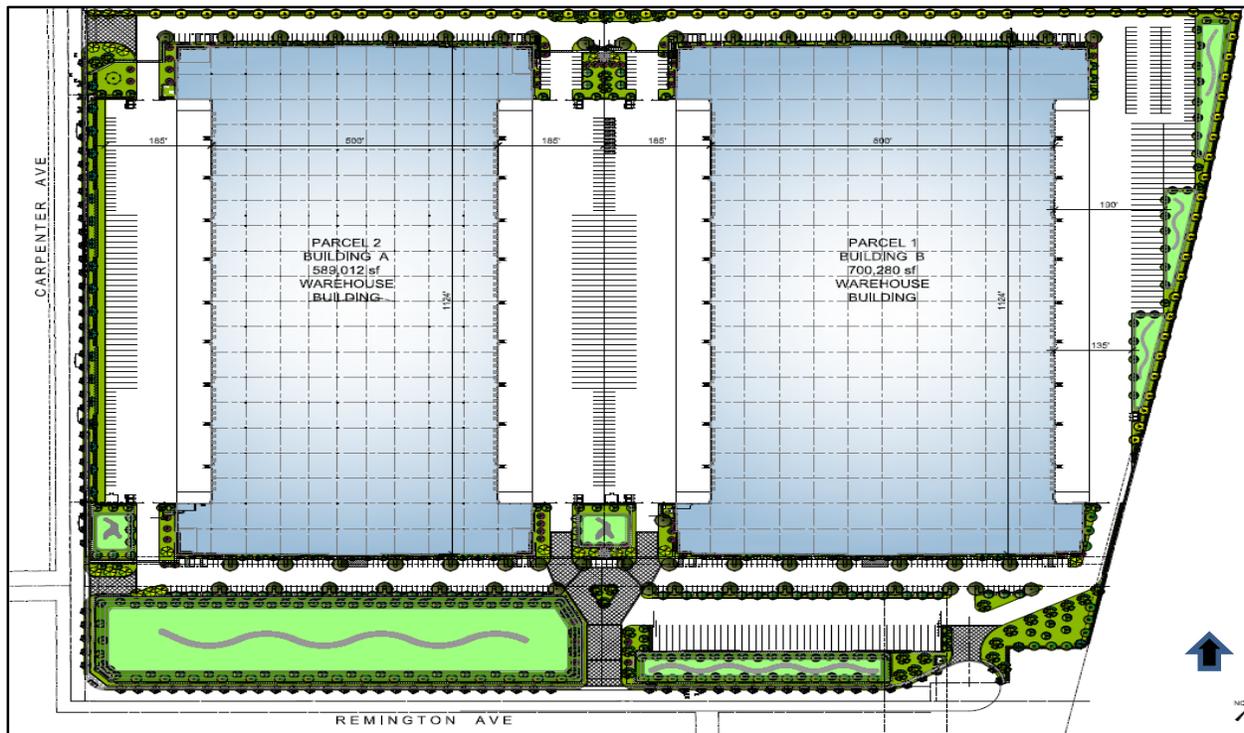


Figure 2: Landscape Plan

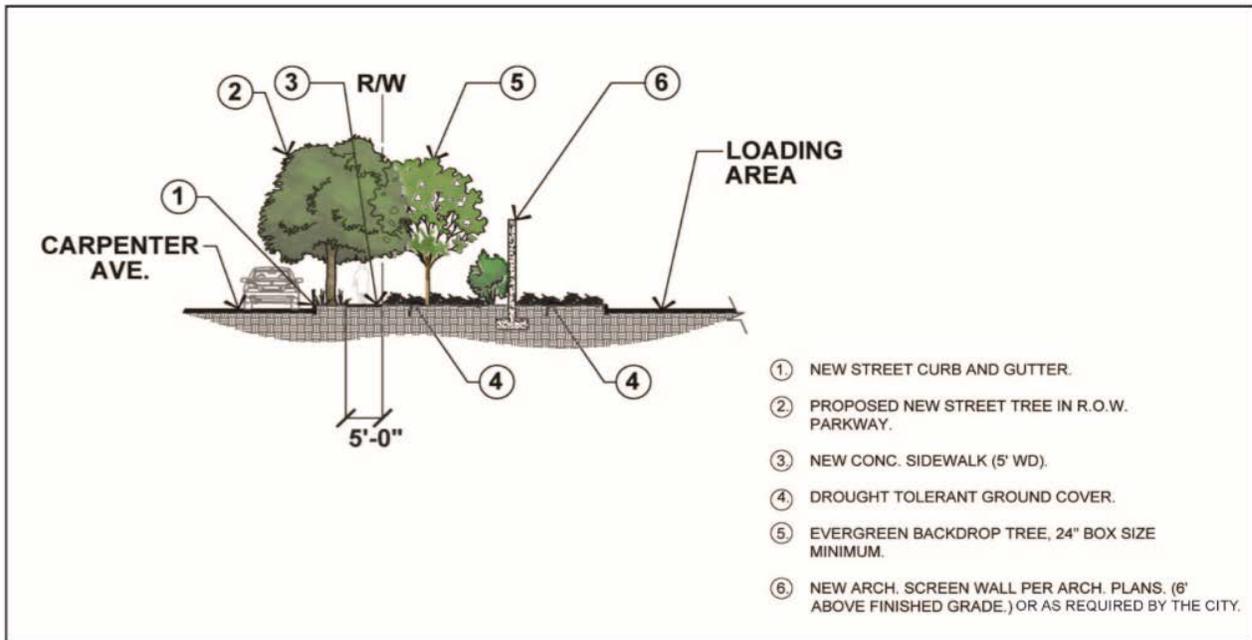


Figure 3: Carpenter Avenue Cross Section

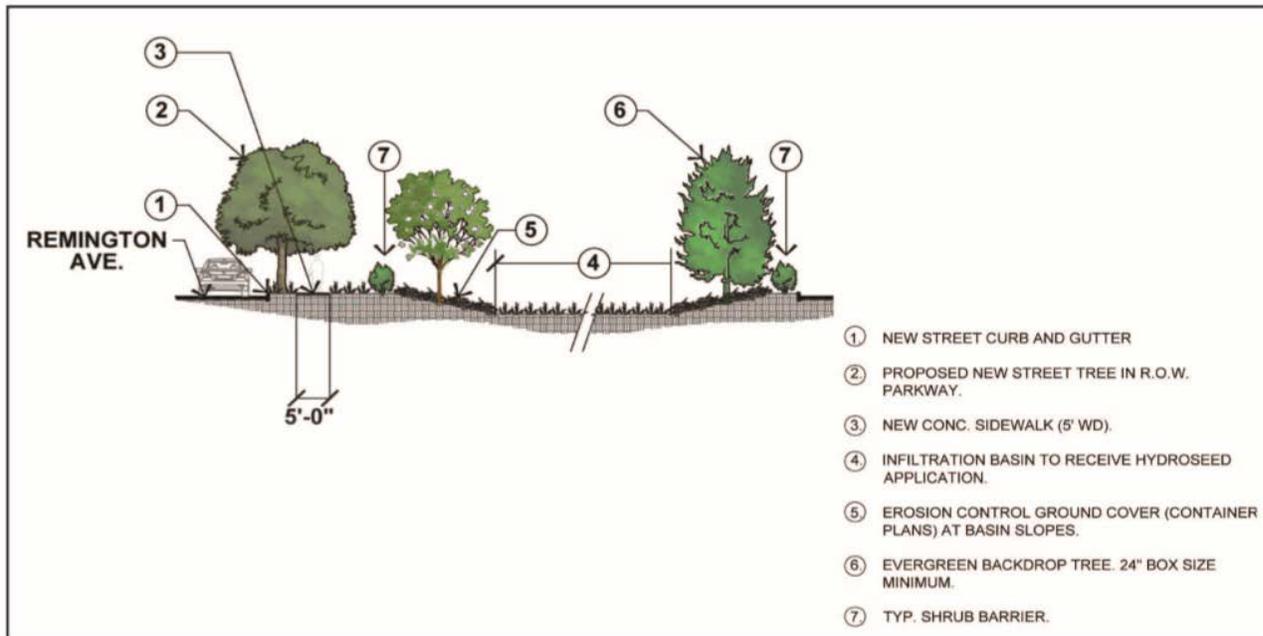


Figure 4: Remington Avenue Cross Section

Landscaping in the form of ground cover, shrubs and trees will also be provided along the interior parking lot area of the development, to further enhance the project. The front entry areas of the office pods have been carefully designed with large attractive plaza areas. The plaza areas will feature decorative paving, up and down lighting, enhanced landscaping and decorative, weather resistant outdoor furniture. Decorative paving will also be provided along the entry driveways and pedestrian paths of travel, to enhance the appearance for those who visit the site. In addition, 20' x 20' leisure areas have also been incorporated between the buildings along the north and south of the project, for staff and guest to enjoy. The leisure areas have also been designed with decorative paving, accent planting, shade trees and decorative weather resistant outdoor furniture.

The project is proposing a development which exemplifies high-quality architecture promoted by the Ontario Development Code and the Colony Commerce Center West Specific Plan. The project will complement new industrial developments being constructed in the City of Chino just west of the project site, and new industrial developments in the City of Ontario through its tilt-up Contemporary Architecture style. **(see Figure 5: Building Perspective)**. Special attention has been given to the use of colors, massing, building forms, materials and architectural details. This is exemplified through the use of:

- Extensive use of reflective glass on storefronts,
- Articulation in building foot print and building roof lines,
- Incorporation of reveal lines and reveal patterns,
- Incorporation of architectural towers at key locations of the buildings,
- Use of stainless steel aluminum storefront framing to accentuate the main entry areas, and
- Incorporation of decorative metal canopies with clear anodized aluminum finish along the front of the office towers and office store front windows.



Figure 5: Perspective of Corner of Remington & Carpenter Avenue

PART II: RECITALS

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with an Environmental Impact Report (SCH#2015061023) prepared for File No. PSP15-001, which was adopted by the City Council on September 19, 2017, and this Application introduces no new significant environmental impacts; and

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

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

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

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

WHEREAS, a Tentative Parcel Map application (File No. PMTT16-001/PM 19643) has been submitted in conjunction with the Development Plan Application to subdivide approximately 65.60 acres of land into two parcels to facilitate the proposed development; 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 August 21, 2017, 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 adopted Environmental Impact Report (SCH#201506102) prepared for File No. PSP15-001 and supporting documentation. Based upon the facts and information contained in the EIR and supporting documentation, the DAB finds as follows:

- (1) The approved Environmental Impact Report (EIR) prepared for File No. PSP15-001 contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- (2) The EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and
- (3) The EIR reflects the independent judgment of the Development Advisory Board; and
- (4) All EIR adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by this reference.

SECTION 2: Based upon the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

- (1) Does not constitute substantial changes to the EIR that will require major revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- (2) Does not constitute substantial changes with respect to the circumstances under which the EIR was prepared, that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.
- (3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was adopted/certified, that shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the EIR; or

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

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

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

SECTION 3: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 and 2, above, the DAB hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial land use district of the Policy Plan Land Use Map, and Planning Area 2 of the the Colony Commerce Center West Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and Planning Area 2 of the Colony Commerce Center West Specific Plan, including standards relative to the particular land use proposed (Industrial), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions. The proposed development has been designed to maximize the subject property, in addition, the proposed development will comply with all the setbacks, parking and landscape requirements for the zone. The proposed project is not requesting any Variances, therefore, it's in complies with all the Specific Plan development requirements. In addition, all the City departments such as traffic, police , engineering, utilities, planning and building and safety have reviewed the proposed development and they are in support of the project subject to the attached conditions of approval; and

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

been required of the proposed project. The 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 Code. In addition, an Environmental Impact Report (EIR) was prepared for the proposed project under File No. PSP15-001, and all the mitigation measures for any impacts were identified and adopted by City Council. No new impacts are anticipate as a result of the proposed development; and

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

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission:

(1) Approves the previously adopted mitigation measure of the EIR (SCH#2015061023) that was prepared for File No. PSP15-001; and

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

SECTION 5: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 21st day of August 2017.

Development Advisory Board Chairman

Exhibit A: Aerial Photograph



Exhibit B: Project Location Map

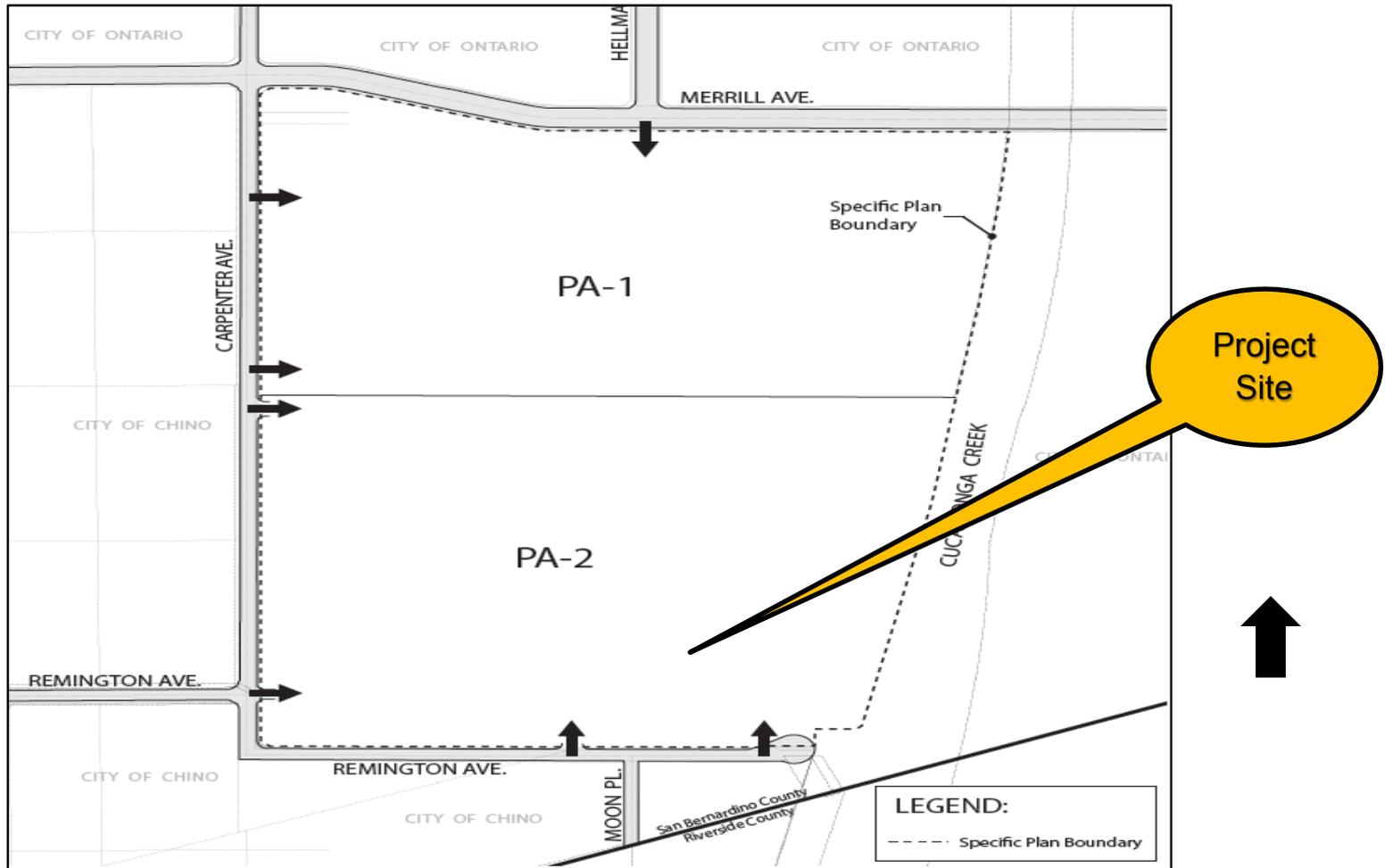


Exhibit C: Site Plan

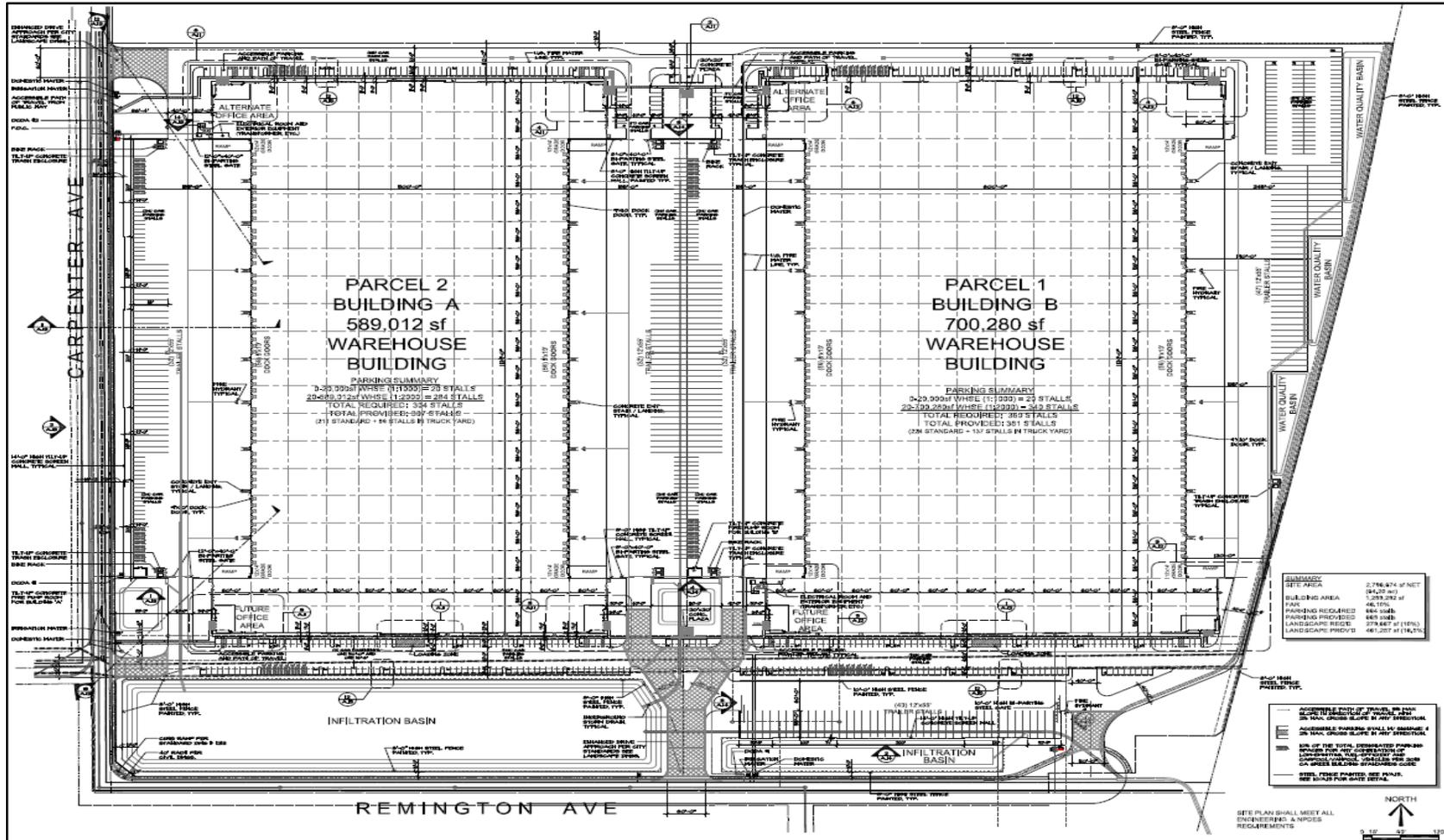


Exhibit D: Landscape Plan

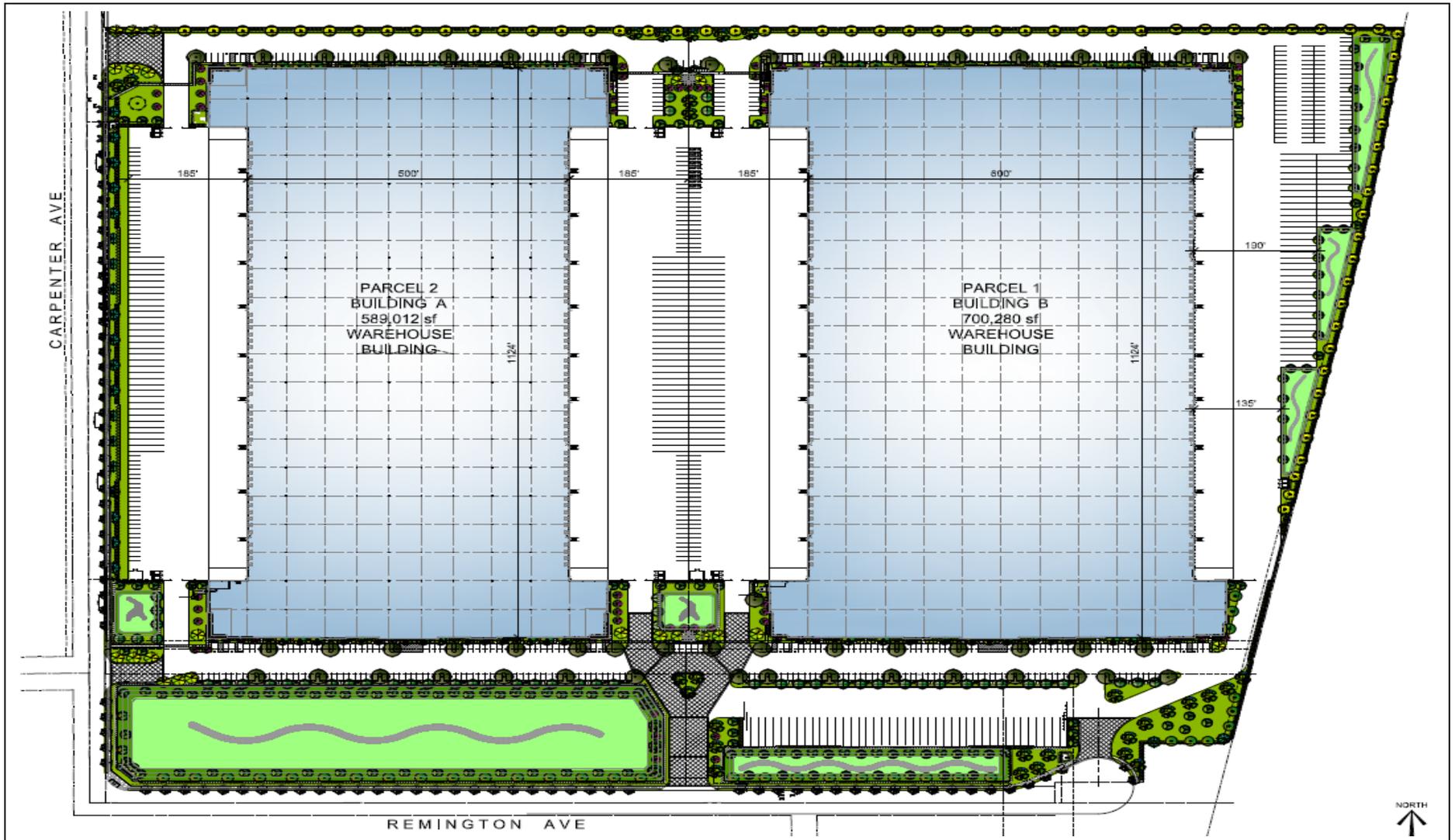


Exhibit E: Elevation Perspective



Buildings Perspective-View along Remington Avenue

Exhibit F: Elevation Perspective



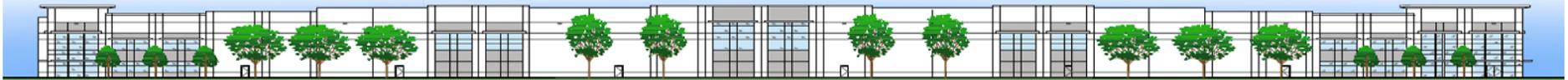
Building (s) Perspective along Carpenter Avenue -View of North Side of Project

Exhibit G: Elevation Perspective



Building Perspective of Southwest Corner of Project

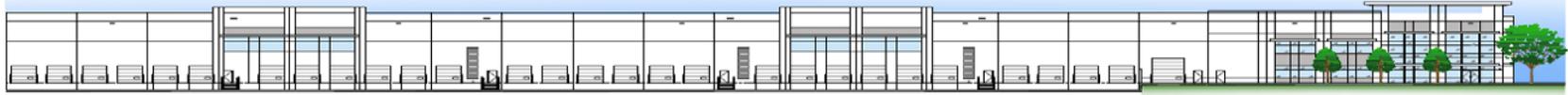
Exhibit H: Building A Elevations



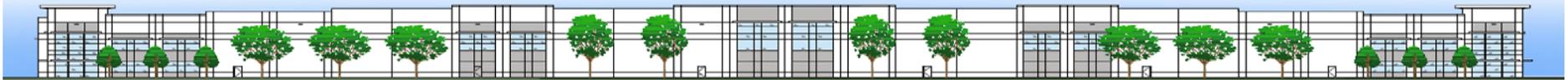
BUILDING "A" NORTH ELEVATION



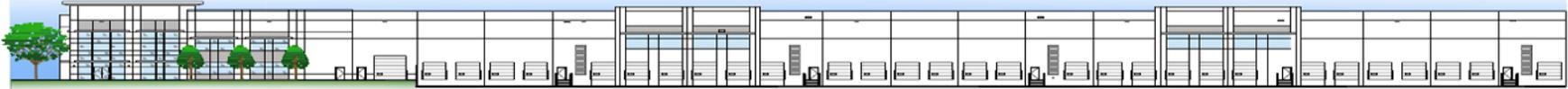
BUILDING "A" WEST ELEVATION PARTIAL



BUILDING "A" WEST ELEVATION PARTIAL



BUILDING "A" SOUTH ELEVATION



BUILDING "A" EAST ELEVATION PARTIAL



BUILDING "A" EAST ELEVATION PARTIAL

Exhibit I: Building B Elevations



BUILDING "B" NORTH ELEVATION



BUILDING "B" WEST ELEVATION PARTIAL



BUILDING "B" WEST ELEVATION PARTIAL



BUILDING "B" SOUTH ELEVATION



BUILDING "B" EAST ELEVATION PARTIAL



BUILDING "B" EAST ELEVATION PARTIAL

Attachment "A"

FILE NO. PDEV16-002
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 Division Conditions of Approval

Meeting Date: August 21, 2017
File No: PDEV16-002
Related Files: PMTT16-001/PM 19643

Project Description: A Development Plan (File No. PDEV16-002) to construct two industrial buildings totaling 1,289,292 square feet, located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. APN(s): 218-292-09, 218-292-10, 218-292-12, 218-292-13, 218-292-14; **submitted by Cap Rock-Partners.**

Prepared By: Luis E. Batres, Senior Planner 
Phone: 909.395.2431 (direct)
Email: Lbatres@ontarioca.gov

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 All exterior wrought iron/metal work shall be power coated to prevent rust.

2.6 Parking, Circulation and Access.

(a) 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.

(b) 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.

(c) 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).

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

2.7 Outdoor Loading and Storage Areas.

(a) Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

(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:

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.8 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

2.9 Mechanical and Rooftop Equipment.

(a) All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

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

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

2.12 A Sign Program shall be submitted to the Planning Department for review and approval prior to the installation of any signs on the project or buildings.

2.13 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).

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.15 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP15-001, Colony Commerce Center West Specific Plan for which an Environmental Impact Report (EIR) was previously adopted by the City Council on September 19, 2017. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

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

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is

determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

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

2.17 Additional Fees.

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

2.18 Additional Requirements.

(a) All pedestrian paths of travel on the site outside of the enclosed truck yard areas shall feature decorative color paving.

(b) Within all the outside plaza areas/leisure areas, the project shall provide decorative up and down lighting to enhance the project area in the evening hour. Cut sheets of what is proposed shall be included with the construction documents.

(c) Project shall provide high quality decorative outdoor furniture for areas within the plaza/leisure areas. Furniture shall compliment the architecture style, materials and textures used on the office pod areas of the project.

(d) Approval of this project is not final until the related Specific Plan (File No. PSP15-001) has been approved and adopted by City Council. Construction permits will also not be issued until the Specific Plan has been approved and adopted by City Council.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PARCEL MAP	<input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. PM-19643 RELATED FILE NO(S). PMTT16-001 / PDEV16-002		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: ___/___/___		

CITY PROJECT ENGINEER & PHONE NO: Bryan Lirley, P.E., 909-395-2137 BL

CITY PROJECT PLANNER & PHONE NO: Luis Batres, 909-395-2431

DAB MEETING DATE: August 21, 2017

PROJECT NAME / DESCRIPTION: PM-19643, A Development Plan to build two industrial warehouse buildings totaling over 1.28 million SF on 61.56 acres of vacant land within the Industrial land use designation within the Colony Commerce Center Specific Plan.

LOCATION: Northeast corner of Carpenter and Remington Avenue

APPLICANT: CapRock Partners

REVIEWED BY: Omar Gonzalez, P.E. 8/1/17
Sr. Associate Civil Engineer Date

APPROVED BY: Khoi Do, P.E. 8/8/17
Assistant City Engineer 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 PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario in fee simple, the right-of-way, described below:
 1. East side of Carpenter Avenue to achieve the ultimate half street width of 33 feet along the project frontage.
 2. North side of Remington Avenue to achieve the ultimate half street width of 33 feet.
 3. Property line corner 'cut-back' required at the intersection of Carpenter Avenue and Remington Avenue.

- 1.02 Dedicate to the City of Ontario, the following easement(s):
 1. Storm Drain easement along the north and east sides of Remington Avenue and Carpenter Avenue, respectively. Proposed easement shall be 20' wide minimum, depending on layout and placement of the storm drain.

- 1.03 Restrict vehicular access to the site as follows: _____

- 1.04 Vacate the following street(s) and/or easement(s):
 1. 10' wide pipeline easement as shown on Tentative Parcel Map 19643 for the use and maintenance of an existing pipeline for the conveyance of water from an on-site well.

- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.

- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.

- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T1000004658.



- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
- (1) _____
- (2) _____
- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.11 Provide a preliminary title report current to within 30 days.
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.13 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).
- 1.14 Other conditions:
1. The applicant/developer shall grant a 20' wide (minimum) storm drain easement, for use and maintenance, in favor of the property owner to the north for the proposed private storm drain that will be used to convey existing drainage flows from northerly property.
 2. The applicant/developer shall grant easements for the existing 30" and 36" gas lines in favor of Southern California Gas Company.
 3. The applicant/developer shall provide a blanket cross lot drainage easement in favor of all parcels.
 4. The applicant/developer shall acquire a 20' wide minimum public utility easement for waterline purposes across APNs 0218-311-07 & 08. Refer to Section 2.D herein.
 5. The applicant/developer shall record a Reciprocal Access easement for proposed shared driveway serving Parcels 1 and 2.



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

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

- 2.01 Record Parcel Map No. 19643 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.
- 2.08 Submit a soils/geology report.
- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD) - for any improvements affecting the Cucamonga Creek Channel or adjacent storm drains owned by said jurisdiction.
 - 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) - Recycled Water connection
 - Other: Army Corps of Engineers - for any improvements affecting the Cucamonga Creek Channel or adjacent storm drains owned by said jurisdiction.
 - Other: City of Chino - for any improvements encroaching into the City of Chino.



- 2.10 Dedicate to the City of Ontario the right-of-way described below:
_____ feet on _____
Property line corner 'cut-back' required at the intersection of _____
and _____
- 2.11 Dedicate to the City of Ontario the following easement(s): _____

- 2.12 **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.**
- 2.13 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.
- 2.14 **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.**
- 2.15 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.16 Other conditions: _____



B. PUBLIC IMPROVEMENTS

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

- 2.17 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Carpenter Avenue	Remington Avenue	Merrill Avenue	County Line Channel
Curb and Gutter	<input checked="" type="checkbox"/> New; 24 ft. East of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. North of 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	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement (see Sec. 2.F)	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> New; 22 ft. east of C/L along frontage, including pavm't transitions	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> New; 22 ft. east of C/L along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation



Sewer (see Sec. 2.C)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<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	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (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
Street Light (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 / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	Removal of existing pavement that is not constructed to ultimate depth	Removal of existing pavement that is not constructed to ultimate depth		
Other Improvements				

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

- Carpenter and Remington Avenues shall be constructed with a 14-foot-wide circulation lane and 5-foot-wide shoulder on the west and south sides respectively.



- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.19 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, 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.
- 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.21 **Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892).**
- 2.22 Other conditions: _____

C. SEWER

- 2.23 A _____ inch sewer main is available for connection by this project in _____ (Ref: Sewer plan bar code: _____)
- 2.24 **Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately 500 feet away.**
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 **Other conditions:**
 - 1. **The applicant/developer shall design and construct sewer main improvements to serve this tentative parcel map, including sewer improvements south along Carpenter; east along Remington; south along Moon Place to the point of connection with IEUA Eastern Trunk Sewer in Hellman Avenue is being evaluated/analyzed as part of the current Sewer Master Plan update. To meet the minimum design standards, it is anticipated that above mentioned sewer will range in diameter between 21 and 27 inches. Hydraulic analyses and sizing are required as part of the final design.**
 - 2. **A monitoring manhole is required for each Building.**

D. WATER

- 2.27 A _____ inch water main is available for connection by this project in _____ (Ref: Water plan bar code: _____)
- 2.28 **Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately 2,600 feet away.**
- 2.29 **Other conditions:**
 - 1. **The proposed project is required to have a minimum of two separate points of connection to the 925 PZ potable water system. In order to meet minimum fire flow, one point of connection will be at Archibald & Merrill and the second at Archibald & the County Line Channel/Bellegrave Avenue. Applicant/developer is responsible for acquiring all necessary easements from the owner of APN's 0218-311-07 & 08.**
 - a. **The backbone water network that will service the subject project will consist of constructing the following:**



- i. 12-inch water line in Merrill Avenue, between Archibald Avenue and Carpenter Avenue;
- ii. 12-inch water line in Carpenter Avenue, between Eucalyptus Avenue and Remington Avenue; and
- iii. 12-inch water line in Remington Avenue, between Carpenter Avenue and Archibald Avenue.

E. RECYCLED WATER

- 2.30 A 30 inch IEUA recycled water main is available for connection by this project in Carpenter Avenue.
 - 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:
 - 1. All irrigation meters shall connect to the recycled water system and not potable water.

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 perform mitigation measures as identified and required in the Environmental Impact Report for the Colony Commerce Specific Plan.
- 2. Carpenter Avenue and Remington Avenue shall be signed "No Parking Anytime".
- 3. The applicant/developer shall be responsible to design and construct ultimate street improvements along project frontage along Remington Avenue and Carpenter Avenue to an ultimate half width right of way and curb to be 33' and 24 feet, respectively. Carpenter and Remington Avenues shall be constructed with a 14-foot-wide circulation lane and 5-foot-wide shoulder on the west and south sides (City of Chino). These and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, parkway landscaping, and, where designated, "neighborhood edge" and/or multi-purpose trail.
- 4. The applicant/developer shall be responsible to design and construct the traffic signal at Merrill Avenue and Carpenter Avenue. The new traffic signal shall include, video detection, CCTV, interconnect cable and conduit, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal



equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.

5. If, at the time of PM 19643 public improvement construction, Carpenter Avenue has not been fully constructed between the northerly project boundary to Merrill Avenue, Applicant/Developer shall design and construct a 14-foot-wide circulation lane and 5-foot-wide shoulder on both sides of Carpenter Avenue between northerly project boundary and Merrill Avenue, with appropriate pavement transitions.
6. If, at the time of construction of PM 19643, the intersection of Carpenter and Merrill Avenue has not been improved to its "ultimate" configuration, Applicant/Developer shall design and construct intersection improvements at the intersection of Carpenter and Merrill Avenue to facilitate turning movements and trucks. This shall include:
 - Westbound left-turn pocket with appropriate length and pavement transitions;
 - Eastbound left-turn pocket with appropriate length and pavement transitions;
 - Enhanced intersection geometry at southeast corner sufficient to accommodate WB-67 design-vehicle attempting all allowable turning movements, including the NB right-turn;
 - Acquisition of all right-of way necessary to achieve above.
7. Driveways shall be constructed in accordance with Standard Drawing No. 1204.
8. The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|--|--------------------------|
| <input type="checkbox"/> | 2.37 | A 60 inch Army Corps of Engineers storm drain main is available to accept flows from this project in Remington Avenue. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.38 | Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.39 | An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.40 | Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.41 | Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.42 | Pay Storm Drain Development Impact Fee, approximately \$2,800,000. Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.43 | Other conditions: | <input type="checkbox"/> |
| | 1. | The applicant/developer shall accept the 100-year pre-developed flow generated from the property to the north entirely on the PM 19643 project site. The pre-developed flow rate shall be conveyed through the PM 19643 via a private storm drain sized to contain the 100-year pre-developed flow rate or by equal methods. | |



2. The applicant/developer shall design and construct a public storm drain within Remington and Carpenter for tributary street flows as necessary. The private storm drain shall be located beneath a drivable surface.

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

- 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.45 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
- 2.46 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.47 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.48 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. Generally located along the Carpenter Avenue and Remington Avenue project frontage.
- 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 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at: <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- 2.52 Other conditions:
1. Volumetrically, Building 2 requires twenty, 4-CY trash bins; and Building 1 requires



twenty-two, 4-CY trash bins. Show on site/grading plans. Compactors may be used in conjunction with required trash bins and will need to be shown on the plans.

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

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.
- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from OMUC a copy of the letter of confirmation from the California 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 paved streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV16-002 , and Parcel Map No. 19643

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 Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).
18. One (1) copy of Hydrology/Drainage study
19. One (1) copy of Soils/Geology report
20. Payment for Final Map/Parcel Map processing fee



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

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-002 & PMTT16-001
 Address: NEC of Remington Avenue and Carpenter Avenue
 APN: 0210-292-09 thru 14
 Existing Land Use: Vacant/Agricultural Dairy Farm
 Proposed Land Use: Subdivide 61 acres into two parcels and construct 1.28 million SF industrial warehouse buildings
 Site Acreage: 64 acres Proposed Structure Height: 45 ft
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT & Chino Airports

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Luis Batres
 Date: 8/8/17
 CD No.: 2016-011 Rev.
 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 type="radio"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft plus	
<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: 70 ft

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

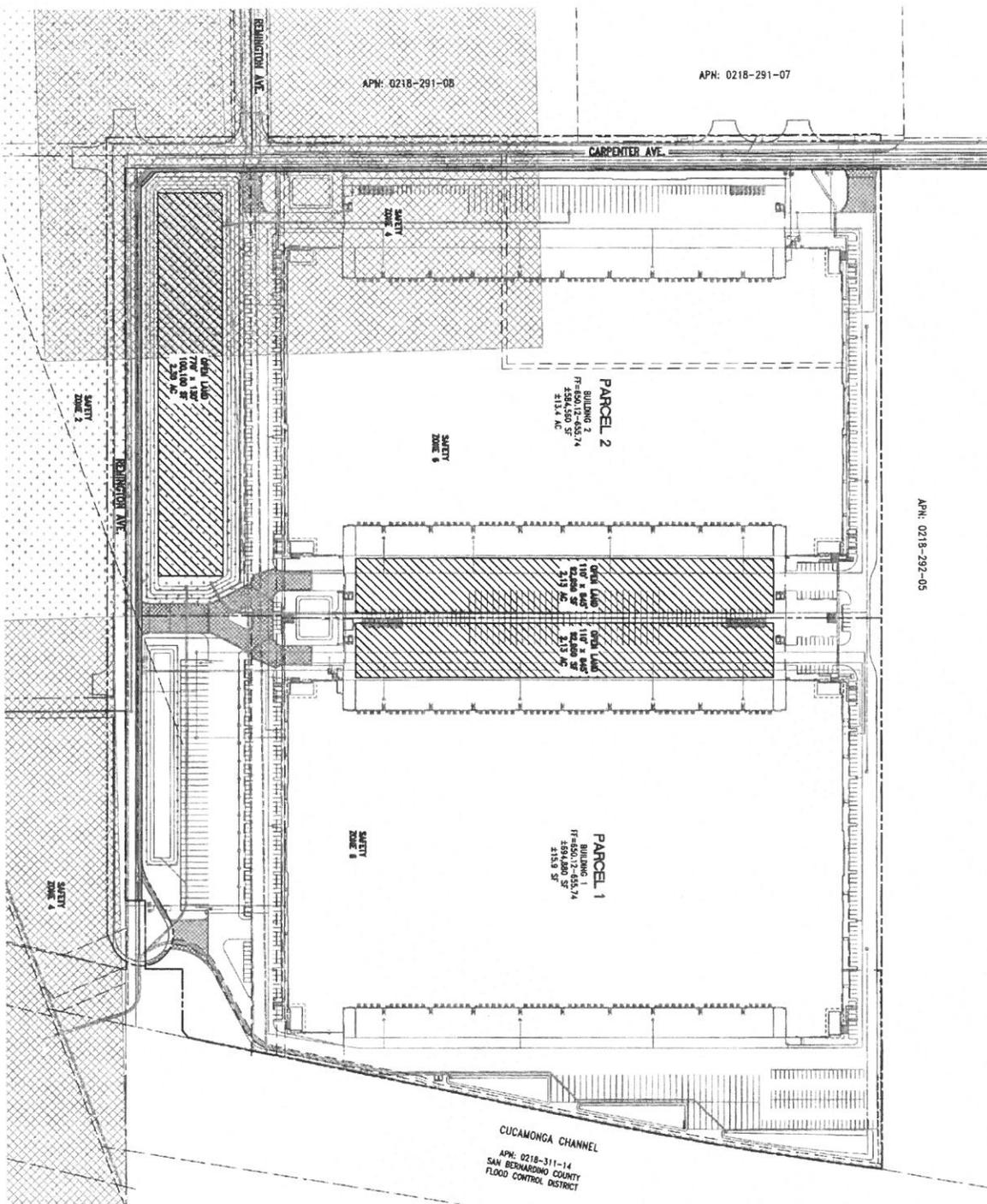
CONSISTENCY DETERMINATION REPORT

CD No.: 2016-011

PALU No.: n/a

PROJECT CONDITIONS

1. The project will need to provide a minimum of 10% open land for the project net area of 64.20 acres, 6.42 acres of open land is required.
 - 1a. Open Land must have a minimum dimensions of (75 feet by 300 feet). Open Land area must be free of structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.
 - 1b. The airport land use compatibility planning exhibit identifies the on-site detention basin for being the primary acceptable locations to meet open land requirements. The on-site detention basin shall not have any large boulders or obstructions contained within them. In addition, trees surrounding the basin on the east and west ends shall have a mature height of 15ft, trees along the northern and southern boundaries of the basin shall have a mature height of 20-25ft. The basins shall not contain any plant species that attract birds to the site.
 - 1c. The attached open land exhibit also identifies the interior truck yard as an acceptable location for meeting the open land requirements. The area within the truck yard designated for open land shall be free of permanent structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.
2. The project is located within Chino Airport Safety Zones 2, 4 and 6, the Airport Land Use Compatibility Plan Exhibit includes the location of Chino Safety Zones on the Site Plan. A portion of the proposed building for Parcel 2 is located within Safety Zone 4, and meets the land use intensity requirements for Zone 4. Safety Zone 4 requires a minimum sitewide average of 200 people and single-acre intensity of 600 people.
 - 2a. The attached Land Use Intensity calculations show that 6.7 acres of the project site is located within Safety Zone 4 with 82,774 square feet of the building located within Safety Zone 4 (Warehouse 81,574 SF and Office 1,200 SF). The occupancy load factors for warehouse use is calculated at 1 person / 1,000 SF and office use at 1 person / 215 SF. The attached calculations show that the intensity requirements are satisfied.
3. Project is located within Safety Zones 2, 4 and 6 and above ground storage of hazardous materials greater than 6,000 gallons is not allowed.
4. The maximum height limit for the project site is 70 feet and as such, any construction equipment such as cranes or any other equipment/permanent structures exceeding 70 feet in height will need a determination of "No Hazard" from the FAA. An FAA Form 7460-1 for any temporary objects will need be filed with the FAA and approved prior to operating such equipment on the project site during construction.



APH: 0218-292-05

APH: 0218-291-08

APH: 0218-291-07

APH: 0218-311-14
SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT

LEGEND

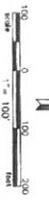
[Hatched Pattern]	GREEN LAND
[Dotted Pattern]	CHINA AIRPORT SAFETY ZONE 2
[Cross-hatched Pattern]	CHINA AIRPORT SAFETY ZONE 4

GREEN LAND AREA DATA TABLE

PARCEL	TYPE	AREA (SQ FT)	PERCENTAGE (%)	GREEN LAND AREA (AC)	% GREEN LAND
1	BUILDING 1	1,804,800	3.13	0.43	6.34
2	BUILDING 2	1,804,800	3.13	0.43	6.34
TOTAL		3,609,600	6.26	0.86	12.68

PROJECT AREA BY SAFETY ZONE TABLE

SAFETY ZONE	PROJECT AREA (SQ FT)	GREEN AREA (SQ FT)	WATERSHED AREA (SQ FT)
1	3,609,600	0	61,374
2	284,000	1,300	0
4	2,325,600	8,400	1,177,800



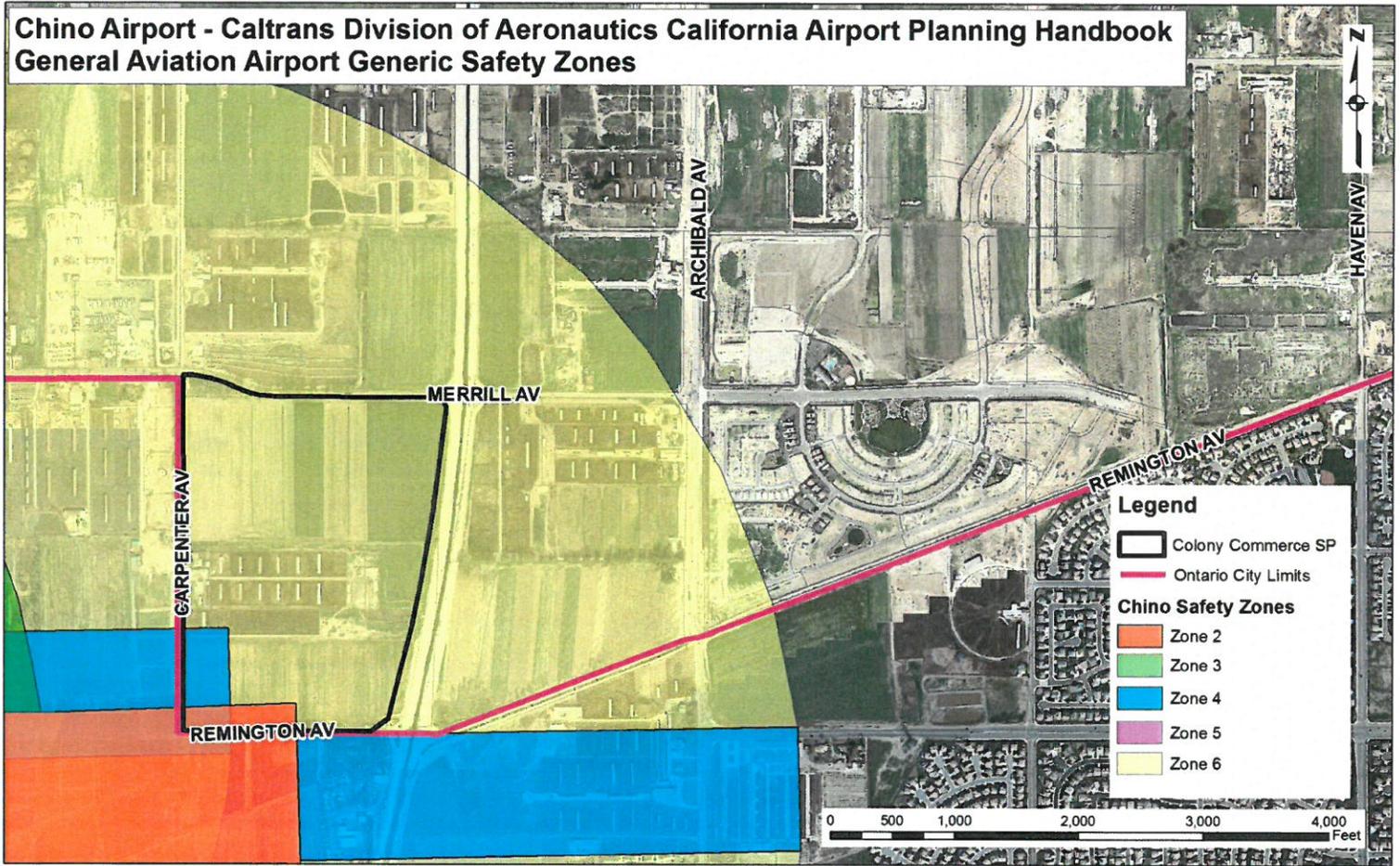
COLONY COMMERCE CENTER
AIRPORT LAND USE COMPATIBILITY PLANNING EXHIBIT
TENTATIVE PARCEL MAP NO. 19643

CITY OF ONTARIO

DATE: 08/29/18
SHEET: 1

OF 1

**Chino Airport - Caltrans Division of Aeronautics California Airport Planning Handbook
General Aviation Airport Generic Safety Zones**





CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Senior Planner
Planning Department

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

DATE: August 1, 2017

SUBJECT: PDEV16-002 - A Development Plan to build two industrial warehouse buildings totaling over 1.28 million SF on 61.56 acres of vacant land, generally located on the east side of Carpenter Avenue, approximately 1,200 feet south of Merrill Avenue within the Industrial land use designation within the Colony Commerce Center Specific Plan. APNs: 0128-292-09, 10, 12, 13, and 14

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
-

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type IIIB, Ordinary non-rated
- B. Type of Roof Materials: Wood non rated
- C. Ground Floor Area(s): Building 1 – 589,012 sq. ft., Building 2 – 699,726 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 1,288,738 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, click on "Fire Department" and then on "Standards and Forms."
- 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.
- 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

3.0 WATER SUPPLY

- 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.6 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.
- ☒ 4.8 Hose valves with one and one half inch (1 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.

5.0 BUILDING CONSTRUCTION FEATURES

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

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Luis Batres
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: January 15, 2016
SUBJECT: PDEV16-002

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: LUIS BATRES, PLANNING DEPARTMENT

FROM: DOUGLAS SOREL, POLICE DEPARTMENT

DATE: FEBRUARY 10, 2016

SUBJECT: PDEV16-002 – A DEVELOPMENT PLAN FOR TWO INDUSTRIAL WAREHOUSE BUILDINGS GENERALLY LOCATED EAST OF CARPENTER AVENUE AND SOUTH OF MERRILL AVENUE.

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

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

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

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

CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	8/2/17 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
D.A.B. File No.: PDEV16-002 Rev 3	Case Planner: Luis Batres
Project Name and Location: CapRock Partners - Colony Commerce Center Remington and Carpenter Ave	
Applicant/Representative: CLDFI Remington LLC / Patrick Daniels 2050 Main Street Irvine, CA 92614	
<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 9/19/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

1. Revise grading and protect in place existing historic Olive tree at northwest corner and canary island palms. Show no grading at trees and add retaining wall at driveway, if necessary. Add tree protection notes on construction and demo plans.
2. Move fire water line out of tree locations at Building B entry drive east side.
3. Show backflows and transformers dimensioned 5' from paving edge for landscape screening.
4. Dimension basins and swales to be no greater than 50% of the on-site landscape area to allow for ornamental landscape. Or provide a level grade minimum 15' from perimeter paving for ornamental landscaping. Consider underground storm water chambers or use engineered soil in the basin for a 35% porosity and shallow slopes.
5. Change 2:1 slopes to 3:1 slopes.
6. Note for compaction to be no greater than 85% at landscape areas. Note all finished grades at 1 1/2" below finished surfaces.
7. Show corner at Carpenter and Remington per City standard detail 1213 with ramp total 10' paving curb to landscape edge.
8. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs or 12" width of pavers or 12" of decomposed granite paving with aluminum edge at the 6" concrete curb, where parking spaces are adjacent to planters.
9. Show ADA access route from the public sidewalk. Verify if access from Remington Ave is required by Building Department.

Landscape Plans

10. Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Protect in place existing historic Olive tree at northwest corner and canary island palms. Show no grading at trees and add retaining wall at driveway. Add tree protection notes on construction and demo plans.
11. Note parkway landscape max 18" high and street trees spaced 30' apart.

12. Show preliminary MAWA calculation. Separate onsite landscape SF from right of way SF.
13. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
14. **After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. 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

Once items are complete and Building permit is attained, you may email an electronic set for plan checking to: landscapeplancheck@ontarioca.gov



CITY OF ONTARIO

MEMORANDUM

TO: Chairman and Members of the Development Advisory Board

FROM: Denny D. Chen, Associate Planner 

DATE: August 21, 2017

SUBJECT: **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV17-008 & PVAR17-003:** A Development Plan (PDEV17-008) to construct a 10,487 square foot commercial building on 0.88 acres of land and a Variance (PVAR17-003) to deviate from the minimum building arterial street setback, along Euclid Avenue, from 20 to 9 feet, and to reduce the required parking from 42 to 40 spaces, for property located at the northwest corner of Francis Street and Euclid Avenue, within the CN (Neighborhood Commercial) zoning district and EA (Euclid Avenue) Overlay 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 of Land Use Limitations) and 15332 (Class 32, In-Fill Development Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1050-281-01, 1050-281-02 and 1050-281-03); **submitted by Clarkson Properties, LP. Planning Commission action is required.**

Staff is recommending that this item be continued to the September 6, 2017, Development Advisory Board meeting, to allow staff and the applicant time to resolve grading plan issues.



Development Advisory Board Decision

August 21, 2017

DECISION NO.: [insert #]

FILE NO.: PMTT17-008 (TT18984)

DESCRIPTION: A Tentative Tract Map (File No. PMTT17-008; TT 18984) to subdivide 6.11 acres of land into 55 numbered lots and 2 lettered lots, located at 2041 East Fourth Street, within the MDR-11 (Low Medium Density Residential) zoning district. (APN: 0110-441-10); **submitted by KB Home Coastal, Inc.**

Part I—BACKGROUND & ANALYSIS

KB HOME COASTAL, INC., (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PMTT17-008, 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 6.11 acres of land located at 2041 East Fourth Street, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant Commercial/Office Building	LMDR (Low-Medium Density Residential)	MDR-11 (Low-Medium Density Residential)	N/A
<i>North</i>	Multi-Family Residential	MDR (Medium Density Residential)	MDR-18 (Medium Density Residential)	N/A
<i>South</i>	Warehouse	Mixed Use	Meredith International Centre Specific Plan	Industrial PA 1
<i>East</i>	Mobile Home Park	LMDR (Low-Medium Density Residential)	MHP (Mobile Home Park)	N/A
<i>West</i>	Multi-Family Residential	MDR (Medium Density Residential)	MDR-18 (Medium Density Residential)	N/A

(2) **Project Description:** A Tentative Tract Map (File No. PMTT17-008; TT 18984) to subdivide 6.11 acres of land into 55 numbered lots and 2 lettered lots, located at 2041 East Fourth Street, within the MDR-11 (Low Medium Density Residential) zoning district. The Tentative Tract map will facilitate the related Development Plan (File No. PDEV17-026) application that proposes to construct 55 single family detached homes.

The proposed Tentative Tract Map will subdivide the 6.11 acre parcel into 55 numbered lots and two lettered lots (A & B). The residential lots range in size from 2,448 to 4,867 square feet, with a minimum lot size of 36 x 68 feet. The 55 numbered lots represent residential lots and lettered lots establishes the private streets, alleys, landscape areas and the community park.

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with File No's. PGPA14-002 and PZC14-003, a General Plan Amendment and Zone Change for which a "Mitigated Negative Declaration" (MND) was adopted by the City Council on November 18, 2014, and this Application introduces no new significant environmental impacts; and

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

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

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

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

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

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

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

WHEREAS, on August 21, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

SECTION 1: *Environmental Determination and Findings.* As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previous "MND" and

supporting documentation. Based upon the facts and information contained in the previous “MND” and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No’s. PGPA14-002 and PZC14-003, a General Plan Amendment and Zone Change for which an “MND” was adopted by the City Council on November 18, 2014; and

(2) The previous “MND” contains a complete and accurate reporting of the environmental impacts associated with the Project; and

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

(4) The previous “MND” reflects the independent judgment of the Planning Commission; and

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

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

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

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

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

(a) The project will have one or more significant effects not discussed in the “MND”;

or

(b) Significant effects previously examined will be substantially more severe than shown in the “MND”; or

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

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

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

Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (55) and density (9) specified in the Available Land Inventory.

SECTION 4: Ontario International Airport Land Use Compatibility Plan (“ALUCP”)
Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

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

(1) **The proposed Tentative Tract/Parcel Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.** The proposed Tentative Tract/Parcel Map is located within the LMDR (Low Medium Density Residential) land use district of the Policy Plan Land Use Map, and the MDR-11 (Low-Medium Density Residential) zoning district. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain a quality of life” (Goal LU1). Furthermore, the project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to a complete community where residents at all stages of life, employers, workers, and visitors, have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario” (Policy LU1-6 Complete Community).

(2) **The design or improvement of the proposed Tentative Tract/Parcel Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.** The proposed Tentative Tract/Parcel Map is located within the LMDR (Low Medium Density Residential) land use district of the Policy Plan Land Use Map, and the MDR-11 (Low-Medium Density Residential) zoning district. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “[a] high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct” (Goal CD2). Furthermore, the project will promote the City’s policy to “create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Landscaped parkways, with sidewalks separated from the curb.” (Policy CD2-2 *Neighborhood Design*).

(3) ***The site is physically suitable for the type of development proposed.*** The project site meets the minimum lot area and dimensions of the Ensley Cottages – Planned Residential Development Guidelines and Standards (File No. PRD14-001), and is physically suitable for the type of residential development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) ***The site is physically suitable for the density/intensity of development proposed.*** The project site is proposed for residential development at a density of 9 DUs/acre. The project site meets the minimum lot area and dimensions of the Planned Residential Development Guidelines and Standards (File No. PRD14-001), and is physically suitable for this proposed density / intensity of development.

(5) ***The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.*** The project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) ***The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.*** The design of the proposed subdivision, and the driveway/access, parkway improvements existing or proposed on the project site, are not likely to cause serious public health problems, as The project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the project site.

(7) ***The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.*** The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

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

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

approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

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

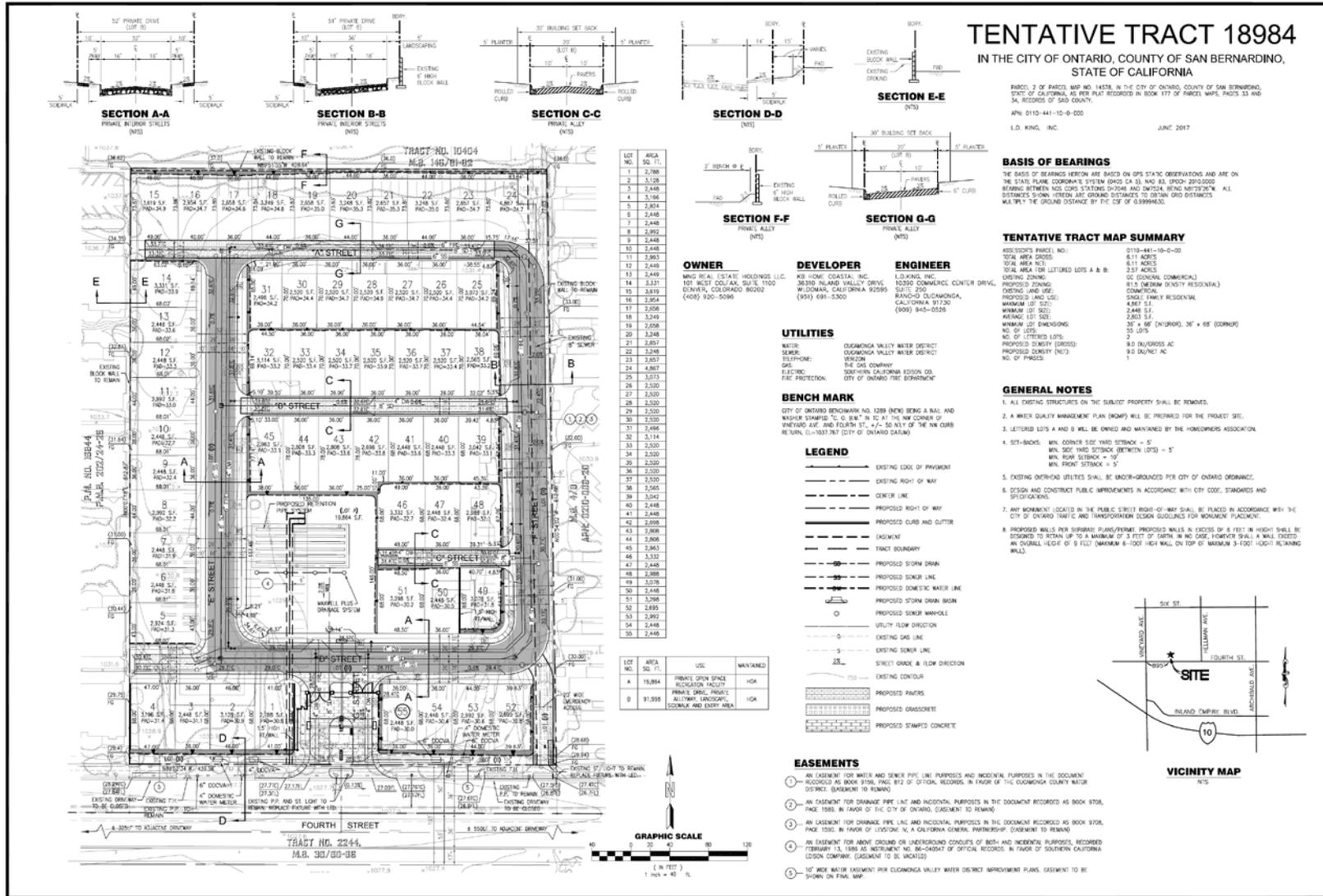
APPROVED AND ADOPTED this 21st day of August 2017.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—Tentative Tract Map



TENTATIVE TRACT 18984

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA

PARCEL 2 OF PARCEL MAP NO. 14574, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 177 OF PARCEL MAPS, PAGES 33 AND
 34, RECORDS OF SAID COUNTY.
 APN: 0110-441-10-0-000
 L.D. KING, INC. JANU 2017

BASIS OF BEARINGS
 THE BASIS OF BEARINGS HEREON ARE BASED ON GPS STATIC OBSERVATIONS AND ARE ON
 THE STATE PLANE COORDINATE SYSTEM (NAD 83) NAD 83 UTM ZONE 10Q UTM
 BEARING BETWEEN NGS CORS STATIONS D17044 AND D17054. BEING INTERSECTION. ALL
 DISTANCES SHOWN HEREON ARE GEODESIC DISTANCES TO SIX (6) DIGIT DISTANCES
 UNLESS THE GROUND DISTANCE BY THE USE OF 3-BARRAGES.

TENTATIVE TRACT MAP SUMMARY

ASSESSOR'S PARCEL NO.:	0110-441-10-0-00
TOTAL AREA (GROSS):	6.11 ACRES
TOTAL AREA (NET):	6.11 ACRES
TOTAL AREA FOR LITTIRED LOTS A & B:	2.97 ACRES
EXISTING ZONING:	CC (GENERAL COMMERCIAL)
PROPOSED ZONING:	R1 (RESIDENTIAL SINGLE-FAMILY RESIDENTIAL)
EXISTING LAND USE:	COMMERCIAL
PROPOSED AND USE:	SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT SIZE:	4,967 S.F.
MINIMUM LOT WIDTH:	2,448 S.F.
MINIMUM LOT DEPTH:	2,403 S.F.
MINIMUM LOT ENCLOSURE:	30' x 48' (MINIMUM 30' x 48' CORNERS)
NO. OF LOTS:	55 LOTS
PROPOSED DENSITY (GROSS):	9.0 DU/GROSS AC
PROPOSED DENSITY (NET):	9.0 DU/NET AC
NO. OF PHASES:	2

GENERAL NOTES

1. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED.
2. A WATER QUALITY MANAGEMENT PLAN (WQMP) WILL BE PREPARED FOR THE PROJECT SITE.
3. LITTIRED LOTS A AND B WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. SET-BACKS: MIN. CORNER SET-BACK (MINIMUM) = 5'
 MIN. SIDE YARD SET-BACK (MINIMUM) = 5'
 MIN. REAR SET-BACK = 10'
 MIN. FRONT SET-BACK = 5'
5. EXISTING OVERHEAD UTILITIES SHALL BE UNDER-GRADED PER CITY OF ONTARIO ORDINANCE.
6. DESIGN AND CONSTRUCT PUBLIC IMPROVEMENTS IN ACCORDANCE WITH CITY CODE, STANDARDS AND SPECIFICATIONS.
7. ANY IMPROVEMENT LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF ONTARIO TRAFFIC AND TRANSPORTATION DESIGN GUIDELINES FOR MONUMENT PLACEMENT.
8. PROPOSED WALLS PER SEPARATE PLANS/PERMITS PROPOSED WALLS IN EXCESS OF 8 FEET IN HEIGHT SHALL BE DESIGNED TO WITHSTAND UP TO A MAXIMUM OF 3 FEET OF EARTH IN NO CASE. HOWEVER SHALL A WALL EXCEED AN OVERALL HEIGHT OF 8 FEET (MINIMUM 4-FEET HIGH WALL ON TOP OF MAXIMUM 3-FEET (MAX) FINISHING WALL).

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING RIGHT OF WAY
- EXISTING CURB
- PROPOSED RIGHT OF WAY
- EXISTING CURB AND GUTTER
- ALIGNMENT
- TRACT BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED SENIOR LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED STORM DRAIN BEGIN
- PROPOSED SENIOR MANHOLE
- UTILITY FLOW DIRECTION
- EXISTING GAS LINE
- EXISTING SENIOR LINE
- STREET GRADE & FLOW DIRECTION
- EXISTING CONTOUR
- PROPOSED PAVEMENT
- PROPOSED GRASSCRETTE
- PROPOSED STAMPED CONCRETE

EASEMENTS

1. AN EASEMENT FOR WATER AND SEWER PIPE LINE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1584, PAGE 812 OF OFFICIAL RECORDS, IN FAVOR OF THE CUCUMONGA COUNTY WATER DISTRICT. (EASEMENT TO REMAIN)
2. AN EASEMENT FOR DRAINAGE PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9708, PAGE 1598, IN FAVOR OF THE CITY OF ONTARIO. (EASEMENT TO REMAIN)
3. AN EASEMENT FOR DRAINAGE PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9708, PAGE 1599, IN FAVOR OF THE CITY OF ONTARIO. (EASEMENT TO REMAIN)
4. AN EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS OF BOTH AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1988 AS INSTRUMENT NO. 88-14847 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY. (EASEMENT TO BE LOCATED)
5. 10' WIDE WATER EASEMENT PER CUCUMONGA VALLEY WATER DISTRICT IMPROVEMENT PLANS, EASEMENT TO BE SHOWN ON FINAL MAP.

LOT NO.	AREA SQ. FT.
1	2,786
2	3,128
3	2,448
4	3,166
5	2,448
6	2,448
7	2,448
8	2,448
9	2,448
10	2,448
11	2,448
12	2,448
13	2,448
14	2,448
15	2,448
16	2,448
17	2,448
18	2,448
19	2,448
20	2,448
21	2,448
22	2,448
23	2,448
24	2,448
25	2,448
26	2,448
27	2,448
28	2,448
29	2,448
30	2,448
31	2,448
32	2,448
33	2,448
34	2,448
35	2,448
36	2,448
37	2,448
38	2,448
39	2,448
40	2,448
41	2,448
42	2,448
43	2,448
44	2,448
45	2,448
46	2,448
47	2,448
48	2,448
49	2,448
50	2,448
51	2,448
52	2,448
53	2,448
54	2,448
55	2,448

LOT NO.	AREA SQ. FT.	USE	MAINTAINED
A	18,984	PRIVATE OPEN SPACE RECREATION FACILITY	HDA
B	91,999	PRIVATE TRAIL, PROJECT ALLEYWAY, LANDSCAPE, SIDEWALK AND ENTRY AREA	HDA



Attachment 1—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



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

*Planning Department
Land Development Division
Conditions of Approval*

Meeting Date: August 21, 2017

File No: PMTT17-008 (TT18984)

Related Files: PDEV17-026

Project Description: A Tentative Tract Map (File No. PMTT17-008; TT 18984) to subdivide 6.11 acres of land into 55 numbered lots and 2 lettered lots, located at 2041 East Fourth Street, within the MDR-11 (Low Medium Density Residential) zoning district. (APN: 0110-441-10); **submitted by KB Home Coastal, Inc.**

Prepared By: Lorena Mejia, Senior Planner
Phone: 909.395.2276 (direct)
Email: lmejia@ontarioca.gov

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

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

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

2.1 Time Limits.

(a) Tentative Parcel/Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel/tract map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

2.2 Subdivision Map.

(a) The Final Tract/Parcel Map shall be in conformance with the approved Tentative Tract/Parcel Map on file with the City. Variations from the approved Tentative Tract/Parcel Map may be reviewed and approved by the Planning Department. A substantial variation from the approved Tentative Tract/Parcel Map may require review and approval by the Planning Commission, as determined by the Planning Director.

(b) Tentative Tract/Parcel Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

(c) The subject Tentative Tract/Parcel Map for condominium purposes shall require the recordation of a condominium plan concurrent with the recordation of the Final Tract/Parcel Map and CC&Rs.

(d) Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

2.3 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.

2.4 Landscaping.

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

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

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

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

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

2.6 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.

2.7 Mechanical and Rooftop Equipment.

(a) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

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

2.9 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).

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.11 Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

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

2.12 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No's. PGPA14-002 and PZC14-003, a General Plan Amendment and Zone Change for which an "MND" was adopted by the City Council on November 18, 2014. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.14 Additional Fees.

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

(a) Proposed vinyl fencing and gates shall be decorative to complement the architectural style of building. Vinyl fencing shall be reviewed and approved by the Planning Department and will be allowed within the interior side and rear yard areas not visible from the private street.

(b) Decorative masonry walls shall be reviewed and approved by the Planning Department and be constructed with a decorative cap and will be required in areas visible from private streets, public streets and common open space areas.

(c) The applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for this project. The mailboxes shall be located within areas that are highly visible and heavily used to promote safety and convenience.

(d) Provide a connecting pedestrian pathways at the terminus of "C" Street and the park entryway.

(e) Street naming and address numbering shall be consistent with the Development Code and subject to Planning, Building and Fire Department review and approval.

(f) The community monument sign shall be architecturally compatible to the proposed development, incorporate project building materials and meet Development Code Sign Standards.

(g) All Conditions of Approval for Development Plan (File No. PDEV17-026) shall apply.



ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input checked="" type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. TM-18984 RELATED FILE NO(S). PMTT17-008, PDEV17-026	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: Miguel Sotomayor (909) 395-2108 *MS*

CITY PROJECT PLANNER & PHONE NO: Lorena Mejia (909) 395-2276

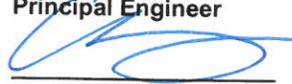
DAB MEETING DATE: August 21st, 2017

PROJECT NAME / DESCRIPTION: TM-18984, a Tentative Tract Map to subdivide 6.11 acres and a development plan to construct 55 single family residential dwellings.

LOCATION: 4th Street East of Vineyard Avenue

APPLICANT: KB Home Coastal, Inc.

REVIEWED BY: 
 Bryan Lirley, P.E.
 Principal Engineer 7/31/17
 Date

APPROVED BY: 
 Khoi Do, P.E.
 Assistant City Engineer 8-8-17
 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 APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- 1.02 Dedicate to the City of Ontario, the following easement(s):
 1. Emergency Access Easement "A" through "G" Streets and 20' wide along the southeast portion of Lot (B).
- 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 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.09 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.10 Provide a preliminary title report current to within 30 days.
- 1.11 File an application, together with an initial deposit (if required), to establish a Community Facilities



District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

- 1.12 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).
- 1.13 Other conditions: _____

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

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

- 2.01 Record Tract Map No. 18984 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per PM-14578.
- 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 and proposed construction on easement**
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other:**
 - a. **Southern California Edison (proposed construction on easement)**
 - b. **Levstone IV, California General Partnership (proposed construction on easement)**

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

Property line corner 'cut-back' required at the intersection of _____
and _____.

2.10 Dedicate to the City of Ontario the following easement(s): _____

2.11 New Model Colony (NMC) Developments:

1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).

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

2.13 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 **Pay all Development Impact Fees (DIF) to the Building Department.**

2.15 Other conditions: _____



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

2.16 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	Fourth Street	Street 2	Street 3	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> New on existing driveway approach removal locations <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 checked="" type="checkbox"/> Replacement along driveways <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Remove Two existing driveway approaches	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New on existing driveway approach removal locations <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



Fire Hydrant	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities^(a)	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

Specific notes for improvements listed in item no. 2.16, above:



a. **The applicant/developer shall pay an in-lieu fee in the amount of \$154,000 for the undergrounding of the overhead utilities along the project frontage.**

- 2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, 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.
- 2.19 **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.**
- 2.20 **Other conditions:**
 - a. **On-site private streets from curb to curb shall be designed and constructed per City of Ontario Public street standards.**

C. SEWER

- 2.21 A _____ inch sewer main is available for connection by this project in _____ (Ref: Sewer plan bar code: _____)
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.23 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.
- 2.24 **Other conditions:**
 - a. **Cucamonga Valley Water District Sewer Improvement Plans prepared for this development shall be submitted to City of Ontario for review and approval prior to the encroachment permit issuance.**

D. WATER

- 2.25 A _____ inch water main is available for connection by this project in _____ (Ref: Water plan bar code: _____)
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 **Other conditions:**
 - a. **Cucamonga Valley Water District Water Improvement Plans prepared for this development shall be submitted to City of Ontario for review and approval prior to the encroachment permit issuance.**



E. RECYCLED WATER

- 2.28 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)
- 2.29 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.30 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.
- 2.31 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.

- 2.32 **Other conditions:**
 - a. **Cucamonga Valley Water District Recycled Water Improvement Plans prepared for this development shall be submitted to City of Ontario for review and approval prior to the encroachment permit issuance.**

F. TRAFFIC / TRANSPORTATION

- 2.33 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
- 2.34 **Other conditions:**
 - a. **The applicant/developer shall be responsible to replace the existing street light fixtures with the current City approved LED equivalent fixtures along Fourth Street. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.**
 - b. **The main entry to the tract from Fourth Street shall be limited to right-turn ingress/egress only.**
 - c. **The project frontages of Fourth Street shall be signed "No Stopping Anytime."**

G. DRAINAGE / HYDROLOGY

- 2.35 A _____ inch storm drain main is available to accept flows from this project in _____. (Ref: Storm Drain plan bar code: _____)
- 2.36 **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.**
- 2.37 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**



- 2.38 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.
- 2.39 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.
- 2.40 Other conditions: _____

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

- 2.41 401 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.
- 2.42 **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>.**
- 2.43 **Other conditions:**
 - a. **The applicant/developer shall amend the previously approved WQMP to include a new cover sheet and other revisions necessary to comply with current standards.**

J. SPECIAL DISTRICTS

- 2.44 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.45 Other conditions: _____



K. FIBER OPTIC

- 2.46 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).

- 2.47 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

- 2.48 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:

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

- 2.49 Other conditions: _____



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.).**

- 3.07 **Request existing street light mylars (L-10236 and L-10696) from City and make revisions to reflect LED upgrade.**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV17-026, and/or Tract Map No.18984 (PMTT17-008)

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 Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. **One (1) copy of Soils/Geology report**
20. **Payment for Final Map/Parcel Map processing fee**
21. **Three (3) copies of Final Map/Parcel Map**
22. **One (1) copy of approved Tentative Map**



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

TENTATIVE TRACT MAP 18984

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

PARCEL 2 OF PARCEL MAP NO. 10374 IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS FIRST FILED RECORDED IN BOOK 177 OF PARCEL MAPS, PAGES 33 AND 34, LEADINGS OF SAO COUNTY.

APR. 01/10-441-10-0-000

L.D. KING, INC.

JUNE 2017

BASIS OF BEARINGS

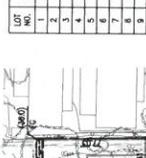
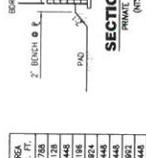
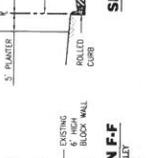
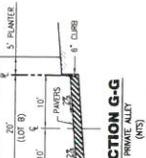
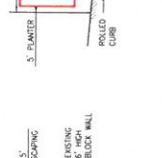
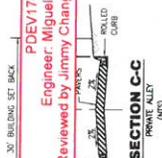
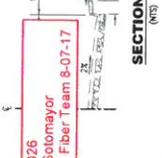
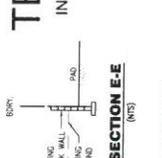
THE BASIS OF BEARINGS HEREON ARE BASED ON GPS STATIC OBSERVATIONS AND ARE ON THE STATE PLANE COORDINATE SYSTEM (NAD 83, 48) AND SA EPOCH 2010.000000000000. DISTANCES SHOWN HEREON ARE GROUND DISTANCES TO OBTAIN GROUND DISTANCES MULTIPLY THE GROUND DISTANCE BY THE CSF OF 0.99994630.

TENTATIVE TRACT MAP SUMMARY

ASSessor's PARCEL NO.: 0110-441-10-0-00
 TOTAL AREA ACRES: 6.11 ACRES
 TOTAL AREA NET: 2.31 ACRES
 2.31 ACRES (COMPARABLE)
 PROPOSED ZONING: R1.5 (MEDIUM DENSITY RESIDENTIAL)
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 MAXIMUM LOT SIZE: 4,927 SF
 AVERAGE LOT SIZE: 2,803 SF
 MINIMUM LOT DIMENSIONS: 36' x 66' (INTERIOR), 36' x 66' (CORNER)
 NO. OF LITTED LOTS: 2
 NO. OF UNLITTED LOTS: 1
 NO. OF PARCELS: 1

GENERAL NOTES

1. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE REMOVED.
2. A WATER QUALITY MANAGEMENT PLAN (WQMP) WILL BE PREPARED FOR THE PROJECT SITE.
3. LITTED LOTS A AND B WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. SET-BACKS:
 MIN. SIDE SETBACK = 10'
 MIN. REAR SETBACK = 10'
 MIN. FRONT SETBACK = 5'
5. EXISTING OVERHEAD UTILITIES SHALL BE UNDER-GROUNDED PER CITY OF ONTARIO ORDINANCE.
6. DESIGN AND CONSTRUCT PUBLIC IMPROVEMENTS IN ACCORDANCE WITH CITY CODE, STANDARDS AND SPECIFICATIONS.
7. CITY APPOINTMENT LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF ONTARIO PUBLIC WORKS DEPARTMENT DESIGN GUIDELINES FOR SIGNAGE PLACEMENT.
8. PROPOSED WALKWAYS AND TRANSPORTATION DESIGN GUIDELINES FOR SIGNAGE PLACEMENT SHALL BE DESIGNATED TO RELY UP TO A MAXIMUM OF 8 FEET OF CURB WALKWAY IN EXCESS OF 8 FEET IN WIDTH SHALL BE AN OVERALL HEIGHT OF 9 FEET (MAXIMUM 6-FOOT HIGH WALK ON TOP OF MAXIMUM 3-FOOT HIGH RETAINING WALL).



OWNER

MWD REAL ESTATE HOLDINGS LLC
 10380 COMMERCE CENTER DRIVE
 DENVER, COLORADO 80201
 (303) 940-5500

DEVELOPER

LD HOME COASTAL INC.
 2610 INLAND VALLEY DRIVE
 DENVER, COLORADO 80201
 (971) 891-5300

ENGINEER

LD HOME COASTAL INC.
 2610 INLAND VALLEY DRIVE
 DENVER, COLORADO 80201
 (971) 891-5300

UTILITIES

ONTARIO VALLEY WATER DISTRICT
 10380 COMMERCE CENTER DRIVE
 DENVER, COLORADO 80201
 (303) 940-5500

BENCH MARK

CITY OF ONTARIO BENCH MARK
 10380 COMMERCE CENTER DRIVE
 DENVER, COLORADO 80201
 (303) 940-5500

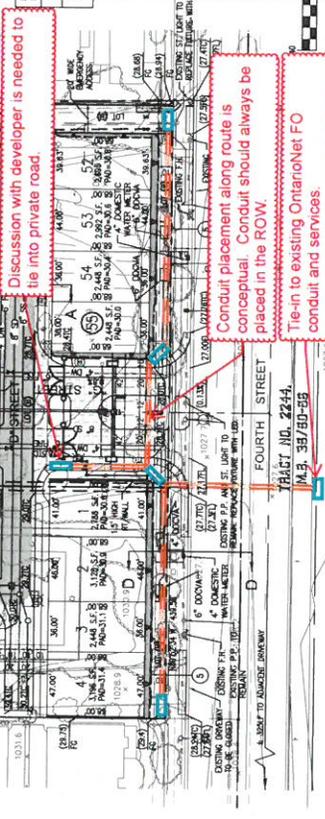
LOT	AREA	NO. OF LOTS	NO. OF UNLITTED LOTS	NO. OF PARCELS
1	2,803	1	1	1
2	2,803	1	1	1
3	2,803	1	1	1
4	2,803	1	1	1
5	2,803	1	1	1
6	2,803	1	1	1
7	2,803	1	1	1
8	2,803	1	1	1
9	2,803	1	1	1
10	2,803	1	1	1
11	2,803	1	1	1
12	2,803	1	1	1
13	2,803	1	1	1
14	2,803	1	1	1
15	2,803	1	1	1
16	2,803	1	1	1
17	2,803	1	1	1
18	2,803	1	1	1
19	2,803	1	1	1
20	2,803	1	1	1
21	2,803	1	1	1
22	2,803	1	1	1
23	2,803	1	1	1
24	2,803	1	1	1
25	2,803	1	1	1
26	2,803	1	1	1
27	2,803	1	1	1
28	2,803	1	1	1
29	2,803	1	1	1
30	2,803	1	1	1
31	2,803	1	1	1
32	2,803	1	1	1
33	2,803	1	1	1
34	2,803	1	1	1
35	2,803	1	1	1
36	2,803	1	1	1
37	2,803	1	1	1
38	2,803	1	1	1
39	2,803	1	1	1
40	2,803	1	1	1
41	2,803	1	1	1
42	2,803	1	1	1
43	2,803	1	1	1
44	2,803	1	1	1
45	2,803	1	1	1
46	2,803	1	1	1
47	2,803	1	1	1
48	2,803	1	1	1
49	2,803	1	1	1
50	2,803	1	1	1
51	2,803	1	1	1
52	2,803	1	1	1
53	2,803	1	1	1
54	2,803	1	1	1
55	2,803	1	1	1
56	2,803	1	1	1
57	2,803	1	1	1
58	2,803	1	1	1
59	2,803	1	1	1
60	2,803	1	1	1

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING RIGHT OF WAY
- CURB LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB AND OUTLET
- TRACT BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED DOMESTIC WATER LINE
- PROPOSED STORM DRAIN BASIN
- PROPOSED SEWER MANHOLE
- UTILITY FLOW DIRECTION
- EXISTING GAS LINE

- 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) 30x48x36 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)

- HH-1/22 - PCA132418-90087 - Size 13" x 24" x 18"
- HH-2/22 - PCA173024-90116 - Size 17" x 30" x 24"
- HH-2A/22 - PCA243630-90084 - 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"



DISCOUNT IMPROVEMENT PLANS. EXHIBIT TO BE

1 inch = 40'

SHOW ON FINAL MAP



Development Advisory Board Decision

August 21, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV17-026

DESCRIPTION: A Development Plan (File No. PDEV17-026) for the construction of 55 single family detached homes, private/common open space areas and recreational amenities on 6.11 acres of land, located at 2041 East Fourth Street, within the MDR-11 (Low Medium Density Residential) zoning district. (APN: 0110-441-10); **submitted by KB Home Coastal, Inc.**

Part I—BACKGROUND & ANALYSIS

KB HOME COASTAL, INC., (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV17-026, 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 6.11 acres of land located at 2041 East Fourth Street, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant Commercial/Office Building	LMDR (Low-Medium Density Residential)	MDR-11 (Low-Medium Density Residential)	N/A
<i>North</i>	Multi-Family Residential	MDR (Medium Density Residential)	MDR-18 (Medium Density Residential)	N/A
<i>South</i>	Warehouse	Mixed Use	Meredith International Centre Specific Plan	Industrial PA 1
<i>East</i>	Mobile Home Park	LMDR (Low-Medium Density Residential)	MHP (Mobile Home Park)	N/A
<i>West</i>	Multi-Family Residential	MDR (Medium Density Residential)	MDR-18 (Medium Density Residential)	N/A

(2) **Project Description:** The Development Plan (File No. PDEV17-026) proposes to construct 55 single family detached homes. A Tentative Tract Map (File No. PMTT17-008/TT 18984) has been filed in conjunction with the Development Plan application to subdivide 6.11 acres of land into 55 numbered lots for single residential homes and two lettered lots for common areas.

The 55 residential lots range in size from 2,448 to 4,867 square feet and the minimum lot dimension is 36' x 68'. There are four floor plans proposed, each with two elevations per plan. The four plans are described in the following table.

Plan1	Plan 2	Plan 3	Plan 4
<ul style="list-style-type: none"> • 1,822 – 2,115 SF • 3 bedrooms + loft, 2.5 bath • 2 stories (opt. 3rd) • 36'x68' min. lot size • 450 SF Minimum Private Open Space • 16 Units (29%) 	<ul style="list-style-type: none"> • 1,939 SF • 3 bedrooms + loft, 2.5 bath • 2 stories • 36'x68' min. lot size • 450 SF Minimum Private Open Space • 18 Units (33%) 	<ul style="list-style-type: none"> • 2,042 – 2,388 SF • 3 bedrooms + loft, 2.5 bath • 2 stories (opt. 3rd) • 43'x68' min. lot size • 450 SF Minimum Private Open Space • 10 Units (18%) 	<ul style="list-style-type: none"> • 2,154 SF • 4 bedrooms + loft, 3.5 bath • 2 stories • 44'x68' min. lot size • 450 SF Minimum Private Open Space • 11 Units (20%)

The proposed single family product is a reverse layout of typical alley loaded product. Typically, alley loaded product have garage access from an alley, with front of the home (living area) fronting onto a street or garden paseo. The proposed product floor plan layout places the living area towards the rear yard, with garage access of the private street or an alley. Placing the living area towards the rear of the lot allows for larger useable yard and functional floor plans that take advantage of the yard area. The main entrance for all interior lots will be taken from a common paseo between the homes. On all corner lots, each home will have the front entries oriented towards the private streets with the entry walkway leading to the sidewalk.

All plans incorporate various design features, such as single and second story massing, varied covered entries, front porches, 2nd floor laundry facilities, and an open concept living area. All homes will have a two-car garage, with the Plan 4 providing an additional standard driveway. To minimize visual impacts of garages and avoid a “canyon like” effect along the alleys and private streets varied massing, second story projections over garages, recessed garage, single story articulation, varied roof lines and a combination of lot sizes are proposed.

Site Plan/Circulation — The project proposes to develop 55 single family detached homes within a gated community. The development will include private/common open space areas and a major/minor recreational facility. Access to the site will be taken from 4th Street with the entry gate recessed 74 feet from the front property line, allowing for adequate vehicle stacking. The internal street system consists of private loop street and alleyways that connect to the main entryway along 4th Street. The private street located on the eastern property line will be 36 feet wide and provide parking on both sides of the street, the private streets located near the western and southern property lines will be 32 feet wide and provide parking on one side of the street. The private streets will be able to accommodate a total 44 parking spaces for visitors and residents to utilize. The private streets will be paved with asphalt and have a 5-foot adjacent parkway and 5-foot sidewalk. The alleys are 20 feet wide running east-west connecting to the main street loop. The alleys will have decorative pavers installed with rolled curbs along the edges separating them from the adjacent properties. There is a secondary emergency entry point on the southeast corner of the project site that is accessed from 4th Street. The emergency access will be gated and the driveway treated with grasscrete to minimize hardscape along the 4th Street frontage.

The major and minor recreational facility were combined in one location to create a 19,864 square foot community park. The park is located across the main entryway of the site creating a major focal point upon entering the community. The community park is surrounded by residential homes and includes a pool, a recreation building with an attached covered patio (storage, bathroom & janitor equipment), picnic tables, a tot-lot, BBQ's and a rectangular lawn area approximately 80' x 130' in size for active play.

Landscaping/ Open Space — The conceptual landscape plan for the project site incorporates a variety of tree species that are considered California native and drought tolerant plants. The proposed parkways adjacent to the private streets will be planted with trees that will provide shade to promote pedestrian walkability. Entries into the alleys will be enhanced with accent trees and planting areas.

The development proposes passive and active common open space areas totaling 93,880 square feet. The major focal point of the project site is the 19,864 square foot active open space community park that

fulfills the requirement of one major and one minor recreational facility. The Development Code also requires 450 square feet of private open space to be provided on each lot. The project exceeds the private open space requirement with yards ranging from 475 to 1,693 square feet.

There is a 24-foot landscape area located along 4th Street that will be landscaped with trees and drought tolerant plants. In addition, there will be a six-foot high, decorative stucco wall with stone veneer pilasters that will be located along 4th Street, behind the landscape area. Decorative masonry subdivision perimeter walls, six-feet in height will be required in areas that are visible from the private streets. The interior property line fencing proposed will be constructed of decorative vinyl fencing.

Architecture — The proposed architectural design of the community will be themed and reflect one architectural style referred to as California Cottage. The homes will be two or three-stories tall, creating a varying non-uniform skyline. The design of the homes emphasizes traditional proportioning and massing and focus living areas onto outdoor yards and patios. There is a variety in garage placement, including front facing and front recessed. To provide articulation along the private streets and alleys there are 2nd story cantilever elements that project over the garages. Each plan provides a different covered entryway, color palette, a combination of vertical and horizontal siding, shutters, multi-paned windows surrounded by trim, exposed rafter tails, varying gable roofs, decorative vents and varying garage door patterns with glazing creating a range of architectural interest throughout the community.

Ensley Cottages Planned Residential Development (PRD) — The Ensley Cottages – Planned Residential Development Guidelines and Standards (File No. PRD14-001) was approved by the Planning Commission on December 4, 2014 (Resolution No. PC14-113). The proposed Development Plan is consistent with the development standards and design guidelines established within the approved Ensley Cottages PRD.

Parking: A single family residential unit is only required to provide a 2-car garage per unit. However, since there is limited opportunities to park outside of the project site the table below demonstrates that there is an average of 3.2 parking spaces per unit when on-street parking and driveway spaces are considered. Staff believes that there is sufficient parking on site to accommodate visitors and residents of the proposed development.

Summary of Parking Analysis							
Product	Number of Units	Garages	Driveways Parking	On-Street Parking	Total Provided	Req. Per Unit	+/- Parking
SF Conventional	55	2-car garage (110 spaces)	22	44	176	2-car garage (110 spaces)	66
					3.2 spaces per unit		

CC&R's — As a Condition of Approval, staff has required that CC&R's be prepared and recorded with the final map. The CC&R's will outline the maintenance responsibilities for the private streets, open space areas, recreation amenities, drive aisles, alleys, utilities and upkeep of the entire site to ensure the on-going maintenance of the common areas and facilities.

Utilities (drainage, sewer) — The project site is located within Cucamonga Valley Water District service area and a letter was received from the Cucamonga Valley Water District stating that there will be an adequate supply of water and sewer available to meet the needs of the development. The project site

drains from north to south and dry wells are being proposed along the southern portion of the project site to capture run-off water from leaving the site.

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with File No's. PGPA14-002 and PZC14-003, a General Plan Amendment and Zone Change for which a "Mitigated Negative Declaration" (MND) was adopted by the City Council on November 18, 2014, and this Application introduces no new significant environmental impacts; and

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

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

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

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

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

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

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

WHEREAS, on August 21, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

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

(1) The environmental impacts of this project were previously reviewed in conjunction with File No’s. PGPA14-002 and PZC14-003, a General Plan Amendment and Zone Change for which an “MND” was adopted by the City Council on November 18, 2014.

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 3: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body

for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (55) and density (9) specified in the Available Land Inventory.

SECTION 4: Ontario International Airport Land Use Compatibility Plan (“ALUCP”)
Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

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

(1) **The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.** The proposed Project is located within the LMDR (Low Medium Density Residential) land use district of the Policy Plan Land Use Map, and the MDR-11 (Low-Medium Density Residential) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) **The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.** The Project has been designed consistent with the requirements of the City of Ontario Development Code, the Ensley Cottages – Planned Residential Development Guidelines and Standards (File No. PRD14-001) and the MDR-11 (Low-Medium Density Residential) zoning district, including standards relative to the particular land use proposed (residential), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) **The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Ensley Cottages – Planned Residential Development Guidelines and Standards (File No. PRD14-001) are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant

environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan; and

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Ensley Cottages – Planned Residential Development Guidelines and Standards (File No. PRD14-001) that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed ([insert land use]). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Ensley Cottages – Planned Residential Development Guidelines and Standards (File No. PRD14-001).

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

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

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

APPROVED AND ADOPTED this 21st day of August 2017.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN



Exhibit C—EXTERIOR ELEVATIONS



California Cottage - Style 1

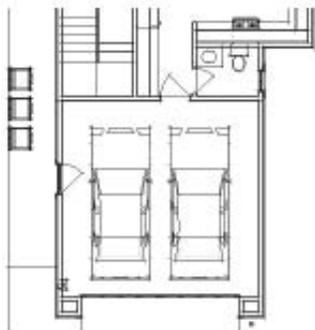
- Roof: Concrete Slate Tile
 - Facade: 2x6 Typical and 2x6 Rafter Tail
 - Outdoor/Gownspout: Metal, Factory Finish
 - Window Frame: Vinyl Windows with Mullions, Factory Finish, White
 - Walls: Stucco: 16/20 Sand Finish, Painted
 - Walls: Siding: Painted
 - Trim: Stucco over foam trim, Wood Trim
 - Accents: Decorative prefabricated gable vents, shutters, outdoorers, air-line, etc. at enhanced elevations only
 - Entry Door: Accent color; design per architectural style, painted
 - Garage Door: Accent color; metal sectional roll-up garage door; Glazing optional
- All elevation are artist's impression and do not necessarily reflect all proposed details



Front Elevation



Right Elevation



Partial First Floor Plan



Left Elevation



Rear Elevation

Plan 1 Elevations - California Cottage - Style 1

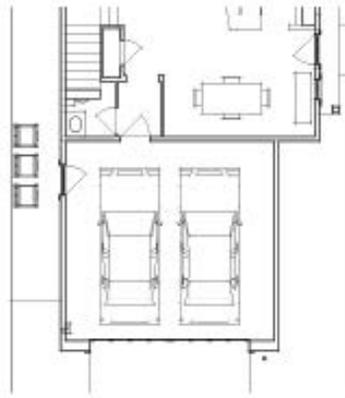


California Cottage - Style 1

Roof:	Concrete Slate Tile
Facets:	2x6 Typical and 2x6 Rafter Tails
Gutters/Downspouts:	Metal, Factory Finish
Window Frames:	Vinyl Windows with Mullions, Factory Finish, White
Walls:	Siding: 1x6/20 Sand Finish, Painted
Trim:	Suaco over foam trim, Wood Trim
Accents:	Decorative prefabricated gable vents, shutters, outsoles, trillies, etc. at enhanced elevations only
Entry Door:	Accent color; design per architectural style, painted
Garage Door:	Accent color; metal sectional roll-up garage door; Glazing optional
All elevation are artist's impression and do not necessarily reflect all proposed details	



Right Elevation



Partial First Floor Plan



Left Elevation



Rear Elevation

Plan 2 Elevations - California Cottage - Style 1

California Cottage - Style 2

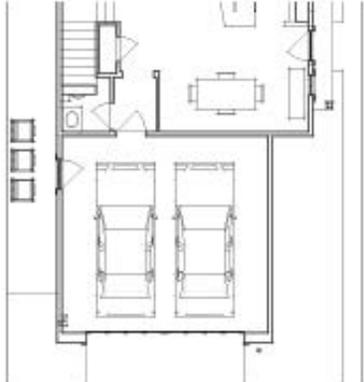
Roof: Concrete Shake Tile
 Facade: 2x6 Typical with Soffit
 Gutters/Downspouts: Metal, Factory Finish
 Window Frames: Vinyl Windows with Mullions, Factory Finish, White
 Walls: Stucco: 35/20 Sand Finish, Painted
 Board and Batten: Painted
 Sausage over foam trim, Wood Trim
 Trim: Decorative gable vents, prefabricated shutters, trusses, etc. at enhanced elevations only
 Accents: Accent color; design per architectural style, painted
 Entry Door: Accent color; metal sectional roll-up garage door: Glazing optional
 Garage Door: Accent color; metal sectional roll-up garage door: Glazing optional
 All elevation are artist's impression and do not necessarily reflect all proposed details



Right Elevation



24'-5"
Front Elevation



Partial First Floor Plan



Left Elevation



Rear Elevation

Plan 2 Elevations - California Cottage - Style 2





California Cottage - Style 1

- Roof: Concrete Slate Tile
 - Roofs: 2x6 Typical and 2x6 Rafters
 - Gutters/Downspouts: Metal, Factory Finish
 - Window Frames: Vinyl Windows with Mullions, Factory Finish, White
 - Walls: Stucco: 15/20 Sand Finish, Painted
 - Siding: Painted
 - Trim: Stucco over foam trim, Wood Trim
 - Accents: Decorative prefinished gable vents, shutters, outlookers, trellises, etc. in subsoil elevations only
 - Entry Door: Accent color, design per architectural style, painted
 - Garage Door: Accent color, metal sectional roll-up garage door. Glazing optional
- All elevations are artist's impression and do not necessarily reflect all proposed details.



Right Elevation



Front Elevation



Partial First Floor Plan



Left Elevation



Rear Elevation

Plan 4 Elevations - California Cottage - Style 1

California Cottage - Style 2

Roof:	Concrete Shake Tile
Trails:	Zed Typical with Soffit
Gutters/Downspouts:	Metal, Factory Finish
Window Frames:	Vinyl Windows with Mullions, Factory Finish, White
Walls:	Stucco: 15/20 Sand Finish, Painted Board and Batten: Painted
Trim:	Stucco over Beam trim, Wood Trim
Accents:	Decorative gable vents, prefabricated shutters, awnings, etc. at enhanced elevations only
Entry Door:	Accent color, design per architectural style, painted
Garage Door:	Accent color, metal sectional roll-up garage door. Glazing optional

All elevation are artist's impression and do not necessarily reflect all proposed details.

24'-6"

Front Elevation

Right Elevation

Partial First Floor Plan

Left Elevation

Rear Elevation

Plan 4 Elevations - California Cottage - Style 2

Attachment 1—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



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

*Planning Department
Land Development Division
Conditions of Approval*

Meeting Date: August 21, 2017

File No: PDEV17-026

Related Files: PMTT17-008 (TT18984)

Project Description: A Development Plan (File No. PDEV17-026) for the construction of 55 single family detached homes, private/common open space areas and recreational amenities on 6.11 acres of land, located at 2041 East Fourth Street, within the MDR-11 (Low Medium Density Residential) zoning district. (APN: 0110-441-10); **submitted by KB Home Coastal, Inc.**

Prepared By: Lorena Mejia, Senior Planner
Phone: 909.395.2276 (direct)
Email: lmejia@ontarioca.gov

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

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

2.6 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.

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

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

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.10 Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

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

2.11 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No's. PGPA14-002 and PZC14-003, a General Plan Amendment and Zone Change for which an "MND" was adopted by the City Council on November 18, 2014. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.13 Additional Fees.

(a) Within 5 days following final application approval, the Notice of 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.

2.14 Additional Requirements.

(a) Proposed vinyl fencing and gates shall be decorative to complement the architectural style of building. Vinyl fencing shall be reviewed and approved by the Planning Department and will be allowed within the interior side and rear yard areas not visible from the private street.

(b) Decorative masonry walls shall be reviewed and approved by the Planning Department and be constructed with a decorative cap and will be required in areas visible from private streets, public streets and common open space areas.

(c) The applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for this project. The mailboxes shall be located within areas that are highly visible and heavily used to promote safety and convenience.

(d) Provide a connecting pedestrian pathways at the terminus of "C" Street and the park entryway.

(e) Street naming and address numbering shall be consistent with the Development Code and subject to Planning, Building and Fire Department review and approval.

(f) The community monument sign shall be architecturally compatible to the proposed development, incorporate project building materials and meet Development Code Sign Standards.

(g) All Conditions of Approval for Tentative Tract Map (File No. PMTT17-008; TT18984) shall apply.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT17-008 and PDEV17-026

Address: 2041 East Fourth Street

APN: 0110-441-10

Existing Land Use: Newspaper offices and printing press

Proposed Land Use: Tentative Map to subdivide 6.11 acres into 55 numbered lots and 2 numbered lots and a Development Plan to construct 55 Single Family Homes

Site Acreage: 6.11 acres Proposed Structure Height: 35 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT Airport

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 7/11/17

CD No.: 2017-042

PALU No.: n/a

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

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

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2017-042
PALU No.: n/a

PROJECT CONDITIONS

The applicant is required to meet the Real Estate Transaction Disclosure in accordance with California Codes (Business and Professions Code Section 11010-11024). New residential subdivisions within an Airport Influence Area are required to file an application for a Public Report consisting of a Notice of Intention (NOI) and a completed questionnaire with the Department of Real Estate and include the following language within the NOI:

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Lorena Mejia
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: July 10, 2017
SUBJECT: PDEV17-026

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Fire Protection Analyst
Fire Department

DATE: August 9, 2017

SUBJECT: PDEV17-026 – A Development Plan To Construct 55-Sfr Detached Homes Located On 6.11 Acres, Within The MDR 11 Zoning District, At 2041 East Fourth Street. APN: 0110-441-10 This Project Was Previously Approved By Planning Commission On December 15, 2014 And Expired On December 15, 2016. The Applicant Is Submitting The Previously Approved Project And The Associated File Numbers Are PDEV14-016 And PMTT14-008.

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
-

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: VB
- B. Type of Roof Materials:
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 2 Story
- E. Total Square Footage: Varies
- F. 2016 CBC Occupancy Classification(s): R

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (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 2016 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The 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 D. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

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



CITY OF ONTARIO MEMORANDUM

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

FROM: Lorena Mejia, Senior Planner

DATE: June 29, 2017

SUBJECT: FILE # PDEV17-026 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, July 13, 2017**.

- 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 55-SFR detached homes located on 6.11 acres, within the MDR 11 zoning district, at 2041 East Fourth Street. APN: 0110-441-10
 This project was previously approved by Planning Commission on December 15, 2014 and expired on December 15, 2016. The applicant is submitting the previously approved project and the associated file numbers are PDEV16-014 and PMTT14-008.

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

POLICE Department DOUGLAS SOREL Signature MANAGEMENT ANALYST Title 7/26/17 Date

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

DAB CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	7/2/17 Date

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

D.A.B. File No.: PDEV17-026	Related Files: Previous PDEV14-016 Rev 2, 11/18/14	Case Planner: Lorena Mejia
--------------------------------	---	-------------------------------

Project Name and Location: Ensley Cottages 2041 East 4 th Street
Applicant/Representative: Warmington Residential – Phil Bacerra 3090 Pullman Street Costa Mesa, CA 92626

<input checked="" type="checkbox"/>	A conceptual landscape plan (dated 6/29/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A conceptual landscape plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.

CORRECTIONS REQUIRED - (DESIGNER SHALL CHECK OFF ITEMS WHEN CORRECTED AND RETURN WITH RESUBMITTAL)

1. Show street lights, fire hydrants and all utilities on landscape plan to avoid conflicts with trees.
2. Show transformers on landscape plan for coordination with landscape and street trees.
3. Coordinate with civil to avoid conflict with utility locations to maintain 30' on center for all street trees.
4. Move AC units in front yards to behind front yard fence (lots 5, 16, 24, 25, etc.)
5. Move AC units in back yards to side yard location when space is wider than 5' (lots 4, 14,15, etc.)
6. Show location of private utility meters on each unit in front of fence and gate location.
7. Show trash can storage location and access path.
8. Show street trees in parkway; (civil plan note 5, for all overhead lines to be undergrounded). Back ground trees at wall clear of easement.
9. Change the 2 Pepper trees at southeast and southwest of front entry in narrow parkway to match street background tree - type for a 5' space (holly oak, etc).
10. Identify water meter as recycled or potable; verify existing recycled water line on 4th Street.
11. Show shrub masses to screen fire and irrigation backflows with 36" high strappy leaf shrubs.
12. Show transformers screened with tall shrubs on three sides and 18" high groundcovers in front. Set 5' away from roadways to avoid bollards for protection.
13. Show landscape areas with a min inside dimension of 5' feet wide including planter on east.
14. Construction documents shall have a maximum scale of 1:20.
15. Show storm water infiltration devices on landscape plans, including catch basins and flow lines. Move storm water chambers shown adjacent to picnic area min 12' clear or to the north to allow shade trees along walk way and west of picnic area.
16. Show canopy type street trees for the interior narrow parkways such as Koelreuteria paniculata, Pistacia chinensis, Fraxinus Raywood. Use accent multi-trunk trees on the corners in front yards where trucks will not damage low branches in the parkway
17. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
18. 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:

- 19. Plan Check—5 or more acres \$2,326.00
- 20. Plan Check—less than 5 acres\$1,301.00
- 21. Inspection—Construction (up to 3 inspections) \$278.00
- 22. Inspection—Field - additional..... \$83.00
- 23. Landscape construction plans with building permit number for plan check may be emailed to:
landscapeplancheck@ontarioca.gov



Development Advisory Board Decision

August 21, 2017

DECISION NO.:

FILE NO.: PMTT17-009

DESCRIPTION: A Tentative Parcel Map (PM 19877) to subdivide 4.18 acres of land into a single parcel to facilitate a Development Plan to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04); **submitted by National Community Renaissance of California.**

Part I—BACKGROUND & ANALYSIS

NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA, (herein after referred to as “Applicant”) has filed an application requesting Tentative Parcel Map approval, File No. PMTT17-009, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The project site is comprised of 4.18 acres of land located at generally bordered by Holt Boulevard on the south, Nocta Street on the north, Virginia Avenue on the west, and residentially developed properties to the east, 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 Property	Mixed Use	MU-2 (East Holt Mixed-Use)	N/A
<i>North:</i>	Residential	Medium Density Residential	MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre)	N/A
<i>South:</i>	Hotel & Vacant Property	East Holt Mixed Use	MU-2 (East Holt Mixed-Use)	N/A
<i>East:</i>	Residential	East Holt Mixed Use	MU-2 (East Holt Mixed-Use)	N/A
<i>West:</i>	Residential & Vacant Property	East Holt Mixed Use	MU-2 (East Holt Mixed-Use)	N/A

(2) **Project Description:** A Tentative Parcel Map (PM 19877) to subdivide 4.18 acres of land into a single parcel to facilitate a Development Plan to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district.

Part II—RECITALS

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

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 make recommendation to the Planning Commission on the subject Application; and

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

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

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

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

WHEREAS, on August 21, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

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

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and

zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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

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

SECTION 2: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (101 dwelling units proposed) and density (24.1 dwelling units/acre) specified in the Available Land Inventory.

SECTION 3: Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 3, above, the DAB hereby concludes as follows:

(1) **The proposed Tentative Tract/Parcel Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.** The proposed Tentative Tract/Parcel Map is located within the East Holt Mixed Use land use district of the Policy Plan Land Use Map, and the MU-2 (East Holt Mixed-Use) zoning district. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain a quality of life” (Goal LU1). Furthermore, the project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to a complete community where residents at all stages of life, employers, workers, and visitors, have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario” (Policy LU1-6 *Complete Community*).

(2) **The design or improvement of the proposed Tentative Tract/Parcel Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.** The proposed Tentative Tract/Parcel Map is located within the East Holt Mixed Use land use district of the Policy Plan Land Use Map, and the MU-2 (East Holt Mixed-Use) zoning district. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to providing “[a] high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct” (Goal CD2). Furthermore, the project will promote the City’s policy to “create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.” (Policy CD2-2 *Neighborhood Design*).

(3) **The site is physically suitable for the type of development proposed.** The project site meets the minimum lot area and dimensions of the MU-2 (East Holt Mixed-Use) zoning district, and is physically suitable for the type of residential development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) **The site is physically suitable for the density/intensity of development proposed.** The project site is proposed for residential development at a density of 24.1 DUs/acre. The project site meets the minimum lot area and dimensions of the MU-2 (East Holt Mixed-Use) zoning district, and is physically suitable for this proposed density / intensity of development.

(5) **The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.** The project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) **The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.** The design of the proposed subdivision, and the medium density residential improvements proposed, are not likely to cause serious public health problems, as the project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the project site.

(7) **The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the**

proposed subdivision. The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master.

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

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

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

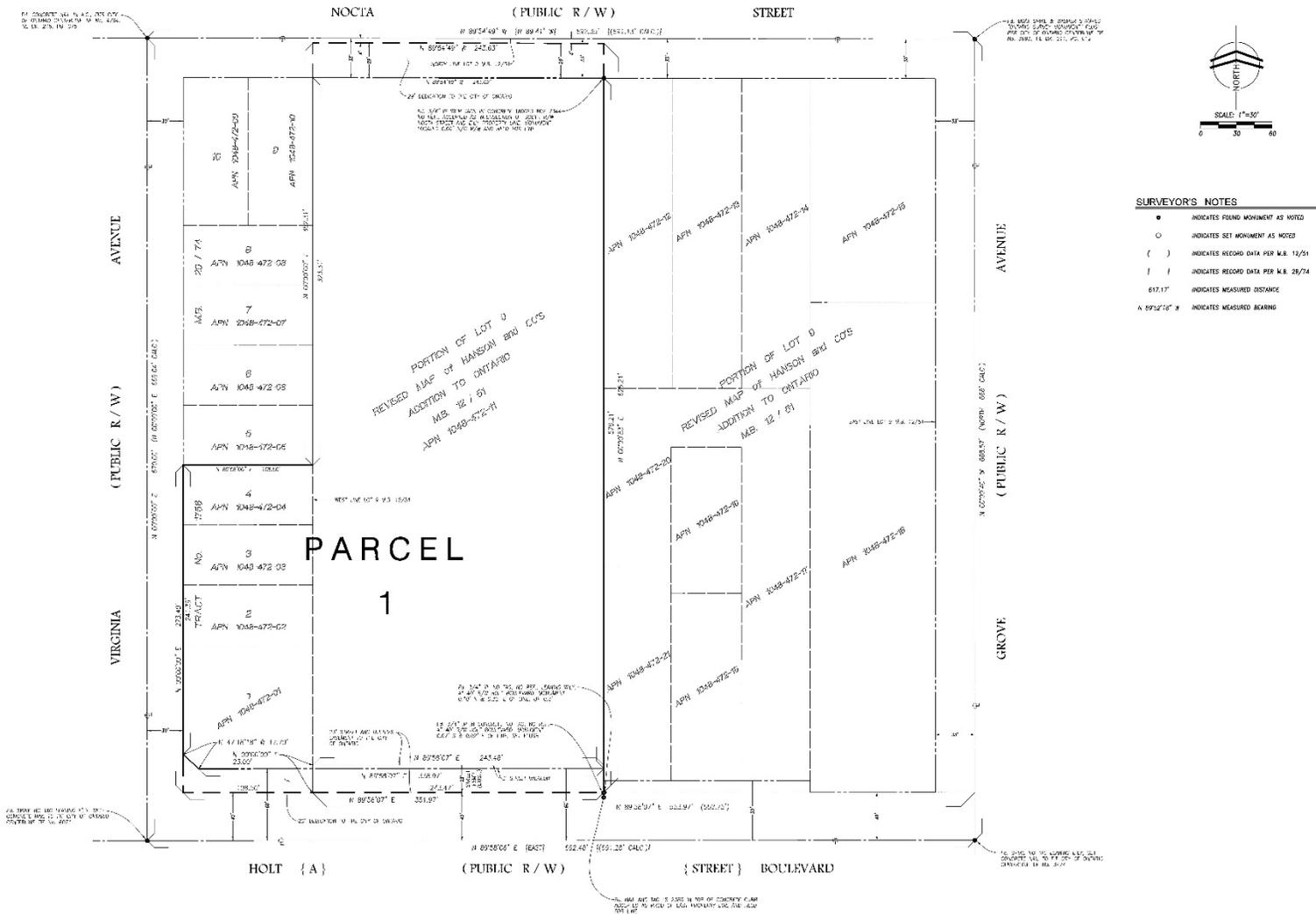
APPROVED AND ADOPTED this 21st day of August 2017.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit B—TENTATIVE PARCEL MAP



Attachment 1—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: 8/21/2017
File Nos.: PMTT17-009 & PDEV17-031
Related Files: PUD17-002

Project Description: A Tentative Parcel Map (File No. PMTT17-009/PM 19877) to subdivide 4.18 acres of land into a single parcel to facilitate a Development Plan (File No. PDEV17-031) to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district. (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04); **submitted by National Community Renaissance of California**

Prepared By: Charles Mercier, Senior Planner
Phone: 909.395.2425 (direct)
Email: cmercier@ontarioca.gov

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

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

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

2.1 Time Limits.

(a) Tentative Parcel Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

(b) 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 Subdivision Map.

(a) The Final Parcel Map shall be in conformance with the approved Tentative Parcel Map on file with the City. Variations from the approved Tentative Parcel Map may be reviewed and approved

by the Planning Department. A substantial variation from the approved Tentative Parcel Map may require review and approval by the Planning Commission, as determined by the Planning Director.

(b) Tentative Parcel Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

(c) Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

2.3 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.

2.4 Refuse Storage.

(a) Within each dwelling unit, systems designed to contain recyclable materials receptacles, such as under-cabinet rollout drawers within kitchens, shall be provided, to make recycling more convenient and accessible to residents.

(b) The number of enclosures, and their precise locations, dimensions, and design shall be provided consistent with City standards. Additionally, trash enclosures shall include **[i]** a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access; **[ii]** separate pedestrian access that is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion; and **[iii]** a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable, and screen trash bins from view of the upper floors of adjacent dwellings. Furthermore, trash enclosures shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.

(c) Trash enclosures shall be designed to contain separate containers for the collection of refuse and recyclable materials, with an adequate number of containers provided to allow for the collection of both refuse and recyclable materials generated by the development, pursuant to standards established by the Ontario Municipal Utilities Company.

(d) Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.

(e) Signs clearly identifying all recycling and refuse collection, and the materials accepted for recycling, shall be posted at all trash enclosures.

(f) Trash enclosures shall be located a minimum of 10 feet from the interior project boundary/property line.

(g) Particular care shall be given when placing trash enclosures immediately adjacent to dwelling units; however, no trash enclosure shall be located within 10 FT of the livable portion of a structure.

(h) Trash enclosures shall be bordered by a minimum 5-foot wide planter and screened with landscaping on all exposed sides, excluding the side with bin access gates.

2.5 Landscaping.

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

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

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

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

(e) Where the parking lot occurs parallel to the public street (at Nocta Street), a landscaped buffer element shall be constructed, which consists of a minimum 3-FT high hedge-like material to screen views of parked cars from the street. To shade pedestrians and create an attractive streetscape, shade trees shall be planted within this landscaped buffer at an average spacing of 25 to 30 FT on center. Landscaping may be combined with low walls or dense plant material to mitigate the visual effects of parking lots and loading areas.

(f) There shall be provided within each row of uncovered parking spaces, planter islands at least 5 FT in width (exclusive of curbs), which extend the full length of the abutting parking spaces, located so as to prevent no more than 10 vehicles from being parked side-by-side in an abutting configuration. Planter islands separating rows of parking spaces shall be landscaped with at least one tree, appropriate shrubs, and groundcover.

(g) Landscaped areas shall be delineated with a 6-inch wide concrete curb, except where a landscape area is parallel and adjacent to a parking stall, the curb shall be a minimum of 12-inches wide, to provide a step area for persons entering or exiting motor vehicles.

2.6 Walls and Fences.

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

(b) A 6-foot high decorative masonry block wall with decorative cap, shall be provided along all interior property lines. Within required setback areas, walls shall be reduced to a maximum of 3 feet in height.

(c) Existing and new fences and walls shall be architecturally designed to prevent monotony, and shall incorporate decorative pilasters along their length (50 to 75 feet on center), and at fence/wall corners and openings.

(d) Walls shall be designed as an integral part of the architecture for the development. If existing perimeter walls are to be utilized, changes/upgrades may be required to make them consistent with the design of new walls.

2.7 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) Parking spaces shall be 9 feet in width and 18 feet in length (excepting parking for the physically disabled provided pursuant to Condition No. 2.7(g), below). To reduce or eliminate the need for wheel stops, the standard parking space length may be reduced to 16 feet, if 2 feet of width is added to adjacent sidewalk and/or landscape areas, to accommodate motor vehicle overhang.

(c) Two way drive aisles shall be 24 feet in width, unless additional width is required by the Fire Department for fire lanes or by the Ontario Municipal Utilities Company for trash truck access.

(d) 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.

(e) 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 vehicles, materials, and/or equipment, nor shall it be used for any purpose other than parking.

(f) 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.

(g) 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).

(h) 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).

(i) A Parking Management Plan shall be submitted to the Planning Department prior to building permit issuance for the project, The Plan shall identify the number and location of resident parking spaces (existing and proposed) provided pursuant to Development Code Table 6.03-1 (Off-Street Parking and Loading Requirements), and establish the dwelling unit each required resident parking space is to be assigned.

(j) A minimum 7-FT vertical clearance shall be maintained for all off-street parking spaces, including entrances, except that the vertical clearance for the front 4 FT of a parking space serving multiple-family residents may be reduced to not less than 4.5 FT in height to accommodate hung storage facilities required pursuant to condition of approval no 2.8, below.

2.8 Storage Spaces. Pursuant to the requirements of Development Code Table 6.01-3 (Multiple-Family Residential Development Standards), each dwelling unit shall be provided with a minimum

of 240 cubic feet of private storage space. The storage space lockable, and shall be provided within a garage/carport or storage building, or a space directly accessible from the dwelling. Exterior closets accessed from patios or balconies may be used if screened from public view.

2.9 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 shall be designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise of the following day, 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.

2.10 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 public streets and common areas, or adequately screened through the use of landscaping and/or decorative low garden walls.

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

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

2.13 Sound Attenuation.

(a) 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). The City's noise standards may be viewed online at [http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:ontario_ca](http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates$fn=default.htm$3.0$vid=amlegal:ontario_ca).

(b) Pursuant to Exhibit S-3a (Future Roadway Noise Contour Map) of the Policy Plan Safety Element (may be viewed online at <http://www.ontarioplan.org/wp-content/uploads/sites/4/2015/05/future-roadway-noise-map.pdf>), the Project is within the 70 to 75 dBA CNEL noise contour of Holt Boulevard. An acoustical analysis shall be submitted to the Planning Department prior to building permit issuance for the project, which demonstrates project compliance with interior and exterior City noise standards.

2.14 Architecture.

(a) The design of carports shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.

2.15 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 **Sections 15315 (Class 15, Minor Land Divisions)** and **15332 (Class 32, Infill Development Projects)** of the CEQA Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Class 32 consists of projects characterized as infill development, meeting the following conditions:

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

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

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

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

2.17 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption (NOE) filing fee shall be provided to the Planning Department. The fee (\$50.00) shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the statute of limitations for the filing of a CEQA lawsuit being extended from 30 days to 180 days.

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

2.18 Additional Requirements.

(a) A final map for File No. PMTT17-009 shall not be recorded and a building permit for File No. PDEV17-031 shall not be issued, until the effective date of the Virginia & Holt Planned Unit Development (File No. PUD17-002), 30 days following approval by the City Council.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-031 & PMTT17-009

Address: NEC of Virginia Avenue & Holt

APN: 1048-472-11, 1048-472-01, 02, 03 and 04

Existing Land Use: Vacant

Proposed Land Use: Subdivide 5 parcels into 1 parcel for the construction of 101 residential apartment units

Site Acreage: 4.18 acres Proposed Structure Height: 40 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Chuck Mercier

Date: 8/17/17

CD No.: 2017-044

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 checked="" type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>100 ft</u>	
<input type="radio"/> Zone 5			

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2017-044
PALU No.: _____

PROJECT CONDITIONS

New Residential land uses within noise impact zones are required to have a Recorded Overflight Notification appearing on the Property Deed and Title incorporating the following language:

(NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.)

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

8/3/17
 Date

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

D.A.B. File No.: PDEV17-031	Related File: PMTT17-009	Case Planner: Charles Mercier
--------------------------------	-----------------------------	----------------------------------

Project Name and Location:
 101 unit Apartment Building
 NEC of Virginia Ave. and Holt Blvd.

Applicant/Representative:
 National Community Renaissance of California – Alexa Washburn, awashburn@nationalcore.org
 9421 Haven Ave
 Rancho Cucamonga, Ca 91730

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 10/31/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Show underground infiltration chambers or dimension above ground basins and swales on plan to be no greater than 50% of the on-site landscape area to allow for ornamental landscape. Provide a level grade minimum 4' from pedestrian paving and min 5' along parking lots for landscaping.
- Show backflows and transformers on plan, and dimension a 4' set back from paving.
- Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
- Show corner ramp and sidewalk per city standard drawing 1213.
- Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1. Sheet 3 Change all 2:1 slopes to max 3:1.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs, or 12" wide pavers or DG paving where parking spaces are adjacent to planters.
- Show ADA access route from the public sidewalk, ADA path to employee break area and ADA path to adjacent industrial buildings within the same development. Include required ADA parking spaces and access aisles.
- Show parking lot island tree planters 1 for every 10 parking spaces and at each row end.
- Show min 5' wide landscape planter areas along the perimeter including the end of the north drive aisle and east of Buidling B stair access.

Landscape Plans

- Provide a concept plan min size 1" = 20', and all text min 1/8"
- Provide a plan and elevation of the covered parking structures.
- Show the existing tree inventory on the site plan or landscape plan. Include the missing tree inventory spreadsheet. Show existing heritage trees (Quercus agrifolia and Washintonia filifera) to remain or to be boxed transplanted. Add tree protection notes on construction and demo plans. Note existing native Oak and Palms to be boxed 120 days prior to construction and transplanted per the arborist report.
- Locate backflows, transformers, and trash enclosures and provide a 4' set back from paving and screened with landscape.
- Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans

15. Show all utilities on the landscape plans. Keep utilities clear of required tree locations.
16. Show corner ramp and sidewalk per city standard drawing 1213.
17. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
18. Show parkway landscape and street trees spaced 30' apart - missing on Nocta
19. Show parking lot island planters adjacent to trash enclosures for screening.
20. Show parking lot island tree planters 1 for every 10 parking spaces and at each row end.
21. Show appropriate parking lot shade trees with min 30' canopy at maturity.
22. Call out type of proposed irrigation system (dripline and stream spray bubblers for trees). Include MAWA calculations for on site landscape and show SF of off site (right of way) landscape.
23. Show landscape hydrozones to separate low water from moderate water landscape.
24. Replace thorny, short lived, high maintenance or poor performing plants: Brahea armata, washintonia robuta – use W. filifera; Schinus molle, Rhus, Cassia, Eriobrya, Thevia, Dasylirion, Lantana, Limonium, Nassella, Rosemary, Salvia leucantha. Consider for shrubs: Dianella, Elaeagnus, Dudleya, Teucrium, Bulbine, Ilex vomitoria, Caesalpinia. Consider for trees: Callistemon citrinus, Quercus ilex, Eucalyptus torquata, Eucalyptus microtheca, Tristania laurina,
25. Street trees for this project are on Holt Blvd- Fraxinus 'Raywood' Ash; on Virginia- Ulmas parvifolia ' Drake' ; on Nocta- Jacaranda mimosifolia.
26. Note for agronomical soil testing and include report on landscape construction plans. For phased projects, a new report is required for each phase.
27. Call out all fences and walls, materials proposed and heights.
28. Show concrete mowstrips to identify property lines where fences or wall do not meet PL.
29. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
30. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations.
31. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
32. Provide phasing map for multi-phase projects.
33. 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 per phase)	\$278.00
Inspection—Field - additional.....	\$83.00

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



CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Chuck Mercier

FROM: BUILDING DEPARTMENT, Kevin Shear

DATE: July 26, 2017

SUBJECT: PDEV17-031 & PMTT17-009 (PM 19877)

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

Conditions of Approval

1. The site address for the project will be 110 North Virginia Avenue.
2. Standard conditions of approval apply.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Planning Department

FROM: Douglas Sorel, Police Department

DATE: August 2, 2017

SUBJECT: PMTT17-009 (PM 19877) & PDEV17-031 – A DEVELOPMENT
PLAN TO CONSTRUCT A 101 UNIT APARTMENT COMPLEX
AT E. HOLT BLVD. AND N. VIRGINIA AVE.

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

- Required lighting for walkways, driveways, doorways, parking lots, hallways, stairwells, and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.
- Stairwells shall be constructed so as to either allow for visibility through the stairwell risers or to prohibit public access to the areas behind stairwells.
- The development shall participate in the Crime-Free Multi Housing program offered by the Ontario Police Department COPS Division.
- Bollards shall be installed along the west side of the playground.

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



CITY OF ONTARIO

MEMORANDUM

TO: Charles Mercier, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Fire Protection Analyst
Fire Department

DATE: August 1, 2017

SUBJECT: PDEV17-031 – A Development Plan To Construct A 101 Unit Apartment Complex On 4.18 Acres Of Land, Located On The Northeast Corner Of Virginia Avenue And Holt Blvd., Within The MU-2 (East Holt Mixed Use) Zoning District (APNs:1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03 and 1048-472-04). Related File: PMTT17-009 (PM 19877)

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
-

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Unknown
- B. Type of Roof Materials: Unknown
- C. Ground Floor Area(s): Building 1 – 34700 Sq. Ft.
Building 2 – 7700 Sq.
- D. Number of Stories: 3 Story
- E. Total Square Footage: Building 1 – 97700 Sq. Ft.
Building 2 – 22000 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): R

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

- ☒ 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

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.



CITY OF ONTARIO

MEMORANDUM

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

EXPEDITE

FROM: Charles Mercier, Senior Planner

DATE: July 25, 2017

SUBJECT: FILE #: PMTT17-009

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, August 8, 2017**.

- 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 101 unit apartment complex on 4.18 acres of land, located on the northeast corner of Virginia Avenue and Holt Blvd., within the MU-2 (East Holt Mixed Use) Zoning District. APN's: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03 and 1048-472-04.

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

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

The plan does not adequately address the departmental concerns.

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

Code Joe Brown
Department Signature

Suzewin
Title

7/31/17
Date



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. <u>PM-19877</u> RELATED FILE NO(S). <u>PDEV17-031, PUD17-002</u>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: <u> / / </u>	

CITY PROJECT ENGINEER & PHONE NO: Miguel Sotomayor, (909) 395-2108 *MS*

CITY PROJECT PLANNER & PHONE NO: Charles Mercier, (909) 395-2425

DAB MEETING DATE: August 21, 2017

PROJECT NAME / DESCRIPTION: A Development plan to construct a 101 unit apartment complex on 4.18 AC of land, within the MU-2 Zoning District

LOCATION: Northeast corner of Virginia Avenue and Holt Boulevard

APPLICANT: National Community Renaissance

REVIEWED BY: *[Signature]* 8/14/17
Omar Gonzalez Date
Sr. Associate Civil Engineer

APPROVED BY: *[Signature]* 8-15-17
Khoi Do, P.E. Date
Assistant City Engineer



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 - a) 29 feet along Nocta Street frontage (ultimate right of way width of 33 feet from centerline)
 - b) Varying width along Holt Boulevard, from 60 feet to 65 feet.
 - c) Property line corner cut back at the intersection of Holt Boulevard and Virginia Avenue per city Standard Number 1301

- 1.02 Dedicate to the City of Ontario, the following easement(s):
 - a. Applicant/Developer shall be responsible to make an irrevocable offer of dedication, for a temporary construction easement. The easement area shall include a 5-foot-wide strip along the project's entire Holt Blvd. frontage; in addition to a small area along the Virginia Avenue frontage.

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



- 1.09 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.10 Provide a preliminary title report current to within 30 days.
- 1.11 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.12 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).
- 1.13 Other conditions:

Make the following corrections to the Virginia and Holt Planned Unit Development (PUD):

 - a. Correct description of Nocta Street throughout document; 33 foot half width section with 18 foot half roadway width with 15 parkway.
 - b. Provide cross sections of Virginia Avenue and Nocta Street in Section 5, similar to the Holt Boulevard cross section provided in Exhibit 5.1.
 - c. Modify section 5.6 Infrastructure to include a discussion of water service on Virginia Avenue and proposed connection to the existing storm drain in Holt Boulevard.
 - d. Add Fiber Optics discussion in accordance to the attached Fiber Team "Plan Check Sheet", "Exhibit A", and Figure 1.0

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

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

- 2.01 Record Parcel Map No. 19877 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a



Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____.

- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 **Submit a soils/geology report.**
- 2.08 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**

- State of California Department of Transportation (Caltrans)
- San Bernardino County Road Department (SBCRD)
- San Bernardino County Flood Control District (SBCFCD)
- Federal Emergency Management Agency (FEMA)
- Cucamonga Valley Water District (CVWD) for sewer/water service
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other:**

a. Southern California Edison – construction of onsite improvements on SCE easement

- 2.09 Dedicate to the City of Ontario the right-of-way described below:
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- 2.10 Dedicate to the City of Ontario the following easement(s):
- 2.11 New Model Colony (NMC) Developments:
 - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
 - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
 - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security



deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.

- 2.13 **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 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.15 Other conditions:



B. PUBLIC IMPROVEMENTS

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

- 2.16 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	Holt Boulevard	Virginia Avenue	Nocta Street	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 18 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 18 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 checked="" type="checkbox"/> Widen to 16 ft. from C/L along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace with curb and gutter	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace with curb and gutter	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



Fire Hydrant	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<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
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____



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

- 2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, 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.
- 2.19 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.
- 2.20 Other conditions: _____

C. SEWER

- 2.21 **A 12 inch sewer main is available for connection by this project in Holt Boulevard (Ref: Sewer plan bar code: S13120)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.23 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.
- 2.24 Other conditions: _____

D. WATER

- 2.25 **A 8 and 12 inch water main is available for connection by this project in Virginia Avenue and Holt Boulevard, respectively. (Ref: Water plan bar code: Virginia Avenue unavailable; Holt Boulevard W11984)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 **Other conditions:**
 - a. **Upgrade all fire hydrants fronting the project to the most current City Standard Drawing.**
 - b. **Master water meter the property with private sub-metering on site per Building Department requirements.**
 - c. **A separate water connection will be required for domestic, irrigation and fire service.**
 - d. **Call out all points of connection and their respective appurtenances.**

E. RECYCLED WATER

- 2.28 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)
- 2.29 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.



- 2.30 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.
 - 2.31 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.
- 2.32 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

- 2.33 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
- 2.34 Other conditions:
 - a. Holt Boulevard shall be signed "No Parking Anytime" along the entire project frontage. Parking will be allowed on Nocta Street and Virginia Avenue, except where precluded by sight-distance needs. Applicant/Developer's engineer shall identify the affected areas by preparing a sight-distance analysis at the project driveways, and install "No Parking" signs as necessary and to the satisfaction of the City Engineer.
 - b. Applicant/Developer shall be responsible to design and construct in-fill public street lights along the property frontages of Holt Boulevard, Nocta Street and Virginia Avenue, in accordance with City of Ontario Traffic and Transportation Design Guidelines.
 - c. Holt Boulevard is master-planned to be a divided roadway with a raised median. The intersection of Virginia Avenue and Holt Boulevard shall be restricted to right-turn access only when the median is installed.
 - d. The proposed entry gate at the Nocta Street driveway shall be located behind and as close to the property line as possible. Gate shall not swing toward the street. In addition, applicant/developer shall install traffic signs to communicate the operational intent of the driveway, e.g. egress only, to the satisfaction of the City Engineer.
 - e. The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting street lighting design.

G. DRAINAGE / HYDROLOGY

- 2.35 A 48 inch storm drain main is available to accept flows from this project in Holt Boulevard. (Ref: Storm Drain plan bar code: D10620)
- 2.36 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.



- 2.37 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.38 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.
- 2.39 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.
- 2.40 Other conditions: _____

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

- 2.41 401 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.
- 2.42 **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>.**
- 2.43 **Other conditions:**
 - a. **Consistent with the San Bernardino County WQMP Technical Guidance Manual, LID BMPs shall be installed on un-compacted subgrade, wherever possible, and only installed under compacted parking lots or loading docks where there are no other alternatives. Since the existing Site Plan for the project shows a deep underground retention/infiltration system installed near (but not directly under) compacted areas for buildings and drive aisles, I am recommending that an appropriate safety factor be utilized in sizing the underground system to account for the compaction that will occur during construction of this site or that a MaxWell Drywell unit be added to the underground system to act as a 'safety valve' to drawdown ponded water in the underground system within a 48 hr period, following storm events with a runoff volume in excess of the "Design Capture Volume", as defined in the WQMP. The Geotechnical report on the infiltration rate of the site will largely dictate the need for a MaxWell Drywell system, in this case.**
 - b. **As already noted on the PWQMP Site Plan drawing, the underground retention/infiltration system will require a gravity separator device for capturing fine solids, oils, spilled fuel, etc. Appropriate gravity separators include the CDS Unit by Contech, the NSBB unit by BioClean Environmental or the Vortechs unit by Contech.**
 - c. **A minimum 30" manhole shall be installed for inspection/maintenance access into the underground system. Additional manholes and access points are also recommended, including cleanouts/ inspection ports at the east end of the underground pipe, to enable proper annual inspection and flushing and cleaning of the system, as needed.**



- d. The Grading/Drainage Plan shall clearly show how all site drainage will be directed into the underground retention/infiltration system or drywell.

J. SPECIAL DISTRICTS

- 2.45 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.46 Other conditions: _____

K. FIBER OPTIC

- 2.47 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage on Holt Boulevard, Virginia Avenue, and Nocta Street, see Fiber Optic Exhibits herein.
- 2.48 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

- 2.49 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- 2.50 Other conditions:
 - a. Site will require a 10 bin trash system. If a 10 bin trash system is not provided or cannot be accommodated, more frequent trash pick-ups will be required at additional service fees.



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, studie and reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 17-031, and Parcel Map No. 19877

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 Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. **One (1) copy of Soils/Geology report**
20. **Payment for Final Map/Parcel Map processing fee**
21. **Three (3) copies of Final Map/Parcel Map**

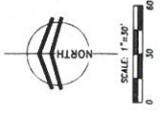


- 22. **One (1) copy of approved Tentative Map**
- 23. **One (1) copy of Preliminary Title Report (current within 30 days)**
- 24. **One (1) copy of Traverse Closure Calculations**
- 25. **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced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

TENTATIVE PARCEL MAP NO. 19877
 VIRGINIA - HOLT
 CONCEPTUAL GRADING PLAN

CONTRACT / DRAWINGS
 Ontario Redevelopment Agency
 & Ontario Housing Authority
 c/o National Community Renaissance
 9421 Haven Avenue
 Rancho Cucamonga, CA 91730

DATE	PLANNING	REVISIONS	DATE	BY



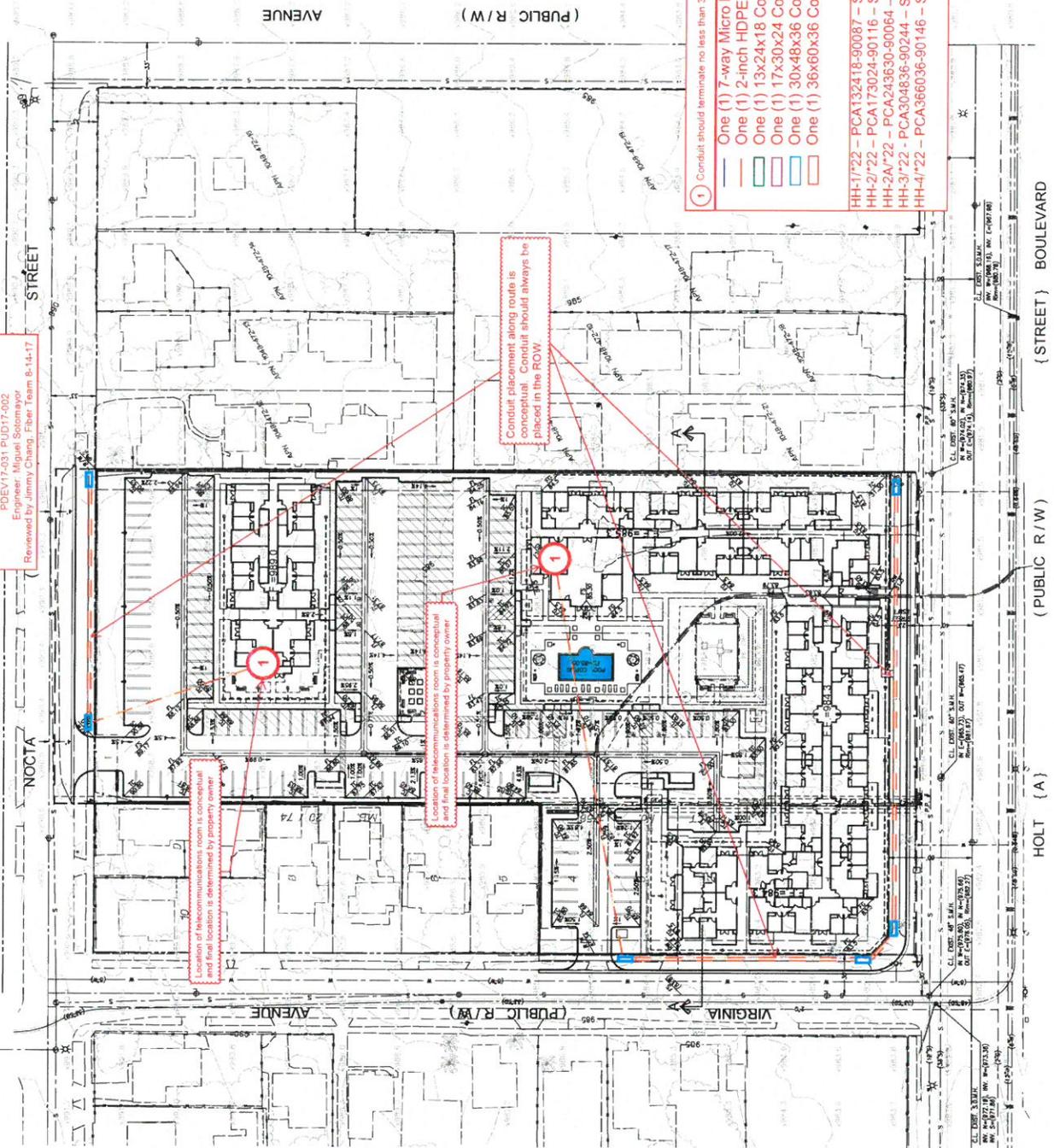
BASIS OF BEARING
 Bearings shown on this Map are based on the meridian of
 High/Lowest bearing North per Foot No. 1756, U.S.C. 207/4.

PROJECT BENCHMARK
 CITY OF ONTARIO BENCHMARK NO. 1283
 DESCRIPTION: NAIL AND WISHER IN EAST END CURB RETURN
 ELEVATION: 880.005

LEGEND

- CONTOUR ELEVATIONS
- PROPOSED EROSION LAKE
- PROPOSED TELEPHONE LAKE
- OVERHEAD CABLE TELEPHONE LINES
- UNDERGROUND GAS LINE
- EXISTING STREET LIGHT ON POWER POLE
- CENTERLINE
- EXISTING CURB/GUTTER
- EXISTING EDGE OF A.C. PAVEMENT
- EXISTING WATERLINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- EXISTING STORM DRAIN LINE (SIZE AS NOTED)

Figure 1
 PDS#17-2019-0017,002
 Engineer: Miguel Solomero
 Reviewed by: Jimmy Chang, Fiber Team 8-14-17



- ① Conduit should terminate no less than 3 inches above the finished floor in the telecommunications room against the wall.
- 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) 30x48x36 Composite Polymer Concrete Hand Hole (HH3)
 - One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)
- HH-1/22 - PCA132418-90087 - Size 13" x 24" x 18"
 HH-2/22 - PCA173024-90116 - Size 17" x 30" x 24"
 HH-3/22 - PCA243630-90064 - Size 24" x 36" x 30"
 HH-4/22 - PCA304836-90244 - Size 30" x 48" x 36"
 HH-4/22 - PCA366036-90146 - Size 36" x 60" x 36"

Conduit placement along route is conceptual. Conduit should always be placed in the ROW.

Location of telecommunications room is conceptual and final location is determined by property owner.

Location of telecommunications room is conceptual and final location is determined by property owner.



Development Advisory Board Decision

August 21, 2017

DECISION NO.:

FILE NO.: PDEV17-031

DESCRIPTION: A Development Plan to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04); **submitted by National Community Renaissance of California.**

Part I—BACKGROUND & ANALYSIS

NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV17-031, 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 4.18 acres of land located at generally bordered by Holt Boulevard on the south, Nocta Street on the north, Virginia Avenue on the west, and residentially developed properties to the east, 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 Property	Mixed Use	MU-2 (East Holt Mixed-Use)	N/A
<i>North:</i>	Residential	Medium Density Residential	MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre)	N/A
<i>South:</i>	Hotel & Vacant Property	East Holt Mixed Use	MU-2 (East Holt Mixed-Use)	N/A
<i>East:</i>	Residential	East Holt Mixed Use	MU-2 (East Holt Mixed-Use)	N/A
<i>West:</i>	Residential & Vacant Property	East Holt Mixed Use	MU-2 (East Holt Mixed-Use)	N/A

(2) **Project Description:** A Development Plan to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, Virginia Avenue on the west, and existing residentially developed properties on the east, within the MU-2 (East Holt Mixed Use) zoning district.

Part II—RECITALS

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

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 make recommendation to the Planning Commission on the subject Application; and

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

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

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

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

WHEREAS, on August 21, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

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

(1) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. Class 32 consists of projects characterized as infill development, meeting the following conditions:

- (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;
 - (b) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;
 - (c) The project site has no value as habitat for endangered, rare, or threatened species;
 - (d) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
 - (e) The Project site can be adequately served by all required utilities and public services.
- (2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and
- (3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (101 dwelling units proposed) and density (24.1 dwelling units/acre) specified in the Available Land Inventory.

SECTION 3: *Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4: *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 3, above, the DAB hereby concludes as follows:

- (1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the East Holt Mixed Use land use district of the Policy Plan Land Use Map, and the MU-2 (East Holt Mixed-Use) zoning district. The development standards and conditions under which the proposed Project will be constructed and

maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the Virginia + Holt Planned Unit Development, the City of Ontario Development Code, and the MU-2 (East Holt Mixed-Use) zoning district, including standards relative to the particular land use proposed (multiple-family residential), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Virginia + Holt Planned Unit Development are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the Virginia + Holt Planned Unit Development; and

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Virginia + Holt Planned Unit Development that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed ([insert land use]). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Virginia + Holt Planned Unit Development.

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

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

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

APPROVED AND ADOPTED this 21st day of August 2017.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

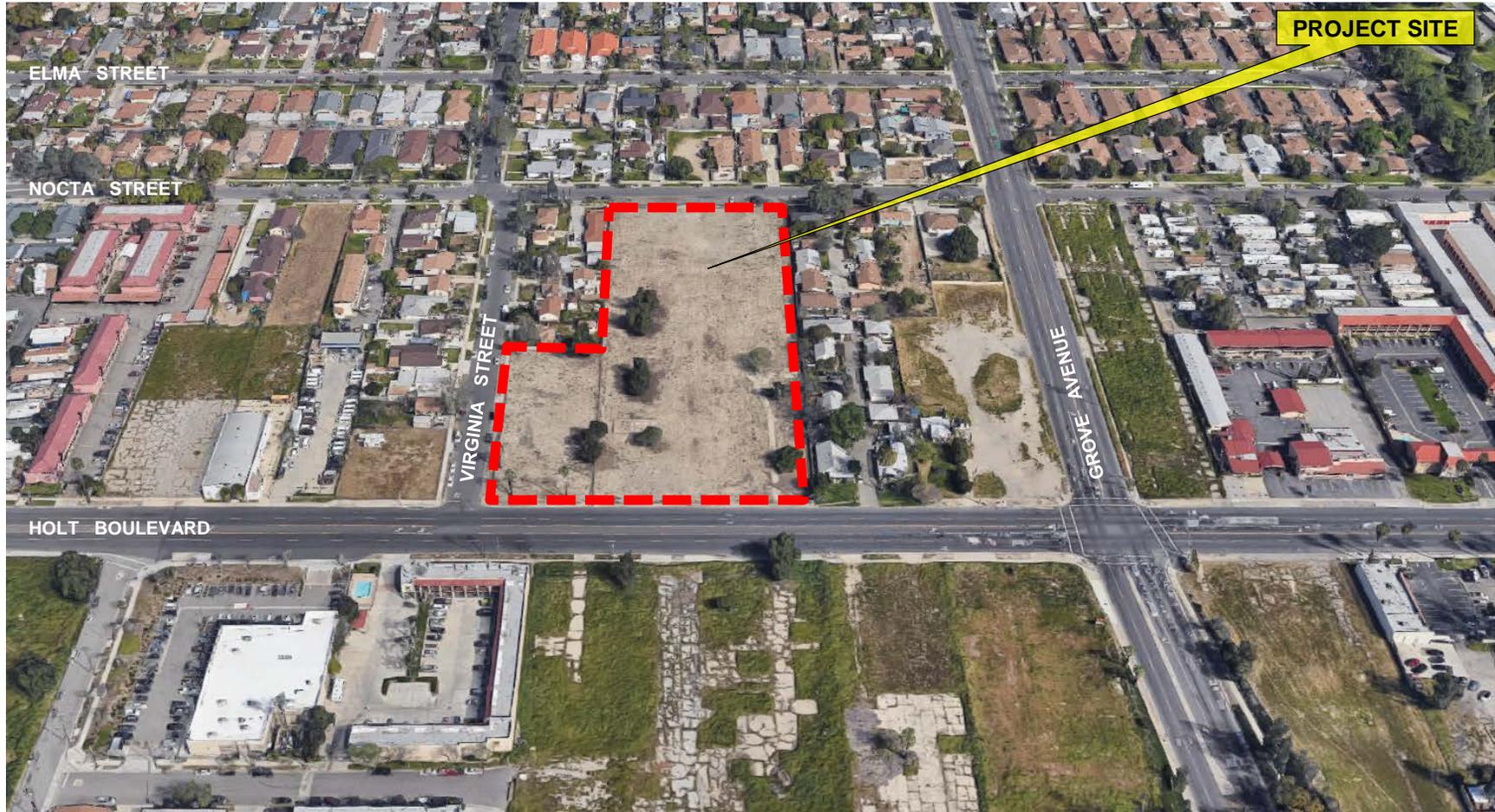


Exhibit B—SITE PLAN

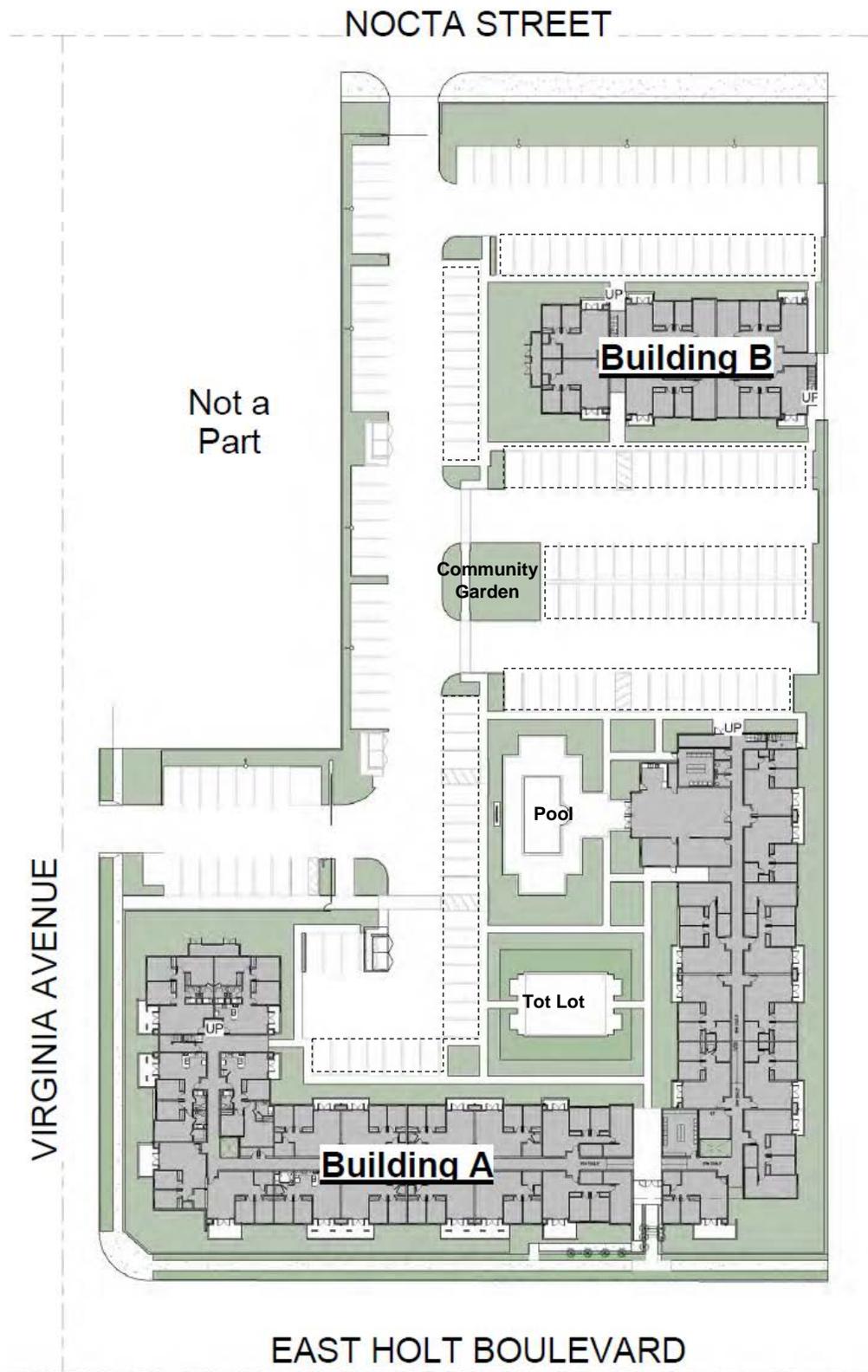


Exhibit C-1—EXTERIOR ELEVATIONS



Exhibit C-2—EXTERIOR ELEVATIONS



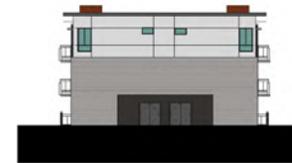
ELEVATION - BLDG B - SOUTH 6
1/16" = 1'-0"



ELEVATION - BLDG B - WEST 4
1/16" = 1'-0"



ELEVATION - North - Nocta St 5
1/16" = 1'-0"



ELEVATION - BLDG B - EAST 3
1/16" = 1'-0"



ELEVATION - BLDG A - WEST 2
1/16" = 1'-0"

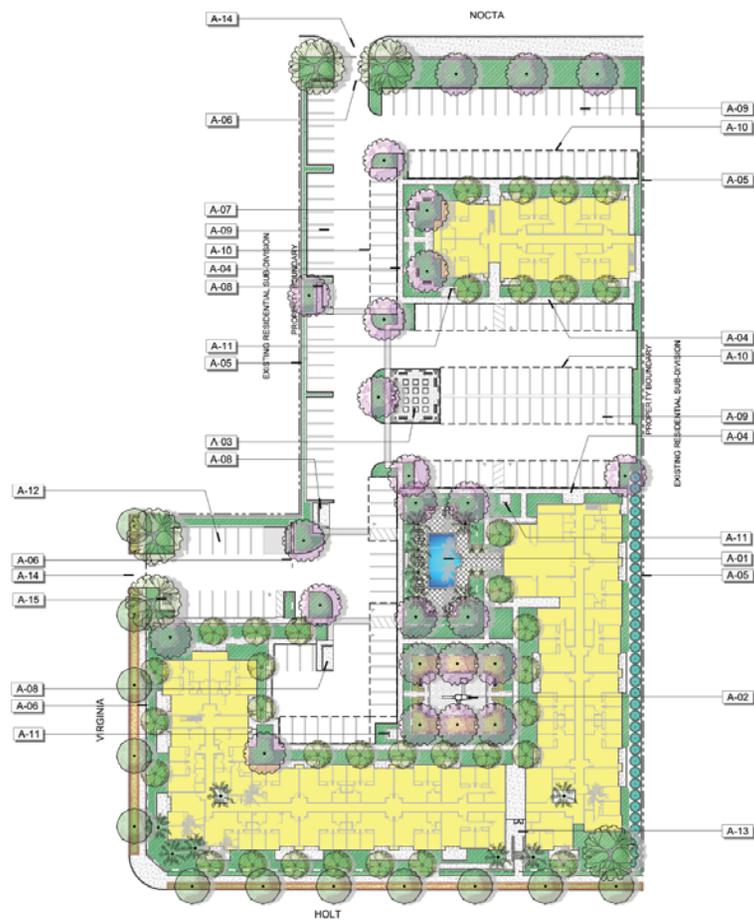


ELEVATION SECTION - BLDG A ENTRANCE 7
1/16" = 1'-0"



Elevation BLDG A - NORTH 1
1/16" = 1'-0"

Exhibit D—LANDSCAPE PLAN



CONCEPT PLANT SCHEDULE

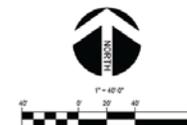
- SPECIMEN PALMS
 BRAHIA ARATA / MEXICAN BLUE PALM
 PHOENIX DACTYLIFERA / DATE PALM
 WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
- SPECIMEN TREES
 PLATANUS RACEMOSA / CALIFORNIA BYCAMORE
 QUERCUS AGRIIFOLIA / COAST LIVE OAK
 QUERCUS LOBATA / VALLEY OAK
 SCHNUS MOLLE / CALIFORNIA PEPPER
- ACCENT TREES
 AGONIA FLEXUOSA / AFTERDARK / BLACK PEPPERMINT TREE
 CHITALPA TAIHIDENTENSIS / CHITALPA
 JACARANDA MIMBOSIFOLIA / JACARANDA
 MELALEUCA QUINQUENERVIA / CAJUPUT TREE
 OSLERA EUROPEA / EUROPEAN OLIVE
 RHUS LANCEA / AFRICAN SUMAC
- STREET TREES
 CITY OF ONTARIO APPROVED STREET TREE
- SMALL ACCENT TREES
 ARBUTUS UNEDO / STRAWBERRY TREE
 CASSEA LEPTOPHYLLA / GOLD MEDALLION TREE
 CERCIS CANADENSIS / EASTERN REDBUD
 ERIODITRYA SEPIELLA / BRONZE LIQUAT
 THEVETIA THIVETOIDES / GIANT THEVETIA
- ACCENT PALMS
 CHAMAEOROPIS EXCELSA / WINDMILL PALM
 CHAMAEOROPIS HUMILIS / MEDITERRANEAN FAN PALM
 CYCAS REVOLUTA / JAPANESE SAGO PALM
- SCREENING HEDGE
 LAURUS NOBILIS / SWEET BAY
 LIGUSTRUM JAPONICUM / TEXANUM / WAX LEAF PRIVET
 PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW
 PRUNUS CAROLINIANA / BRIGHT 'N TIGHT / BRIGHT 'N TIGHT CAROLINA LAUREL
- SHRUBS & GROUND COVER
 ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW
 AGAVE AMERICANA / CENTURY PLANT
 AGAVE ATTENUATA / AGAVE
 ALOE VERA / MEDICINAL ALOE
 ANGOZANTHUS FLAVUS / KANGAROO PAW
 BLOXIS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD
 CALLISTEMON VIMINALIS / LITTLE JOHN / DWARF WEDDING BOTTLEBRUSH
 CAREX BUCHMANNI / LEATHER LEAF SEDGE
 CISTUS X PUMPHREUS / ONCHD ROCKROSE
 DASYLIRION WHEELERII / GREY DESERT SPOON
 DELTES BICOLOR / FORTNIGHT LILY
 ECHEVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA
 FIGUS PLUMEA / CREEPING FIG
 HEMEROCALLIS X 'ADORABLE TIGER' / ADORABLE TIGER DAYLILY
 KRIPHOEN SVANNA / TORQUELILY
 LANTANA MONTEVIDENSIS / TRAILING LANTANA
 LIGUSTRUM JAPONICUM / JAPANESE PRIVET
 LIMONILUM PEREZZI / STATICE
 MUEHLBERGIA REGENS / DEER GRASS
 MYRTUS COMPACTA / COMPACT MYRTLE
 NAUSELLA TENUSIGMA / TEXAS NEEDLE GRASS
 PITTOSPORUM TENUSIFOLIUM / MARJORIE CHANNON / TAIWANESE
 PITTOSPORUM TOBIIRA / VARI-GATED MOCK ORANGE
 PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW
 PODOCARPUS X 'ICE BLUE' / ICE BLUE PODOCARPUS
 RHAPHIDOPIS LIMBELATA / YEDDA HAWTHORN
 ROSMARINUS OFFICINALIS / ROSEMARY
 SALVIA GREGGII / AUTUMN SAGE
 SALVIA LEUCANTHA / MEXICAN BUSH SAGE
 SALVIA X 'ALLEN CHORNER' / SAGE
 SALVIA X 'BEE B BLISS' / SAGE
 SEDUM BREVIFOLIUM / GREEN STONECROP
 SENECCIO MANDRALISCAE / BLUE FINGER
 STRELTIZIA NICOLAI / GIANT BIRD OF PARADISE
 STRELTIZIA REGINAE / BIRD OF PARADISE
- TURF
 TURF FOR RECREATIONAL AREA

REFERENCE SCHEDULE

- | SYMBOL | SITE AMENITIES DESCRIPTION |
|--------|--------------------------------------|
| A-01 | POOL & POOL DECK |
| A-02 | PLAY STRUCTURE |
| A-03 | COMMUNITY VEGETABLE GARDEN |
| A-04 | ACCESS WALKS |
| A-05 | 6'-0" PERIMETER WALL |
| A-06 | 6'-0" PERIMETER FENCE & ACCESS GATES |
| A-07 | PASSIVE GARDEN & SEATING |
| A-08 | TRASH ENCLOSURE |
| A-09 | RESIDENT PARKING |
| A-10 | PARKING SHADE STRUCTURE |
| A-11 | EXTERIOR BIKE RACK |
| A-12 | VISITOR PARKING |
| A-13 | PEDESTRIAN ENTRY |
| A-14 | VEHICULAR ENTRY |
| A-15 | PROPOSED TRANSFORMER |

NOTES:
 1. REFER TO ARBORIST FOR EXISTING TREE SURVEY AND TREE REPORTS

CONCEPTUAL LANDSCAPE PLAN



Attachment 1—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: 8/21/2017
File Nos.: PMTT17-009 & PDEV17-031
Related Files: PUD17-002

Project Description: A Tentative Parcel Map (File No. PMTT17-009/PM 19877) to subdivide 4.18 acres of land into a single parcel to facilitate a Development Plan (File No. PDEV17-031) to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district. (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04); **submitted by National Community Renaissance of California**

Prepared By: Charles Mercier, Senior Planner
Phone: 909.395.2425 (direct)
Email: cmercier@ontarioca.gov

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

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

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

2.1 Time Limits.

(a) Tentative Parcel Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

(b) 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 Subdivision Map.

(a) The Final Parcel Map shall be in conformance with the approved Tentative Parcel Map on file with the City. Variations from the approved Tentative Parcel Map may be reviewed and approved

by the Planning Department. A substantial variation from the approved Tentative Parcel Map may require review and approval by the Planning Commission, as determined by the Planning Director.

(b) Tentative Parcel Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

(c) Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

2.3 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.

2.4 Refuse Storage.

(a) Within each dwelling unit, systems designed to contain recyclable materials receptacles, such as under-cabinet rollout drawers within kitchens, shall be provided, to make recycling more convenient and accessible to residents.

(b) The number of enclosures, and their precise locations, dimensions, and design shall be provided consistent with City standards. Additionally, trash enclosures shall include **[i]** a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access; **[ii]** separate pedestrian access that is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion; and **[iii]** a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable, and screen trash bins from view of the upper floors of adjacent dwellings. Furthermore, trash enclosures shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.

(c) Trash enclosures shall be designed to contain separate containers for the collection of refuse and recyclable materials, with an adequate number of containers provided to allow for the collection of both refuse and recyclable materials generated by the development, pursuant to standards established by the Ontario Municipal Utilities Company.

(d) Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.

(e) Signs clearly identifying all recycling and refuse collection, and the materials accepted for recycling, shall be posted at all trash enclosures.

(f) Trash enclosures shall be located a minimum of 10 feet from the interior project boundary/property line.

(g) Particular care shall be given when placing trash enclosures immediately adjacent to dwelling units; however, no trash enclosure shall be located within 10 FT of the livable portion of a structure.

(h) Trash enclosures shall be bordered by a minimum 5-foot wide planter and screened with landscaping on all exposed sides, excluding the side with bin access gates.

2.5 Landscaping.

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

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

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

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

(e) Where the parking lot occurs parallel to the public street (at Nocta Street), a landscaped buffer element shall be constructed, which consists of a minimum 3-FT high hedge-like material to screen views of parked cars from the street. To shade pedestrians and create an attractive streetscape, shade trees shall be planted within this landscaped buffer at an average spacing of 25 to 30 FT on center. Landscaping may be combined with low walls or dense plant material to mitigate the visual effects of parking lots and loading areas.

(f) There shall be provided within each row of uncovered parking spaces, planter islands at least 5 FT in width (exclusive of curbs), which extend the full length of the abutting parking spaces, located so as to prevent no more than 10 vehicles from being parked side-by-side in an abutting configuration. Planter islands separating rows of parking spaces shall be landscaped with at least one tree, appropriate shrubs, and groundcover.

(g) Landscaped areas shall be delineated with a 6-inch wide concrete curb, except where a landscape area is parallel and adjacent to a parking stall, the curb shall be a minimum of 12-inches wide, to provide a step area for persons entering or exiting motor vehicles.

2.6 Walls and Fences.

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

(b) A 6-foot high decorative masonry block wall with decorative cap, shall be provided along all interior property lines. Within required setback areas, walls shall be reduced to a maximum of 3 feet in height.

(c) Existing and new fences and walls shall be architecturally designed to prevent monotony, and shall incorporate decorative pilasters along their length (50 to 75 feet on center), and at fence/wall corners and openings.

(d) Walls shall be designed as an integral part of the architecture for the development. If existing perimeter walls are to be utilized, changes/upgrades may be required to make them consistent with the design of new walls.

2.7 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) Parking spaces shall be 9 feet in width and 18 feet in length (excepting parking for the physically disabled provided pursuant to Condition No. 2.7(g), below). To reduce or eliminate the need for wheel stops, the standard parking space length may be reduced to 16 feet, if 2 feet of width is added to adjacent sidewalk and/or landscape areas, to accommodate motor vehicle overhang.

(c) Two way drive aisles shall be 24 feet in width, unless additional width is required by the Fire Department for fire lanes or by the Ontario Municipal Utilities Company for trash truck access.

(d) 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.

(e) 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 vehicles, materials, and/or equipment, nor shall it be used for any purpose other than parking.

(f) 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.

(g) 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).

(h) 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).

(i) A Parking Management Plan shall be submitted to the Planning Department prior to building permit issuance for the project, The Plan shall identify the number and location of resident parking spaces (existing and proposed) provided pursuant to Development Code Table 6.03-1 (Off-Street Parking and Loading Requirements), and establish the dwelling unit each required resident parking space is to be assigned.

(j) A minimum 7-FT vertical clearance shall be maintained for all off-street parking spaces, including entrances, except that the vertical clearance for the front 4 FT of a parking space serving multiple-family residents may be reduced to not less than 4.5 FT in height to accommodate hung storage facilities required pursuant to condition of approval no 2.8, below.

2.8 Storage Spaces. Pursuant to the requirements of Development Code Table 6.01-3 (Multiple-Family Residential Development Standards), each dwelling unit shall be provided with a minimum

of 240 cubic feet of private storage space. The storage space lockable, and shall be provided within a garage/carport or storage building, or a space directly accessible from the dwelling. Exterior closets accessed from patios or balconies may be used if screened from public view.

2.9 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 shall be designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise of the following day, 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.

2.10 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 public streets and common areas, or adequately screened through the use of landscaping and/or decorative low garden walls.

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

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

2.13 Sound Attenuation.

(a) 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). The City's noise standards may be viewed online at [http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:ontario_ca](http://library.amlegal.com/nxt/gateway.dll/California/ontario/cityofontariocaliforniamunicipalcodevolu?f=templates$fn=default.htm$3.0$vid=amlegal:ontario_ca).

(b) Pursuant to Exhibit S-3a (Future Roadway Noise Contour Map) of the Policy Plan Safety Element (may be viewed online at <http://www.ontarioplan.org/wp-content/uploads/sites/4/2015/05/future-roadway-noise-map.pdf>), the Project is within the 70 to 75 dBA CNEL noise contour of Holt Boulevard. An acoustical analysis shall be submitted to the Planning Department prior to building permit issuance for the project, which demonstrates project compliance with interior and exterior City noise standards.

2.14 Architecture.

(a) The design of carports shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.

2.15 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 **Sections 15315 (Class 15, Minor Land Divisions)** and **15332 (Class 32, Infill Development Projects)** of the CEQA Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Class 32 consists of projects characterized as infill development, meeting the following conditions:

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

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

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

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

2.17 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption (NOE) filing fee shall be provided to the Planning Department. The fee (\$50.00) shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the statute of limitations for the filing of a CEQA lawsuit being extended from 30 days to 180 days.

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

2.18 Additional Requirements.

(a) A final map for File No. PMTT17-009 shall not be recorded and a building permit for File No. PDEV17-031 shall not be issued, until the effective date of the Virginia & Holt Planned Unit Development (File No. PUD17-002), 30 days following approval by the City Council.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-031 & PMTT17-009

Address: NEC of Virginia Avenue & Holt

APN: 1048-472-11, 1048-472-01, 02, 03 and 04

Existing Land Use: Vacant

Proposed Land Use: Subdivide 5 parcels into 1 parcel for the construction of 101 residential apartment units

Site Acreage: 4.18 acres Proposed Structure Height: 40 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Chuck Mercier

Date: 8/17/17

CD No.: 2017-044

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 checked="" type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>100 ft</u>	
<input type="radio"/> Zone 5			

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2017-044
PALU No.: _____

PROJECT CONDITIONS

New Residential land uses within noise impact zones are required to have a Recorded Overflight Notification appearing on the Property Deed and Title incorporating the following language:

(NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.)

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

8/3/17
 Date

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

D.A.B. File No.: PDEV17-031	Related File: PMTT17-009	Case Planner: Charles Mercier
--------------------------------	-----------------------------	----------------------------------

Project Name and Location:
 101 unit Apartment Building
 NEC of Virginia Ave. and Holt Blvd.

Applicant/Representative:
 National Community Renaissance of California – Alexa Washburn, awashburn@nationalcore.org
 9421 Haven Ave
 Rancho Cucamonga, Ca 91730

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 10/31/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Show underground infiltration chambers or dimension above ground basins and swales on plan to be no greater than 50% of the on-site landscape area to allow for ornamental landscape. Provide a level grade minimum 4' from pedestrian paving and min 5' along parking lots for landscaping.
- Show backflows and transformers on plan, and dimension a 4' set back from paving.
- Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
- Show corner ramp and sidewalk per city standard drawing 1213.
- Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1. Sheet 3 Change all 2:1 slopes to max 3:1.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs, or 12" wide pavers or DG paving where parking spaces are adjacent to planters.
- Show ADA access route from the public sidewalk, ADA path to employee break area and ADA path to adjacent industrial buildings within the same development. Include required ADA parking spaces and access aisles.
- Show parking lot island tree planters 1 for every 10 parking spaces and at each row end.
- Show min 5' wide landscape planter areas along the perimeter including the end of the north drive aisle and east of Buidling B stair access.

Landscape Plans

- Provide a concept plan min size 1" = 20', and all text min 1/8"
- Provide a plan and elevation of the covered parking structures.
- Show the existing tree inventory on the site plan or landscape plan. Include the missing tree inventory spreadsheet. Show existing heritage trees (Quercus agrifolia and Washintonia filifera) to remain or to be boxed transplanted. Add tree protection notes on construction and demo plans. Note existing native Oak and Palms to be boxed 120 days prior to construction and transplanted per the arborist report.
- Locate backflows, transformers, and trash enclosures and provide a 4' set back from paving and screened with landscape.
- Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans

15. Show all utilities on the landscape plans. Keep utilities clear of required tree locations.
16. Show corner ramp and sidewalk per city standard drawing 1213.
17. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
18. Show parkway landscape and street trees spaced 30' apart - missing on Nocta
19. Show parking lot island planters adjacent to trash enclosures for screening.
20. Show parking lot island tree planters 1 for every 10 parking spaces and at each row end.
21. Show appropriate parking lot shade trees with min 30' canopy at maturity.
22. Call out type of proposed irrigation system (dripline and stream spray bubblers for trees). Include MAWA calculations for on site landscape and show SF of off site (right of way) landscape.
23. Show landscape hydrozones to separate low water from moderate water landscape.
24. Replace thorny, short lived, high maintenance or poor performing plants: Brahea armata, washintonia robuta – use W. filifera; Schinus molle, Rhus, Cassia, Eriobrya, Thevia, Dasylirion, Lantana, Limonium, Nassella, Rosemary, Salvia leucantha. Consider for shrubs: Dianella, Elaeagnus, Dudleya, Teucrium, Bulbine, Ilex vomitoria, Caesalpinia. Consider for trees: Callistemon citrinus, Quercus ilex, Eucalyptus torquata, Eucalyptus microtheca, Tristania laurina,
25. Street trees for this project are on Holt Blvd- Fraxinus 'Raywood' Ash; on Virginia- Ulmas parvifolia ' Drake' ; on Nocta- Jacaranda mimosifolia.
26. Note for agronomical soil testing and include report on landscape construction plans. For phased projects, a new report is required for each phase.
27. Call out all fences and walls, materials proposed and heights.
28. Show concrete mowstrips to identify property lines where fences or wall do not meet PL.
29. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
30. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations.
31. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
32. Provide phasing map for multi-phase projects.
33. 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 per phase)	\$278.00
Inspection—Field - additional.....	\$83.00

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



CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Chuck Mercier

FROM: BUILDING DEPARTMENT, Kevin Shear

DATE: July 26, 2017

SUBJECT: PDEV17-031 & PMTT17-009 (PM 19877)

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

Conditions of Approval

1. The site address for the project will be 110 North Virginia Avenue.
2. Standard conditions of approval apply.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Planning Department

FROM: Douglas Sorel, Police Department

DATE: August 2, 2017

SUBJECT: PMTT17-009 (PM 19877) & PDEV17-031 – A DEVELOPMENT
PLAN TO CONSTRUCT A 101 UNIT APARTMENT COMPLEX
AT E. HOLT BLVD. AND N. VIRGINIA AVE.

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

- Required lighting for walkways, driveways, doorways, parking lots, hallways, stairwells, and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.
- Stairwells shall be constructed so as to either allow for visibility through the stairwell risers or to prohibit public access to the areas behind stairwells.
- The development shall participate in the Crime-Free Multi Housing program offered by the Ontario Police Department COPS Division.
- Bollards shall be installed along the west side of the playground.

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



CITY OF ONTARIO

MEMORANDUM

TO: Charles Mercier, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Fire Protection Analyst
Fire Department

DATE: August 1, 2017

SUBJECT: PDEV17-031 – A Development Plan To Construct A 101 Unit Apartment Complex On 4.18 Acres Of Land, Located On The Northeast Corner Of Virginia Avenue And Holt Blvd., Within The MU-2 (East Holt Mixed Use) Zoning District (APNs:1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03 and 1048-472-04). Related File: PMTT17-009 (PM 19877)

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
-

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Unknown
- B. Type of Roof Materials: Unknown
- C. Ground Floor Area(s): Building 1 – 34700 Sq. Ft.
Building 2 – 7700 Sq.
- D. Number of Stories: 3 Story
- E. Total Square Footage: Building 1 – 97700 Sq. Ft.
Building 2 – 22000 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): R

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

- ☒ 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

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.



CITY OF ONTARIO MEMORANDUM

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

EXPEDITE

FROM: Charles Mercier, Senior Planner

DATE: July 25, 2017

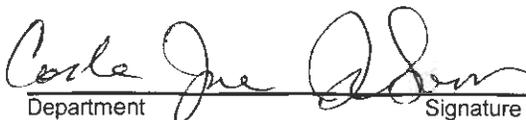
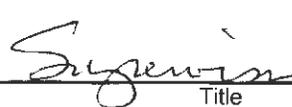
SUBJECT: **FILE #: PDEV17-031** Finance Acct#:

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, August 8, 2017**.

- 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 101 unit apartment complex on 4.18 acres of land, located on the northeast corner of Virginia Avenue and Holt Blvd., within the MU-2 (East Holt Mixed Use)Zoning District. APN's:1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03 and 1048-472-04.

- 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.



7/31/17
 Department _____ Signature _____ Title _____ Date _____



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. <u>PM-19877</u> RELATED FILE NO(S). <u>PDEV17-031, PUD17-002</u>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: Miguel Sotomayor, (909) 395-2108 *MS*

CITY PROJECT PLANNER & PHONE NO: Charles Mercier, (909) 395-2425

DAB MEETING DATE: August 21, 2017

PROJECT NAME / DESCRIPTION: A Development plan to construct a 101 unit apartment complex on 4.18 AC of land, within the MU-2 Zoning District

LOCATION: Northeast corner of Virginia Avenue and Holt Boulevard

APPLICANT: National Community Renaissance

REVIEWED BY: *[Signature]* 8/14/17
Omar Gonzalez Date
Sr. Associate Civil Engineer

APPROVED BY: *[Signature]* 8-15-17
Khoi Do, P.E. Date
Assistant City Engineer



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 - a) 29 feet along Nocta Street frontage (ultimate right of way width of 33 feet from centerline)
 - b) Varying width along Holt Boulevard, from 60 feet to 65 feet.
 - c) Property line corner cut back at the intersection of Holt Boulevard and Virginia Avenue per city Standard Number 1301

- 1.02 Dedicate to the City of Ontario, the following easement(s):
 - a. Applicant/Developer shall be responsible to make an irrevocable offer of dedication, for a temporary construction easement. The easement area shall include a 5-foot-wide strip along the project's entire Holt Blvd. frontage; in addition to a small area along the Virginia Avenue frontage.

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



- 1.09 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.10 Provide a preliminary title report current to within 30 days.
- 1.11 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.12 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).
- 1.13 Other conditions:

Make the following corrections to the Virginia and Holt Planned Unit Development (PUD):

 - a. Correct description of Nocta Street throughout document; 33 foot half width section with 18 foot half roadway width with 15 parkway.
 - b. Provide cross sections of Virginia Avenue and Nocta Street in Section 5, similar to the Holt Boulevard cross section provided in Exhibit 5.1.
 - c. Modify section 5.6 Infrastructure to include a discussion of water service on Virginia Avenue and proposed connection to the existing storm drain in Holt Boulevard.
 - d. Add Fiber Optics discussion in accordance to the attached Fiber Team "Plan Check Sheet", "Exhibit A", and Figure 1.0

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

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

- 2.01 Record Parcel Map No. 19877 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a



Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____.

- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 **Submit a soils/geology report.**
- 2.08 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**

- State of California Department of Transportation (Caltrans)
- San Bernardino County Road Department (SBCRD)
- San Bernardino County Flood Control District (SBCFCD)
- Federal Emergency Management Agency (FEMA)
- Cucamonga Valley Water District (CVWD) for sewer/water service
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other:

a. Southern California Edison – construction of onsite improvements on SCE easement

- 2.09 Dedicate to the City of Ontario the right-of-way described below:
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- 2.10 Dedicate to the City of Ontario the following easement(s):
- 2.11 New Model Colony (NMC) Developments:
 - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
 - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
 - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security



deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.

- 2.13 **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 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.15 **Other conditions:**



B. PUBLIC IMPROVEMENTS

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

- 2.16 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	Holt Boulevard	Virginia Avenue	Nocta Street	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 18 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 18 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 checked="" type="checkbox"/> Widen to 16 ft. from C/L along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace with curb and gutter	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace with curb and gutter	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



Fire Hydrant	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<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
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____



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

- 2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, 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.
- 2.19 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.
- 2.20 Other conditions: _____

C. SEWER

- 2.21 **A 12 inch sewer main is available for connection by this project in Holt Boulevard (Ref: Sewer plan bar code: S13120)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.23 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.
- 2.24 Other conditions: _____

D. WATER

- 2.25 **A 8 and 12 inch water main is available for connection by this project in Virginia Avenue and Holt Boulevard, respectively. (Ref: Water plan bar code: Virginia Avenue unavailable; Holt Boulevard W11984)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 **Other conditions:**
 - a. **Upgrade all fire hydrants fronting the project to the most current City Standard Drawing.**
 - b. **Master water meter the property with private sub-metering on site per Building Department requirements.**
 - c. **A separate water connection will be required for domestic, irrigation and fire service.**
 - d. **Call out all points of connection and their respective appurtenances.**

E. RECYCLED WATER

- 2.28 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)
- 2.29 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.



- 2.30 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.
 - 2.31 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.
- 2.32 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

- 2.33 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
- 2.34 Other conditions:
 - a. Holt Boulevard shall be signed "No Parking Anytime" along the entire project frontage. Parking will be allowed on Nocta Street and Virginia Avenue, except where precluded by sight-distance needs. Applicant/Developer's engineer shall identify the affected areas by preparing a sight-distance analysis at the project driveways, and install "No Parking" signs as necessary and to the satisfaction of the City Engineer.
 - b. Applicant/Developer shall be responsible to design and construct in-fill public street lights along the property frontages of Holt Boulevard, Nocta Street and Virginia Avenue, in accordance with City of Ontario Traffic and Transportation Design Guidelines.
 - c. Holt Boulevard is master-planned to be a divided roadway with a raised median. The intersection of Virginia Avenue and Holt Boulevard shall be restricted to right-turn access only when the median is installed.
 - d. The proposed entry gate at the Nocta Street driveway shall be located behind and as close to the property line as possible. Gate shall not swing toward the street. In addition, applicant/developer shall install traffic signs to communicate the operational intent of the driveway, e.g. egress only, to the satisfaction of the City Engineer.
 - e. The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting street lighting design.

G. DRAINAGE / HYDROLOGY

- 2.35 A 48 inch storm drain main is available to accept flows from this project in Holt Boulevard. (Ref: Storm Drain plan bar code: D10620)
- 2.36 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.



- 2.37 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.38 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.
- 2.39 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.
- 2.40 Other conditions: _____

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

- 2.41 401 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.
- 2.42 **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>.**
- 2.43 **Other conditions:**
 - a. **Consistent with the San Bernardino County WQMP Technical Guidance Manual, LID BMPs shall be installed on un-compacted subgrade, wherever possible, and only installed under compacted parking lots or loading docks where there are no other alternatives. Since the existing Site Plan for the project shows a deep underground retention/infiltration system installed near (but not directly under) compacted areas for buildings and drive aisles, I am recommending that an appropriate safety factor be utilized in sizing the underground system to account for the compaction that will occur during construction of this site or that a MaxWell Drywell unit be added to the underground system to act as a 'safety valve' to drawdown ponded water in the underground system within a 48 hr period, following storm events with a runoff volume in excess of the "Design Capture Volume", as defined in the WQMP. The Geotechnical report on the infiltration rate of the site will largely dictate the need for a MaxWell Drywell system, in this case.**
 - b. **As already noted on the PWQMP Site Plan drawing, the underground retention/infiltration system will require a gravity separator device for capturing fine solids, oils, spilled fuel, etc. Appropriate gravity separators include the CDS Unit by Contech, the NSBB unit by BioClean Environmental or the Vortechs unit by Contech.**
 - c. **A minimum 30" manhole shall be installed for inspection/maintenance access into the underground system. Additional manholes and access points are also recommended, including cleanouts/ inspection ports at the east end of the underground pipe, to enable proper annual inspection and flushing and cleaning of the system, as needed.**



- d. The Grading/Drainage Plan shall clearly show how all site drainage will be directed into the underground retention/infiltration system or drywell.

J. SPECIAL DISTRICTS

- 2.45 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.46 Other conditions: _____

K. FIBER OPTIC

- 2.47 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage on Holt Boulevard, Virginia Avenue, and Nocta Street, see Fiber Optic Exhibits herein.
- 2.48 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

- 2.49 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- 2.50 Other conditions:
- a. Site will require a 10 bin trash system. If a 10 bin trash system is not provided or cannot be accommodated, more frequent trash pick-ups will be required at additional service fees.



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, studie and reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 17-031, and Parcel Map No. 19877

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 Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. **One (1) copy of Soils/Geology report**
20. **Payment for Final Map/Parcel Map processing fee**
21. **Three (3) copies of Final Map/Parcel Map**



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

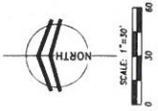
DATE	PLANNING	DATE	APPROVED

CONCEPTUAL GRADING PLAN
 VIRGINIA - HOLT
 TENTATIVE PARCEL MAP NO. 19877

CONCEPTUAL GRADING PLAN
 VIRGINIA - HOLT
 TENTATIVE PARCEL MAP NO. 19877

CONCEPTUAL GRADING PLAN
 VIRGINIA - HOLT
 TENTATIVE PARCEL MAP NO. 19877

CONCEPTUAL GRADING PLAN
 VIRGINIA - HOLT
 TENTATIVE PARCEL MAP NO. 19877



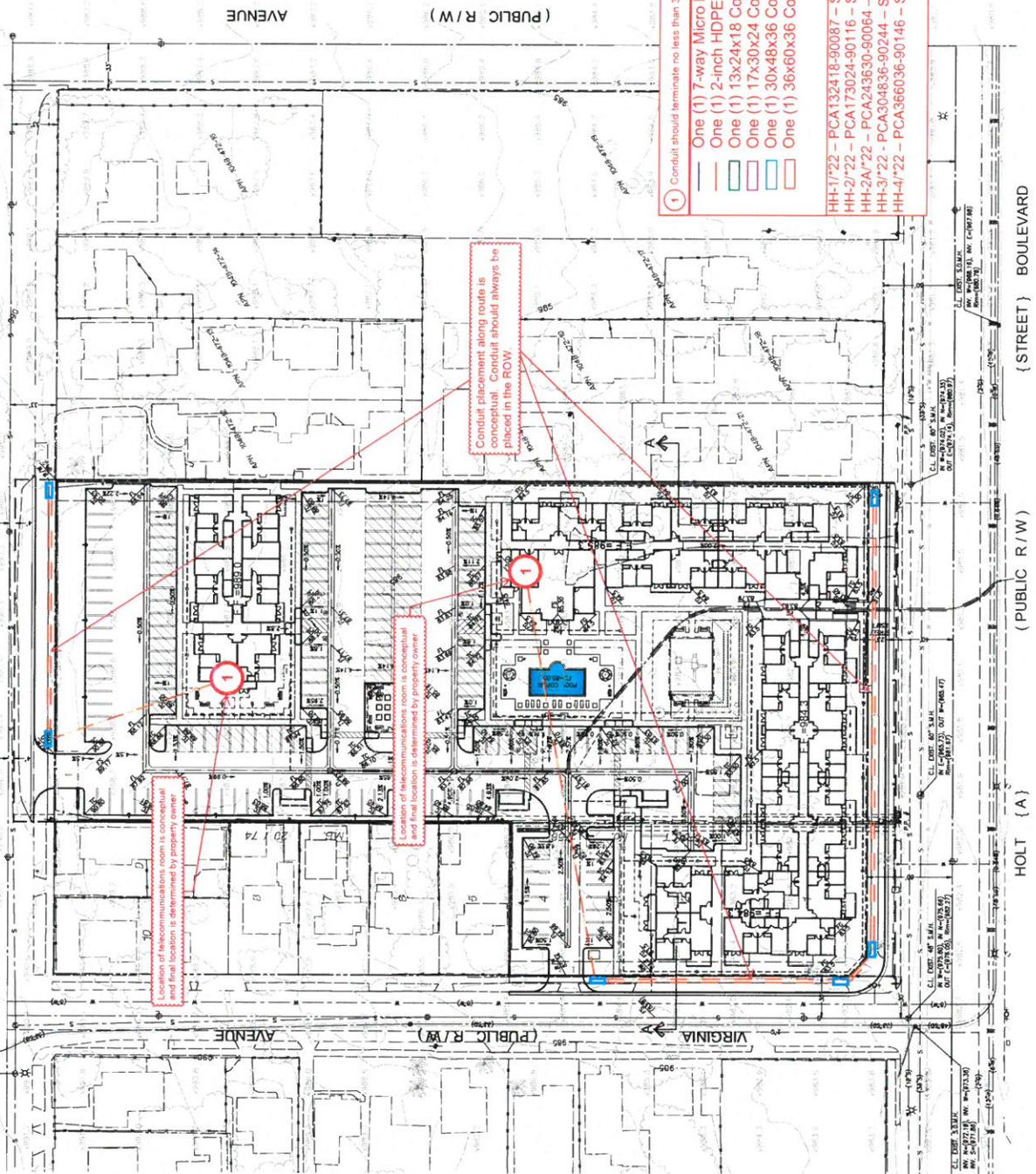
BASIS OF BEARING
 Bearings shown on this Map are based on the meridian of
 Light's Transit being North per Foot No. 1756, U.S.C. 20714.

PROJECT BENCHMARK
 CITY OF ONTARIO BENCHMARK NO. 1283
 DESCRIPTION: NAIL AND WISNER IN EAST END CURB RETURN
 LOCATION: 880-808

LEGEND

- CONTOUR ELEVATIONS
- PROPOSED EROSION LAKE
- PROPOSED TELEPHONE LINES
- OVERHEAD CABLE TELEPHONE LINES
- UNDERGROUND GAS LINE
- EXISTING STREET LIGHT ON POWER POLE
- CENTERLINE
- EXISTING CURB/GUTTER
- EXISTING EDGE OF A.C. PAVEMENT
- EXISTING WATERLINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- EXISTING STORM DRAIN LINE (SIZE AS NOTED)

Figure 1
 PDSV17-2016-0017,002
 Engineer: Miguel Solomero
 Reviewed by: Jimmy Chang, Fiber Team 8-14-17



- ① Conduit should terminate no less than 3 inches above the finished floor in the telecommunications room against the wall.
- 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) 30x48x36 Composite Polymer Concrete Hand Hole (HH3)
 - One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)
- HH-1/22 - PCA132418-90087 - Size 13" x 24" x 18"
 HH-2/22 - PCA173024-90116 - Size 17" x 30" x 24"
 HH-3/22 - PCA243630-90064 - Size 24" x 36" x 30"
 HH-4/22 - PCA304836-90244 - Size 30" x 48" x 36"
 HH-4/22 - PCA366036-90146 - Size 36" x 60" x 36"

Location of telecommunications room is conceptual and final location is determined by property owner.

Conduit placement along route is conceptual. Conduit should always be placed in the ROW.