



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**September 21, 2020**

**MEETING WILL BE HELD AT 1:30 PM VIA ZOOM**

Scott Ochoa, City Manager  
Scott Murphy, Executive Director, Development Agency  
John P. Andrews, Executive Director, Economic Development  
Kevin Shear, Building Official  
Cathy Wahlstrom, Planning Director  
Khoi Do, City Engineer  
Chief Derek Williams, Police Department  
Fire Marshal Paul Ehrman, Fire Department  
Scott Burton, Utilities General Manager  
Julie Bjork, Executive Director, Housing and Neighborhood Preservation

**SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC  
PARTICIPATION AT CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD  
MEETINGS**

**In accordance with the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Ontario DEVELOPMENT ADVISORY BOARD Meetings are being conducted via Zoom Conference and there will be no members of the public in attendance at the upcoming meeting of the City of Ontario Development Advisory Board. In place of in-person attendance, members of the public can observe and offer comment at this meeting remotely in the following ways:**

**TO VIEW THE MEETING:**

- VISIT THE CITY'S WEBSITE AT THE FOLLOWING ADDRESS:  
[ontarioca.gov/agendas/dab](http://ontarioca.gov/agendas/dab)
- THE LINK FOR THE ZOOM CONFERENCE MEETING WILL BE LISTED AT THE WEBSITE ADDRESS ABOVE AT LEAST 72 HOURS BEFORE THE MEETING

**TO PROVIDE PUBLIC COMMENT:**

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** Submit your request to speak no later than 12:00 PM the day of the meeting by either (1) emailing your name, telephone number, agenda item you are commenting on, and your comment to [planningdirector@ontarioca.gov](mailto:planningdirector@ontarioca.gov) or (2) by completing the Comment Form on the City's website at: [ontarioca.gov/agendas/dab](http://ontarioca.gov/agendas/dab).  
*Comments will be limited to 5 minutes. If a large number of individuals wish to speak on an item, the Development Advisory Board Chairman may limit the time for individuals wishing to speak to 3 minutes in order to provide an opportunity for more people to be heard. Speakers will be alerted when their time is up, and no further comments will be permitted.*
2. **COMMENT BY E-MAIL:** Submit your comments by email no later than 12:00 PM on the day of the meeting by emailing your name, agenda item you are commenting on, and your comment to [planningdirector@ontarioca.gov](mailto:planningdirector@ontarioca.gov) . All comments received by the deadline will be forwarded to the Development Advisory Board for consideration before action is taken on the matter.
3. **COMMENT BY TELEPHONE:** Submit your comments by telephone no later than 12:00 PM on the day of the meeting by providing your name, agenda item you are commenting on, and your comment by calling (909) 395-2036. All comments received by the deadline will be provided to the Development Advisory Board for consideration before action is taken on the matter.
4. **COMMENT BY MAIL:** To submit your comments by mail, provide your name, agenda item you are commenting on, and your comment by mailing to Planning Department, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764. Comments by mail must be actually received by the Planning Department no later than 12:00 PM on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the Development Advisory Board for consideration before action is taken on the matter.

**LOCATION WHERE DOCUMENTS MAY BE VIEWED:** All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.

**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 17, 2020, approved as written.

## **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT, TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-010 (TM 20285) AND PDEV19-030:** A Tentative Tract Map (File No. PMTT19-010, TT 20285) to subdivide 8.57 acres of land into 11 numbered lots and 6 lettered lots, in conjunction with a Development Plan (File No. PDEV19-030) to construct 126 multiple-family dwellings generally located at the northeast corner of Clifton and Eucalyptus Avenues, within the PA-4 land use district of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140), which was certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-302-01) **submitted by Patrick McCabe, Christopher Development Group, Inc. Planning Commission action is required.**

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

No action necessary – use of previous EIR

#### **2. File No. PMTT19-010 (TM 20285)**

Motion to recommend Approval/Denial

3. **File No. PDEV19-030** (Development Plan)

Motion to recommend Approval/Denial

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-006**: A Development Plan to construct 226 single-family dwellings on 53.79 acres of land generally located at the northwest corner of Haven and Bellegrave Avenues, within Planning Areas 28 (Conventional Medium Lot) and 29 (Conventional Medium Lot) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (File No. PSPA14-002, SCH #2004011009), certified by the City Council on April 21, 2015. 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). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 0218-321-17 and 0218-321-30) **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous addendum to the EIR

2. **File No. PDEV20-006** (Development Plan)

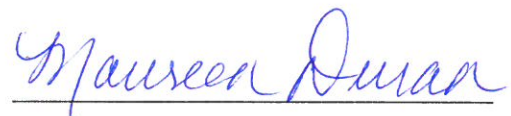
Motion to recommend Approval/Denial

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

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

The next **Development Advisory Board** meets on **October 5, 2020**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **September 17, 2020**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.

  
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**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**August 17, 2020**

**BOARD MEMBERS PRESENT VIA ZOOM**

Rudy Zeledon, Chairman, Planning Department  
Kevin Shear, Building Department  
Paul Ehrman, Fire Department  
Jesus Plasencia, Engineering Department  
Elda Zavala, Housing and Neighborhood Preservation  
Ahmed Aly, Municipal Utilities Company  
Emily Hernandez, Police Department

**BOARD MEMBERS ABSENT VIA ZOOM**

Charity Hernandez, Economic Development

**STAFF MEMBERS PRESENT**

Michael Bhatanawin, Engineering Department  
Gwen Berendsen, Planning Department  
Maureen Duran, Planning Department  
Lorena Mejia, Planning Department  
Charles Mercier, Planning Department

**PUBLIC COMMENTS**

No one responded via telephone. Mr. Zeledon added there were no phone calls, emails, or written correspondence prior to the meeting.

**CONSENT CALENDAR ITEMS**

- A. **APPROVAL OF MINUTES**: Motion to approve the minutes of the July 20, 2020 meeting of the Development Advisory Board was made by Mr. Shear; seconded by Ms. Zavala; and approved unanimously by roll call vote (6-0). Mr. Aly recused himself as he did not attend this meeting.

**PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-049:** A Development Plan to construct 30 multiple-family residential units on 1.22 acres of land located at 855 South Benson Avenue, within the HDR-45 (High Density Residential 25.1 to 45 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1011-361-01) **Submitted by Creative Design Associates. This item was continued from July 20, 2020. Planning Commission action is required.**

Architect Kenneth Pang of Creative Designs was present via telephone and agreed to the conditions of approval. Mr. Zeledon asked staff if there were any updates on the conditions. Ms. Mejia responded and stated there were. She made the clarification that in Planning condition 2.12, it was requested that the applicant also include the owner as part of that indemnification. She also stated that staff was in agreement with making that as final conditions of approval. Mr. Zeledon asked if there were any questions from the board at which time there were not.

There were no phone calls, emails, or written correspondence regarding this project. Mr. Zeledon then entertained a motion.

Motion recommending approval of **File No. PDEV19-049** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Aly; and approved by roll call vote by those present (7-0).

- C. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NO'S. PMTT18-009 AND PDEV18-031:** A Tentative Parcel Map (File No. PMTT18-009/TPM 20027) to subdivide 46.64 acres of land into 7 numbered parcels and 1 lettered lot in conjunction with a Development Plan (File No. PDEV18-031) to construct 5 industrial buildings totaling 968,092 square feet located on the southwest corner of Riverside Drive and Hamner Avenue within the proposed Neighborhood Commercial, Business Park and Light Industrial land use designations of the Edenglen Specific Plan. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. 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: 218-171-21 & 218-171-27) **submitted by Ontario CC, LLC. Planning Commission action is required.**

Representative Jared Riemer of Ontario CC, LLC, was present via telephone. Mr. Zeledon asked Mr. Riemer if he had reviewed the conditions of approval. Mr. Riemer stated there were some minor comments that he discussed previously with Ms. Mejia.

Ms. Mejia referred to Planning condition disclosure statement in section 2.13, stating that some of those are more suitable for residential uses and that this specification can be

removed. Mr. Zeledon confirmed with Ms. Mejia the only disclosure would be the potential airport noise. Ms. Mejia then referred to Building conditions and stated that Milliken Street is actually Hamner, and that will be reflected in the updated conditions. She also stated that Building One was removed from the development plan once it was submitted, so that will be revised to reflect that. She then stated that there would be limited access to and from the site on Riverside Drive, using Hamner instead.

Mr. Zeledon confirmed these details would be reflected in the final conditions of approval, adding that the project is contingent upon the approval of the general plan amendment and the specific plan amendment.

Mr. Aly wanted to confirm that the westbound egress and eastbound ingressares on Riverside Drive. Mr. Zeledon confirmed that it is. There were no further questions or comments.

There were no phone calls, emails, or written correspondence regarding this project. Mr. Zeledon then entertained a motion.

Motion recommending approval of **File Nos. PMTT18-009 AND PDEV18-031** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Aly; and approved by roll call vote present (7-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran  
Recording Secretary



# Development Advisory Board Decision

September 21, 2020

**DECISION NO.:** [insert #]

**FILE NO.:** PMTT19-010 (TM 20285)

**DESCRIPTION:** A Tentative Tract Map (No. 20285) to subdivide 8.57 acres of land into 11 numbered lots and 6 lettered lots for land generally located at the northeast corner of Clifton and Eucalyptus Avenues, within the PA-4 land use district of the Esperanza Specific Plan - APN: 0218-302-01; **submitted by Patrick McCabe, Christopher Development Group, Inc..**

## Part I—BACKGROUND & ANALYSIS

PATRICK MCCABE FOR CHRISTOPHER DEVELOPMENT GROUP, INC., (herein after referred to as “Applicant”) has filed an application requesting Tentative Tract Map approval, File No. PMTT19-010 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 8.57 acres of land located at the northeast corner of Clifton and Eucalyptus Avenues and is depicted in Exhibit A—Project Location Map, 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 / Agricultural	Low-Density Residential (2.1-5 du/ac)	Esperanza Specific Plan	PA-4 (6-Pack Courtyard)
<i>North</i>	Vacant / Agricultural	Low-Density Residential (2.1-5 du/ac) and Medium-Density Residential (11.1-25 du/ac)	Esperanza Specific Plan	PA-3 (Motorcourt Townhomes)
<i>South</i>	Residential	Low-Density Residential (2.1-5 du/ac)	Esperanza Specific Plan	PA-5 (4-Pack Courtyard)
<i>East</i>	Vacant – City of Eastvale	N/A	N/A	N/A
<i>West</i>	Vacant / Agricultural	Public School	Esperanza Specific Plan	PA-11 (School)



(2) **Project Description:**

Background — The Esperanza Specific Plan (File No. PSP05-002) was approved, and the related Environmental Impact Report (“EIR”; SCH# 2002061047) was certified, by the City Council on February 6, 2007. The Esperanza Specific Plan established the land use designations, development standards, and design guidelines on 223 acres of land, which included the potential development of 1,410 dwelling units and a 10.02-acre elementary school.

In 2010, The Ontario Plan (“TOP”) was adopted, which set forth the land use pattern for the City, to achieve its Vision. With the adoption of TOP, a Low-Density Residential land use designation was assigned to the Project site.

On May 29, 2019, the Applicant submitted four applications to facilitate the construction of 126 multiple-family dwellings, which are described below.

- A General Plan Amendment (File No. PGPA19-003) to modify the Policy Plan (general plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation on approximately 23.8 gross acres of land from Low-Density Residential (2.1-5 du/ac) to Medium-Density Residential (11.1-25 du/ac).
- An amendment to the Esperanza Specific Plan (File No. PSPA19-003), increasing the maximum allowed density within the PA-4 land use district, from 6.26 to 14.0 du/ac.
- A Tentative Tract Map (File No. PMTT19-010/TT 20285) to subdivide 8.57 acres of land into 11 numbered lots and 6 lettered lots.
- A Development Plan (File No. PDEV19-030) to construct 126 multiple-family dwellings throughout the Tentative Tract Map project area.

(a) Tentative Tract Map — The proposed Tentative Tract Map will subdivide the Project site into 11 numbered lots and 6 lettered lots (see Exhibit C - Tentative Tract Map) to facilitate the construction of 126 multiple-family dwellings and associated recreation and landscape areas.

(b) Site Access/Circulation — The Project site will have one primary access point from Eucalyptus Avenue. Temporary/emergency access will be provided via a cul-de-sac at the northerly terminus of Clifton Avenue. Additional access will be provided by a future private street (East Malagon Privado) which will connect to the tract to the north once it is developed.

(c) Utilities (drainage, sewer) — All major backbone improvements currently serve the site, and utilities were previously approved with the Tract’s

Development Agreement set forth during the A-Map stage, per the requirements of the Esperanza Specific Plan, by and between the surrounding developments. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes both Projects' compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment, and evapotranspiration.

### **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 Ontario Plan (File No. PGPA06-001) Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010 (hereinafter referred to as "Certified EIR"), in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this Project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), for which an EIR (SCH# 2008101140) was certified by the City Council on January 27, 2010. This Application introduces no new significant environmental impacts, as the overall dwelling unit count for the Esperanza Specific Plan remains under the previously reviewed and approved threshold as set forth by The Ontario Plan EIR (1,636.51 units assumed and analyzed, 1,594 units proposed). All previously adopted mitigation measures are a condition of Project approval and are incorporated herein by this reference; and

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

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

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

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element

law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

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

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

WHEREAS, on September 21, 2020, 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 Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report — State Clearinghouse No. 2008101140 (“Certified EIR”), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001.

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

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

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

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

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

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

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

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

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

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

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

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

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

Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The Project site is one of the properties listed in the 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 (333) and density (14 du/ac) specified in the Available Land Inventory, which designates a total unit count of 1,410 units and an overall density range of 13-24 du/ac for the Project area.

**SECTION 4: 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, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the 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 facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

(1) ***The proposed Tentative Tract Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.*** The proposed Tentative Tract Map is proposed to be located within the Medium-Density Residential land use district of the Policy Plan Land Use Map, and PA-4 of the Esperanza Specific Plan. With approval of related File Nos. PGPA19-003, PSPA19-003, and PDEV19-030, the proposed subdivision will be consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the Project will contribute to providing “a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain

a quality of life” (Goal LU1). Furthermore, the Project will promote the City’s policy to “incorporate a variety of land uses and building types that contribute to a complete community where residents at all stages of life, employers, workers, and visitors, have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario” (Policy LU1-6 *Complete Community*).

(2) ***The design or improvement of the proposed Tentative Tract Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.*** The proposed Tentative Tract Map is proposed to be located within the Medium-Density Residential land use district of the Policy Plan Land Use Map, and PA-4 of the Esperanza Specific Plan. With approval of related file numbers PGPA19-003, PSPA19-003, and PDEV19-030, the proposed design or improvement of the subdivision will be 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
- 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.*** With approval of related file numbers PGPA19-003, PSPA19-003, and PDEV19-030, the Project site will meet the minimum lot area and dimensions of the PA-4 land use district of the Esperanza Specific Plan, and will be 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 maximum density of 14 dwelling units per acre. With approval of related file numbers PGPA19-003, PSPA19-003, and PDEV19-030, the Project site will meet the minimum lot area and dimensions of PA-4 of the Esperanza Specific Plan and is physically suitable for this proposed density. Furthermore, the proposed density was previously reviewed and

approved under The Ontario Plan EIR's assumed densities for the Esperanza Specific Plan area.

(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 residential 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 A of this Decision, and incorporated herein by this reference.

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

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

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

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APPROVED AND ADOPTED this 21st day of September 2020.

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Development Advisory Board Chairman



Exhibit A—PROJECT LOCATION MAP

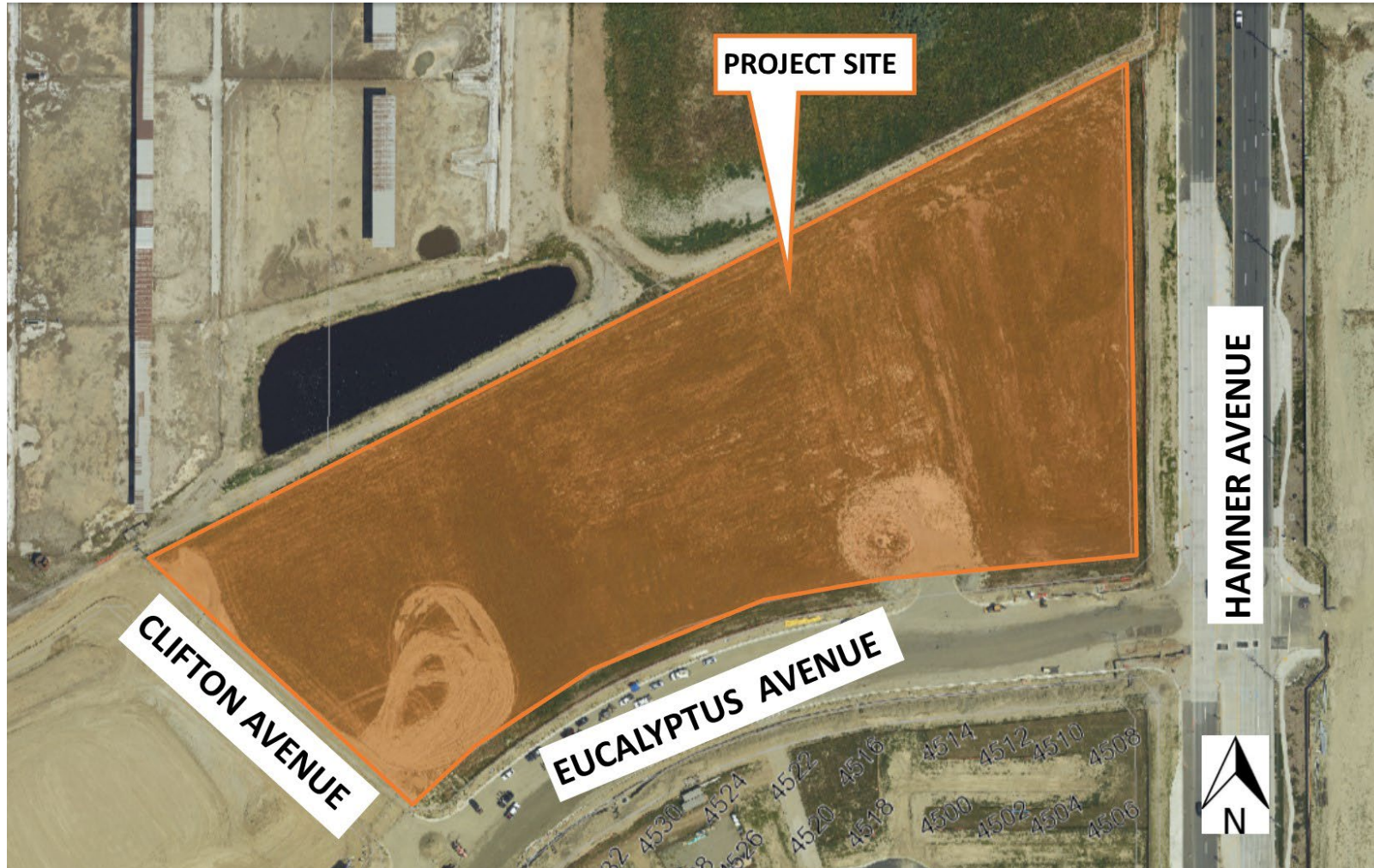
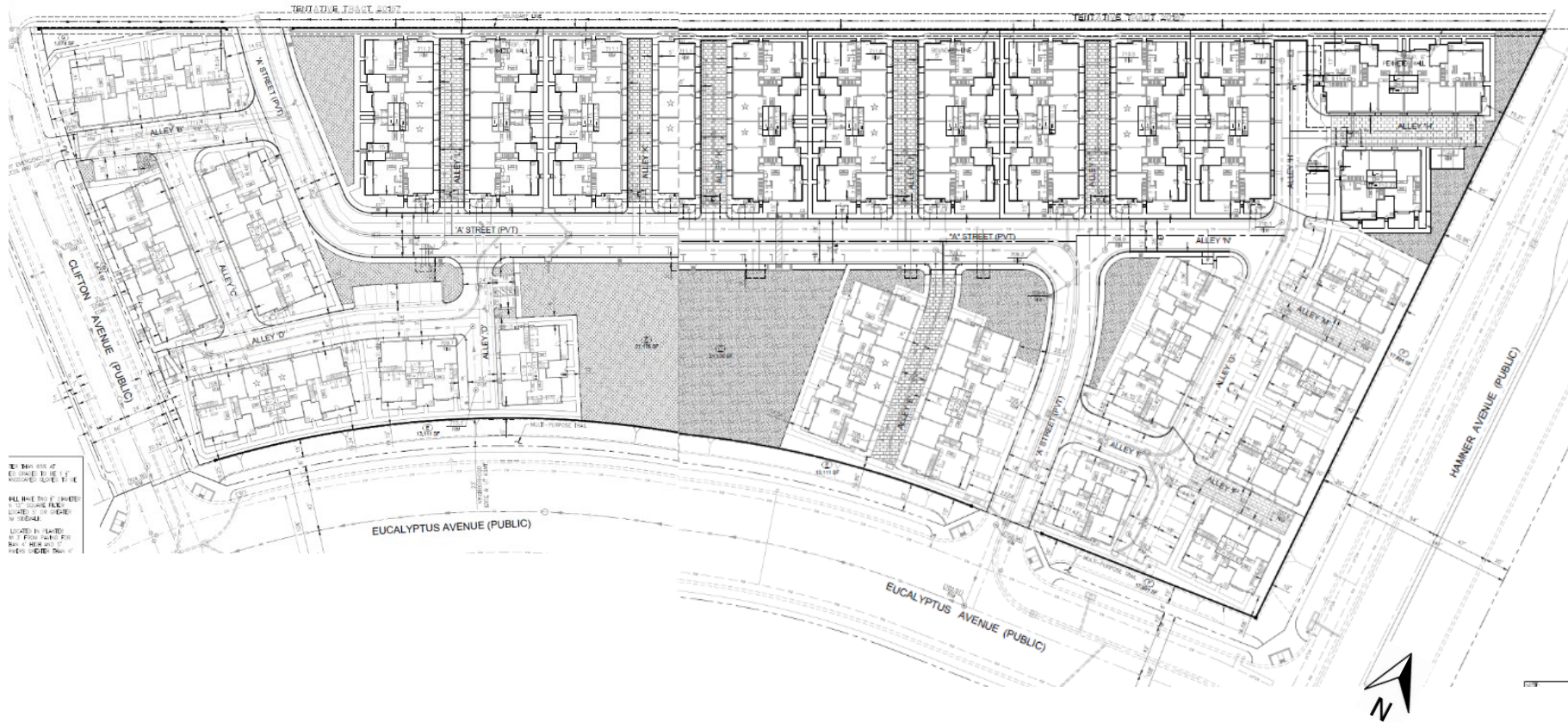


Exhibit B—SITE PLAN



**Exhibit C—TENTATIVE TRACT MAP**

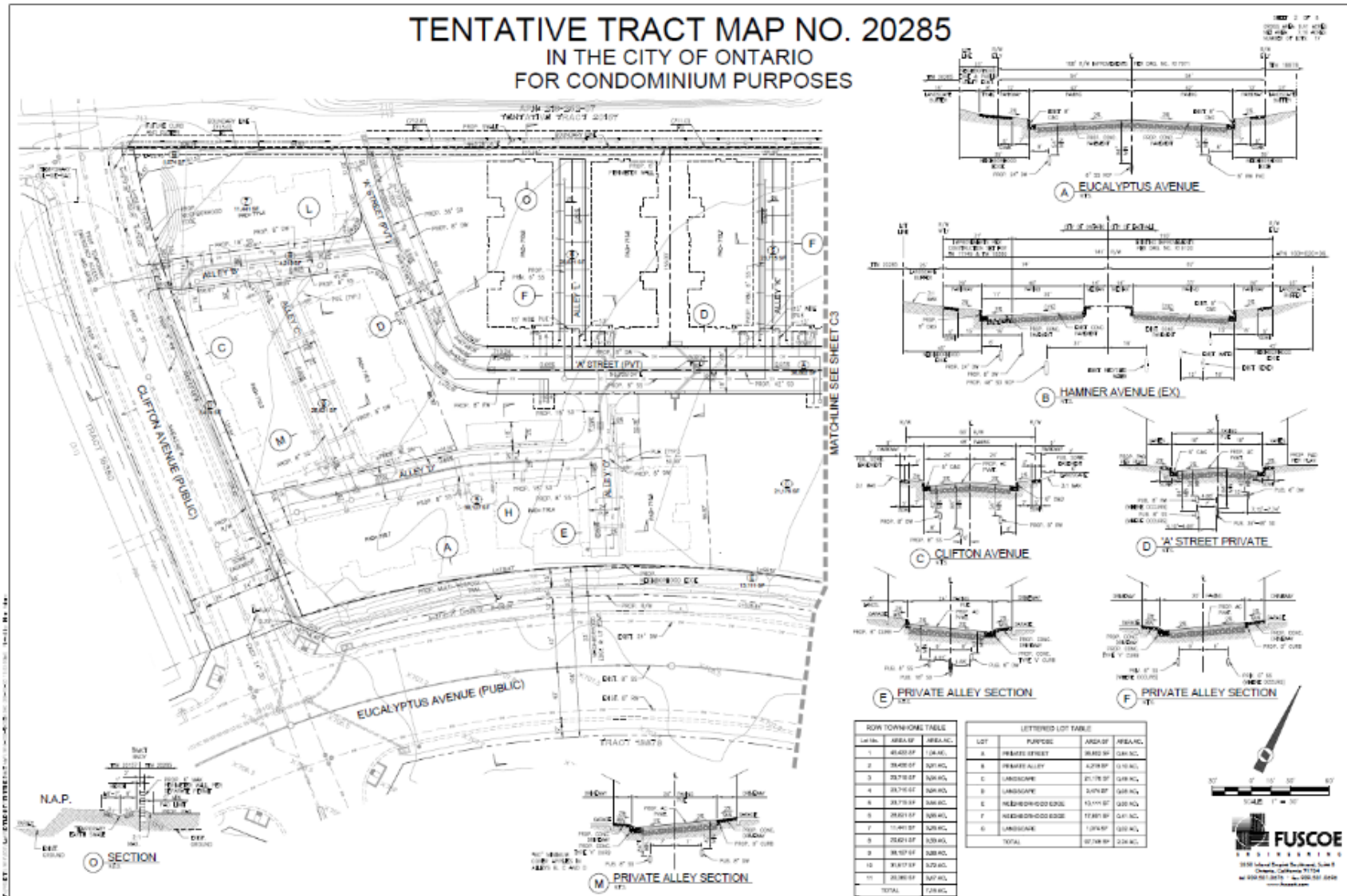
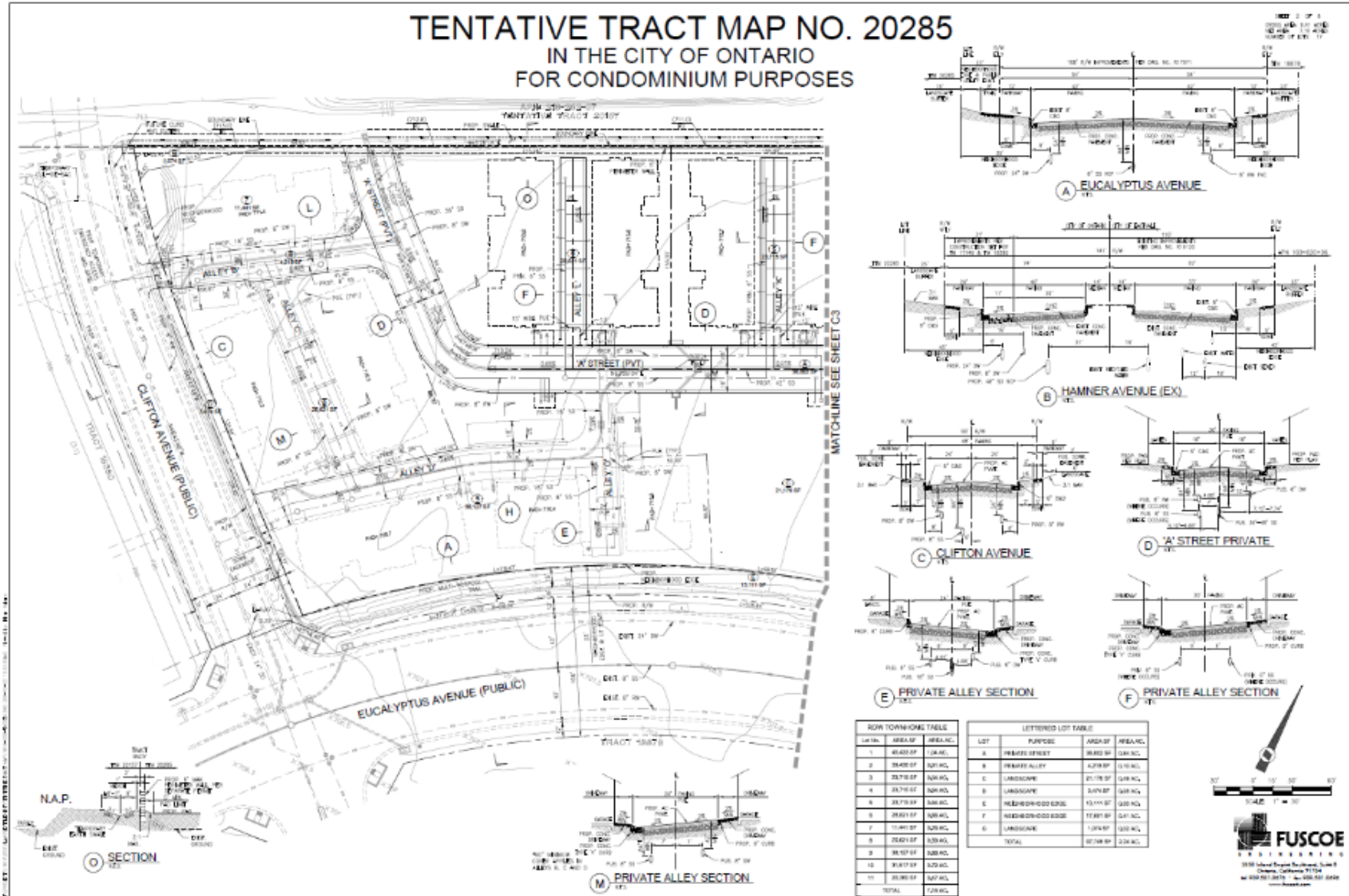


Exhibit C – TENTATIVE TRACT MAP CONTINUED



## **Attachment A—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***

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**Meeting Date:** September 21, 2020  
**File No:** PMTT19-010 (TT 20285)  
**Related Files:** PGPA19-003, PSPA19-003, and PDEV19-030

**Project Description:** A Tentative Tract Map to subdivide 8.57 acres of land into 11 numbered lots and 6 lettered lots, to facilitate a related Development Plan to construct 126 multiple-family dwellings generally located at the northeast corner of Clifton and Eucalyptus Avenues, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01); **submitted by Patrick McCabe, Christopher Development Group, Inc.**

**Prepared By:** Alexis Vaughn, Assistant Planner  
Phone: 909.395.2416 (direct)  
Email: [avaughn@ontarioca.gov](mailto:avaughn@ontarioca.gov)

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

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

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

**2.1** Time Limits.

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

**2.2** Subdivision Map.

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

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

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

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

**2.3** 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 the Esperanza Specific Plan and Ontario Development Code Division 6.02 (Walls, Fences and Obstructions), as applicable.

**2.6** Parking, Circulation and Access.

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

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

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

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

**2.7** 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.

**(h)** The CC&R's for the Ventana development shall be established so as to allow for reciprocal resident amenity access by and between Ventana (TM 20265) and the adjacent Dorado development (TM 17931).



**2.8** Disclosure Statements.

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

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

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

**2.9** Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), for which an EIR (SCH# 2008101140) was certified by the City Council on January 27, 2010. This Application introduces no new significant environmental impacts, as the overall dwelling unit count for the Esperanza Specific Plan remains under the previously reviewed and approved threshold as set forth by The Ontario Plan EIR (1,636.51 units assumed and analyzed, 1,594 units proposed). All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference.

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

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

**2.10** 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.

**2.11** 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.

**2.12** Additional Requirements.

**(a)** Tract Map File No. PMTT19-010 approval is contingent on Planning Commission approval of related Development Plan File No. PDEV19-030, and City Council approval of related General Plan Amendment File No. PGPA19-003 and Specific Plan Amendment File No. PSPA19-003. No building permits shall be issued until final approval is obtained for the aforementioned related applications.



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

(Engineering Services Division [Land Development Section and Environmental Section]; Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Financial Services Department Conditions incorporated)

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> <b>OTHER</b>	<input type="checkbox"/> <b>PARCEL MAP</b>	<input checked="" type="checkbox"/> <b>TRACT MAP</b> <input type="checkbox"/> <b>FOR CONDOMINIUM PURPOSES</b>
<b>PROJECT FILE NO. TM-20285</b>  <b>RELATED FILE NO(S). PMTT19-010, PDEV19-030</b>		
<input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> <b>REVISED:</b> ___/___/___		

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

**CITY PROJECT PLANNER & PHONE NO:** Alexis Vaughn, (909) 395-2416

**DAB MEETING DATE:** \_\_\_\_\_

**PROJECT NAME / DESCRIPTION:** TM-20285, a Tentative Tract Map to subdivide 9.41 acres of land into eleven (11) numbered lots and 6 lettered lots within the PA-4 Esperanza SP

**LOCATION:** NWC Hamner Avenue and Eucalyptus Avenue

**APPLICANT:** Christopher Development Group, Inc.

**REVIEWED BY:** *[Signature]* 9/11/20  
 Bryan Erley, P.E. Date  
 Principal Engineer

**APPROVED BY:** *[Signature]* 9/16/20  
 Raymond Lee, 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. 2017-027) 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
----	---	---------------------

- |                                     |      |   |                          |
|-------------------------------------|------|---|--------------------------|
| <input type="checkbox"/>            | 1.01 | Dedicate to the City of Ontario, the right-of-way, described below:<br><br>_____ feet on _____<br><br>Property line corner 'cut-back' required at the intersection of _____ and _____.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1.02 | Dedicate to the City of Ontario, the following easement(s): <ul style="list-style-type: none"> <li>a. 47' public utility easement along the proposed private 'A' Street</li> <li>b. 26' public utility easement along the following proposed private alleys: 'B' (from westerly curb return of alley 'C' to 'A' Street), 'C', 'D', 'F' (from 'A' Street to alley 'G'), 'G', 'H' (from alley 'N' to northerly alley limits) and 'N'.</li> <li>c. 24' public utility easement along private alley 'O' and alley 'B' (from westerly curb return of alley 'C' to Clifton Avenue).</li> <li>d. 20' public utility easement along private alley 'E'.</li> <li>e. 15' wide public utility easement along a portion of the following private alleys: 'F' (east of alley 'G'), 'H' (east of alley 'H'), 'I', 'J', 'K', 'L' and 'M'. Locations and easement limits to be determined during plan check.</li> <li>f. Easement for water purposes for the proposed master meter locations along the project site. Locations and easement limits to be determined during plan check.</li> <li>g. Emergency access easement along private 'A' Street and alley 'B'.</li> </ul> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1.03 | Restrict vehicular access to the site as follows: <ul style="list-style-type: none"> <li>a. Proposed ingress/egress at Clifton Avenue and alley 'B' shall be temporary for emergency access only. Access and driveway approach shall be removed, and landscape parkway constructed when Clifton Avenue is extended to the north. See item 2.16 d. for more details.</li> <li>b. Access to subdivision shall only be granted at those locations shown in the approved Tentative Map and Esperanza Specific Plan.</li> </ul>  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 1.04 | Vacate the following street(s) and/or easement(s): _____  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 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.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 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   | <input type="checkbox"/> |



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. Also, identify all common use/ private utility systems and solid waste collection facilities and detail the Operations and Maintenance of these facilities. The Solid Waste Handling Plan, shall be included in the CC&R's with a provision that the HOA will enforce the can collections placement requirements of this Plan.

- 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](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
  
- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement. 
  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_
  
- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
  
- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ci.ontario.ca.us](http://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 Financial 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:** 
  - a. **The final map and dedications shall comply with the approved Esperanza Specific Plan, Development Agreement, and the conditions of approval for this tentative tract map.**

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

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

- 2.01 Record Parcel Map/Tract Map No. 20285 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 TM-20233.**
- 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](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
- 2.08 Submit a soils/geology report.**
- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)



- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: Mountain View School District for temporary street easement for cul-de-sac.**

- 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 Ontario Municipal Utilities Company (OMUC) 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:** 
  - a. **All the required improvements for this tract shall be subject to completion of the required public improvements including public utilities beyond the tract limits as specified in Esperanza Specific Plan, the Development Agreement and the Conditions of Approval for TM-20233 (formerly TM-17749).**
  - b. **The applicant/developer shall grant a private ingress/egress easement to the future development to the north for the use of private 'A' Street.**
  - c. **The applicant/developer shall obtain a temporary street easement for the proposed cul-de-sac from the property owner located on the west side of Clifton Avenue (APN: 0218-722-01). Easement shall be dedicated to the City of Ontario for the proposed portion of cul-de-sac located on said property.**



- d. **The applicant/developer shall pay an in-lieu fee for the removal of the proposed temporary emergency access fronting Clifton Avenue. In-lieu fee is to include but not be limited to: construction of AC, curb, gutter, sidewalk, landscape parkway with irrigation, removal of the drive approach and driveway. An engineering unit cost estimate on City forms shall be submitted for plan check. In-lieu fee will be based on the approved cost estimate.**
- e. **Tract Map shall follow the TTM20285 Final Utility Systems Map (USM), dated 06/24/2020, and any deviation from this plan shall require the USM to be updated and resubmitted to OMUC for review and approval. A Final USM shall be submitted for review and approval with the Potable Water, Recycled Water, and Sewer Improvement Plans.**
- f. **The applicant/developer shall enter into an agreement with the property owner to the north (0218-252-07 and 0218-252-09) for the maintenance and construction of the temporary drainage swale being proposed on said property owner's parcels. The agreement shall be reviewed and approved by the City Engineer and City Attorney.**





**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	Clifton Avenue	Private 'A' Street and Alleys B, C, D, E, F, G, H, O (per TTM)	Eucalyptus Avenue	Hamner Avenue
<b>Curb and Gutter</b>	<input checked="" type="checkbox"/> <b>New; 24 ft. from C/L (both sides)</b> <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
<b>AC Pavement</b>	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> <b>New; 44 ft. curb to curb</b>	<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
<b>Drive Approach</b>	<input checked="" type="checkbox"/> <b>New; Temporary to Alley 'B'</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Sidewalk</b>	<input checked="" type="checkbox"/> <b>New (both sides)</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
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
<b>Parkway<sup>(a)</sup></b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>
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



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

Specific notes for improvements listed in item no. 2.17, above:

- a. The parkway/neighborhood edge improvements along the Eucalyptus Avenue project frontage shall include the design and construction of the multipurpose trail.



- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_
- 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.20 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 8 inch sewer main is available for connection by this project in Eucalyptus Avenue and Clifton Avenue. (Ref: Sewer plan bar code: S16186 and S15240)**
- 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ 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:** 
  - a. **Install 8-inch sewer mains throughout Tract Map streets with a point of connection to the 15-inch sewer main in Eucalyptus Avenue at Clifton Avenue and another point of connection to the 8-inch sewer main in Eucalyptus Avenue at 'A' Street. This shall include 8-inch sewer mains in Clifton Avenue from Eucalyptus Avenue to the Northern Tract-20285 Boundary. See TTM20285 Utility Systems Map Overview, dated 06/24/2020.**
  - b. **The proposed sewer point of connection for this Tract map is in Eucalyptus Avenue through 'A' Street and Alley 'D' to Clifton Avenue. The applicant must satisfy the following requirements for the proposed Sewer System Point of Connection:**
    - i. **Sewer System Connection: Consistent with the SSAMP dated 06/24/2020, sewer main shall be installed with a connection to the 8-inch sewer main in Eucalyptus Avenue at 'A' Street and to the 15-inch sewer main in Eucalyptus Avenue at Clifton Avenue through Alley 'D'.**
  - c. **Sewer Sub-Area Master Plans (SSAMPs) with Sewer Sizing Design Calculations: The Tract Map sewer mains design shall follow the TTM20285 SSAMP, dated 06/24/2020, and any deviation from this design shall require the SSAMP to be updated and resubmitted to OMUC for review and approval. In accordance with the SSAMP sewer system design and velocities, submit a Utility Variance Request for the deviation from standard depths and minimum velocity criterion with the submittal of the sewer improvement plans.**

### D. WATER

- 2.27 **A 24 and 8 inch water main is available for connection by this project in Eucalyptus Avenue and Clifton Avenue respectively. (Ref: Water plan bar code: W15441)**
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.



- 2.29 Other conditions:**
- a. **Install 8-inch 925 PZ potable water mains in Clifton Avenue with a point of connection to the existing 24-inch 925 PZ potable water main in Eucalyptus Avenue to the Northern Tract-20285 Boundary. See TTM20285 Utility Systems Map, dated 06/24/2020.**
  - b. **Install 8-inch 925 PZ potable water mains throughout Tract Map streets with a point of connection to the existing 24-inch 925 PZ potable water main in Eucalyptus Avenue at 'A' Street and to the 8-inch 925 PZ potable water main in Clifton Avenue at Alley 'B'. See TTM20285 Utility Systems Map, dated 06/24/2020.**

#### E. RECYCLED WATER

- 2.30 A 8 inch recycled water main is available for connection by this project in Eucalyptus Avenue and Clifton Avenue. (Ref: Recycled Water plan bar code: P10237 and P11232)**
- 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. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.33 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) 395-2647 regarding this requirement.**
- 2.34 Other conditions:**
- a. **Install 8-inch 930 PZ recycled water mains throughout Tract Map streets sufficient to connect all HOA parks and HOA maintained landscaped areas with a point of connection to the existing 8-inch 930 PZ recycled water main in Eucalyptus Avenue at Alley 'B'. This shall include 8-inch recycled water mains in Clifton Avenue from Eucalyptus Avenue to the Northern Tract-20285 Boundary. See TTM20285 Utility Systems Map, dated 06/24/2020.**

#### 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 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.



- 2.37 Other conditions:**
- a. The applicant/developer shall modify the eastbound dual left turn striping on Eucalyptus Avenue to accommodate full access to "A" Street (private) via a two-way left turn pocket.
  - b. If Clifton Avenue has not been constructed north of this development (by the time this development is underway), the applicant/developer shall terminate the street as a temporary cul-de-sac per City of Ontario Standard Drawing No. 1103.
  - c. If the traffic signal at Clifton Avenue and Eucalyptus Avenue has not been constructed (by the time this development is underway), the applicant/developer shall be responsible to design and construct the traffic signal.
  - d. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
  - e. The applicant/developer shall design and construct a temporary dead end on the north end of private 'A' Street per City of Ontario Standard Drawing No. 1310.

#### G. DRAINAGE / HYDROLOGY

- 2.38 A 48 inch storm drain main is available to accept flows from this project in Eucalyptus Avenue. (Ref: Storm Drain plan bar code: D11948)**
- 2.39 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.**
- 2.40 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.
- 2.41 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.
- 2.42 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.
- 2.43 Other conditions:**
- a. The applicant/developer shall design and construct the proposed storm drain in 'A' Street to the northerly tract boundary. Storm drain shall be sized adequately to accept drainage from the future development to the north.

#### 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 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.**
- 2.47 Other conditions:** \_\_\_\_\_

**J. SPECIAL DISTRICTS**

- 2.48 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 four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Financial Services Department at (909) 395-2353 to initiate the CFD application process.**
- 2.49 Other conditions:** \_\_\_\_\_

**K. FIBER OPTIC**

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

**L. Solid Waste**

- 2.52 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:**   
  
<https://www.ontarioca.gov/omuc/integrated-waste>



**2.53 Other conditions:**

- a. **Integrated Waste and Organics Recycling:** This site shall comply with the requirements of State Assembly Bill AB 1826 and AB 341, the Integrated Waste Department, and the Refuse & Recycling Planning Manual. The City of Ontario is dedicated to meeting its diversion goals, please contact the Integrated Waste Department at (909) 395-2050 to start.
  - i. Each residential unit shall be provided with two (2) 96-gallon automated cans (refuse and recycling) and one (1) 32-gallon automated cans (organics) and corresponding storage and staging space.
  - ii. **Park/Recreation Space:** If there are going to be structures or amenities that generate solid waste (BBQs, picnic tables, refuse receptacles, etc.) in the park or recreation areas, then a trash enclosure sized for three 96-gallon automated cans shall be provided by the project for storage of solid waste generated by these uses and for collection by the City.
- b. **Solid Waste Collections:** The Developer shall provide all buyers an informational disclosure with map exhibit showing the designated can placement locations for collections for their units. This informational disclosure with map exhibit shall be submitted with Precise Grading Plan for review and approval of Ontario Municipal Utility Company.
- c. **Final Solid Waste Handling Plan (SWHP):** The TTM-20285 Solid Waste Handling Plan, dated 06/24/2020, shall be updated to meet all conditions and revised into a Final SWHP. A Final SWHP shall be submitted for review and approval with the Precise Grading Plan. The SWHP shall demonstrate compliance with the "*Solid Waste Handling Plan Requirements*".
- d. **Final Integrated Waste Management Report (IWMR):** The TTM-20285 Integrated Waste Management Report, dated 12/17/2019, shall be updated to meet all other conditions and revised into a Final IWMR. A Final IWMR shall be submitted for review and approval with the Precise Grading Plan. The IWMR shall demonstrate compliance with the "*Integrated Waste Management Report Requirements*".



**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 monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05** Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 3.06** Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).

**4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:**

- 4.01** Complete all Conditions of Approval listed under Sections 1-3 above.
- 4.02** Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.
- 4.03** The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.





**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

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**Project Number: Tract Map No. 20285**

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6.  **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7.  **Three (3) sets of Public Street improvement plan with street cross-sections**
8.  **Three (3) sets of Private Street improvement plan with street cross-sections**
9.  **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)**
10.  **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)**
11.  **Four (4) sets of Public Sewer improvement plan**
12.  **Five (5) sets of Public Storm Drain improvement plan**
13.  **Three (3) sets of Public Street Light improvement plan**
14.  **Three (3) sets of Signing and Striping improvement plan**
15.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
16.  **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)**
17.  **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.**
18.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
19.  **One (1) copy of Hydrology/Drainage study**
20.  **One (1) copy of Soils/Geology report**



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



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Assistant Planner  
Planning Department

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

**DATE:** June 18, 2019

**SUBJECT:** PMTT19-010 – A Tentative Tract Map to subdivide 9.41 gross acres of land into 11 numbered lots and 6 lettered lots located at the northeast corner of Clifton Avenue and Eucalyptus Avenue, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01). Related Files: PDEV19-030, PGPA19-003 and PSPA19-003

- 
- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.
- 

### **SITE AND BUILDING FEATURES:**

- A. 2013 CBC Type of Construction: Type V-B wood frame
- B. Type of Roof Materials: non-rated
- C. Ground Floor Area(s): Various
- D. Number of Stories: Two Story
- E. Total Square Footage: Various
- F. 2013 CBC Occupancy Classification(s): R-3, U

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

### **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 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**

- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13 D. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

#### **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Homes that do not front street shall be provided with an address entry sign at the street. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Alexis Vaughn  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** June 11, 2019  
**SUBJECT:** PMTT19-010

- 
- 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:lr



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, City Engineer  
Carolyn Bell, Landscape Planning Division  
Ahmed Aly, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Eric Woosley, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: June 06, 2019

SUBJECT: FILE #: PMTT19-010

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 .

- 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 Tentative Tract Map to subdivide 9.41 gross acres of land into 11 numbered lots and 6 lettered lots located at the northeast corner of Clifton Avenue and Eucalyptus Avenue, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01). Related Files: PDEV19-030, PGPA19-003 and PSPA19-003.

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

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

The plan does not adequately address the departmental concerns.

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

Department: POLICE DEPARTMENT      Signature: *[Handwritten Signature]*      Title: POLICE OFFICER      Date: 6/24/19



# CITY OF ONTARIO MEMORANDUM

TO:

Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, City Engineer  
**Jamie Richardson, Landscape Planning Division**  
Ahmed Aly, Municipal Utility Company  
Emily Hernandez, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Eric Woosley, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: December 13, 2019

SUBJECT: **FILE #: PMTT19-010**

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Friday, December 27, 2019**.

**PROJECT DESCRIPTION:** A Tentative Tract Map (TT 20285) to subdivide 8.57 gross acres of land into 11 numbered lots and 6 lettered lots located at the northeast corner of Clifton Avenue and Eucalyptus Avenue, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01). Related Files: PDEV19-030, PGPA19-003 and PSPA19-003.

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

Landscape Planning Division  
Department

Signature

Title

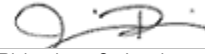
Date



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

**DAB CONDITIONS OF APPROVAL**

**Sign Off**



Jamie Richardson, Sr. Landscape Planner

1/24/20

Date

Reviewer's Name:  
**Jamie Richardson, Sr. Landscape Planner**

Phone:  
**(909) 395-2615**

D.A.B. File No.:  
PMTT19-010

Related Files:  
PDEV19-030 Rev1

Case Planner:  
Alexis Vaughn

Project Name and Location:

Esperanza  
TM 20285 NEC Clifton and Eucalyptus

Applicant/Representative:

Christopher Development Group, Inc. Patrick McCabe [pmccabe@plcland.com](mailto:pmccabe@plcland.com) (949) 729-1241  
23 Corporate Plaza Drive, Suite 246  
Newport Beach, CA 92660

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <b>A Tentative Tract Map (dated 12/13/19) has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b> |
| <input type="checkbox"/>            | <b>A Tentative Tract Map (dated) has not been approved. Corrections noted below are required prior to DAB approval.</b>   |

**CORRECTIONS REQUIRED**

**On Grading or Utility Construction Plans:**

- Section K; remove concrete v ditch.
- Show or note transformers shall be located in planter areas and set back 3' from paving for small transformers less than 4' high and 5' setback for large transformer greater than 4' high. Locate on level grade. Coordinate with landscape plans.
- Show or note backflow devices shall be located in planter areas and set back min 3' from paving. Locate on level grade. Coordinate with landscape plans.
- Provide a utility clear space 8' wide in parkways 30' apart for street trees. Move water meters, drain lines, light standards to the minimum spacing to allow space for street trees.
- Show light standards 15' away from required tree locations.
- Show AC unit locations on plan.
- After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council. Fees are:

Plan Check—5 or more acres.....	\$2,326.00
Inspection—Construction (per phase up to 3 inspections).....	<u>\$278.00</u>
Total.....	\$2,604.00
Inspection—Field - additional.....	\$83.00

Once items are complete you may email an electronic set to:

[landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, City Engineer  
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Ahmed Aly, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Eric Woosley, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: June 06, 2019

SUBJECT: FILE #: PMTT19-010

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 .

- 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 Tentative Tract Map to subdivide 9.41 gross acres of land into 11 numbered lots and 6 lettered lots located at the northeast corner of Clifton Avenue and Eucalyptus Avenue, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01). Related Files: PDEV19-030, PGPA19-003 and PSPA19-003.

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

Broadband Operations Anna Vaca, Sr. Systems Analyst 7/22/2019  
Department Signature Title Date

1. The City of Ontario is developing a fiber-optic telecommunications system throughout the city commonly known as OntarioNet. The fiber-optic telecommunications system is capable of providing advanced Internet/data services to homes and businesses in feasible areas within the city. OntarioNet will provide community related services including: traffic management; online civic services; meter reading; educational services; and a variety of other community services. OntarioNet and the high-speed data services it provides will keep the city on par with the modern workforce and ever changing lifestyles of the people and the community.
2. Communication systems proposed on-site facilities will be placed underground within a duct and structure system to be installed by the developer, as illustrated in Exhibit A, "Fiber Optics Plan". Maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not that of the developer, private homeowners association or private homeowners. Development of the project requires the installation by the developer of all fiber optic infrastructure necessary to service the project as a standalone development.
3. The City requires public utility easement for fiber optics on all private aisles/alley ways.
4. Trenching, joint trenching, and boring shall be used to install the fiber-optic conduits. Fiber-optic conduit placement will generally be in a joint trench with Street Light conduits or in a separate trench/bore and in the Right-of-Way (ROW) generally placed behind the sidewalk. Resulting conduit placement will be on the north side of street and the east side of street based on the direction of the street. Properly sized handholes shall be placed along the conduit path no greater than 500-feet apart in major streets and no greater than 300-feet apart within in-tract community streets. Handholes shall be strategically placed to allow for efficient entrance into commercial buildings, and residential properties and multi-dwelling units.
5. Structured Wiring – An integrated structured wiring system (low-voltage wiring) provides infrastructure for today's technology applications and the framework for the future technology advances. Requirements and benefits of a structured wiring system include:
  - Residential (single-family and multi-family), commercial and industrial developments shall adhere to the City's Structured Wiring ordinance
  - Allows for uniform receipt & distribution of technology services
  - Ensures scalability of wiring for future technology advances
  - Provides consistent & identical wiring protocols throughout developments
  - Enables the property infrastructure to interface efficiently with broadband networks for highest bandwidth capacity
  - Adoption of these standards will minimize retrofitting required to ensure new property owners are capable of the latest technologies and services
6. Building Entrance (Multi-family) - Design and install fiber optic conduit at a minimum depth of 36 inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install locate/tracer wires minimum 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct.
7. Multi-family and commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet"
8. A minimum 1.5-inch joint use telecommunications conduit with pull-rope from the multi-family or commercial building communal telecom/electrical room/closet to each multi-family or commercial building unit shall be installed. See Structured Wiring Checklist on City's website for additional details.
9. A Fiber Optics Improvement Design Plan sheet should be part of the Design Plan submission and should be provided in digital format (PDF) as well, on future revisions

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT19-010 & PDEV19-030

Address: Northeast corner of Clifton Avenue & Eucalyptus Avenue

APN: 0218-302-01

Existing Land Use: Vacant

Proposed Land Use: Tentative Tract Map to subdivide 9.41 acres into 11 numbered lots and 6 lettered lots; Development Plan to construct 126 multi-family units

Site Acreage: 9.41 acres Proposed Structure Height: 30 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Alexis Vaughn

Date: 7/25/19

CD No.: 2019-042

PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input 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 +	
<input type="radio"/> Zone 5			

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

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

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

## CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: \_\_\_\_\_

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2019-042  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

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 Airport Land Use Compatibility Plan (ALUCP) for ONT. 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.



# Development Advisory Board Decision

September 21, 2020

**DECISION NO.:** [insert #]

**FILE NO.:** PDEV19-030

**DESCRIPTION:** A Development Plan to construct 126 multiple-family dwellings generally located at the northeast corner of Clifton and Eucalyptus Avenues, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01); **submitted by Patrick McCabe, Christopher Development Group, Inc.**

## *Part I—BACKGROUND & ANALYSIS*

PATRICK MCCABE FOR CHRISTOPHER DEVELOPMENT GROUP, INC, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV19-030, 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 8.57 acres of land located at the northeast corner of Clifton and Eucalyptus Avenues and is depicted in Exhibit A—Project Location Map, 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 / Agricultural	Low-Density Residential (2.1-5 du/ac)	Esperanza Specific Plan	PA-4 (6-Pack Courtyard)
<i>North</i>	Vacant / Agricultural	Low-Density Residential (2.1-5 du/ac) and Medium-Density Residential (11.1-25 du/ac)	Esperanza Specific Plan	PA-3 (Motorcourt Townhomes)
<i>South</i>	Residential	Low-Density Residential (2.1-5 du/ac)	Esperanza Specific Plan	PA-5 (4-Pack Courtyard)
<i>East</i>	Vacant – City of Eastvale	N/A	N/A	N/A
<i>West</i>	Vacant / Agricultural	Public School	Esperanza Specific Plan	PA-11 (School)

(2) **Project Description:**

[a] Background — The Esperanza Specific Plan (File No. PSP05-002) was approved, and the related Environmental Impact Report (“EIR”; SCH# 2002061047) was certified, by the City Council on February 6, 2007. The Esperanza Specific Plan established the land use designations, development standards, and design guidelines on 223 acres of land, which included the potential development of 1,410 dwelling units and a 10.02-acre elementary school.

In 2010, The Ontario Plan (“TOP”) was adopted, which set forth the land use pattern for the City, to achieve its Vision. With the adoption of TOP, a Low-Density Residential land use designation was assigned to the Project site.

On May 29, 2019, the Applicant submitted four applications to facilitate the construction of 126 multiple-family dwellings, which are described below.

- A General Plan Amendment (File No. PGPA19-003) to modify the Policy Plan (general plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation on approximately 23.8 gross acres of land from Low-Density Residential (2.1-5 du/ac) to Medium-Density Residential (11.1-25 du/ac).
- An amendment to the Esperanza Specific Plan (File No. PSPA19-003), increasing the maximum allowed density within the PA-4 land use district, from 6.26 to 14.0 du/ac.
- A Tentative Tract Map (File No. PMTT19-010/TT 20285) to subdivide 8.57 acres of land into 11 numbered lots and 6 lettered lots.
- A Development Plan (File No. PDEV19-030) to construct 126 multiple-family dwellings throughout the Tentative Parcel Map project area.

[b] Site Design/Building Layout - The Applicant has proposed to construct 126 attached multiple-family dwellings on an irregular-shaped lot (see Exhibit B – Site Plan). The Project includes the construction of 25 buildings arranged around a central recreation facility with a pool and cabanas. Each building will contain three or six row-town units primarily arranged along private alleys (garage entries), with paseos connecting the fronts of the units. Units adjacent to the main private street are oriented with front doors facing the street.

[c] Site Access/Circulation — The Project site will have one primary access point from Eucalyptus Avenue. Temporary/emergency access will be provided via a cul-de-sac at the northerly terminus of Clifton Avenue. Additional access will be provided by a future private street (East Malagon Privado) which will connect to the tract to the north once it is developed.

Each building will have front door access to a walkable paseo, and garage access to a private alley.

[d] Parking — The Esperanza Specific Plan requires a two-car, enclosed garage for residential units. The Project has provided a two-car garage for each unit, in addition to 64 guest parking spaces around the site and along the main streets. No parking will be allowed within the private alleyways and there are no units with driveways. The Project requires a total of 252 parking spaces, and a total of 316 spaces have been provided.

[e] Architecture — The architectural style proposed consists of a modern interpretation of a Spanish design (see Exhibit C—Exterior Elevations). Architectural elements incorporated into the Project, which exemplify the intended Spanish theme include:

- A combination of roof pitches and styles, including hipped, gabled, shed, angled, and flat roofs
- Stucco walls with recessed and popped-out panels
- Wood paneling enhancements around key windows
- Vertical articulation
- Decorative pot shelves, bracing, and corbels
- Covered second-story patios with decorative railing
- Decorative wrought-iron elements.

[f] Landscaping — The Esperanza Specific Plan requires that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides approximately 53 percent landscape coverage, which is made up of an assortment of decorative and shade trees, shrubs, groundcovers, turf, and other plantings (See Exhibit D—Typical Landscape and Recreation Amenities). Plantings include, but are not limited to, Strawberry Tree, Desert Willow, Golden Rain Tree, Crape Myrtle, Wilson Olive, Chinese Pistache, pine, elm, palm, kangaroo paw, boxwood, bottle brush, flax, sage, and ivy.

Active and passive recreational facilities have been provided throughout the Project site, including walking paseos with bench seating, a pool and cabana area with shaded picnic tables, a decomposed granite rose garden with bench seating, and a dog park with benches. The Project will also share facilities with the neighboring Dorado development (Tract No. 17931), which contains a linear park with a meandering path, greenspace, and benches, as well as a tot lot and barbeque area with shaded picnic tables. In addition, a school site is proposed between the two developments, which will further add to recreational options in the area, such as larger play fields and equipment.

[g] Utilities (drainage, sewer) — All major backbone improvements currently serve the site, and utilities were previously approved with the Tract's Development Agreement set forth during the A-Map stage, per the requirements of the Esperanza Specific Plan, by and between the surrounding developments. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes both



Projects' compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment, and evapotranspiration.

### ***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 Ontario Plan (File No. PGPA06-001) Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010 (hereinafter referred to as "Certified EIR"), in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this Project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), for which an EIR (SCH# 2008101140) was certified by the City Council on January 27, 2010. This Application introduces no new significant environmental impacts, as the overall dwelling unit count for the Esperanza Specific Plan remains under the previously reviewed and approved threshold as set forth by The Ontario Plan EIR (1,636.51 units assumed and analyzed, 1,594 units proposed). All previously adopted mitigation measures are a condition of Project approval and are incorporated herein by this reference; and

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

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

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

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

of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

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

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

WHEREAS, on September 21, 2020, 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 Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report — State Clearinghouse No. 2008101140 (“Certified EIR”), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001.

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

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

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

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

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

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

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

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

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

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

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

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

**SECTION 3: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The Project site is one of the properties listed in the 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 (333) and density (14 du/ac) specified in the Available Land Inventory, which designates a total unit count of 1,410 units and an overall density range of 13-24 du/ac for the Project area.

**SECTION 4: 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, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the 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 facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is proposed to be located within the Medium-Density Residential land use district of the Policy Plan Land Use Map, and PA-4 of the Esperanza Specific Plan. With approval of related file numbers PGPA19-003, PSPA19-003, and PMTT19-010, the development standards and conditions under which the proposed Project will be constructed and maintained will be consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** With approval of related file numbers PGPA19-003, PSPA19-

003, and PMTT19-010, the Project will be designed consistent with the requirements of the City of Ontario Development Code and the PA-4 land use district of the Esperanza Specific Plan, including standards relative to the particular land use proposed (multiple-family residential), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Planning Commission has required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Esperanza Specific Plan are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the Esperanza Specific Plan. With approval of related file numbers PGPA19-003, PSPA19-003, and PMTT19-010, the Project will complement and improve upon the quality of existing development in the vicinity of the Project site. The Project site is currently vacant, and the proposed development will provide additional housing options to the greater Ontario community, as well as additional recreational facilities for the immediate neighborhood.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Esperanza Specific Plan and the Ontario Development Code, as applicable, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (multiple-family residential). As a result of this review, the Planning Commission has determined that the Project, when implemented in conjunction with the related General Plan Amendment, Specific Plan Amendment, and Tentative Tract Map (File Nos. PGPA19-003, PSPA19-003, and PMTT19-010), and with the Project conditions of approval, will be consistent with the development standards and guidelines described in the Esperanza Specific Plan.

**SECTION 6: Development Advisory Board Action.** Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby recommends 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 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.

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APPROVED AND ADOPTED this 21st day of September 2020.

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Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

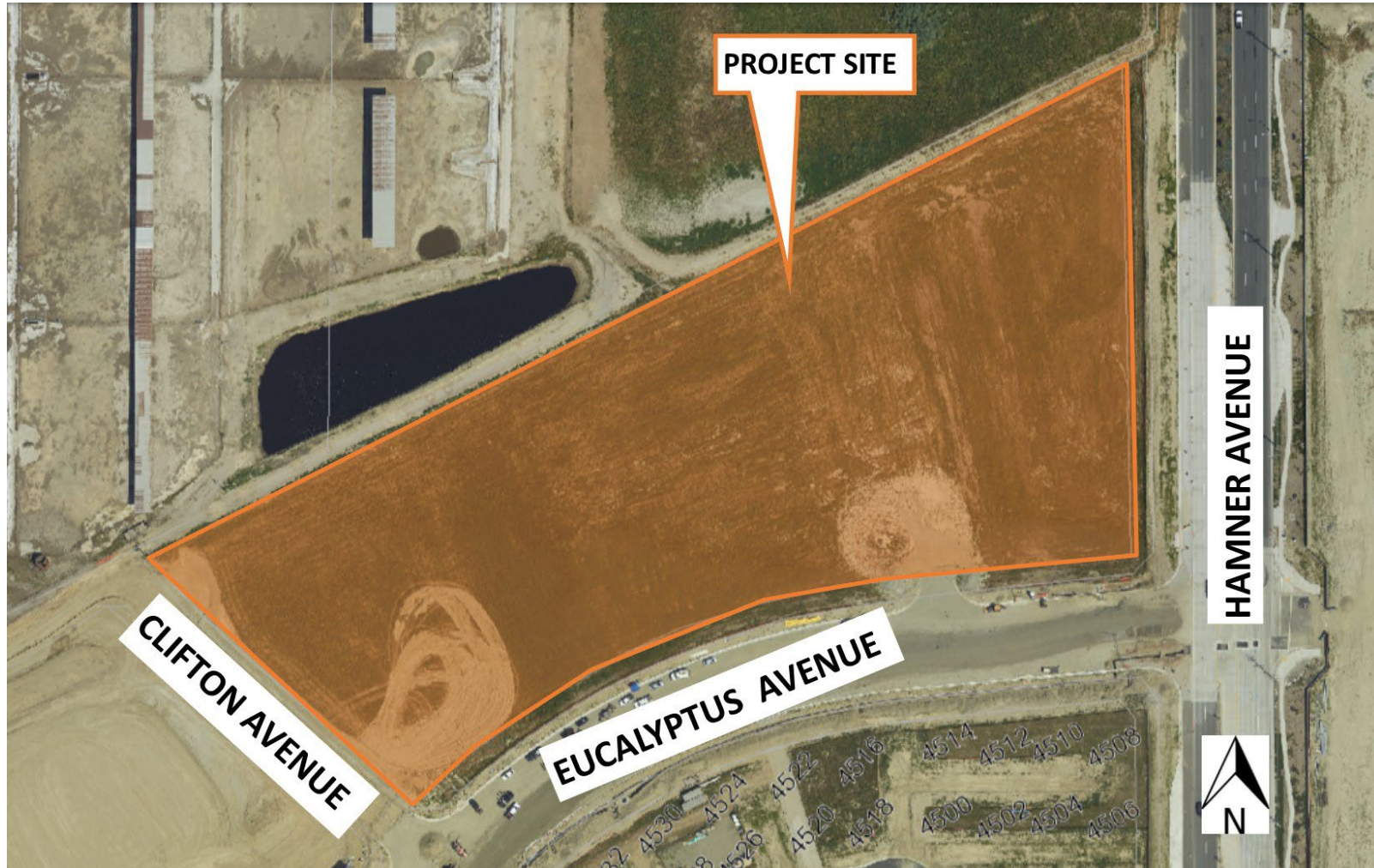
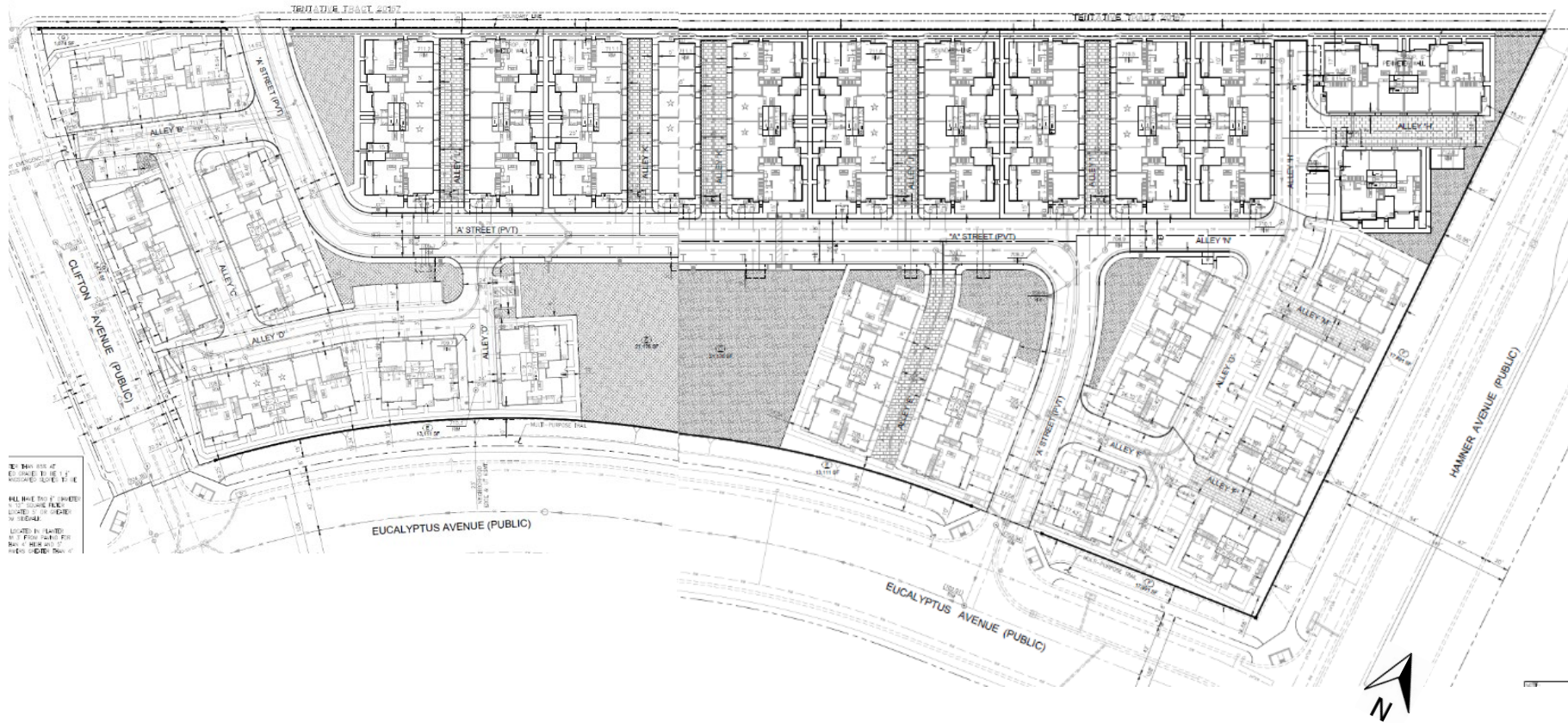


Exhibit B—SITE PLAN





**Exhibit C—EXTERIOR ELEVATIONS**  
**3-Unit Building**



FRONT



RIGHT



REAR



LEFT

**Exhibit C—EXTERIOR ELEVATIONS CONTINUED**  
**6-Unit Building**



**Exhibit C—EXTERIOR ELEVATIONS CONTINUED**  
**6-Unit Building**



LEFT



RIGHT

**Exhibit D— TYPICAL LANDSCAPE AND RECREATION AMENITIES**



Exhibit D— TYPICAL LANDSCAPE AND RECREATION AMENITIES CONTINUED



## **Attachment A—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***

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**Meeting Date:** September 21, 2020

**File No:** PDEV19-030

**Related Files:** PMTT19-010, PGPA19-003, PSPA19-003

**Project Description:** A Development Plan to construct 126 multiple-family dwellings generally located at the northeast corner of Clifton and Eucalyptus Avenues, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01); **submitted by Patrick McCabe, Christopher Development Group, Inc.**

**Prepared By:** Alexis Vaughn, Assistant Planner  
Phone: 909.395.2416 (direct)  
Email: [avaughn@ontarioca.gov](mailto:avaughn@ontarioca.gov)

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

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

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

**2.1** Time Limits.

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

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

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

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

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

**2.3** Landscaping.

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

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

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

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

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

**2.5** Parking, Circulation and Access.

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

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

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

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

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

**2.6** Site Lighting.

(a) All recreation 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 recreation and open space areas. Recreation facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.



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

**2.7** Mechanical and Rooftop Equipment.

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

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

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

**2.9** Signs. All Project signage shall comply with the requirements of the Esperanza Specific Plan and Ontario Development Code Division 8.1 (Sign Regulations), as applicable.

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

**2.11** Disclosure Statements.

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

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

**(ii)** Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

**(iii)** The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

**(iv)** This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

**2.12** Environmental Review.

**(a)** The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), for which an EIR (SCH# 2008101140) was certified by the City Council on January 27, 2010. This Application introduces no new significant environmental impacts, as the overall dwelling unit count for the Esperanza Specific Plan remains under the previously reviewed and approved threshold as set forth by The Ontario Plan EIR (1,636.51 units assumed and analyzed, 1,594 units proposed). All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference.

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

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

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

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

**2.14** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified 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)** Key windows on front elevations and any windows not provided a full built-up trim surround, shall be recessed a minimum of two inches.

**(b)** The applicant shall work with staff during the Plan Check phase to final all architectural details and paint colors (including, but not limited to, the incorporation of varying front door colors).

**(c)** Development Plan File No. PDEV19-030 approval is contingent on Planning Commission approval of related Tract Map File No. PMTT19-010, and City Council approval of related General Plan Amendment File No. PGPA19-003 and Specific Plan Amendment File No. PSPA19-003. No building permits shall be issued until final approval is obtained for the aforementioned related applications.



### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development Section and Environmental Section]; Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Financial Services Department Conditions incorporated)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> TRACT MAP
<b>PROJECT FILE NO. TM-20285</b> <b>RELATED FILE NO(S). PMTT19-010, PDEV19-030</b>		
<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:** Alexis Vaughn, (909) 395-2416

**DAB MEETING DATE:** \_\_\_\_\_

**PROJECT NAME / DESCRIPTION:** TM-20285, a Tentative Tract Map to subdivide 9.41 acres of land into eleven (11) numbered lots and 6 lettered lots within the PA-4 Esperanza SP

**LOCATION:** NWC Hamner Avenue and Eucalyptus Avenue

**APPLICANT:** Christopher Development Group, Inc.

**REVIEWED BY:** *[Signature]* 9/11/20  
Bryan Lirley, P.E. Date  
Principal Engineer

**APPROVED BY:** *[Signature]* 9/16/20  
Raymond Lee, 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. 2017-027) 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
----	---	---------------------

- |                                     |  |                          |
|-------------------------------------|--|--------------------------|
| <input type="checkbox"/>            | 1.01 Dedicate to the City of Ontario, the right-of-way, described below:<br>_____ feet on _____<br>Property line corner 'cut-back' required at the intersection of _____<br>and _____.   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1.02 Dedicate to the City of Ontario, the following easement(s): <ul style="list-style-type: none"> <li>a. 47' public utility easement along the proposed private 'A' Street</li> <li>b. 26' public utility easement along the following proposed private alleys: 'B' (from westerly curb return of alley 'C' to 'A' Street), 'C', 'D', 'F' (from 'A' Street to alley 'G'), 'G', 'H' (from alley 'N' to northerly alley limits) and 'N'.</li> <li>c. 24' public utility easement along private alley 'O' and alley 'B' (from westerly curb return of alley 'C' to Clifton Avenue).</li> <li>d. 20' public utility easement along private alley 'E'.</li> <li>e. 15' wide public utility easement along a portion of the following private alleys: 'F' (east of alley 'G'), 'H' (east of alley 'H'), 'I', 'J', 'K', 'L' and 'M'. Locations and easement limits to be determined during plan check.</li> <li>f. Easement for water purposes for the proposed master meter locations along the project site. Locations and easement limits to be determined during plan check.</li> <li>g. Emergency access easement along private 'A' Street and alley 'B'.</li> </ul> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1.03 Restrict vehicular access to the site as follows: <ul style="list-style-type: none"> <li>a. Proposed ingress/egress at Clifton Avenue and alley 'B' shall be temporary for emergency access only. Access and driveway approach shall be removed, and landscape parkway constructed when Clifton Avenue is extended to the north. See item 2.16 d. for more details.</li> <li>b. Access to subdivision shall only be granted at those locations shown in the approved Tentative Map and Esperanza Specific Plan.</li> </ul>  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 1.04 Vacate the following street(s) and/or easement(s): _____  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 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.  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 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   | <input type="checkbox"/> |



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. Also, identify all common use/ private utility systems and solid waste collection facilities and detail the Operations and Maintenance of these facilities. The Solid Waste Handling Plan, shall be included in the CC&R's with a provision that the HOA will enforce the can collections placement requirements of this Plan.

- 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](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
  
- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement.

  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_

- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ci.ontario.ca.us](http://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 Financial 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:** 
  - a. **The final map and dedications shall comply with the approved Esperanza Specific Plan, Development Agreement, and the conditions of approval for this tentative tract map.**

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

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

- 2.01 Record Parcel Map/Tract Map No. 20285 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 TM-20233.**
- 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](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
- 2.08 Submit a soils/geology report.**
- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)



- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: Mountain View School District for temporary street easement for cul-de-sac.**

- 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 Ontario Municipal Utilities Company (OMUC) 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:** 
  - a. **All the required improvements for this tract shall be subject to completion of the required public improvements including public utilities beyond the tract limits as specified in Esperanza Specific Plan, the Development Agreement and the Conditions of Approval for TM-20233 (formerly TM-17749).**
  - b. **The applicant/developer shall grant a private ingress/egress easement to the future development to the north for the use of private 'A' Street.**
  - c. **The applicant/developer shall obtain a temporary street easement for the proposed cul-de-sac from the property owner located on the west side of Clifton Avenue (APN: 0218-722-01). Easement shall be dedicated to the City of Ontario for the proposed portion of cul-de-sac located on said property.**



- d. **The applicant/developer shall pay an in-lieu fee for the removal of the proposed temporary emergency access fronting Clifton Avenue. In-lieu fee is to include but not be limited to: construction of AC, curb, gutter, sidewalk, landscape parkway with irrigation, removal of the drive approach and driveway. An engineering unit cost estimate on City forms shall be submitted for plan check. In-lieu fee will be based on the approved cost estimate.**
- e. **Tract Map shall follow the TTM20285 Final Utility Systems Map (USM), dated 06/24/2020, and any deviation from this plan shall require the USM to be updated and resubmitted to OMUC for review and approval. A Final USM shall be submitted for review and approval with the Potable Water, Recycled Water, and Sewer Improvement Plans.**
- f. **The applicant/developer shall enter into an agreement with the property owner to the north (0218-252-07 and 0218-252-09) for the maintenance and construction of the temporary drainage swale being proposed on said property owner's parcels. The agreement shall be reviewed and approved by the City Engineer and City Attorney.**





**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	Clifton Avenue	Private 'A' Street and Alleys B, C, D, E, F, G, H, O (per TTM)	Eucalyptus Avenue	Hamner Avenue
<b>Curb and Gutter</b>	<input checked="" type="checkbox"/> <b>New; 24 ft. from C/L (both sides)</b> <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
<b>AC Pavement</b>	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> <b>New; 44 ft. curb to curb</b>	<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
<b>Drive Approach</b>	<input checked="" type="checkbox"/> <b>New; Temporary to Alley 'B'</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Sidewalk</b>	<input checked="" type="checkbox"/> <b>New (both sides)</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
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
<b>Parkway<sup>(a)</sup></b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>
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



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

Specific notes for improvements listed in item no. 2.17, above:

- a. The parkway/neighborhood edge improvements along the Eucalyptus Avenue project frontage shall include the design and construction of the multipurpose trail.



- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_
- 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.20 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 8 inch sewer main is available for connection by this project in Eucalyptus Avenue and Clifton Avenue. (Ref: Sewer plan bar code: S16186 and S15240)**
- 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ 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:** 
  - a. **Install 8-inch sewer mains throughout Tract Map streets with a point of connection to the 15-inch sewer main in Eucalyptus Avenue at Clifton Avenue and another point of connection to the 8-inch sewer main in Eucalyptus Avenue at 'A' Street. This shall include 8-inch sewer mains in Clifton Avenue from Eucalyptus Avenue to the Northern Tract-20285 Boundary. See TTM20285 Utility Systems Map Overview, dated 06/24/2020.**
  - b. **The proposed sewer point of connection for this Tract map is in Eucalyptus Avenue through 'A' Street and Alley 'D' to Clifton Avenue. The applicant must satisfy the following requirements for the proposed Sewer System Point of Connection:**
    - i. **Sewer System Connection: Consistent with the SSAMP dated 06/24/2020, sewer main shall be installed with a connection to the 8-inch sewer main in Eucalyptus Avenue at 'A' Street and to the 15-inch sewer main in Eucalyptus Avenue at Clifton Avenue through Alley 'D'.**
  - c. **Sewer Sub-Area Master Plans (SSAMPs) with Sewer Sizing Design Calculations: The Tract Map sewer mains design shall follow the TTM20285 SSAMP, dated 06/24/2020, and any deviation from this design shall require the SSAMP to be updated and resubmitted to OMUC for review and approval. In accordance with the SSAMP sewer system design and velocities, submit a Utility Variance Request for the deviation from standard depths and minimum velocity criterion with the submittal of the sewer improvement plans.**

### D. WATER

- 2.27 **A 24 and 8 inch water main is available for connection by this project in Eucalyptus Avenue and Clifton Avenue respectively. (Ref: Water plan bar code: W15441)**
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.



- 2.29 Other conditions:**
- a. **Install 8-inch 925 PZ potable water mains in Clifton Avenue with a point of connection to the existing 24-inch 925 PZ potable water main in Eucalyptus Avenue to the Northern Tract-20285 Boundary. See TTM20285 Utility Systems Map, dated 06/24/2020.**
  - b. **Install 8-inch 925 PZ potable water mains throughout Tract Map streets with a point of connection to the existing 24-inch 925 PZ potable water main in Eucalyptus Avenue at 'A' Street and to the 8-inch 925 PZ potable water main in Clifton Avenue at Alley 'B'. See TTM20285 Utility Systems Map, dated 06/24/2020.**

#### E. RECYCLED WATER

- 2.30 A 8 inch recycled water main is available for connection by this project in Eucalyptus Avenue and Clifton Avenue. (Ref: Recycled Water plan bar code: P10237 and P11232)**
- 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. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.33 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) 395-2647 regarding this requirement.**
- 2.34 Other conditions:**
- a. **Install 8-inch 930 PZ recycled water mains throughout Tract Map streets sufficient to connect all HOA parks and HOA maintained landscaped areas with a point of connection to the existing 8-inch 930 PZ recycled water main in Eucalyptus Avenue at Alley 'B'. This shall include 8-inch recycled water mains in Clifton Avenue from Eucalyptus Avenue to the Northern Tract-20285 Boundary. See TTM20285 Utility Systems Map, dated 06/24/2020.**

#### 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 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.



- 2.37 Other conditions:**
- a. **The applicant/developer shall modify the eastbound dual left turn striping on Eucalyptus Avenue to accommodate full access to "A" Street (private) via a two-way left turn pocket.**
  - b. **If Clifton Avenue has not been constructed north of this development (by the time this development is underway), the applicant/developer shall terminate the street as a temporary cul-de-sac per City of Ontario Standard Drawing No. 1103.**
  - c. **If the traffic signal at Clifton Avenue and Eucalyptus Avenue has not been constructed (by the time this development is underway), the applicant/developer shall be responsible to design and construct the traffic signal.**
  - d. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
  - e. **The applicant/developer shall design and construct a temporary dead end on the north end of private 'A' Street per City of Ontario Standard Drawing No. 1310.**

#### G. DRAINAGE / HYDROLOGY

- 2.38 A 48 inch storm drain main is available to accept flows from this project in Eucalyptus Avenue. (Ref: Storm Drain plan bar code: D11948)**
- 2.39 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.**
- 2.40 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.
- 2.41 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.
- 2.42 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.
- 2.43 Other conditions:**
- a. **The applicant/developer shall design and construct the proposed storm drain in 'A' Street to the northerly tract boundary. Storm drain shall be sized adequately to accept drainage from the future development to the north.**

#### 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 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.**
- 2.47 Other conditions: \_\_\_\_\_

**J. SPECIAL DISTRICTS**

- 2.48 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 four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Financial Services Department at (909) 395-2353 to initiate the CFD application process.**
- 2.49 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

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

**L. Solid Waste**

- 2.52 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:**   
  
<https://www.ontarioca.gov/omuc/integrated-waste>



**2.53 Other conditions:**

- a. **Integrated Waste and Organics Recycling:** This site shall comply with the requirements of State Assembly Bill AB 1826 and AB 341, the Integrated Waste Department, and the Refuse & Recycling Planning Manual. The City of Ontario is dedicated to meeting its diversion goals, please contact the Integrated Waste Department at (909) 395-2050 to start.
  - i. Each residential unit shall be provided with two (2) 96-gallon automated cans (refuse and recycling) and one (1) 32-gallon automated cans (organics) and corresponding storage and staging space.
  - ii. **Park/Recreation Space:** If there are going to be structures or amenities that generate solid waste (BBQs, picnic tables, refuse receptacles, etc.) in the park or recreation areas, then a trash enclosure sized for three 96-gallon automated cans shall be provided by the project for storage of solid waste generated by these uses and for collection by the City.
- b. **Solid Waste Collections:** The Developer shall provide all buyers an informational disclosure with map exhibit showing the designated can placement locations for collections for their units. This informational disclosure with map exhibit shall be submitted with Precise Grading Plan for review and approval of Ontario Municipal Utility Company.
- c. **Final Solid Waste Handling Plan (SWHP):** The TTM-20285 Solid Waste Handling Plan, dated 06/24/2020, shall be updated to meet all conditions and revised into a Final SWHP. A Final SWHP shall be submitted for review and approval with the Precise Grading Plan. The SWHP shall demonstrate compliance with the "*Solid Waste Handling Plan Requirements*".
- d. **Final Integrated Waste Management Report (IWMR):** The TTM-20285 Integrated Waste Management Report, dated 12/17/2019, shall be updated to meet all other conditions and revised into a Final IWMR. A Final IWMR shall be submitted for review and approval with the Precise Grading Plan. The IWMR shall demonstrate compliance with the "*Integrated Waste Management Report Requirements*".



**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 monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).

**4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:**

- 4.01 Complete all Conditions of Approval listed under Sections 1-3 above.
- 4.02 Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.
- 4.03 The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.





**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

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**Project Number: Tract Map No. 20285**

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6.  **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7.  **Three (3) sets of Public Street improvement plan with street cross-sections**
8.  **Three (3) sets of Private Street improvement plan with street cross-sections**
9.  **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)**
10.  **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)**
11.  **Four (4) sets of Public Sewer improvement plan**
12.  **Five (5) sets of Public Storm Drain improvement plan**
13.  **Three (3) sets of Public Street Light improvement plan**
14.  **Three (3) sets of Signing and Striping improvement plan**
15.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
16.  **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)**
17.  **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.**
18.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
19.  **One (1) copy of Hydrology/Drainage study**
20.  **One (1) copy of Soils/Geology report**



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



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Assistant Planner  
Planning Department

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

**DATE:** August 15, 2019

**SUBJECT:** PDEV19-030 – A Development Plan to construct 126 multiple-family dwellings on 8.57 acres of land located at the northeast corner of Clifton Avenue and East Eucalyptus, within the PA-4 land use district of the Esparanza Specific Plan (APN: 0218-302-01). Related Files: PMTT19-010, PSPA19-003 and PGPA19-003

- 
- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.
- 

### **SITE AND BUILDING FEATURES:**

- A. 2016 CBC Type of Construction: Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies, Multiple Floor Plans 1400 Sq. Ft. Total
- D. Number of Stories: 2
- E. Total Square Footage: 1400 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](http://www.ontarioca.gov), click on “Fire Department” and then on “Standards and Forms.”
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

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

### **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### **4.0 FIRE PROTECTION SYSTEMS**

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.

### **5.0 BUILDING CONSTRUCTION FEATURES**

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

- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003. .
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Alexis Vaughn  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** June 11, 2019  
**SUBJECT:** PDEV19-030

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

---

### Conditions of Approval

1. Standard Conditions of Approval apply.
2. Project is subject to ADA requirements.

KS:lr



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Assistant Planner

**FROM:** Officer Emily Hernandez, Police Department

**DATE:** June 20, 2019

**SUBJECT:** PDEV19-030: A DEVELOPMENT PLAN TO CONSTRUCT 126 MULTI-FAMILY DWELLINGS AT THE NORTHEAST CORNER OF CLIFTON AVENUE AND EAST EUCALYPTUS STREET

---

The “Standard Conditions of Approval” contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including but not limited to, the requirements listed below.

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions. This includes the provisions for perimeter lighting, site lighting, fencing and/or uniformed security.
- First floor common 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.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.

The Applicant is invited to call Emily Hernandez at (909) 408-1755 regarding any questions or concerns.





# CITY OF ONTARIO MEMORANDUM

TO:

- Scott Murphy, Development Director
- Cathy Wahlstrom, Planning Director (Copy of memo only)
- Diane Ayala, Advanced Planning Division (Copy of memo only)
- Charity Hernandez, Economic Development
- Kevin Shear, Building Official
- Khoi Do, City Engineer
- Jamie Richardson, Landscape Planning Division**
- Ahmed Aly, Municipal Utility Company
- Emily Hernandez, Police Department
- Paul Ehrman, Deputy Fire Chief/Fire Marshal
- Jay Bautista, T. E., Traffic/Transportation Manager
- Lorena Mejia, Airport Planning
- Eric Woosley, Engineering/NPDES
- Joe De Sousa, Code Enforcement (Copy of memo only)
- Jimmy Chang, IT Department

FROM:

Alexis Vaughn, Assistant Planner

DATE:

December 13, 2019

SUBJECT:

**FILE #: PDEV19-030**

Finance Acct#:

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

**PROJECT DESCRIPTION:** A Development Plan to construct 126 multiple-family dwellings on 8.57 acres of land located at the northeast corner of Clifton Avenue and East Eucalyptus, within the PA-4 land use district of the Esparanza Specific Plan (APN: 0218-302-01). Related Files: PMTT19-010, PSPA19-003 and PGPA19-003.


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

Department: Landscape Planning Division      Signature: [Handwritten Signature]      Title: Landscape Planner      Date: 1/24/20

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

**CONDITIONS OF APPROVAL**

Sign Off

  
 Jamie Richardson, Sr. Landscape Planner

1/24/20  
 Date

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

D.A.B. File No.: PDEV19-030 Case Planner: Alexis Vaughn

Project Name and Location:  
 Esperanza  
 TM 20285 NEC Clifton and Eucalyptus

Applicant/Representative:  
 Christopher Development Group, Inc. Patrick McCabe [pmccabe@plcland.com](mailto:pmccabe@plcland.com) (949) 729-1241  
 23 Corporate Plaza Drive, Suite 246  
 Newport Beach, CA 92660

- A Preliminary Landscape Plan (dated 12/13/19) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**
- A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

**A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.**  
 Landscape construction plans with plan check number may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)  
**DIGITAL SUBMITTALS MUST BE 10MB OR LESS.**

Civil/ Site Plans

1. Show light standards 15' away from required tree locations.
2. Show on plans step outs at parking spaces adjacent to planters; 12" wide monolithic curb, 12" compacted decomposed granite or pavers adjacent to the 6" curb.
3. Show AC unit locations on plan.
4. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
5. Show backflow devices set back 4' from paving all sides. Locate on level grade
6. Show corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind at corners. Show 5' sidewalk and 7' parkway within the right of way or as required by Engineering dept. (show city standard on Eucalyptus and Clifton/Eucalyptus and Hamner).
7. Dimension all planters to have a minimum 5' wide inside dimension.
8. Provide a recycled and potable water meter exhibit. Parkways, pocket parks, and HOA common areas shall be irrigated with recycled water. HOA maintained homeowner common areas (alleys and front yard spaces shall be irrigated with potable water (unless master metered).

Landscape Plans

9. Provide landscape plans for Hamner Avenue median; street tree for Hamner median is the Platanus acerifolia 'Bloodgood.'
10. Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
11. Show and call out all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
12. Show corner ramp and sidewalk per city standard drawing 1213.
13. 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. See Sheet CLMP - 4.
14. Provide a recycled and potable water meter exhibit. Parkways, pocket parks, and HOA common

areas shall be irrigated with recycled water. HOA maintained homeowner common areas (alleys and front yard spaces shall be irrigated with potable water (unless master metered). MAWA/EWU calculations may need to change based on this.

15. Replace invasive, high water using, short lived, high maintenance or poor performing plants: Replace Blue Oak Grass (poor performing).
16. Typical lot drainage shall include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.
17. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
18. Provide phasing map for multi-phase projects.
19. 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. Fees are:

Plan Check—5 or more acres.....	\$2,326.00
Inspection—Construction (up to 3 inspections per phase).....	<u>\$278.00</u>
Total.....	\$2,604.00
Inspection—Field – any additional.....	\$83.00

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



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, City Engineer  
Carolyn Bell, Landscape Planning Division  
Ahmed Aly, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Eric Woosley, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: June 06, 2019

SUBJECT: FILE #: PDEV19-030 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, June 20, 2019**.

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

**PROJECT DESCRIPTION:** A Development Plan to construct 126 multiple-family dwellings on 9.41 acres of land located at the northeast corner of Clifton Avenue and East Eucalyptus, within the PA-4 land use district of the Esparanza Specific Plan (APN: 0218-302-01). Related Files: PMTT19-010, PSPA19-003 and PGPA19-003.

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

Broadband Operations	Anna Vaca	Senior Systems Analyst	7/22/2019
Department	Signature	Title	Date

1. The City of Ontario is developing a fiber-optic telecommunications system throughout the city commonly known as OntarioNet. The fiber-optic telecommunications system is capable of providing advanced Internet/data services to homes and businesses in feasible areas within the city. OntarioNet will provide community related services including: traffic management; online civic services; meter reading; educational services; and a variety of other community services. OntarioNet and the high-speed data services it provides will keep the city on par with the modern workforce and ever changing lifestyles of the people and the community.
2. Communication systems proposed on-site facilities will be placed underground within a duct and structure system to be installed by the developer, as illustrated in Exhibit A, "Fiber Optics Plan". Maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not that of the developer, private homeowners association or private homeowners. Development of the project requires the installation by the developer of all fiber optic infrastructure necessary to service the project as a standalone development.
3. The City requires public utility easement for fiber optics on all private aisles/alley ways.
4. Trenching, joint trenching, and boring shall be used to install the fiber-optic conduits. Fiber-optic conduit placement will generally be in a joint trench with Street Light conduits or in a separate trench/bore and in the Right-of-Way (ROW) generally placed behind the sidewalk. Resulting conduit placement will be on the north side of street and the east side of street based on the direction of the street. Properly sized handholes shall be placed along the conduit path no greater than 500-feet apart in major streets and no greater than 300-feet apart within in-tract community streets. Handholes shall be strategically placed to allow for efficient entrance into commercial buildings, and residential properties and multi-dwelling units.
5. Structured Wiring – An integrated structured wiring system (low-voltage wiring) provides infrastructure for today's technology applications and the framework for the future technology advances. Requirements and benefits of a structured wiring system include:
  - Residential (single-family and multi-family), commercial and industrial developments shall adhere to the City's Structured Wiring ordinance
  - Allows for uniform receipt & distribution of technology services
  - Ensures scalability of wiring for future technology advances
  - Provides consistent & identical wiring protocols throughout developments
  - Enables the property infrastructure to interface efficiently with broadband networks for highest bandwidth capacity
  - Adoption of these standards will minimize retrofitting required to ensure new property owners are capable of the latest technologies and services
6. Building Entrance (Multi-family) - Design and install fiber optic conduit at a minimum depth of 36 inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install locate/tracer wires minimum 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct.
7. Multi-family and commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet"
8. A minimum 1.5-inch joint use telecommunications conduit with pull-rope from the multi-family or commercial building communal telecom/electrical room/closet to each multi-family or commercial building unit shall be installed. See Structured Wiring Checklist on City's website for additional details.
9. A Fiber Optics Improvement Design Plan sheet should be part of the Design Plan submission and should be provided in digital format (PDF) as well, on future revisions

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT19-010 & PDEV19-030

Address: Northeast corner of Clifton Avenue & Eucalyptus Avenue

APN: 0218-302-01

Existing Land Use: Vacant

Proposed Land Use: Tentative Tract Map to subdivide 9.41 acres into 11 numbered lots and 6 lettered lots; Development Plan to construct 126 multi-family units

Site Acreage: 9.41 acres Proposed Structure Height: 30 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Alexis Vaughn

Date: 7/25/19

CD No.: 2019-042

PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input 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 +	
<input type="radio"/> Zone 5			

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

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

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

## CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: \_\_\_\_\_

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2019-042  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

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 Airport Land Use Compatibility Plan (ALUCP) for ONT. 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.



# Development Advisory Board Decision

September 21, 2020

**DECISION NO.:** [insert #]

**FILE NO.:** PDEV20-006

**DESCRIPTION:** A Development Plan to construct 226 single-family dwellings on 53.79 acres of land generally located at the northwest corner of Haven and Bellegrave Avenues, within Planning Areas 28 (Conventional Medium Lot) and 29 (Conventional Medium Lot) of the Subarea 29 Specific Plan; (APNs: 0218-321-17 and 0218-321-30) **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

## ***Part I—BACKGROUND & ANALYSIS***

LENNAR HOMES OF CALIFORNIA, INC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV20-006, 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 53.79 acres of land located at the northwest corner of Haven and Bellegrave Avenues, 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:

	<b><i>Existing Land Use</i></b>	<b><i>General Plan Designation</i></b>	<b><i>Zoning Designation</i></b>	<b><i>Specific Plan Land Use</i></b>
<i>Site</i>	Mass Graded	Low Density Residential	Subarea 29 Specific Plan	Planning Areas 28 and 29 (Conventional Medium Lot)
<i>North</i>	Vacant with Previous Agricultural/Dairy Uses	Low Density Residential	Subarea 29 Specific Plan	Planning Area 31 (Conventional Medium Lot)
<i>South</i>	Single-Family Residential	Low Density Residential	Subarea 29 Specific Plan	Planning Areas 27 (Conventional Medium Lot)
<i>East</i>	Vacant	Low Density Residential	SP (AG)	N/A
<i>West</i>	Residential	Low Density Residential	Subarea 29 Specific Plan	Planning Areas 25 and 26 (Cluster Homes)

(2) **Project Description:**

(a) **Background** —The Subarea 29 Specific Plan and related Environmental Impact Report (EIR; State Clearinghouse No. 2004011009) were approved by the City Council on October 17, 2006. The Specific Plan established the land use designations, development standards, and design



guidelines, which included the potential development of 2,470 dwelling units and up to 87,000 square feet of commercial uses for the Specific Plan Area.

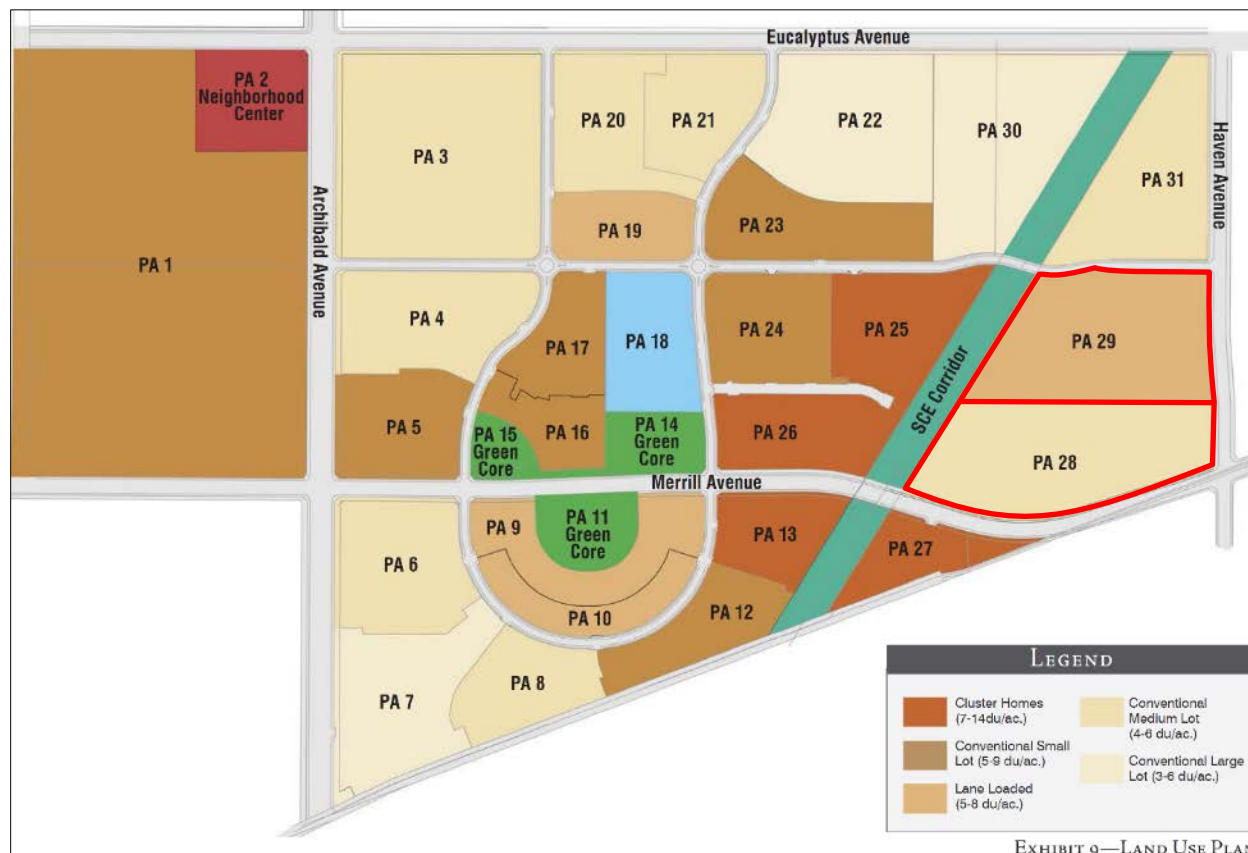


Figure 1: Subarea 29 Land Use Plan

On April 26, 2016, the Planning Commission approved Tentative Tract Map No. 19907 (File No. PMTT14-024), which subdivided the northern portion of the project site into 108 numbered lots (Planning Area 29 – Conventional Medium Lot 4-6 du/ac), and 20 lettered lots containing a private park and a paseo (See Figure 1, Subarea 29 Land Use Plan). The lots range in size from 4,485 square feet to 10,500 square feet and have an average lot size of 5,377 square feet. In addition, Tentative Tract Map No. 19909 (File No. PMTT14-025) was approved, which subdivided the southern portion of the project site into 118 numbered lots (Planning Area 28 – Conventional Medium Lot 4-6 du/ac). The lots range in size from 4,931 square feet to 10,915 square feet and have an average lot size of 5,517 square feet.

On March 13, 2020, the Applicant submitted the subject Development Plan application to facilitate the development of Tracts 19907 (Everly at Parklane) and 19909 (Greenly at Parklane) with conventional single-family residential homes.

(b) Site Design/Building Layout — The Applicant proposes the development of 226 conventional single-family homes within Planning Areas 28 (southern Tract 19909 – Greenly at Parklane) and 29 (northern Tract 19907 – Everly at Parklane) of the Subarea 29 Specific Plan (see Exhibit B—Site Plan, attached). Overall, there are total of six floor plans and five architectural styles proposed, with each Planning Area providing three distinct floor plans that are described below.

Planning Area (PA) 28 (southern Tract 19909 – Greenly at Parklane) provides three, two-story floor plans (Plans 1-3) and five architectural styles. The Subarea 29 Specific Plan requires a minimum lot size of 4,000 square feet and a maximum 50 percent lot coverage. The typical lot dimension for this tract is 50 feet by 90 feet and lot sizes range between 4,931 to 10,915 square feet, with an average lot size of 5,517 square feet. The proposed lot coverages range from 19 to 38 percent. The proposed floor plans include the following:

- Plan 1: 2,449 square feet of living space, 4 bedrooms, loft, 3 bathrooms, 2-car garage (449 square-feet). Plan 1 provides three architectural styles including Spanish Colonial, Craftsman, and Farmhouse.
- Plan 2/2X: 2,547 square feet of living space, 2-car garage (416 square-feet), 4 bedrooms, loft, and 3 bathrooms. Plan 2 provides three architectural styles including Spanish Colonial, Farmhouse, and American Traditional. Plan 2X provides two architectural styles that include Spanish Colonial and Farmhouse.
- Plan 3: 2,700 square feet of living space, 2-car garage (416 square-feet), 4 bedrooms, loft, and 3 bathrooms. Plan 3 provides four architectural styles including Spanish Colonial, Craftsman, American Traditional, and Andalusian.

Planning Area 29 (northern Tract 19907 – Everly at Parklane) features three, two-story floor plans (Plans 4-6) and five architectural styles. The Subarea 29 Specific Plan requires a minimum lot size of 4,000 square feet and a maximum 50 percent lot coverage. The typical lot dimension for this tract is 55 feet by 90 feet and lot sizes range from 4,485 to 10,500 square feet, with an average lot size of 5,377 square feet. The proposed lot coverages range from 22 to 44 percent. The proposed floor plans include the following:

- Plan 4/4X: 2,985 square feet of living space, 3-car garage (631 square-feet), 5 bedrooms, and 3 bathrooms. Plan 4/4X provides four architectural styles including Spanish Colonial, Craftsman Farmhouse, and American Traditional.
- Plan 5: 3,105 square feet of living space, 3-car garage (637 square-feet), 5 bedrooms, loft, and 3 bathrooms. Plan 5 provides three architectural styles including Spanish Colonial, Craftsman, and Farmhouse.
- Plan 6: 3,381 square feet of living space, 3-car garage (606 square-feet), 5 bedrooms, loft, and 3 bathrooms. Plan 6 provides four architectural styles including Spanish Colonial, Craftsman, American Traditional, and Andalusian.

Furthermore, the front entrances of all homes are oriented toward the street, with a combination of shallow and mid-recessed front-facing garage entrances located 6 to 12 feet behind the front porch or living entrance. Each building incorporates numerous design features and elements, such as single and second-story massing, varied entries, porches, a great room, and options for additional bedrooms. The first floor consists primarily of the main living area, including the great room, kitchen, and dining area; however, some floor plans include a Next Gen suite (one bedroom/one bathroom living space for guests or extended family) located near the front entrance. The second floor consists of bedrooms, bathrooms, a laundry room, and loft area. Additionally, 189 homes will provide a 2-car garage and 37 homes will provide a tandem third-car garage space.

(c) Architecture — The architectural philosophy of the Subarea 29 Specific Plan is based on architectural styles found in Ontario's historic neighborhoods. The inspiration and design intent are to recapture the charm and essence of the historic home styles in Ontario and express them in the simple, honest manner that they originated. The proposed architectural styles include Spanish Colonial, Craftsman, Farmhouse, American Traditional, and Andalusian. These styles were chosen to complement one another through the overall scale, massing, proportions, details, and the ability to establish an attractive backdrop that will age gracefully over time.

The architectural styles proposed will include the following features (see Exhibit C—Front Elevations and Floor Plan, attached):

- Spanish Colonial: Varying gable roofs with “S” type roof tiles, stucco exterior, square windows openings, arched porch and entryways, decorative barrel tiles below gable ends, wrought-iron elements, and cantilevered elements with decorative corbels.
- Craftsman: Varying gabled roofs with flat shake roof tiles, stucco exterior with board and batten siding, brick base treatments, rafters/knee braces, and enhanced window trim details.
- Farmhouse: Varying gable, hipped, and shed roofs with concrete flat roof tiles; stucco exteriors with vertical and horizontal wood siding details; enhanced window trim details; and outlookers.
- American Traditional: Varying gable and cross gable roofs with flat concrete roof tiles, horizontal wood siding, cantilevered elements with corbels, covered porches with wood columns and brick base treatments, gable vents, and decorative window framing.
- Andalusian: Simple hip and gable roofs with “S” type roof tiles, stucco exterior, enhanced articulation at entrances, and decorative window framing.

(d) Site Access/Circulation — The project site will have primary access from Haven Avenue, which runs north-south along the eastern frontage of the project site, Parkview Street, which runs west-east along the northern frontage, and from Merrill Avenue, which runs west-east along the southern frontage (see Exhibit B—Site Plan, attached). The developer is responsible for the construction of the remaining backbone street improvements and all interior neighborhood streets necessary to serve the project.

(e) Parking — Each single-family dwelling includes a two-car garage and a driveway that can accommodate two cars. In addition, plans 4/4X, 5, and 6 provide a tandem third-car garage space, for a total of 941 off-street parking spaces provided for the project, exceeding the off-street parking requirements of the Subarea 29 Specific Plan and the City’s Development Code.

**Table 1: Summary of Parking Analysis Per Unit**

<b>Product</b>	<b>Number of Units</b>	<b>Garage Spaces</b>	<b>Driveway Parking Spaces</b>	<b>On-Street Parking</b>	<b>Total Spaces Provided</b>	<b>Req. Per Unit</b>	<b>+/- Parking</b>
SF – Conventional	189	2	2		756	2 per unit	
SF – Tandem Space	37	3	2		185		
<b>Total</b>	<b>226</b>	<b>489</b>	<b>452</b>	<b>265</b>	<b>1,432</b>	<b>452</b>	<b>+980</b>
					<b>6.34 spaces per unit</b>		

(f) Landscaping/Open Space — The Development Plan features sidewalks separated by landscaped parkways, which provide visual interest and promotes pedestrian mobility. All homes will be provided with front yard landscaping (lawn, shrubs, and trees) and an automatic irrigation system to be installed by the developer. The homeowner will be responsible for front, side, and rear yard landscaping maintenance, and for side and rear landscape improvements. The homeowners association will be responsible for the maintenance of landscaping and irrigation within all common areas and parkways of all local streets (See Exhibit D—Landscape Plan and Exhibit E—Typical Plotting).

The applicant has proposed a wall and fence plan to match the adjacent neighborhood, which is consistent with the requirements set forth within the Subarea 29 Specific Plan. Decorative 6-foot high, split-face block walls with decorative split-face pilasters are proposed for all public-facing front, side, and rear walls. The interior property line privacy fencing will consist of a 6-foot high tan precision block with a split-face decorative cap treatment, matching the perimeter wall color.

The primary entrance for Tract 19907 will feature a neighborhood monument sign located at the northern entrance, at Parkview Street and Anderson Avenue, and a secondary entry monument sign will be located at the corner of Parkview Street and Haven Avenue. Tract 19909 will feature two neighborhood entry monument signs located at the south entrance at Merrill Avenue and Grayson Way, as well as the east entrance located at Austin Street and Haven Avenue. A primary entry monument sign will be installed at the corner of Merrill Avenue and Haven Avenue (see, Attachment B – Detail Plans and Elevations).

The approved Tract Maps 19907 and 19909 facilitated the construction of a park, sidewalks, parkways, and a paseo. TOP Policy PR1-1 requires new developments to provide a minimum of 2 acres of private park per 1,000 residents, resulting in a park area requirement of 1.72 acres. The combination of Lot "A" of Tract 19907 and Lot "J" of Tract 19909 provide a 2.01-acre centralized park that will serve both subdivisions. The park includes a large open turf area (180 feet by 120 feet) surrounded by shade trees, tot lot, play equipment, shade structures, barbeque areas, benches, and a meandering sidewalk.

The project also includes a 0.97 basin located with the southern portion of the project site, at the northeast corner of Grayson Way and Kane Drive, which has been designed for dual-purpose use for both water quality and as an open space amenity. The intent is to create a safe open space for the community to utilize while maintaining the required capacity for water quality purposes. The basin has been designed with trees and landscaping on the outer edges, gentle side slopes, and a centered open space area. A meandering trail will enter into the open space (basin bottom), incorporate dry/wet stream beds, and provide appropriate plant material to encourage habitat as well as provide signage to educate the community.

Two paseos are proposed along the western portion of Tract 19907 to connect to the existing 30-foot wide SCE multipurpose trail, which will include a 10-foot wide stabilized decomposed granite paseo and 20 feet of landscaping. Lastly, a 10-foot wide parkway, 5-foot wide sidewalk, and 8-foot wide multipurpose trail within the 40-foot neighborhood edge is proposed along Haven Avenue. The residents will also have access to the neighborhood park system, which include the main public park (Celebration Parks North and South) through pedestrian corridors that connect the neighborhoods to the schools, parks, and regional trail system.

### **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 File No. PSPA14-002, an Amendment to the Subarea 29 Specific Plan for which an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was adopted by the City Council on April 21, 2015, and this Application introduces no new significant environmental impacts; and

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

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

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

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

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

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

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

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

WHEREAS, on September 21, 2020, 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 Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA14-002, an Amendment to the Subarea 29 Specific Plan for which an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was adopted by the City Council on April 21, 2015.

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

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

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

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

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

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

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

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

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

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

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

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

**SECTION 3: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the 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 (226 units) and density (4.2 du/ac) specified in the Available Land Inventory.

**SECTION 4: 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, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the 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 facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Low-Density Residential land use district of the Policy Plan Land Use Map, and the Conventional Medium Lot (Planning Areas 28 and 29) land use district of the Subarea 29 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. The Development Plan has been required to comply with all provisions of Conventional Medium Lot: Village Homes Residential Development Standards of the Subarea 29 Specific Plan. Future and existing neighborhoods within the Subarea 29 Specific Plan and surrounding area will provide for diverse housing and highly amenitized neighborhoods that will be compatible in design, scale, and massing to the proposed development; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Conventional Medium Lot (Planning Areas 28 and 29) land use district of the Subarea 29 Specific Plan, including standards relative to the particular land use proposed (single-family homes), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; 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 Conventional Medium Lot (Planning Areas 28 and 29) land use district of the Subarea 29 Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the Conventional Medium Lot (Planning Areas 28 and 29) land use district of the Subarea

29 Specific Plan. Additionally, the environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan Environmental Impact Report (SCH#2004011009). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(4) **The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Conventional Medium Lot (Planning Areas 28 and 29) land use district of the Subarea 29 Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (single-family homes). As a result of this review, the 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 Conventional Medium Lot (Planning Areas 28 and 29) land use district of the Subarea 29 Specific Plan. Additionally, the Development Plan complies with all provisions of Conventional Medium Lot: Village Homes Development Standards of the Subarea 29 Specific Plan.

**SECTION 6: Development Advisory Board Action.** Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby recommends 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 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.

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APPROVED AND ADOPTED this 21st day of September 2020.

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Development Advisory Board Chairman

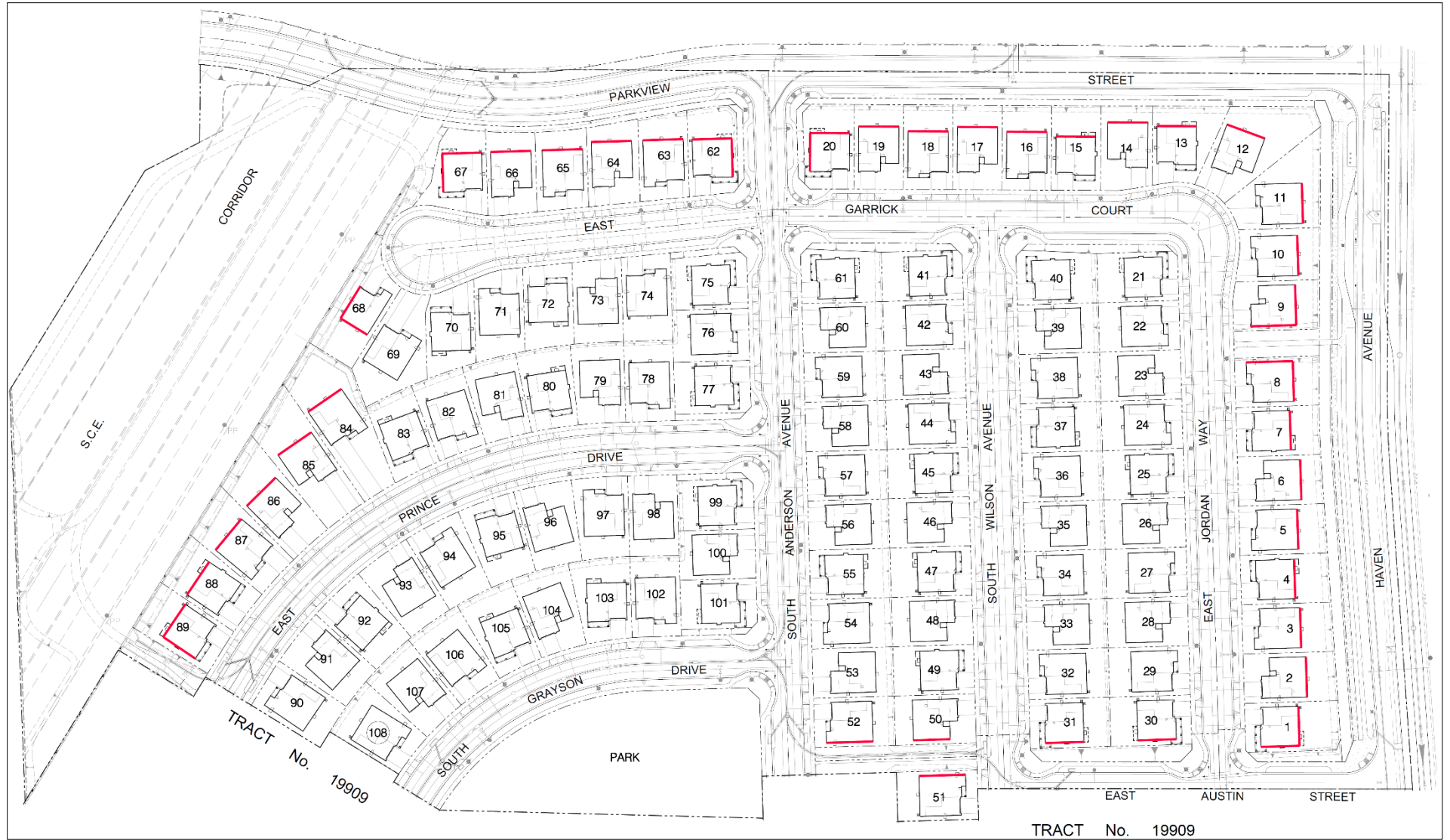


Exhibit A—PROJECT LOCATION MAP

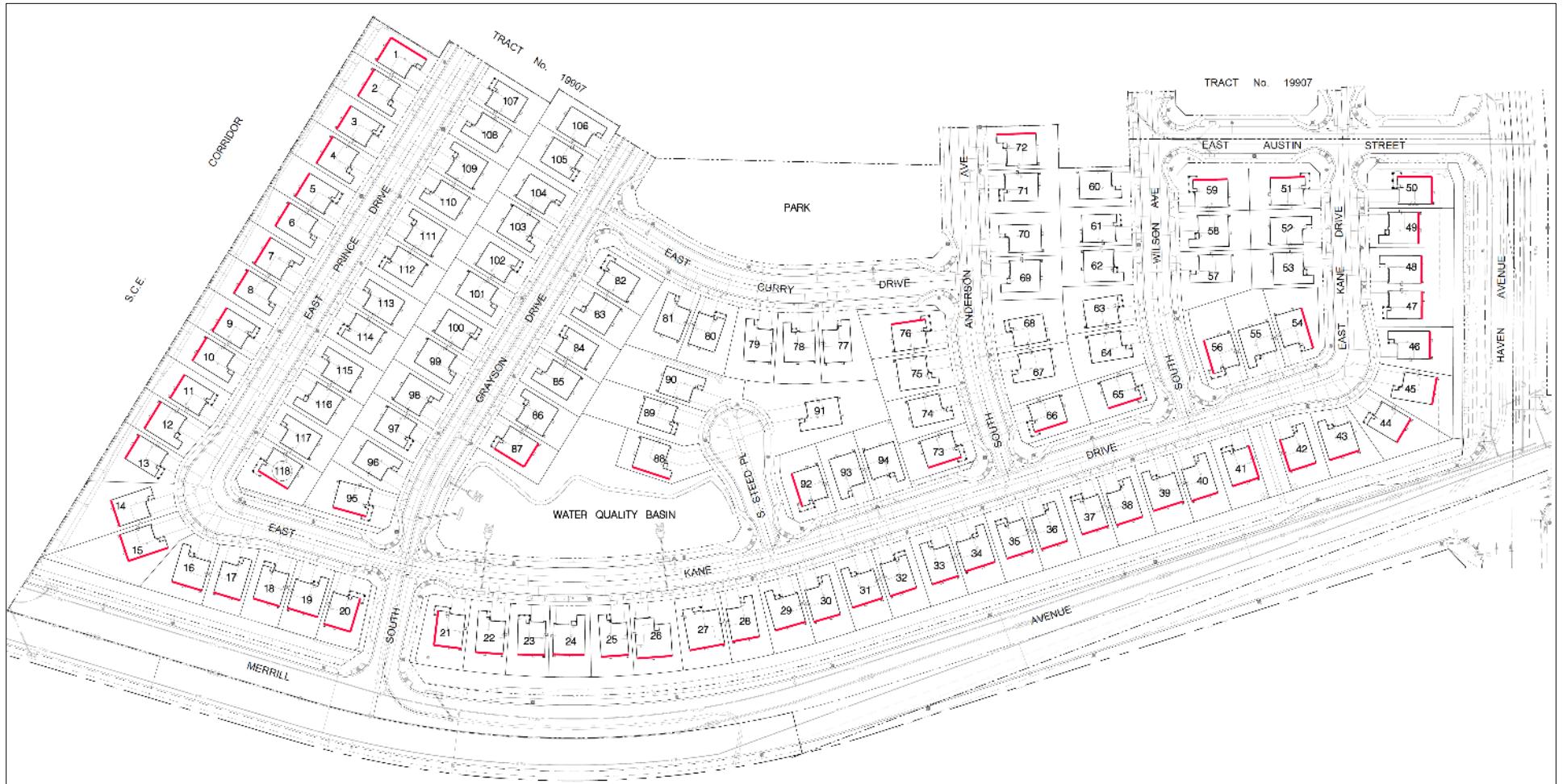




**Exhibit B—SITE PLAN (Tract 19907: Everly at Parklane)**



**Exhibit B—SITE PLAN (Tract 19909: Greenly at Parklane – Southern Tract)**



**Exhibit C—PLAN 1: FRONT ELEVATIONS AND FLOOR PLAN**



© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH COLONIAL



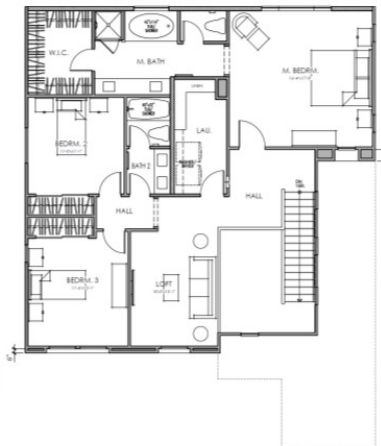
© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" FARMHOUSE

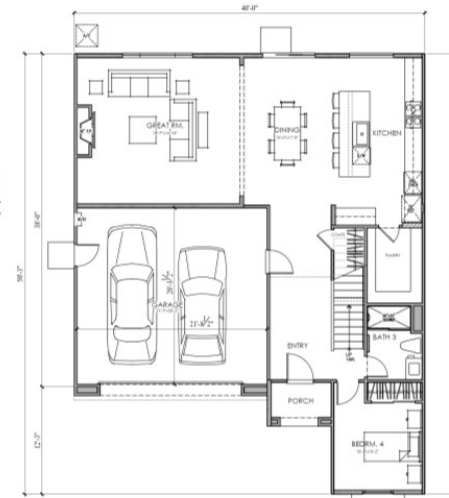


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"B" CRAFTSMAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

**Exhibit C—  
FRONT  
AND FLOOR**

**PLAN 2:  
ELEVATIONS  
PLAN**

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"A" SPANISH COLONIAL

© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"D" AMERICAN TRADITIONAL

© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" FARMHOUSE

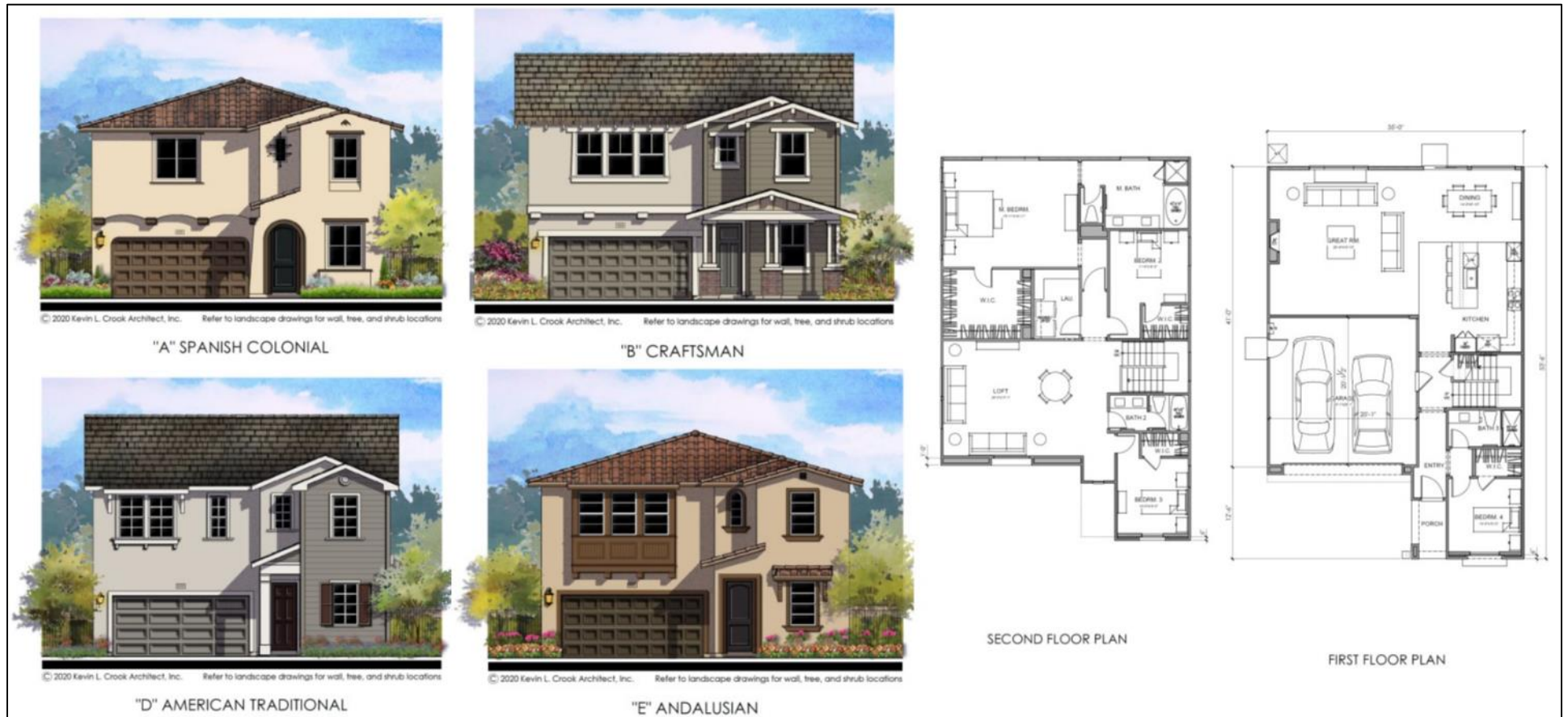
SECOND FLOOR PLAN

FIRST FLOOR PLAN

**Exhibit C—PLAN 2X: FRONT ELEVATIONS AND FLOOR PLAN**



**Exhibit C—PLAN 3: FRONT ELEVATIONS AND FLOOR PLAN**





**Exhibit C—PLAN 4: FRONT ELEVATIONS AND FLOOR PLAN**



**Exhibit C—PLAN 4X: FRONT ELEVATIONS AND FLOOR PLAN**



**Exhibit C—PLAN 5: FRONT ELEVATIONS AND FLOOR PLAN**

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**"A" SPANISH COLONIAL**

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**"C" FARMHOUSE**

© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

**"B" CRAFTSMAN**

SECOND FLOOR PLAN

FIRST FLOOR PLAN

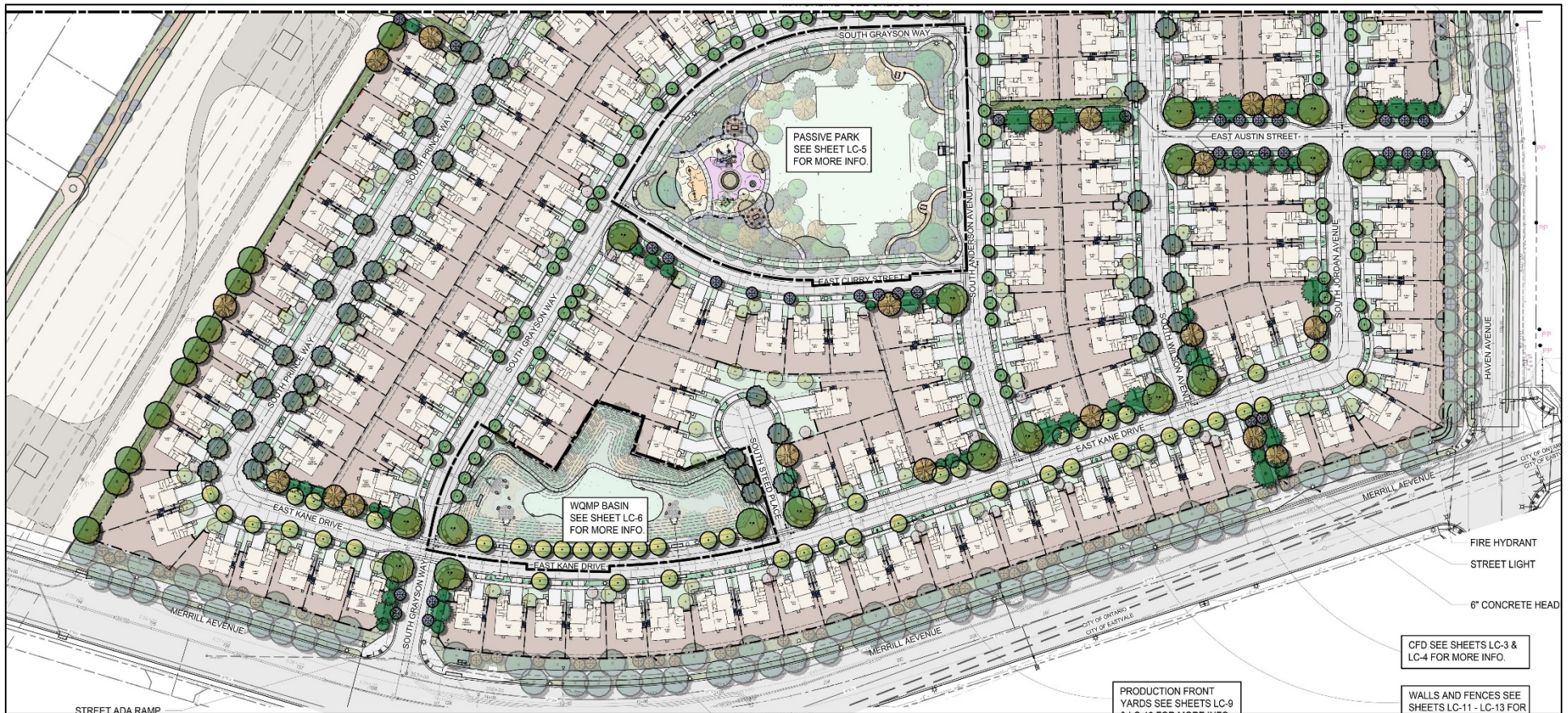
**Exhibit C—PLAN 6: FRONT ELEVATIONS AND FLOOR PLAN**



**Exhibit D—LANDSCAPE PLAN (Tract 19907: Everly at Parklane)**



Exhibit D—LANDSCAPE PLAN (Tract 19909: Greenly at Parklane)



**Exhibit E—TYPICAL PLOTTING PLAN**



## Attachment A—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*

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**Meeting Date:** September 21, 2020

**File No:** PDEV20-006

**Related Files:** PMTT14-024 (TM 19907) and PMTT14-025 (TM 19909)

**Project Description:** A Development Plan to construct 226 single-family dwellings on 53.79 acres of land generally located at the northwest corner of Haven and Bellegrave Avenues, within Planning Areas 28 (Conventional Medium Lot) and 29 (Conventional Medium Lot) of the Subarea 29 Specific Plan. (APNs: 0218-321-17 and 0218-321-30) **submitted by Lennar Homes of California, Inc.**

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

---

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

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

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

**2.1** Time Limits.

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

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

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

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

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

### 2.3 Landscaping.

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

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

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

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

(e) Each single-family dwelling/lot shall be provided with front yard landscaping and a permanent automatic irrigation in the front yard of each lot. At a minimum, a seeded turf lawn or appropriately-landscaped drought-tolerant plantings, appropriate shrubs and trees, and an automatic irrigation system shall be provided. Furthermore, a variety of typical landscape designs shall be provided for use on each lot within the subdivision.

(f) The owner or assigns of the project site shall be responsible for the maintenance of the project site in good condition, so as to present a healthy, neat, and orderly landscape area.

(g) Any removal of mature landscaping shall require the replacement of such with landscaping of similar size and maturity.

(h) Irrigation systems shall be constantly maintained to eliminate wastewater due to loss of heads, broken pipes or misadjusted nozzles.

### 2.4 Walls and Fences.

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

(b) Decorative 6-foot high masonry block walls shall be constructed at the following locations (per approved site plan):

(i) Rear and interior side property lines (walls not exposed to public view may be constructed of tan precision block); and

(ii) Side property line wall returns to the dwelling unit, with appropriate gates.

(c) Walls located within a required front yard setback shall be reduced to 3 feet in height. On any lots that front onto the park/paseos, front yard walls or hedgerows may not exceed a height of 3 feet from finished grade.

(d) All new and existing walls shall be provided with a decorative cap. The use of a mortar and/or metal flashing cap shall not be permitted.

(e) The height of a wall or fence shall be measured from the highest point of the natural ground or finished grade at the base of the fence or wall to the top of the fence or wall above the same base point.

(f) Prior to the issuance of a building permit, a Wall Plan shall be reviewed and approved by the Planning and Building Departments. The plans shall indicate materials, colors and height of proposed and existing walls/fences and shall include a cross-section of walls/fences indicating adjacent grades. Walls shall be designed as an integral part of the architecture for the development and shall be constructed of tilt-up concrete, brick, or split-face or slump block.

## 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) Each single-family home shall maintain a minimum 20' x 20' (clear area) two-car garage.

(c) No recreational vehicle storage (RVs) in front or corner side yards. No RV street parking for more than 72 hours.

(d) Driveway (aprons) shall be designed and constructed per City of Ontario Standards.

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

## 2.6 Site Lighting.

(a) Site lighting shall be reviewed and approved by the Planning and Police Departments prior to the issuance of building permits.

(b) Along pedestrian movement corridors such as parks and paseos, the use of low-mounted bollard light standards, which reinforce pedestrian scale, shall be used. Steps, ramps, and seatwalls shall be illuminated with built-in light fixtures.

## 2.7 Mechanical and Rooftop Equipment.

(a) All exterior mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view and ground-mounted within the side or rear yard area.

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

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

2.9 Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.0 (Sign Regulations).

(a) Off-Site Subdivision Signs:

(i) The City Council has authorized the Baldy View Chapter of the Building Industry Association to manage a standardized off-site directional sign program on a non-profit basis. The program uses uniform sign structures and individual identification and directional signs for residential development. **No other off-site signage is authorized.** (For additional information, contact the Baldy View Chapter BIA at (909) 945-1884.)

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

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

(a) CC&Rs shall be prepared for the Project in conjunction with the Final Map 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 owner's 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.

**2.12 Disclosure Statements.**

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

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

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

### **2.13** Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA14-002, an Amendment to the Subarea 29 Specific Plan for which an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was adopted by the City Council on April 21, 2015, and this Application introduces no new significant environmental impacts; and. 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.

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

### **2.15** Additional Fees.

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

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

**2.16** Additional Requirements.

**(a)** The private park and paseos shall be constructed prior to the issuance of the certificate of occupancy of the 113th home.

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

**(c)** The applicant (Developer) shall be responsible for providing fiber optics to each home per City requirements and standards.

**(d)** Final architecture for the proposed project shall be reviewed and approved by the Planning Department in the construction document process prior to the issuance of building permits.

**(e)** Prior to the issuance of grading permits, (Rough or Precise Grading). Mitigation Measures (MM), from Subarea 29 Specific Plan EIR, pertaining to Grading Activities must be met prior to issuance of grading permits.

**(f)** The development of this project shall conform to the City's Development Code and the regulations of the Subarea 29 Specific Plan.

**(g)** The project shall be consistent with Development Agreements File No. PDA15-005 and File No. PDA15-006.

**(h)** All applicable conditions of approval of the related File No. PMTT14-024 / TM 19907 and File No. PMTT14-025 / TM 19909 shall apply.

**(i)** The Ontario Climate Action Plan (CAP) requires new development to be 25% more efficient. The applicant has elected to utilize the Screening Tables provided in the CAP instead of preparing separate emissions calculations. By electing to utilize the Screening Tables the applicant shall be required to garner a minimum of 100 points to be consistent with the reduction quantities outlined in the CAP. The applicant shall identify on the construction drawings the items identified in the residential Screening Tables.



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**DAB MEETING DATE:** September 21, 2020

**PROJECT:** PDEV20-006; Development Plan to construct 226 single-family homes (Lennar Homes) on 53.79 acres of land within Planning Area 28 of the Subarea 29 Specific Plan (Related Files TM-19907 & TM-19909)

**APN:** 0218-321-17 and 0218-321-30

**LOCATION:** Merrill Avenue and Haven Avenue (Northeast Corner)

**PROJECT ENGINEER:** Jesus Plasencia, Senior Associate Civil Engineer (909) 395-2128

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


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

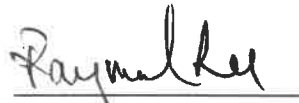
1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The applicant/developer shall be responsible for the completion of all public improvements for this tract and the public improvements specified in the Subarea 29 Specific Plan, the Development Agreement, and the Conditions of Approval for TM-19907 and TM-19909.
3. The applicant/developer shall be responsible to acquire all necessary right-of-way to construct the required public improvements.
4. The applicant/developer shall be responsible to pay applicable DIF fees to the Building Department prior the issuance of Building Permits.
5. Pedestrian access to adjacent collector/arterial streets (via sidewalk) shall be provided for occupied homes throughout the duration of project construction.
6. 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](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).

7. The TTM-19907 & TTM-19909 Solid Waste Handling Plan (SWHP), dated 07/22/2020, shall be updated to meet all conditions and revised into a Final SWHP. A Final SWHP shall be submitted for review and approval with the Precise Grading Plan. The SWHP shall demonstrate compliance with the "Solid Waste Handling Plan Requirements".
8. Prior to the issuance of any Building Permits, 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, public/private utilities, solid waste collection facilities, and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The Solid Waste Handling Plan shall be included in the CC&Rs with a provision that the HOA will enforce can collections placement requirements specified in the Plan.
9. Prior to the issuance Building Permits, submit three (3) copies of Fiber Optic Plans for in-tract and offsite improvements for City review and approval. Fiber Optic improvements shall comply with the attached IT Department standards.

  
\_\_\_\_\_  
Bryan Lirley, P.E.  
Principal Engineer

9/9/20  
Date

  
\_\_\_\_\_  
Raymond Lee, P.E.  
Assistant City Engineer

9/10/20  
Date



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV20-004

Address: Northeast corner of Schaefer Avenue & Haven Avenue

APN: 0218-161-01

Existing Land Use: Vacant

Proposed Land Use: A Development Plan to construct 100 single-family residential units and 234 multiple-family residential units

Site Acreage: 79.7 Proposed Structure Height: N/A

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 7/14/2020

CD No.: 2020-002

PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input 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: <u>200 ft +</u>	
<input type="radio"/> Zone 5			

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

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

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

## CONSISTENCY DETERMINATION

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

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

See attached Real Estate Transaction Disclosure condition:

Airport Planner Signature: \_\_\_\_\_

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2020-002  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

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 Airport Land Use Compatibility Plan (ALUCP) for ONT. 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:** Jeanie Irene Aguilo, Associate Planner  
Planning Department

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

**DATE:** March 19, 2020

**SUBJECT:** PDEV20-006 – A Development Plan approval to construct 226 single-family dwellings on approximately 53.79 acres of land located at the northwest corner of Haven and Bellgraves, within Planning Area 28 of the Subarea 29 Specific Plan (APN(s): 218-321-17 and 218-321-30). Related File(s): PMTT14-025 and PMTT14-024.

- 
- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.
- 

### **SITE AND BUILDING FEATURES:**

- A. 2016 CBC Type of Construction: Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 2
- E. Total Square Footage: 2,565 to 3,157 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): R 3

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

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

### **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### **4.0 FIRE PROTECTION SYSTEMS**

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of Fire Department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.

### **5.0 BUILDING CONSTRUCTION FEATURES**

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

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



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Irene Aguilo, Associate Planner

**FROM:** Emily Hernandez, Police Officer

**DATE:** April 1, 2020

**SUBJECT:** PDEV20-006- A DEVELOPMENT PLAN TO CONSTRUCT 226 SINGLE-FAMILY DWELLINGS LOCATED ON THE NORTHWEST CORNER OF HAVEN AVENUE AND BELLGRAVE.

---

The “Standard Conditions of Approval” contained in Resolution No. 2017-027 for “Ontario ranch Projects” apply. The applicant shall read and be thoroughly familiar with these conditions, including but not limited to, the requirements listed below.

- Required lighting for all walkways, paseos, driveways, doorways, parking areas, parks, park walkways, playgrounds, recreation areas and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall install illuminated address numbers, powered by photocell, on each individual unit and shall not be controlled by the building occupants.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions. This includes the provisions for perimeter lighting, site lighting, fencing and/or uniformed security.

The Applicant is invited to contact Officer Emily Hernandez at (909) 408-1755 with any questions or concerns regarding these conditions.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Irene Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** March 17, 2020  
**SUBJECT:** PDEV20-006

- 
- 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:lr



## Attachment B—Detailed Plans and Elevations

*(Documents follow this page)*

# *Parklane*

ONTARIO, CA

**LENNAR**<sup>®</sup>

06/04/20

Kevin L. Crook  
**Architect**  
Inc  
PLANNING + ARCHITECTURE

#19123

## Greenly at Parklane

A-1	PLAN 1 (2449) - FLOOR PLANS
A-2	PLAN 1 (2449) - FRONT ELEVATIONS
A-3	PLAN 1 (2449) - SPANISH COLONIAL "A" ELEVATIONS
A-4	PLAN 1 (2449) - SPANISH COLONIAL "A" ELEVATIONS ENHANCED
A-5	PLAN 1 (2449) - CRAFTSMAN "B" ELEVATIONS
A-6	PLAN 1 (2449) - CRAFTSMAN "B" ELEVATIONS ENHANCED
A-7	PLAN 1 (2449) - FARMHOUSE "C" ELEVATIONS
A-8	PLAN 1 (2449) - FARMHOUSE "C" ELEVATIONS ENHANCED
A-9	PLAN 1 (2449) - ROOF PLANS
A-10	PLAN 2 (2547) - FLOOR PLANS
A-11	PLAN 2 (2547) - FRONT ELEVATIONS
A-12	PLAN 2 (2547) - SPANISH COLONIAL "A" ELEVATIONS
A-13	PLAN 2 (2547) - SPANISH COLONIAL "A" ELEVATIONS ENHANCED
A-14	PLAN 2 (2547) - FARMHOUSE "C" ELEVATIONS
A-15	PLAN 2 (2547) - FARMHOUSE "C" ELEVATIONS ENHANCED
A-16	PLAN 2 (2547) - AMERICAN TRADITIONAL "D" ELEVATIONS
A-17	PLAN 2 (2547) - AMERICAN TRADITIONAL "D" ELEVATIONS ENHANCED
A-18	PLAN 2 (2547) - ROOF PLANS
A-19	PLAN 2X (2547X) - FLOOR PLANS
A-20	PLAN 2X (2547X) - FRONT ELEVATIONS
A-21	PLAN 2X (2547X) - SPANISH COLONIAL "A" ELEVATIONS
A-22	PLAN 2X (2547X) - FARMHOUSE "C" ELEVATIONS
A-23	PLAN 2X (2547X) - ROOF PLANS
A-24	PLAN 3 (2700) - FLOOR PLANS
A-25	PLAN 3 (2700) - FRONT ELEVATIONS
A-26	PLAN 3 (2700) - SPANISH COLONIAL "A" ELEVATIONS
A-27	PLAN 3 (2700) - SPANISH COLONIAL "A" ELEVATIONS ENHANCED
A-28	PLAN 3 (2700) - CRAFTSMAN "B" ELEVATIONS
A-29	PLAN 3 (2700) - CRAFTSMAN "B" ELEVATIONS ENHANCED
A-30	PLAN 3 (2700) - AMERICAN TRADITIONAL "D" ELEVATIONS
A-31	PLAN 3 (2700) - AMERICAN TRADITIONAL "D" ELEVATIONS ENHANCED
A-32	PLAN 3 (2700) - ANDALUSIAN "E" ELEVATIONS
A-33	PLAN 3 (2700) - ANDALUSIAN "E" ELEVATIONS ENHANCED
A-34	PLAN 3 (2700) - ROOF PLANS
A-35	PLAN 3 (2700) - ROOF PLANS

DEVELOPER: LENNAR

CONTACT: BLAINE HUMBLER

BUSINESS: 951-817-3582

WWW.LENNAR.COM

LENNAR

980 MONTECITO DRIVE STE 206

CORONA, CA 92879

**LENNAR**

*Parklane*

ONTARIO, CA

## Everly at Parklane

A-36	PLAN 4 (2985) - FLOOR PLANS
A-37	PLAN 4 (2985) - FRONT ELEVATIONS
A-38	PLAN 4 (2985) - SPANISH COLONIAL "A" ELEVATIONS
A-39	PLAN 4 (2985) - SPANISH COLONIAL "A" ELEVATIONS ENHANCED
A-40	PLAN 4 (2985) - CRAFTSMAN "B" ELEVATIONS
A-41	PLAN 4 (2985) - CRAFTSMAN "B" ELEVATIONS ENHANCED
A-42	PLAN 4 (2985) - FARMHOUSE "C" ELEVATIONS
A-43	PLAN 4 (2985) - FARMHOUSE "C" ELEVATIONS ENHANCED
A-44	PLAN 4 (2985) - AMERICAN TRADITIONAL "D" ELEVATIONS
A-45	PLAN 4 (2985) - AMERICAN TRADITIONAL "D" ELEVATIONS ENHANCED
A-46	PLAN 4 (2985) - ROOF PLANS
A-47	PLAN 4 (2985) - ROOF PLANS
A-48	PLAN 4X (2985X) - FLOOR PLANS
A-49	PLAN 4X (2985X) - FRONT ELEVATIONS
A-50	PLAN 4X (2985X) - SPANISH COLONIAL "A" ELEVATIONS
A-51	PLAN 4X (2985X) - CRAFTSMAN "B" ELEVATIONS
A-52	PLAN 4X (2985X) - FARMHOUSE "C" ELEVATIONS
A-53	PLAN 4X (2985X) - AMERICAN TRADITIONAL "D" ELEVATIONS
A-54	PLAN 4X (2985X) - ROOF PLANS
A-55	PLAN 4X (2985X) - ROOF PLANS
A-56	PLAN 5 (3105) - FLOOR PLANS
A-57	PLAN 5 (3105) - FRONT ELEVATIONS
A-58	PLAN 5 (3105) - SPANISH COLONIAL "A" ELEVATIONS
A-59	PLAN 5 (3105) - SPANISH COLONIAL "A" ELEVATIONS ENHANCED
A-60	PLAN 5 (3105) - CRAFTSMAN "B" ELEVATIONS
A-61	PLAN 5 (3105) - CRAFTSMAN "B" ELEVATIONS ENHANCED
A-62	PLAN 5 (3105) - FARMHOUSE "C" ELEVATIONS
A-63	PLAN 5 (3105) - FARMHOUSE "C" ELEVATIONS ENHANCED
A-64	PLAN 5 (3105) - ROOF PLANS
A-65	PLAN 6 (3381) - FLOOR PLANS
A-66	PLAN 6 (3381) - FRONT ELEVATIONS
A-67	PLAN 6 (3381) - SPANISH COLONIAL "A" ELEVATIONS
A-68	PLAN 6 (3381) - SPANISH COLONIAL "A" ELEVATIONS ENHANCED
A-69	PLAN 6 (3381) - CRAFTSMAN "B" ELEVATIONS
A-70	PLAN 6 (3381) - CRAFTSMAN "B" ELEVATIONS ENHANCED

A-71	PLAN 6 (3381) - AMERICAN TRADITIONAL "D" ELEVATIONS
A-72	PLAN 6 (3381) - AMERICAN TRADITIONAL "D" ELEVATIONS ENHANCED
A-73	PLAN 6 (3381) - ANDALUSIAN "E" ELEVATIONS
A-74	PLAN 6 (3381) - ANDALUSIAN "E" ELEVATIONS ENHANCED
A-75	PLAN 6 (3381) - ROOF PLANS
A-76	PLAN 6 (3381) - ROOF PLANS
A-77	WRITTEN COLOR SCHEMES

ARCHITECT:

CONTACT: BARRY PATTISON

BUSINESS: 949-660-1587

WWW.KLCARCH.COM

KEVIN L. CROOK ARCHITECT, INC.

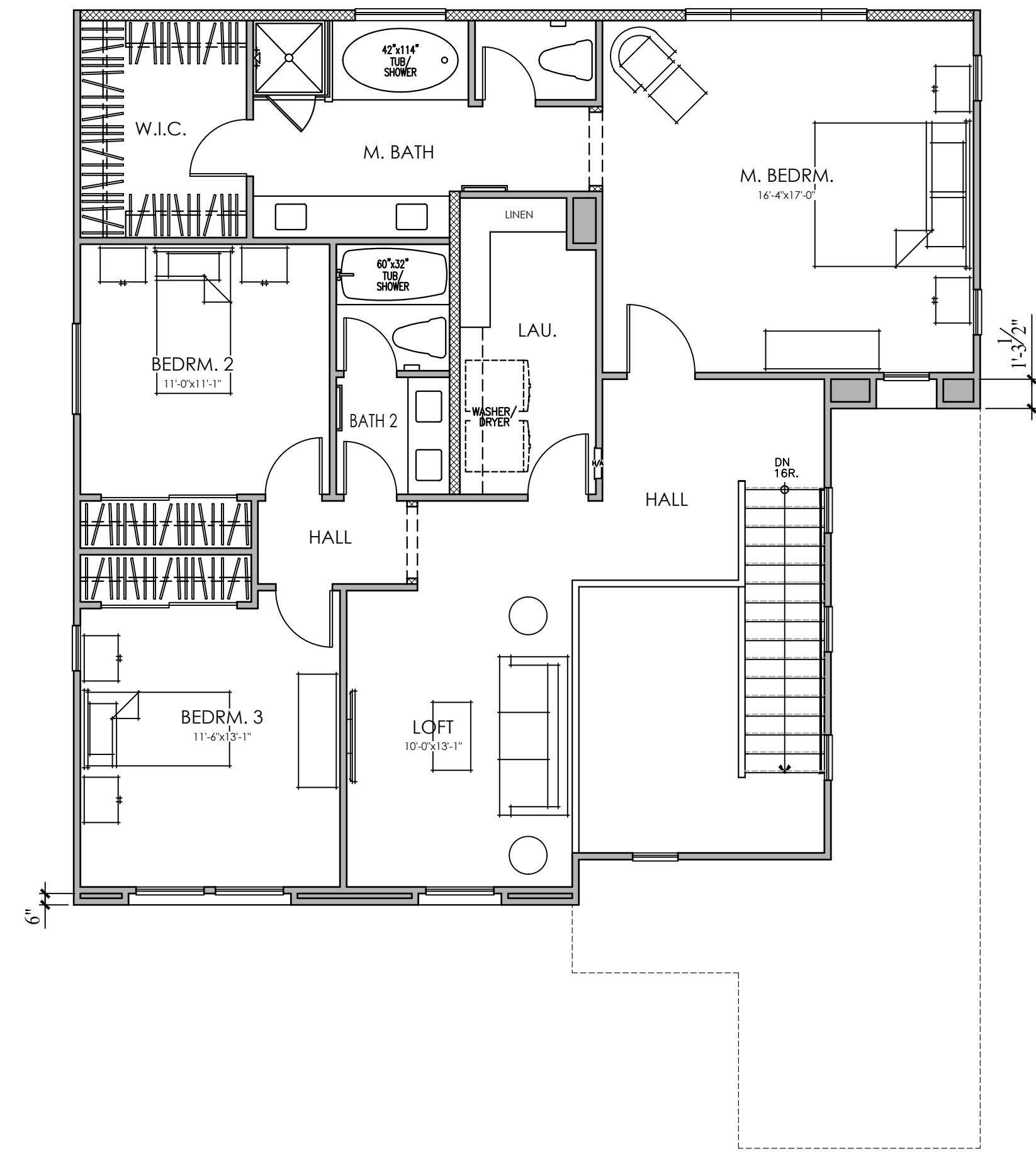
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IRVINE, CA 92612

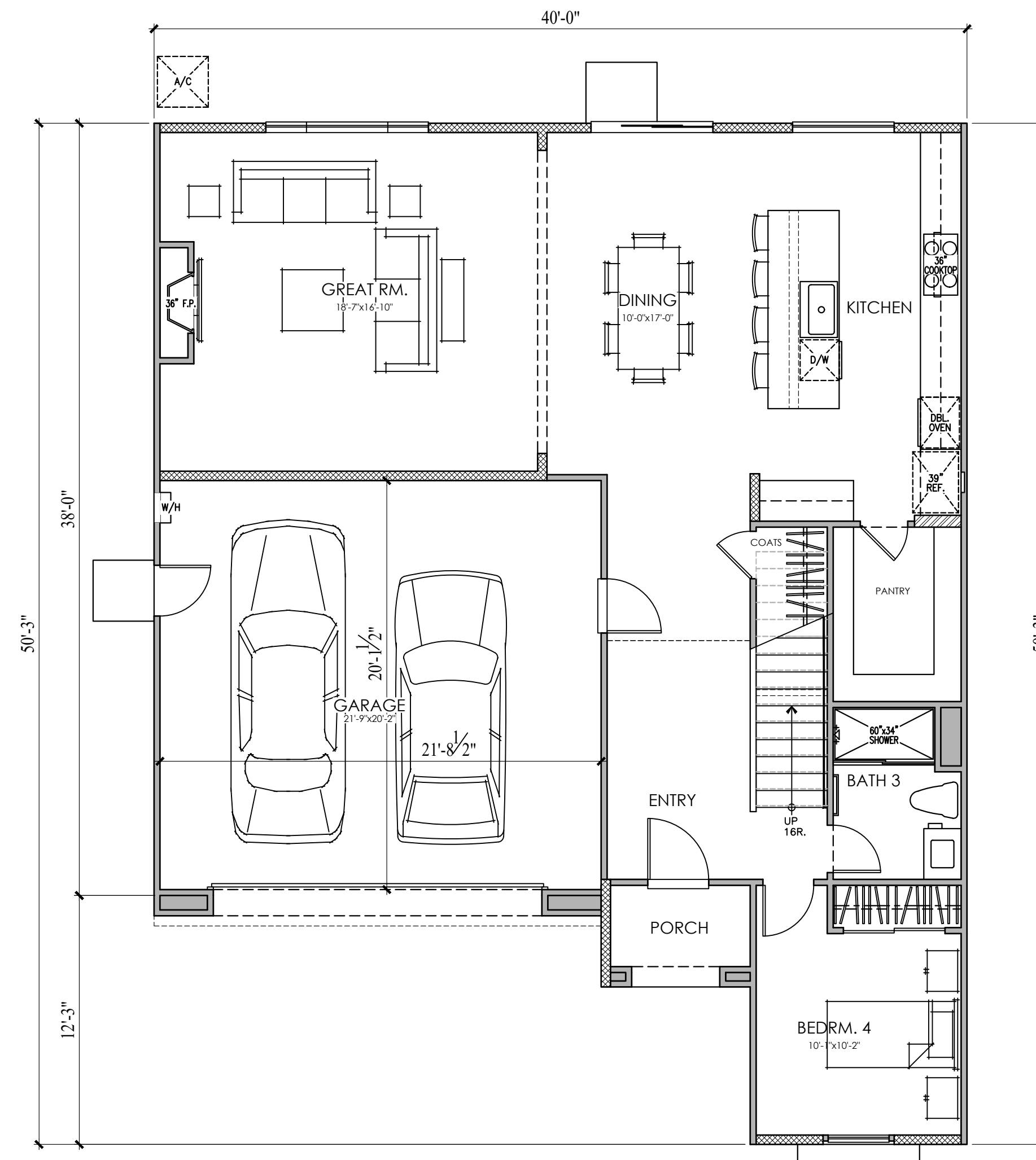
06/04/20

Kevin L. Crook  
**Architect**  
Inc  
PLANNING + ARCHITECTURE

#19123



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,197 SQ. FT.
SECOND FLOOR AREA	1,252 SQ. FT.
TOTAL DWELLING	2,449 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	449 SQ. FT.
PORCH "A"	37 SQ. FT.
PORCH "B"	37 SQ. FT.
PORCH "C"	68 SQ. FT.

PLAN 1 (2449)  
4 BEDROOM, 3 BATH, LOFT

*Greenly at Parklane*

ONTARIO, CA

40.2.2449.50.G2.3BA.99.K2.IY.MB2.FY.SLV

LENNAR®

06/04/20  
A-1

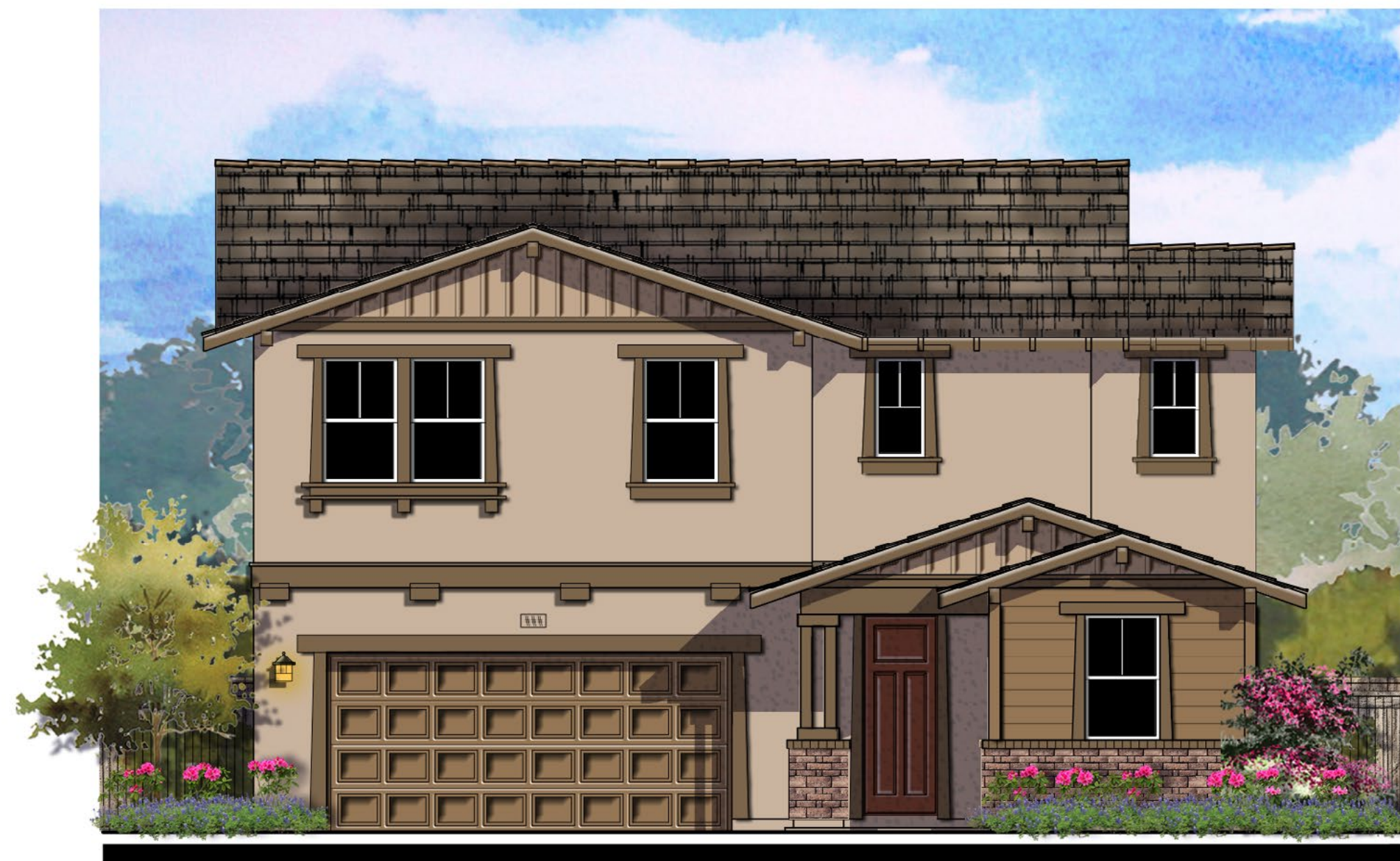
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PLANNING + ARCHITECTURE

#19123



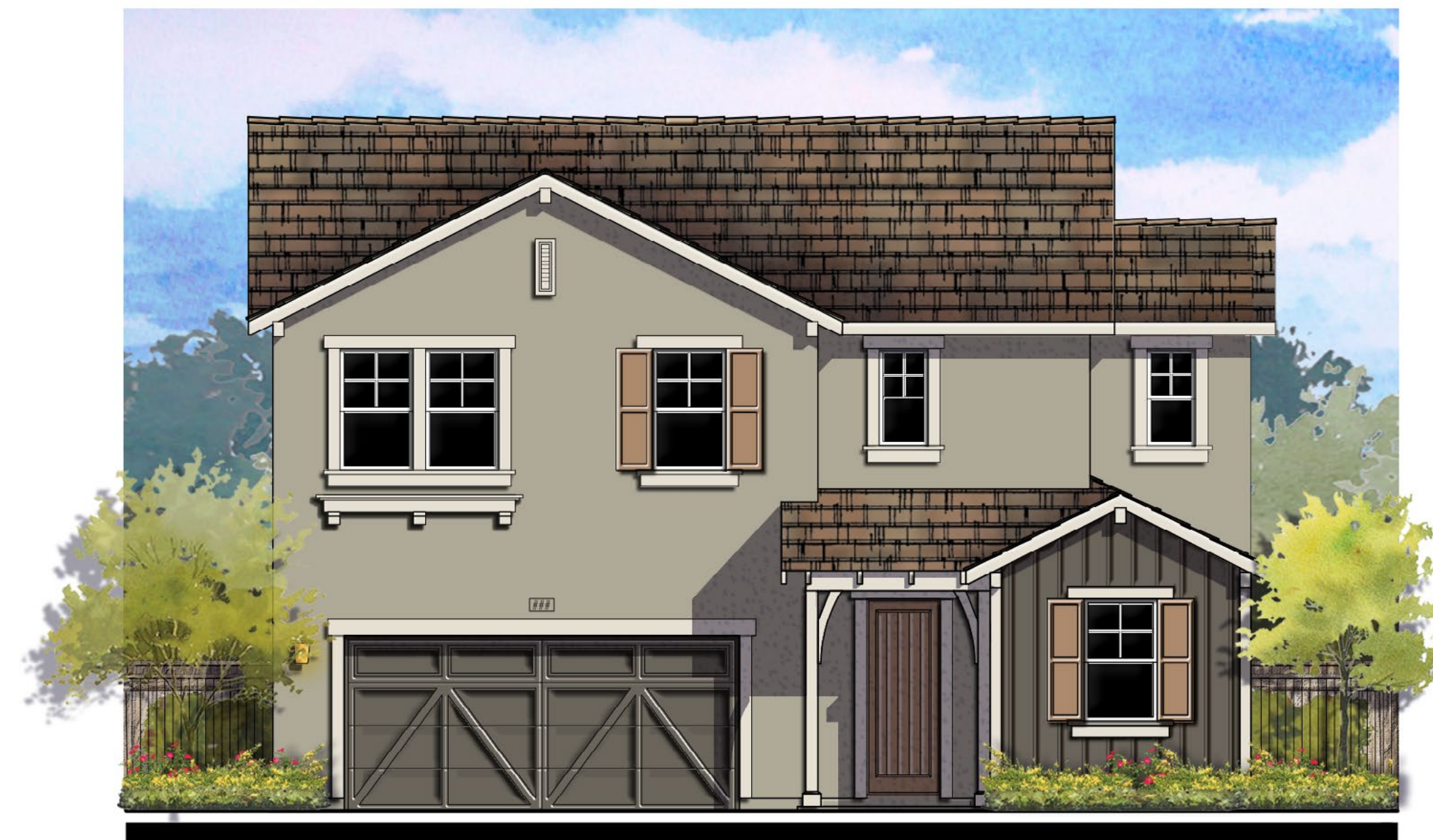
© 2020 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH COLONIAL



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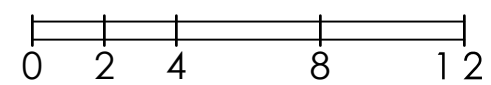
"B" CRAFTSMAN



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"C" FARMHOUSE

PLAN 1 (2449)  
FRONT ELEVATIONS

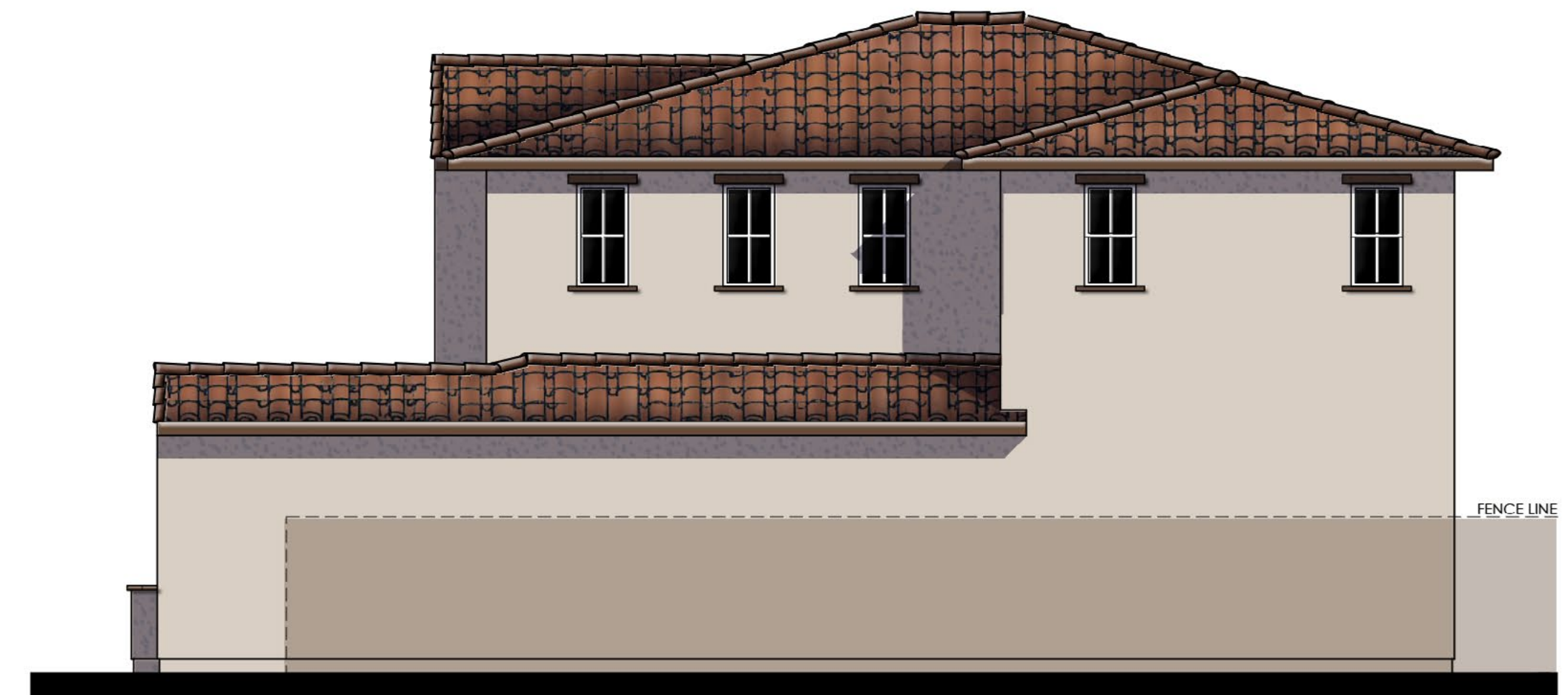




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 1

PLAN 1 (2449)

"A" SPANISH COLONIAL - ELEVATION

*Greenly at Parklane*

ONTARIO, CA





ENHANCED RIGHT



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ENHANCED REAR

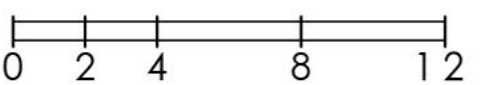
**MATERIALS LEGEND**  
(WHERE OCCURS)

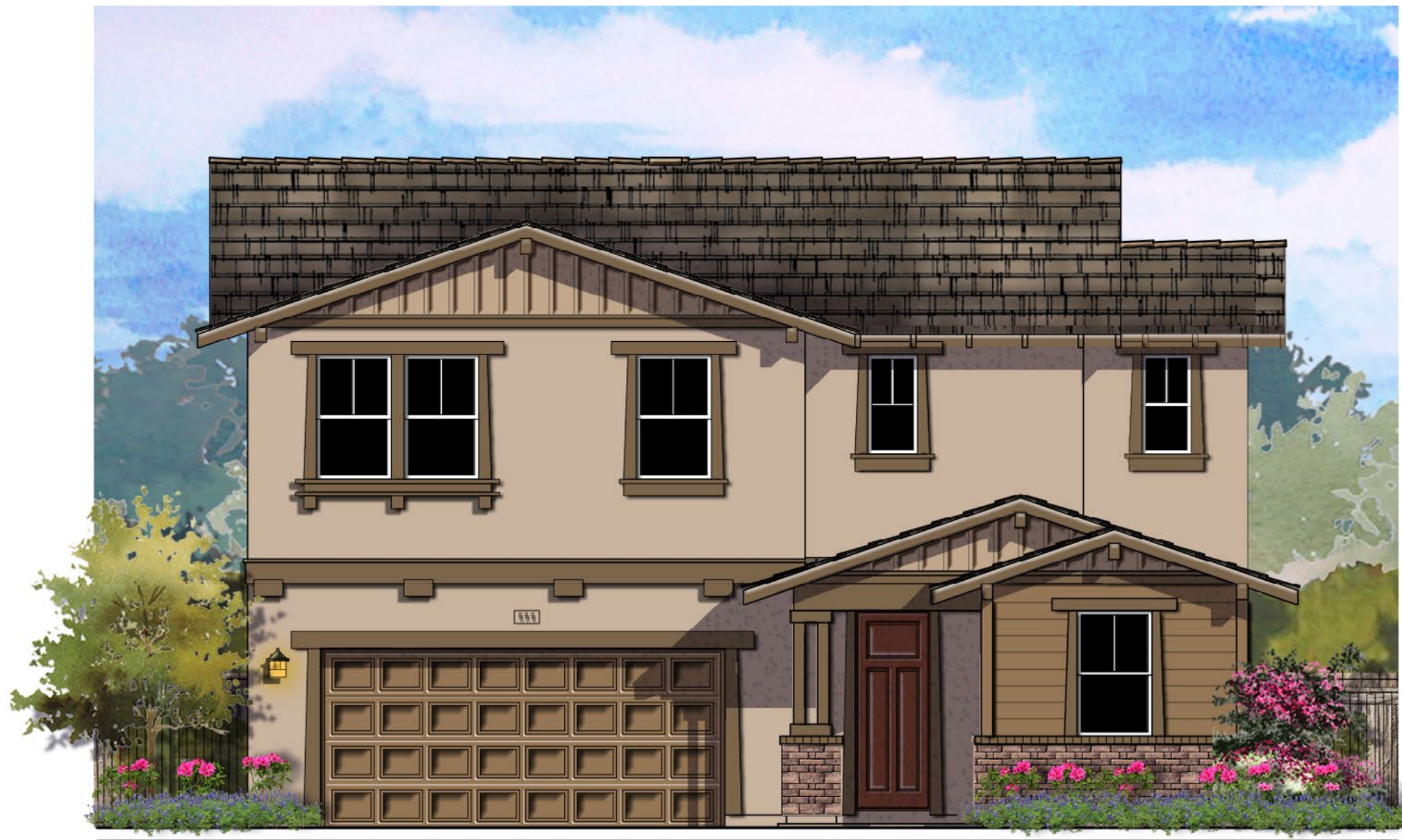
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 1

PLAN 1 (2449)

"A" SPANISH COLONIAL - ELEVATION

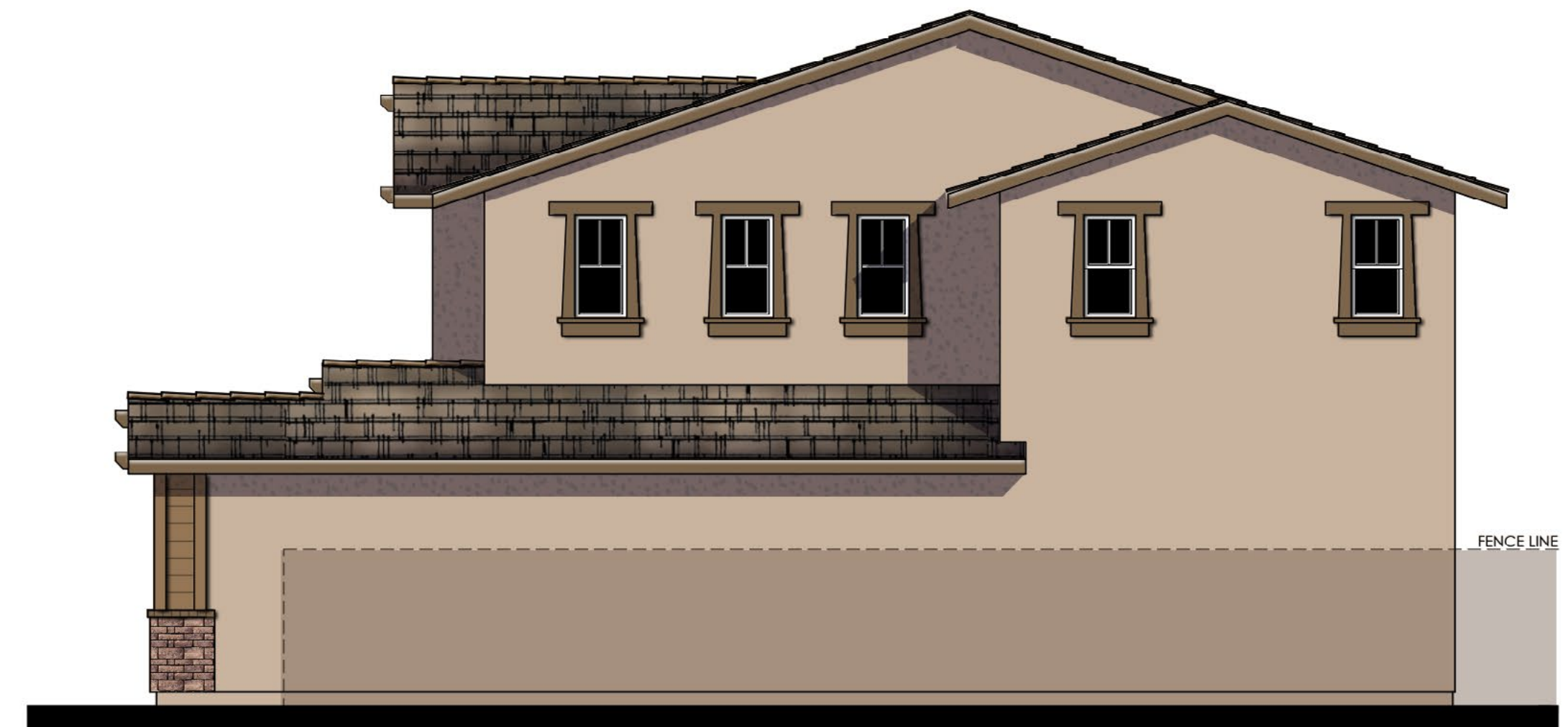




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



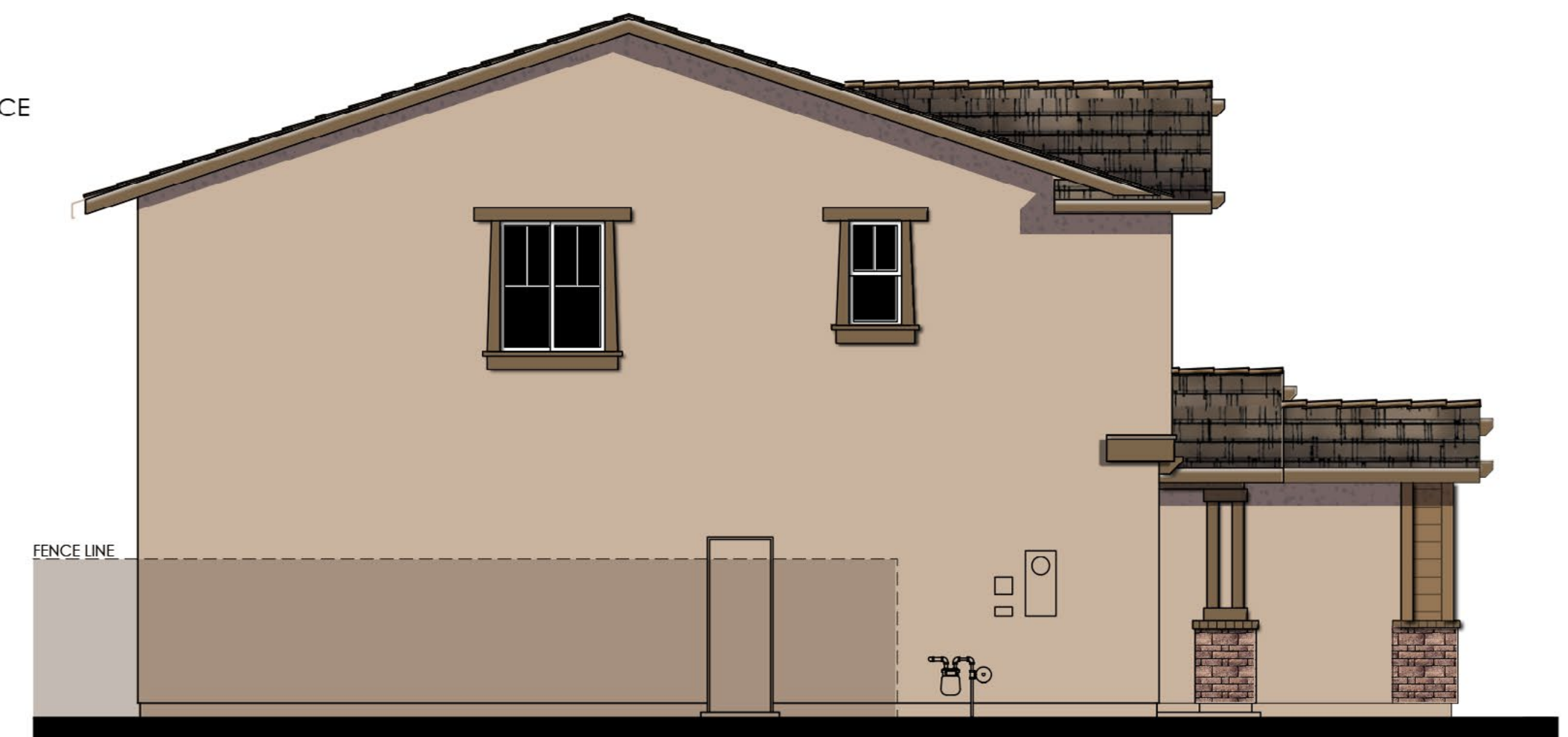
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN SIDING
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



LEFT

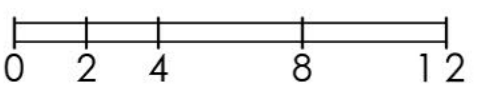
COLOR SCHEME 5

PLAN 1 (2449)

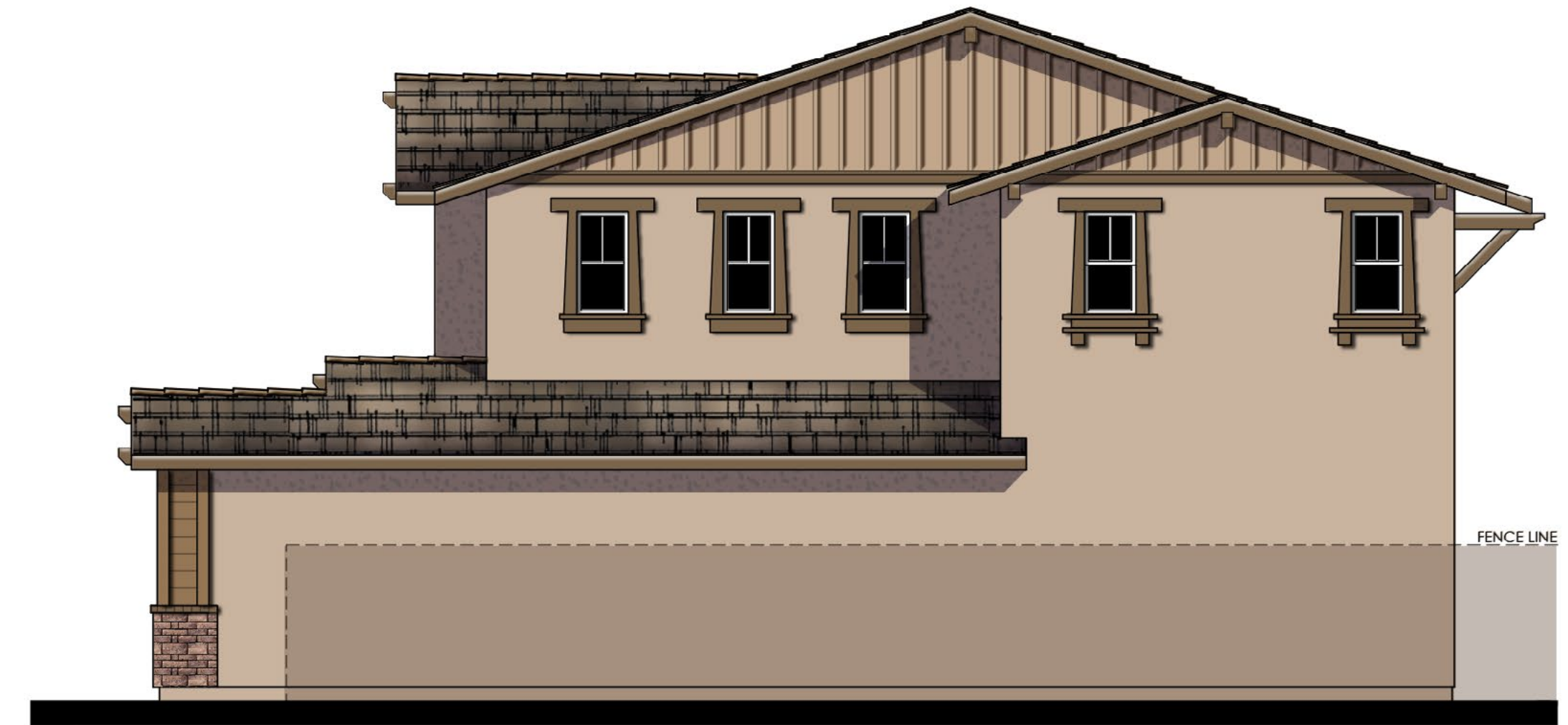
"B" CRAFTSMAN - ELEVATION

*Greenly at Parklane*

ONTARIO, CA







ENHANCED RIGHT



ENHANCED REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN SIDING
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER

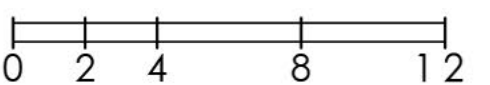
COLOR SCHEME 5

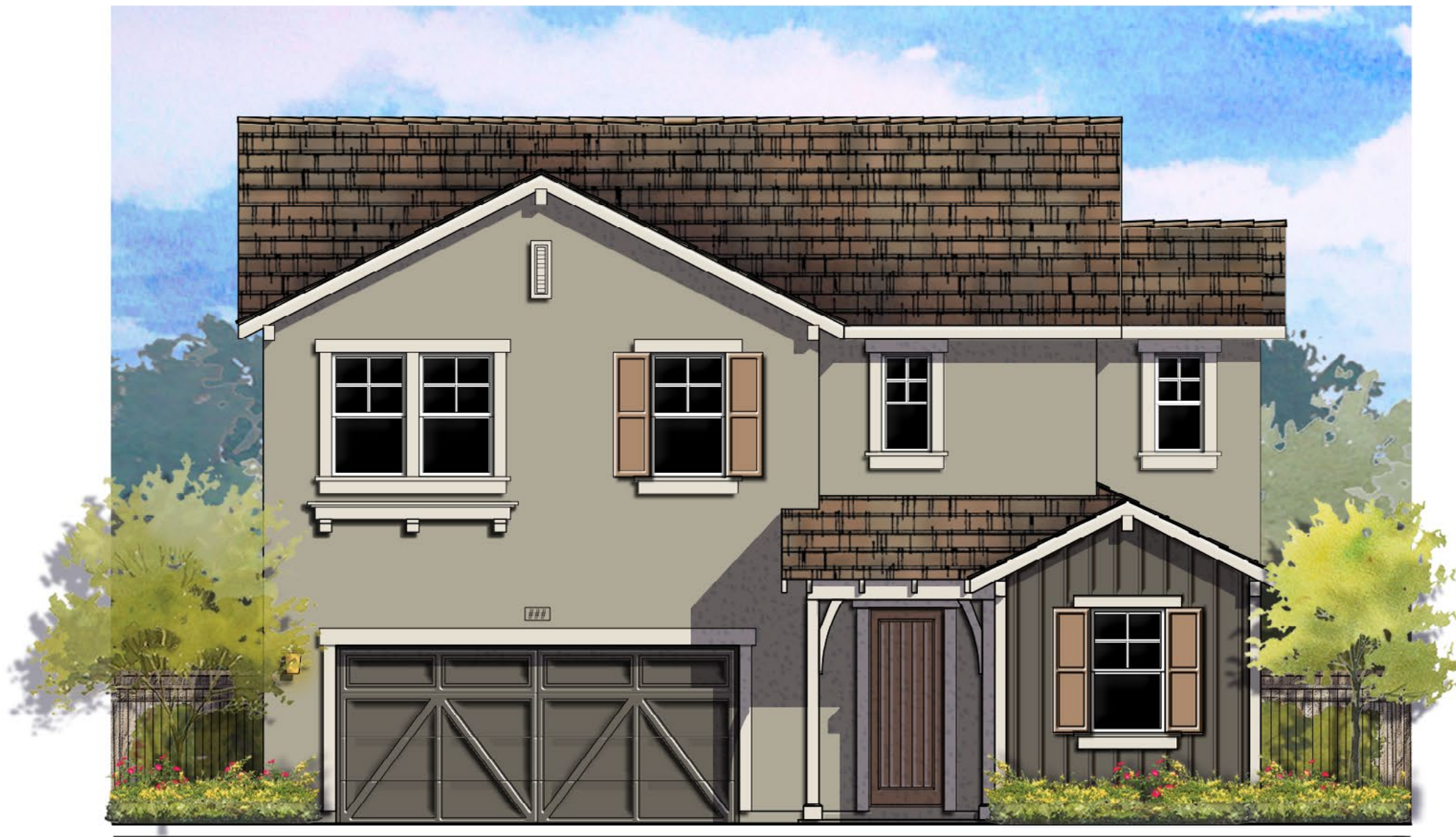
PLAN 1 (2449)

"B" CRAFTSMAN - ELEVATION

*Greenly at Parklane*

ONTARIO, CA

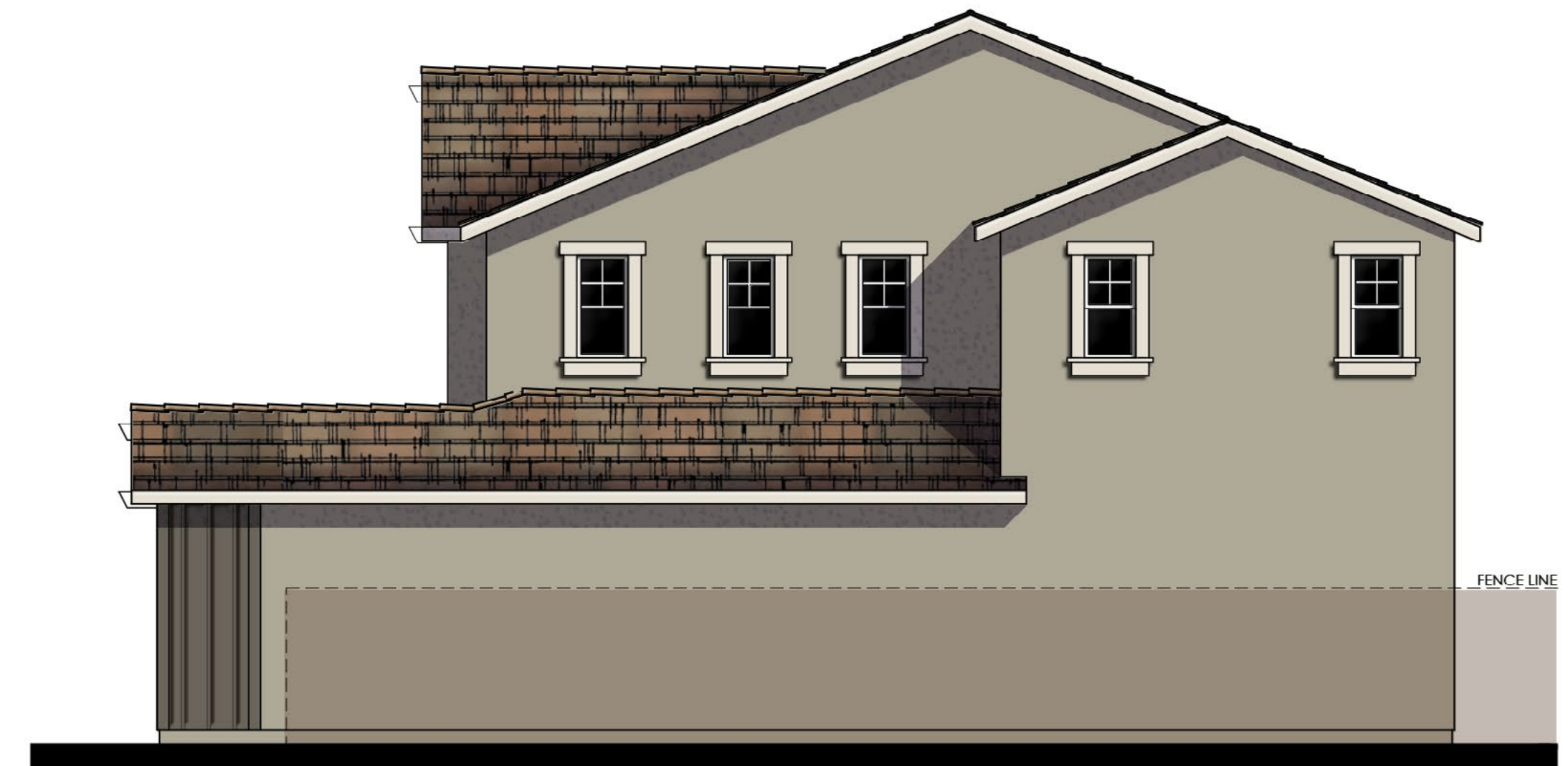




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



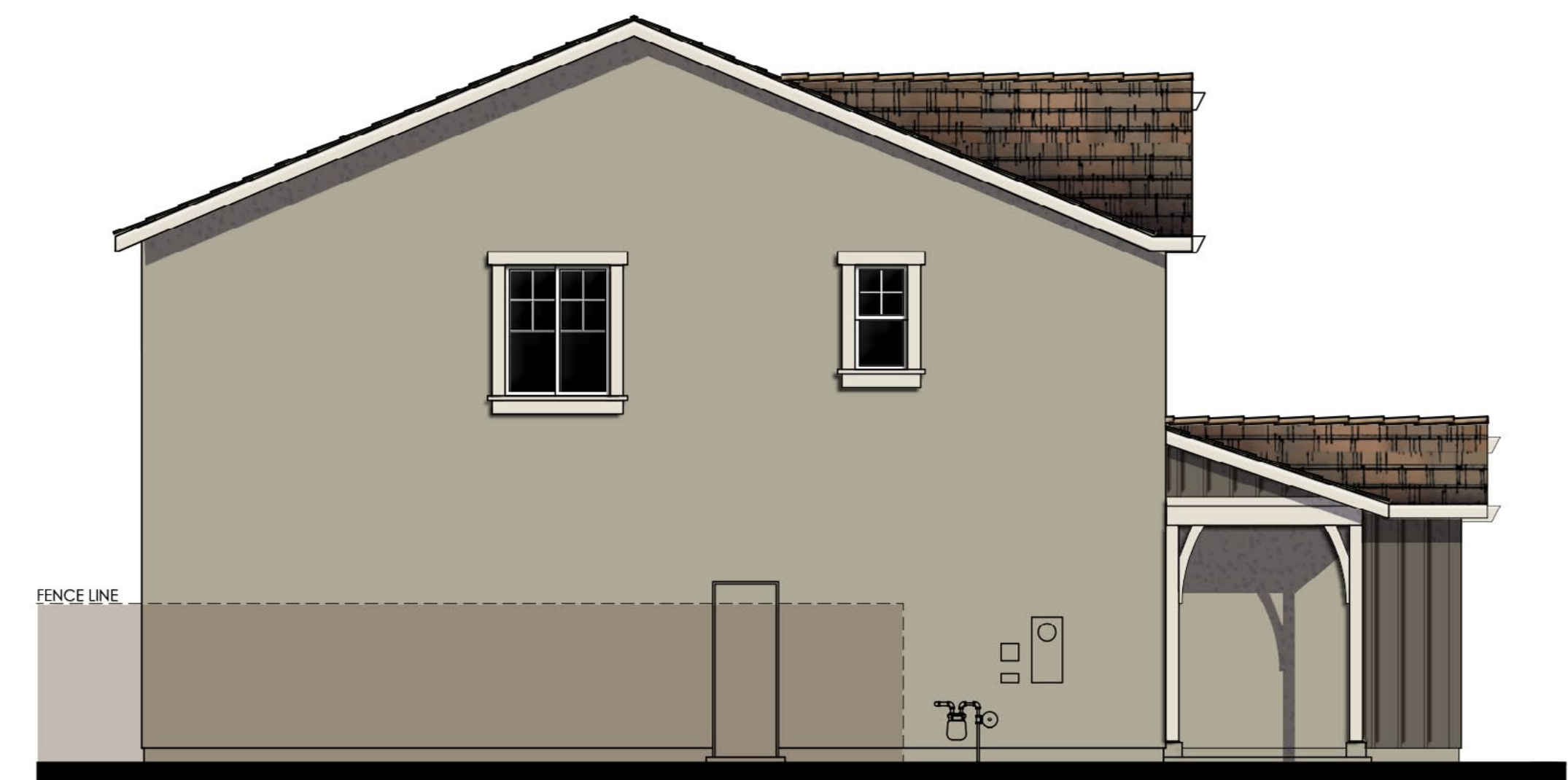
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ BOARD AND BATTEN SID
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM / DECOR.



LEFT

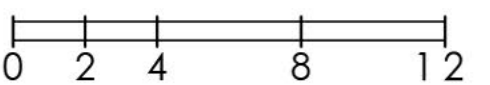
COLOR SCHEME 9

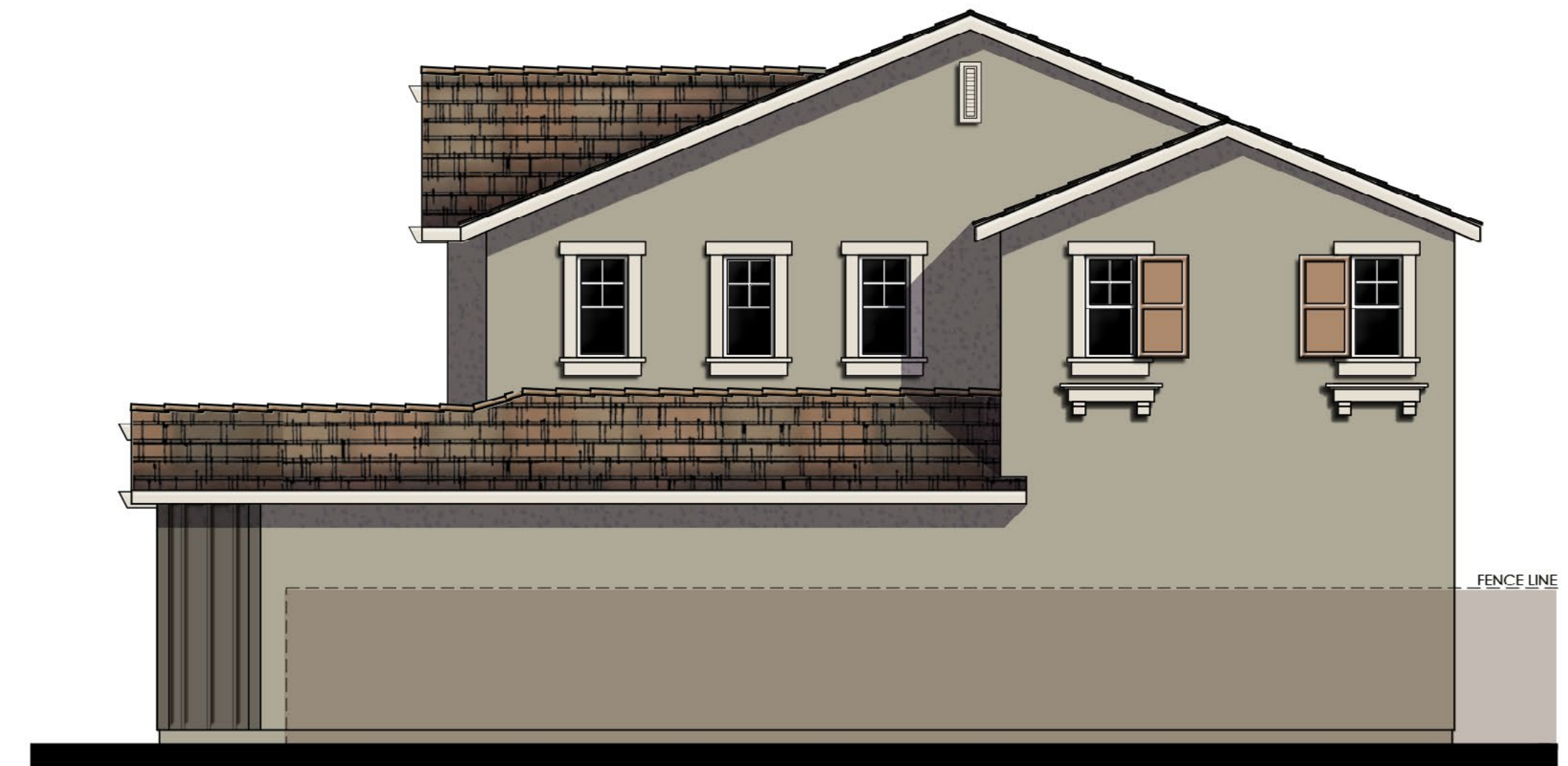
PLAN 1 (2449)

"C" FARMHOUSE - ELEVATION

*Greenly at Parklane*

ONTARIO, CA





ENHANCED RIGHT



ENHANCED REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KN
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ BOARD AND BATTEN
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM / DECK

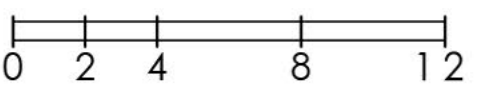
COLOR SCHEME 9

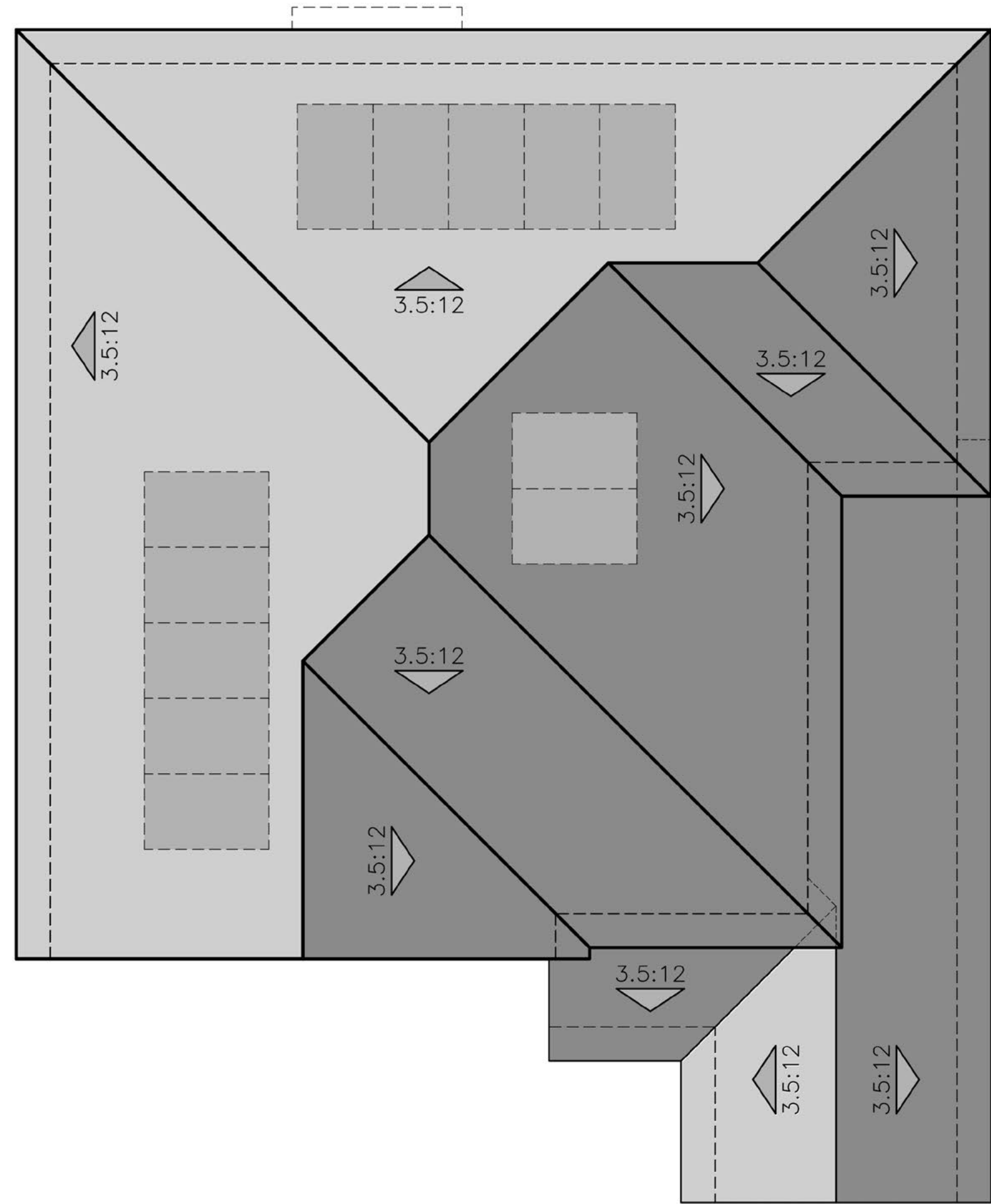
PLAN 1 (2449)

"C" FARMHOUSE - ELEVATION

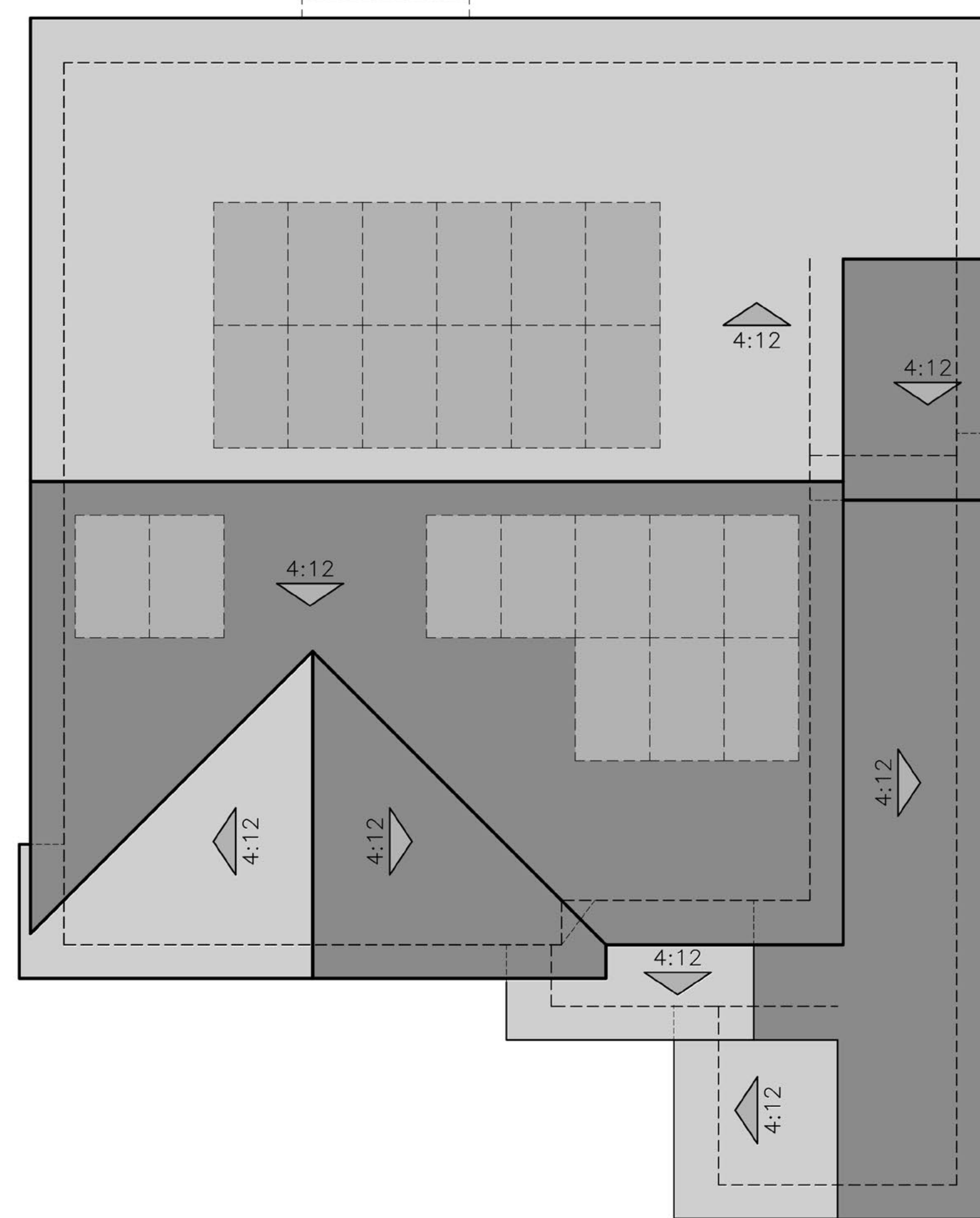
*Greenly at Parklane*

ONTARIO, CA

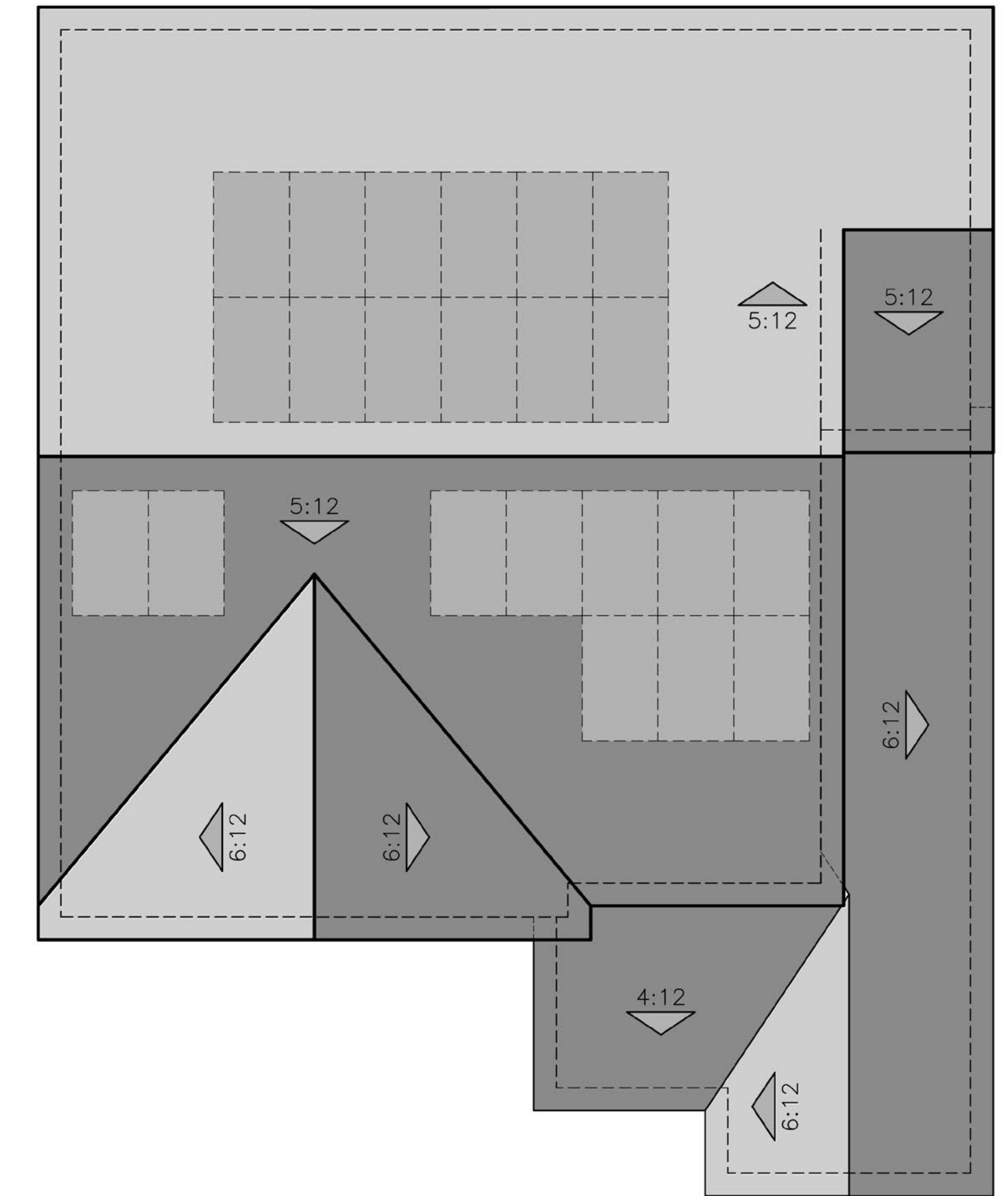




"A" SPANISH COLONIAL

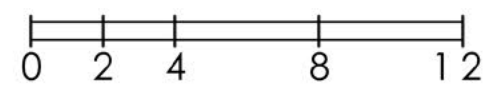


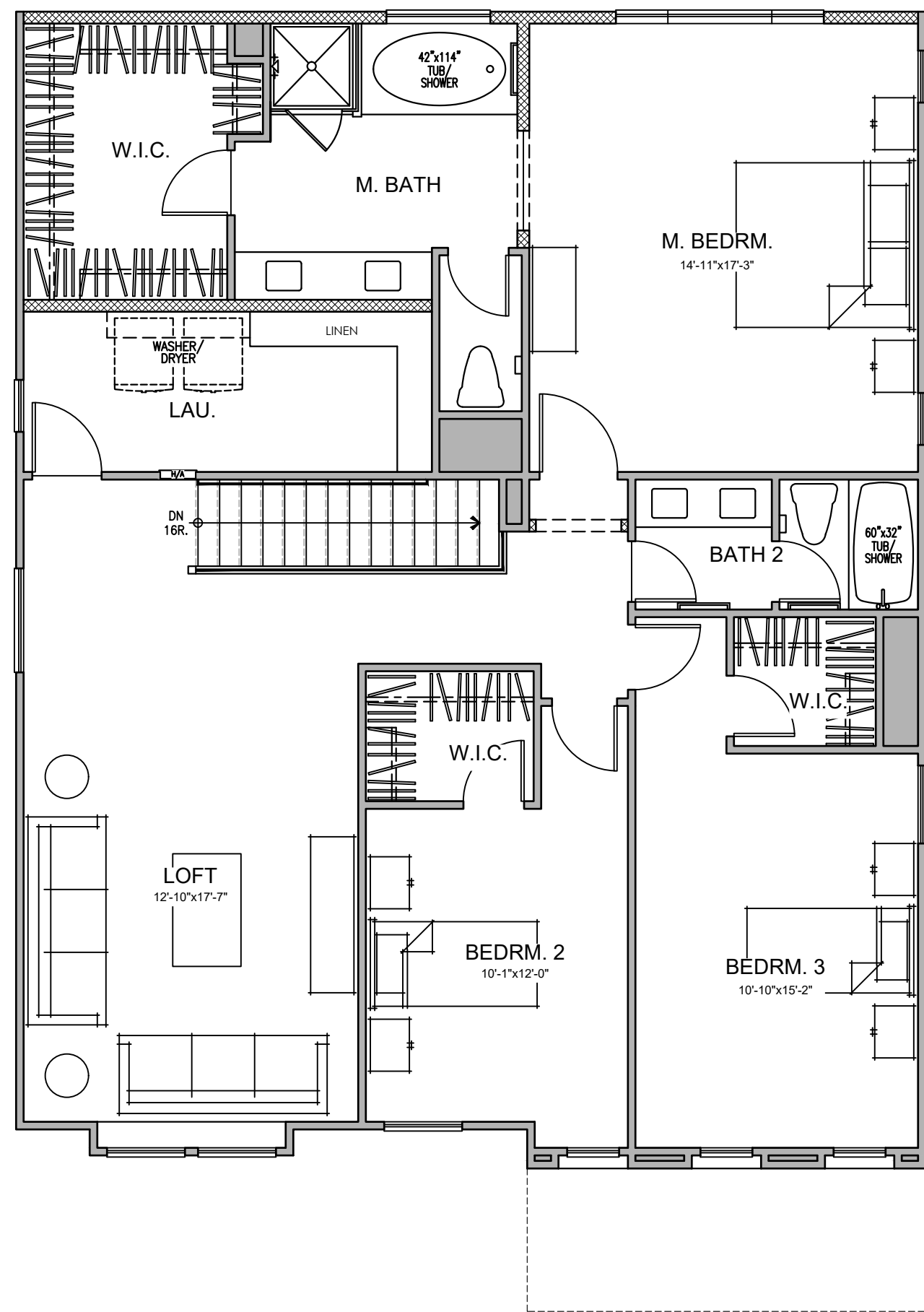
"B" CRAFTSMAN



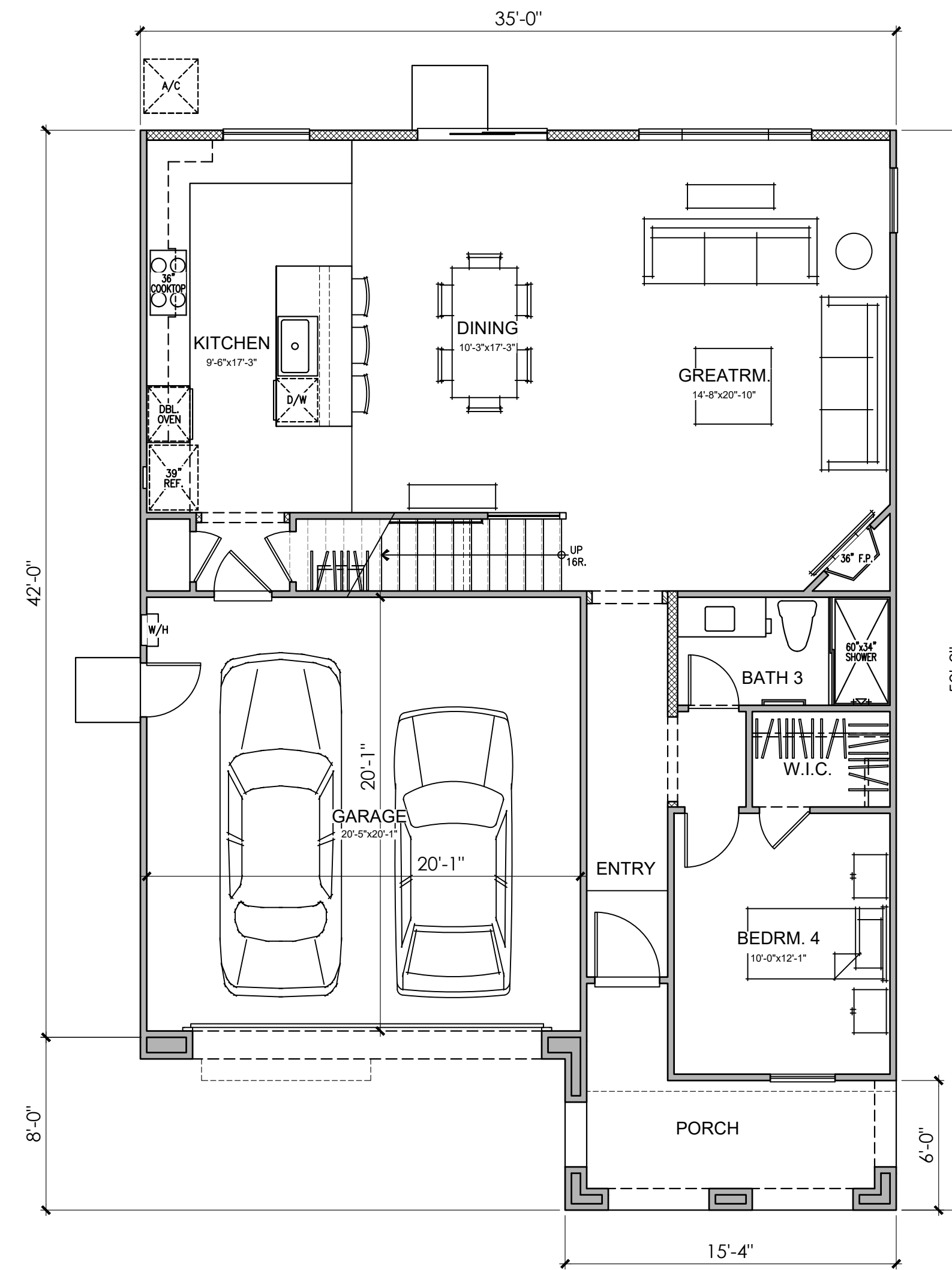
"C" FARMHOUSE

ROOF PLANS  
PLAN 1 (2449)





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,066 SQ. FT.
SECOND FLOOR AREA	1,481 SQ. FT.
TOTAL DWELLING	2,547 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	416 SQ. FT.
PORCH "A"	111 SQ. FT.
PORCH "C"	111 SQ. FT.
PORCH "D"	112 SQ. FT.

PLAN 2 (2547)  
4 BEDROOM, 3 BATH, LOFT

*Greenly at Parklane*

ONTARIO, CA



35.2.2547.46.G2.3BA.99.K2.IY.MB2.FY.SLV

**LENNAR**

06/04/20  
A-10

Kevin L. Crook  
**Architect**  
Inc  
PLANNING + ARCHITECTURE

#19123



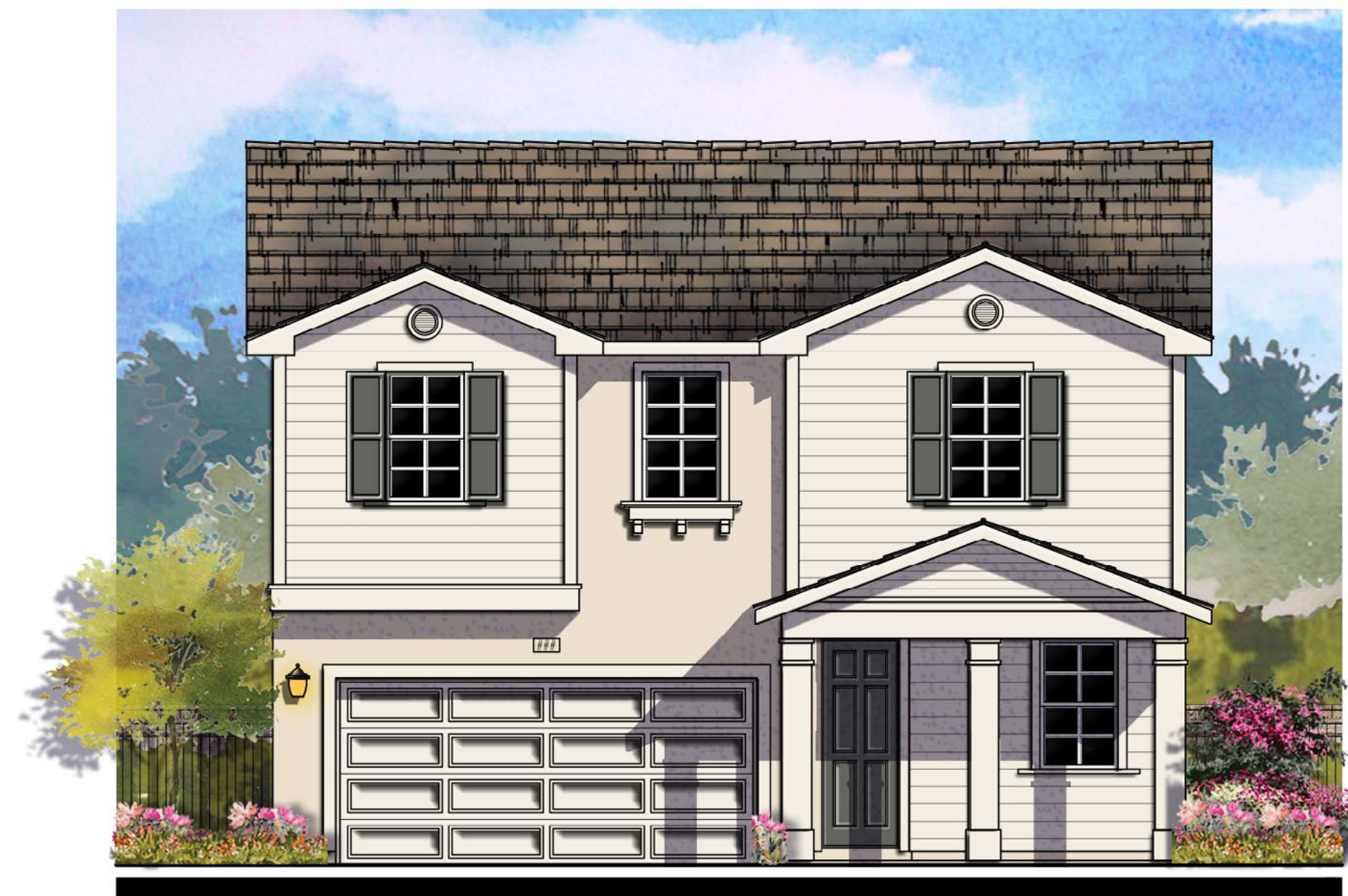
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"A" SPANISH COLONIAL



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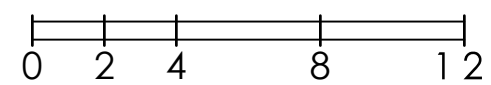
"C" FARMHOUSE

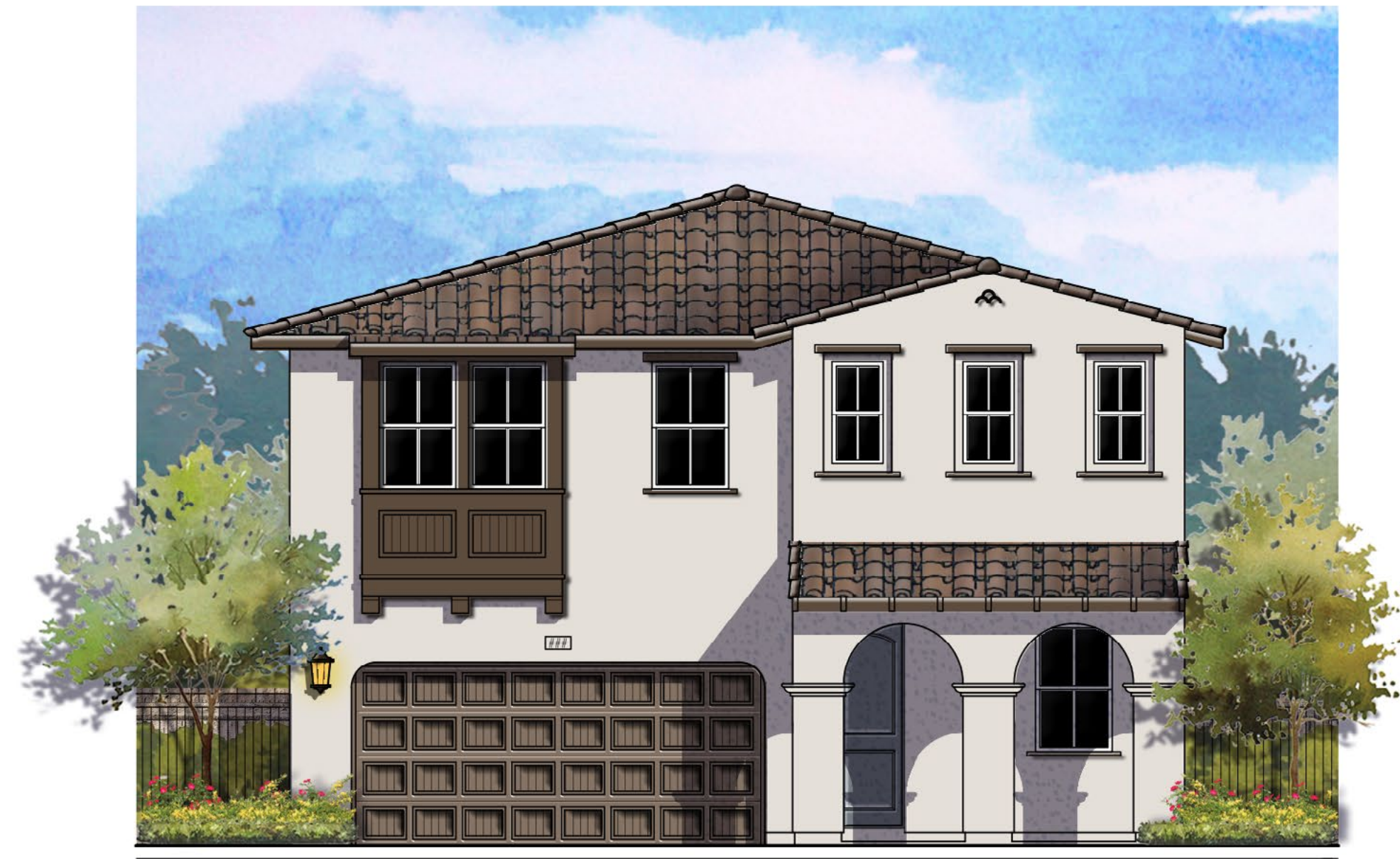


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"D" AMERICAN TRADITIONAL

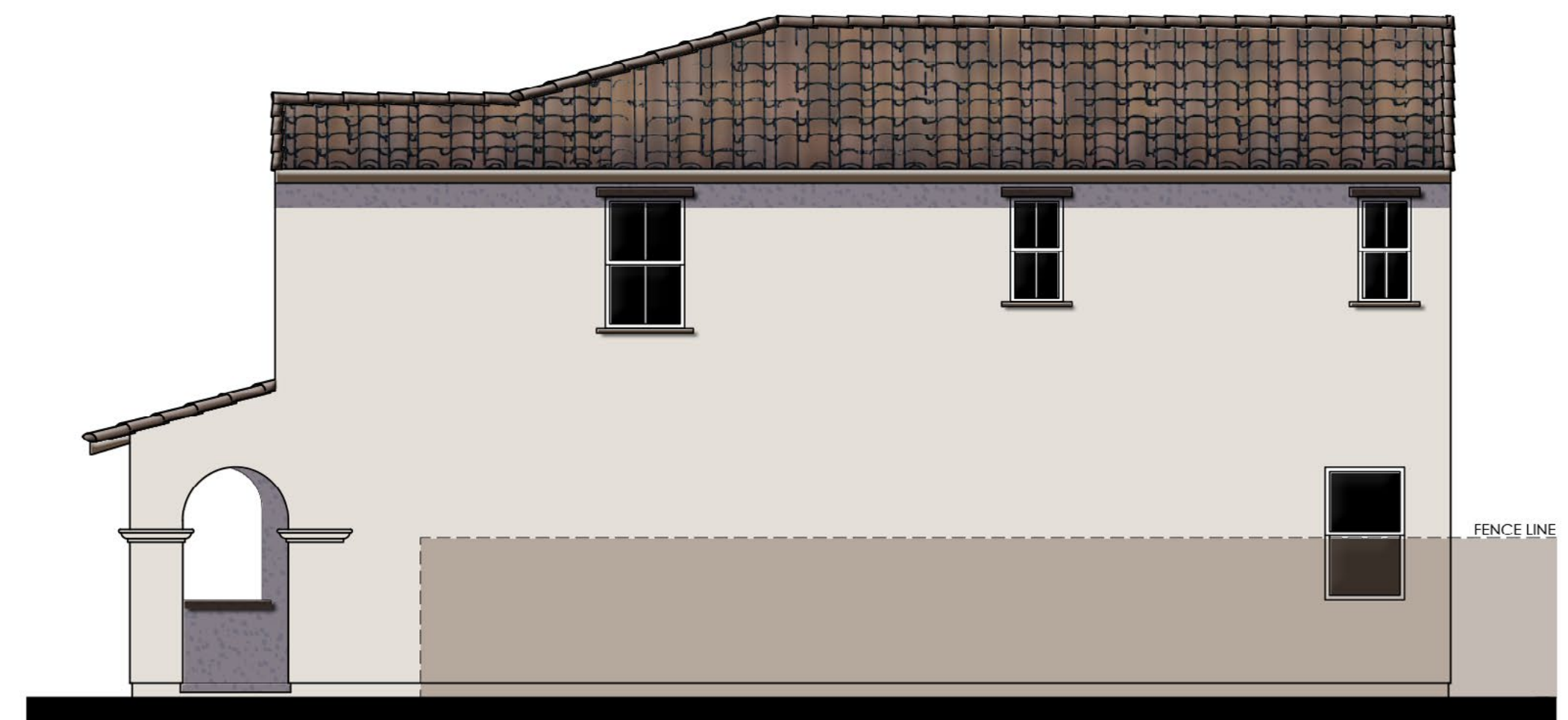
PLAN 2 (2547)  
FRONT ELEVATIONS





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FRONT



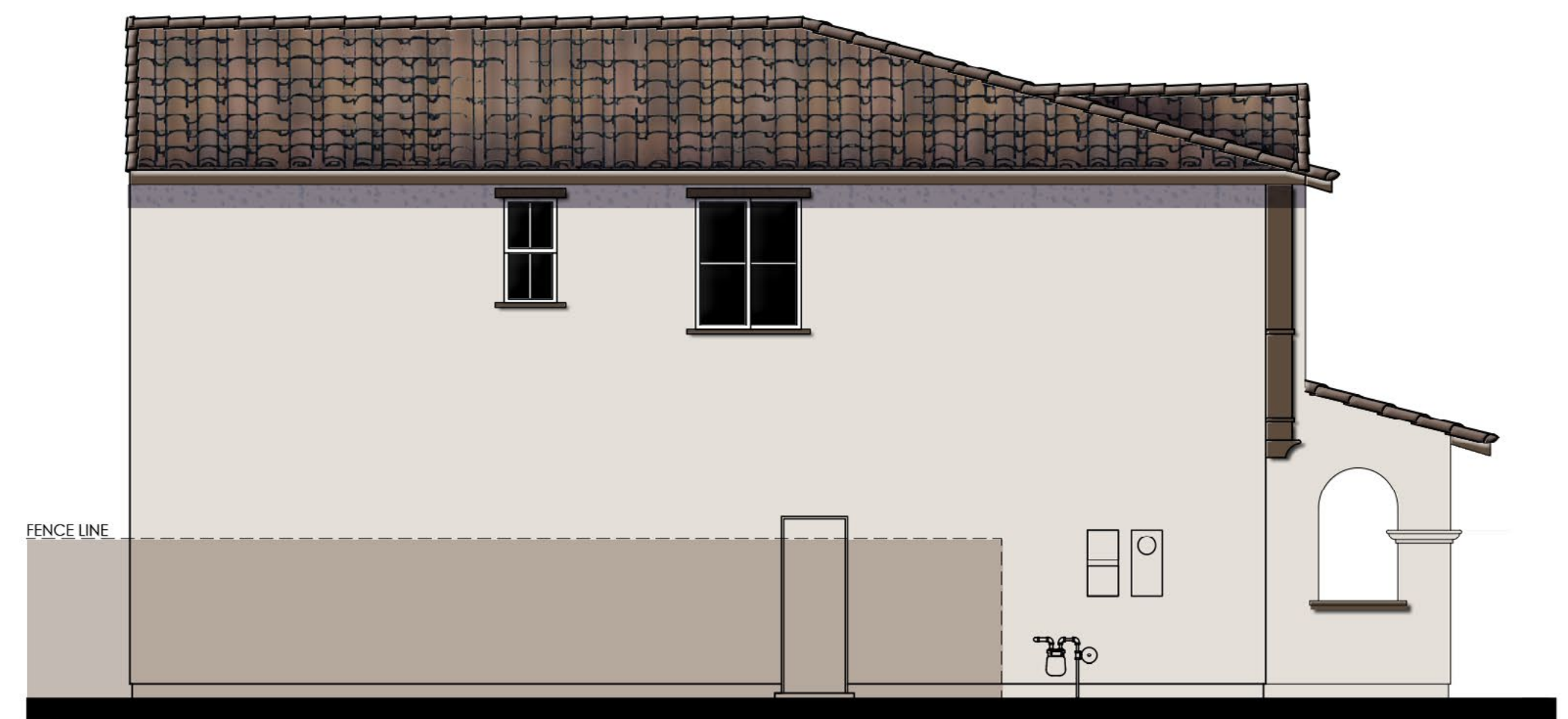
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
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- ROOF: LOW PROFILE CONCRETE "S" TILE
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- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



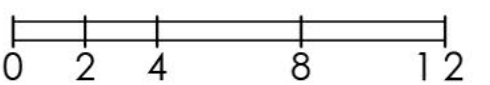
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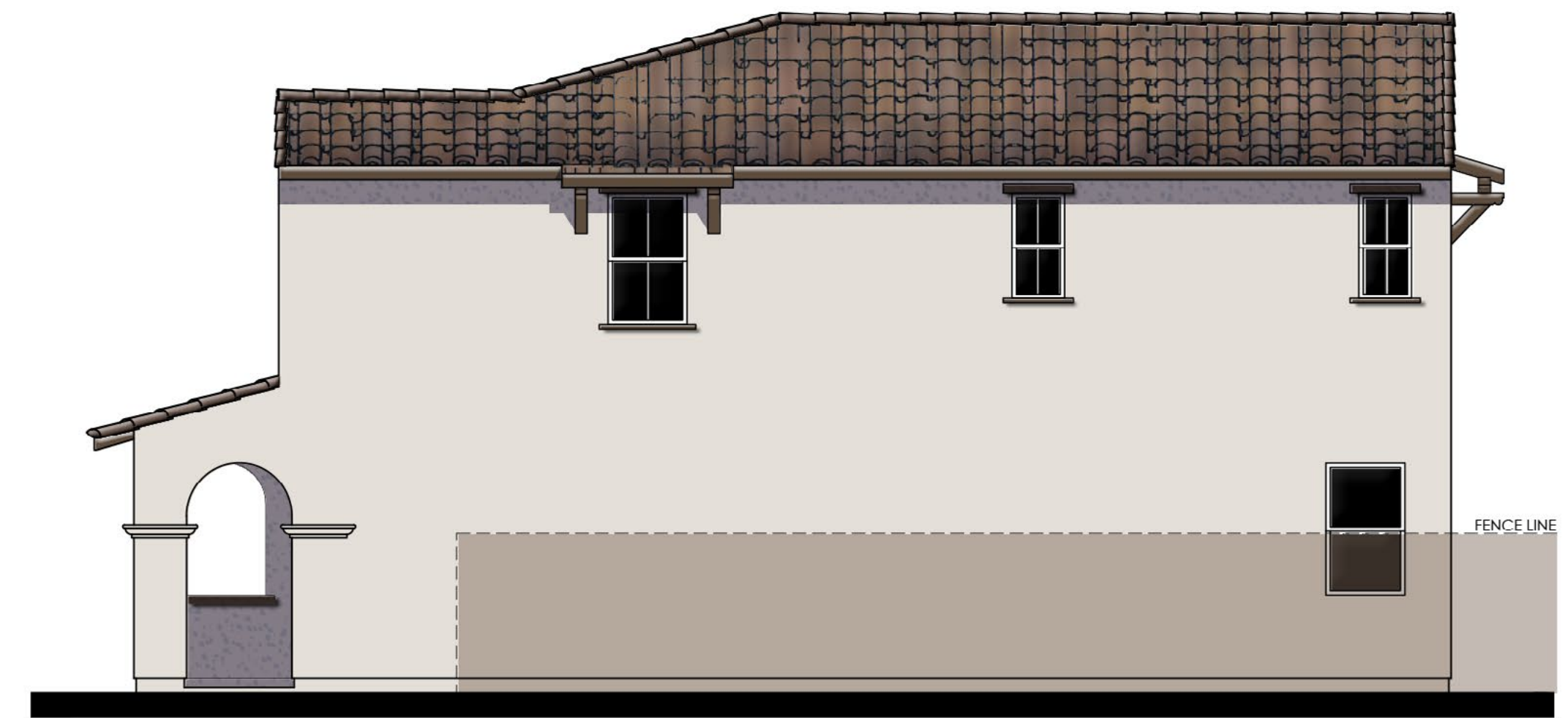
COLOR SCHEME 2  
**PLAN 2 (2547)**

"A" SPANISH COLONIAL - ELEVATION

*Greenly at Parklane*

ONTARIO, CA





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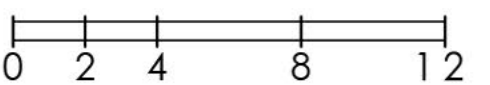
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- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 2

PLAN 2 (2547)

"A" SPANISH COLONIAL - ELEVATION

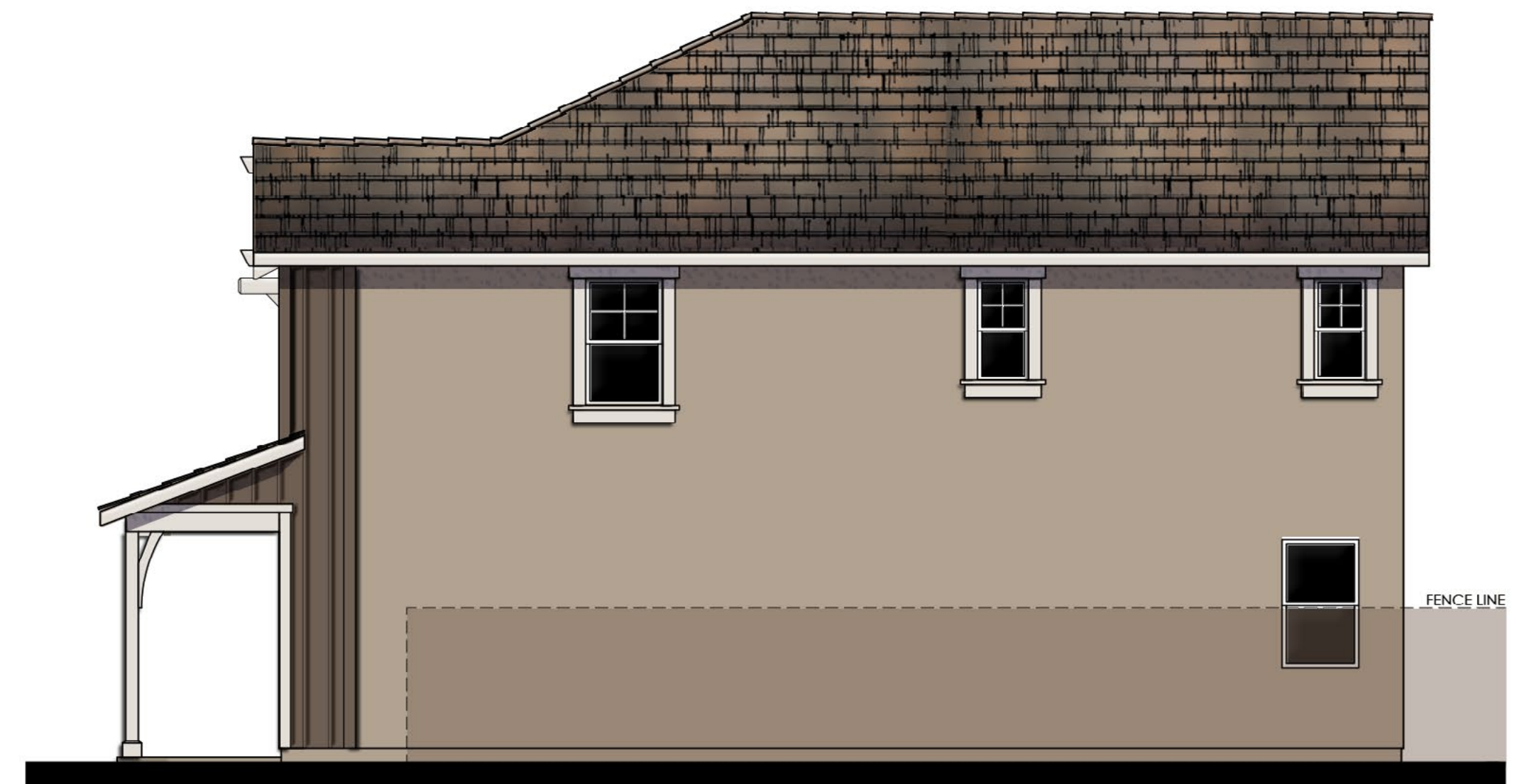






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FRONT



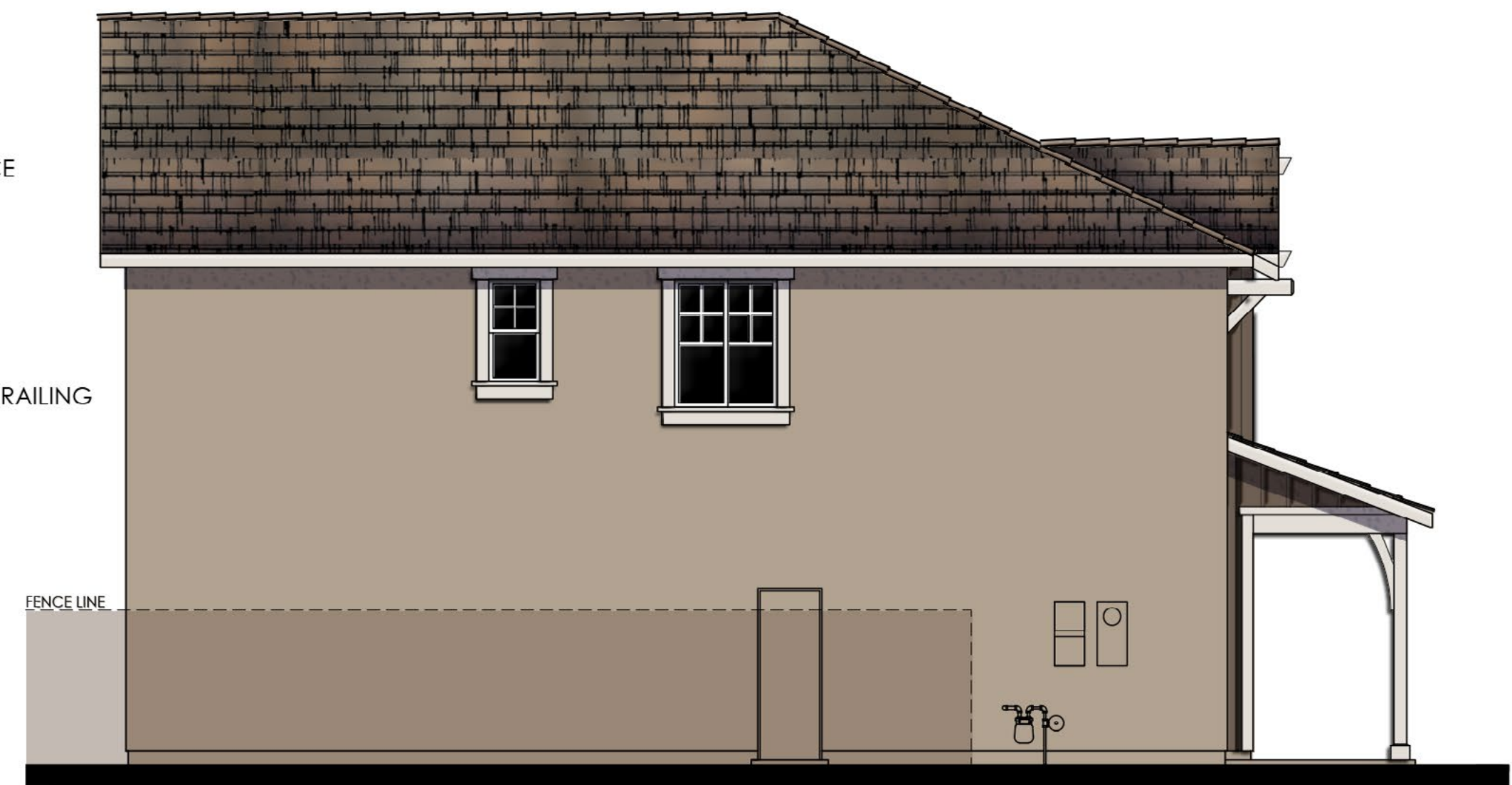
RIGHT



REAR

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(WHERE OCCURS)

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- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ BOARD AND BATTEN SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM / DECORATIVE RAILING



LEFT

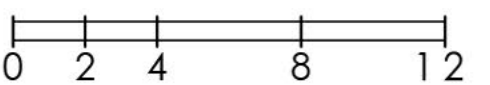
COLOR SCHEME 10

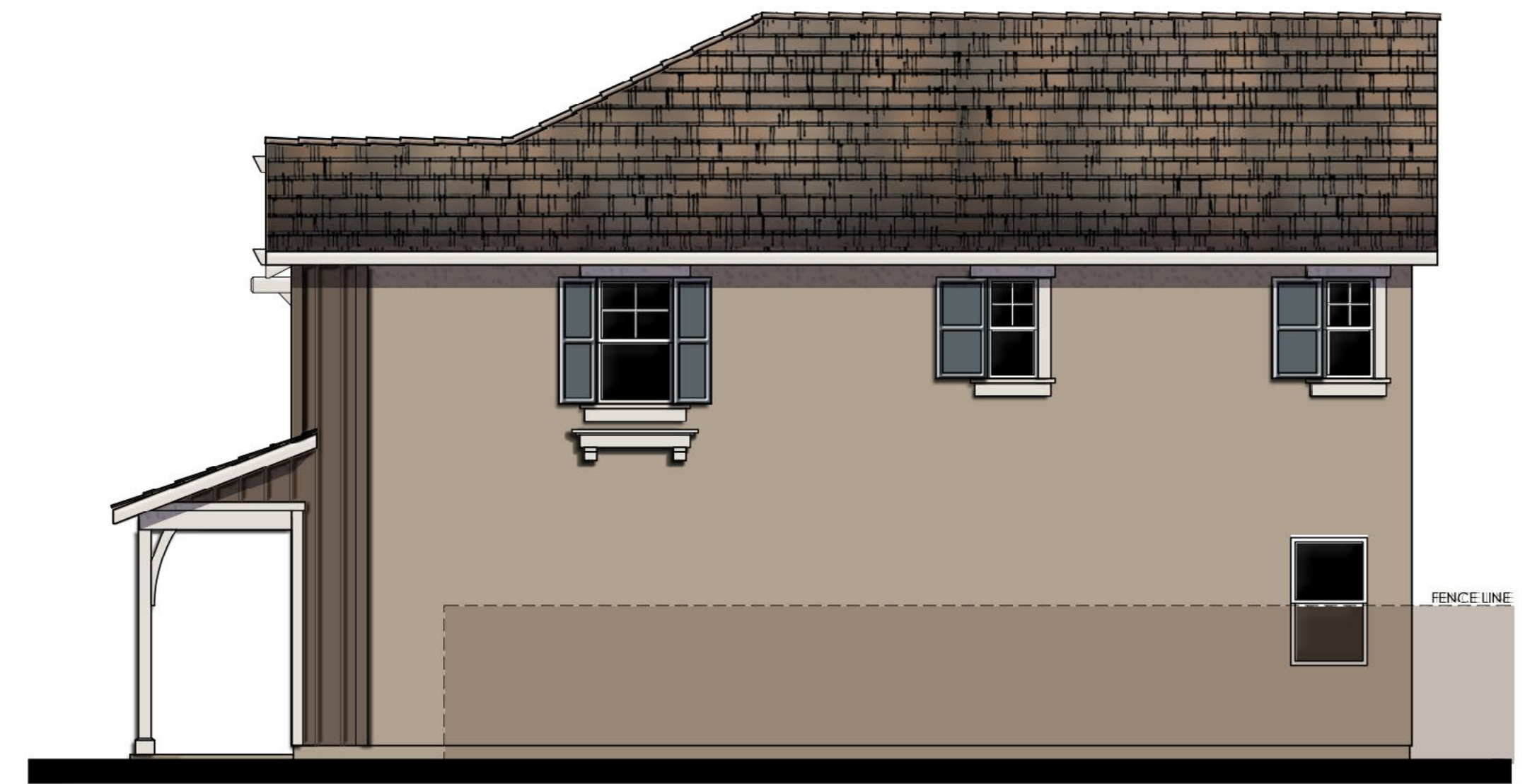
PLAN 2 (2547)

"C" FARMHOUSE - ELEVATION

*Greenly at Parklane*

ONTARIO, CA





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- WALL: STUCCO/ BOARD AND BATTEN SIDING
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- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM / DECORATI

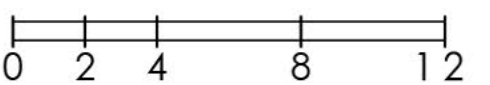
COLOR SCHEME 10

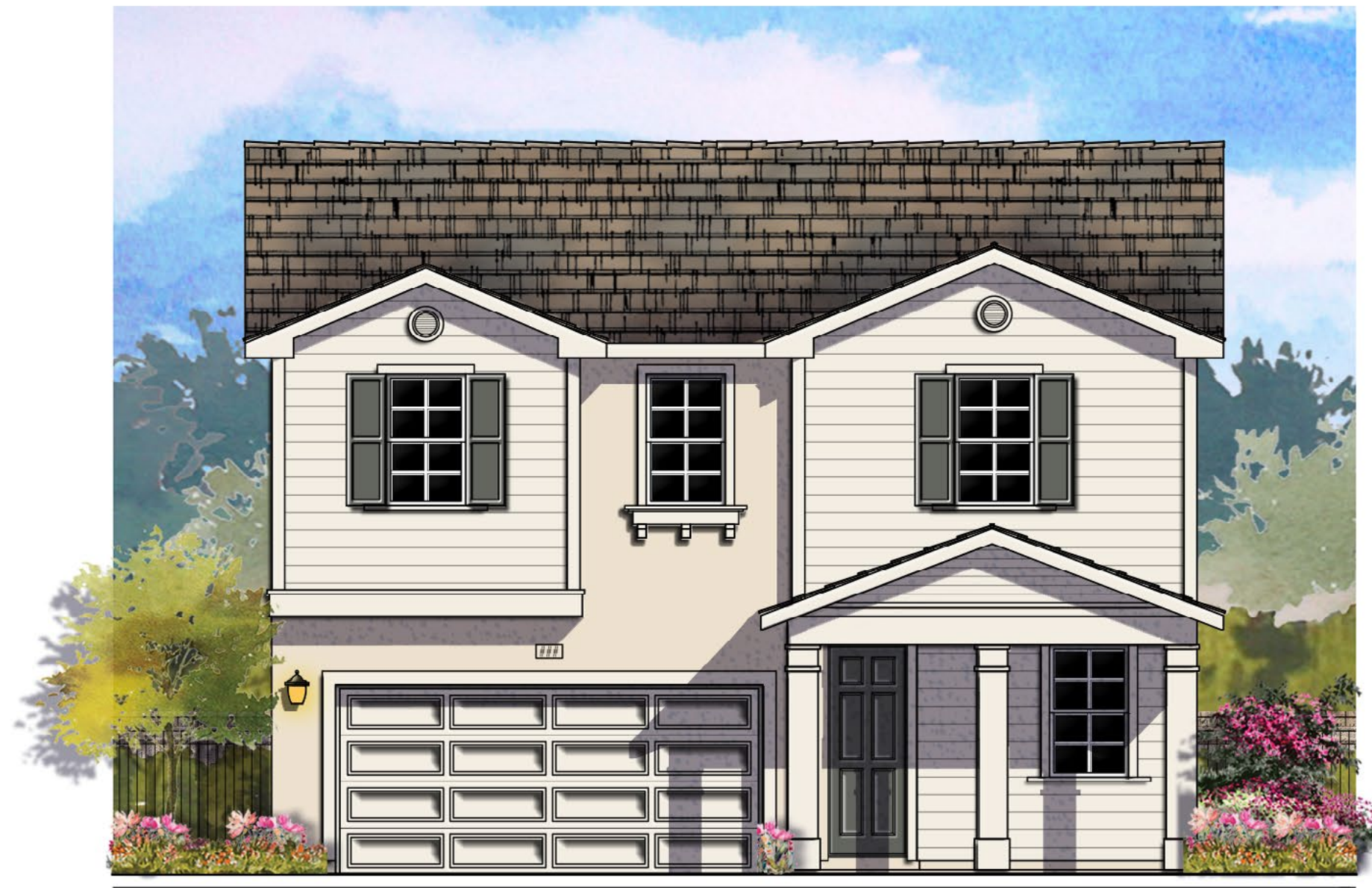
PLAN 2 (2547)

"C" FARMHOUSE - ELEVATION

*Greenly at Parklane*

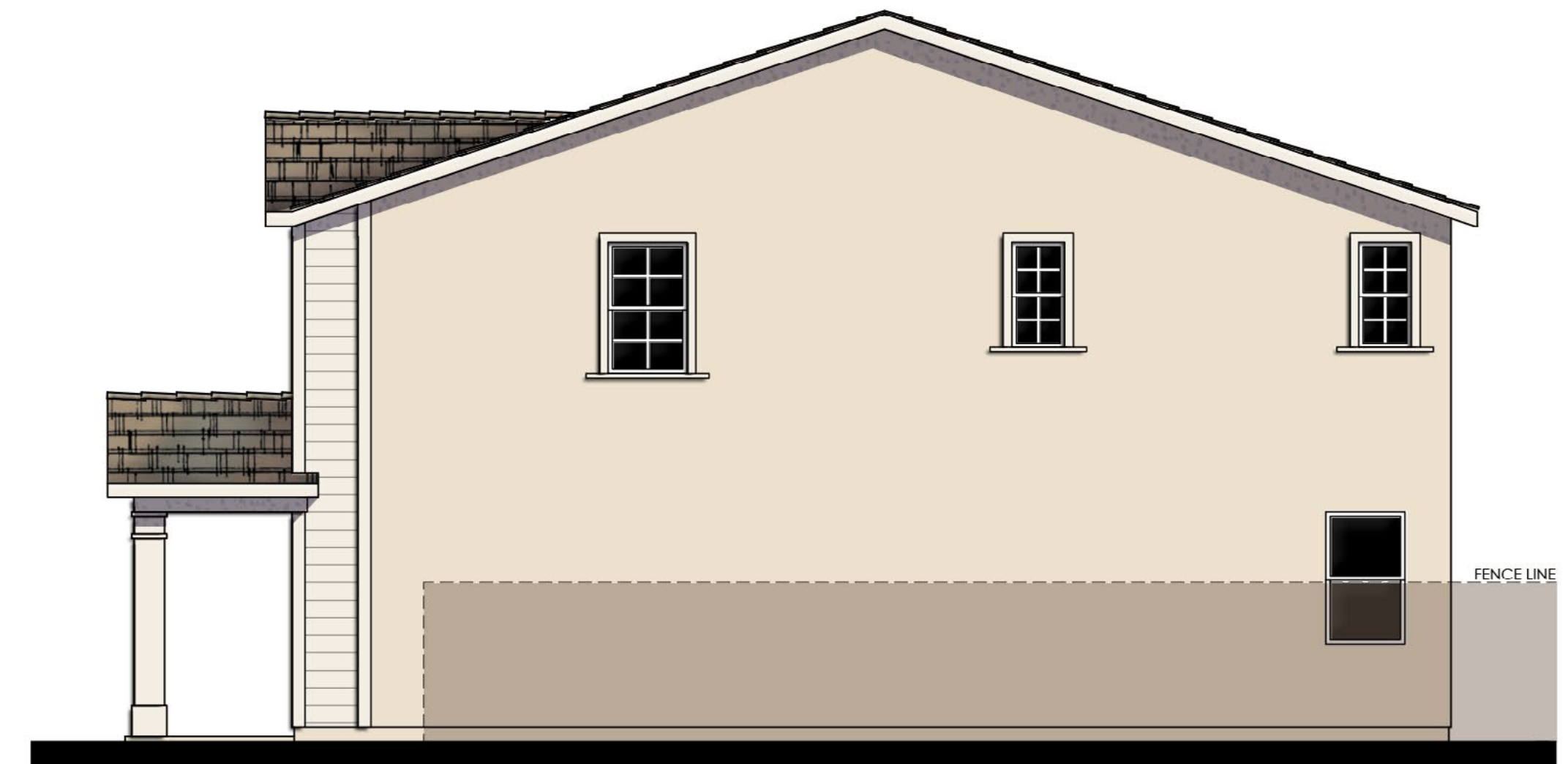
ONTARIO, CA



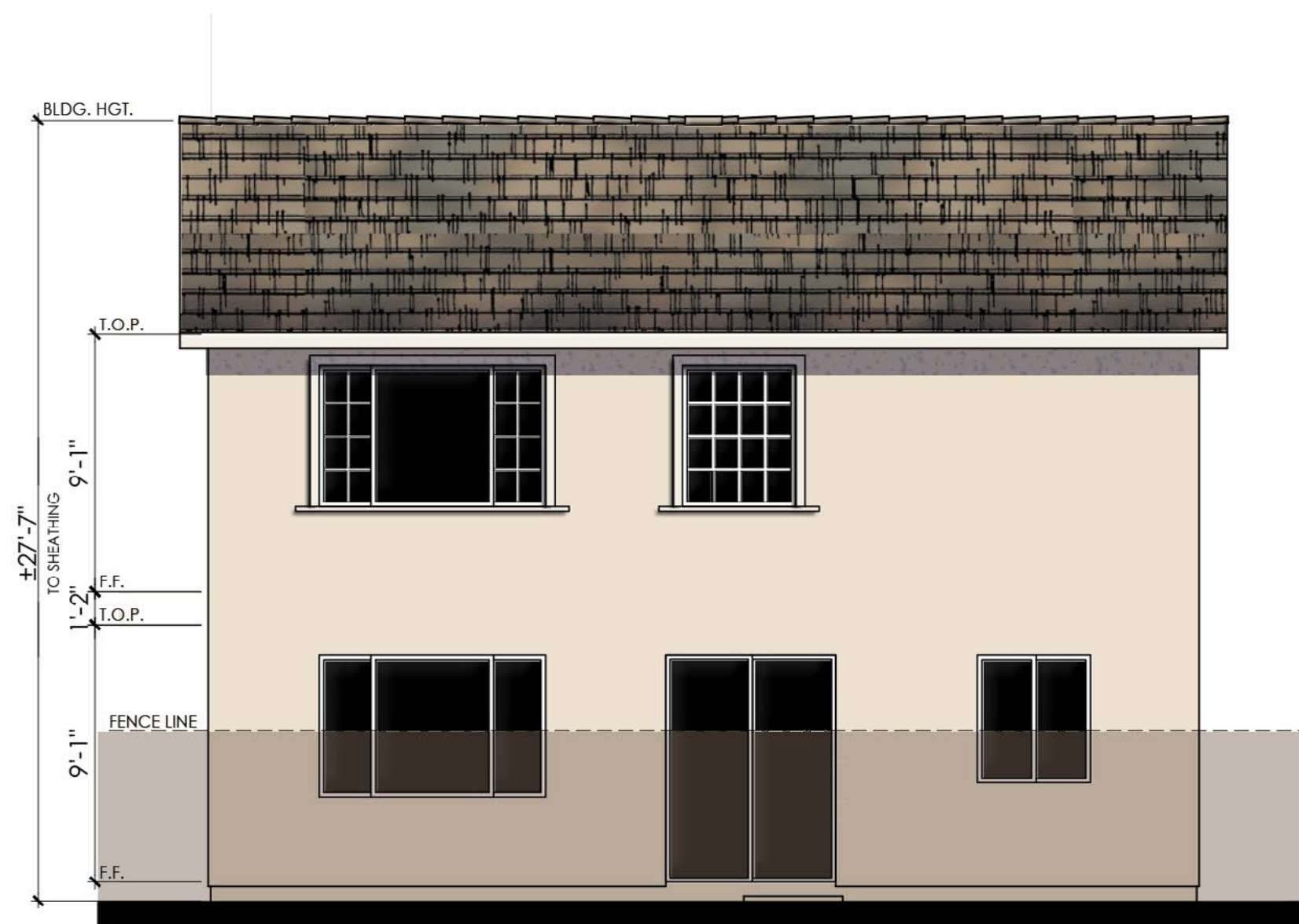


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FRONT



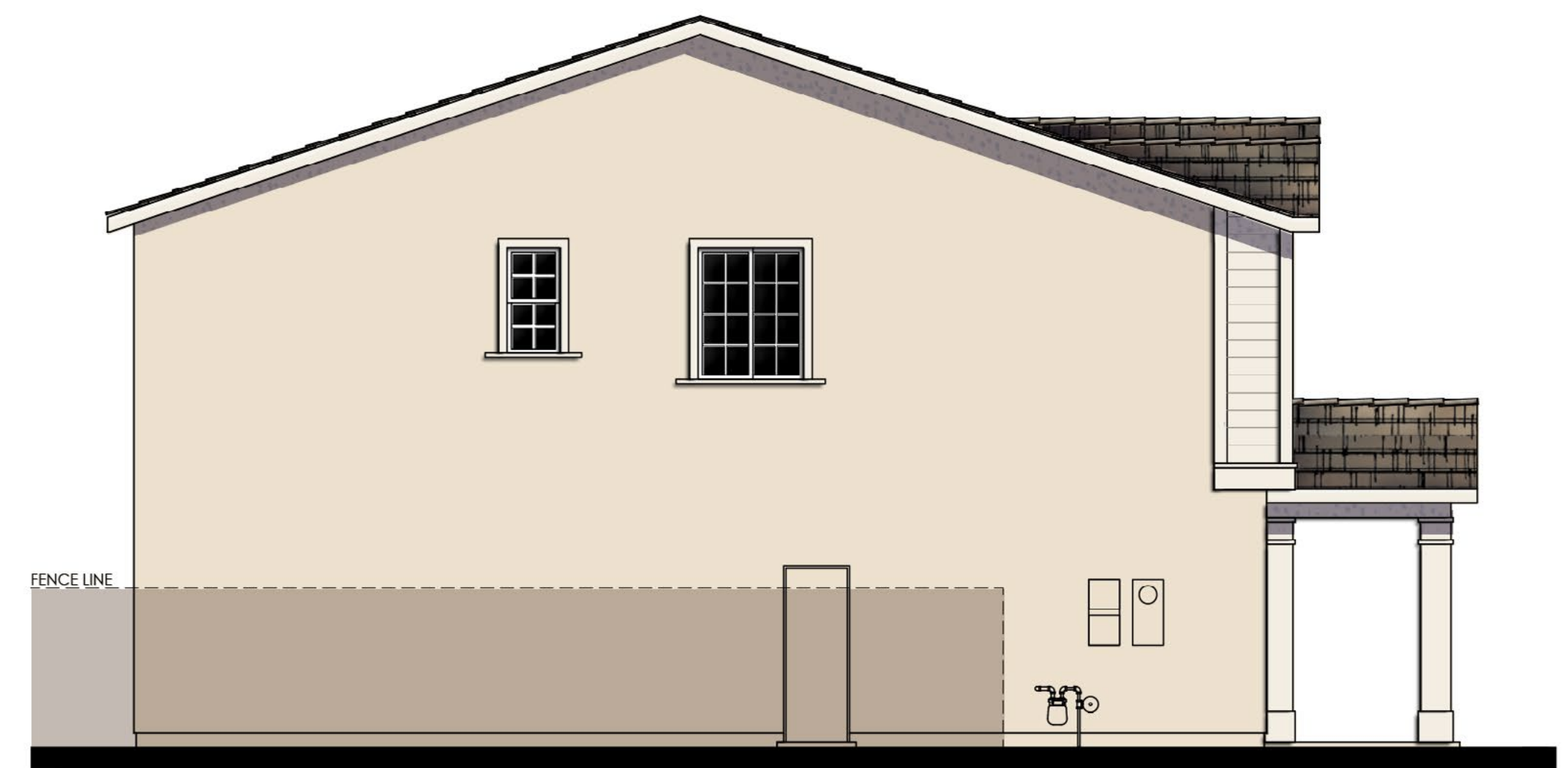
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM

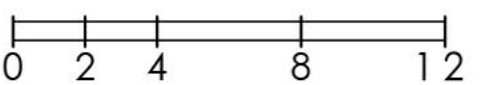


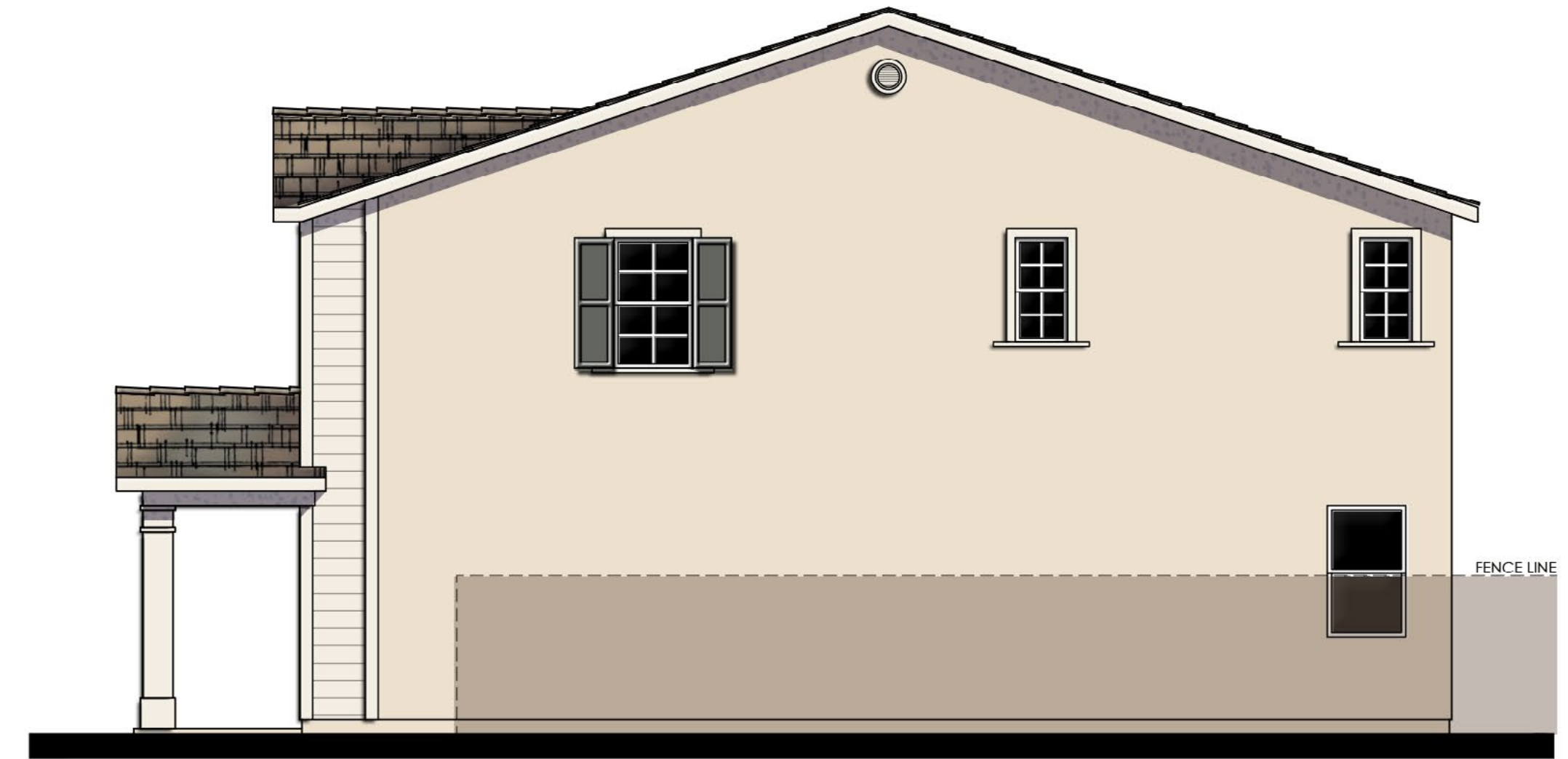
LEFT

COLOR SCHEME 14

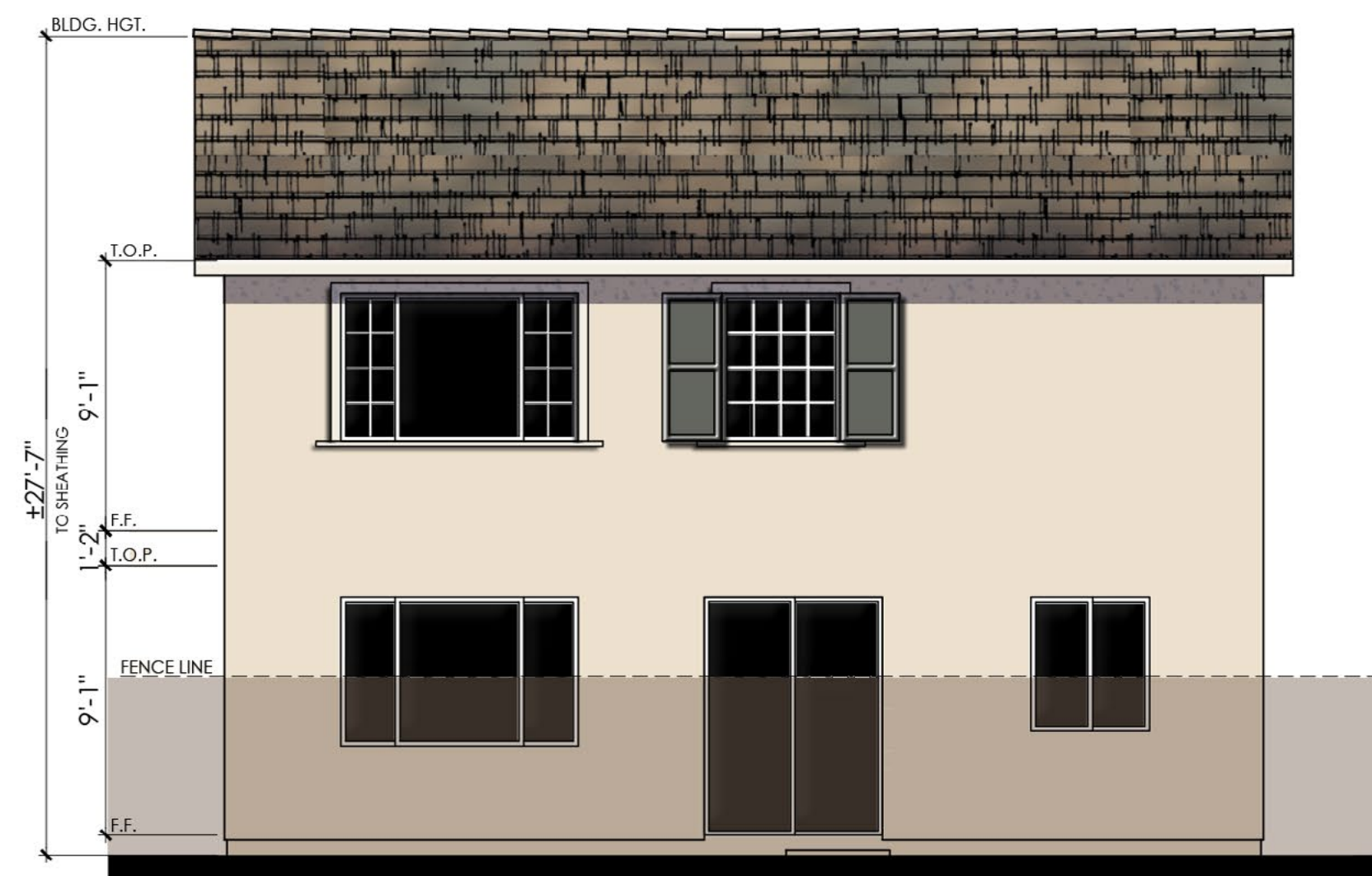
**PLAN 2 (2547)**

"D" AMERICAN TRADITIONAL - ELEVATION





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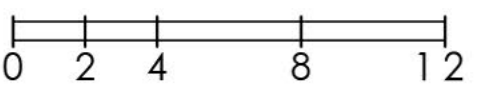
**MATERIALS LEGEND**  
(WHERE OCCURS)

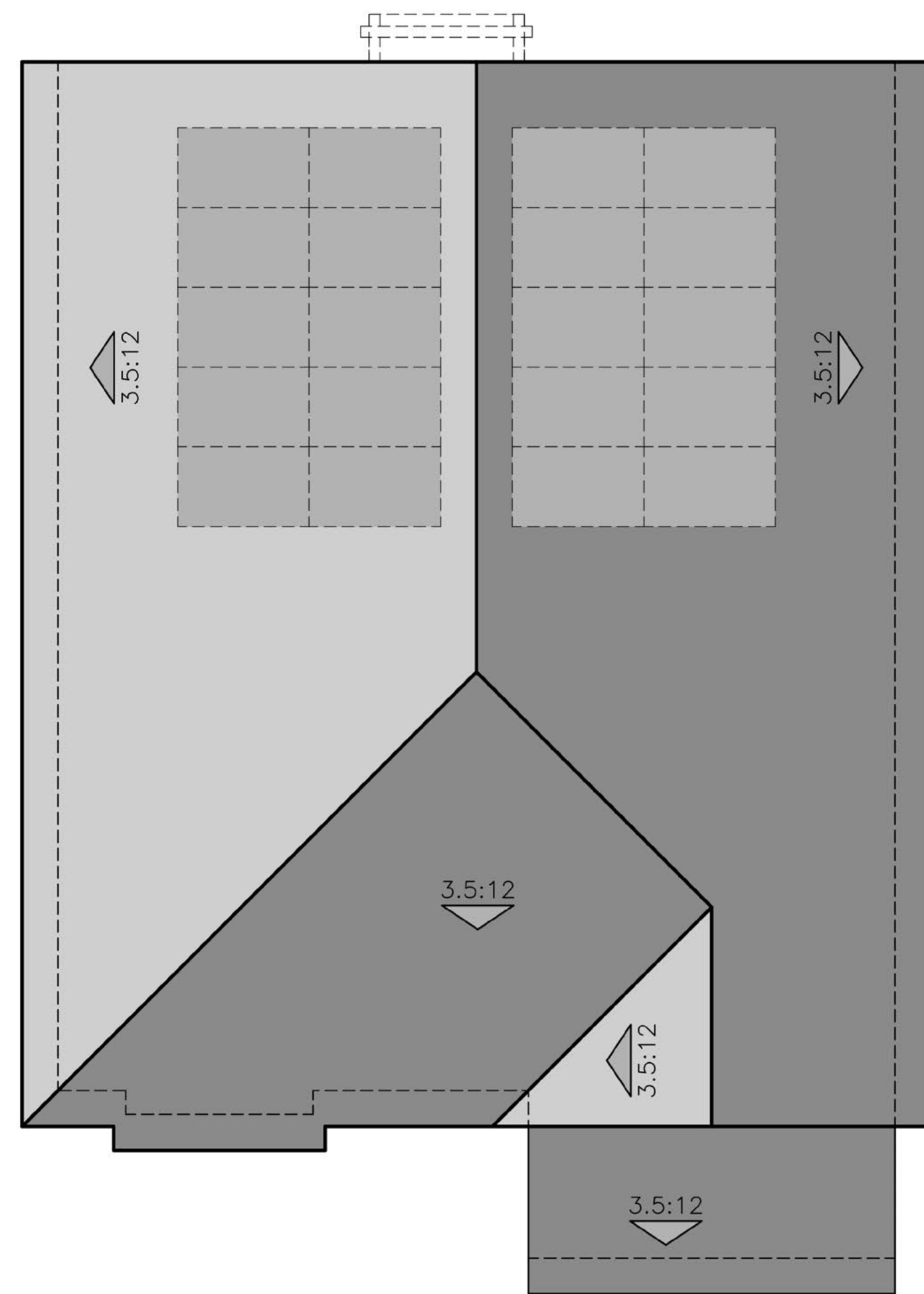
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM

COLOR SCHEME 14

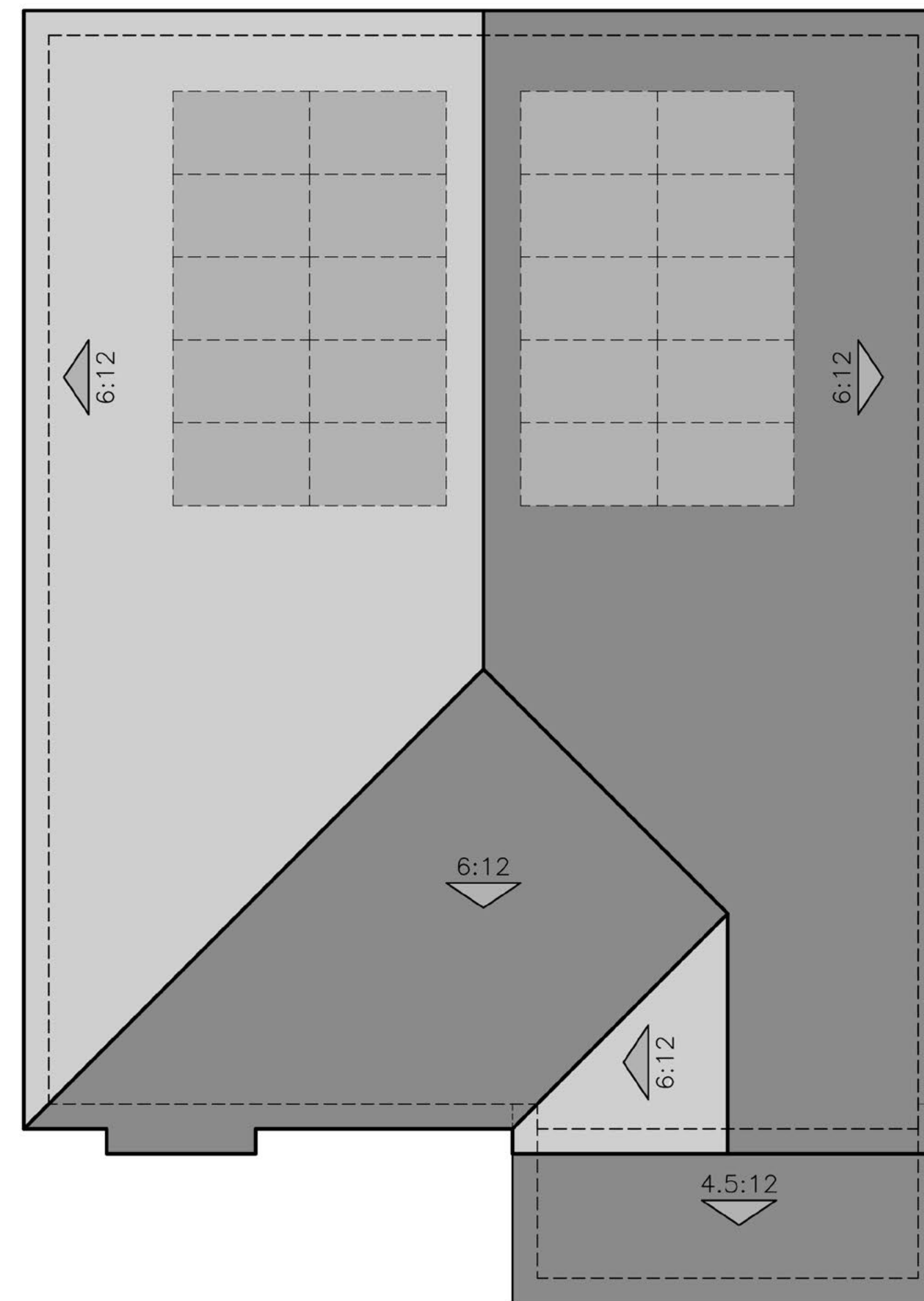
PLAN 2 (2547)

"D" AMERICAN TRADITIONAL - ELEVATION

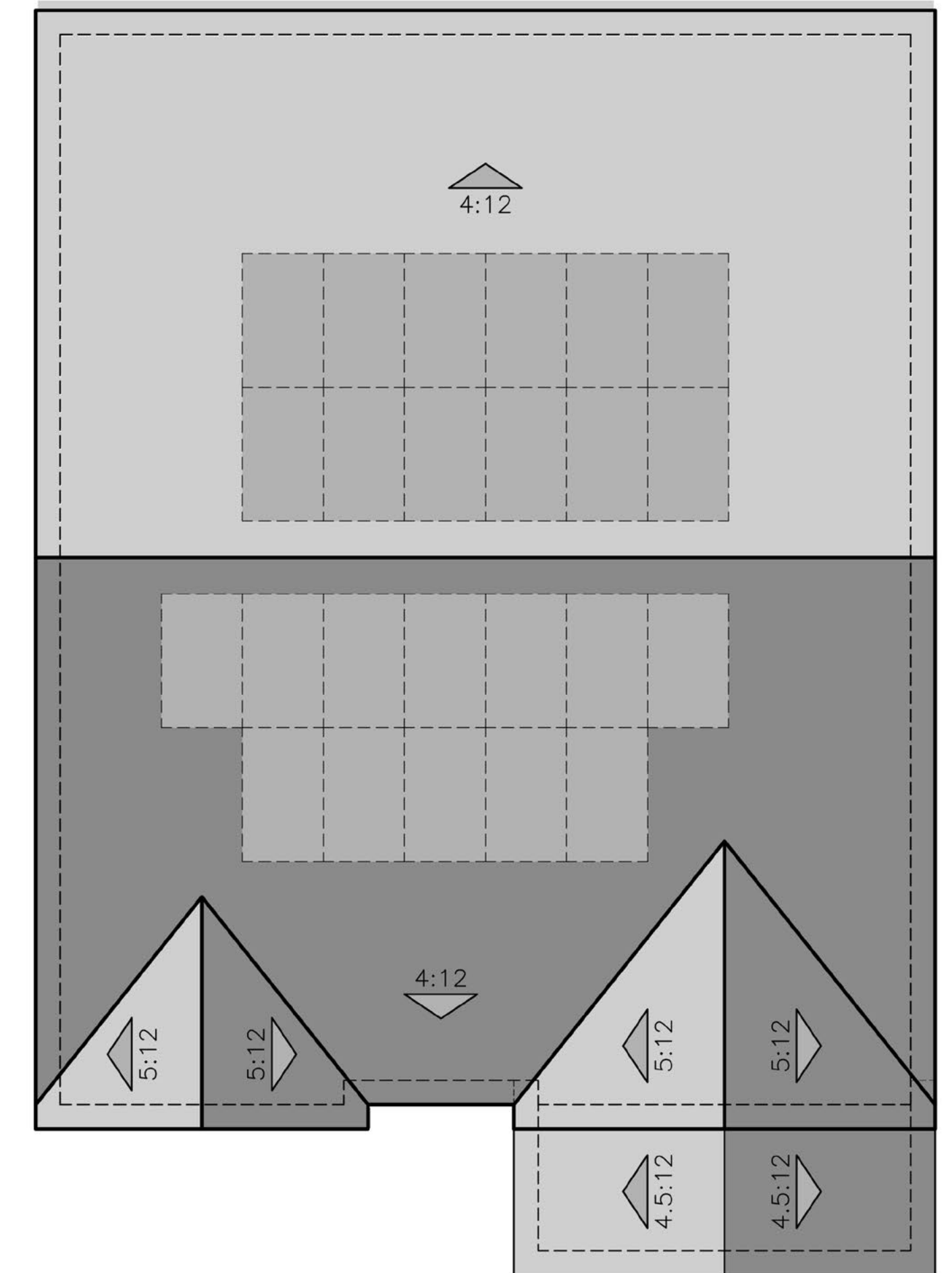




"A" SPANISH COLONIAL

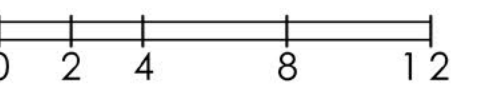


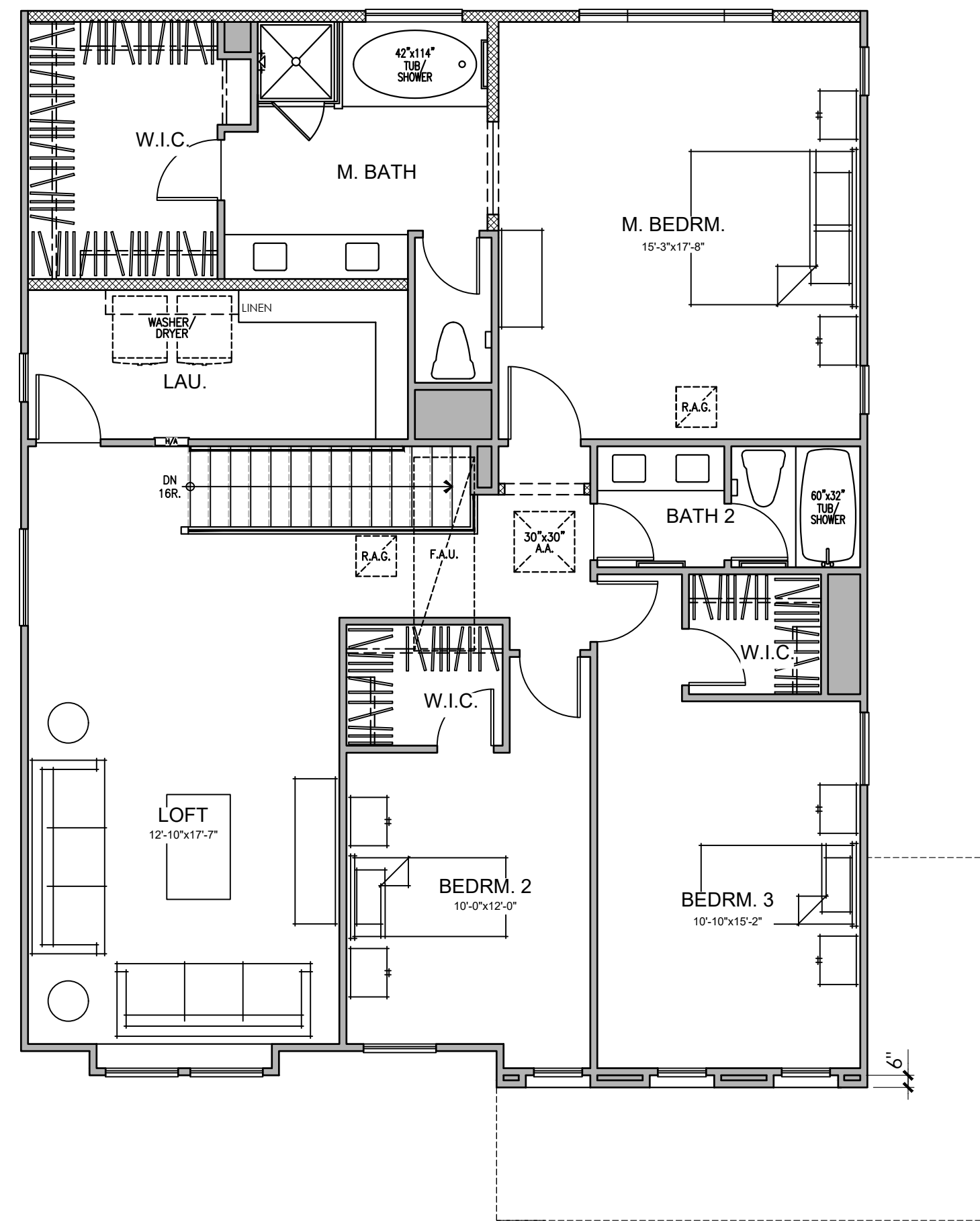
"C" FARMHOUSE



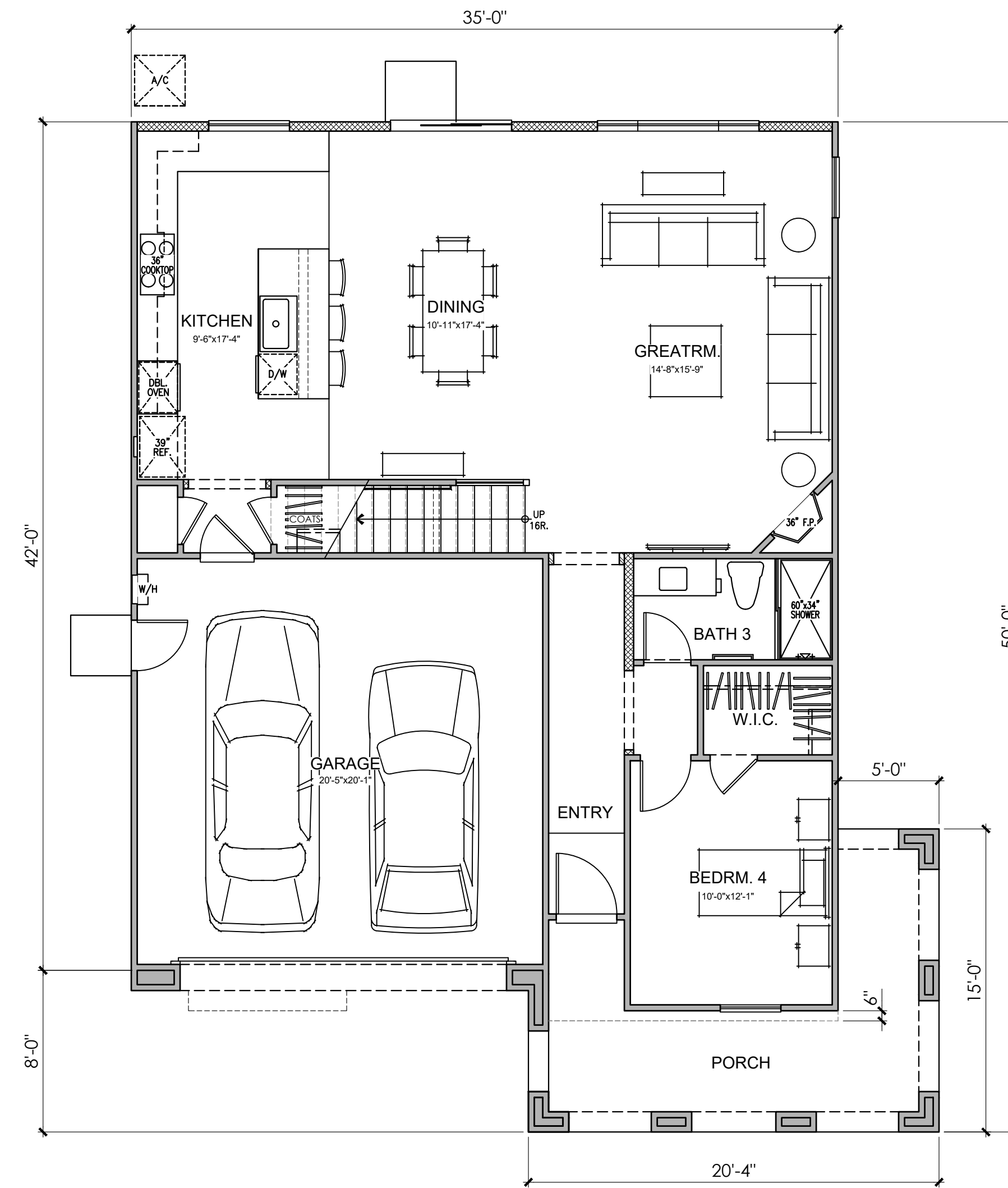
"D" AMERICAN TRADITIONAL

ROOF PLANS  
PLAN 2 (2547)





SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,066 SQ. FT.
SECOND FLOOR AREA	1,481 SQ. FT.
TOTAL DWELLING	2,547 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	416 SQ. FT.
PORCH "AX"	186 SQ. FT.
PORCH "CX"	186 SQ. FT.

PLAN 2X (2547X)  
4 BEDROOM, 3 BATH, LOFT

*Greenly at Parklane*

ONTARIO, CA



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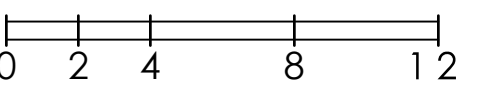
"A" SPANISH COLONIAL



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"C" FARMHOUSE

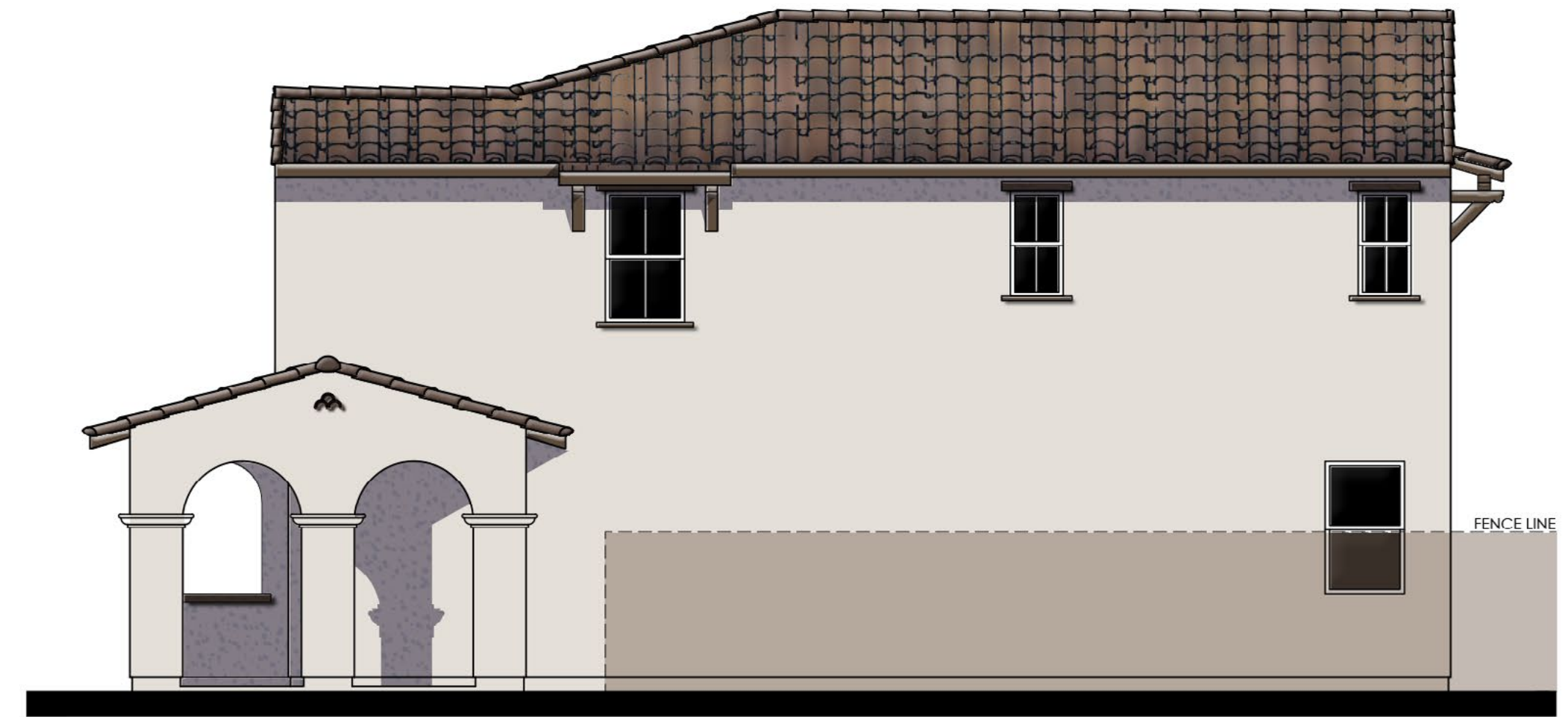
PLAN 2X (2547X)  
FRONT ELEVATIONS





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FRONT



RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM

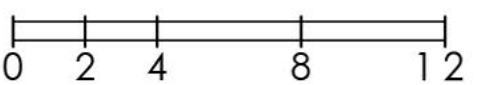
COLOR SCHEME 2

PLAN 2X (2547X)

"A" SPANISH COLONIAL - ELEVATION

*Greenly at Parklane*

ONTARIO, CA

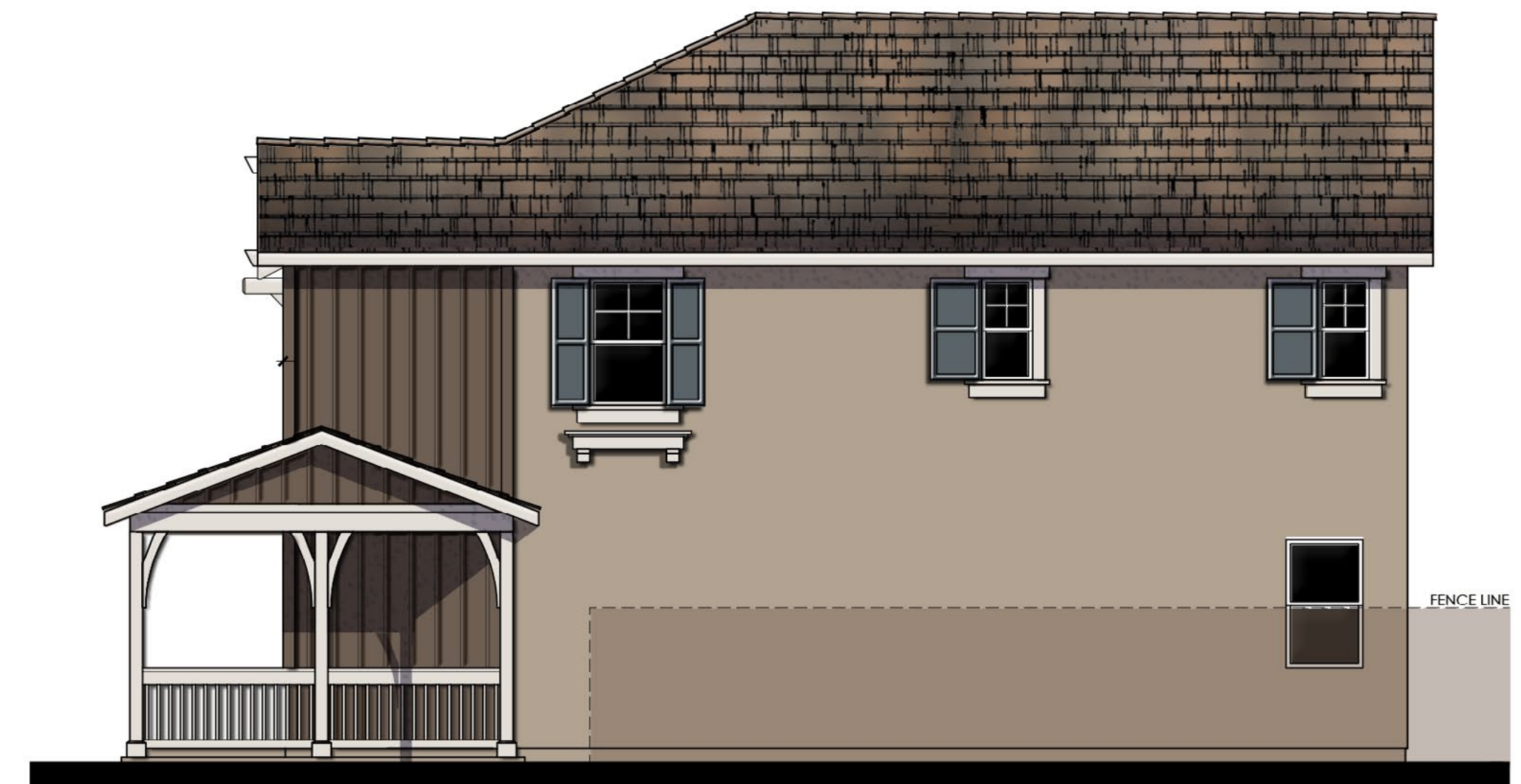






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FRONT



RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE F
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ BOARD AND BATTEN SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM / DECORA

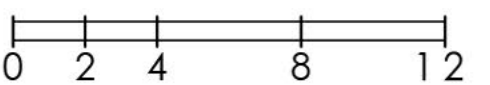
COLOR SCHEME 10

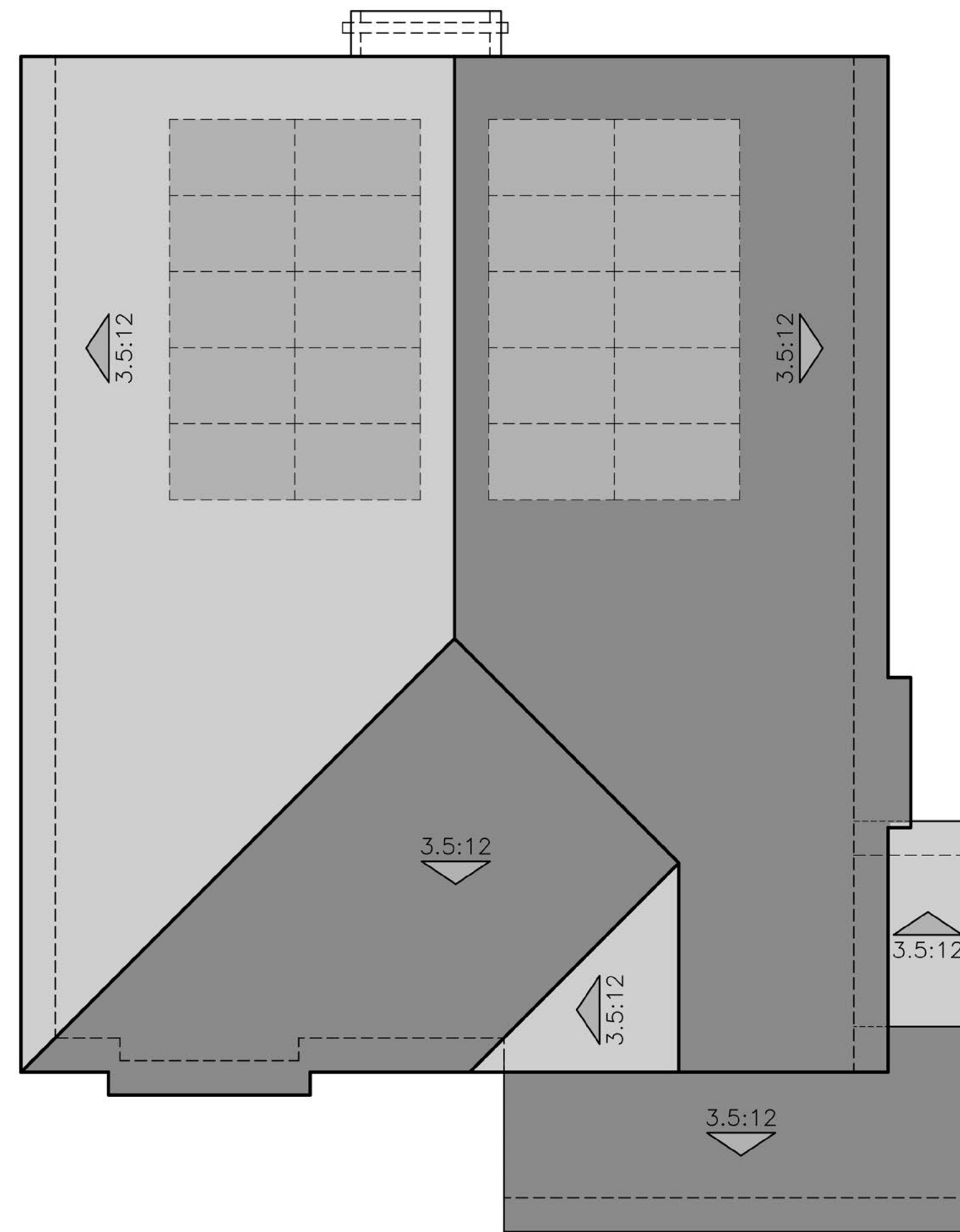
PLAN 2X (2547X)

"C" FARMHOUSE - ELEVATION

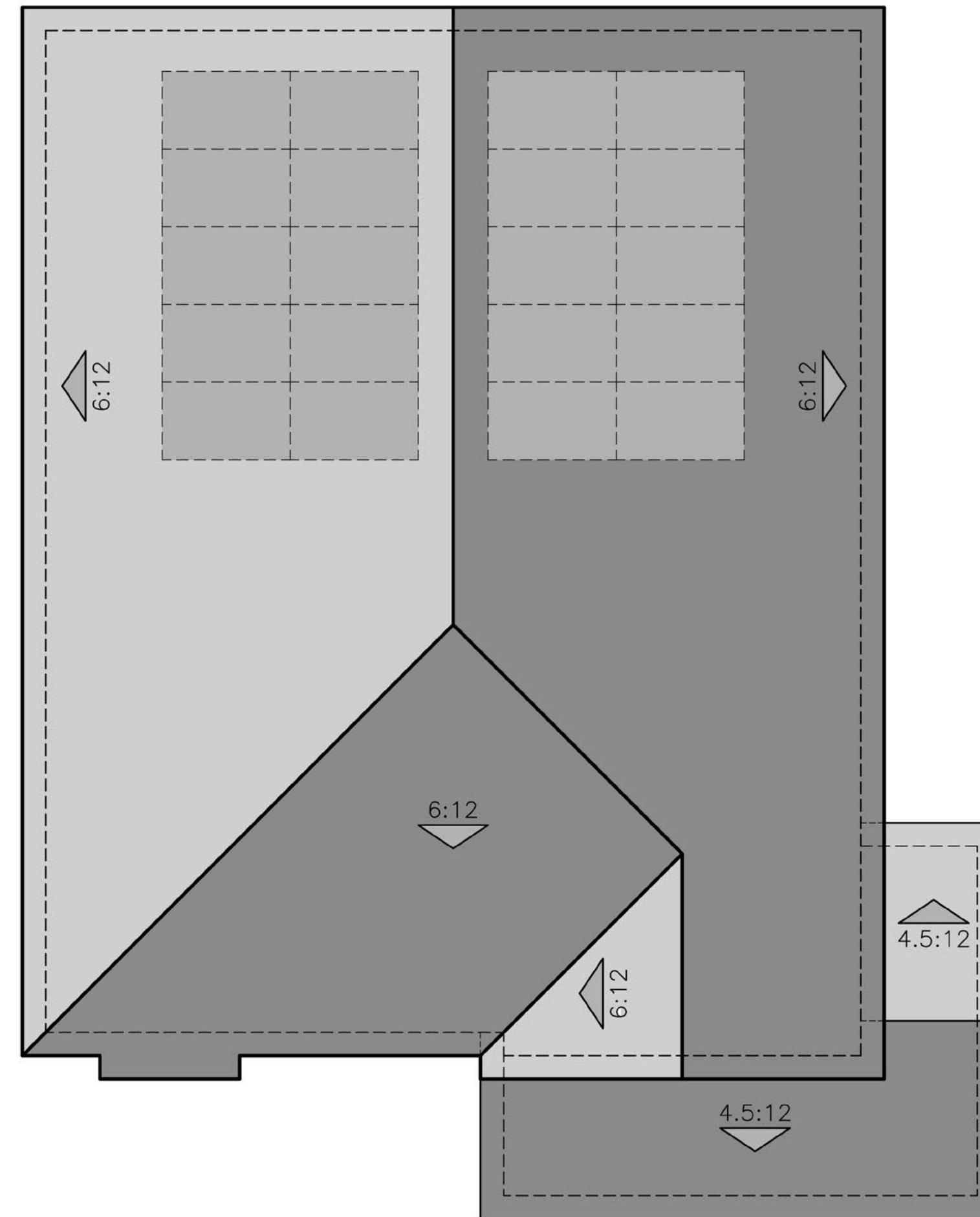
*Greenly at Parklane*

ONTARIO, CA



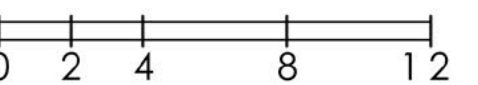


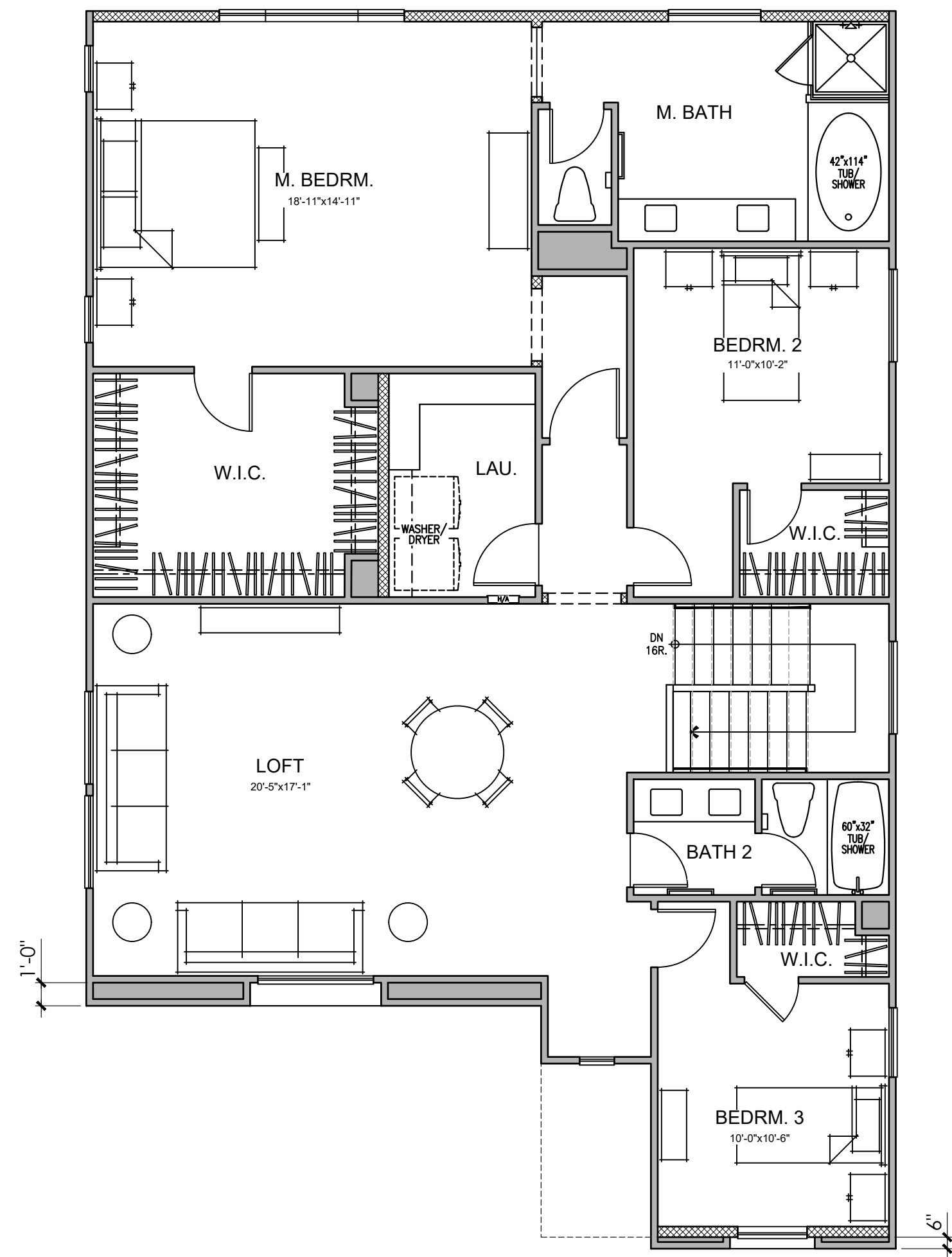
"A" SPANISH COLONIAL



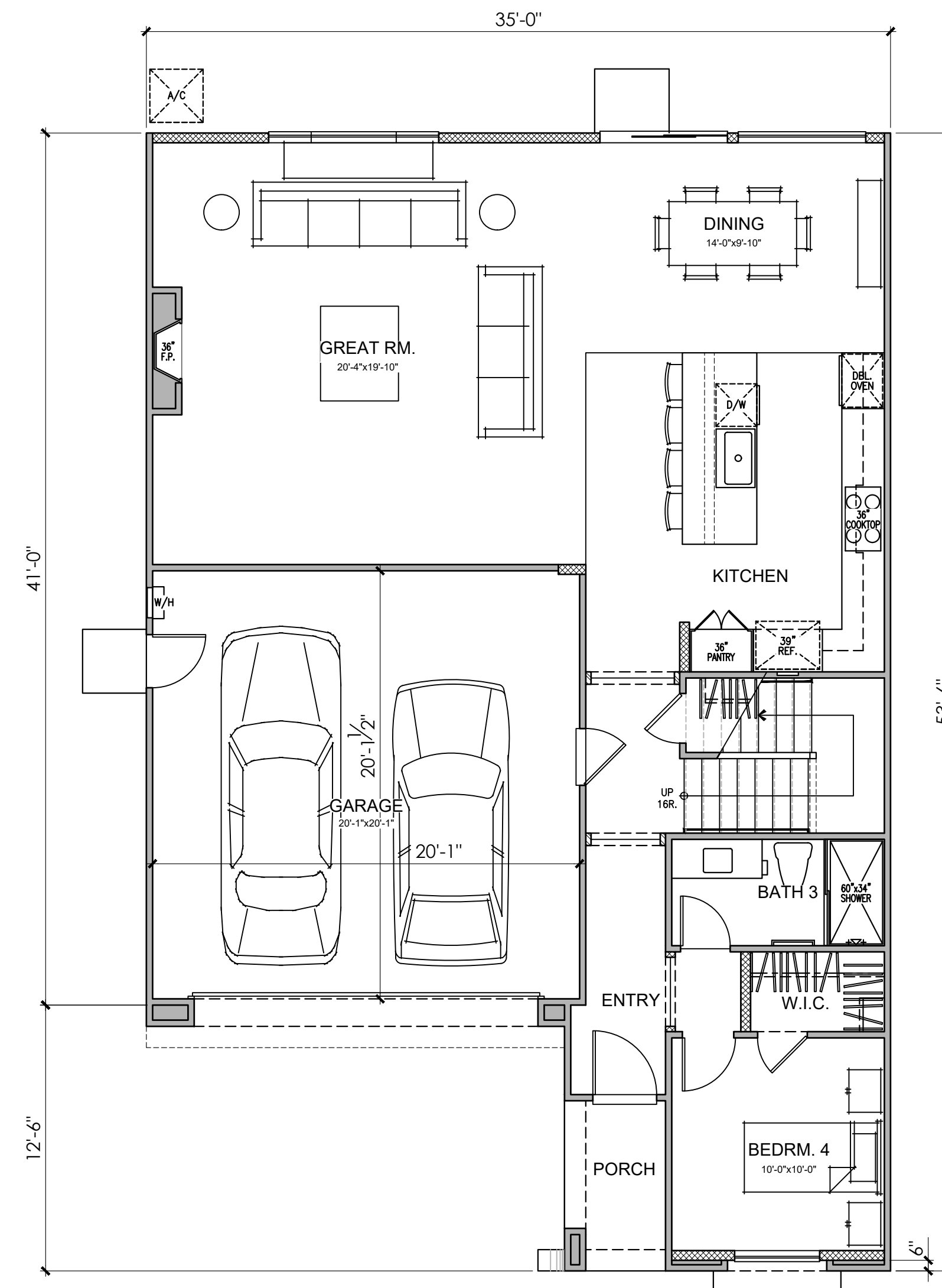
"C" FARMHOUSE

ROOF PLANS  
PLAN 2X (2547X)





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3  
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,167 SQ. FT.
SECOND FLOOR AREA	1,533 SQ. FT.
TOTAL DWELLING	2,700 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	416 SQ. FT.
PORCH "A"	36 SQ. FT.
PORCH "B"	112 SQ. FT.
PORCH "D"	31 SQ. FT.
PORCH "E"	36 SQ. FT.

PLAN 3 (2700)  
4 BEDROOM, 3 BATH, LOFT

*Greenly at Parklane*

ONTARIO, CA

35.2.2700.46.G2.3BA.99.K2.IY.MB2.FY.SLV

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A-24

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Architect  
Inc  
#19123



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"A" SPANISH COLONIAL



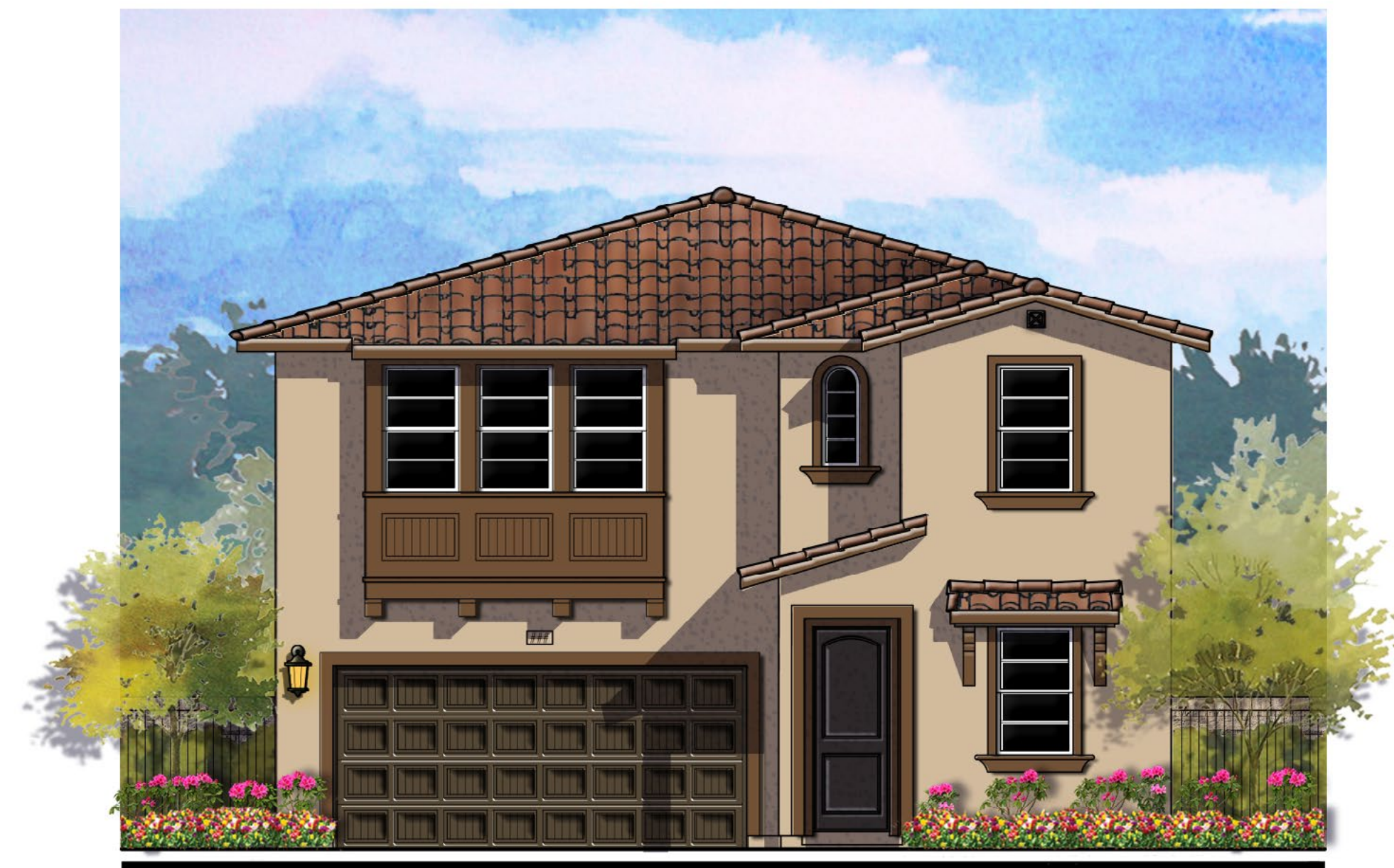
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"B" CRAFTSMAN



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"D" AMERICAN TRADITIONAL



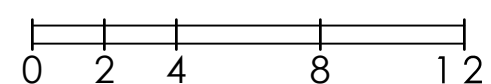
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"E" ANDALUSIAN

PLAN 3 (2700)  
FRONT ELEVATIONS

*Greenly at Parklane*

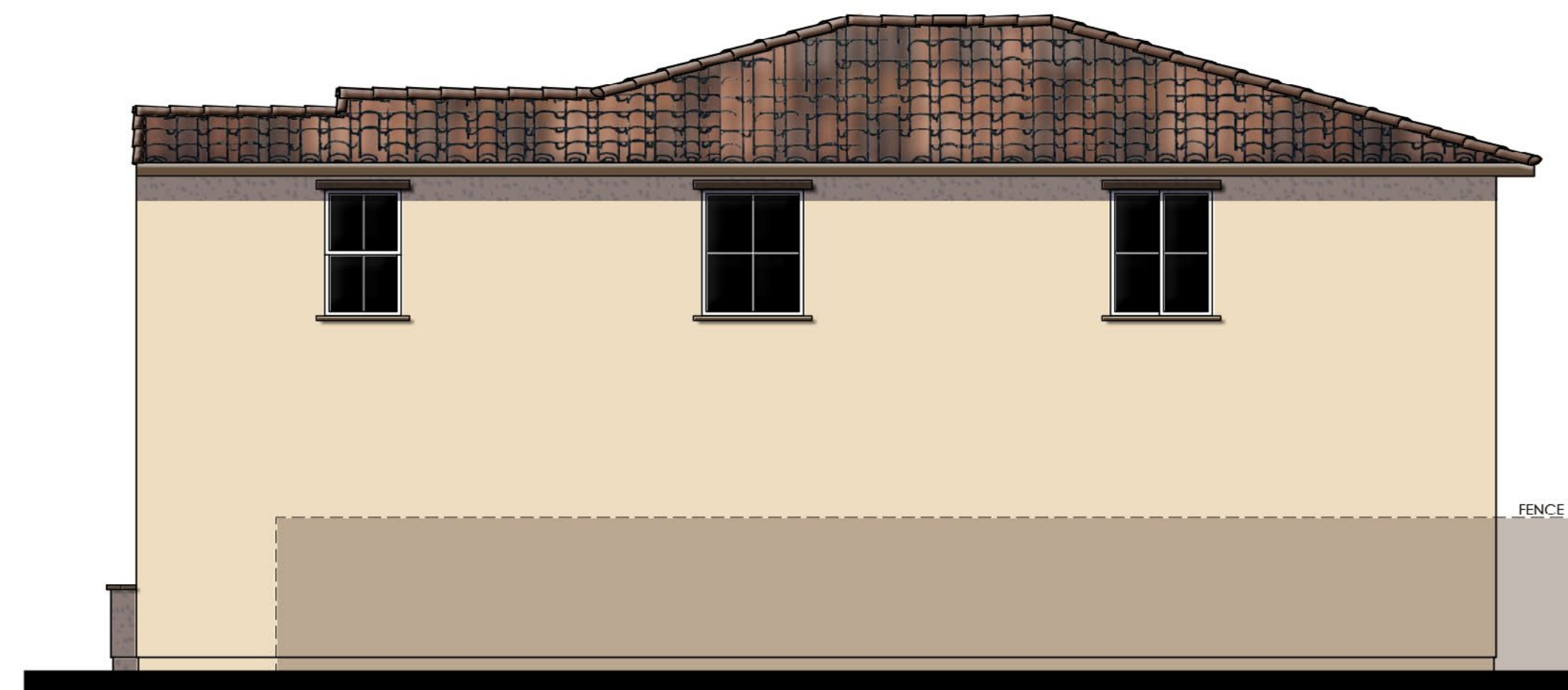
ONTARIO, CA





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FRONT



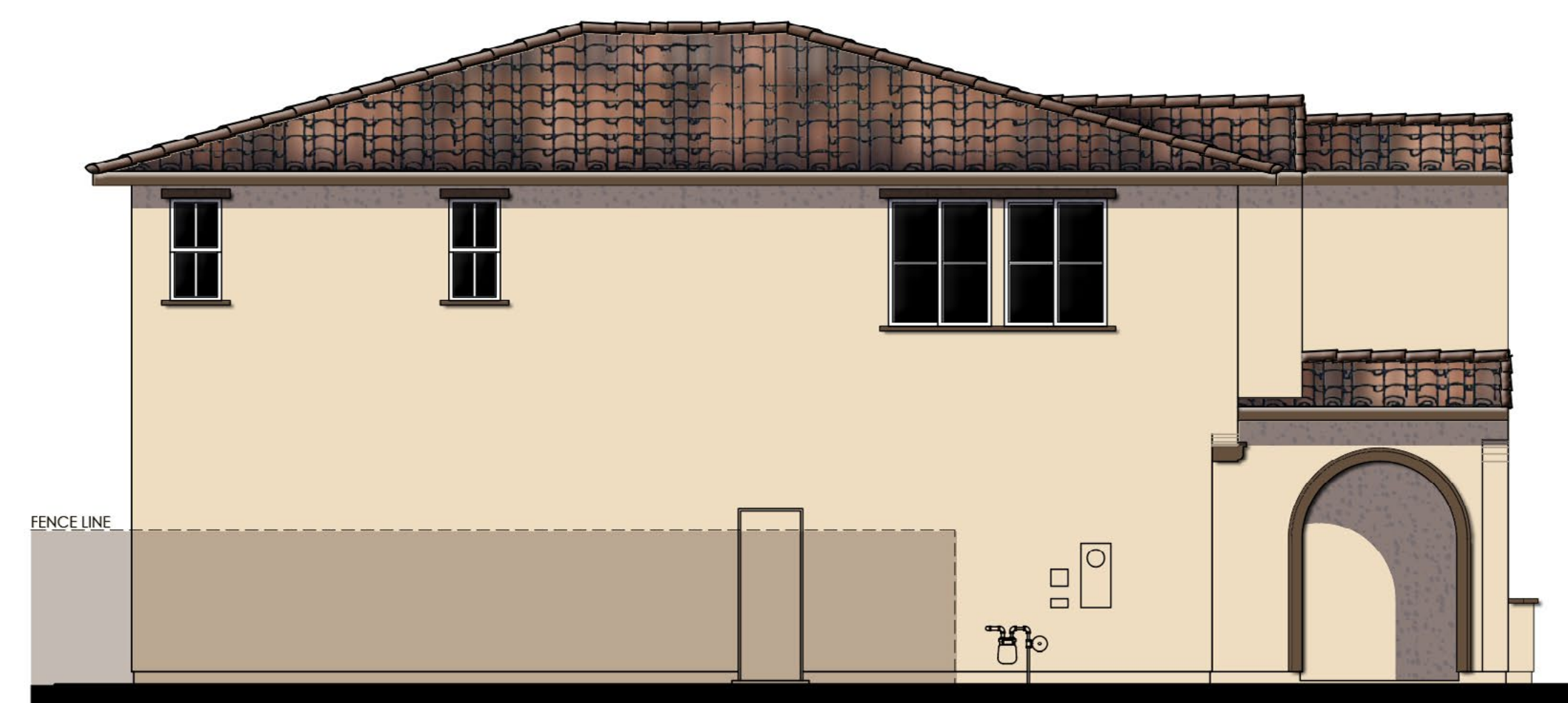
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



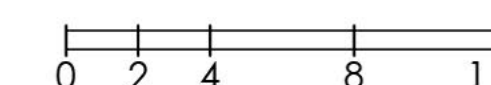
LEFT

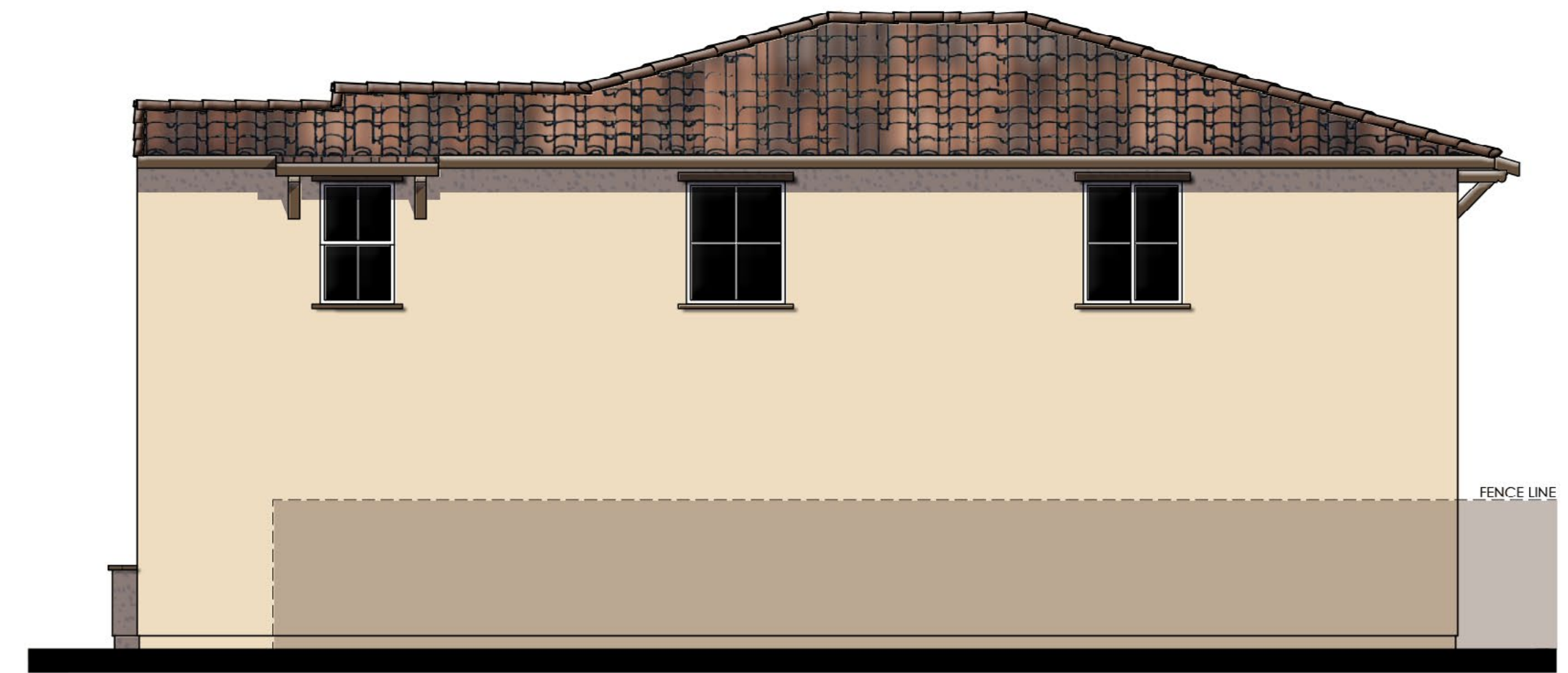
COLOR SCHEME 3  
**PLAN 3 (2700)**

"A" SPANISH COLONIAL - ELEVATION

*Greenly at Parklane*

ONTARIO, CA





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ENHANCED REAR

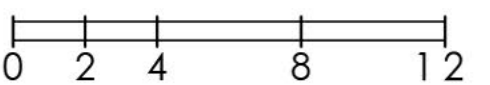
**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 3

PLAN 3 (2700)

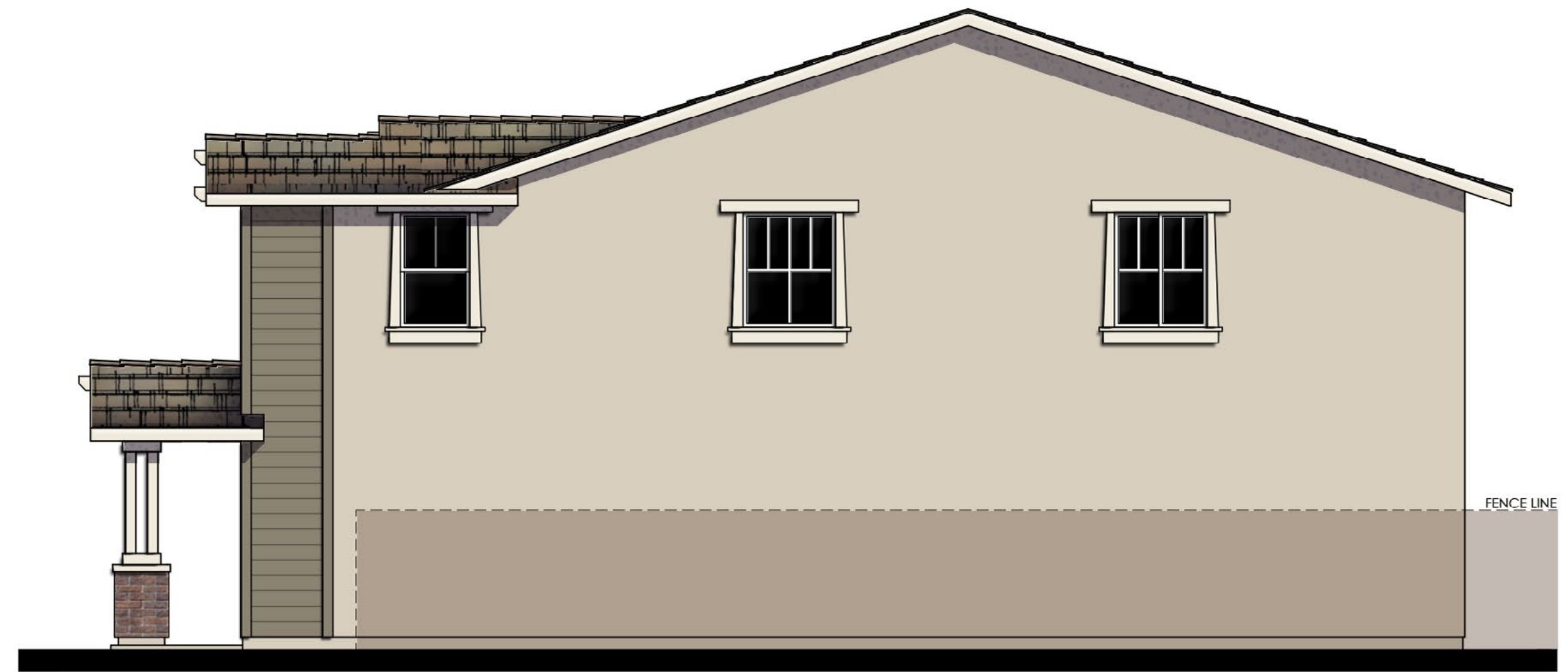
"A" SPANISH COLONIAL - ELEVATION





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FRONT



RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN SIDING
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



LEFT

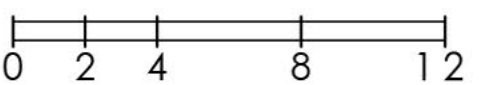
COLOR SCHEME 7

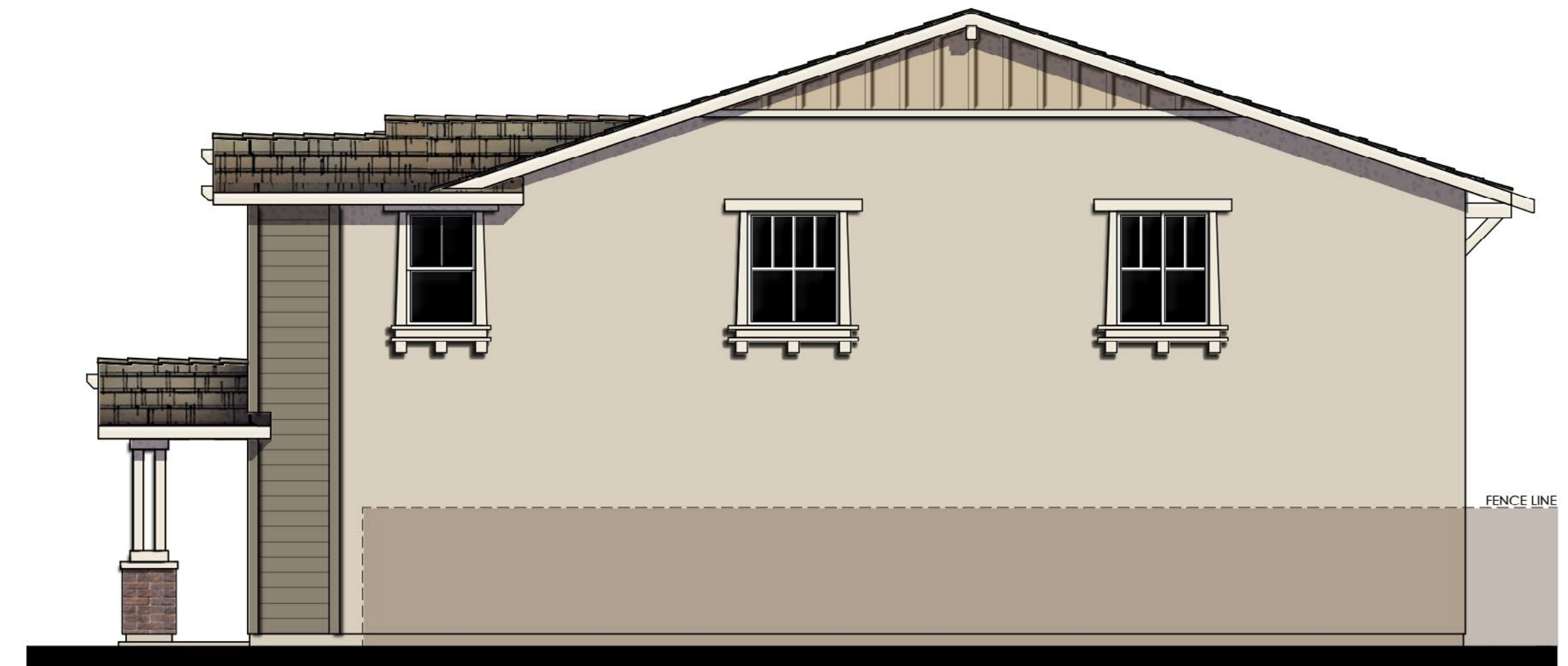
PLAN 3 (2700)

"B" CRAFTSMAN - ELEVATION

*Greenly at Parklane*

ONTARIO, CA





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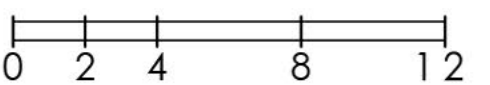
**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BR.
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN SIDING
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER

COLOR SCHEME 7

PLAN 3 (2700)

"B" CRAFTSMAN - ELEVATION

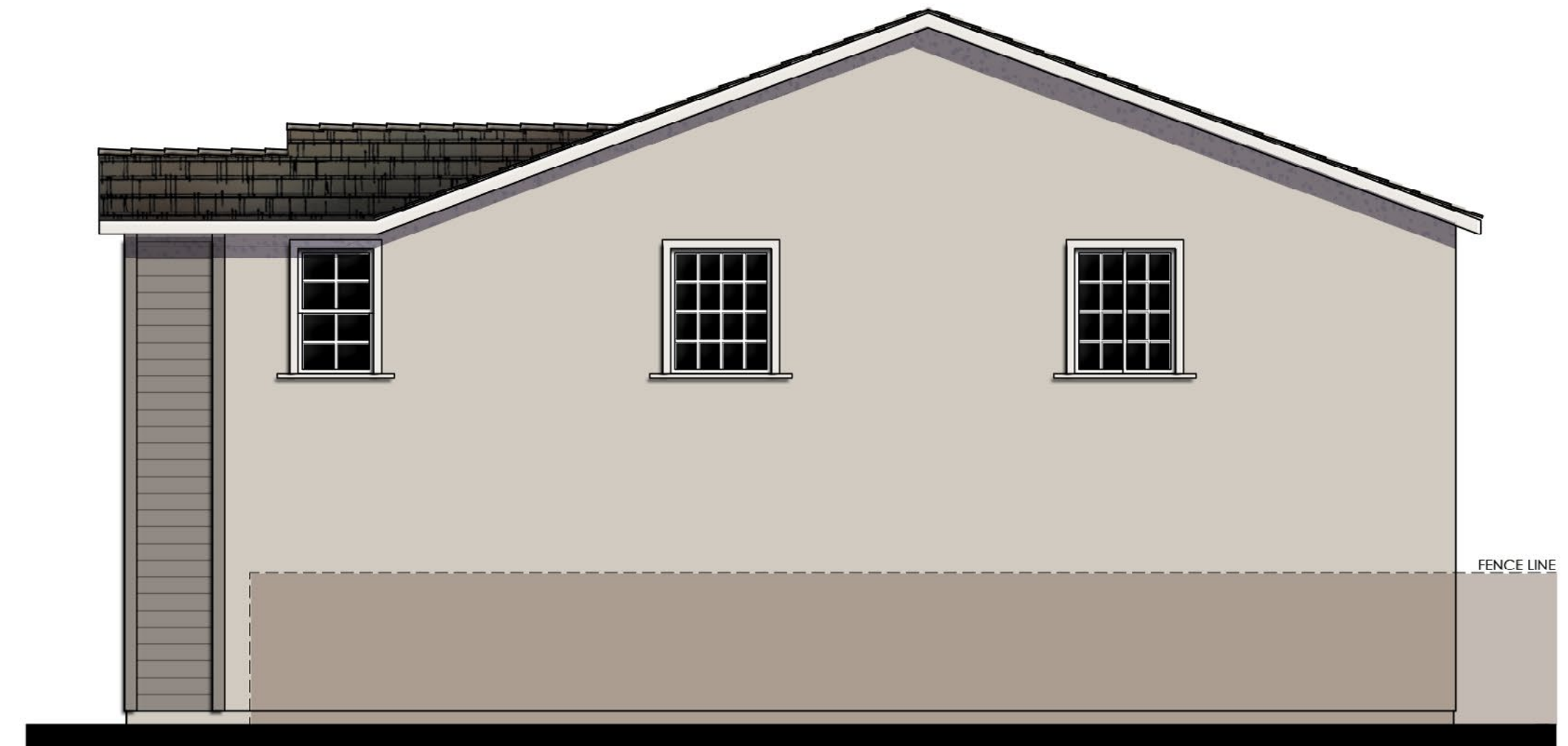






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FRONT



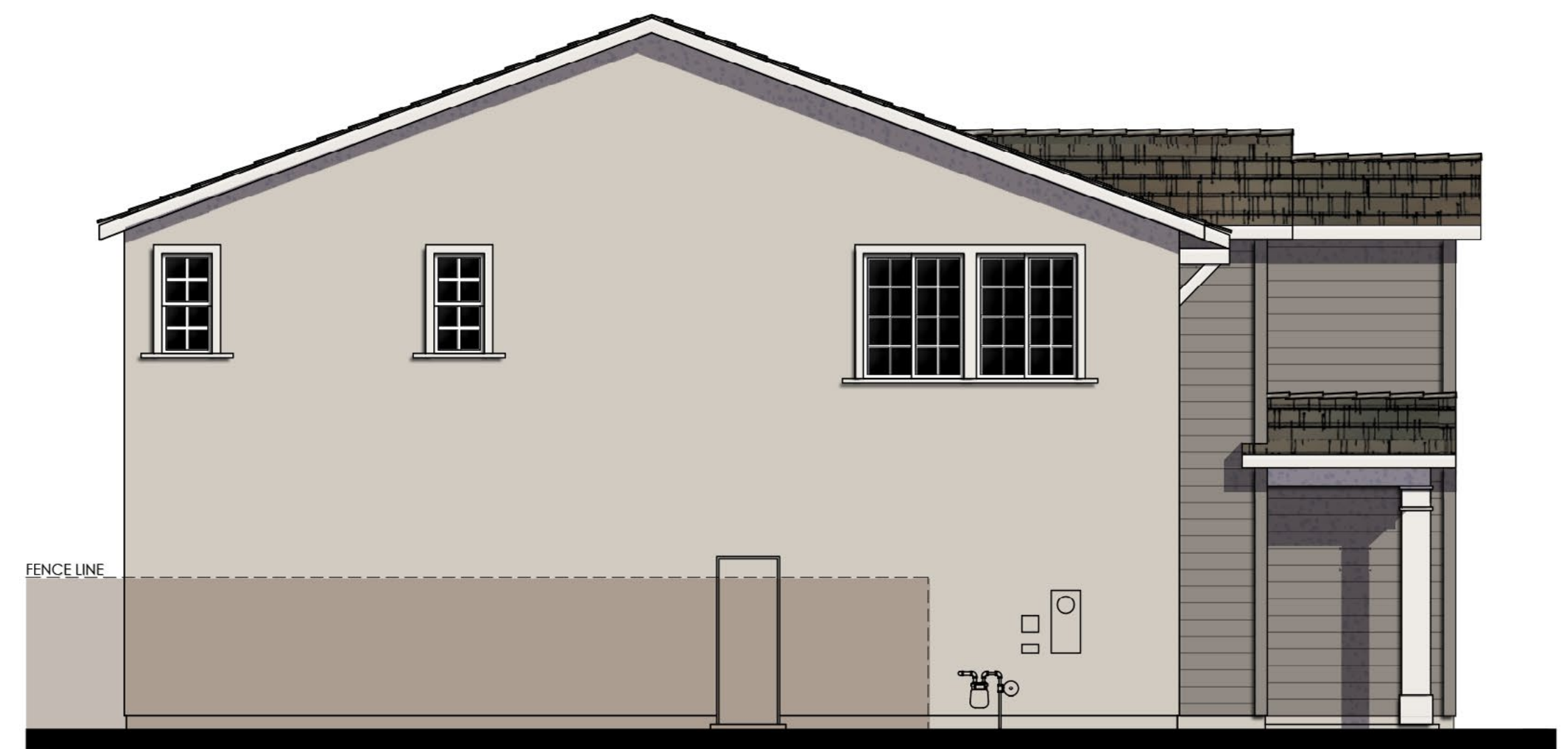
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM

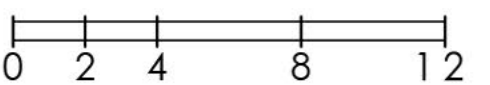


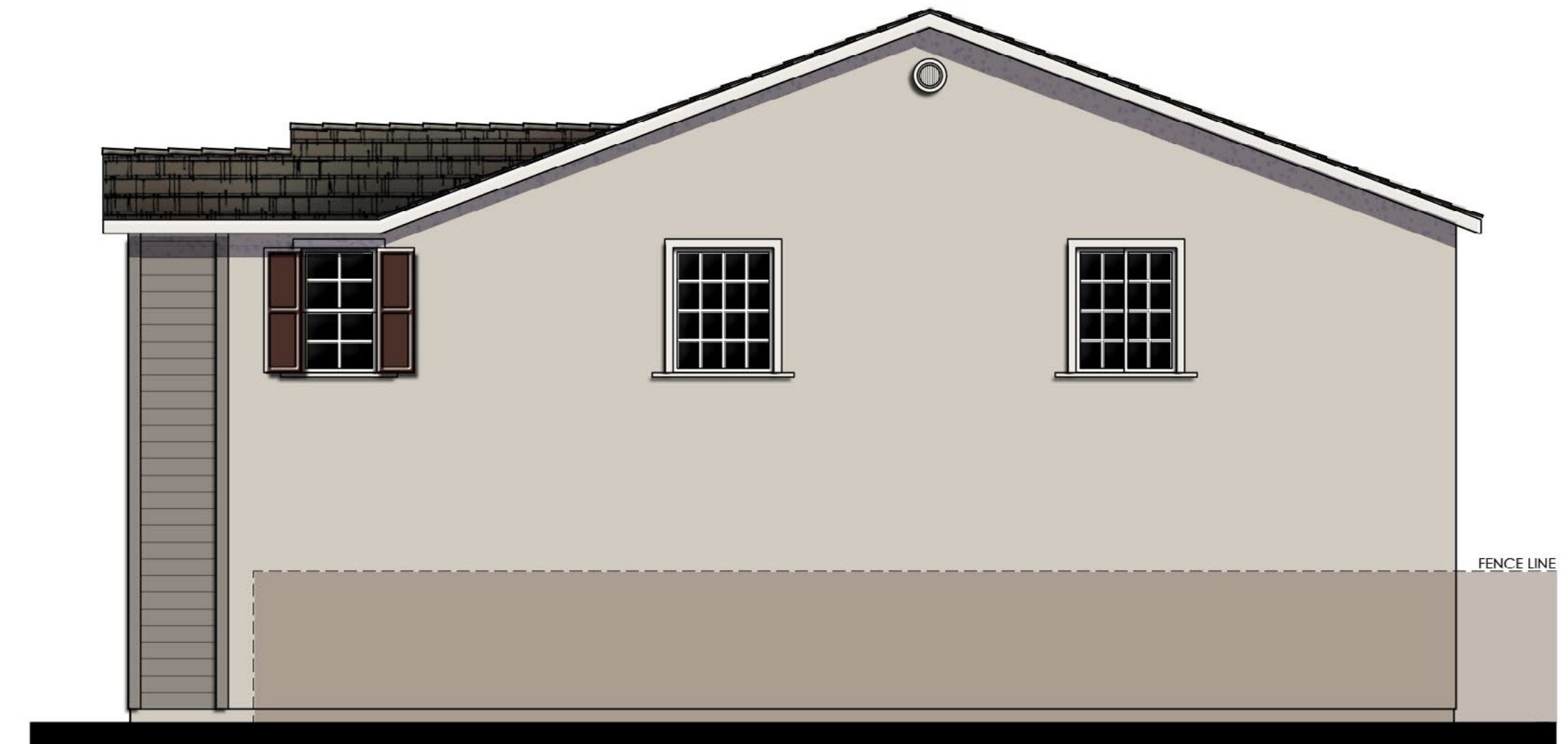
LEFT

COLOR SCHEME 15

PLAN 3 (2700)

"D" AMERICAN TRADITIONAL - ELEVATION





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ENHANCED REAR

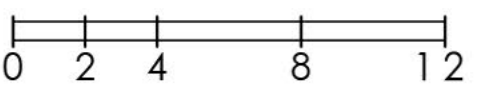
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(WHERE OCCURS)

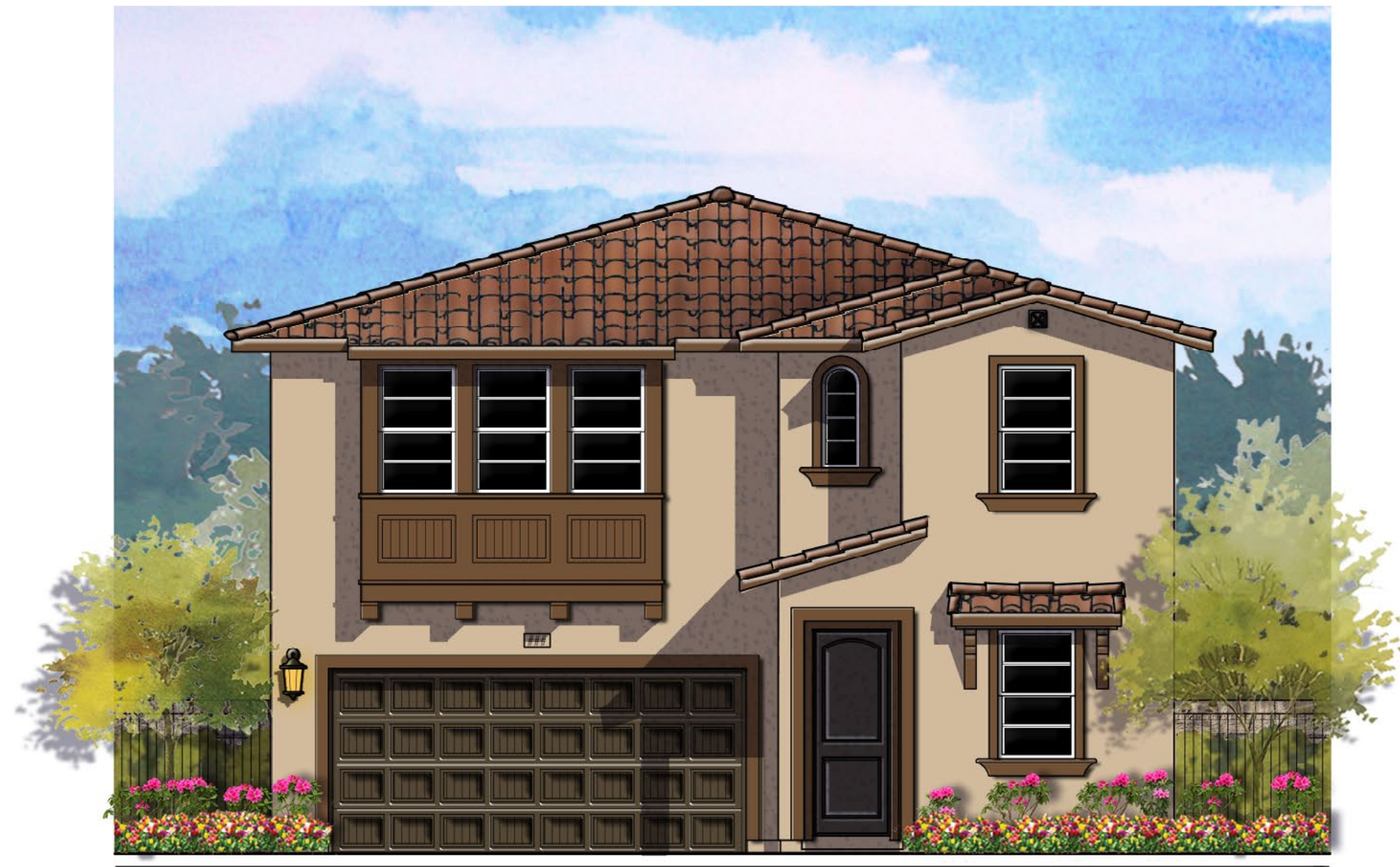
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM

COLOR SCHEME 15

PLAN 3 (2700)

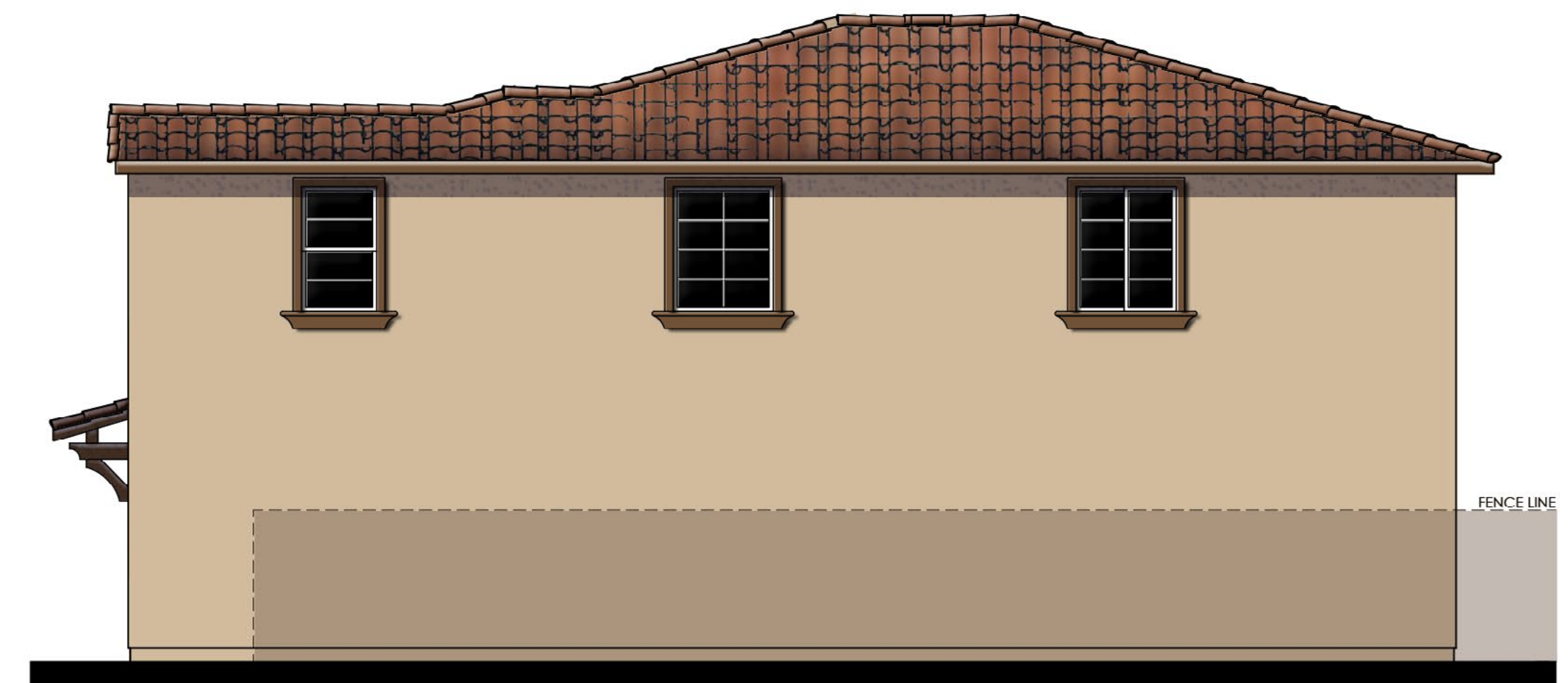
"D" AMERICAN TRADITIONAL - ELEVATION





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FRONT



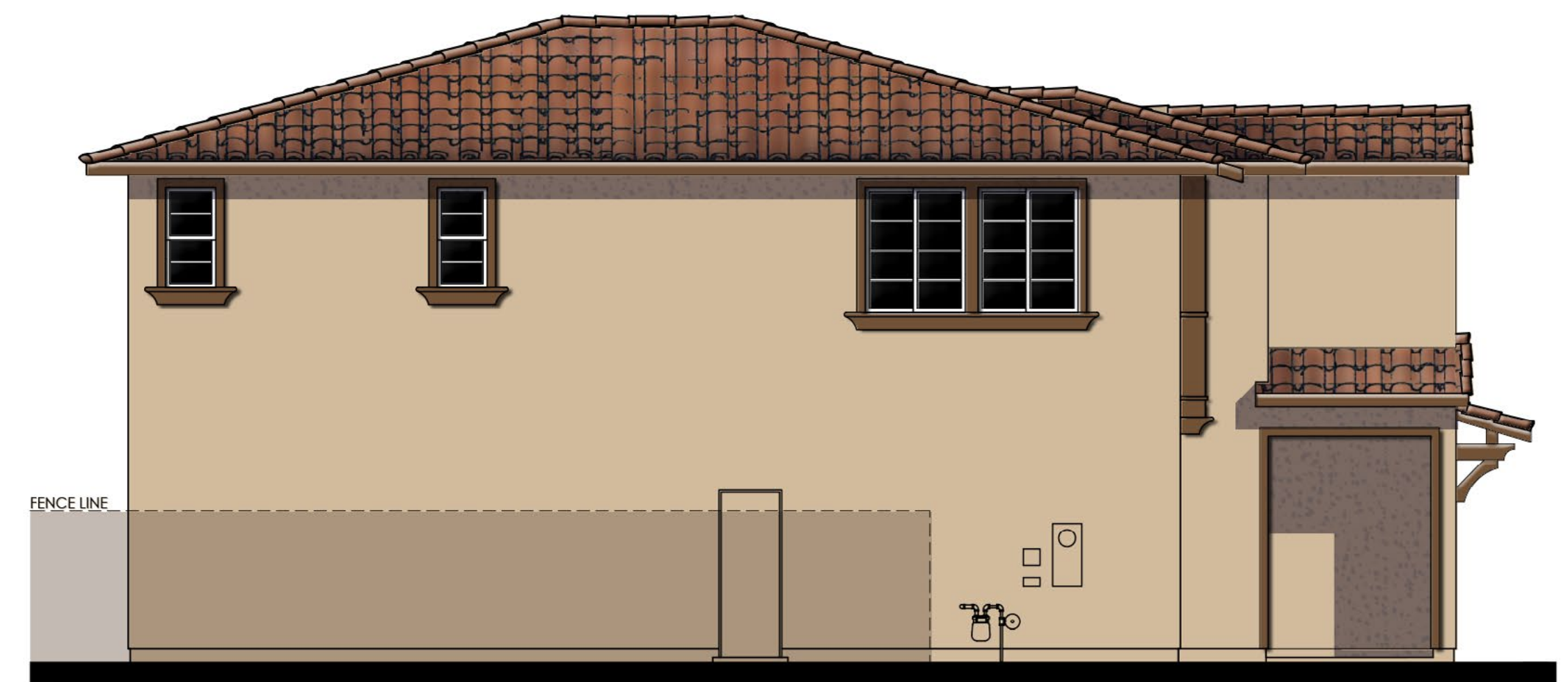
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



LEFT

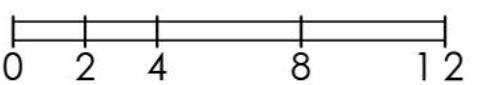
COLOR SCHEME 19

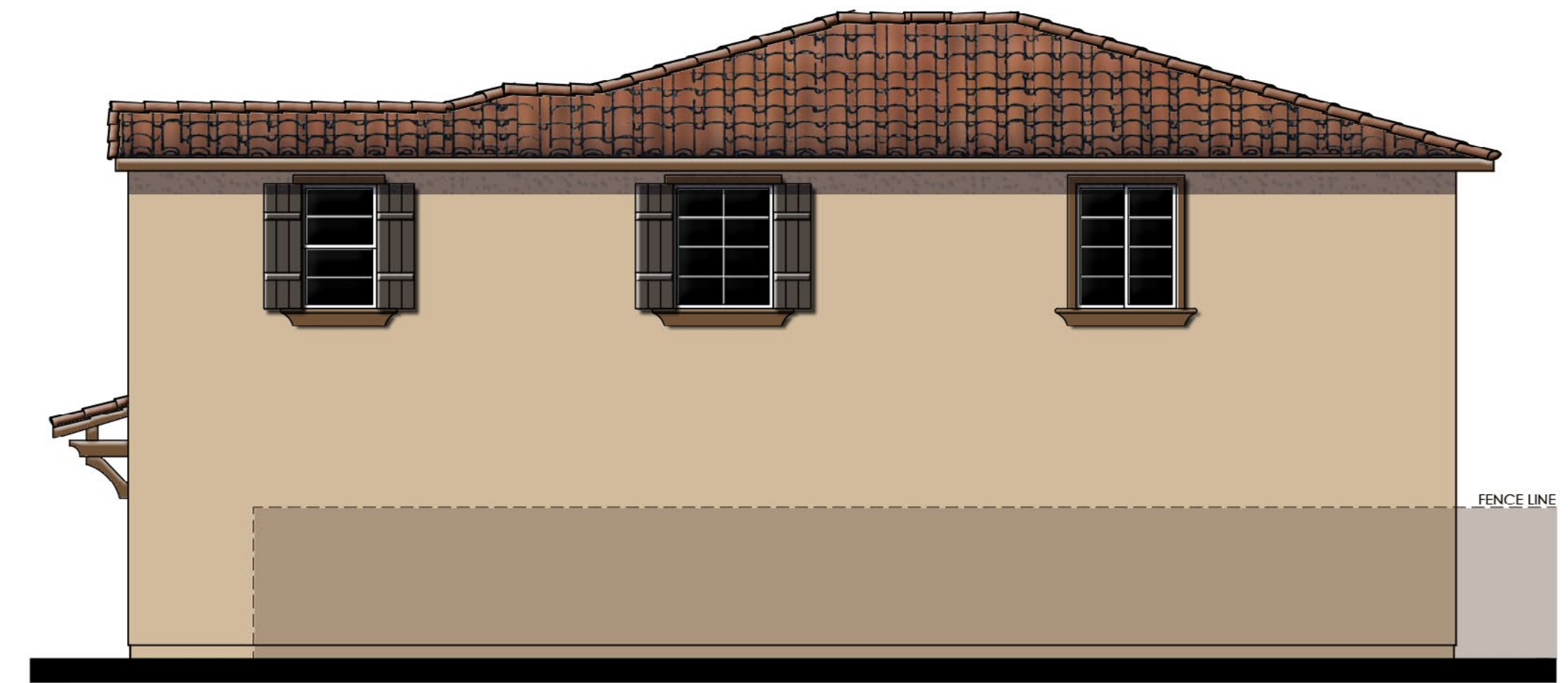
PLAN 3 (2700)

"E" ANDALUSIAN - ELEVATION

*Greenly at Parklane*

ONTARIO, CA





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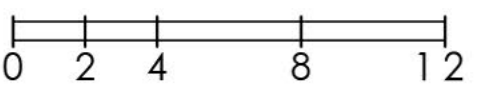
**MATERIALS LEGEND**  
(WHERE OCCURS)

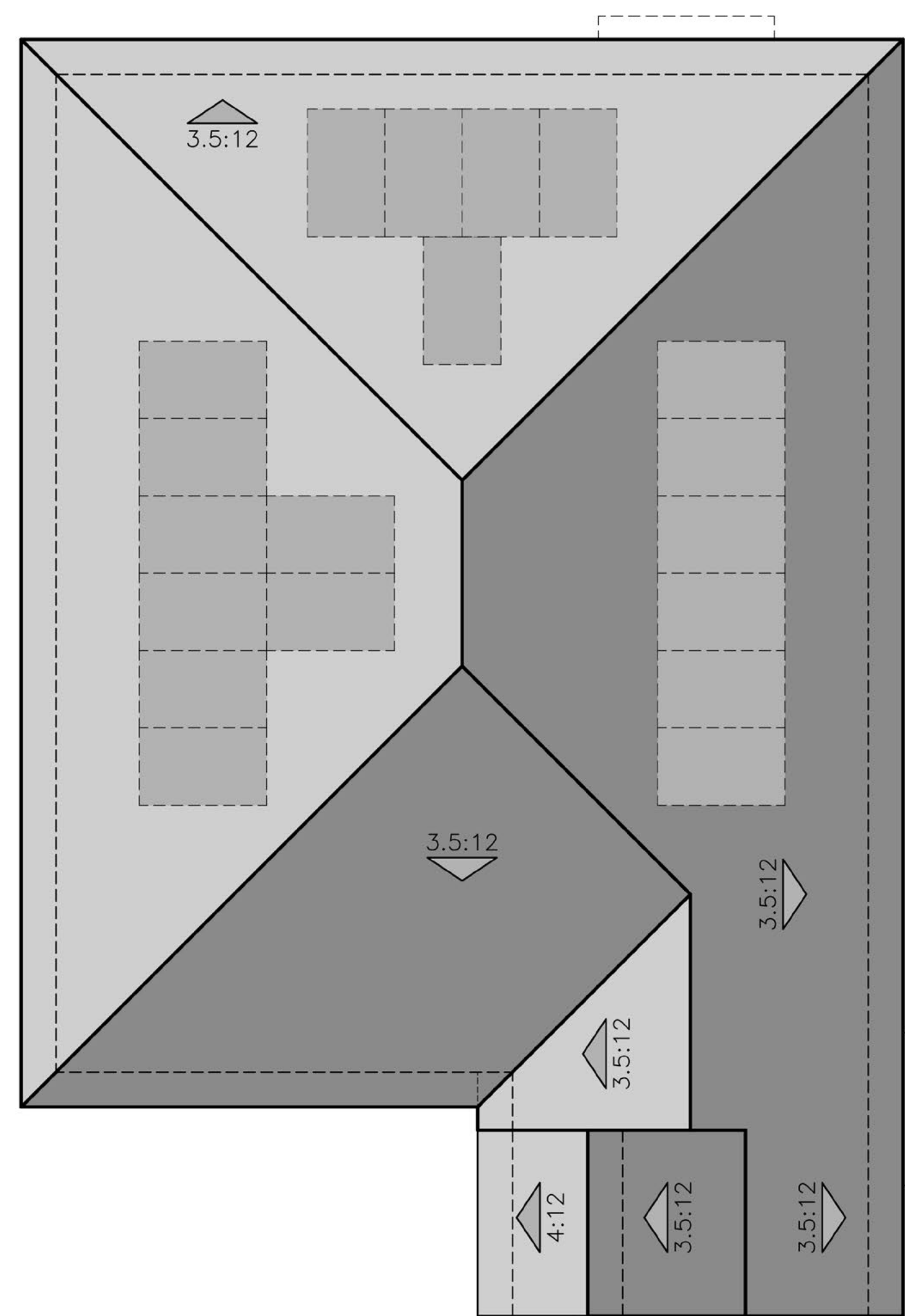
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 19

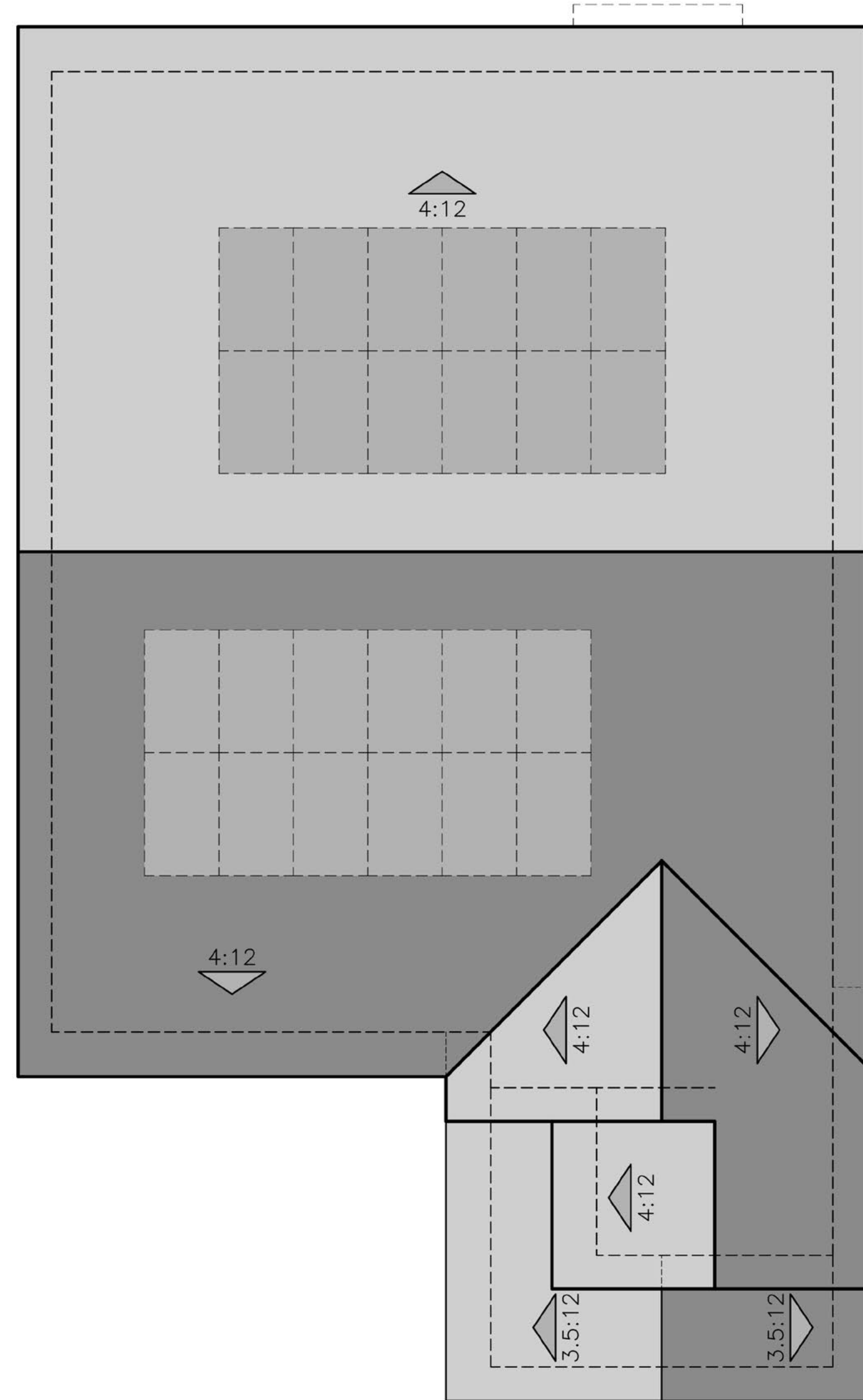
PLAN 3 (2700)

"E" ANDALUSIAN - ELEVATION

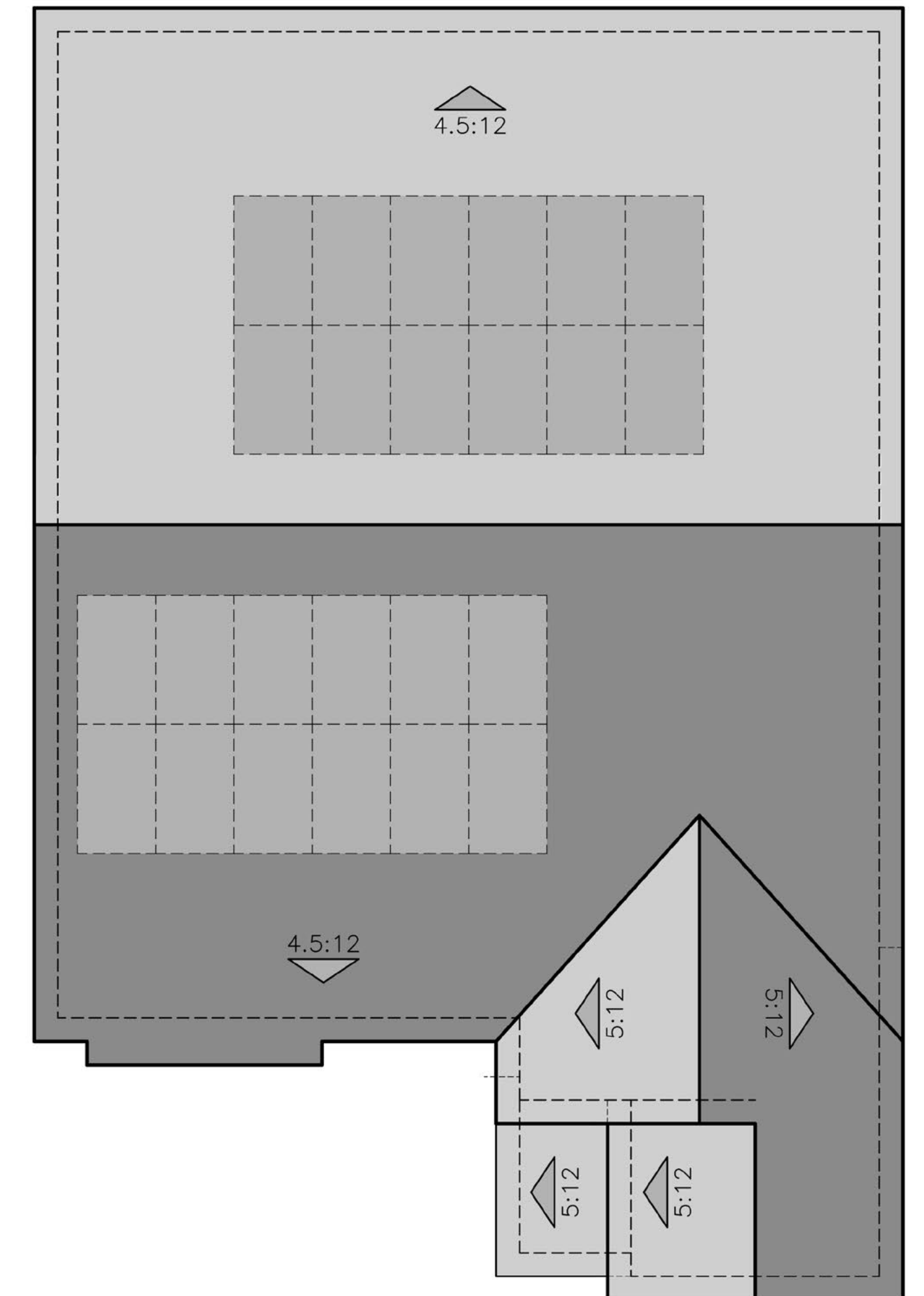




"A" SPANISH COLONIAL

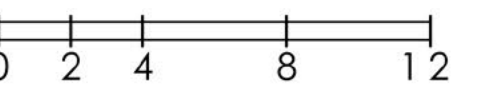


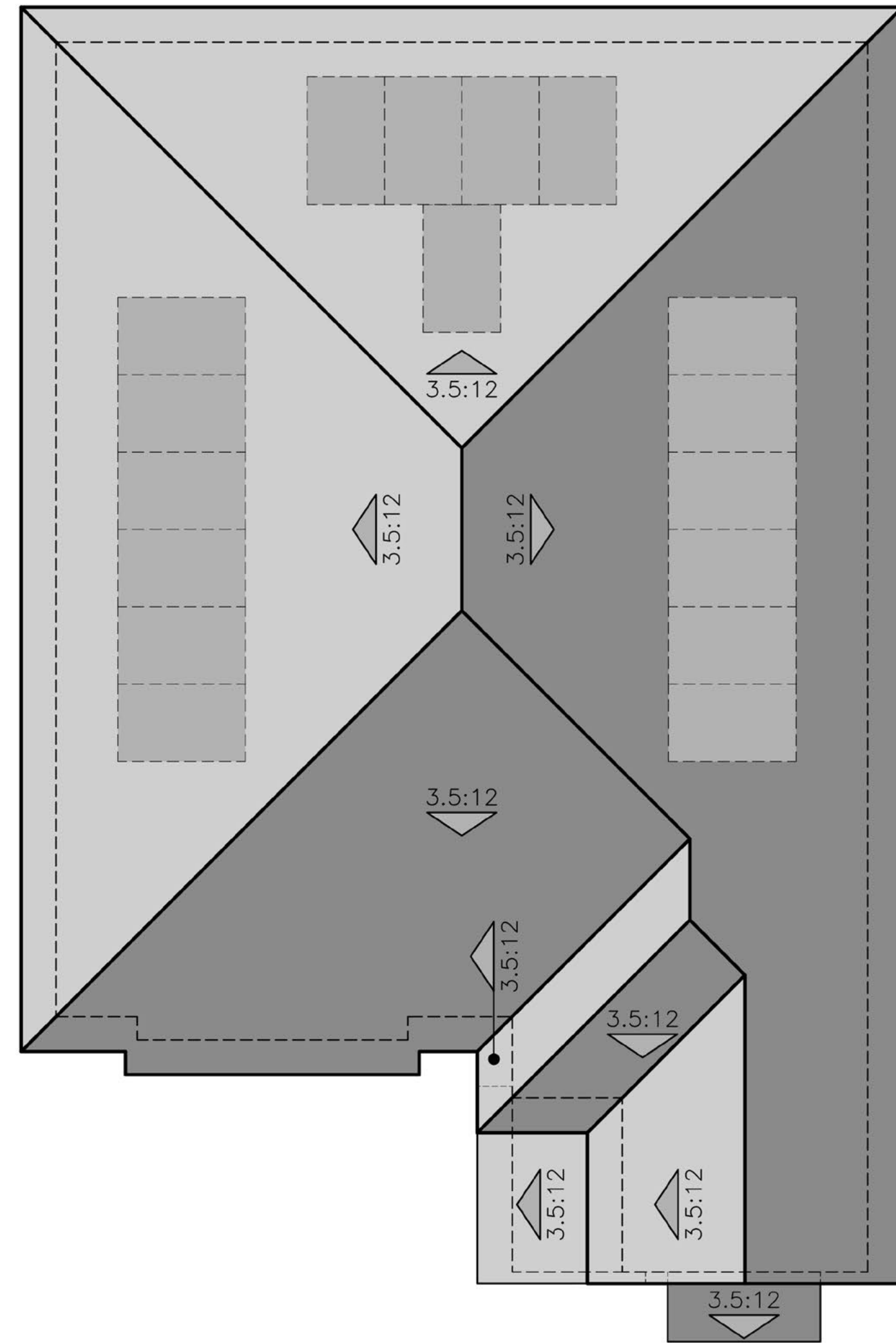
"B" CRAFTSMAN



"D" AMERICAN TRADITIONAL

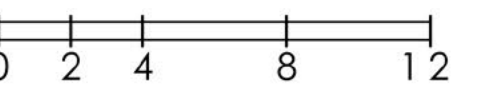
ROOF PLANS  
PLAN 3 (2700)

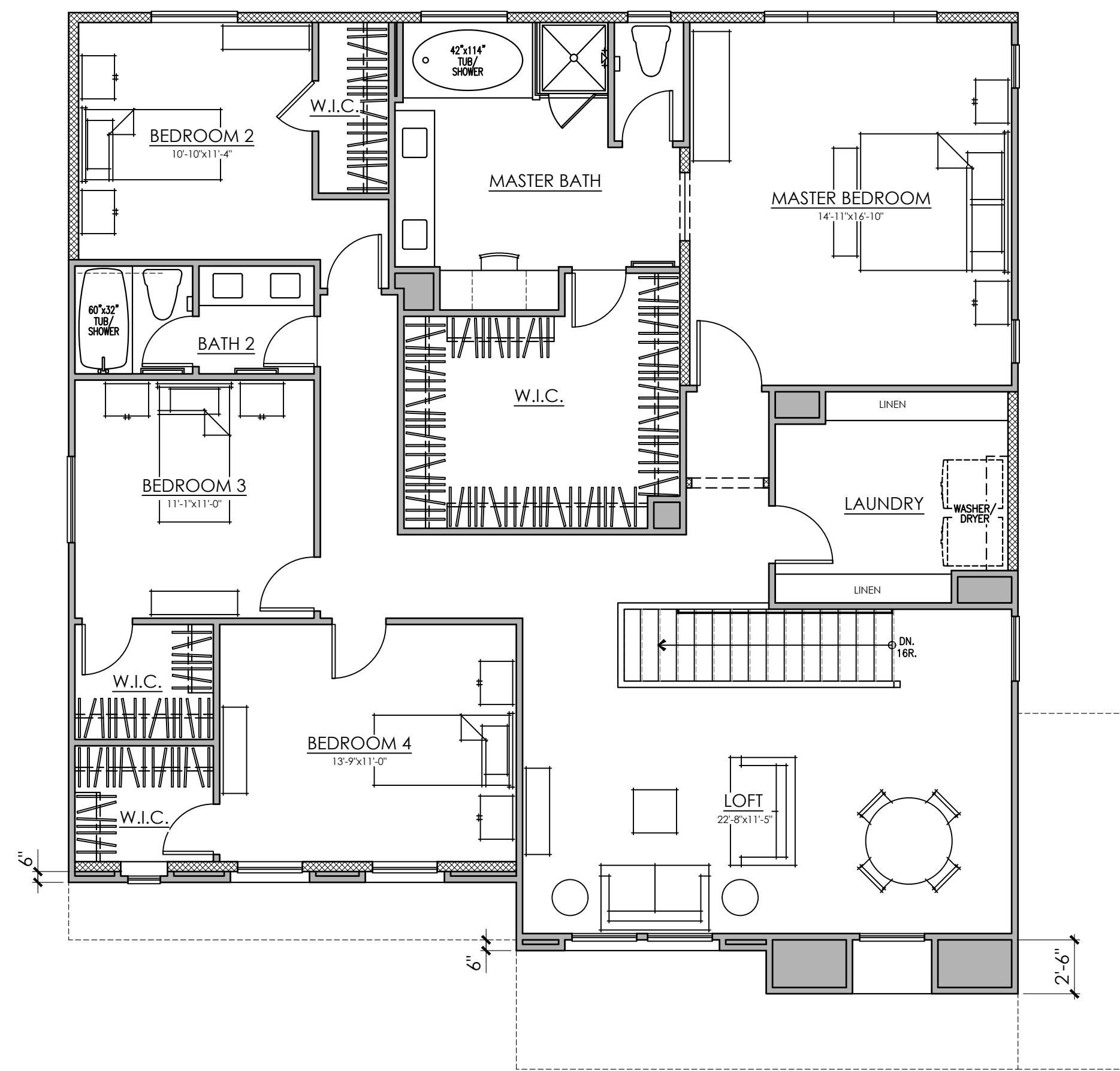




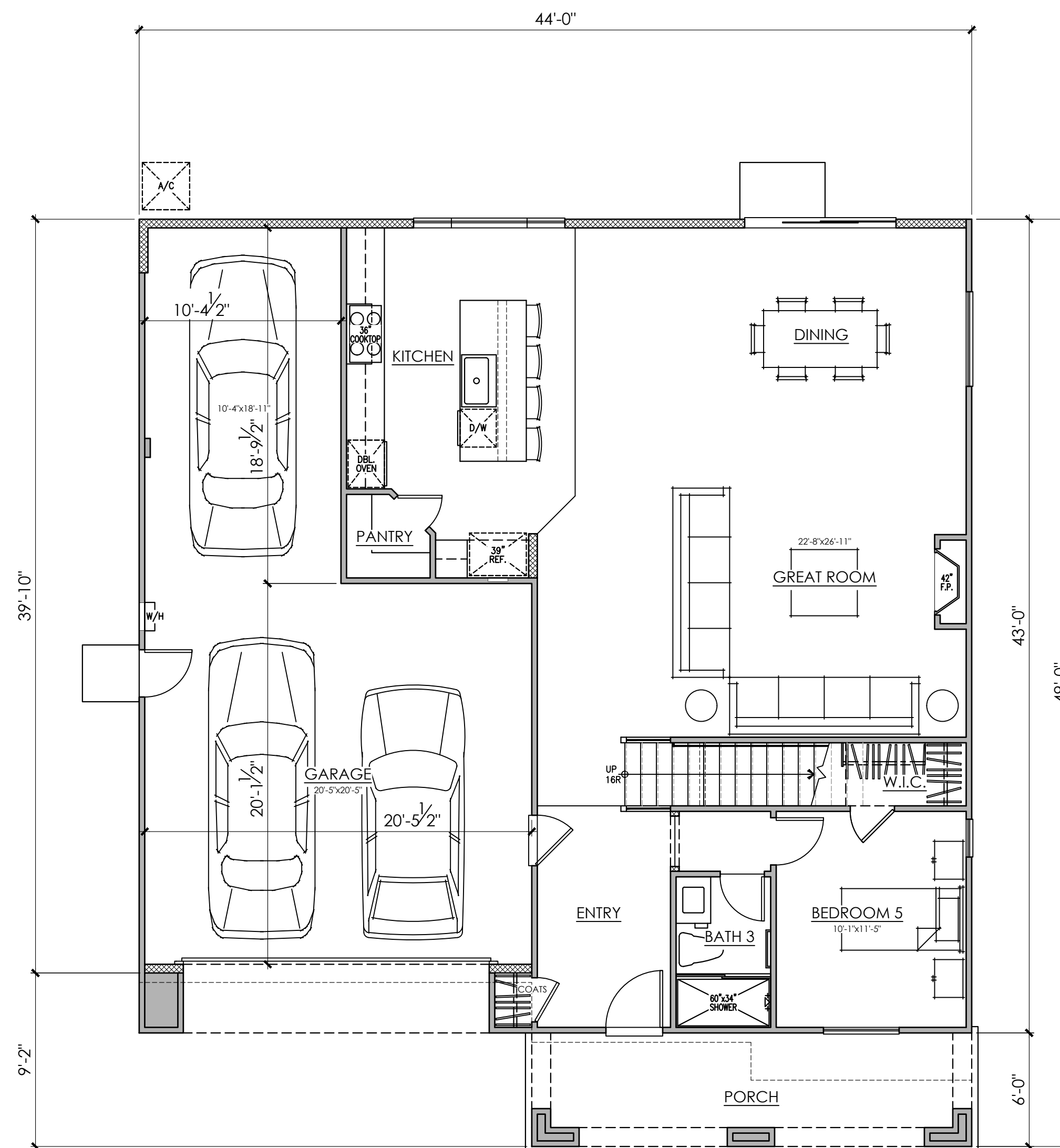
"E" ANDALUSIAN

ROOF PLANS  
PLAN 3 (2700)





SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,194 SQ. FT.
SECOND FLOOR AREA	1,791 SQ. FT.
TOTAL DWELLING	2,985 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	631 SQ. FT.
PORCH	140 SQ. FT.

PLAN 4 (2985)  
 5 BEDROOM, 3 BATH

*Everly at Parklane*  
 ONTARIO, CA

44.2.2985.49.G3.3BA.99.K2.IY.MB2.FY.SLV

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06/04/20  
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Kevin L. Crook  
 Architect  
 Inc  
 #19123  
 PLANNING + ARCHITECTURE





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"A" SPANISH COLONIAL



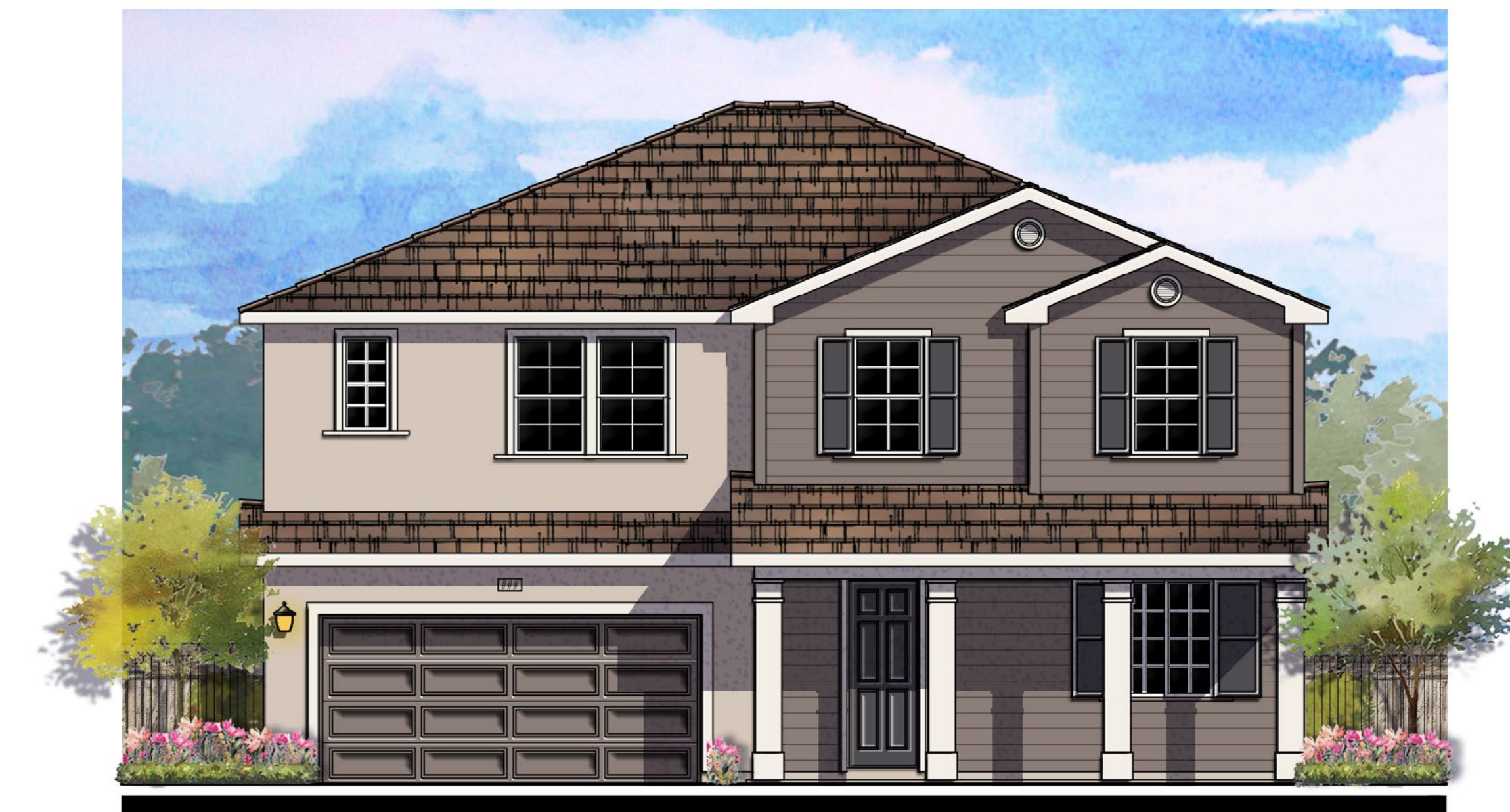
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"C" FARMHOUSE



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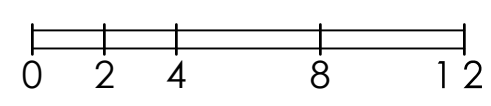
"B" CRAFTSMAN



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"D" AMERICAN TRADITIONAL

PLAN 4 (2985)  
FRONT ELEVATIONS



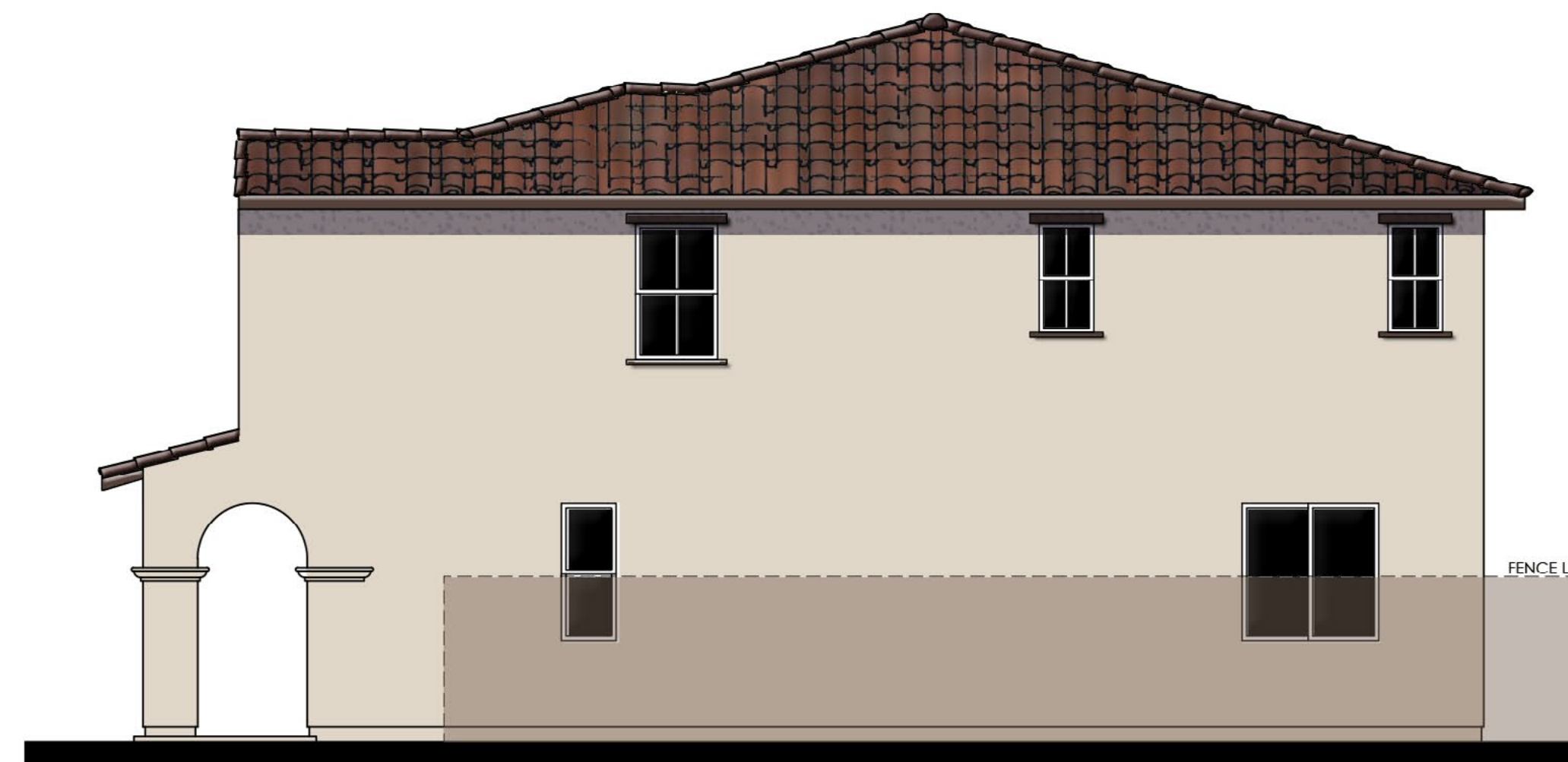




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FRONT



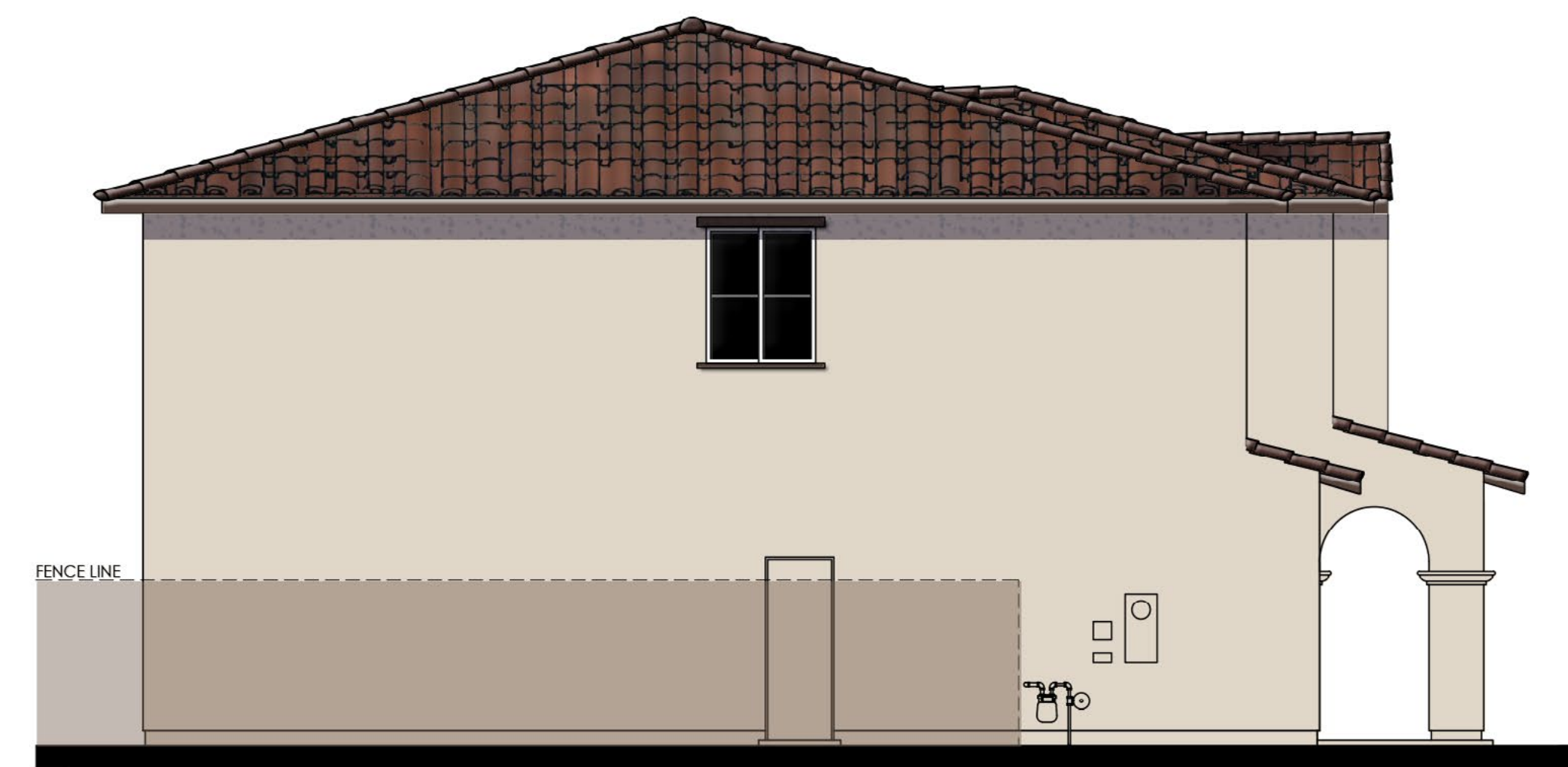
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

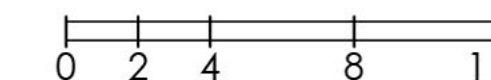
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL / KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 4  
**PLAN 4 (2985)**

"A" SPANISH COLONIAL - ELEVATION





ENHANCED RIGHT



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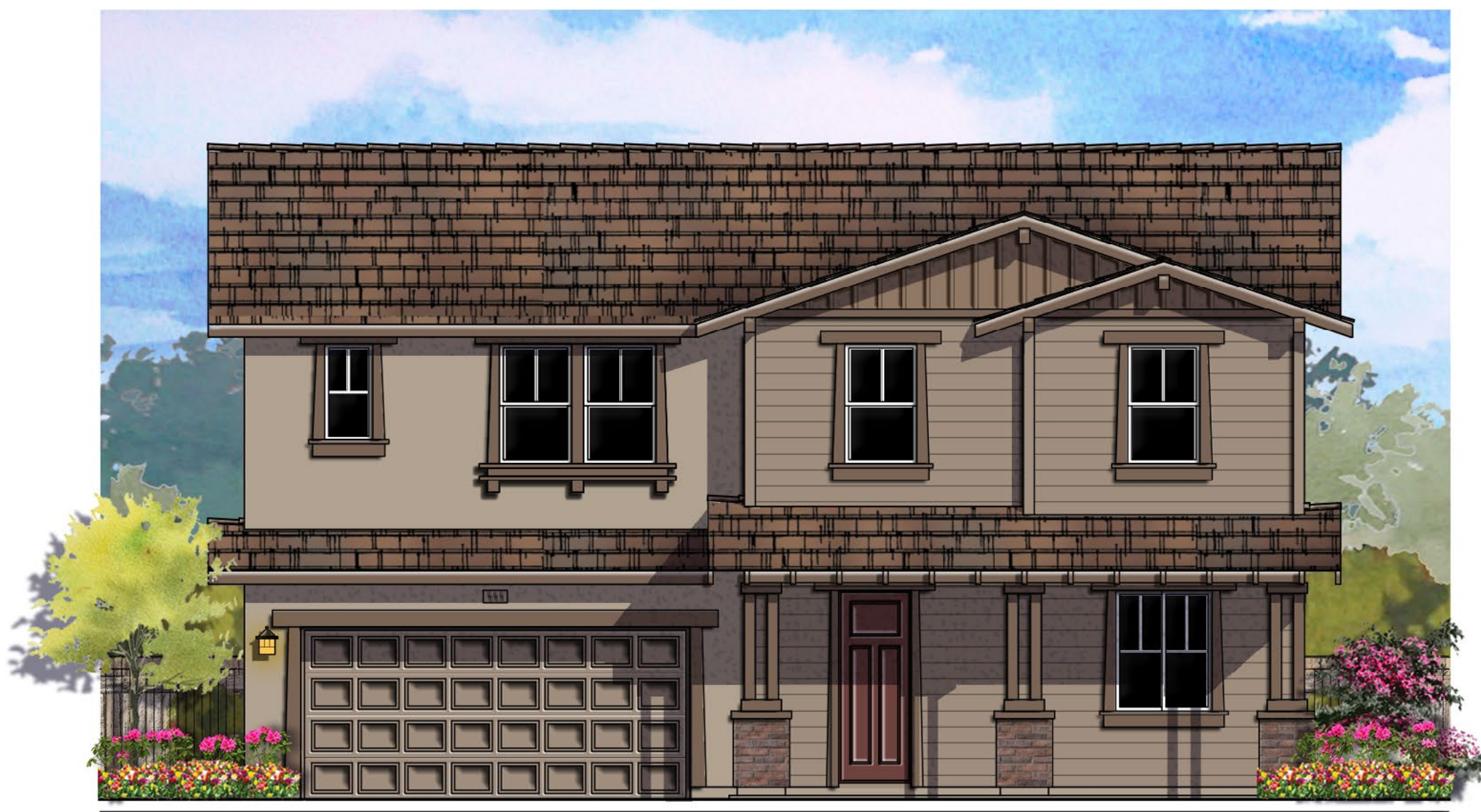
ENHANCED REAR

- MATERIALS LEGEND**  
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: LOW PROFILE CONCRETE "S" TILE
  - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
  - FASCIA: 2x6 WOOD
  - GABLE END: SIMULATED CLAY TILE
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 4  
PLAN 4 (2985)

"A" SPANISH COLONIAL - ELEVATION

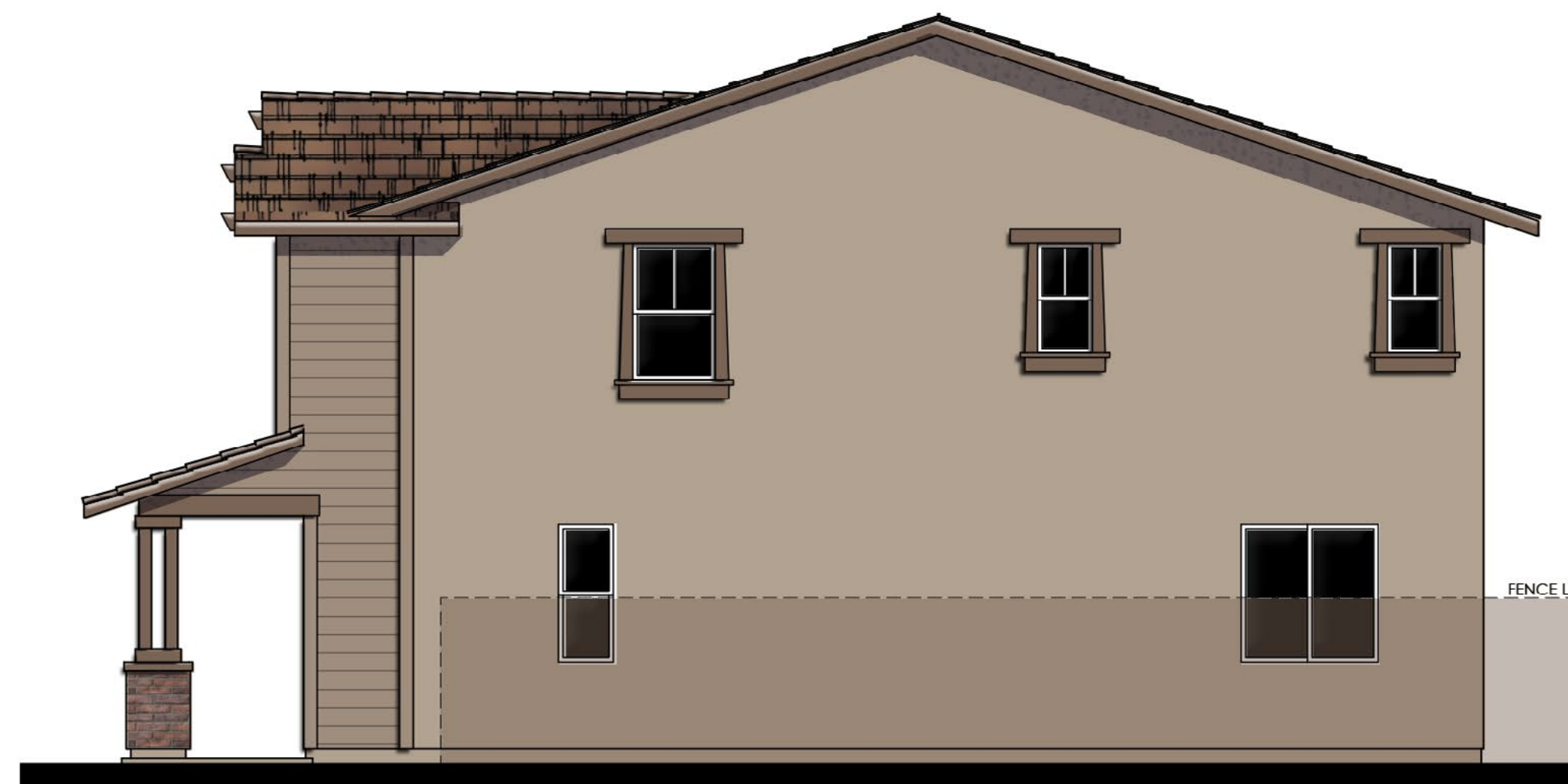




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FRONT



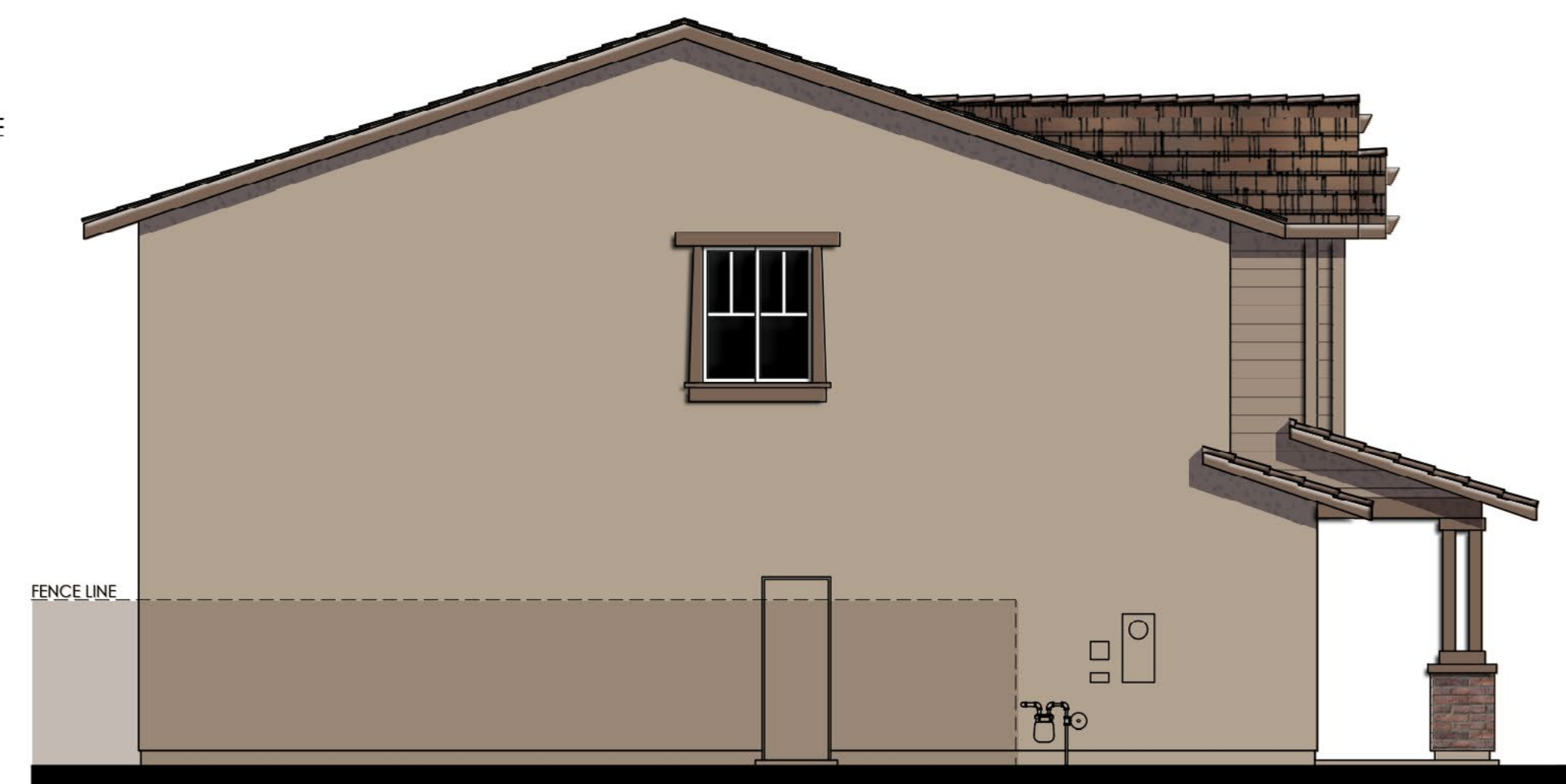
RIGHT



REAR

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN SIDING
  - WALL: STUCCO/ LAP SIDING
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: BRICK VENEER



LEFT

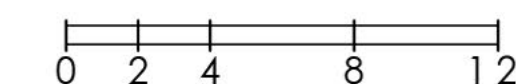
COLOR SCHEME 8

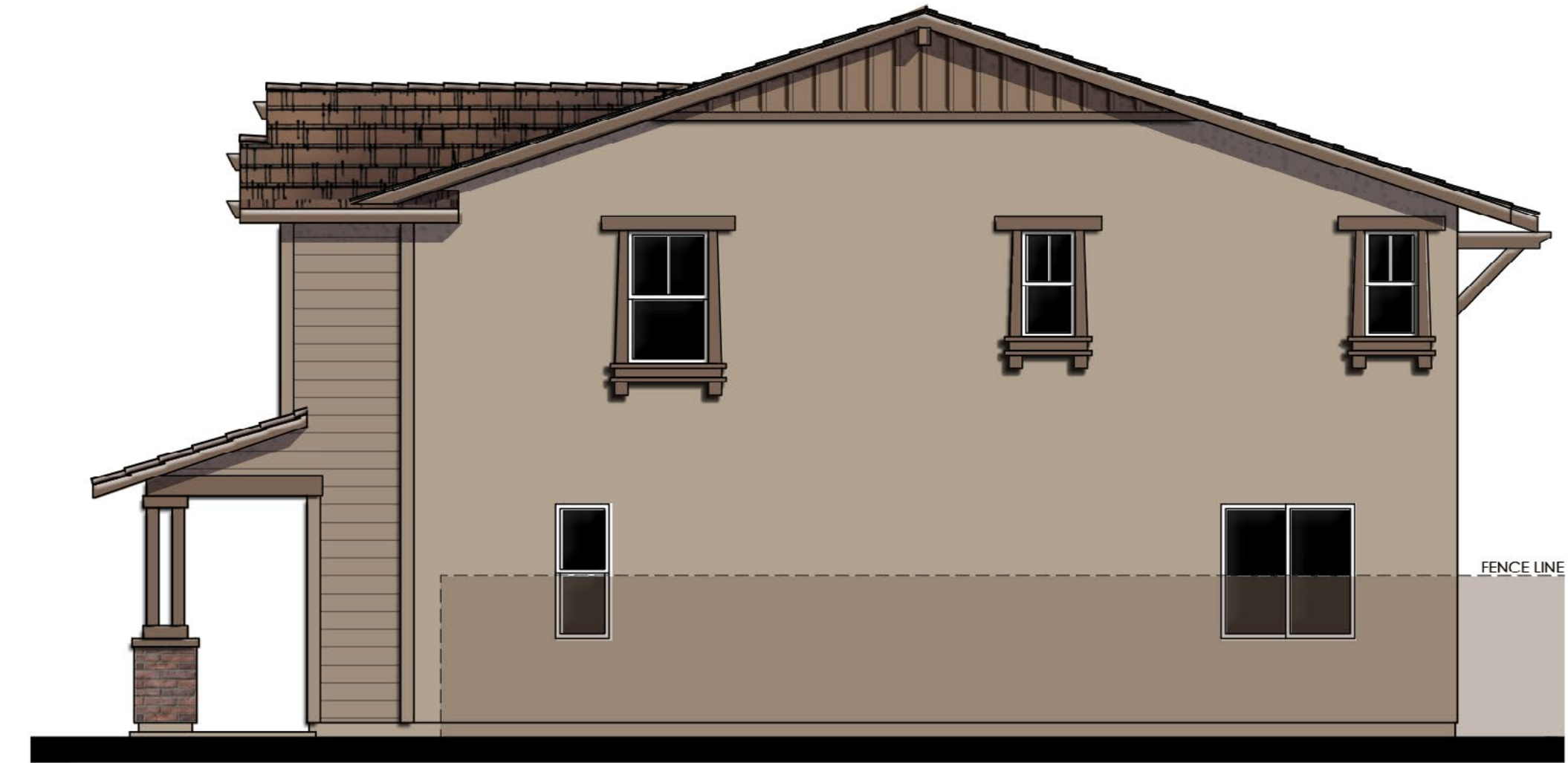
PLAN 4 (2985)

"B" CRAFTSMAN - ELEVATION

*Everly at Parklane*

ONTARIO, CA





ENHANCED RIGHT



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Refer to landscape drawings for wall, tree, and shrub locations

ENHANCED REAR

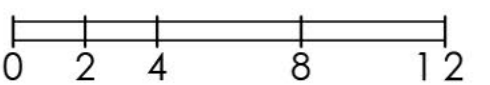
**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BR.
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN SIDING
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER

COLOR SCHEME 8

PLAN 4 (2985)

"B" CRAFTSMAN - ELEVATION

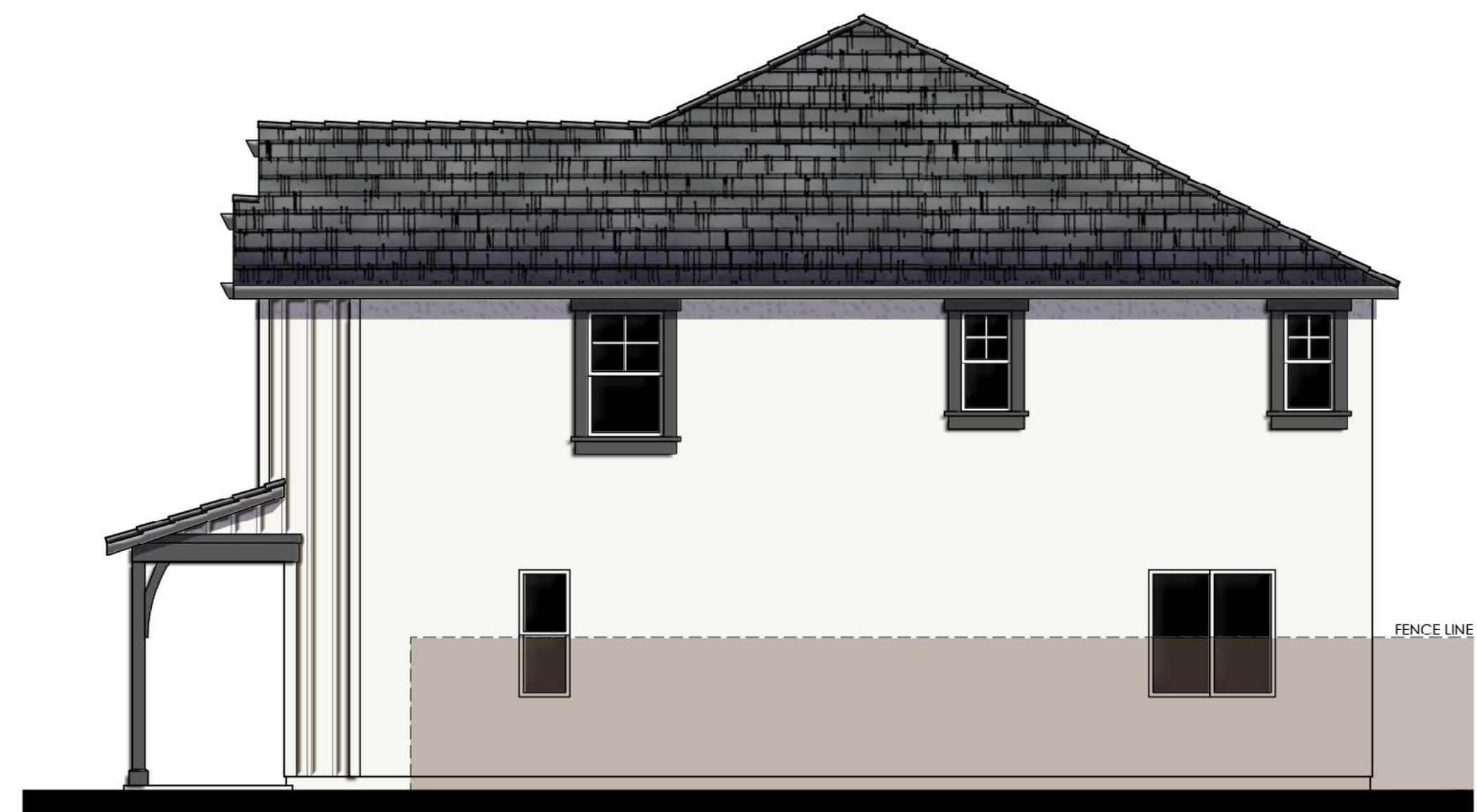




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

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- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
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- BARGE: 2x6 WOOD
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- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM / DECORATIVE



LEFT

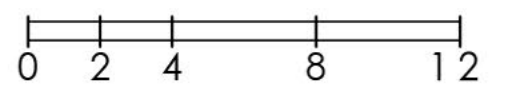
COLOR SCHEME 12

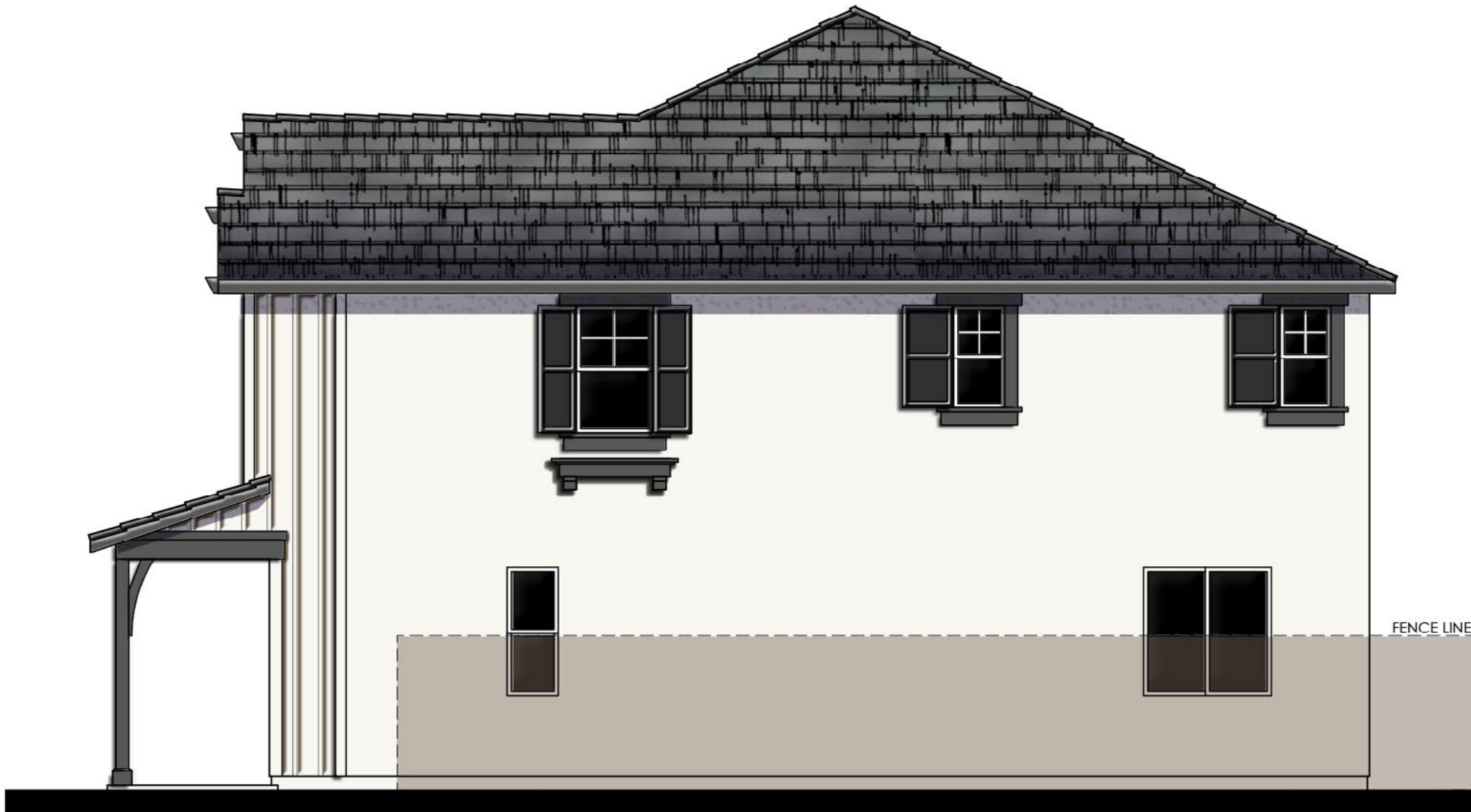
PLAN 4 (2985)

"C" FARMHOUSE - ELEVATION

*Everly at Parklane*

ONTARIO, CA





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**MATERIALS LEGEND**

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  - SHUTTERS: SIMULATED WOOD
  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: WOOD POST AND BEAM / DECORATI

COLOR SCHEME 12

**PLAN 4 (2985)**

"C" FARMHOUSE - ELEVATION



*Everly at Parklane*

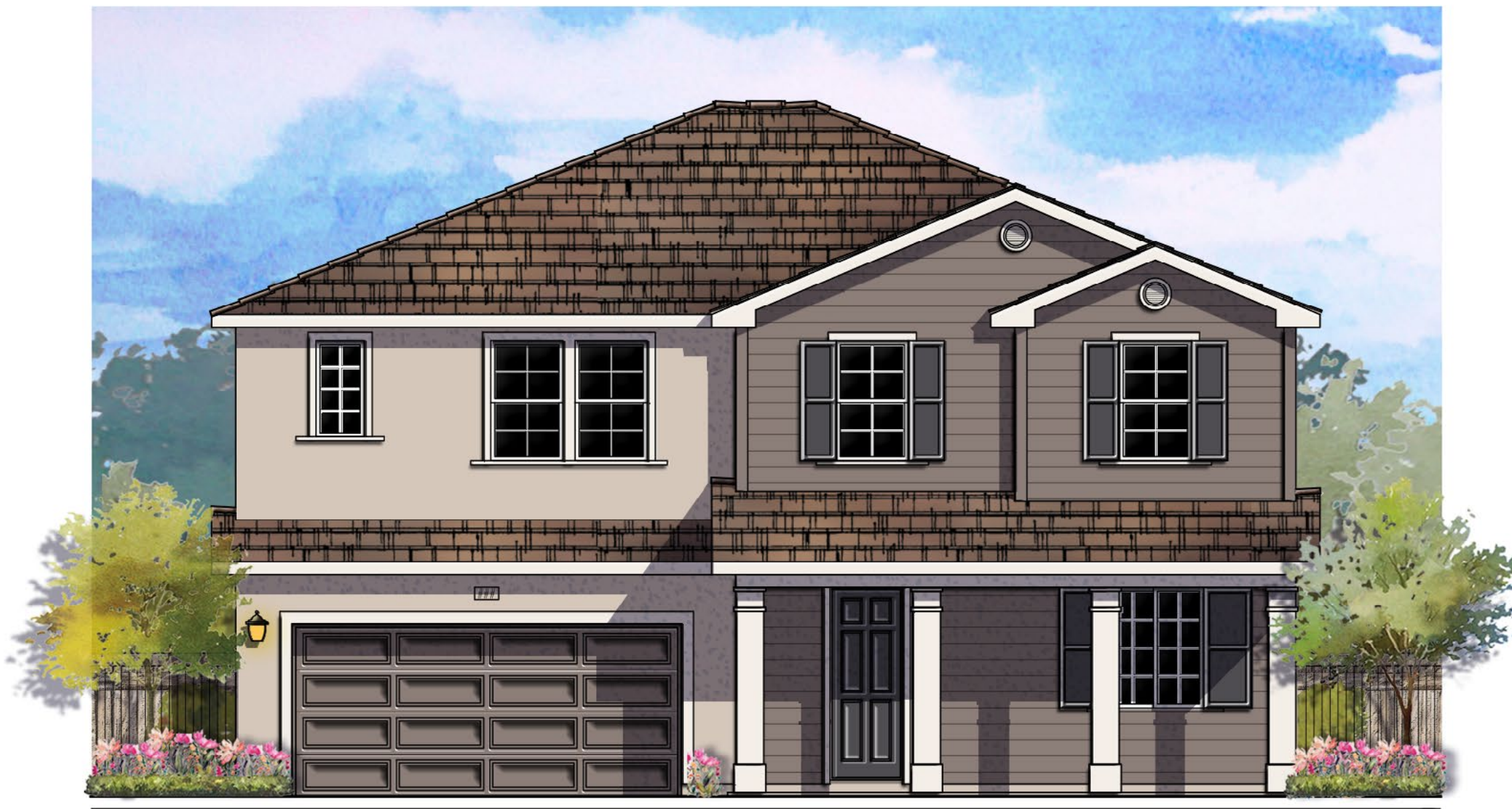
ONTARIO, CA

**LENNAR**

06/04/20  
A-43

Kevin L. Crook  
**Architect**  
Inc  
PLANNING + ARCHITECTURE

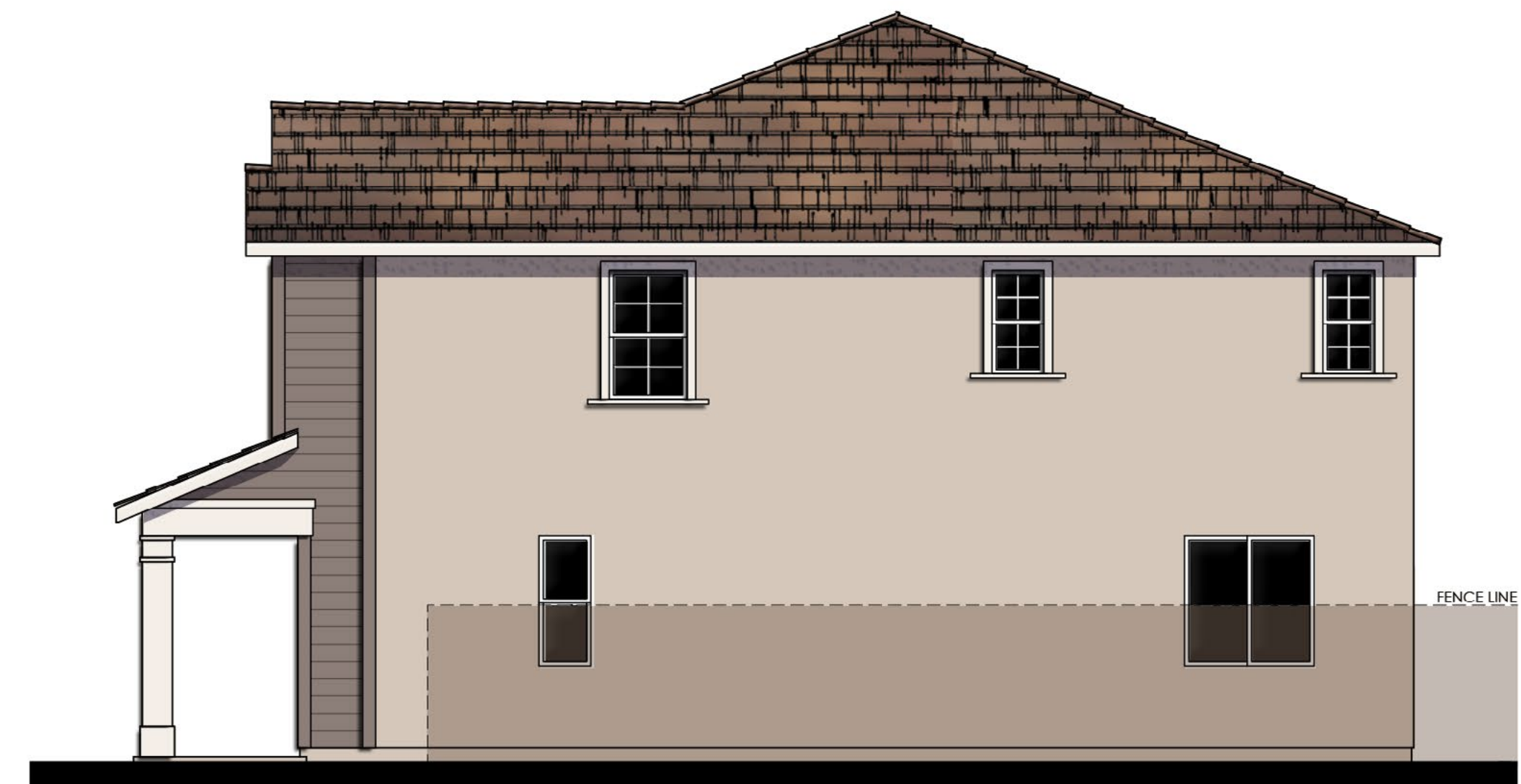
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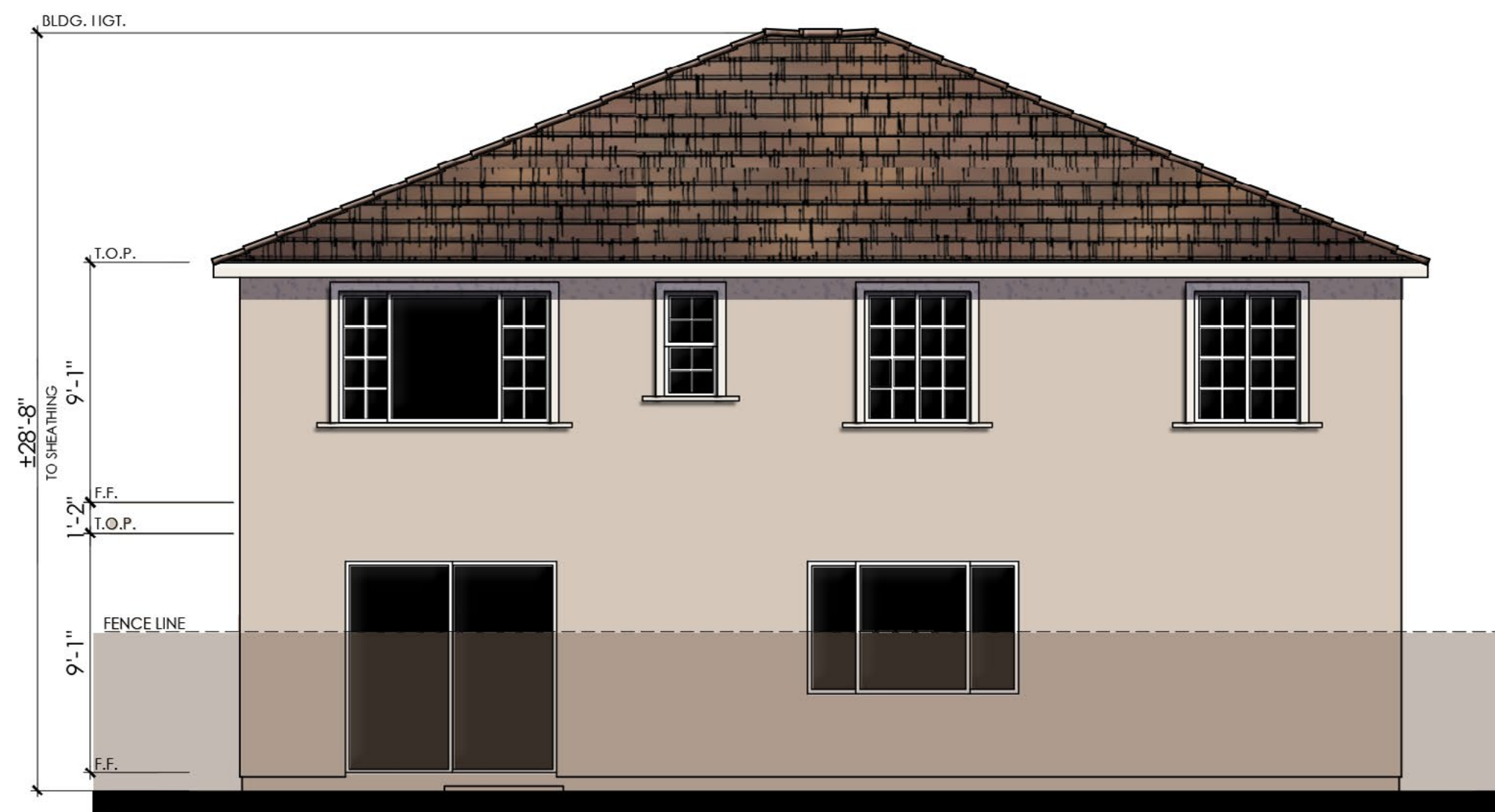
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



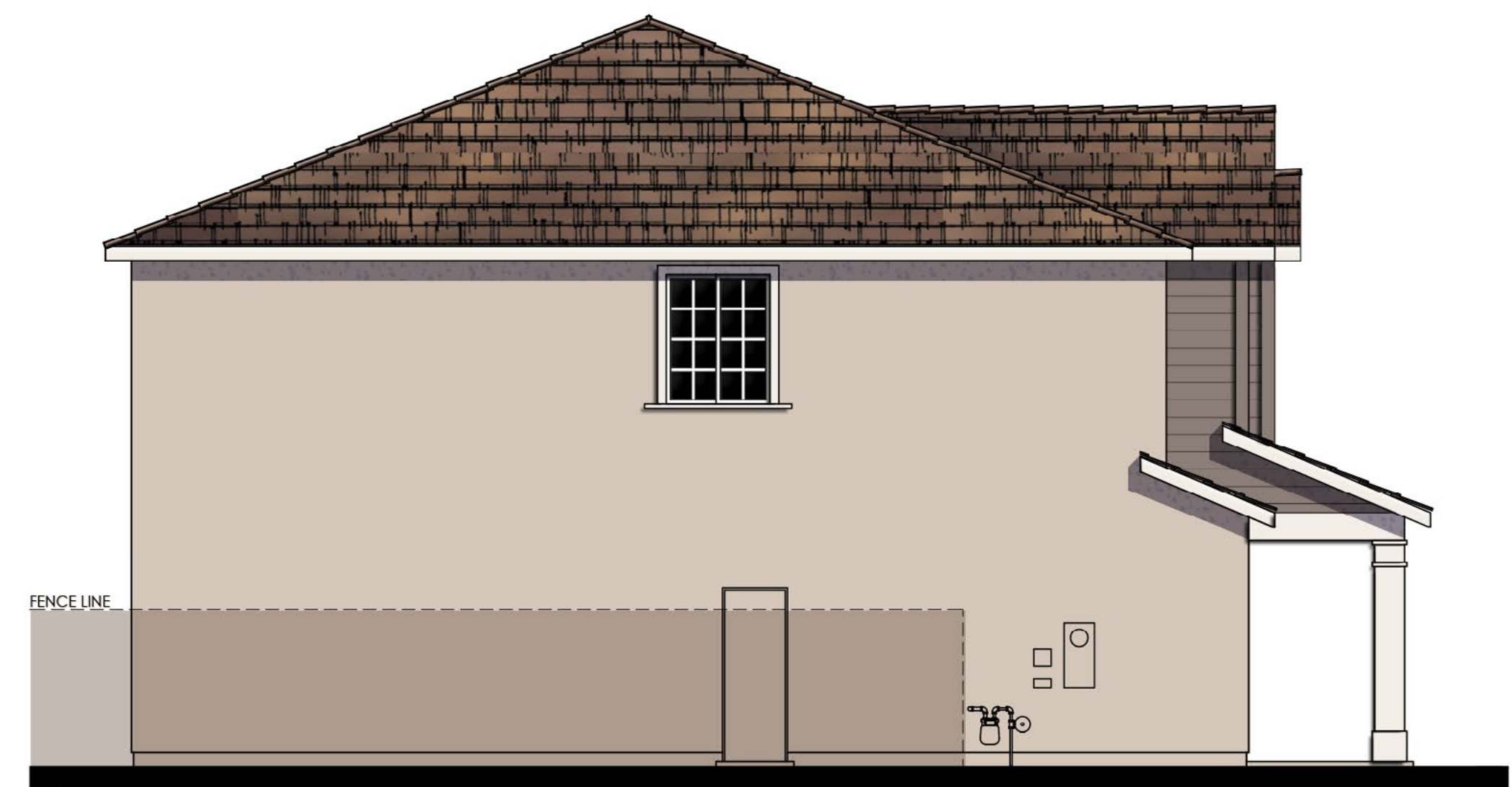
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

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- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM

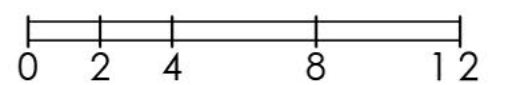


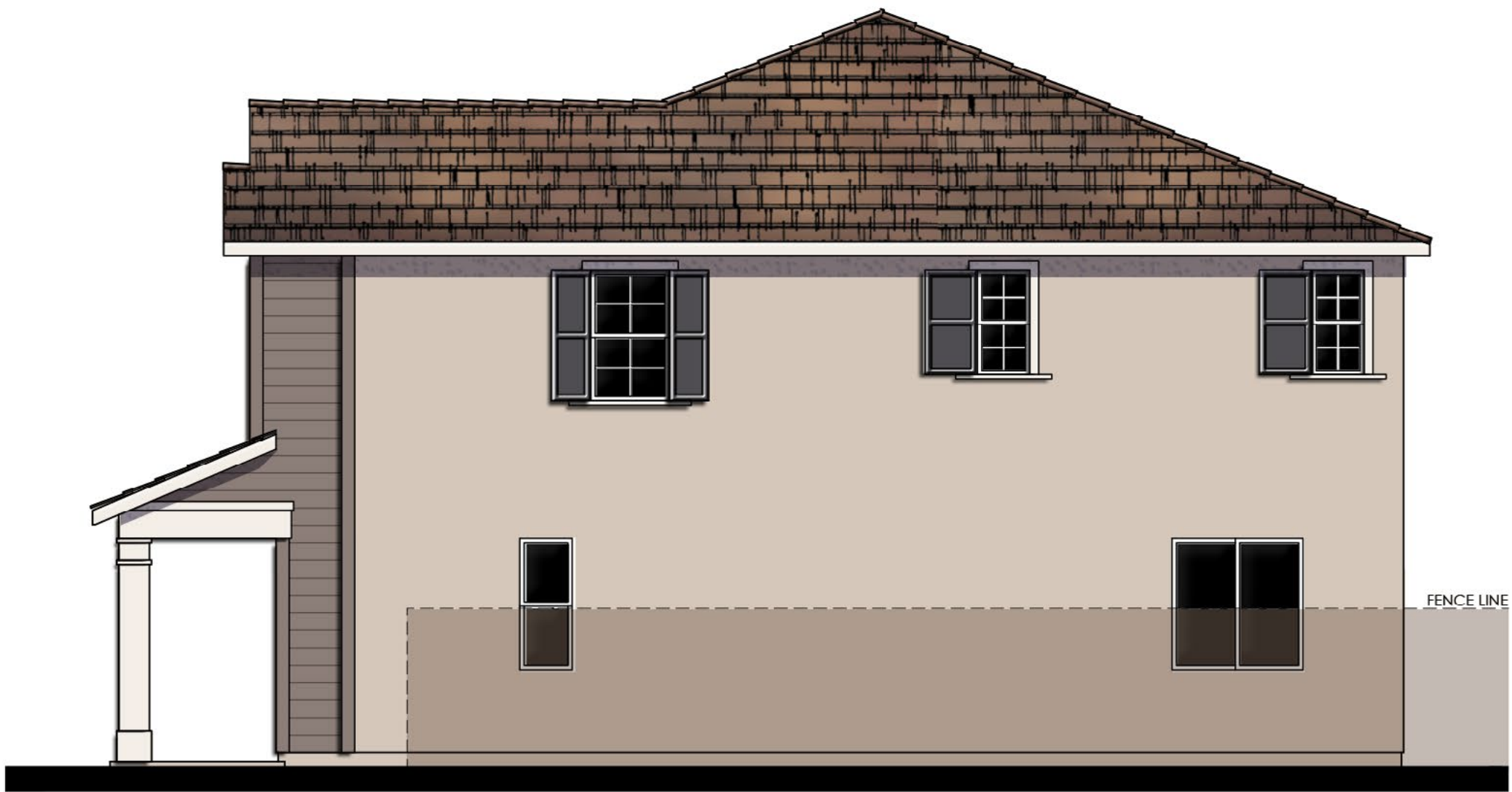
LEFT

COLOR SCHEME 16

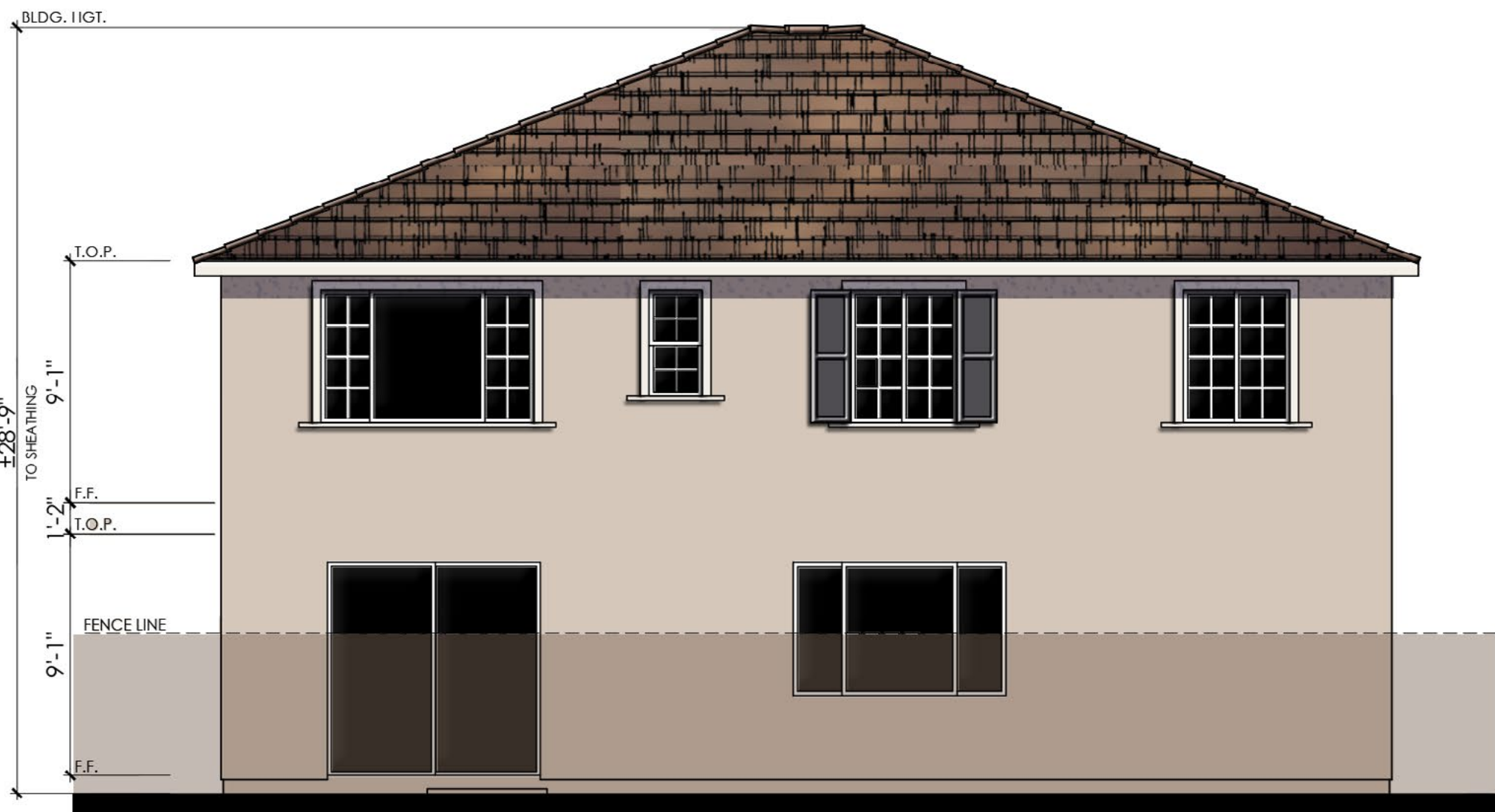
PLAN 4 (2985)

"D" AMERICAN TRADITIONAL - ELEVATION





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ENHANCED REAR

- MATERIALS LEGEND**  
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  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: WOOD POST AND BEAM

COLOR SCHEME 16  
**PLAN 4 (2985)**

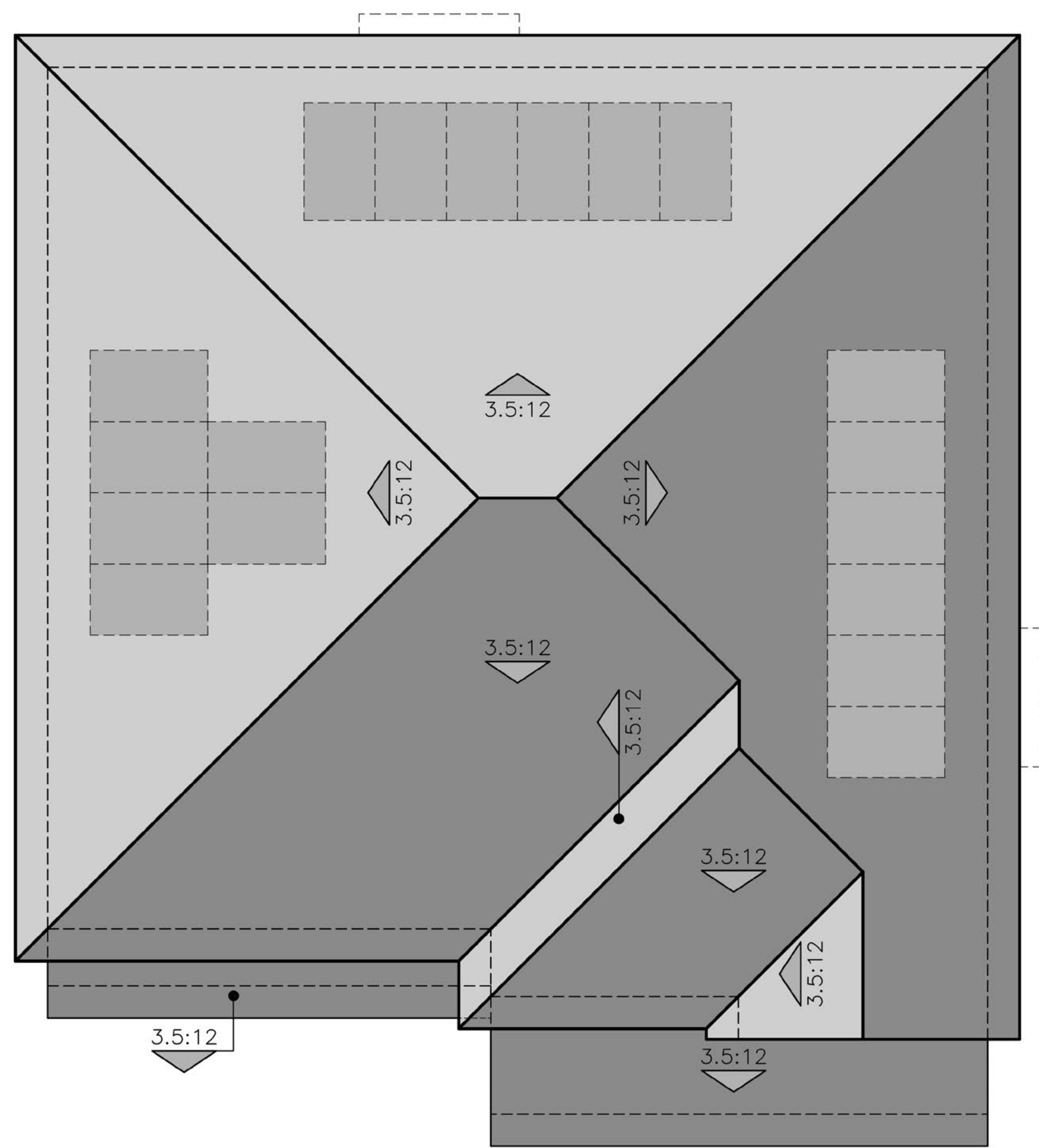
"D" AMERICAN TRADITIONAL - ELEVATION



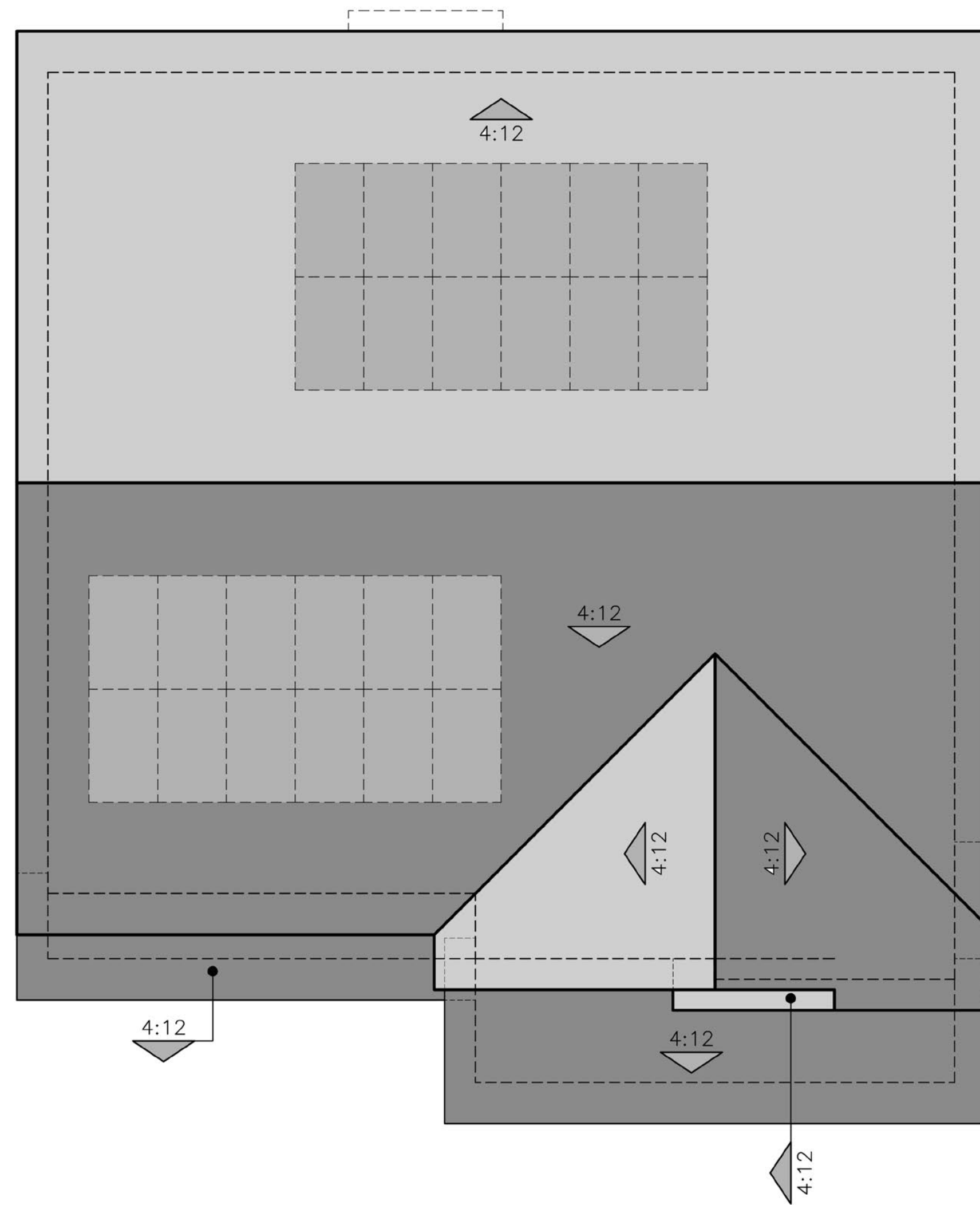
**LENNAR** *Everly at Parklane* ONTARIO, CA

06/04/20 A-45 Kevin L. Crook Architect Inc #19123

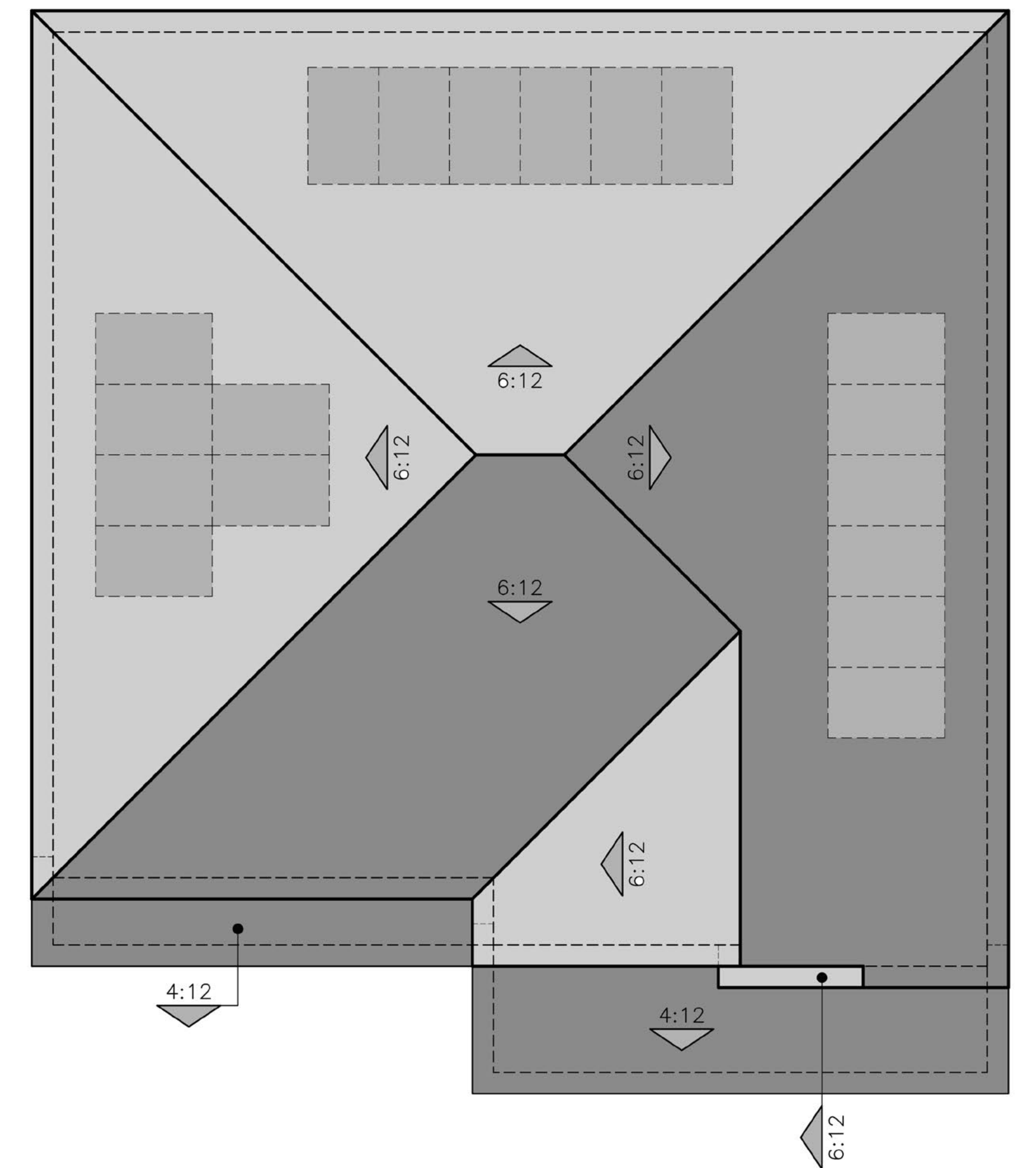




"A" SPANISH COLONIAL

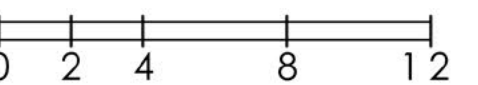


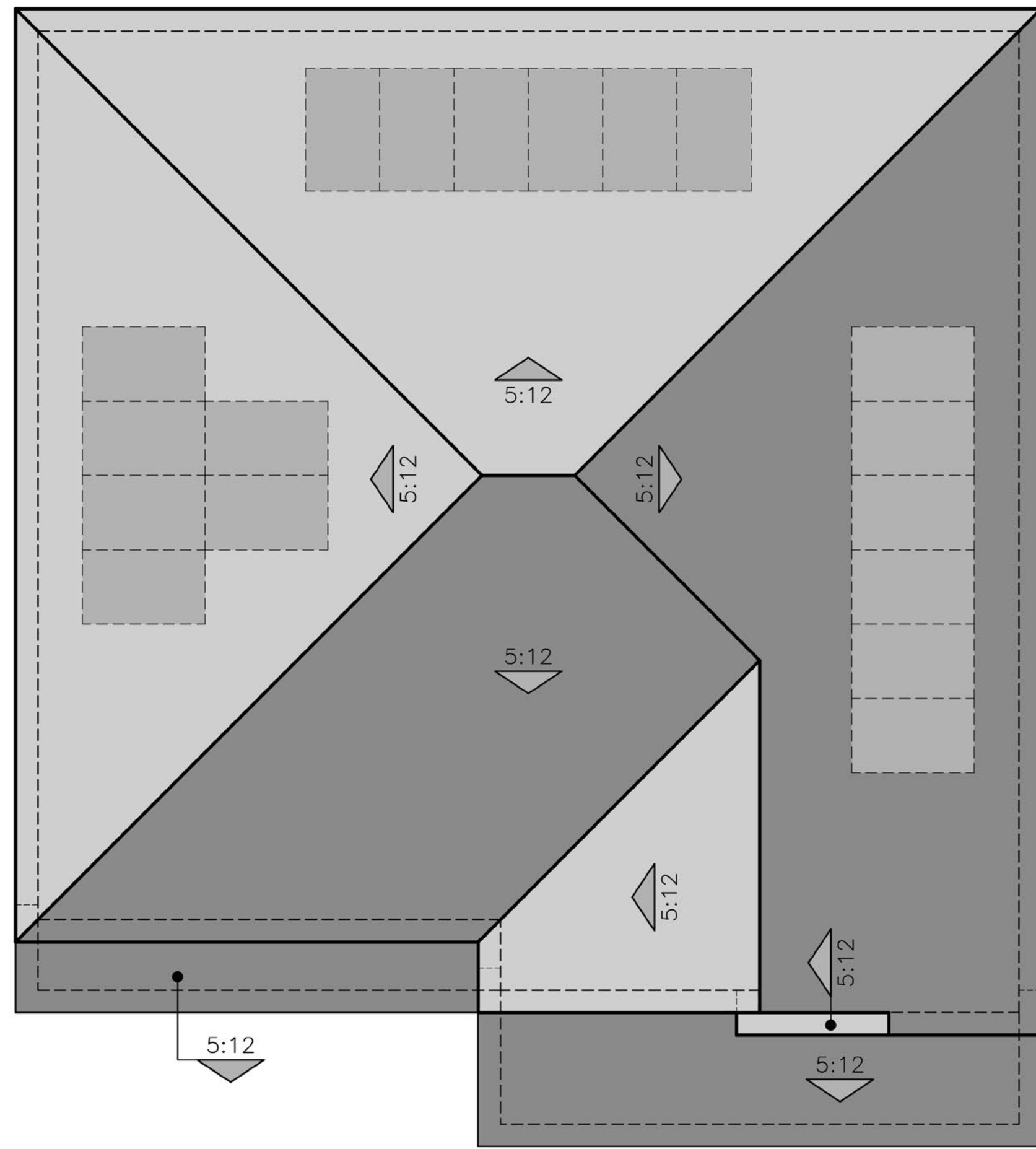
"B" CRAFTSMAN



"C" FARMHOUSE

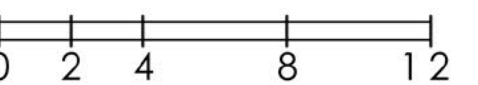
ROOF PLANS  
PLAN 4 (2985)

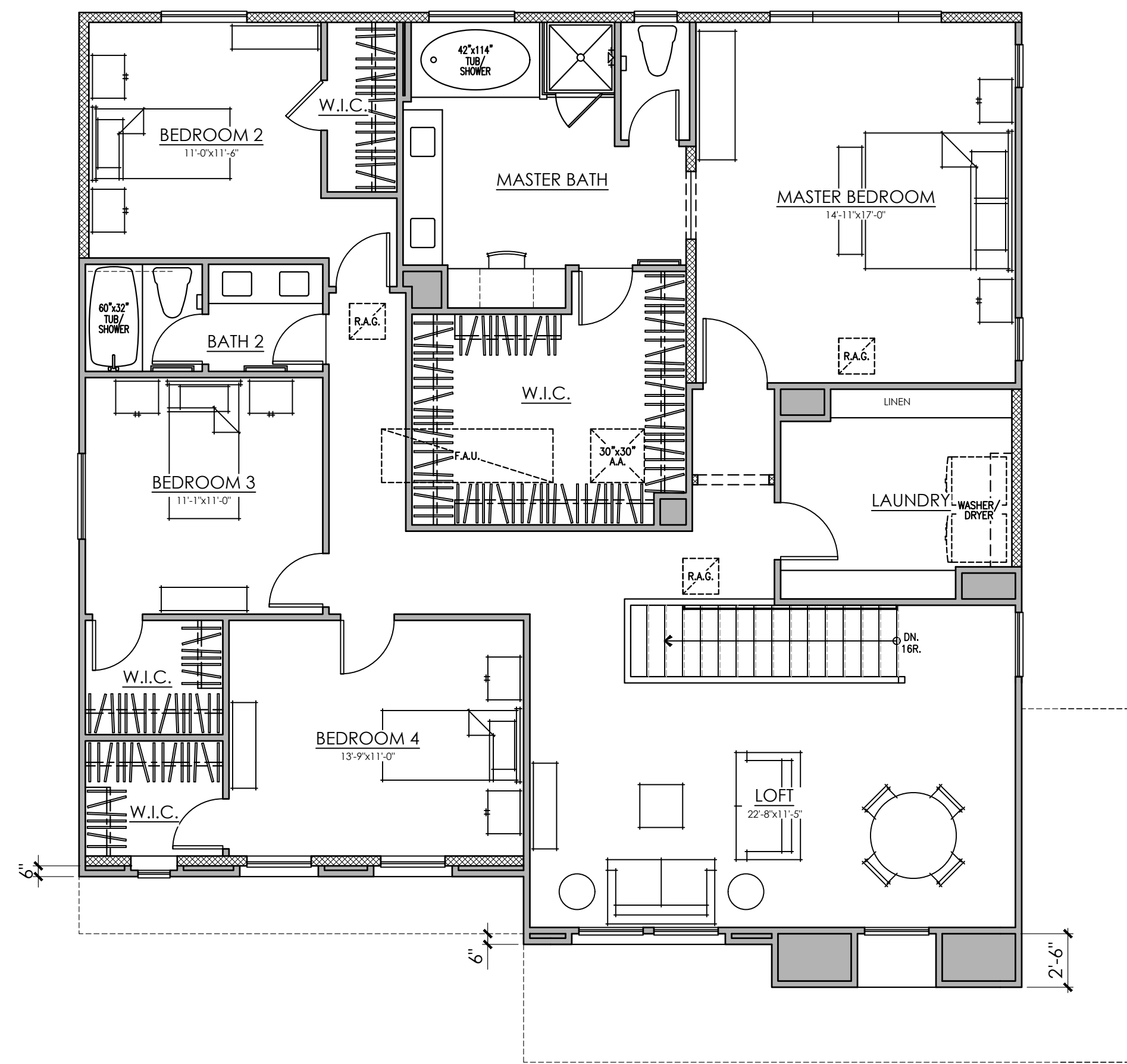




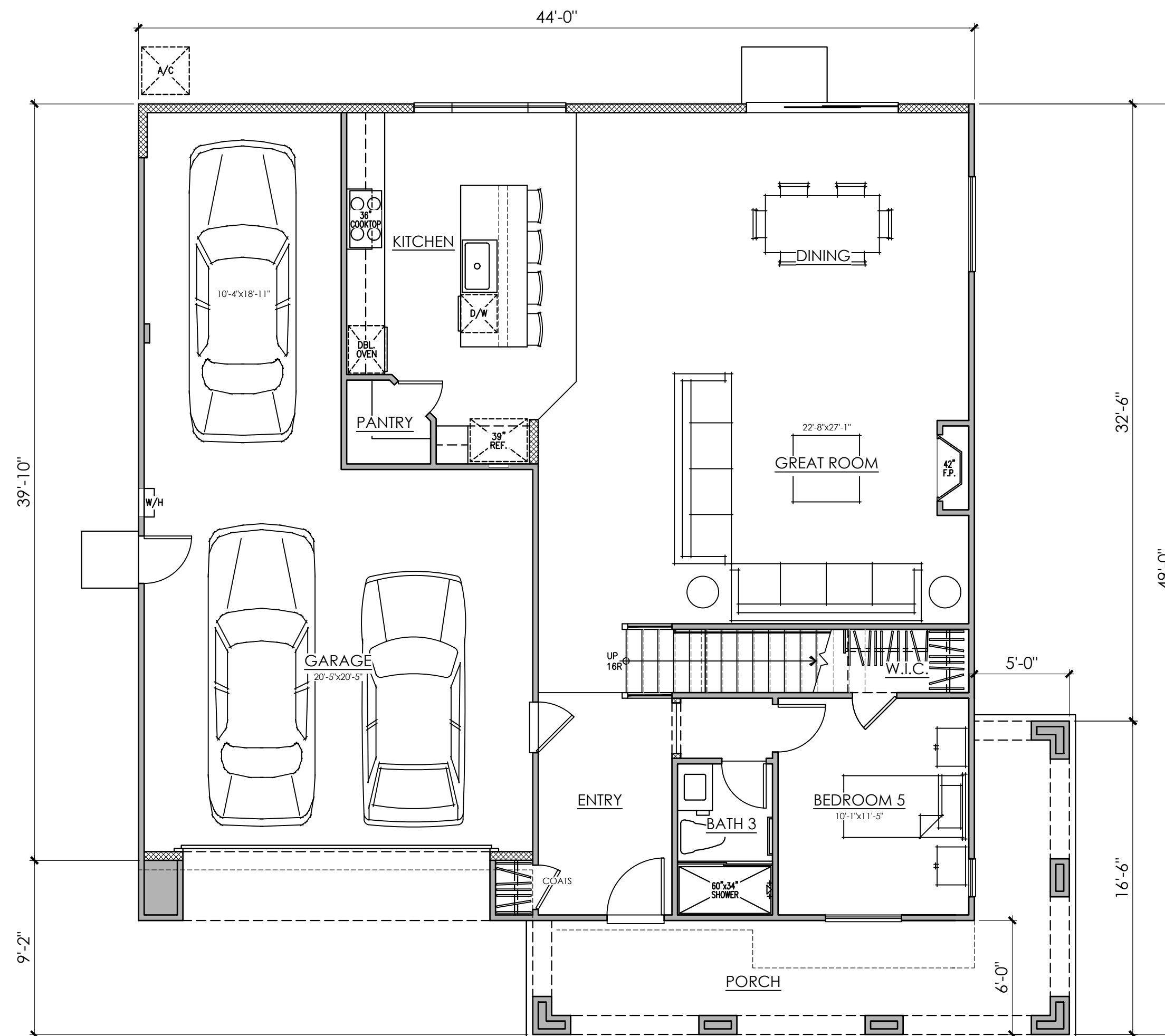
"D" AMERICAN TRADITIONAL

ROOF PLANS  
PLAN 4 (2985)





SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,066 SQ. FT.
SECOND FLOOR AREA	1,481 SQ. FT.
TOTAL DWELLING	2,547 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	222 SQ. FT.

PLAN 4X (2985X)  
5 BEDROOM, 3 BATH

*Everly at Parklane*  
ONTARIO, CA

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06/04/20  
A-48

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"A" SPANISH COLONIAL



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Refer to landscape drawings for wall, tree, and shrub locations

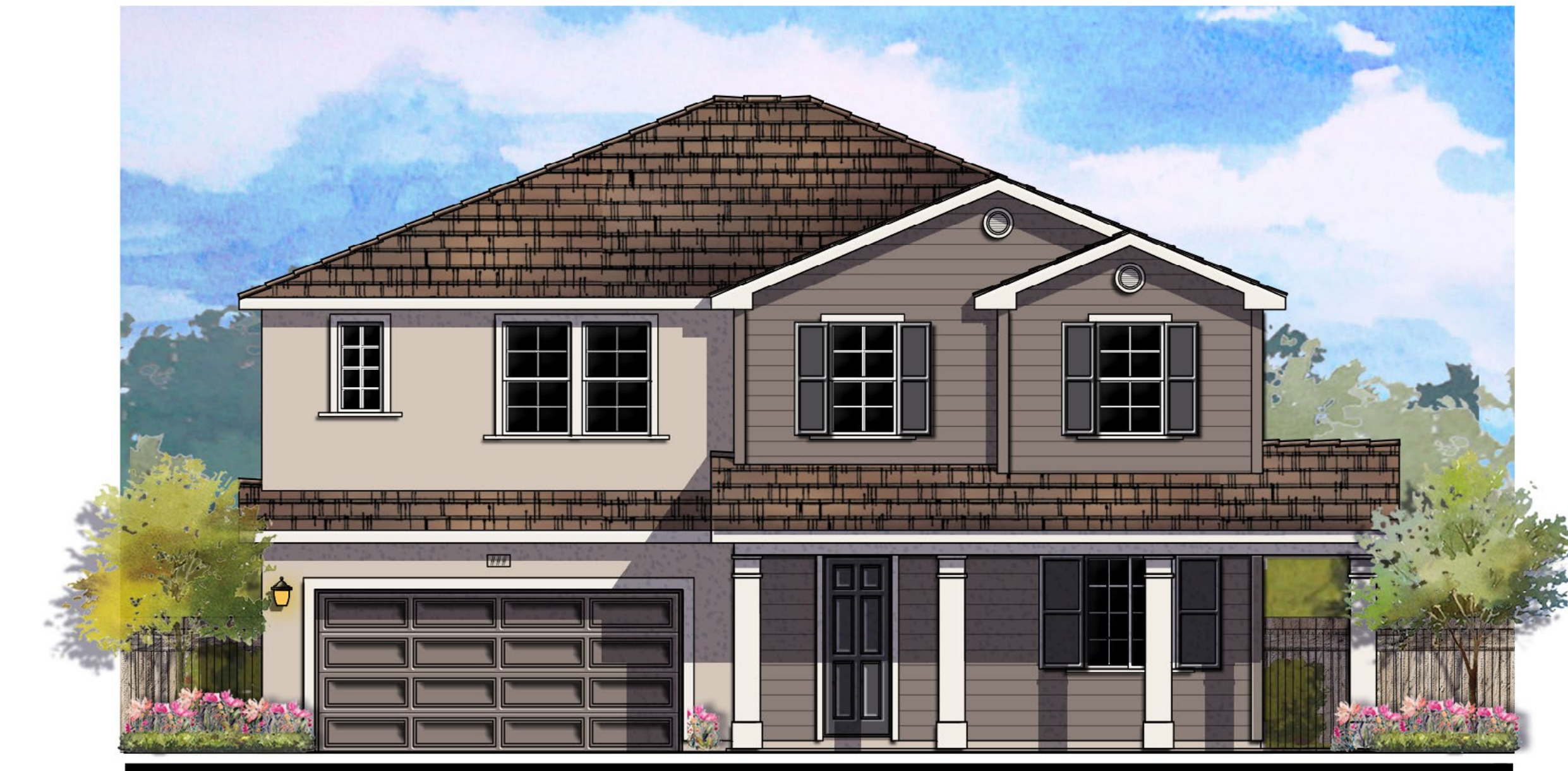
"C" FARMHOUSE



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Refer to landscape drawings for wall, tree, and shrub locations

"B" CRAFTSMAN

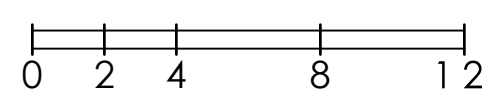


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Refer to landscape drawings for wall, tree, and shrub locations

"D" AMERICAN TRADITIONAL

PLAN 4X (2985X)  
FRONT ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 4

PLAN 4X (2985X)

"A" SPANISH COLONIAL - ELEVATION

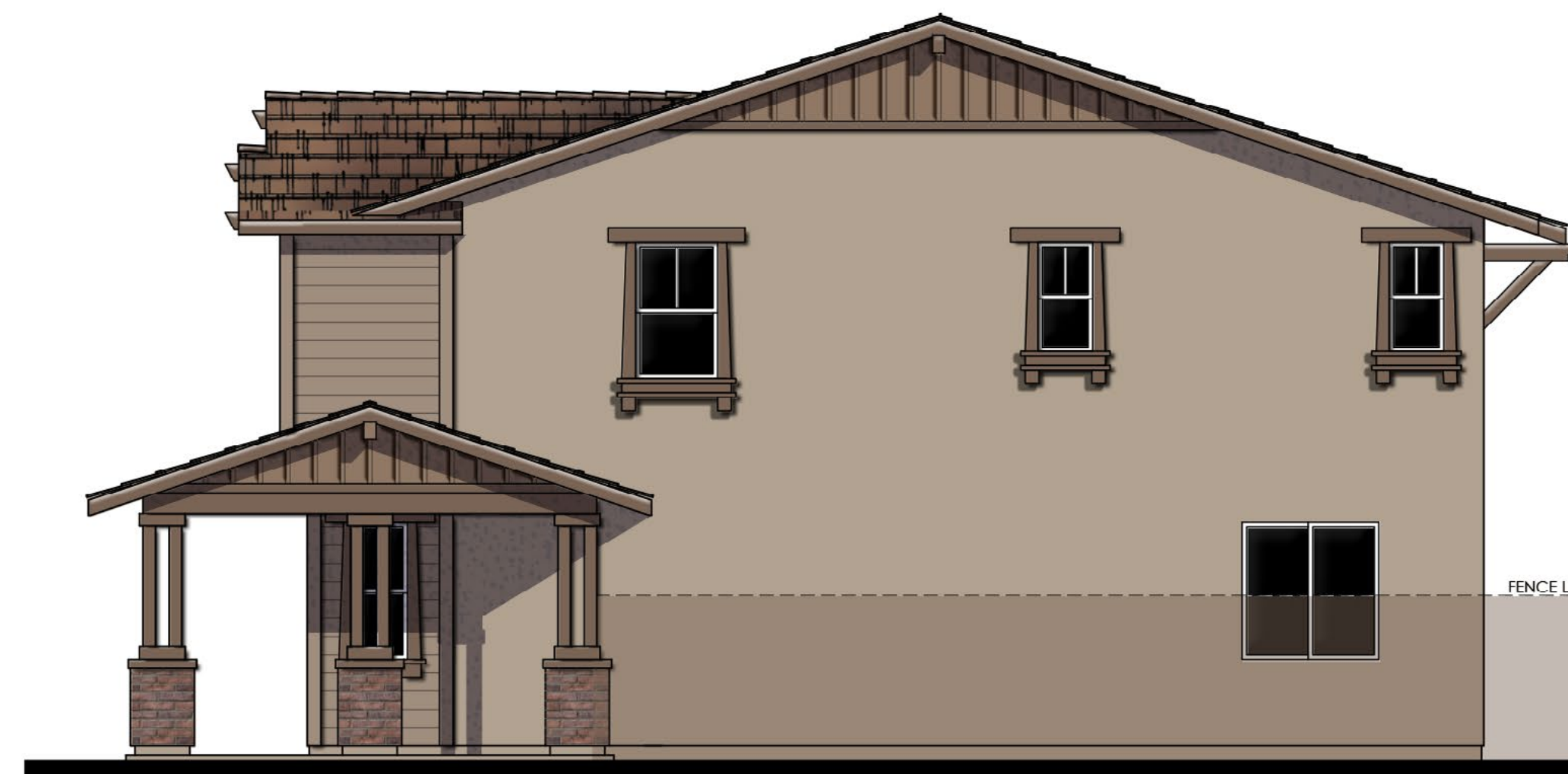




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

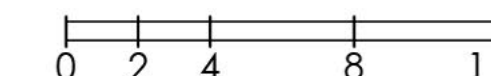
**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
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  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN SIDING
  - WALL: STUCCO/ LAP SIDING
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: BRICK VENEER

COLOR SCHEME 8

PLAN 4X (2985X)

"B" CRAFTSMAN - ELEVATION

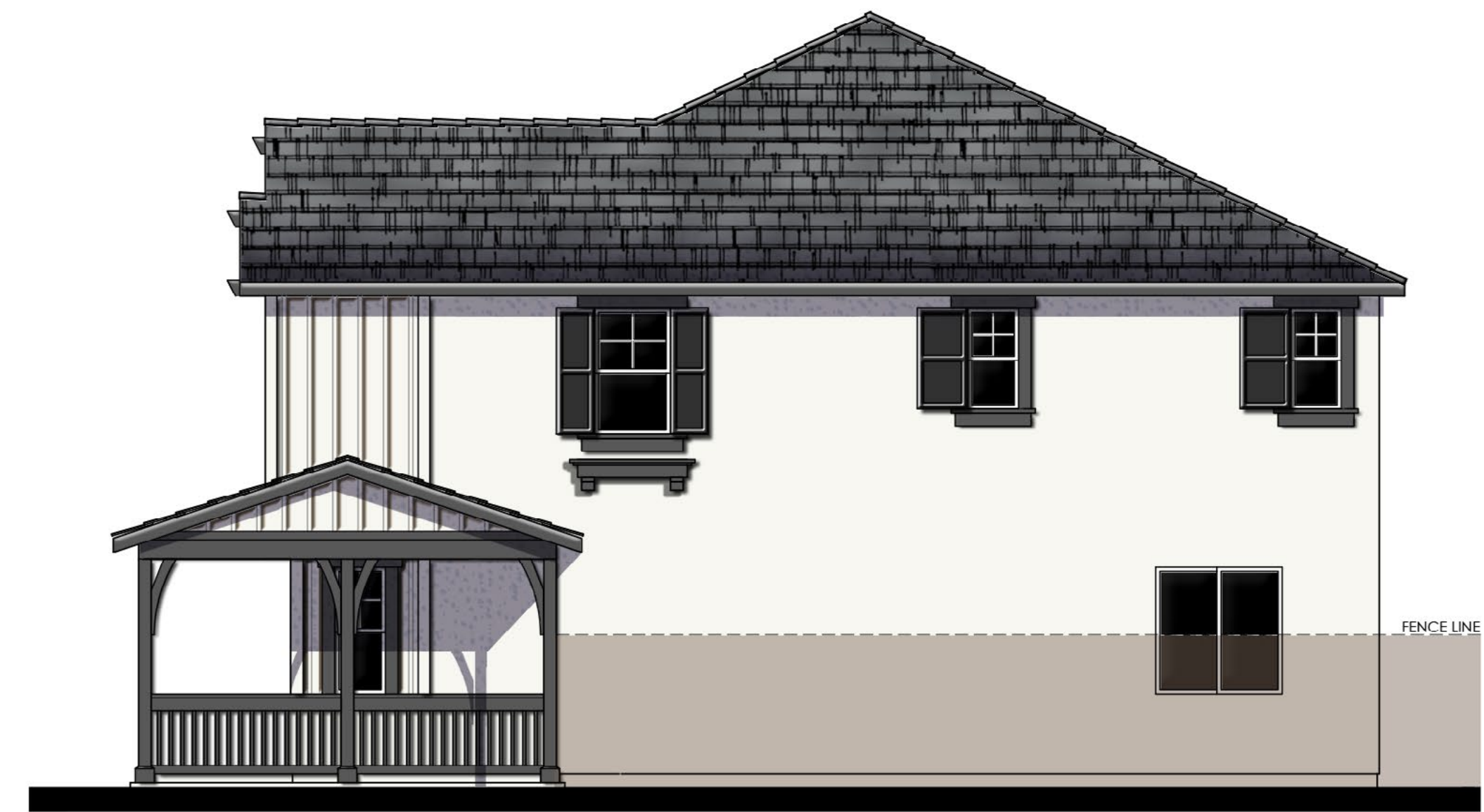




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

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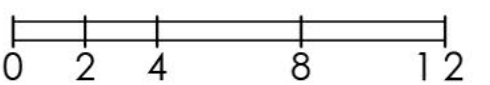
COLOR SCHEME 12

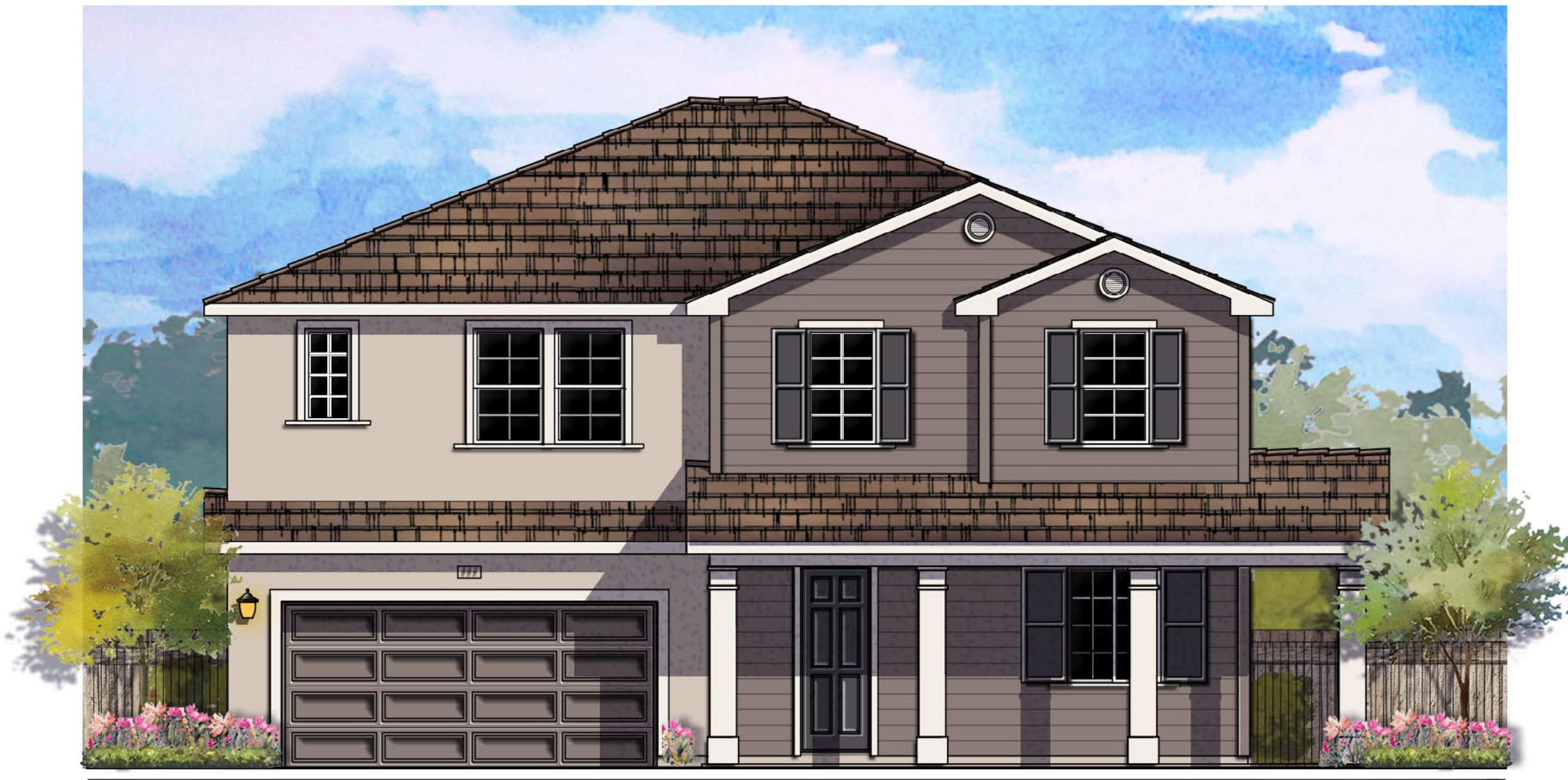
PLAN 4X (2985X)

"C" FARMHOUSE - ELEVATION

*Everly at Parklane*

ONTARIO, CA

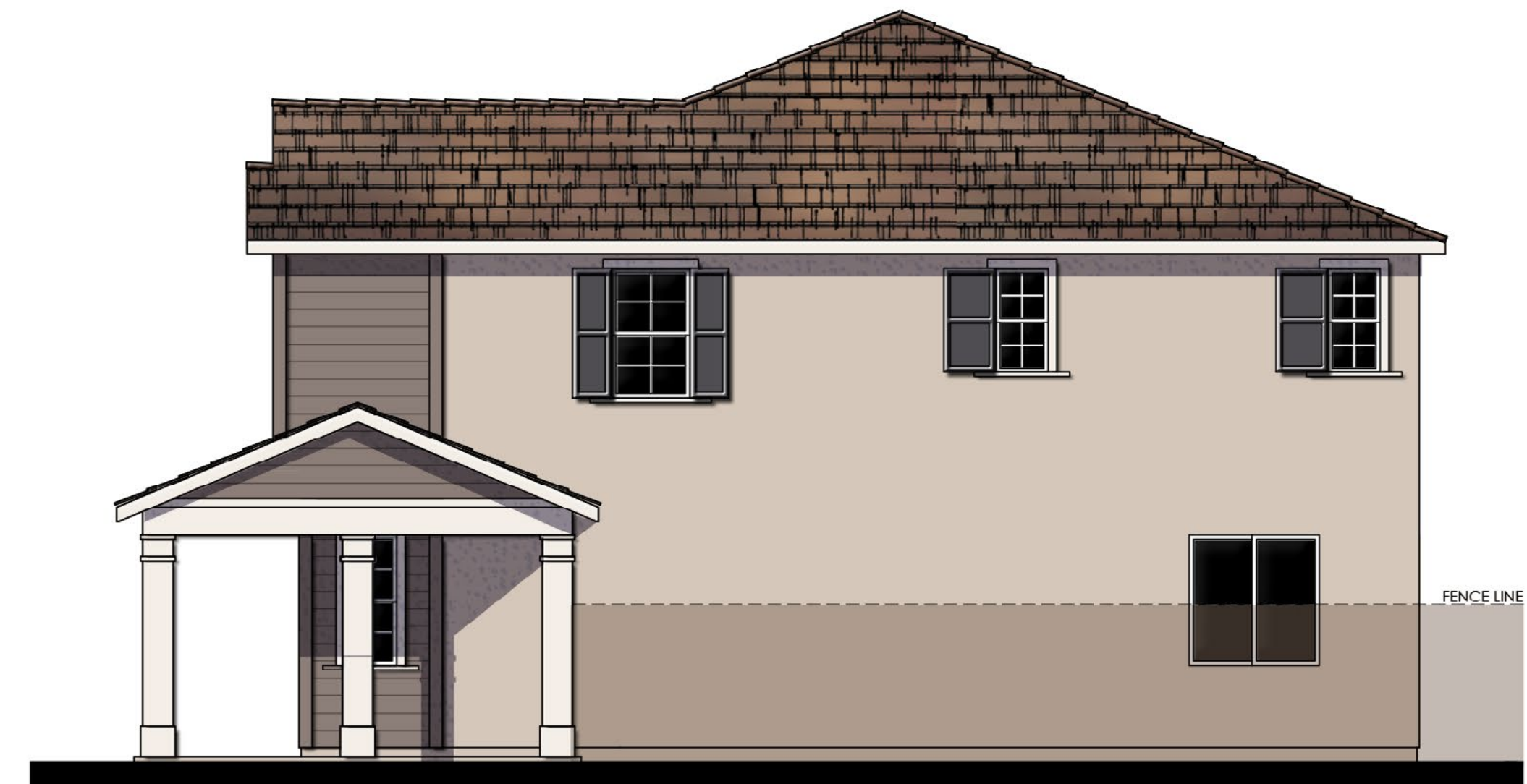




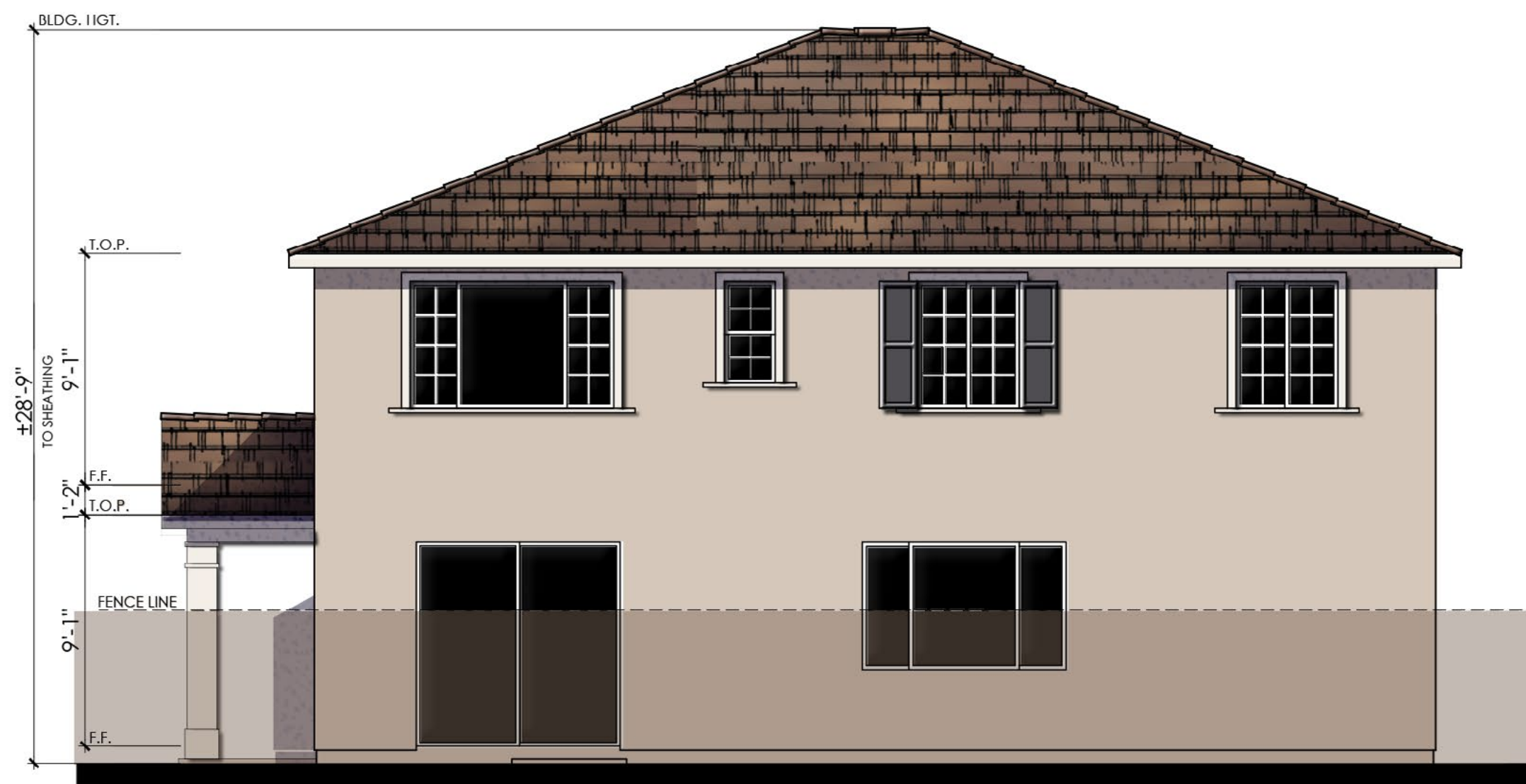
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

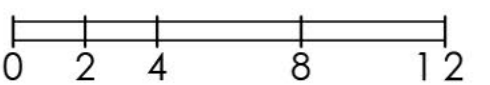
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- PORCH: WOOD POST AND BEAM

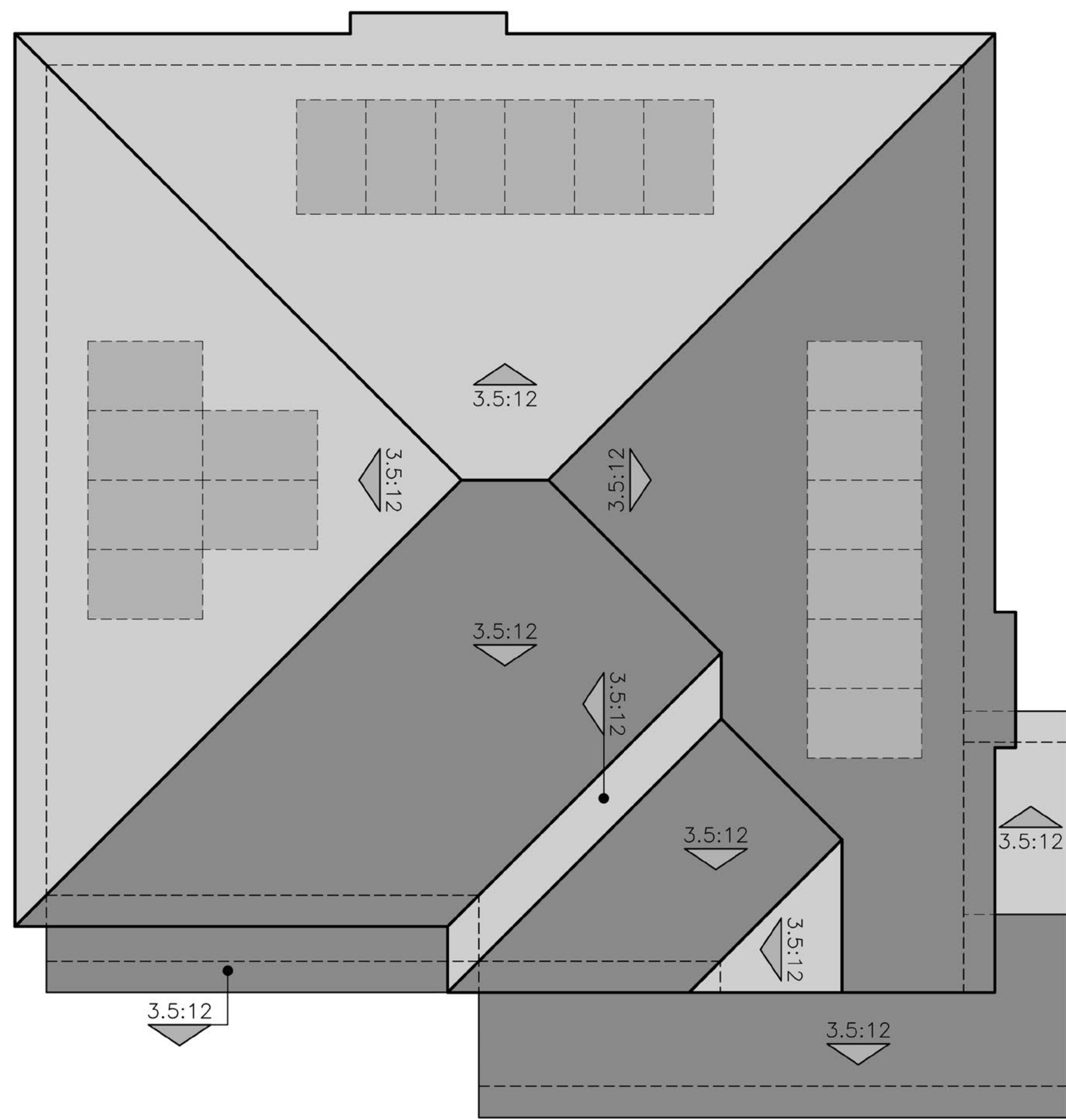
COLOR SCHEME 16

PLAN 4X (2985X)

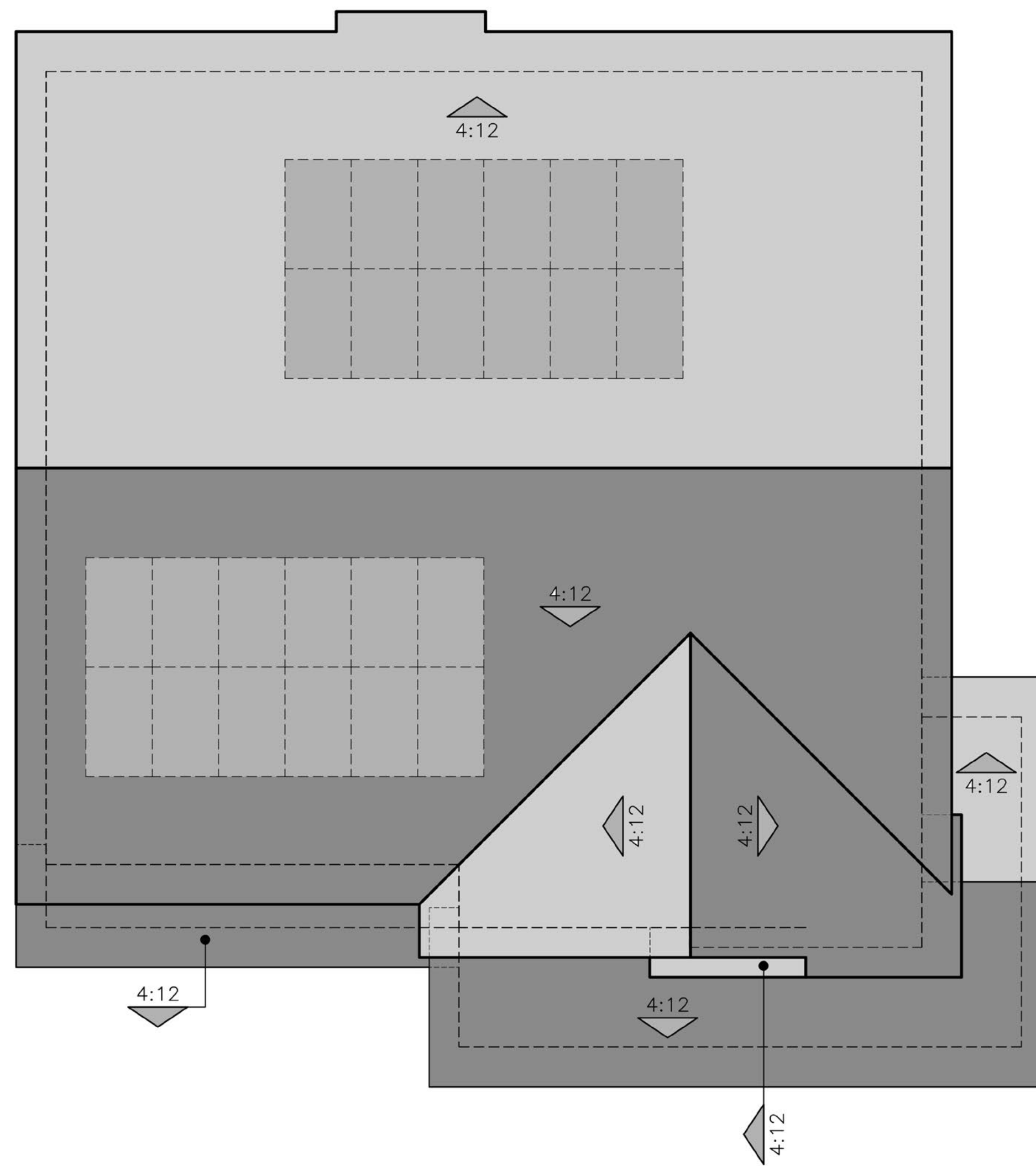
"D" AMERICAN TRADITIONAL - ELEVATION



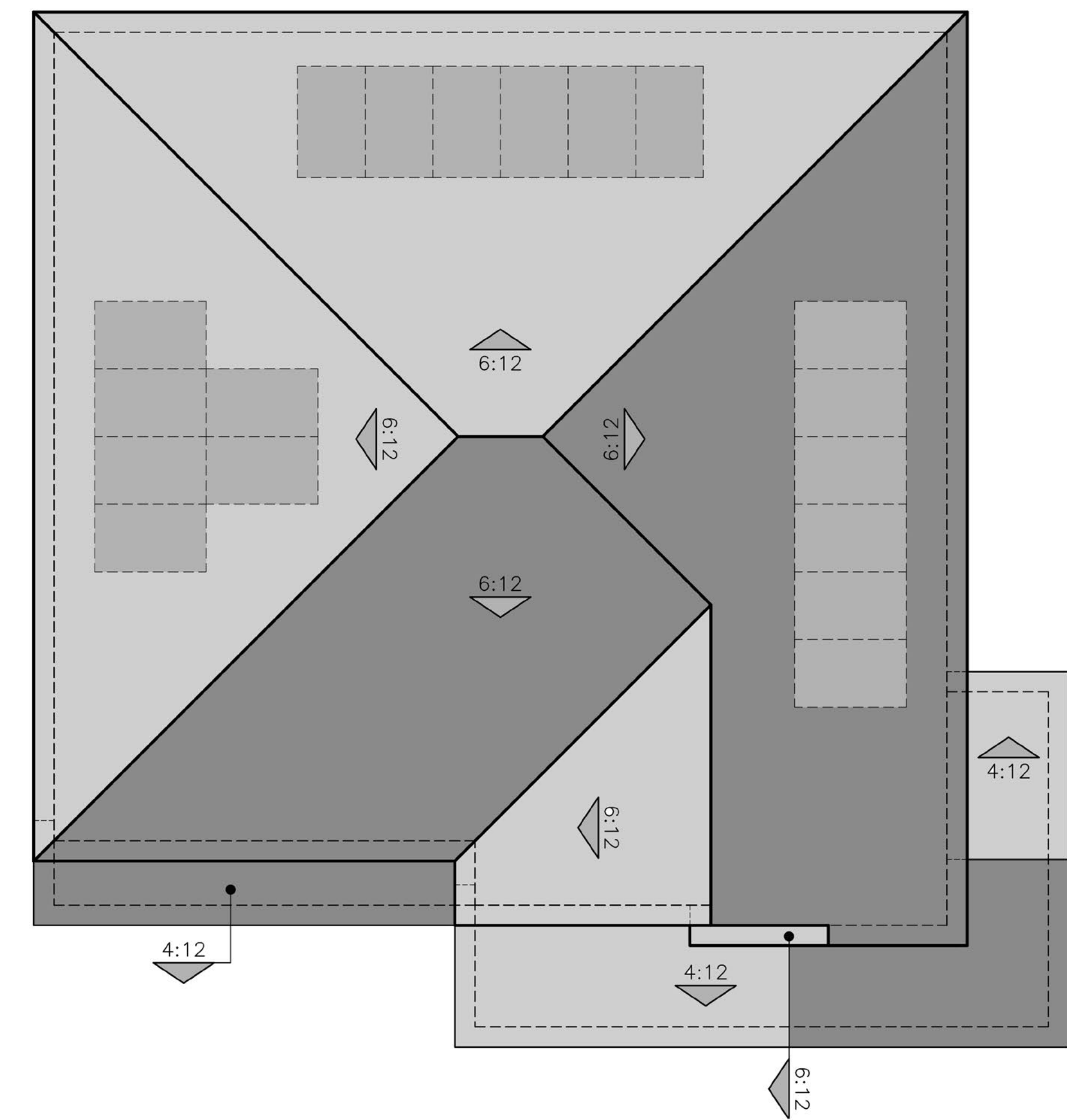




"A" SPANISH COLONIAL



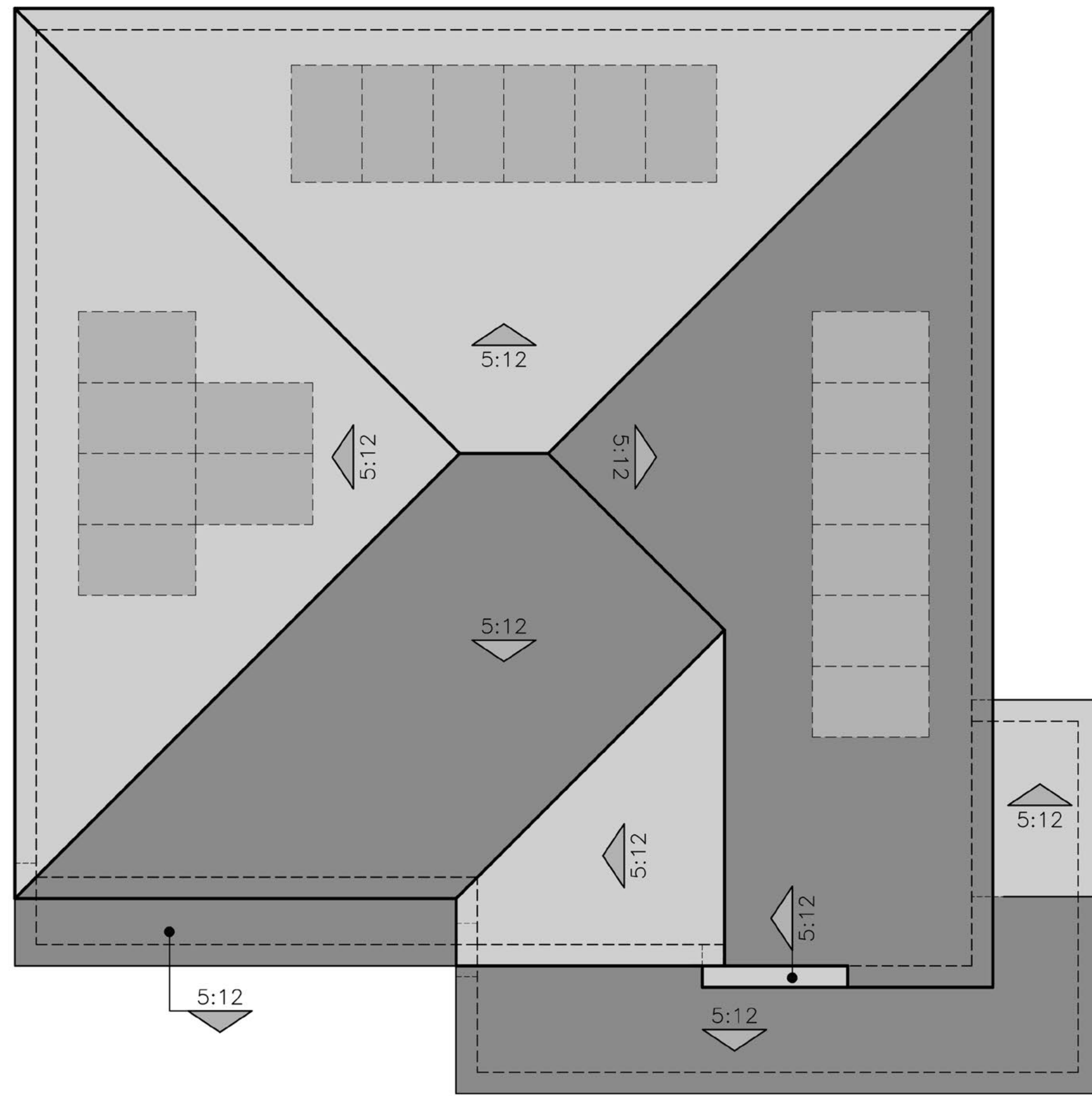
"B" CRAFTSMAN



"C" FARMHOUSE

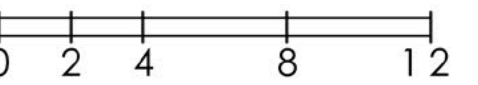
ROOF PLANS  
PLAN 4X (2985X)

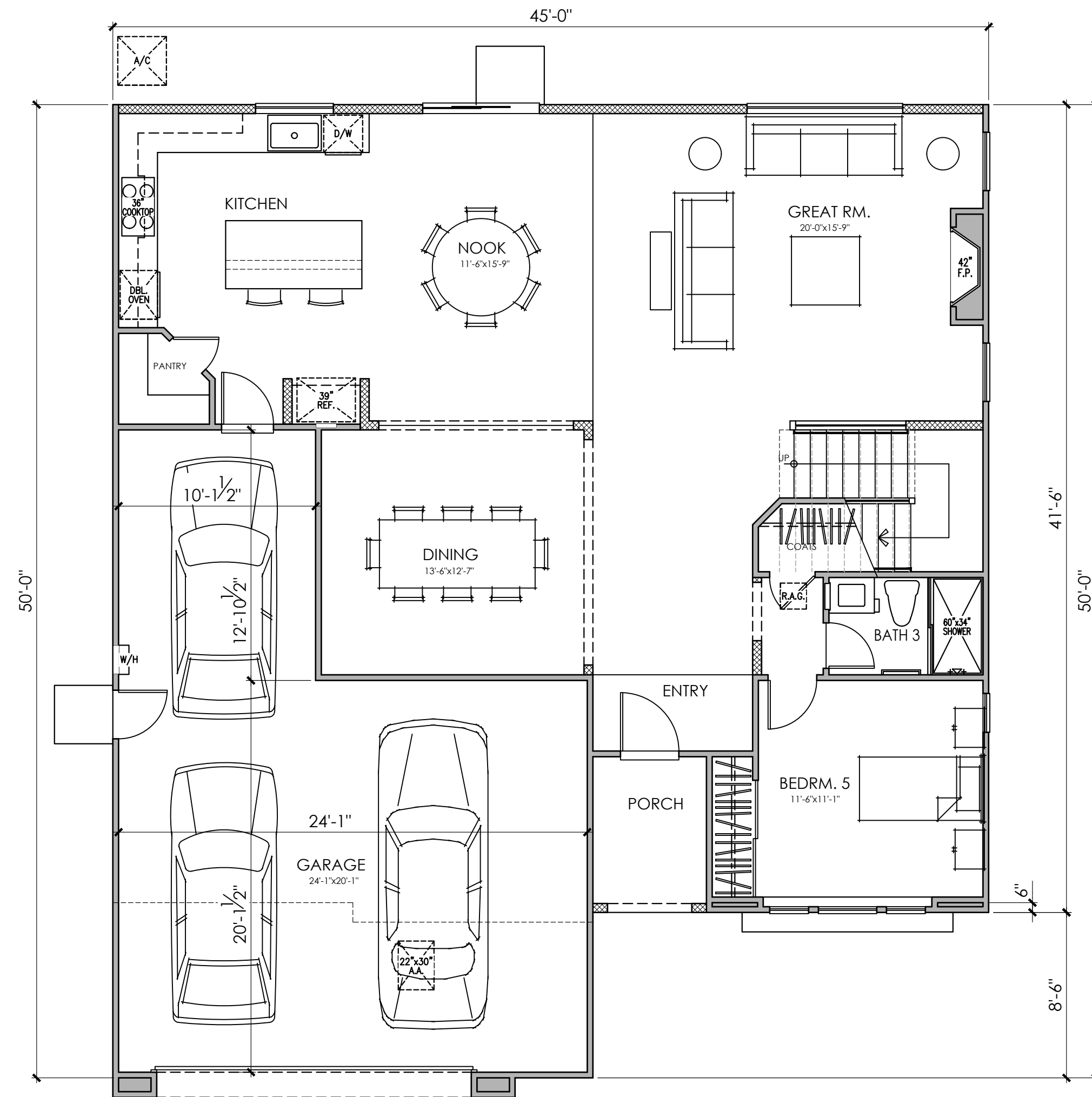
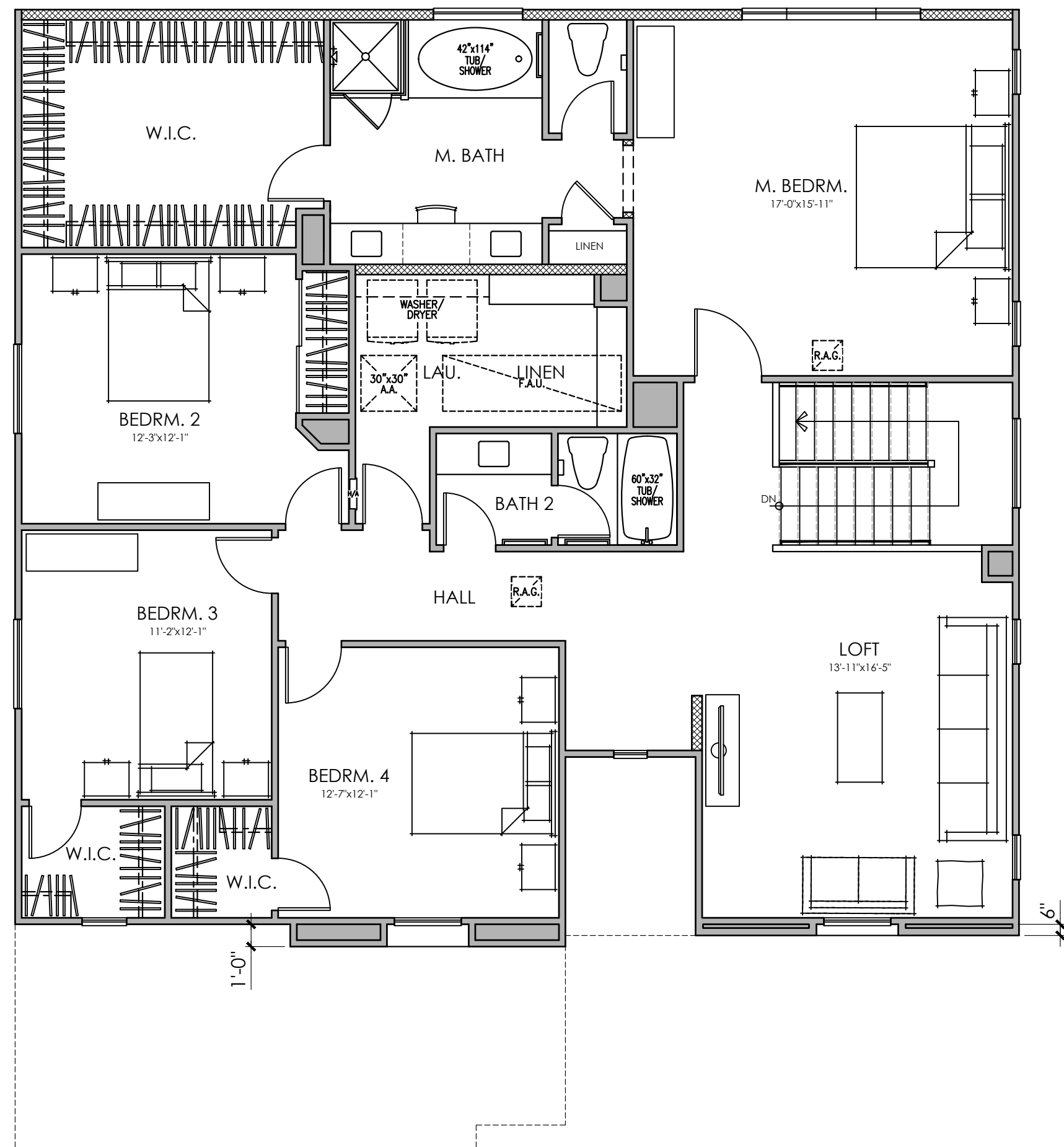




"D" AMERICAN TRADITIONAL

ROOF PLANS  
 PLAN 4X (2985X)





N 5  
A TABULATION

CONDITIONED SPACE	
FLOOR	1386 SQ. FT.
ND FLOOR	1719 SQ. FT.
DWELLING	3105 SQ. FT.

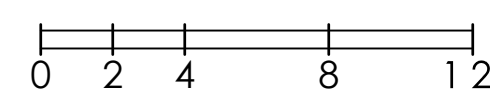
UNCONDITIONED SPACE	
GE	637 SQ. FT.
H "A"	44 SQ. FT.
H "B"	166 SQ. FT.
H "C"	41 SQ. FT.

SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 5 (3105)  
5 BEDROOM, 3 BATH, LOFT

45.2.3105.50.G3.3BA.99.K2.IY.MB2.FY.SLV



LENNAR®

Everly at Parklane  
ONTARIO, CA

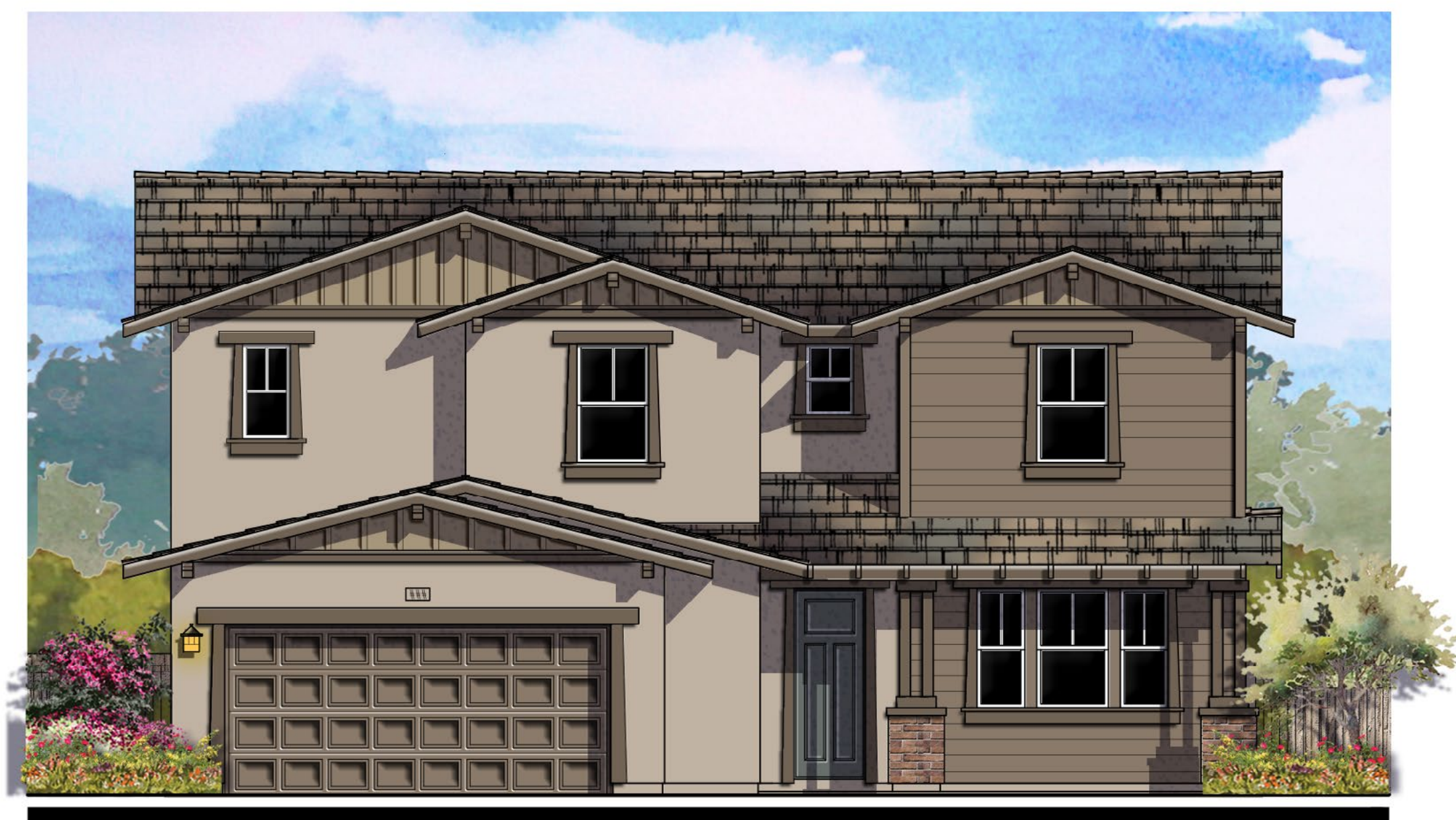
06/04/20  
A-56

Kevin L. Crook  
Architect  
Inc  
PLANNING + ARCHITECTURE  
#19123



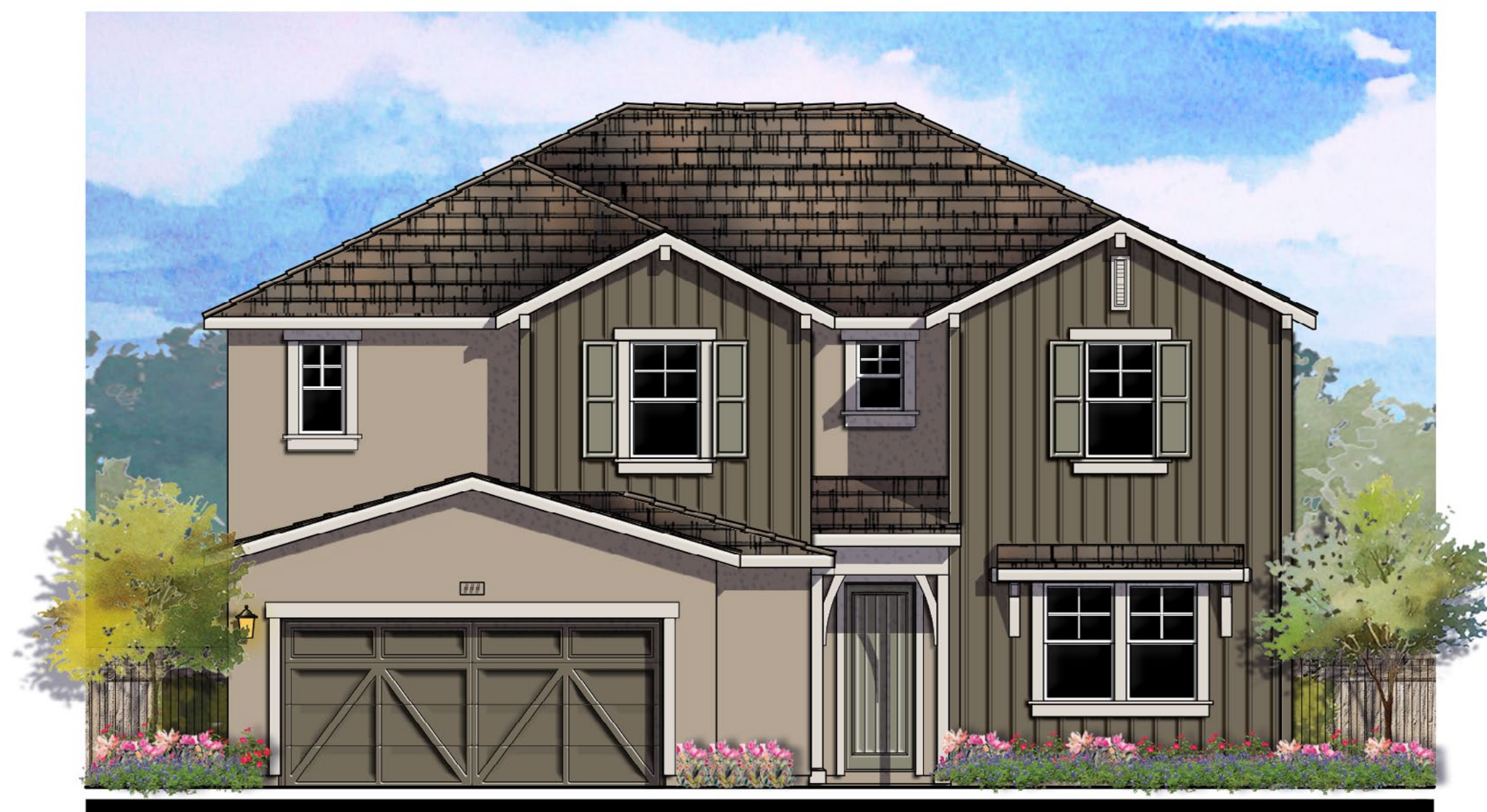
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"A" SPANISH COLONIAL



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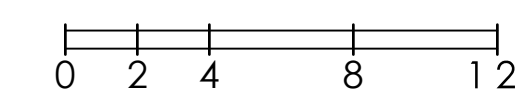
"B" CRAFTSMAN



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"C" FARMHOUSE

PLAN 5 (3105)  
FRONT ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



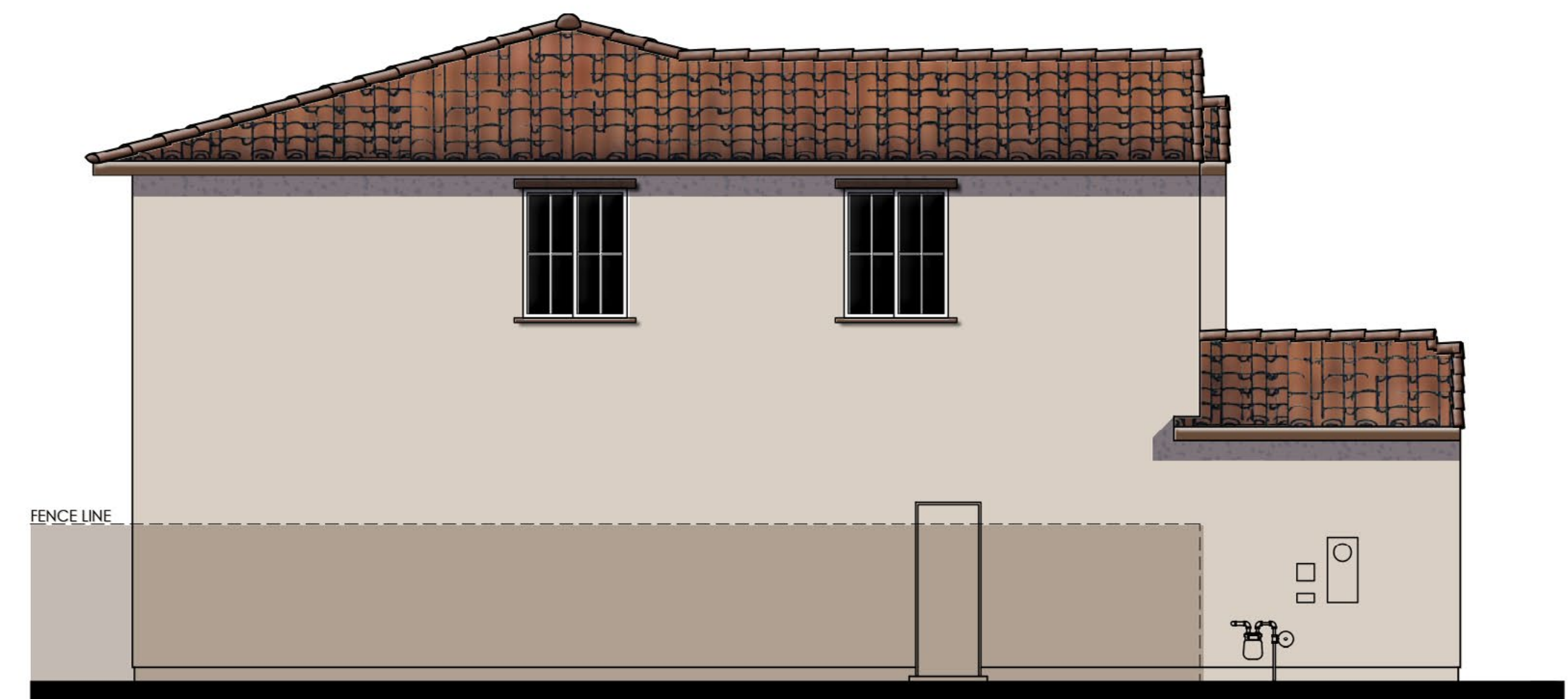
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

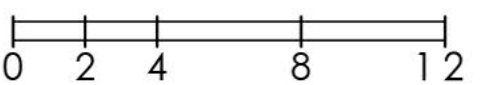
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- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 1  
**PLAN 5 (3105)**

"A" SPANISH COLONIAL - ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

ENHANCED REAR

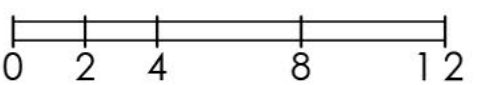
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(WHERE OCCURS)

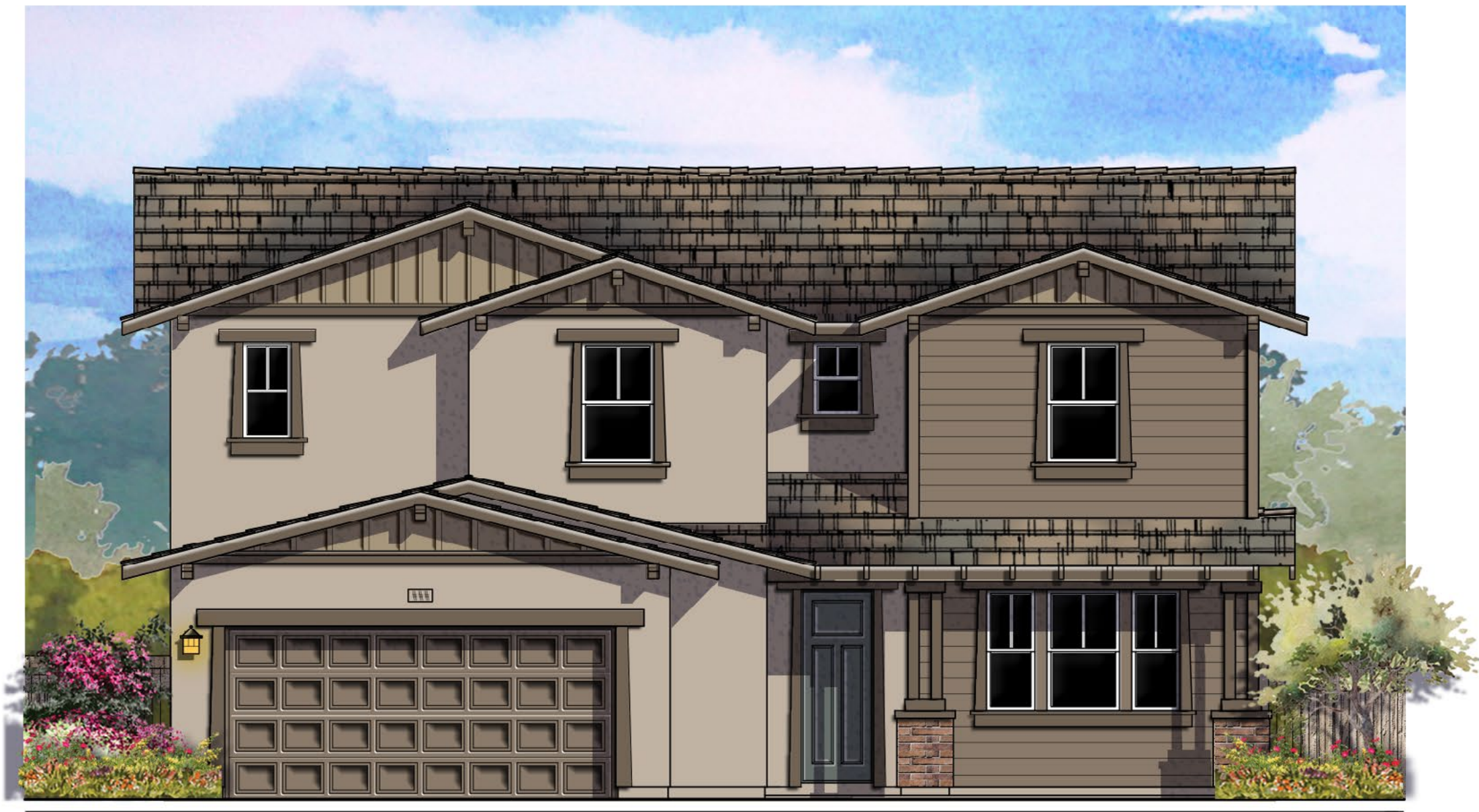
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- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL / KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 1

PLAN 5 (3105)

"A" SPANISH COLONIAL - ELEVATION

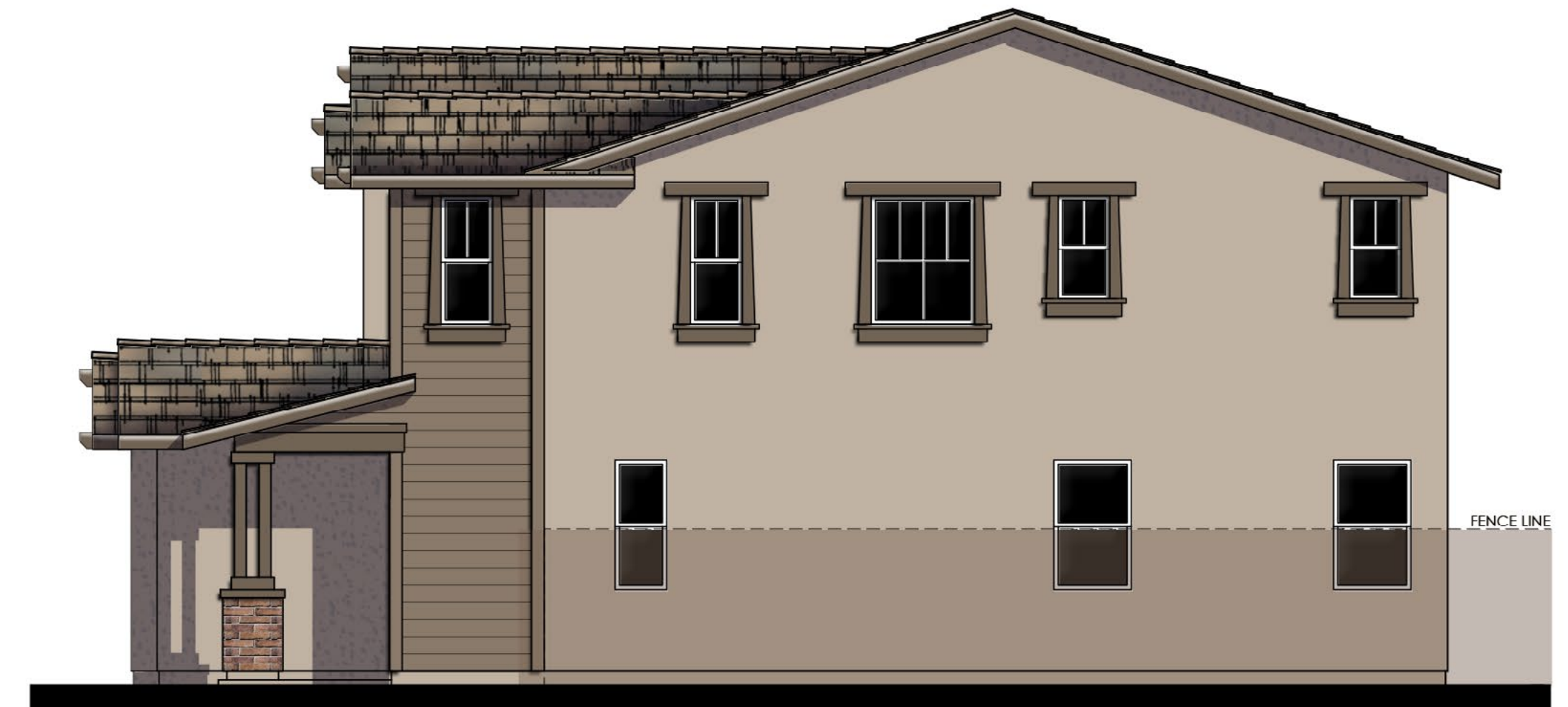




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



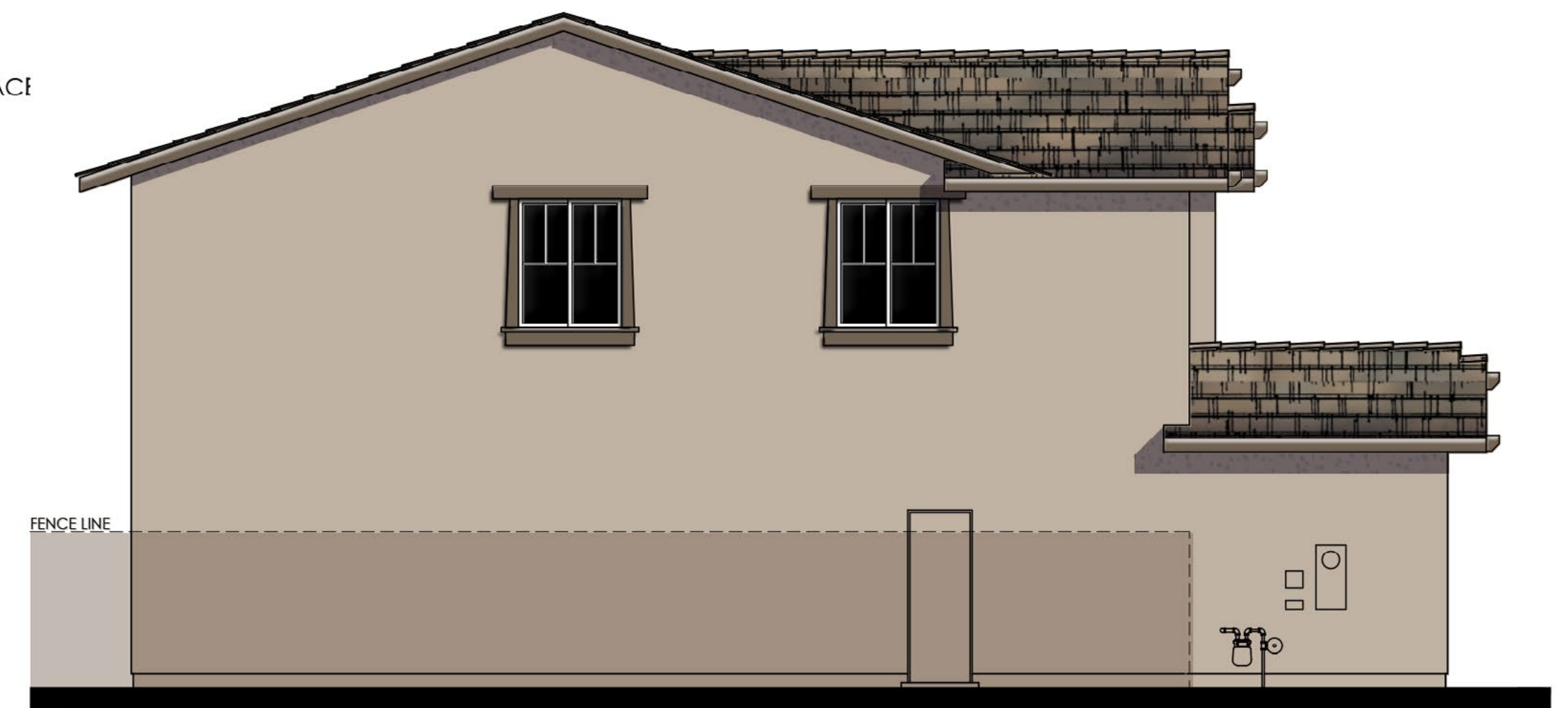
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN SIDING
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



LEFT

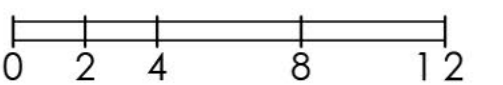
COLOR SCHEME 6

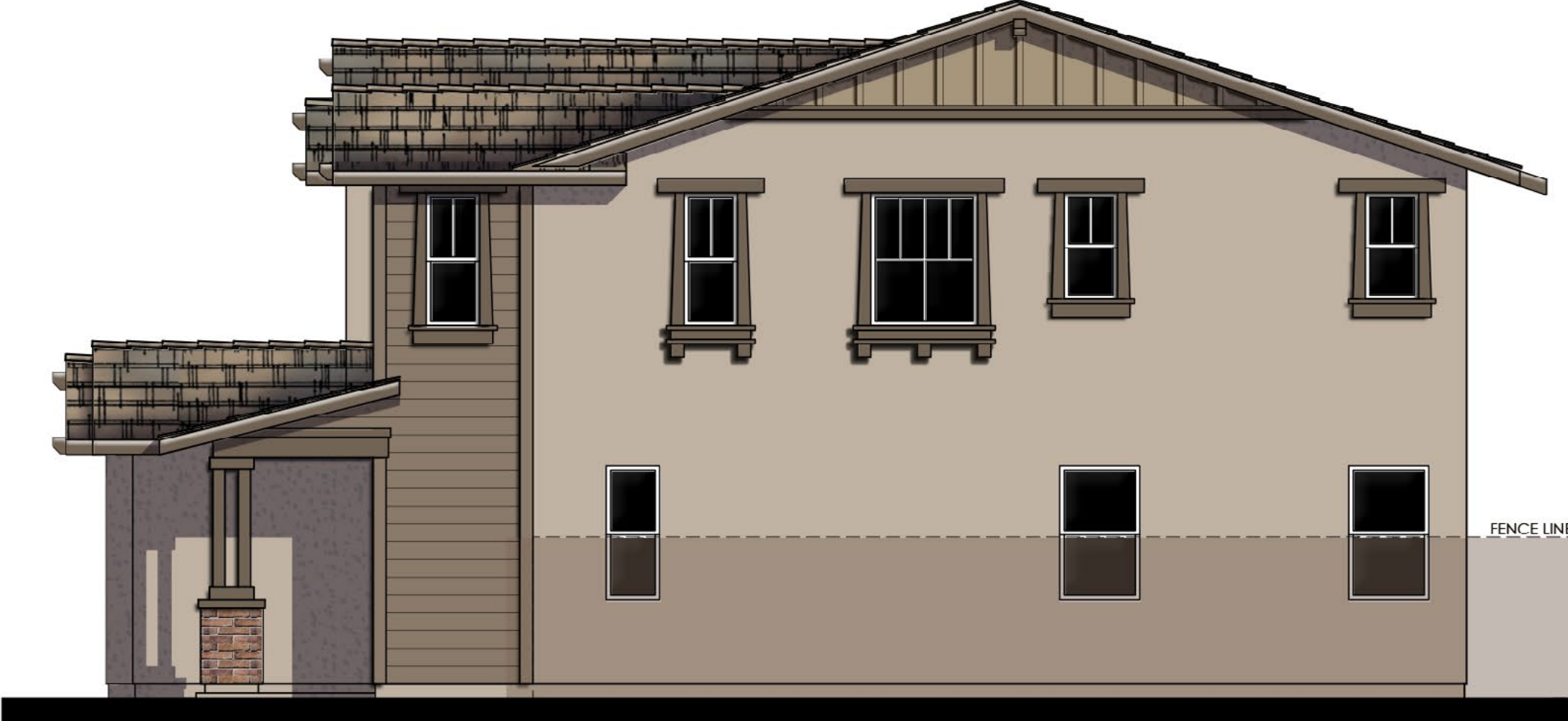
PLAN 5 (3105)

"B" CRAFTSMAN - ELEVATION

*Everly at Parklane*

ONTARIO, CA





ENHANCED RIGHT



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ENHANCED REAR

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BR.
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - GABLE END: BOARD AND BATTEN SIDING
  - WALL: STUCCO/ LAP SIDING
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - WAINSCOT: BRICK VENEER

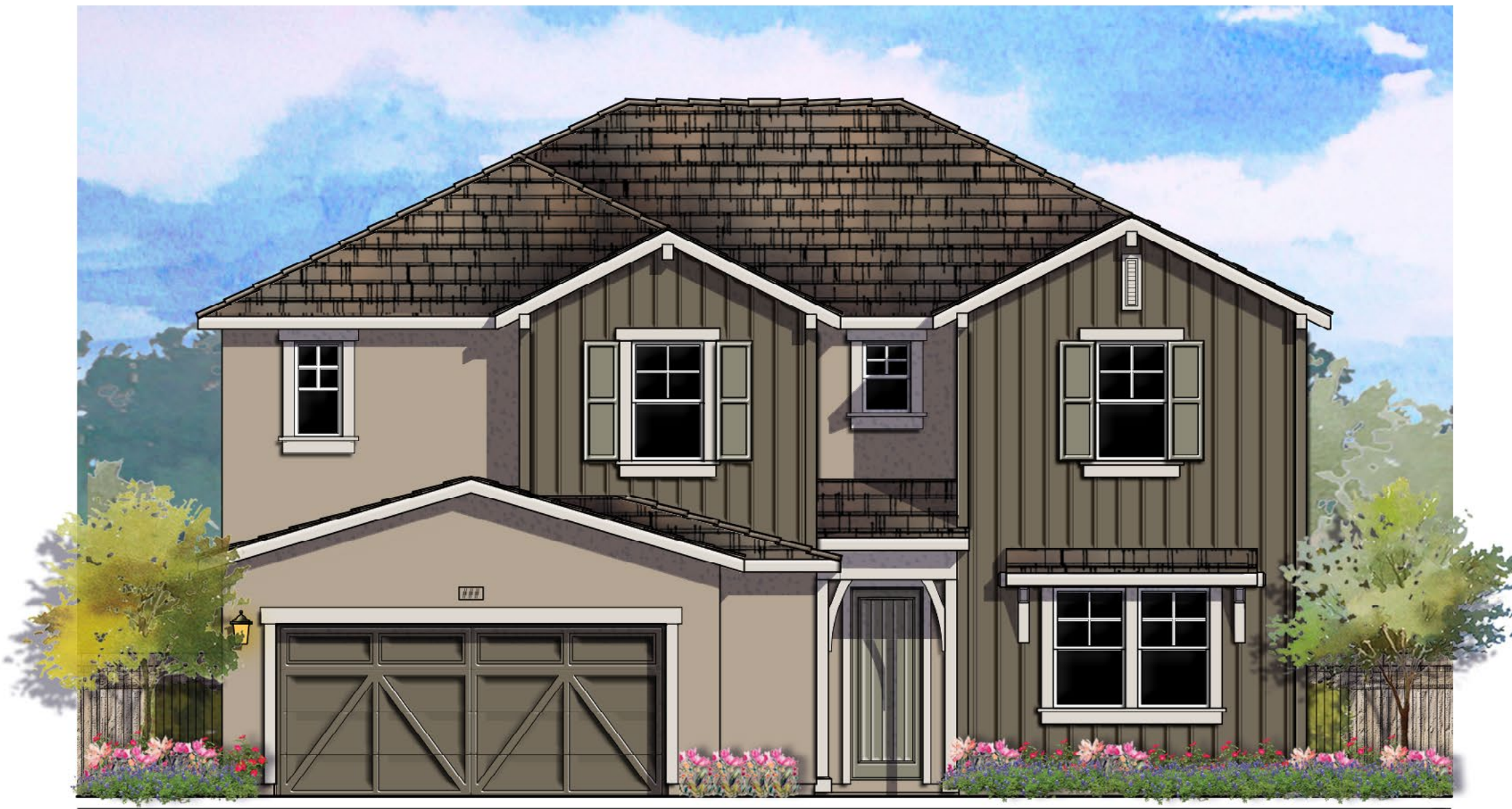
COLOR SCHEME 6

PLAN 5 (3105)

"B" CRAFTSMAN - ELEVATION



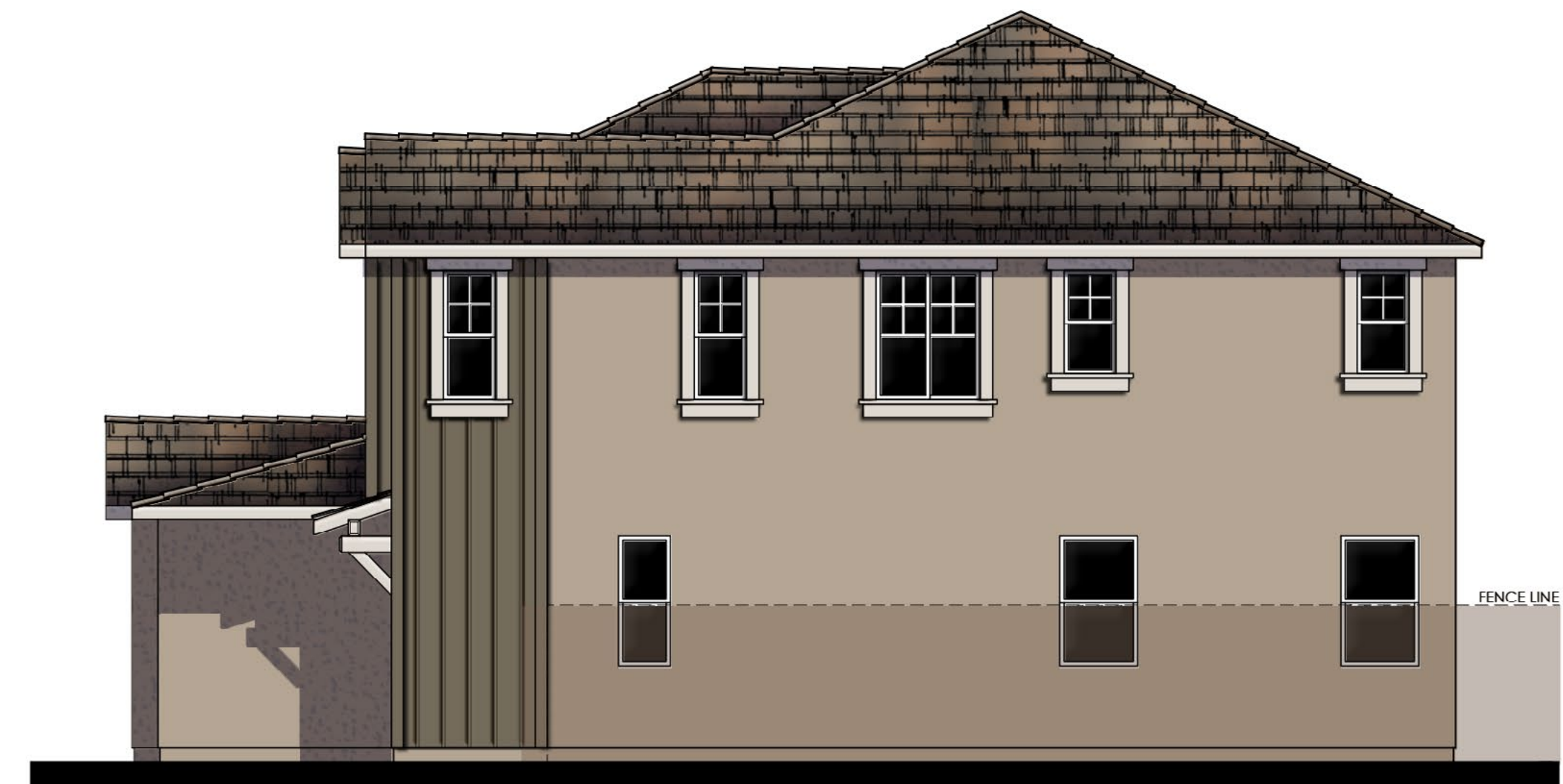




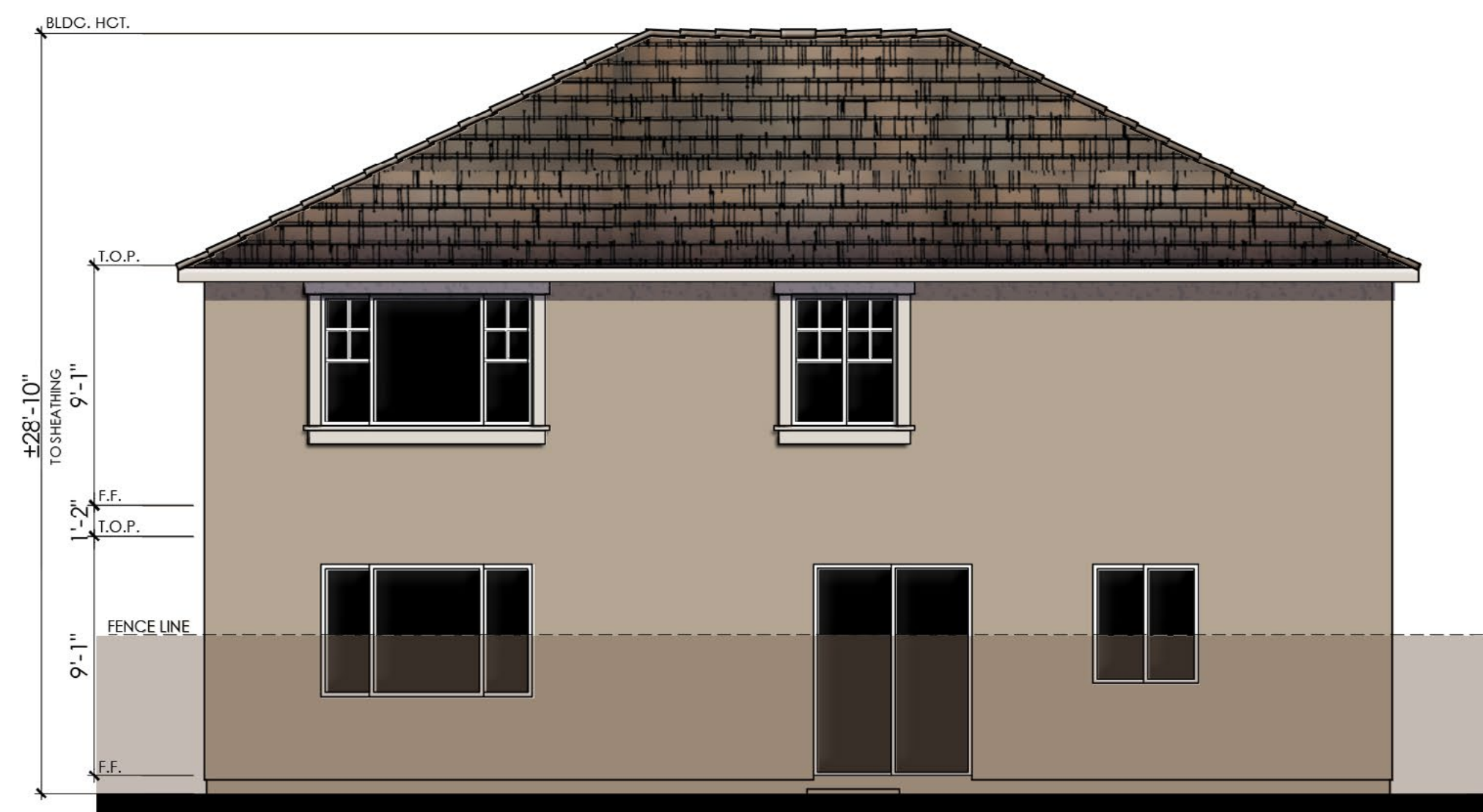
© 2020 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



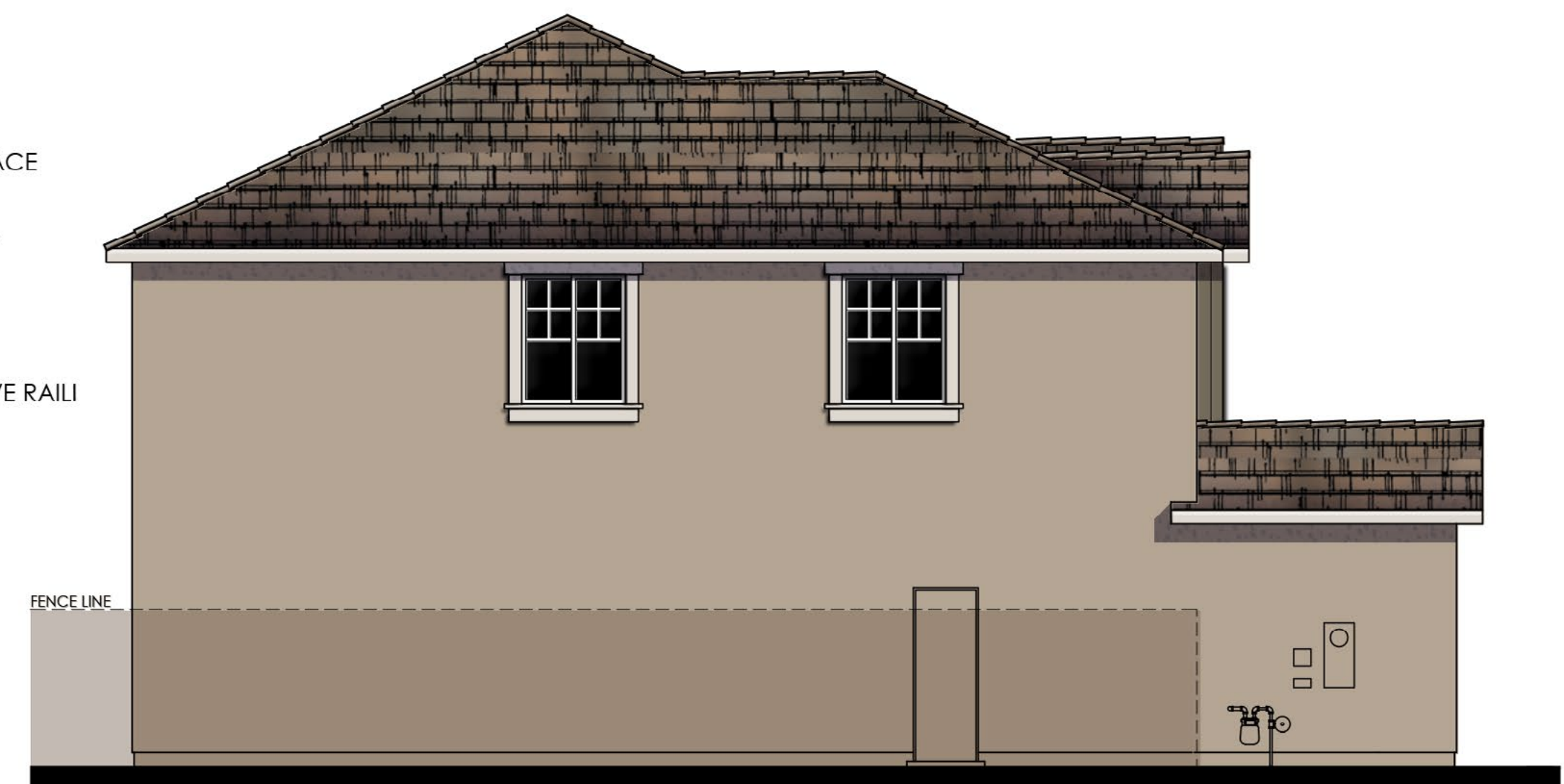
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL / KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO / BOARD AND BATTEN SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM / DECORATIVE RAIL



LEFT

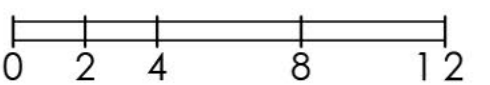
COLOR SCHEME 11

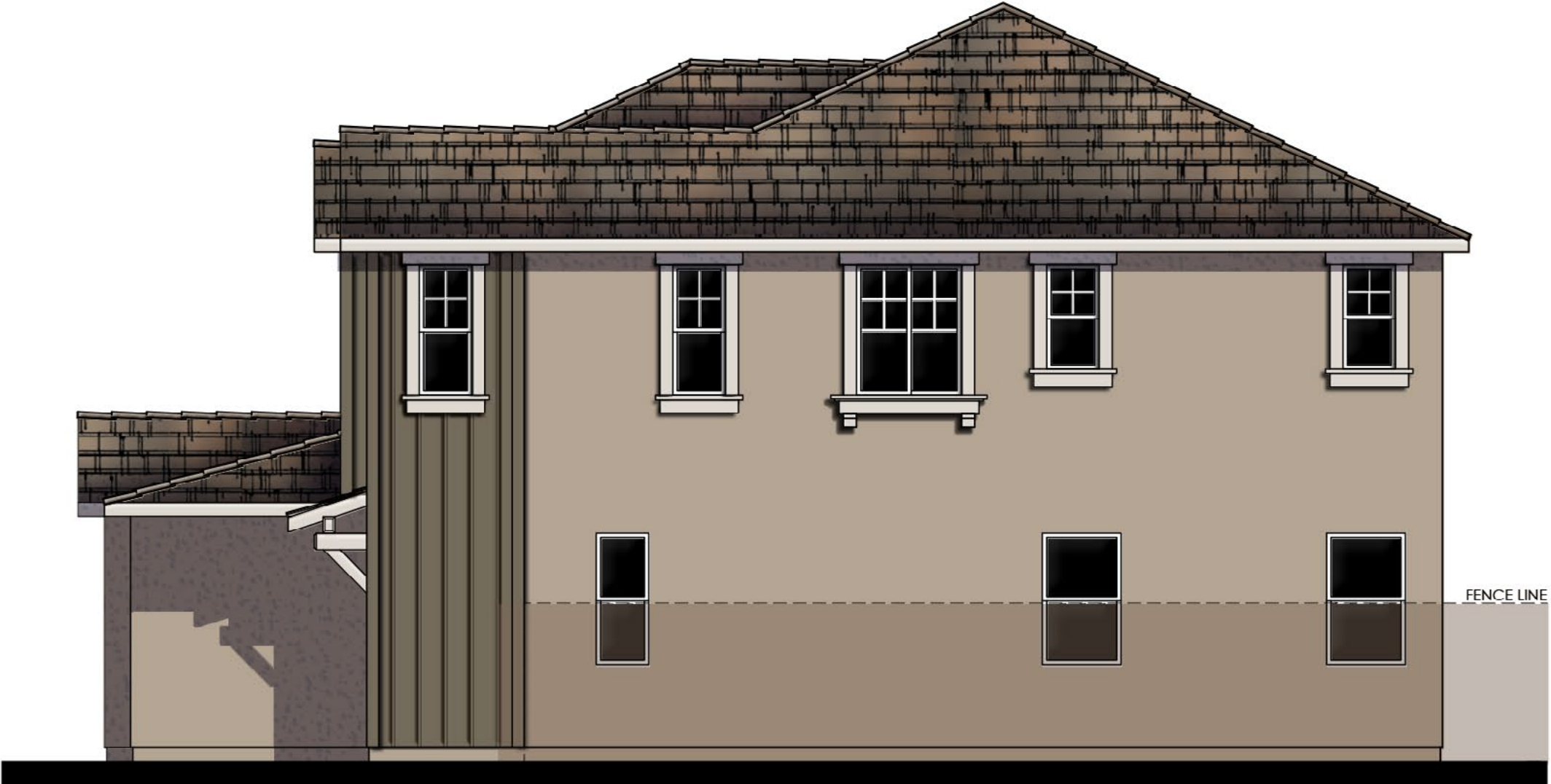
PLAN 5 (3105)

"C" FARMHOUSE - ELEVATION

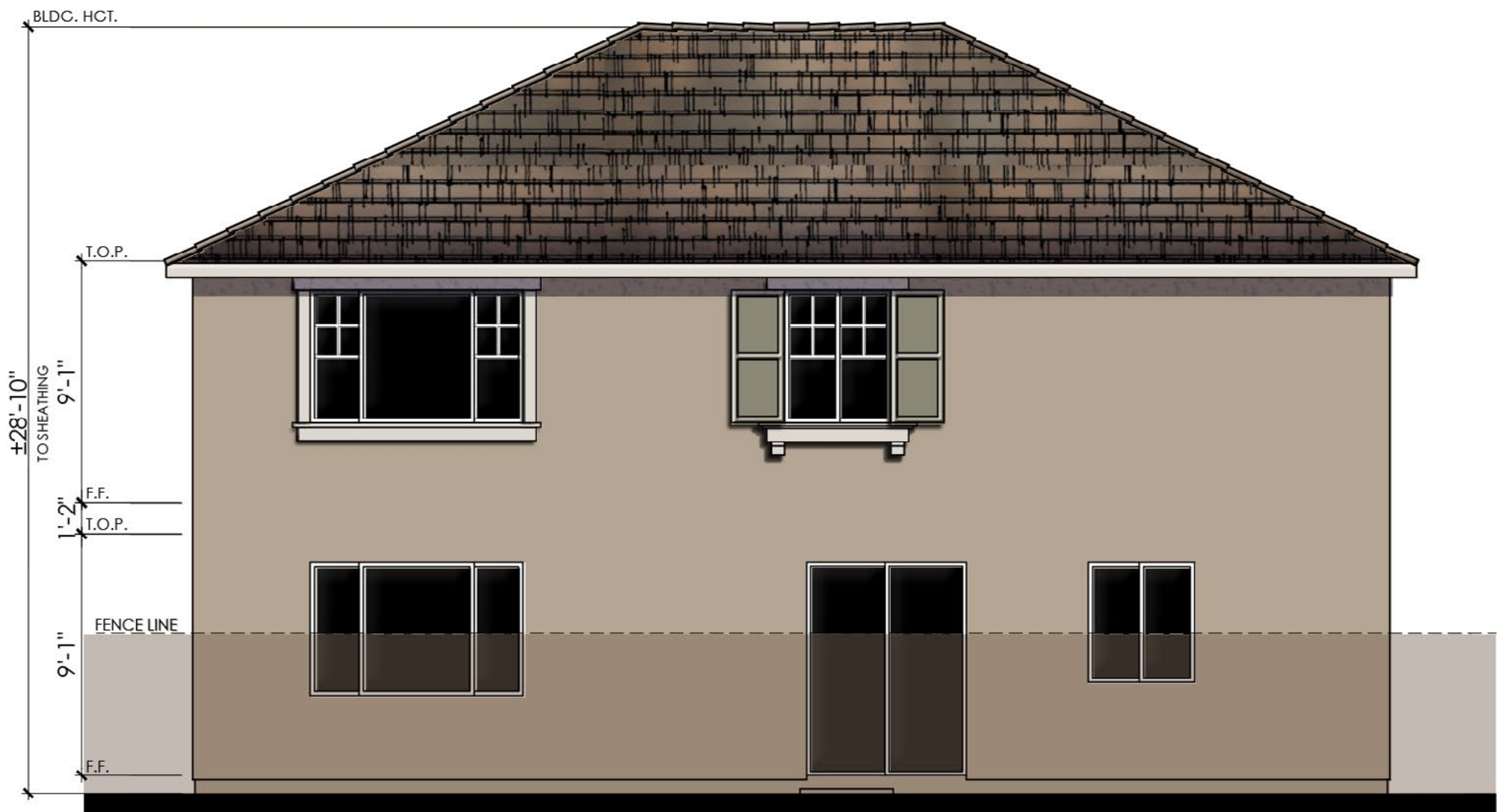
*Everly at Parklane*

ONTARIO, CA





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ENHANCED REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

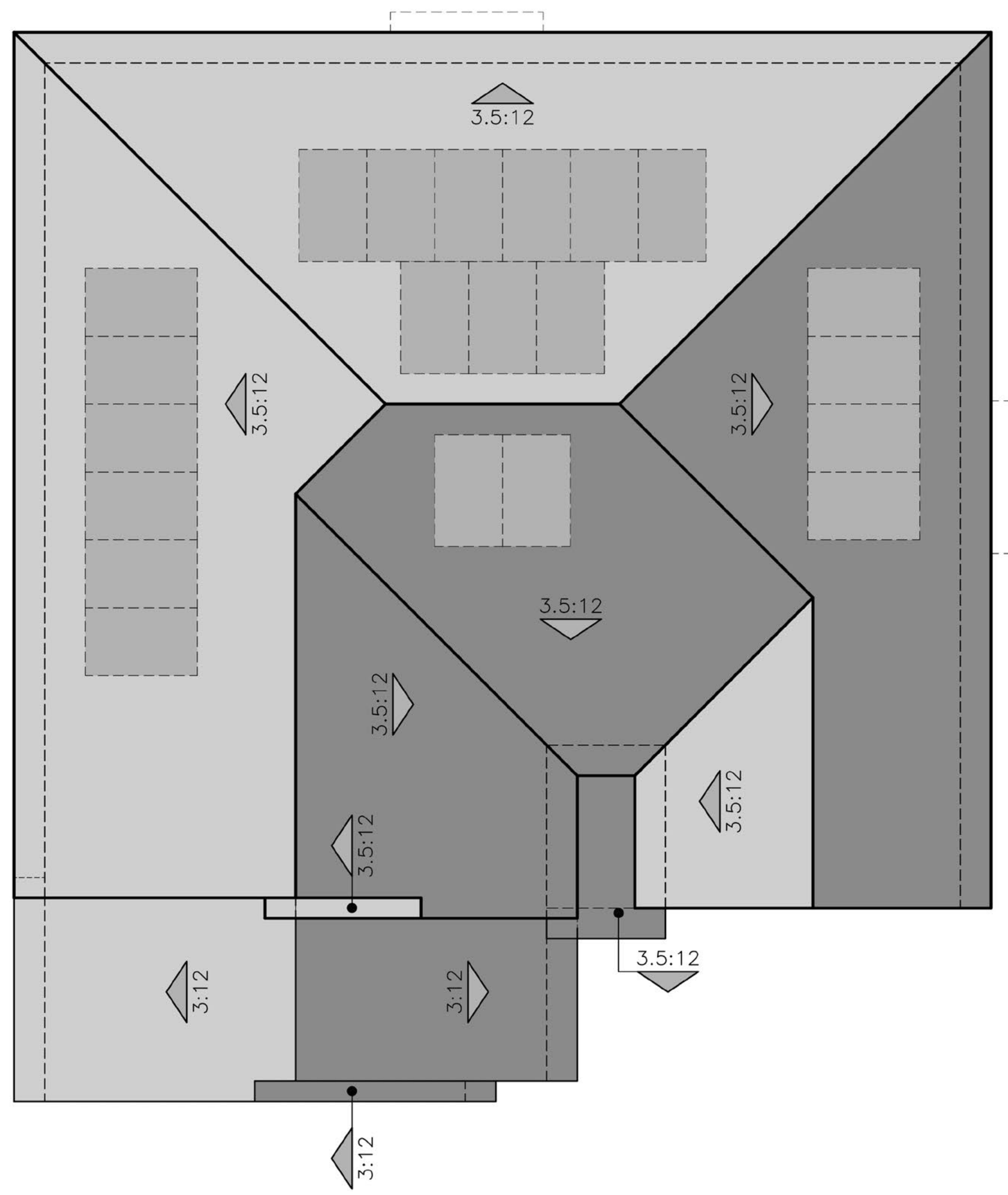
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BR.
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ BOARD AND BATTEN SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- PORCH: WOOD POST AND BEAM / DECORATI

COLOR SCHEME 11

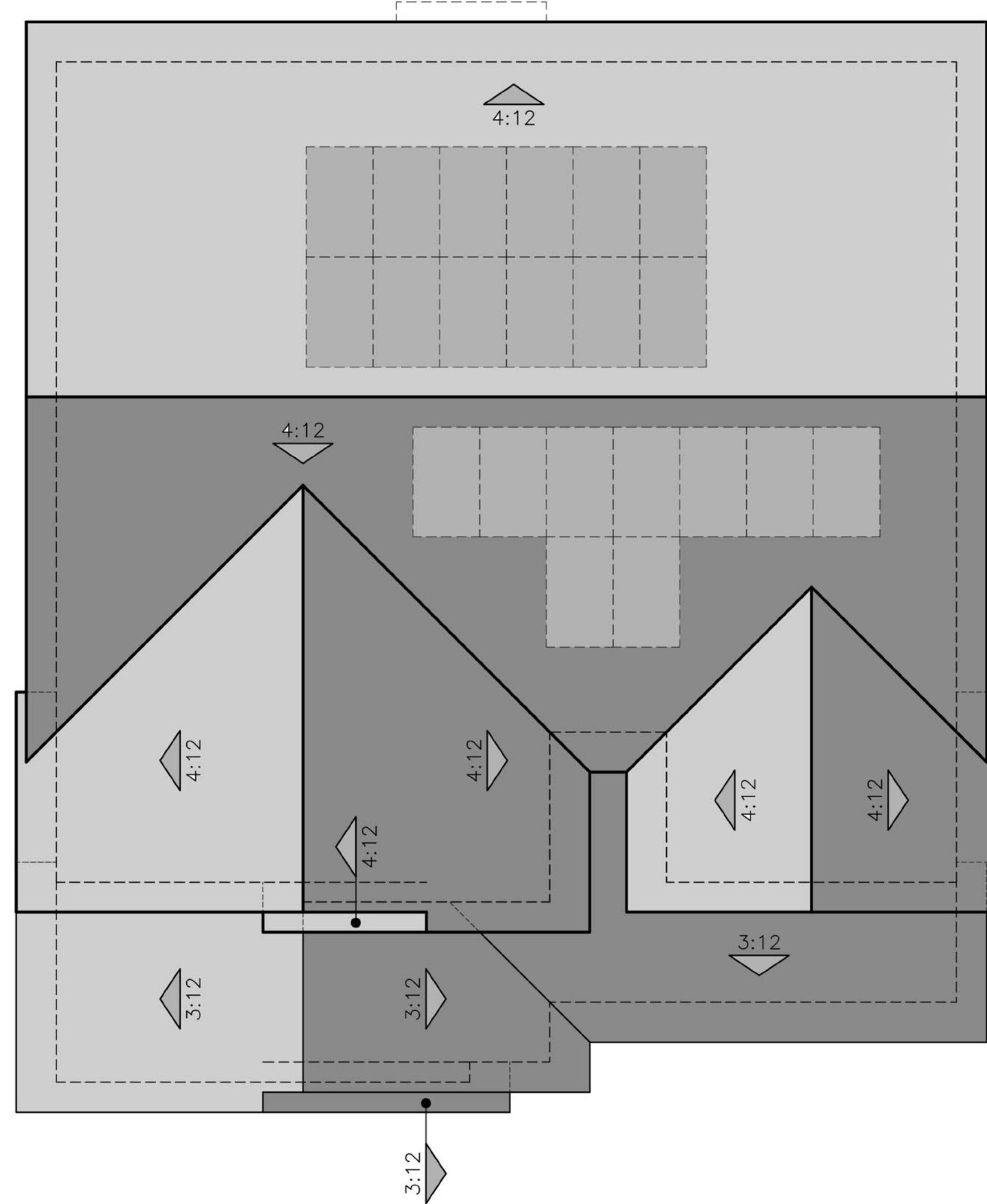
**PLAN 5 (3105)**

"C" FARMHOUSE - ELEVATION

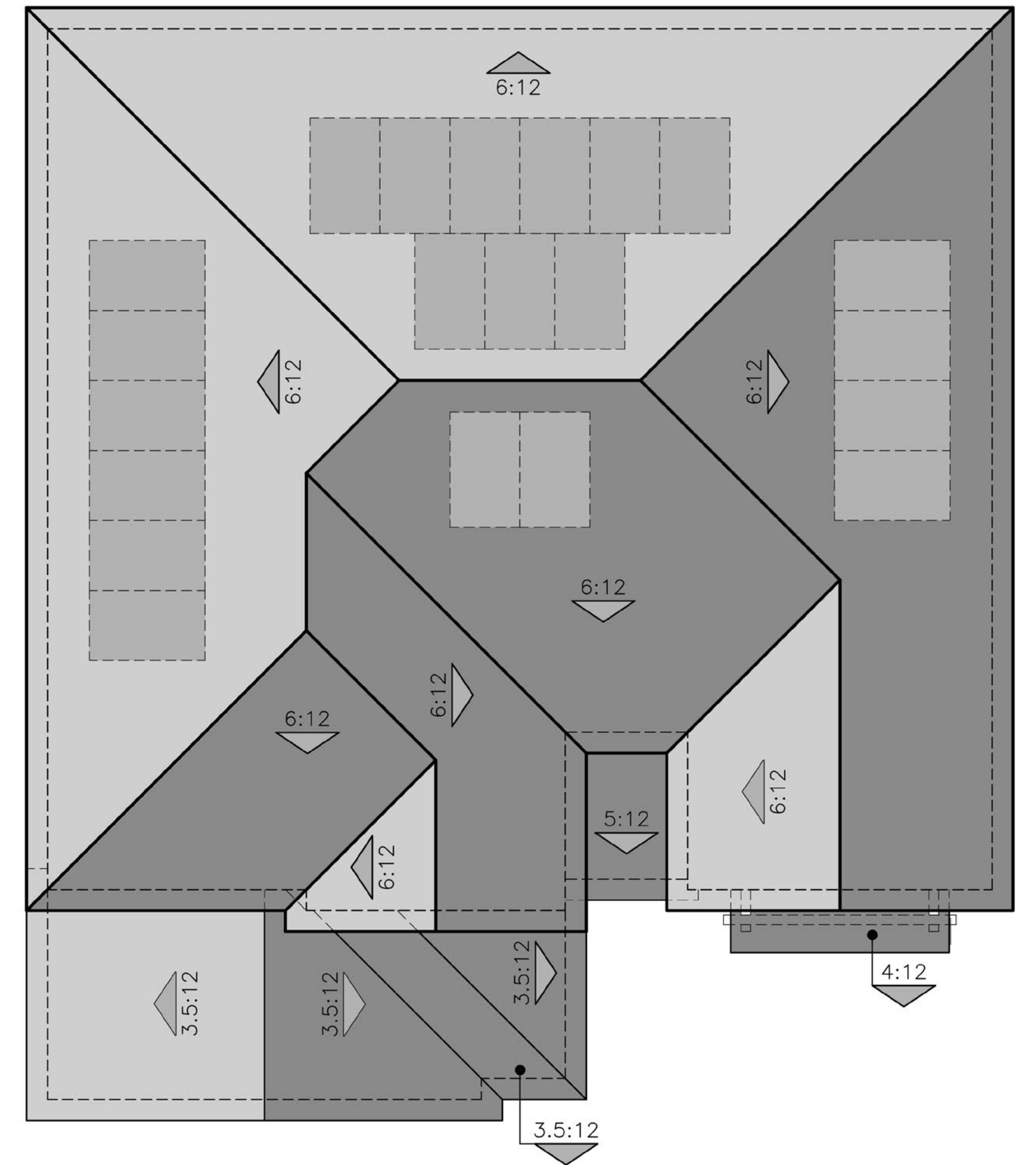




"A" SPANISH COLONIAL

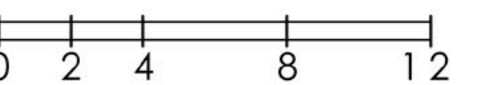


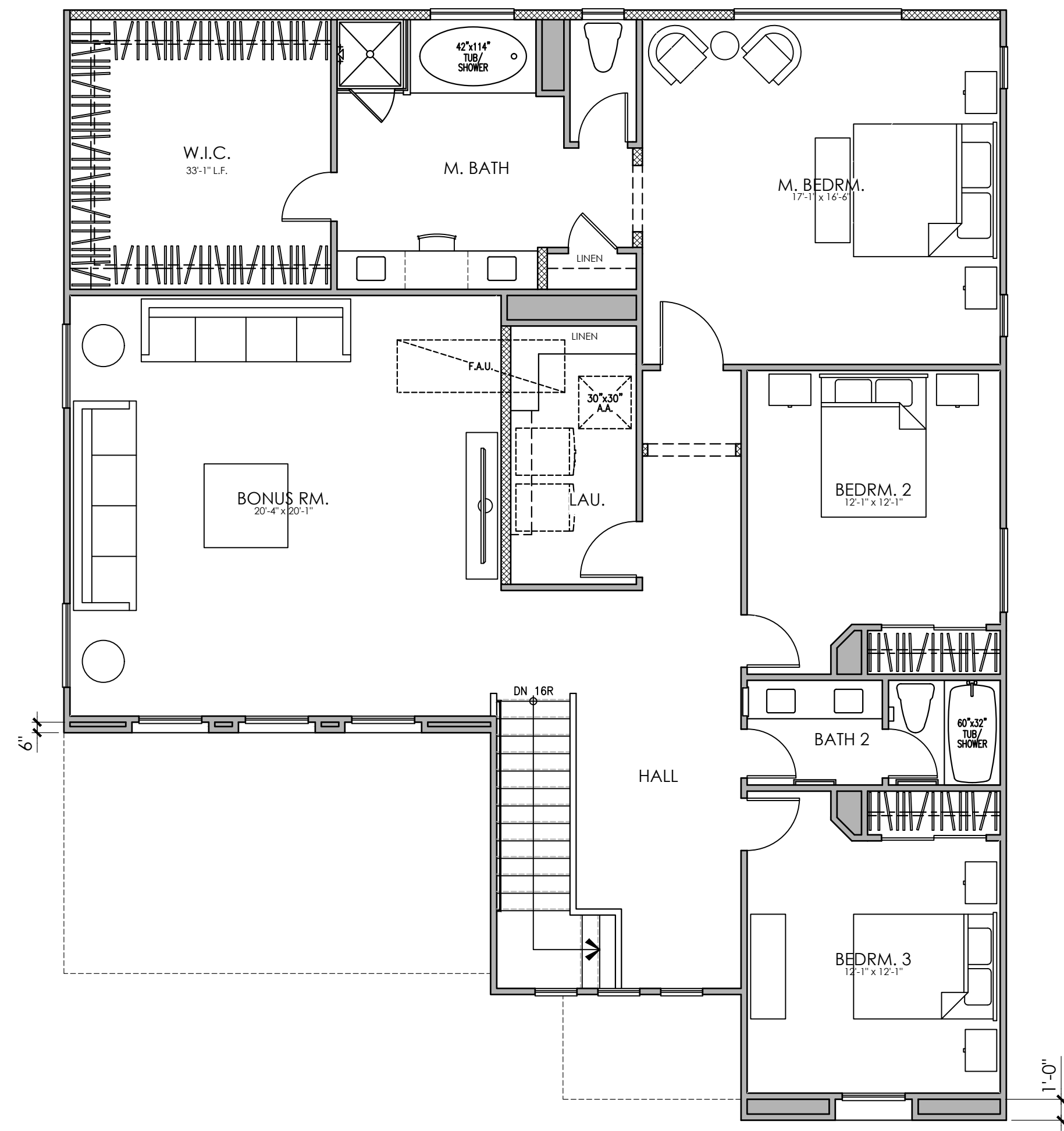
"B" CRAFTSMAN



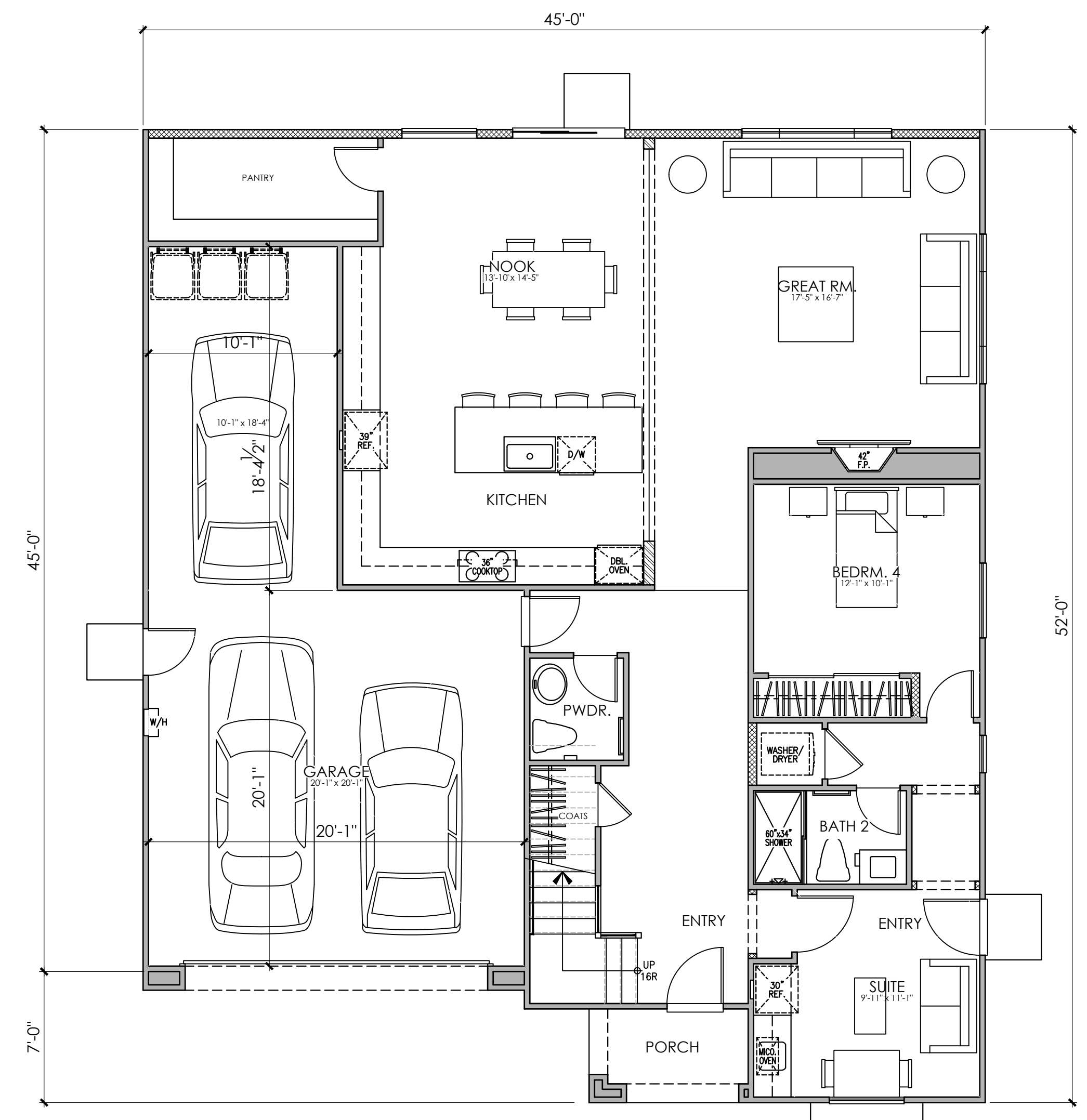
"C" FARMHOUSE

ROOF PLANS  
PLAN 5 (3105)





SECOND FLOOR PLAN

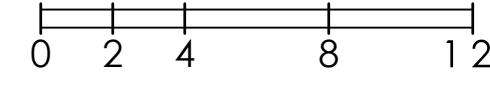


FIRST FLOOR PLAN

PLAN 6  
AREA TABULATION

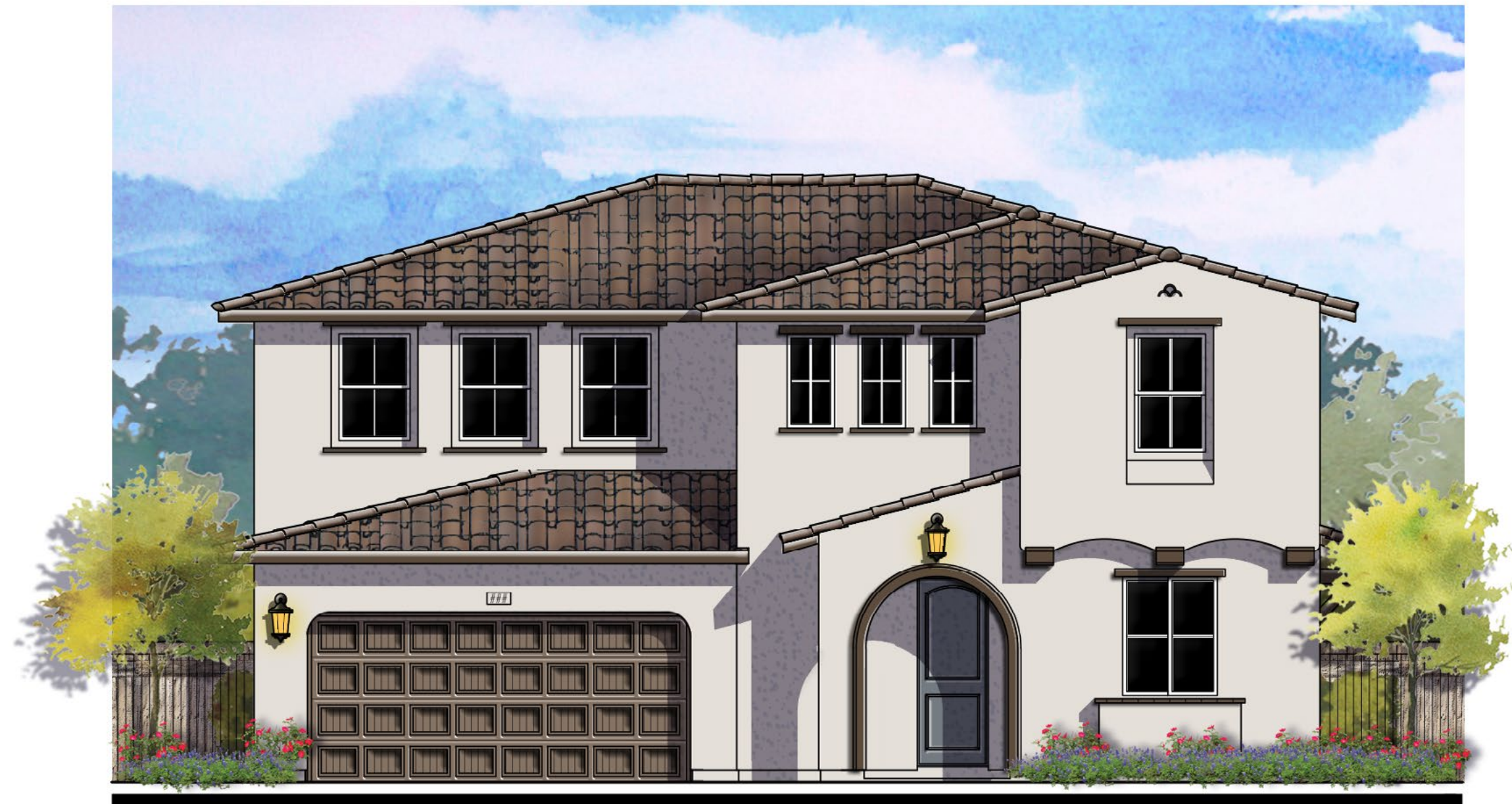
CONDITIONED SPACE	
FIRST FLOOR AREA	1,531 SQ. FT.
SECOND FLOOR AREA	1,850 SQ. FT.
TOTAL DWELLING	3,381 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	606 SQ. FT.
PORCH "A"	43 SQ. FT.
PORCH "B" & "D"	208 SQ. FT.
PORCH "E"	38 SQ. FT.

PLAN 6 (3381)  
5 BEDROOM, 3 BATH, LOFT



45.2.3381.52.G3.3.5BA.99.K2.IY.MB2.FY.SLV

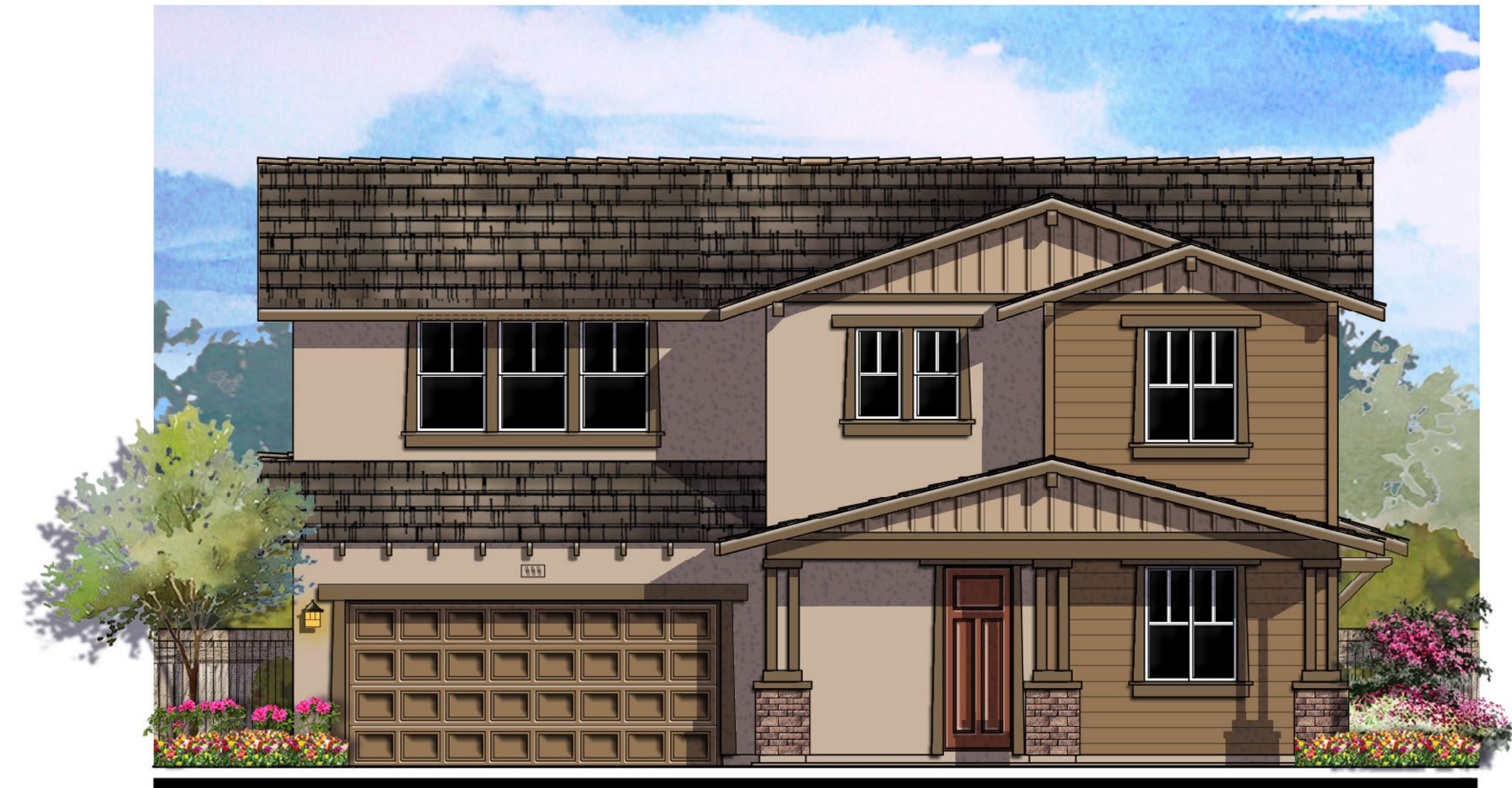
**LENNAR** *Everly at Parklane* ONTARIO, CA 06/04/20 A-65 Kevin L. Crook Architect Inc #19123 PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

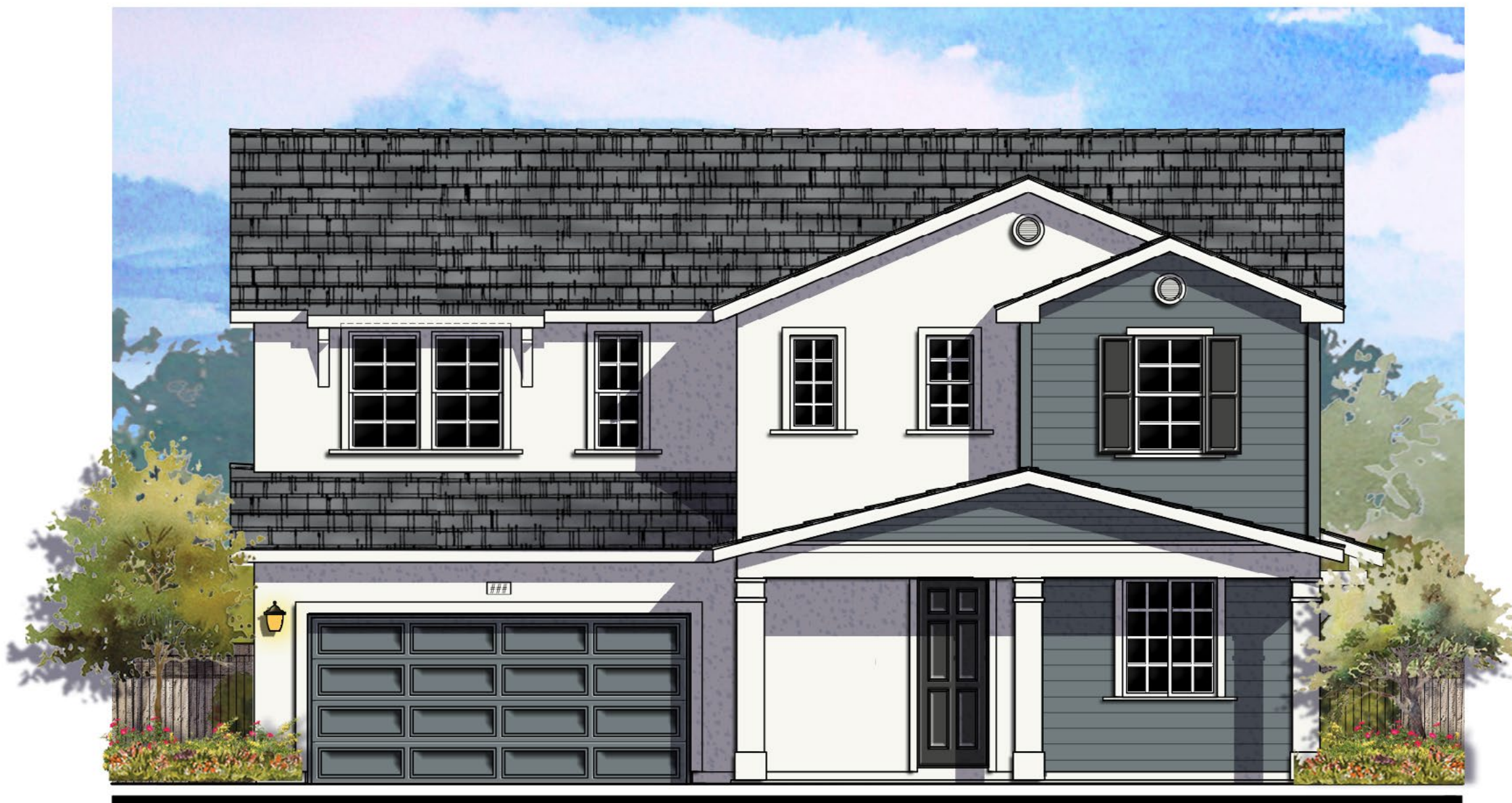
"A" SPANISH COLONIAL



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Refer to landscape drawings for wall, tree, and shrub locations

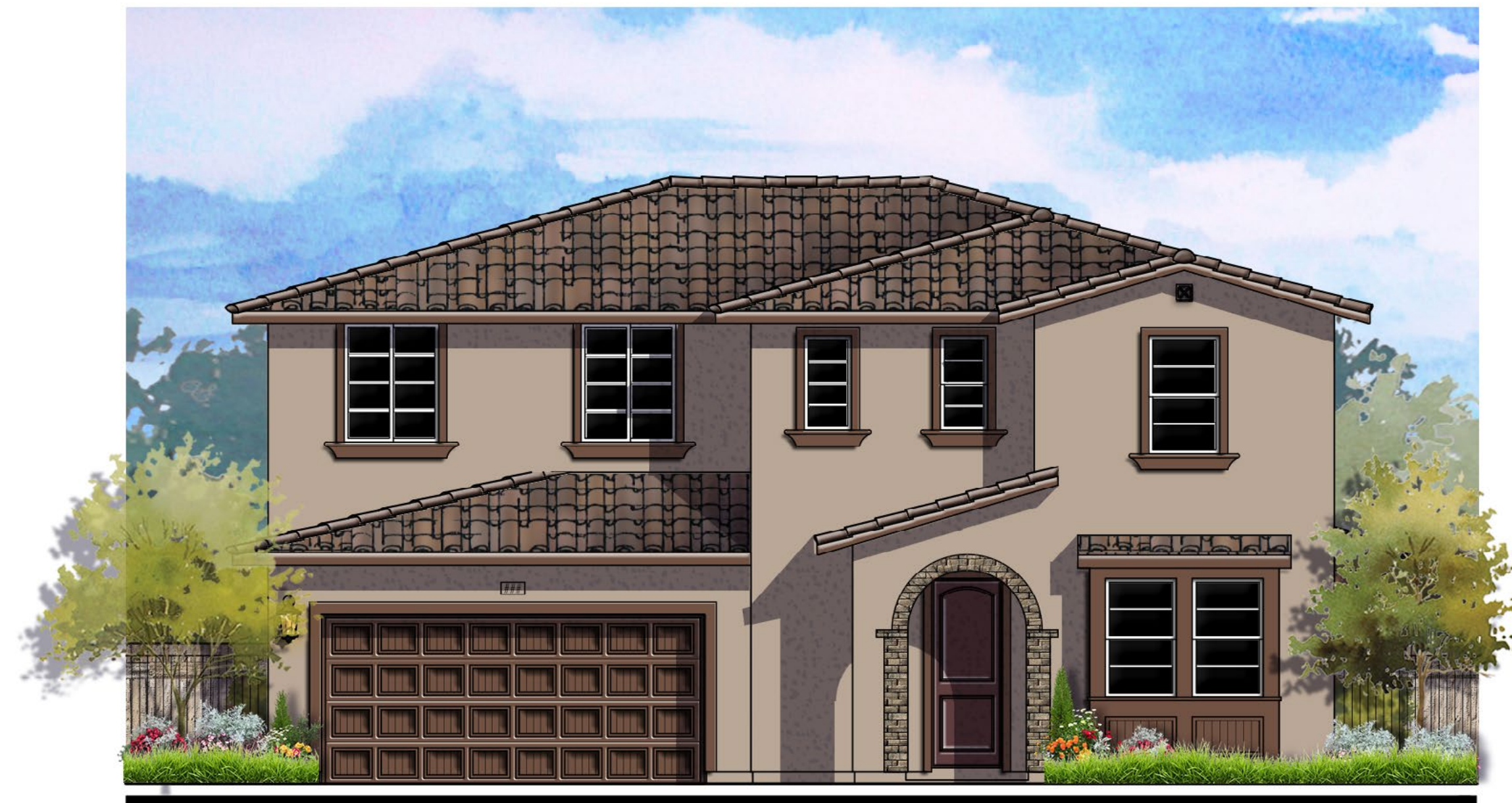
"B" CRAFTSMAN



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Refer to landscape drawings for wall, tree, and shrub locations

"D" AMERICAN TRADITIONAL

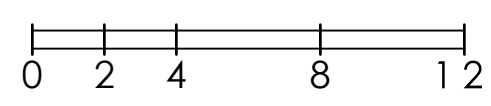


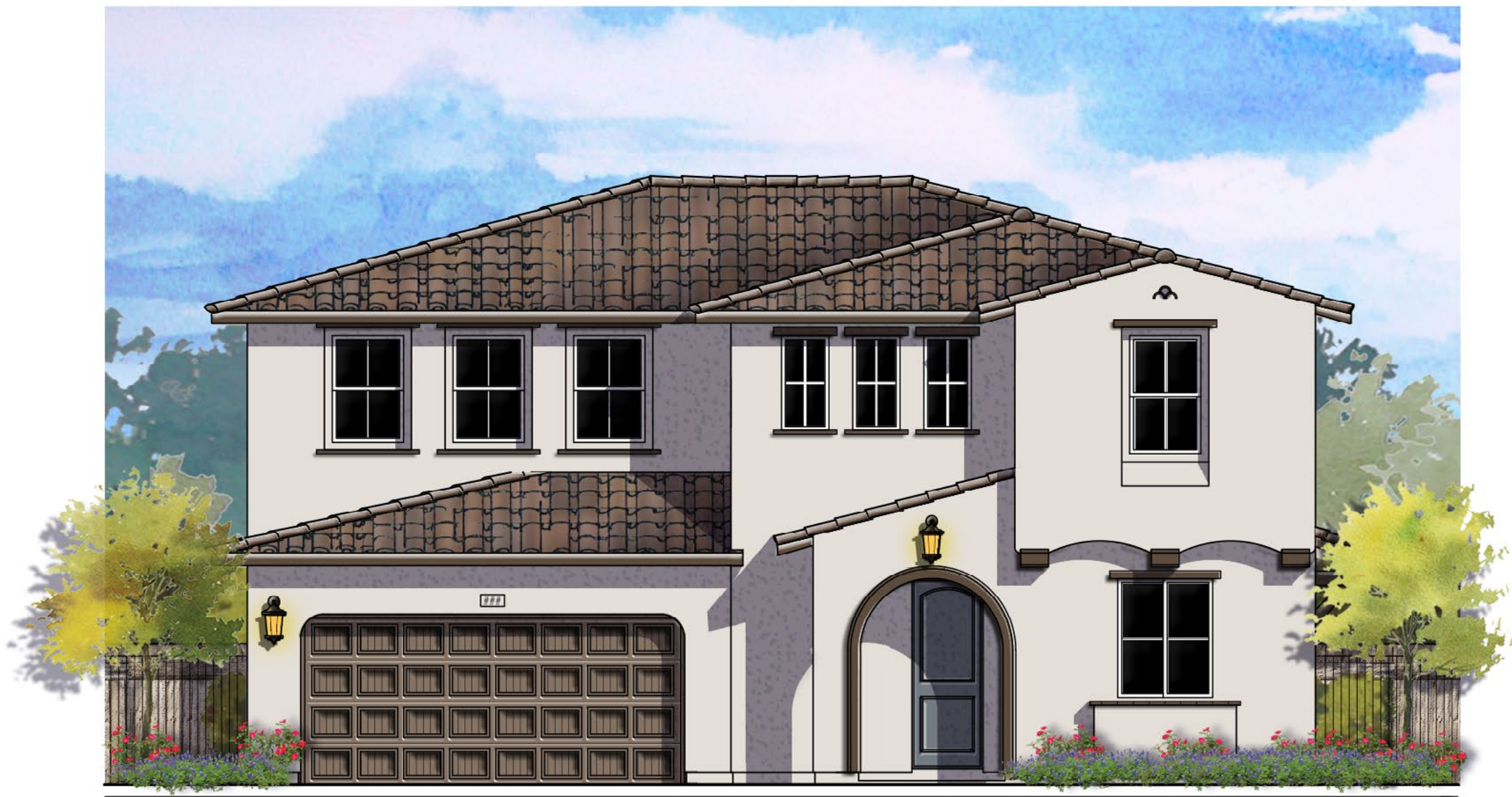
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Refer to landscape drawings for wall, tree, and shrub locations

"E" ANDALUSIAN

PLAN 6 (3381)  
FRONT ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



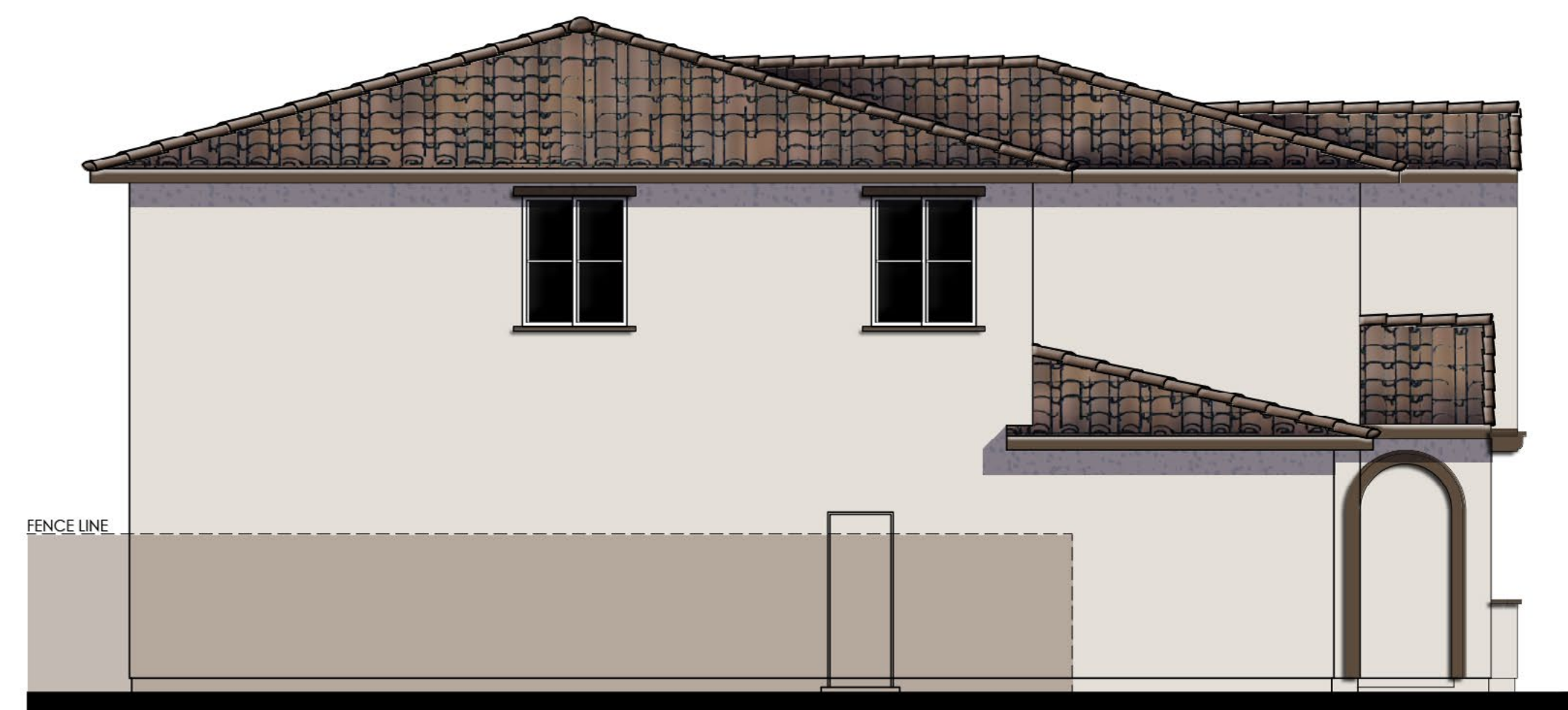
RIGHT



REAR

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: LOW PROFILE CONCRETE "S" TILE
  - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
  - FASCIA: 2x6 WOOD
  - GABLE END: SIMULATED CLAY TILE
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 2  
PLAN 6 (3381)

"A" SPANISH COLONIAL - ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

ENHANCED REAR

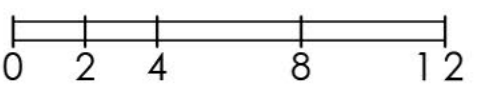
**MATERIALS LEGEND**  
(WHERE OCCURS)

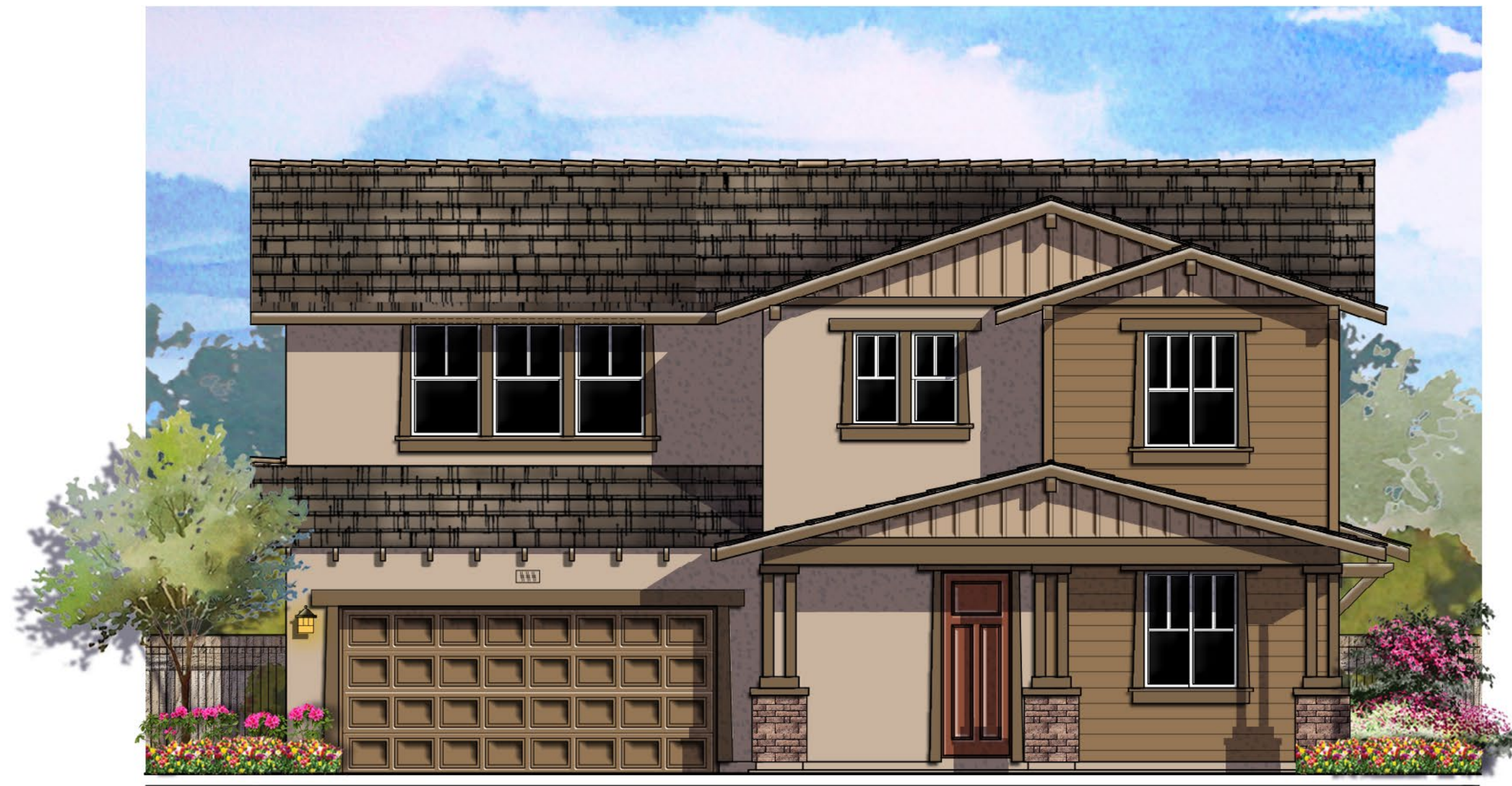
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: LOW PROFILE CONCRETE "S" TILE
- ROOF EXTENSIONS: WOOD CORBEL / KNEE BRACE
- FASCIA: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 2

PLAN 6 (3381)

"A" SPANISH COLONIAL - ELEVATION

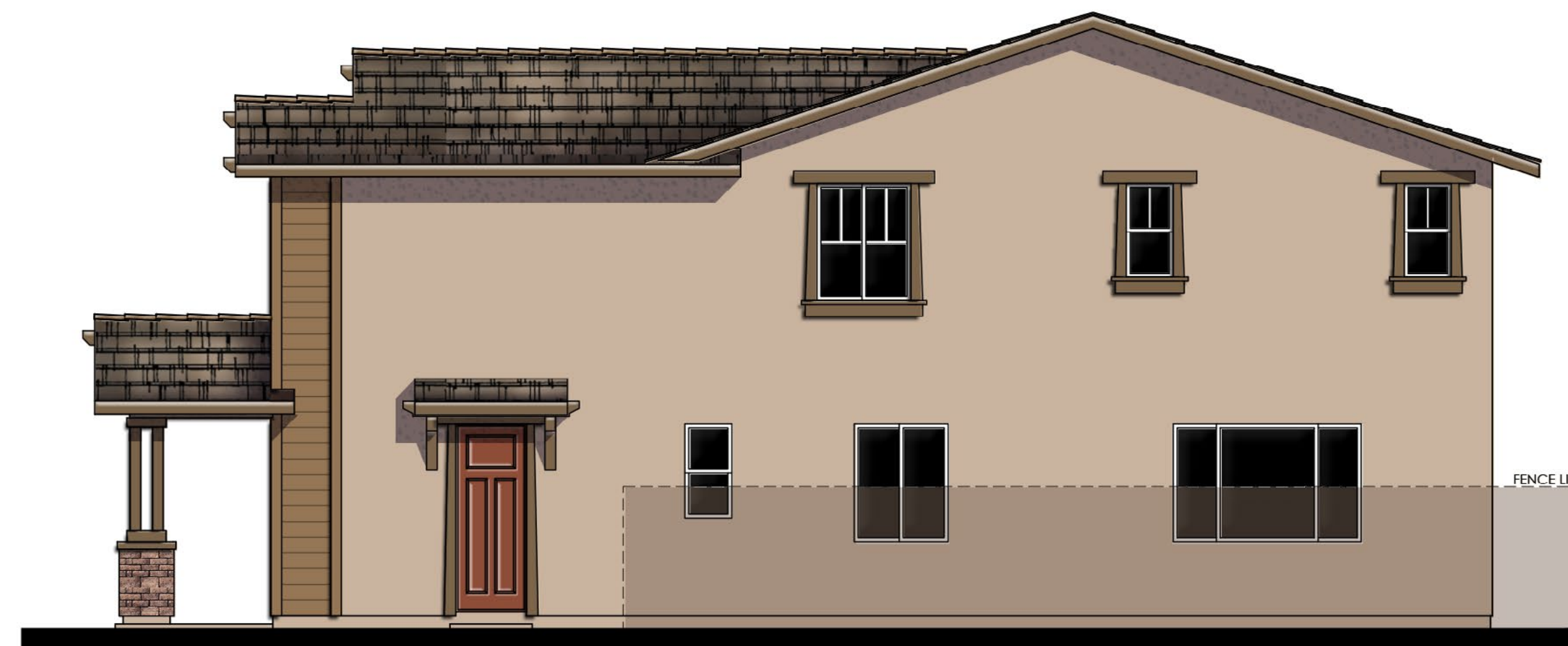




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



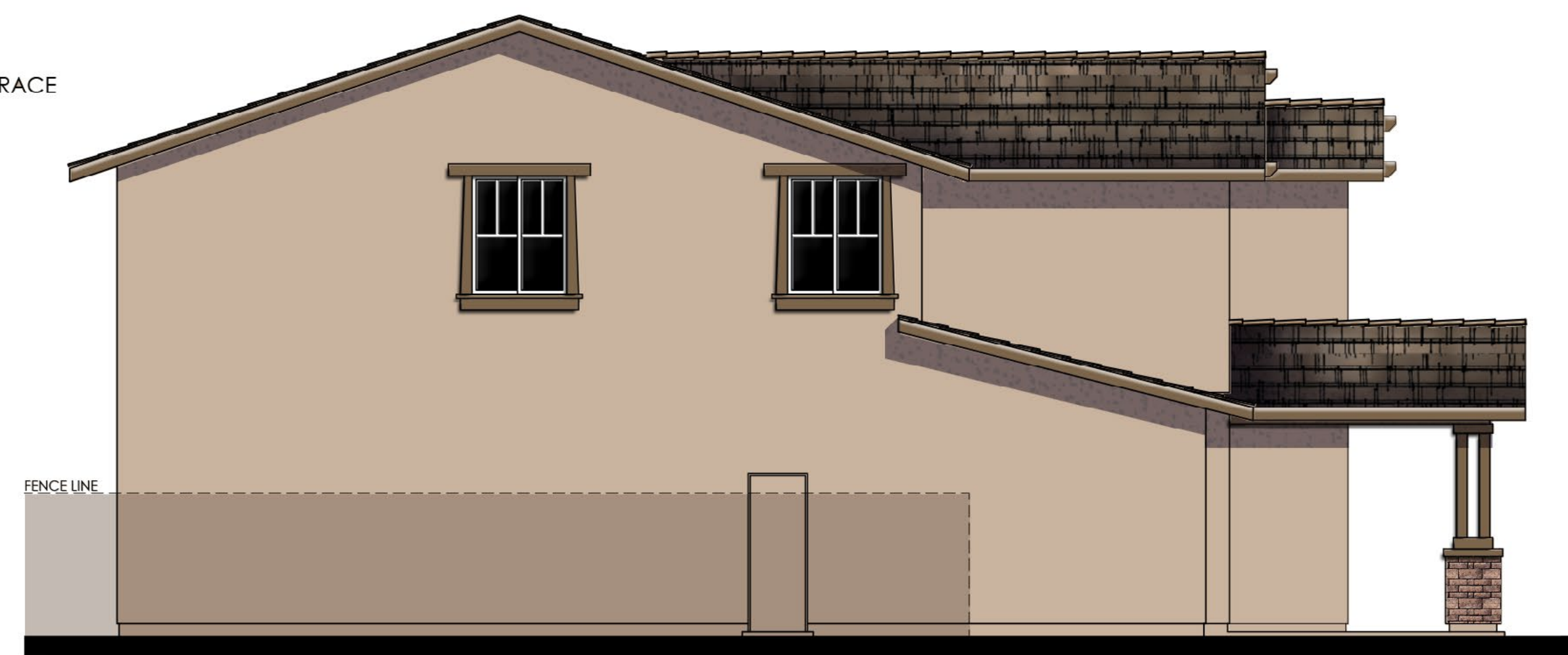
RIGHT



REAR

**MATERIALS LEGEND**  
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BRACE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN SIDING
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



LEFT

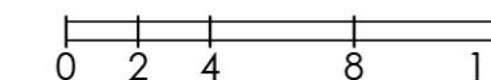
COLOR SCHEME 5

PLAN 6 (3381)

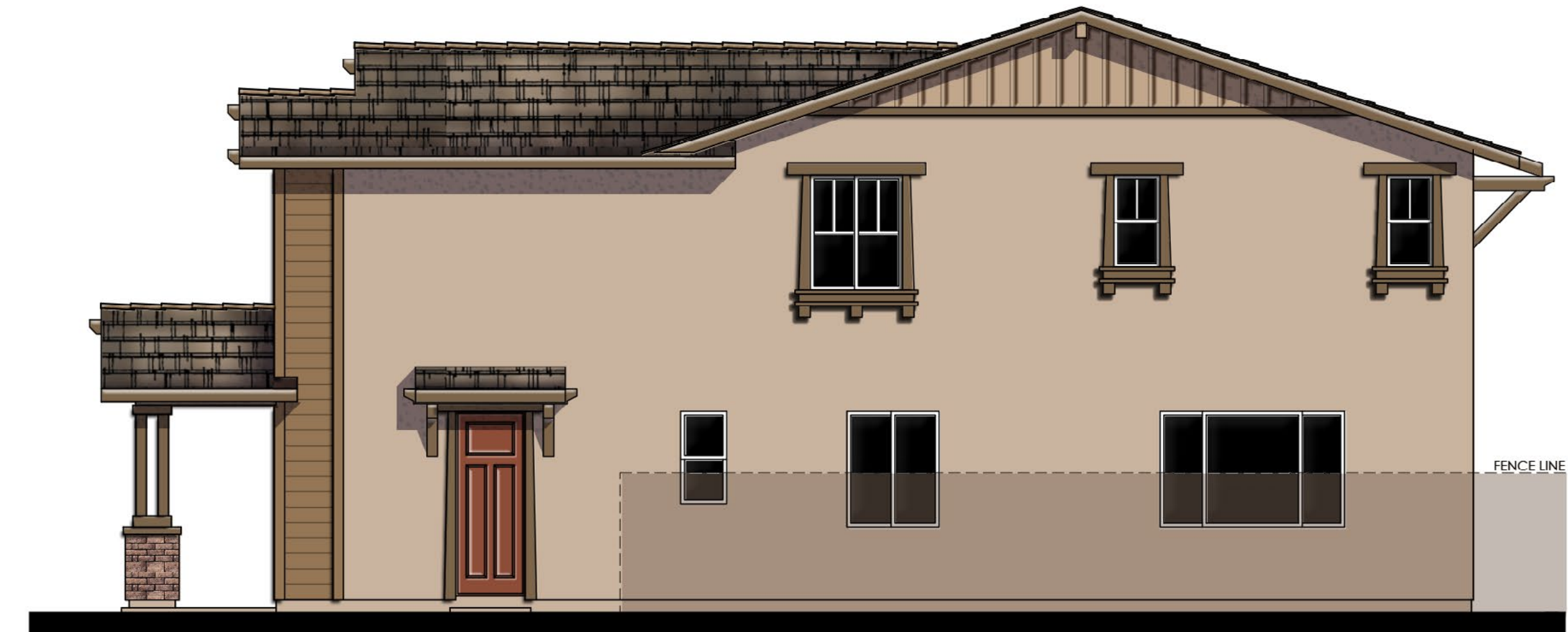
"B" CRAFTSMAN - ELEVATION

*Everly at Parklane*

ONTARIO, CA







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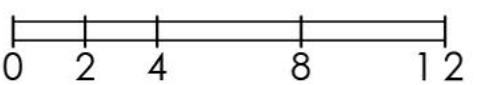
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(WHERE OCCURS)

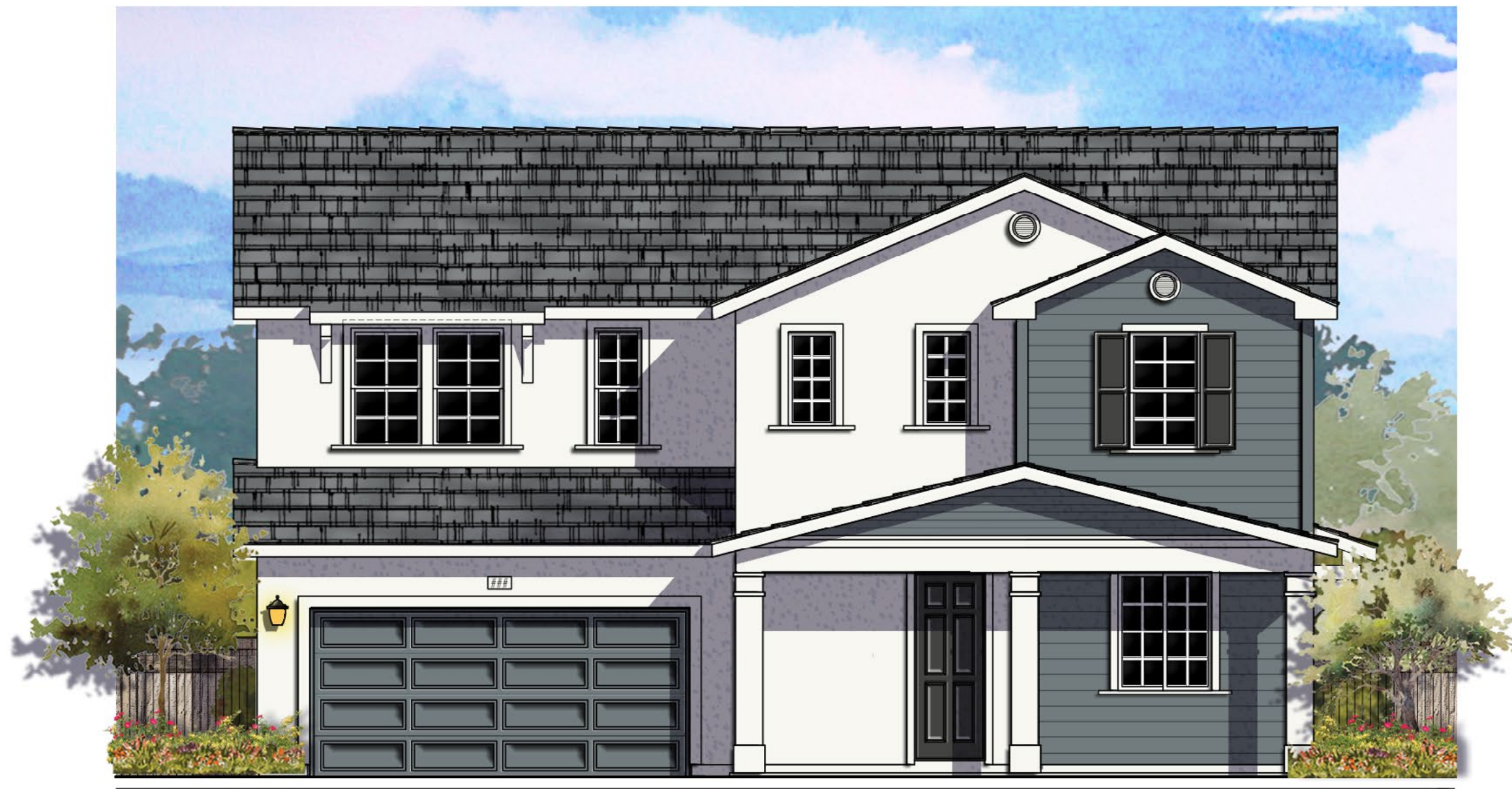
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- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- ROOF EXTENSIONS: SIMULATED WOOD CORBEL/ KNEE BR.
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN SIDING
- WALL: STUCCO/ LAP SIDING
- WINDOWS: VINYL W/ GRIDS
- WINDOW BOX: SIMULATED WOOD
- SHUTTERS: SIMULATED WOOD
- POT SHELF: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER

COLOR SCHEME 5

PLAN 6 (3381)

"B" CRAFTSMAN - ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



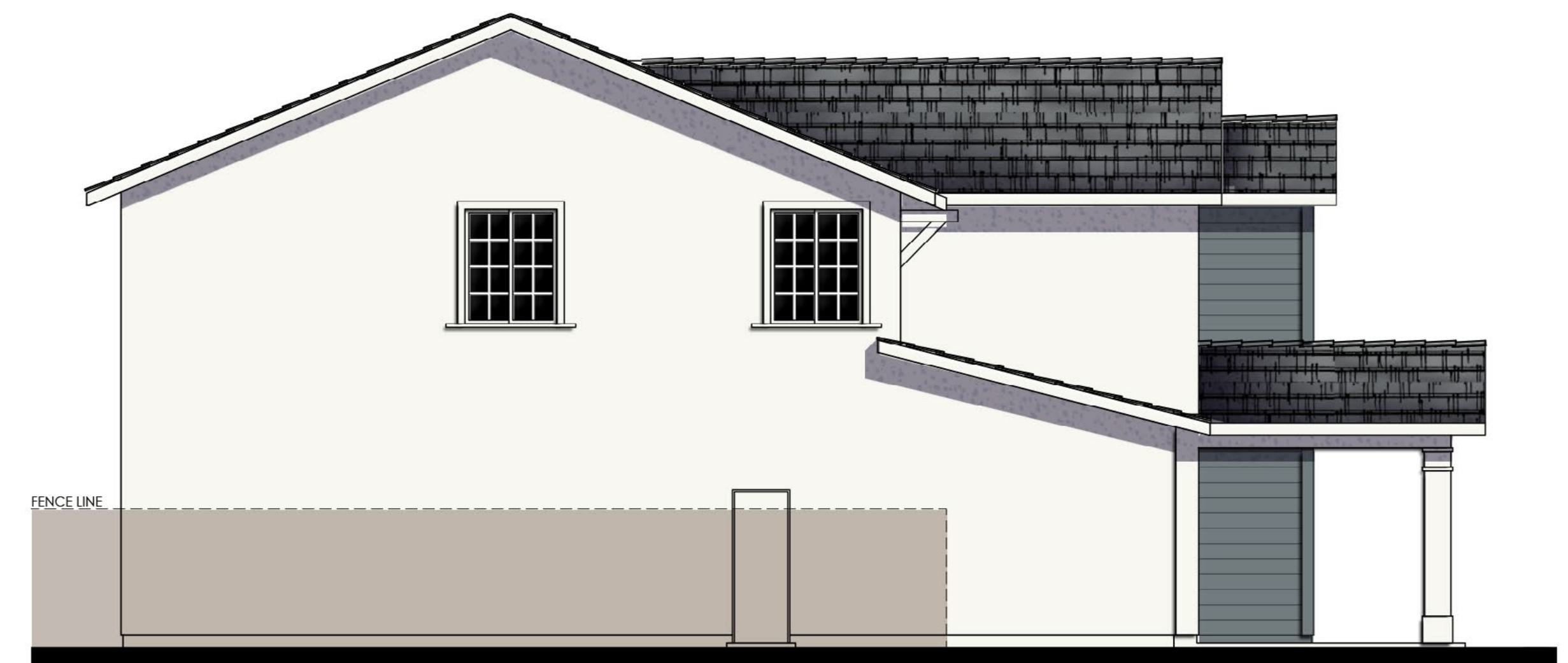
RIGHT



REAR

**MATERIALS LEGEND**

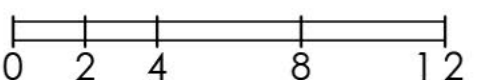
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - WALL: STUCCO/ LAP SIDING
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: WOOD POST AND BEAM



LEFT

COLOR SCHEME 13  
**PLAN 6 (3381)**

"D" AMERICAN TRADITIONAL - ELEVATION





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ENHANCED REAR

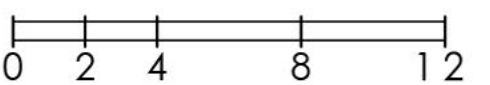
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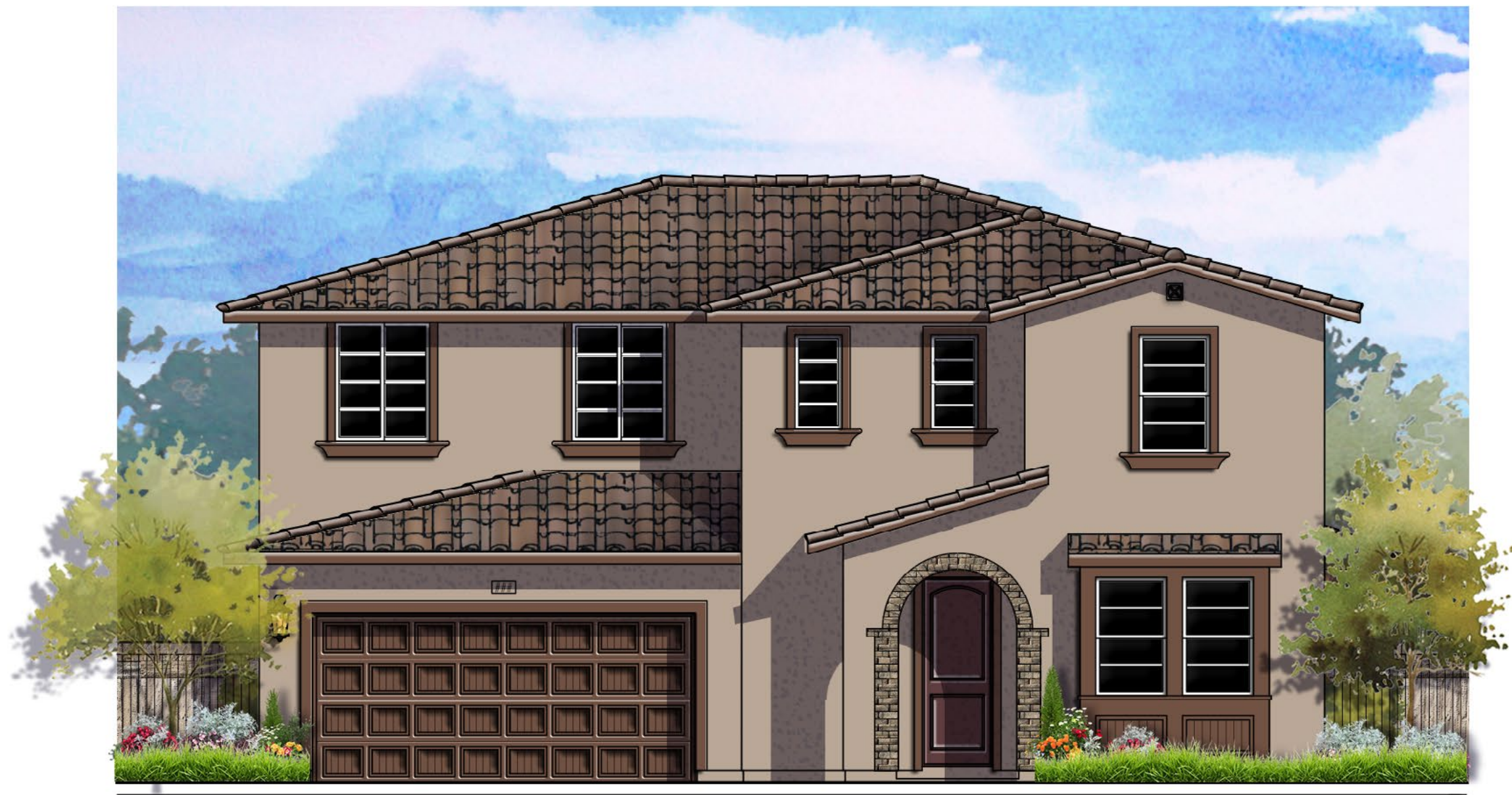
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: CONCRETE FLAT TILE
  - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - WALL: STUCCO/ LAP SIDING
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM
  - PORCH: WOOD POST AND BEAM

COLOR SCHEME 13

**PLAN 6 (3381)**

"D" AMERICAN TRADITIONAL - ELEVATION

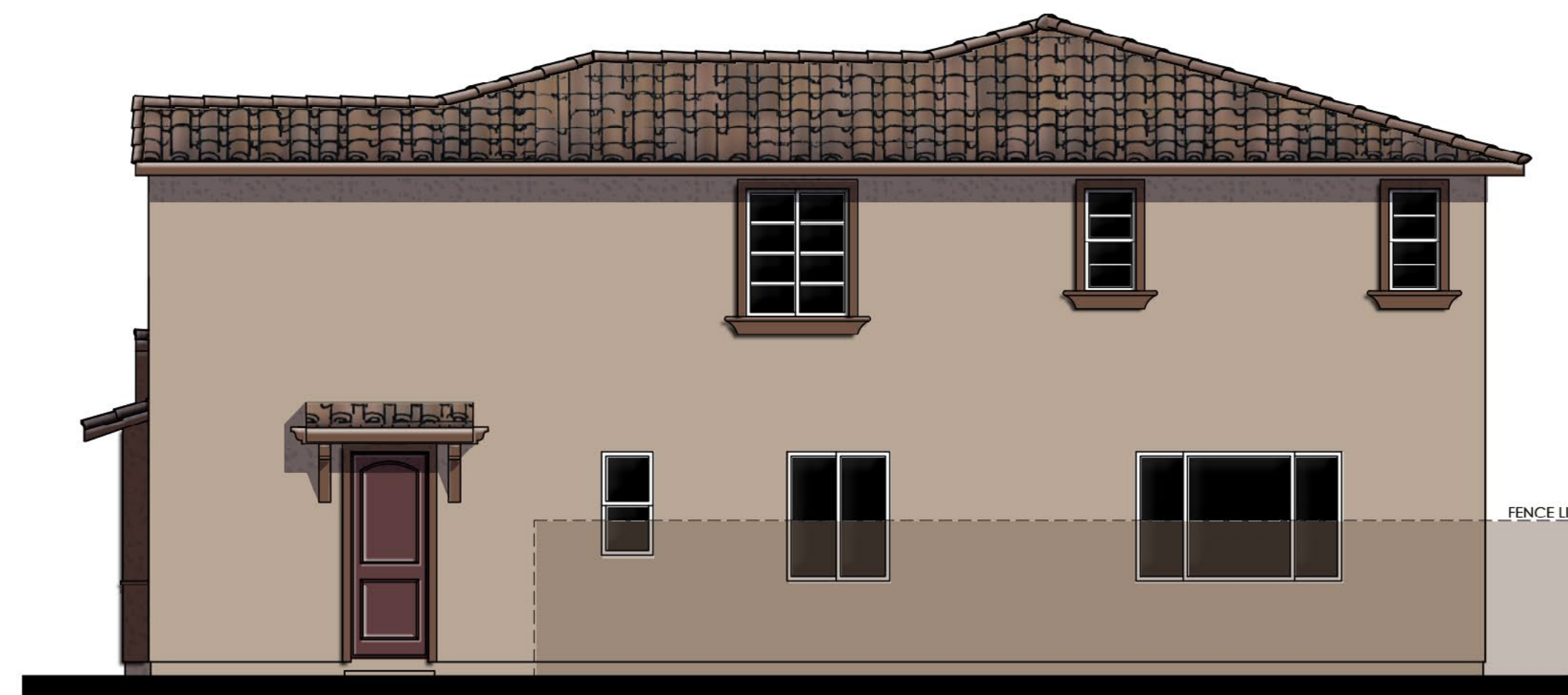




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



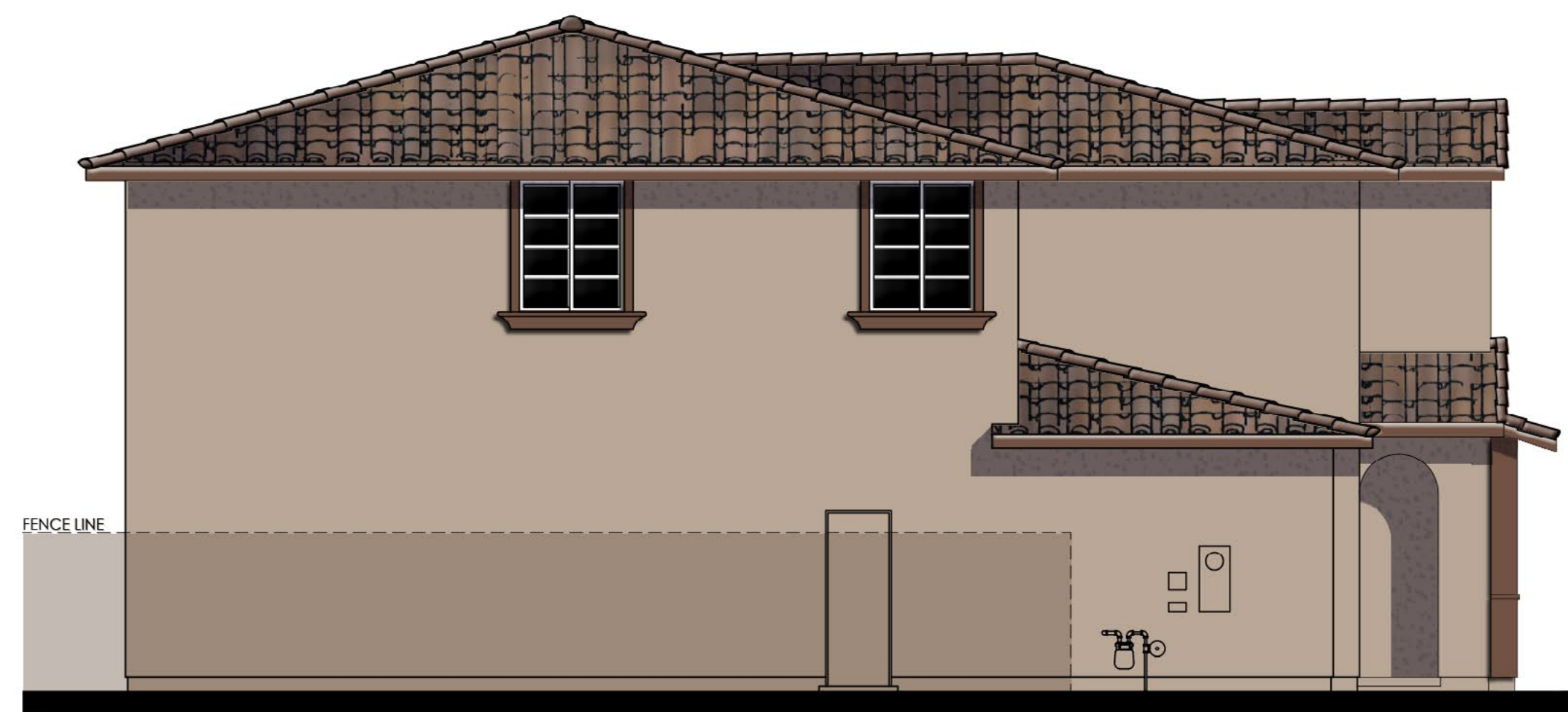
RIGHT



REAR

**MATERIALS LEGEND**

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: LOW PROFILE CONCRETE "S" TILE
  - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM



LEFT

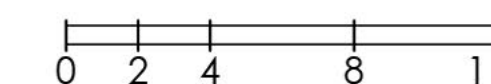
COLOR SCHEME 17

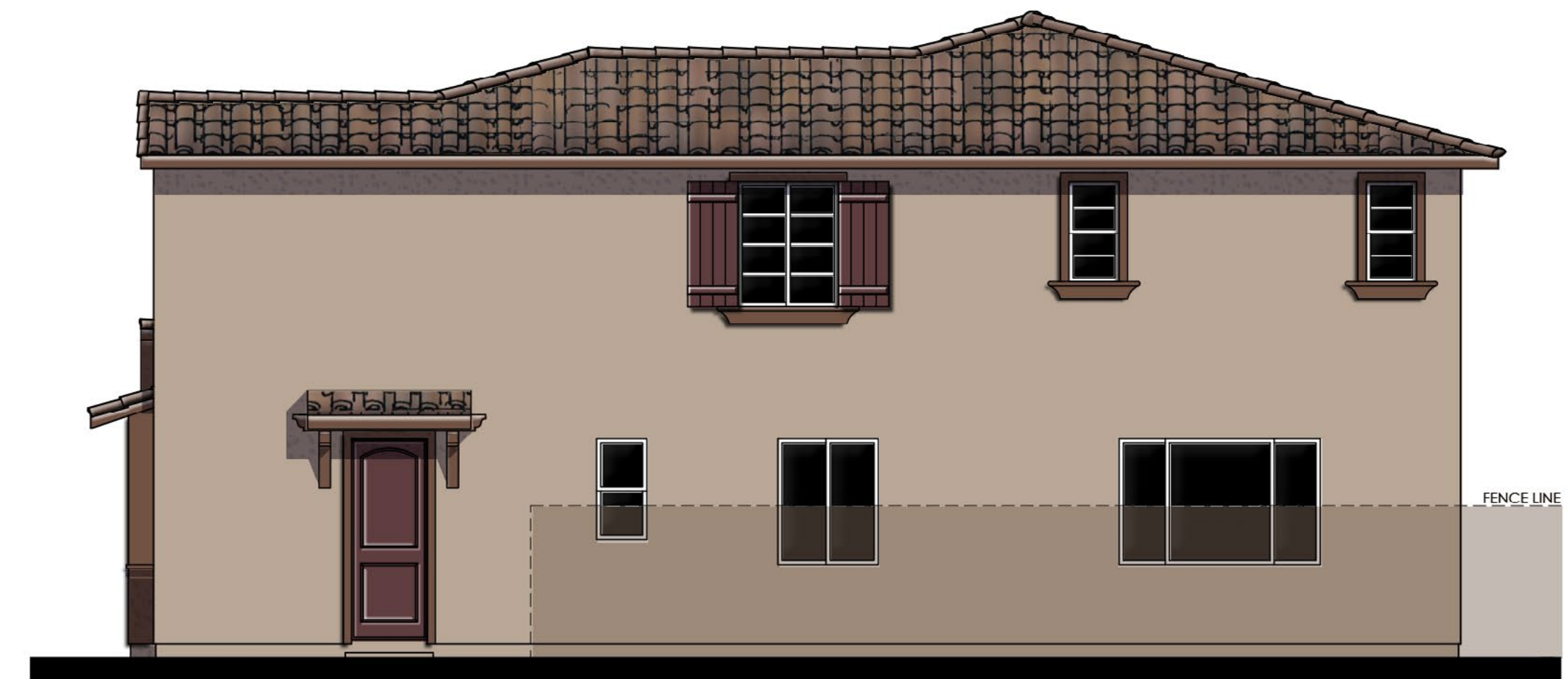
PLAN 6 (3381)

"E" ANDALUSIAN - ELEVATION

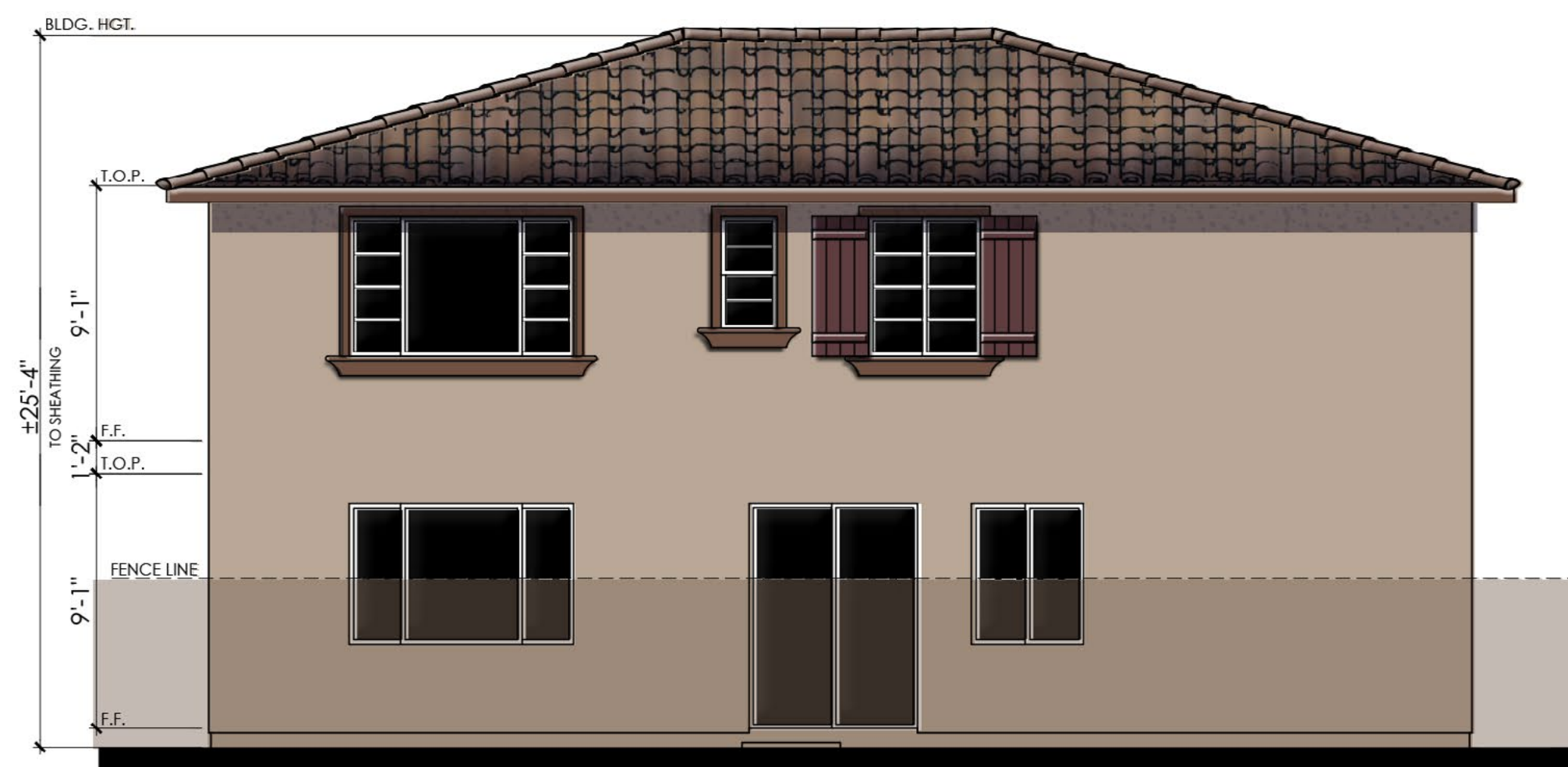
*Everly at Parklane*

ONTARIO, CA





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ENHANCED REAR

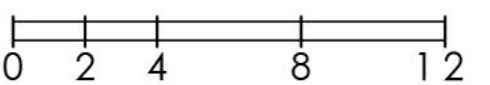
**MATERIALS LEGEND**

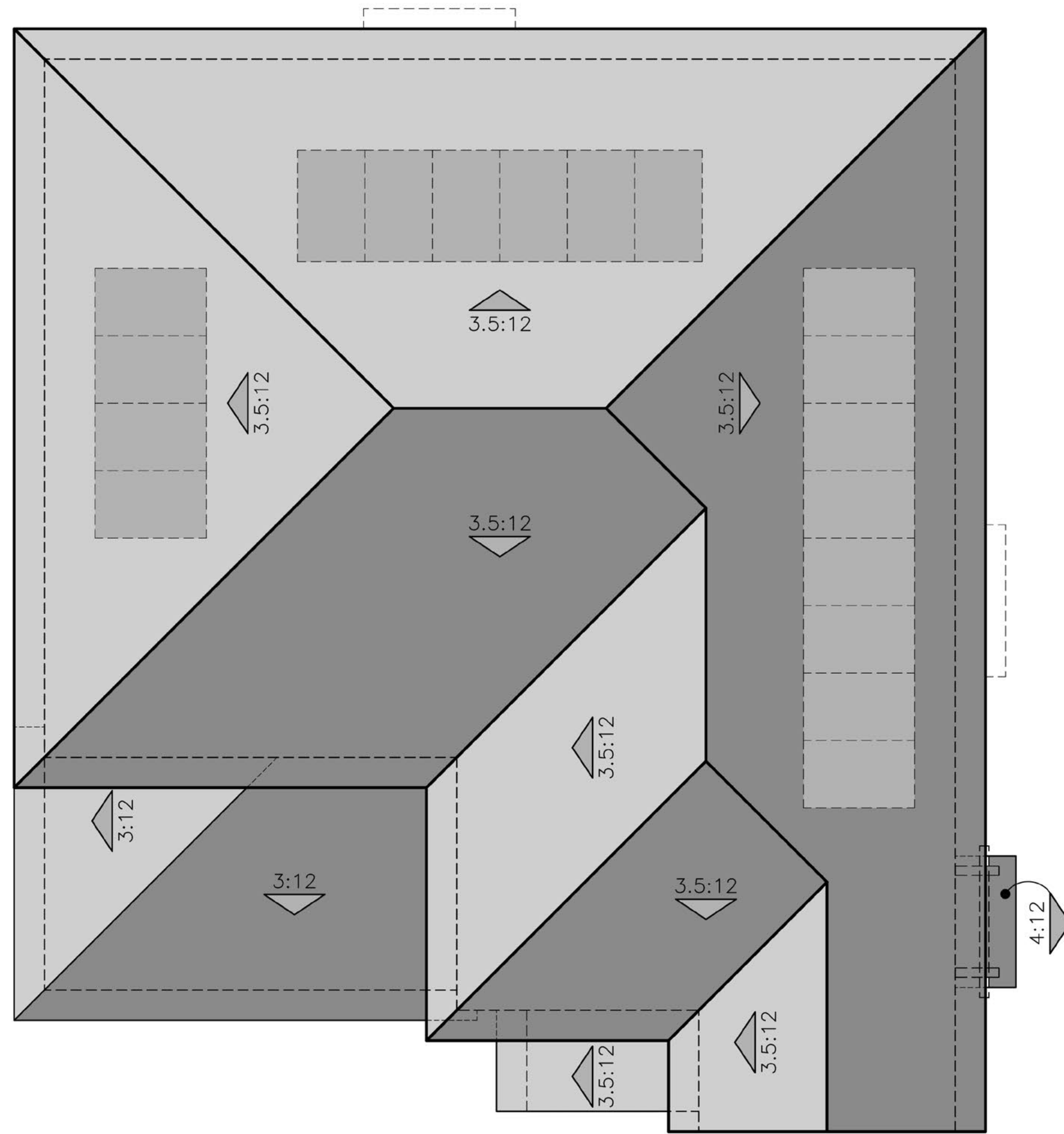
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
  - GARAGE DOOR: METAL SECTIONAL
  - ROOF: LOW PROFILE CONCRETE "S" TILE
  - ROOF EXTENSIONS: WOOD CORBEL/ KNEE BRACE
  - FASCIA: 2x6 WOOD
  - BARGE: 2x6 WOOD
  - WALL: STUCCO
  - WINDOWS: VINYL W/ GRIDS
  - WINDOW BOX: SIMULATED WOOD
  - SHUTTERS: SIMULATED WOOD
  - POT SHELF: SIMULATED WOOD
  - TRIM: STUCCO OVER RIGID FOAM

COLOR SCHEME 17

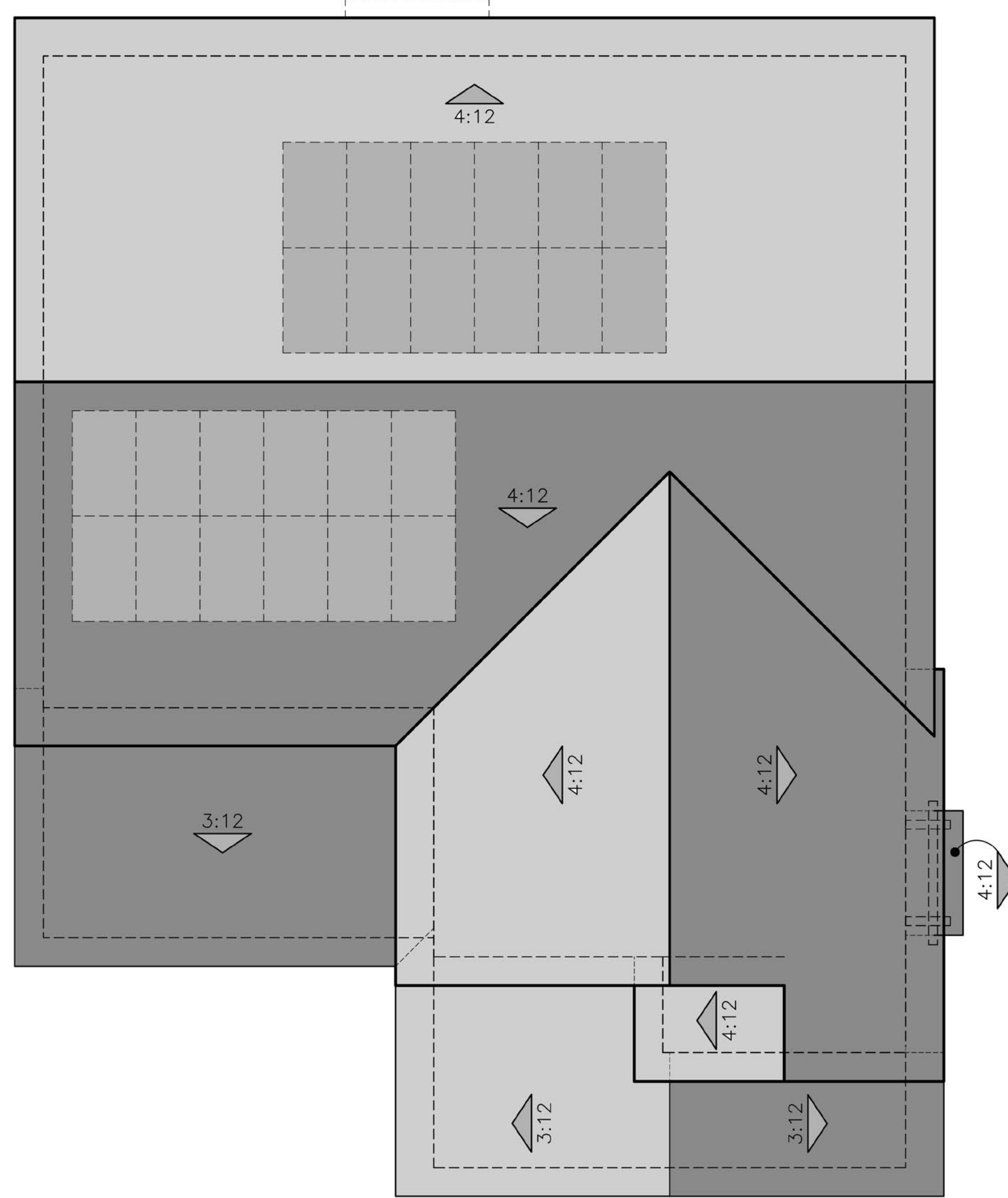
PLAN 6 (3381)

"E" ANDALUSIAN - ELEVATION

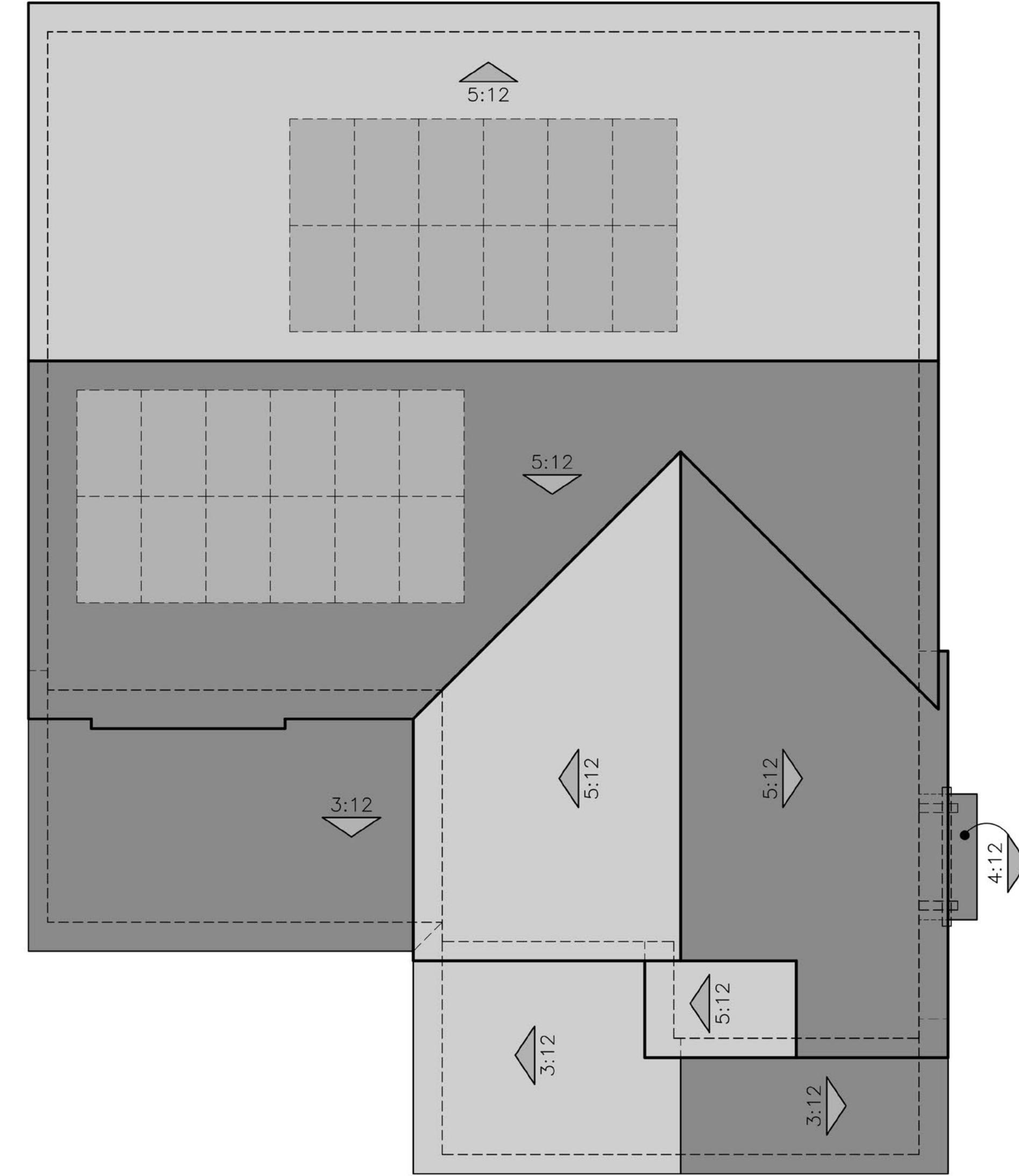




"A" SPANISH COLONIAL

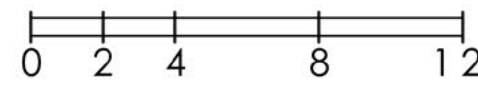


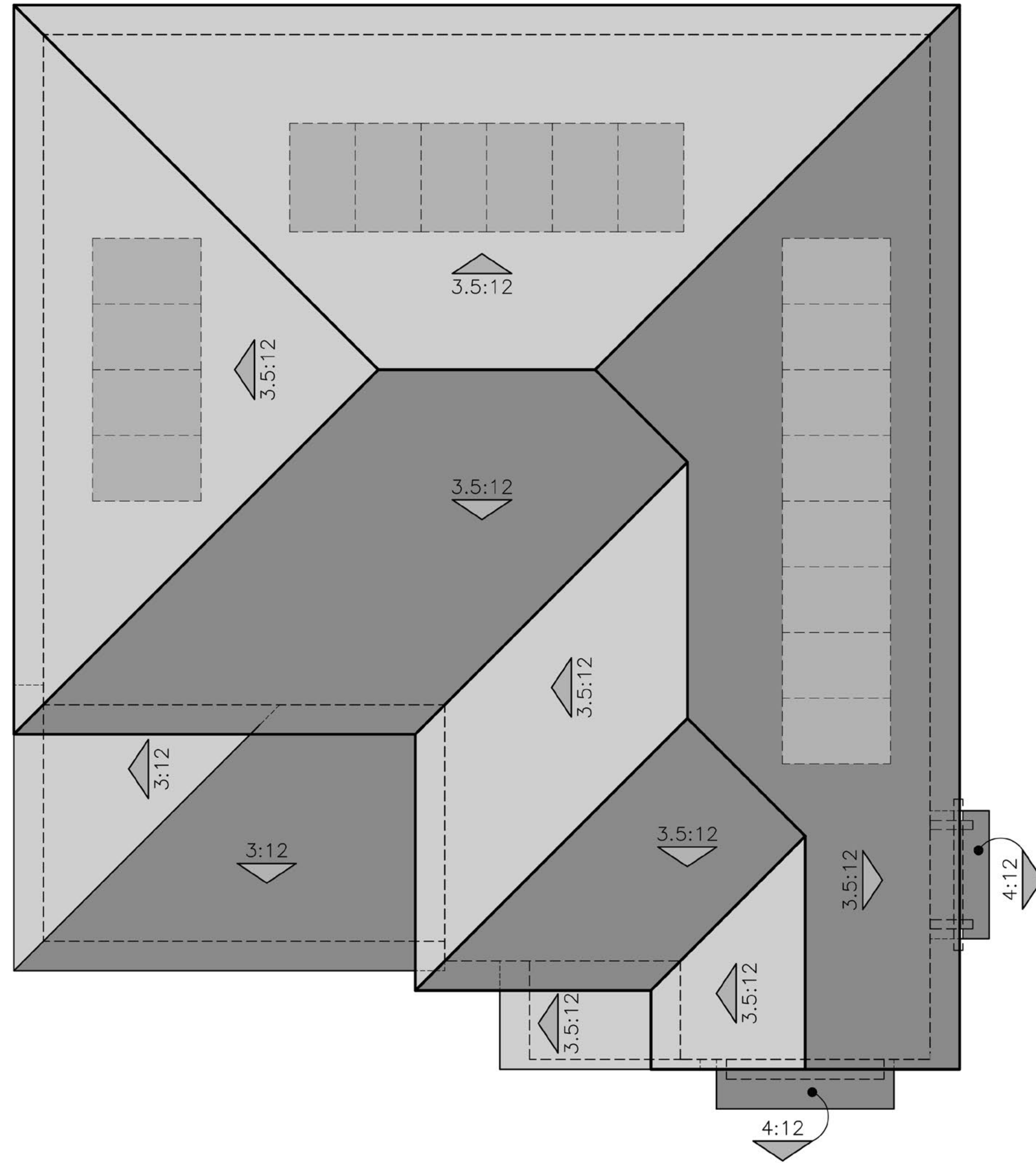
"B" CRAFTSMAN



"D" AMERICAN TRADITIONAL

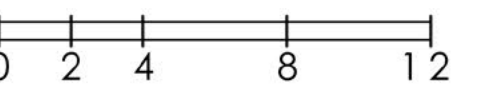
ROOF PLANS  
PLAN 6 (3381)





"E" ANDALUSIAN

ROOF PLANS  
PLAN 6 (3381)



EAST PARK  
ONTARIO, CA

JOB # 19123  
CREATED 12/4/2019  
Client Revisions per Tara 1/16/2020  
Added Brick to "E" 6/2/2020

STUCCO: OMEGA  
PAINT: SHERWIN WILLIAMS  
ROOF: BORAL  
STONE / BRICK: CORONADO  
GROUT: ORCO  
GUTTERS: RGS

"A" ELEVATIONS SPANISH COLONIAL	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4
STUCCO	1578	1503	1585	1530
STUCCO PAINT MATCH**	SW6064 RETICENCE	SW7028 INCREDIBLE WHITE	SW6386 NAPERY	SW7516 KRESTEL WHITE
FASCIA / TRIM	SW6090 JAVA	SW6083 SABLE	SW6104 KAFFEE	SW6041 OTTER
GARAGE DOOR	SW6089 GROUNDED	SW7509 TIKI HUT	SW6103 TEA CHEST	SW6040 LESS BROWN
FRONT DOOR / SHUTTERS	SW7593 RUSTIC RED	SW2819 DOWNING SLATE	SW6167 GARDEN GATE	SW7069 IRON ORE
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
WROUGHT IRON	SW6990 CAVIAR	SW6990 CAVIAR	SW6990 CAVIAR	SW6990 CAVIAR
ROOF: LOW PROFILE "S" (VILLA)	1VICS6169 CASA GRANDE BLD	1VICS3182 GARNET BLEND	1VICS7970 RED CASTLE	1VICS6464 CA MISSION BLEND
WINDOWS	ALMOND	ALMOND	ALMOND	ALMOND
GUTTERS	RUSTIC	RUSTIC	RUSTIC	RUSTIC

"B" ELEVATIONS CRAFTSMAN	SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8
STUCCO	1526	1566	1596	1527
STUCCO PAINT MATCH**	SW7518 BEACH HOUSE	SW7037 BALANCED BEIGE	SW7541 GRECIAN IVORY	SW7038 TONY TAUPE
FASCIA / TRIM	SW6103 TEA CHEST	SW7040 SMOKEHOUSE	SW6385 DOVER WHITE	SW6082 COBBLE BROWN
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6095 TOASTY	SW7039 VIRTUAL TAUPE	SW6172 HARDWARE	SW9084 COCOA WHIP
BOARD & BATTEN SIDING	SW7538 TAMARIND	SW2827 COLONIAL REV STONE	SW6156 RAMIE	SW6081 DOWN HOME
FRONT DOOR / SHUTTERS	SW0009 EASTLAKE GOLD	SW7622 HOMBURG GRAY	SW6202 CAST IRON	SW7594 CARRIAGE DOOR
ROOF: FLAT SHAKE	1FBCJ1132 CHARCOAL BRWN BLD	1FBCJ0300 BRONZE PEARL BLEND	1FBCJ4072 SAHARA QUARTZ BLD	1FBCJ3182 GARNET BLEND
BRICK:	SPECIAL USED COUNTRY	WEATHERED CARMEL MOUNTAIN	NEW ENGLAND DAKOTA BROWN	ROMAN SORANO
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
WINDOWS	WHITE	WHITE	WHITE	WHITE
GUTTERS	RUSTIC	RUSTIC	LINEN	RUSTIC

"C" ELEVATIONS FARMHOUSE	SCHEME 9	SCHEME 10	SCHEME 11	SCHEME 12
STUCCO	1577	1627	1548	1572
STUCCO PAINT MATCH**	SW7052 GRAY AREA	SW7038 TONY TAUPE	SW7507 STONE LION	SW7757 HIGH REFLECTIVE WT
FASCIA / TRIM	SW7042 SOJI WHITE	SW7028 INCREDIBLE WHITE	SW7628 WINDFRESH WHITE	SW7674 PEPPERCORN
GARAGE DOOR	SW7047 PORPOISE	SW7515 HOMESTEAD BROWN	SW7033 BRAINSTORM BRONZE	SW7674 PEPPERCORN
BOARD & BATTEN SIDING	SW7047 PORPOISE	SW7515 HOMESTEAD BROWN	SW7033 BRAINSTORM BRONZE	SW7757 HIGH REFLECTIVE WT
FRONT DOOR / SHUTTERS	SW7725 YEARLING	SW6236 GRAYS HARBOR	SW6165 CONNECTED GRAY	SW6990 CAVIAR
ROOF: FLAT SHAKE	1FBCJ0007 TOFFEE	1FBCJ3181 SMOKEY TOPAZ BLEND	1FBCJ4071 OCEAN JASPER BLD	1FBCJ1430 CHARCOAL BLEND
WINDOWS	WHITE	WHITE	WHITE	WHITE
GUTTERS	LINEN	LINEN	LINEN	TUXEDO GRAY

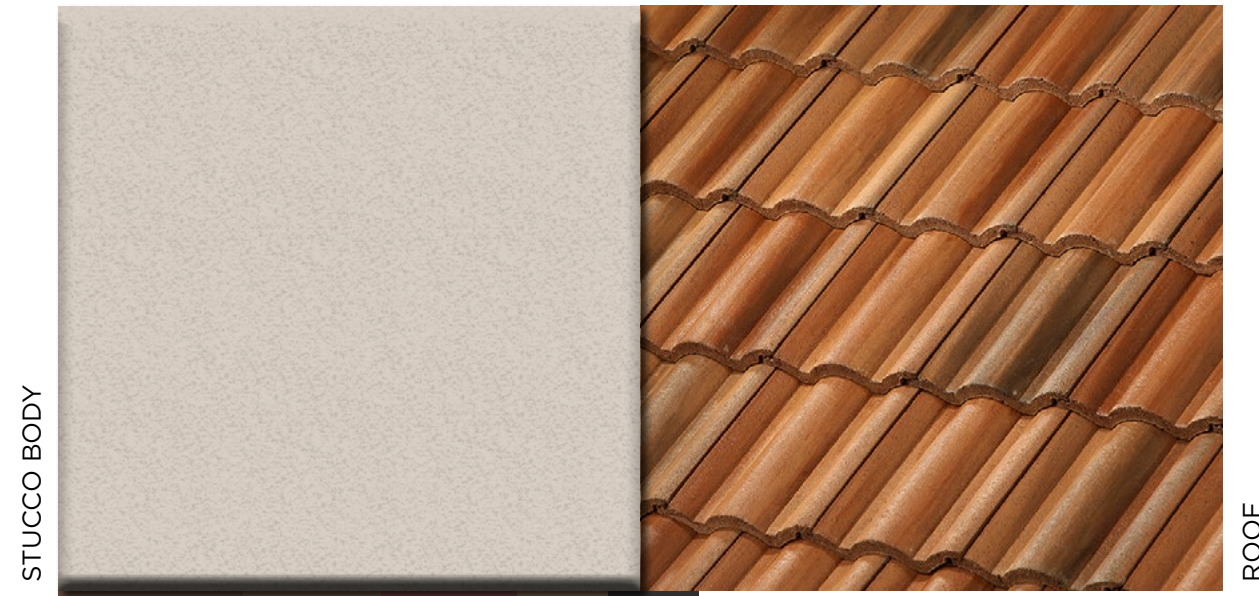
"D" ELEVATIONS AMERICAN TRADITIONAL	SCHEME 13	SCHEME 14	SCHEME 15	SCHEME 16
STUCCO	1572	1542	1565	1508
STUCCO PAINT MATCH**	SW7757 HIGH REFLECTIVE WT	SW7571 CASA BLANCA	SW7029 AGREEABLE GRAY	SW9085 TOUCH OF SAND
FASCIA / TRIM	SW7757 HIGH REFLECTIVE WT	SW7566 WESTHIGHLAND WT	SW7004 SNOWBOUND	SW7100 ARCADE WHITE
LAP SIDING AT GABLES / GARAGE DOOR	SW6235 FOGGY DAY	SW7566 WESTHIGHLAND WT	SW7018 DOVETAIL	SW6039 POISED TAUPE
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7061 NIGHT OWL	SW9182 ROJO MARRON	SW9154 PERLE NOIR
ROOF: FLAT SLATE	1FACS1430 CHARCOAL BLEND	1FECY0300 BRONZE PEARL BLD	1FACS0330 APPALACHIAN BLEND	1FACS3280 MONTE SERENO BLEND
WINDOWS	WHITE	WHITE	WHITE	WHITE
GUTTERS	SATIN	SATIN	SATIN	SATIN

"E" ELEVATIONS ANDALUSIAN	SCHEME 17	SCHEME 18	SCHEME 19	SCHEME 20
STUCCO	1572	1542	1565	1508

WRITTEN COLOR SCHEMES

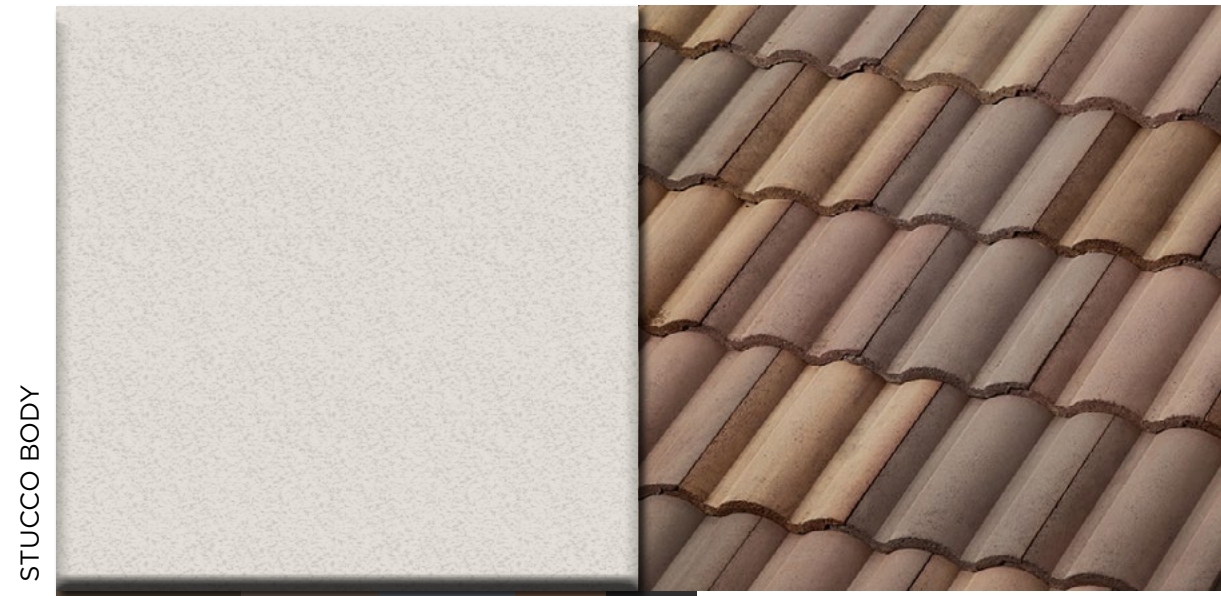


SPANISH COLONIAL  
SCHEME #1



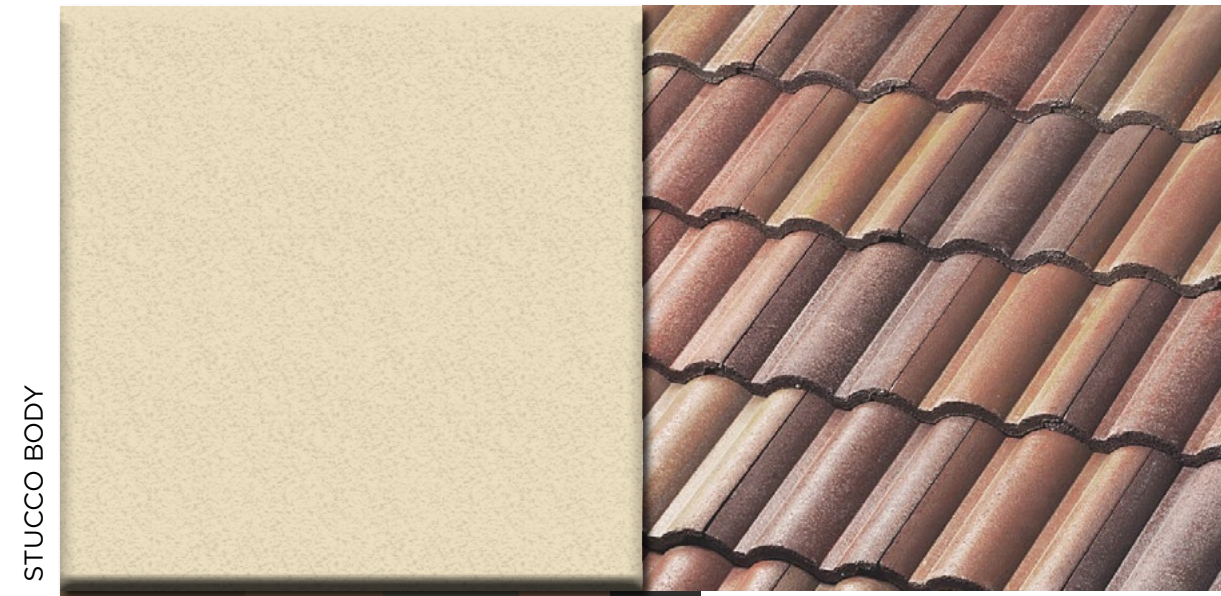
FASCIA / TRIM  
GARAGE DOOR  
FRONT DOOR / SHUTTERS  
CLAY PIPES  
WROUGHT IRON

SPANISH COLONIAL  
SCHEME #2



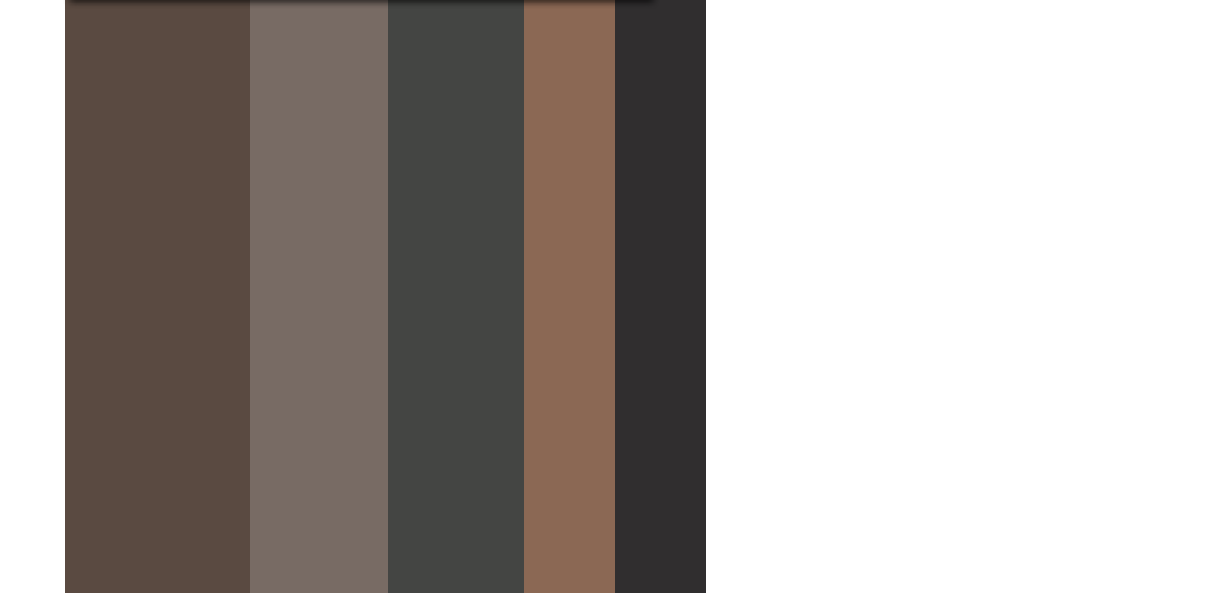
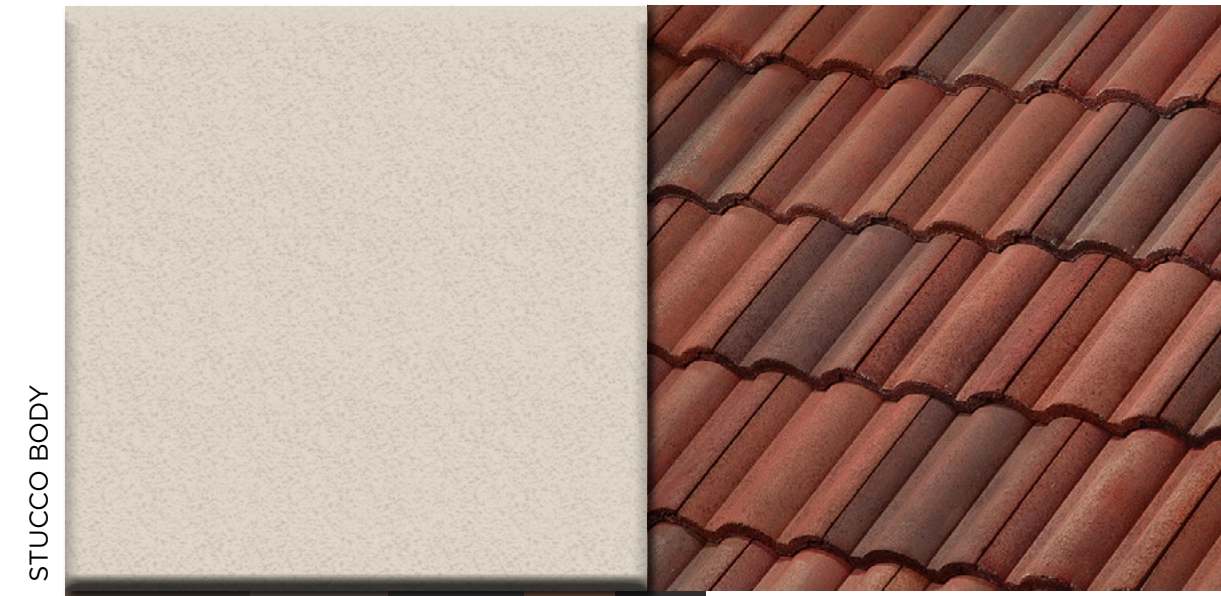
FASCIA / TRIM  
GARAGE DOOR  
FRONT DOOR / SHUTTERS  
CLAY PIPES  
WROUGHT IRON

SPANISH COLONIAL  
SCHEME #3



FASCIA / TRIM  
GARAGE DOOR  
FRONT DOOR / SHUTTERS  
CLAY PIPES  
WROUGHT IRON

SPANISH COLONIAL  
SCHEME #4

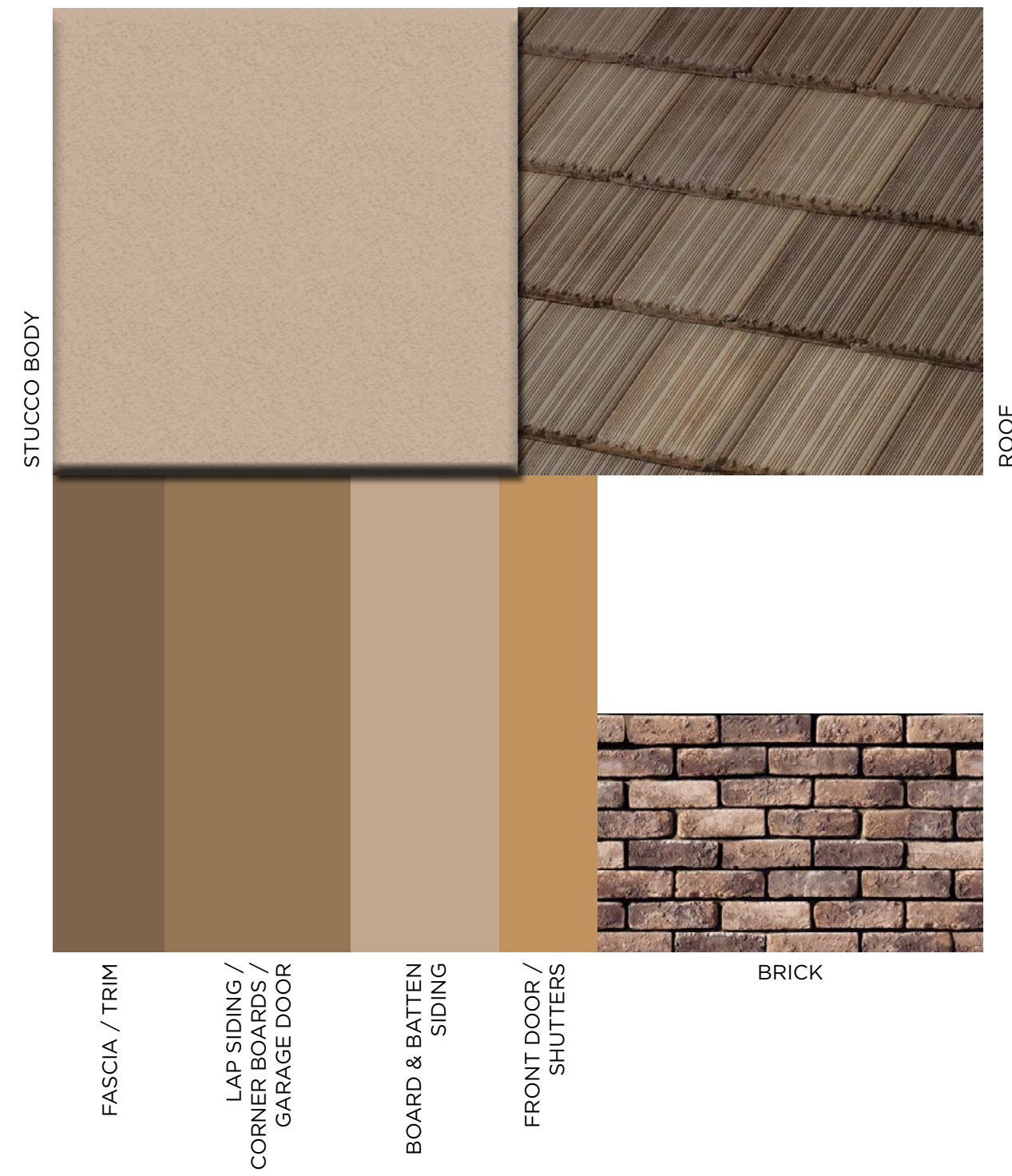


FASCIA / TRIM  
GARAGE DOOR  
FRONT DOOR / SHUTTERS  
CLAY PIPES  
WROUGHT IRON

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - SPANISH COLONIAL

CRAFTSMAN  
SCHEME #5



EAST PARK  
ONTARIO, CA

Kevin L. Crook  
Architect  
Inc.  
#19123  
MAR. 12, 2020  
PLANNING + ARCHITECTURE

LENNAR

CRAFTSMAN  
SCHEME #6



EAST PARK  
ONTARIO, CA

Kevin L. Crook  
Architect  
Inc.  
#19123  
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LENNAR

CRAFTSMAN  
SCHEME #7



EAST PARK  
ONTARIO, CA

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Architect  
Inc.  
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CRAFTSMAN  
SCHEME #8



EAST PARK  
ONTARIO, CA

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Architect  
Inc.  
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MAR. 12, 2020  
PLANNING + ARCHITECTURE

LENNAR

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - CRAFTSMAN

LENNAR

Parklane

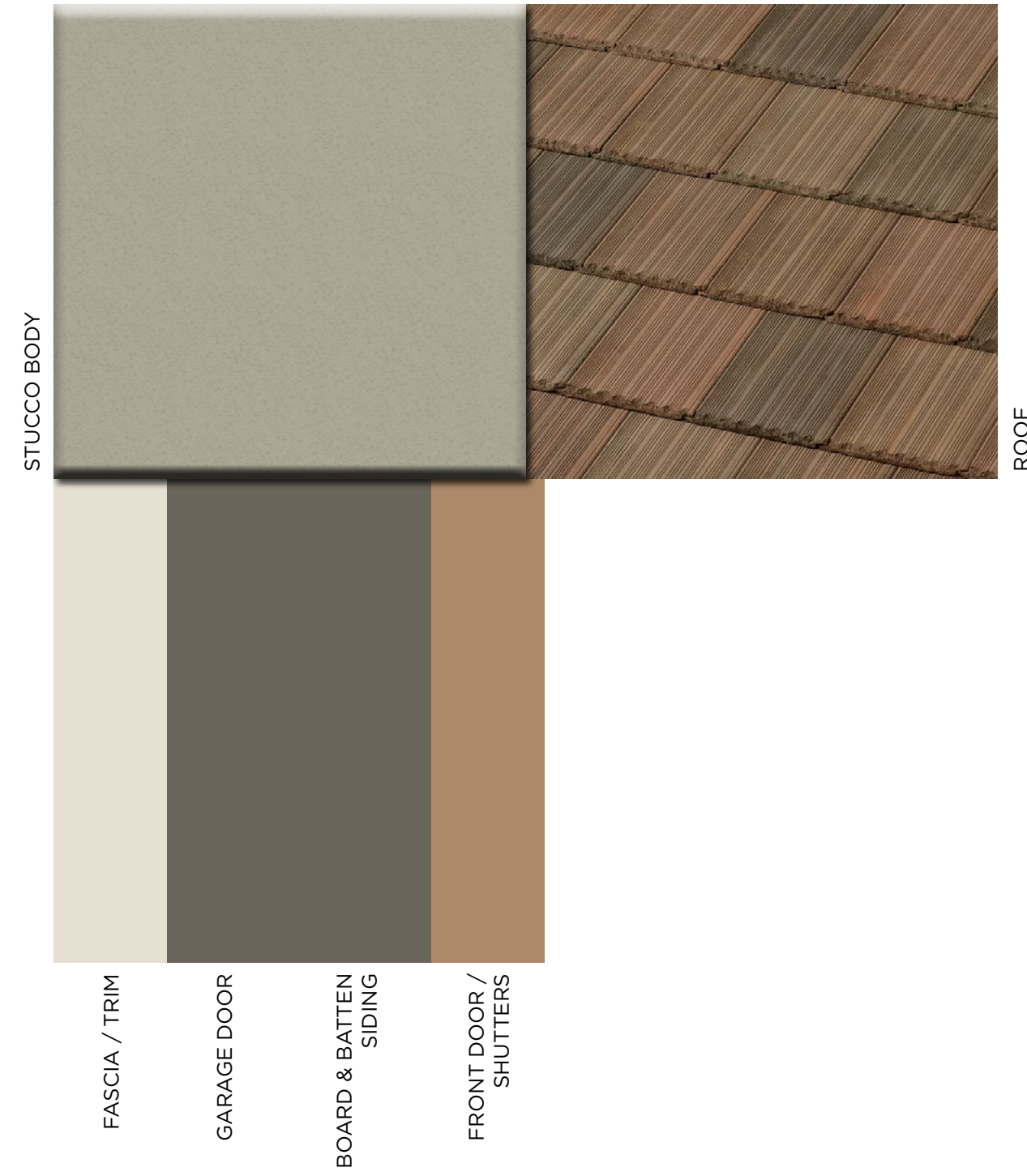
ONTARIO, CA

06/04/20  
A-79

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FARMHOUSE  
SCHEME #9



EAST PARK  
ONTARIO, CA

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FARMHOUSE  
SCHEME #10



EAST PARK  
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FARMHOUSE  
SCHEME #11

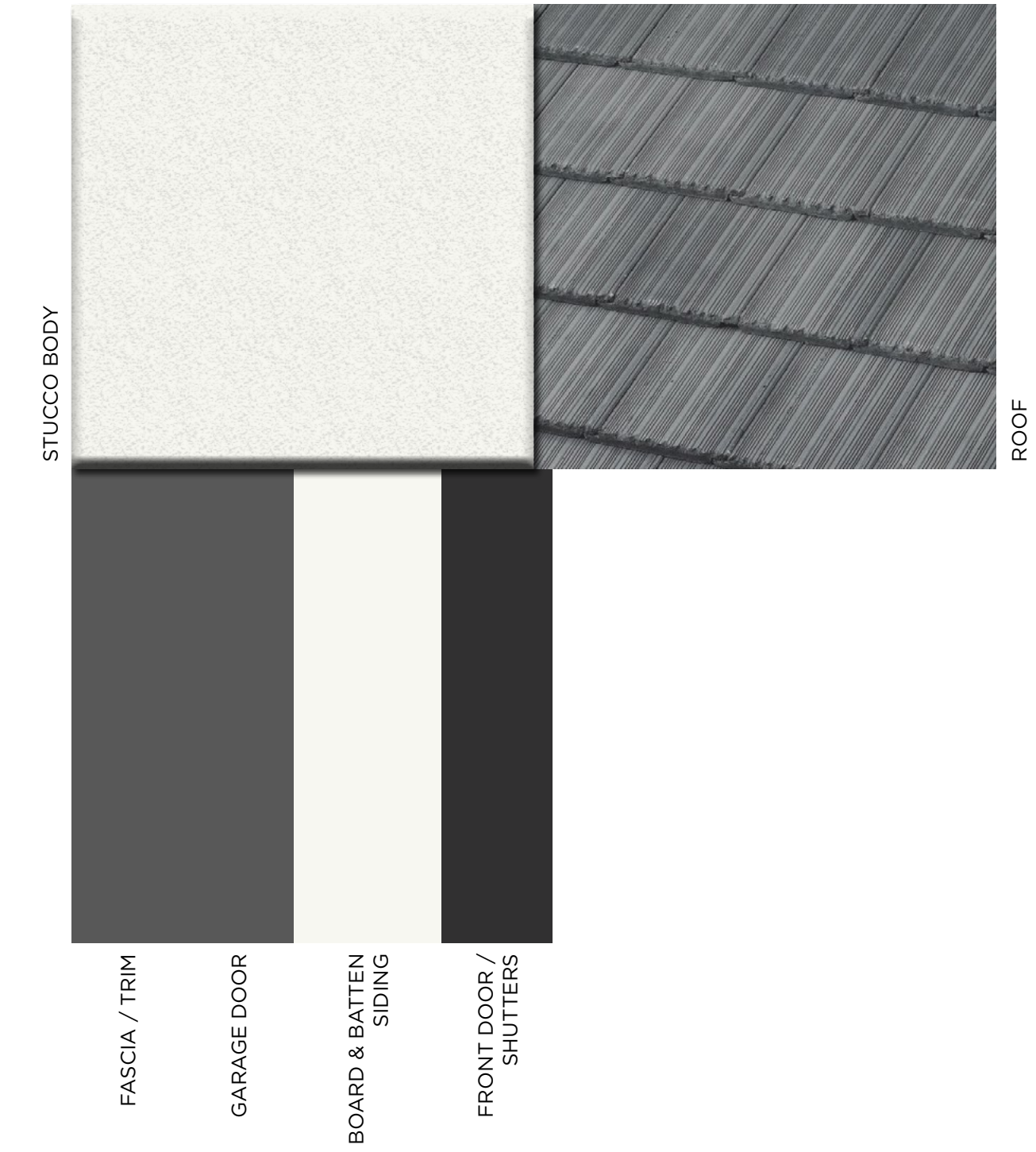


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FARMHOUSE  
SCHEME #12



EAST PARK  
ONTARIO, CA

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Kevin L. Crook  
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Inc.  
#19123  
MAR. 12, 2020  
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - FARMHOUSE

LENNAR

Parklane

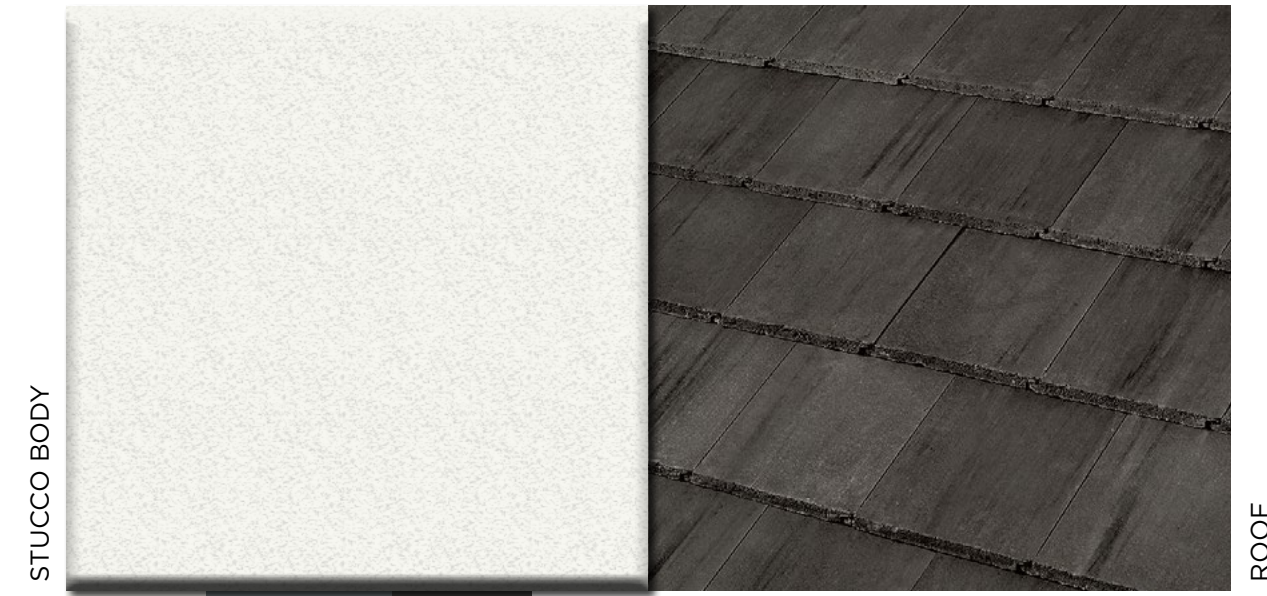
ONTARIO, CA

06/04/20  
A-80

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AMERICAN TRADITIONAL  
SCHEME #13



FASCIA / TRIM  
LAP SIDING AT GABLES /  
GARAGE DOOR  
FRONT DOOR /  
SHUTTERS

EAST PARK  
ONTARIO, CA



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AMERICAN TRADITIONAL  
SCHEME #14



FASCIA / TRIM  
LAP SIDING AT GABLES /  
GARAGE DOOR  
FRONT DOOR /  
SHUTTERS

EAST PARK  
ONTARIO, CA



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AMERICAN TRADITIONAL  
SCHEME #15



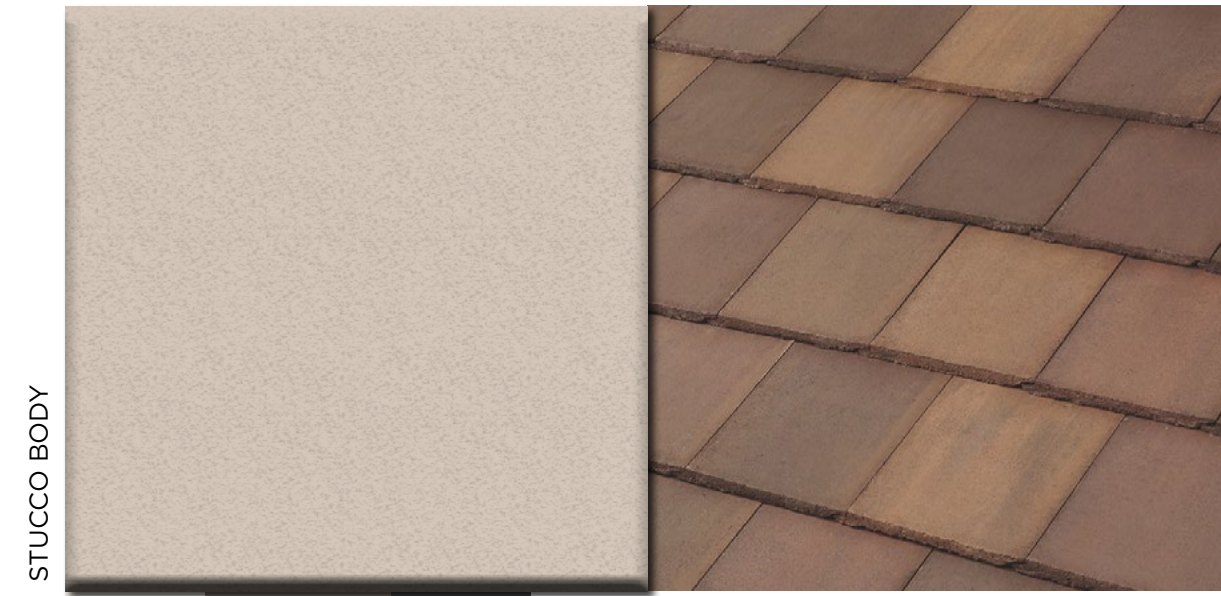
FASCIA / TRIM  
LAP SIDING AT GABLES /  
GARAGE DOOR  
FRONT DOOR /  
SHUTTERS

EAST PARK  
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AMERICAN TRADITIONAL  
SCHEME #16



FASCIA / TRIM  
LAP SIDING AT GABLES /  
GARAGE DOOR  
FRONT DOOR /  
SHUTTERS

EAST PARK  
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COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - AMERICAN TRADITIONAL



*Parklane*

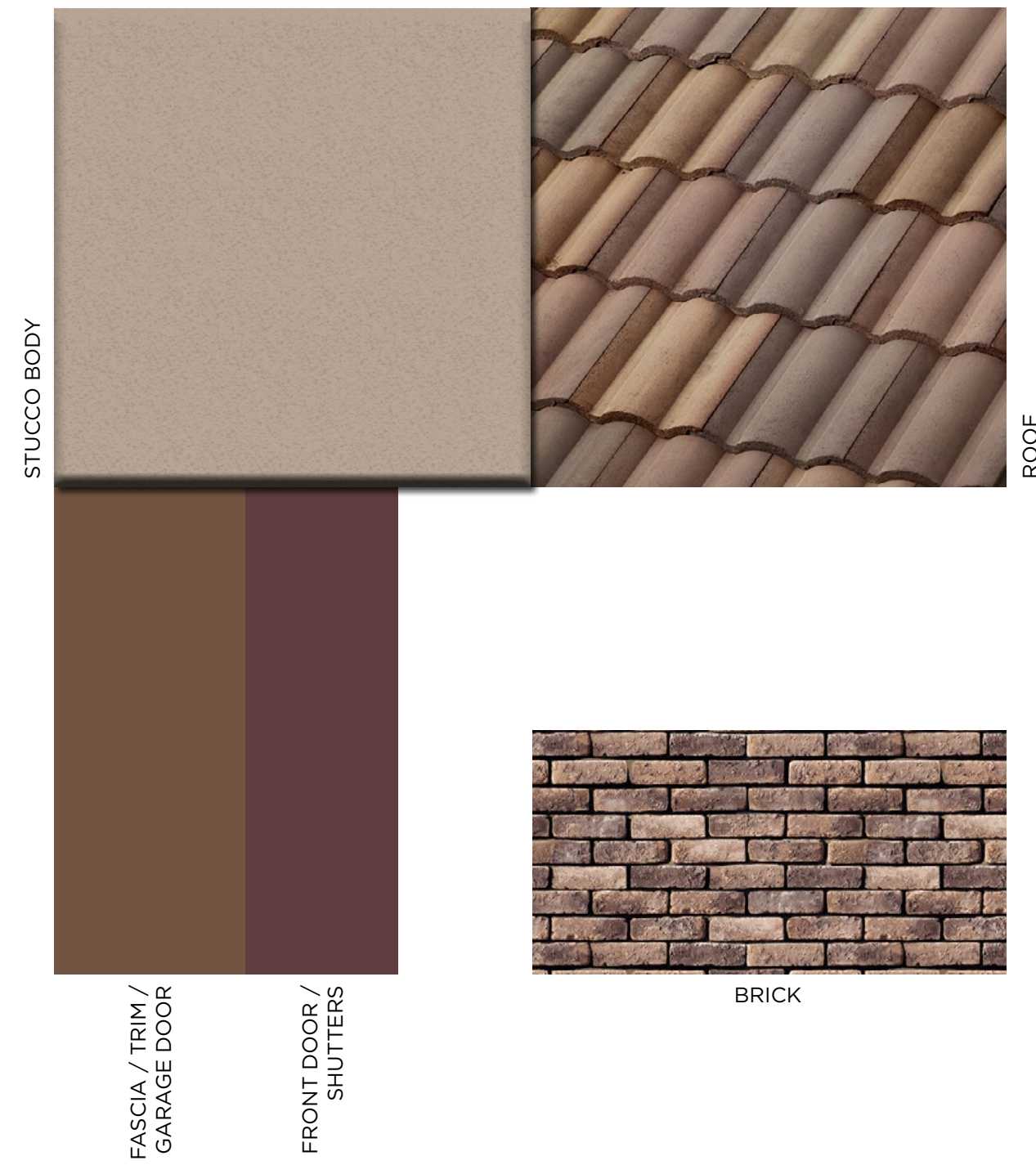
ONTARIO, CA

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A-81

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ANDALUSIAN  
SCHEME #17

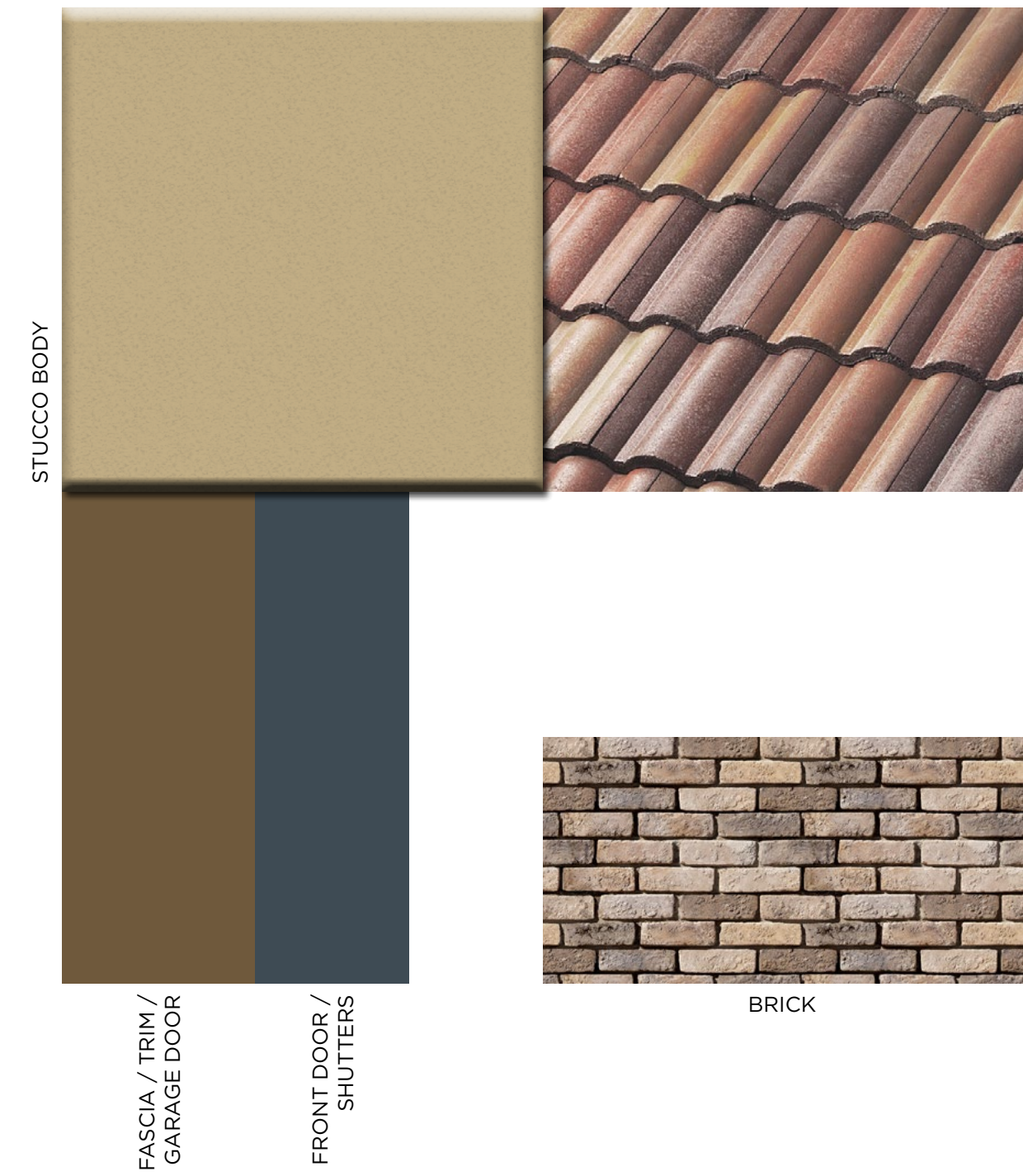


EAST PARK  
ONTARIO, CA

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JUN. 03, 2020  
PLANNING + ARCHITECTURE

ANDALUSIAN  
SCHEME #18

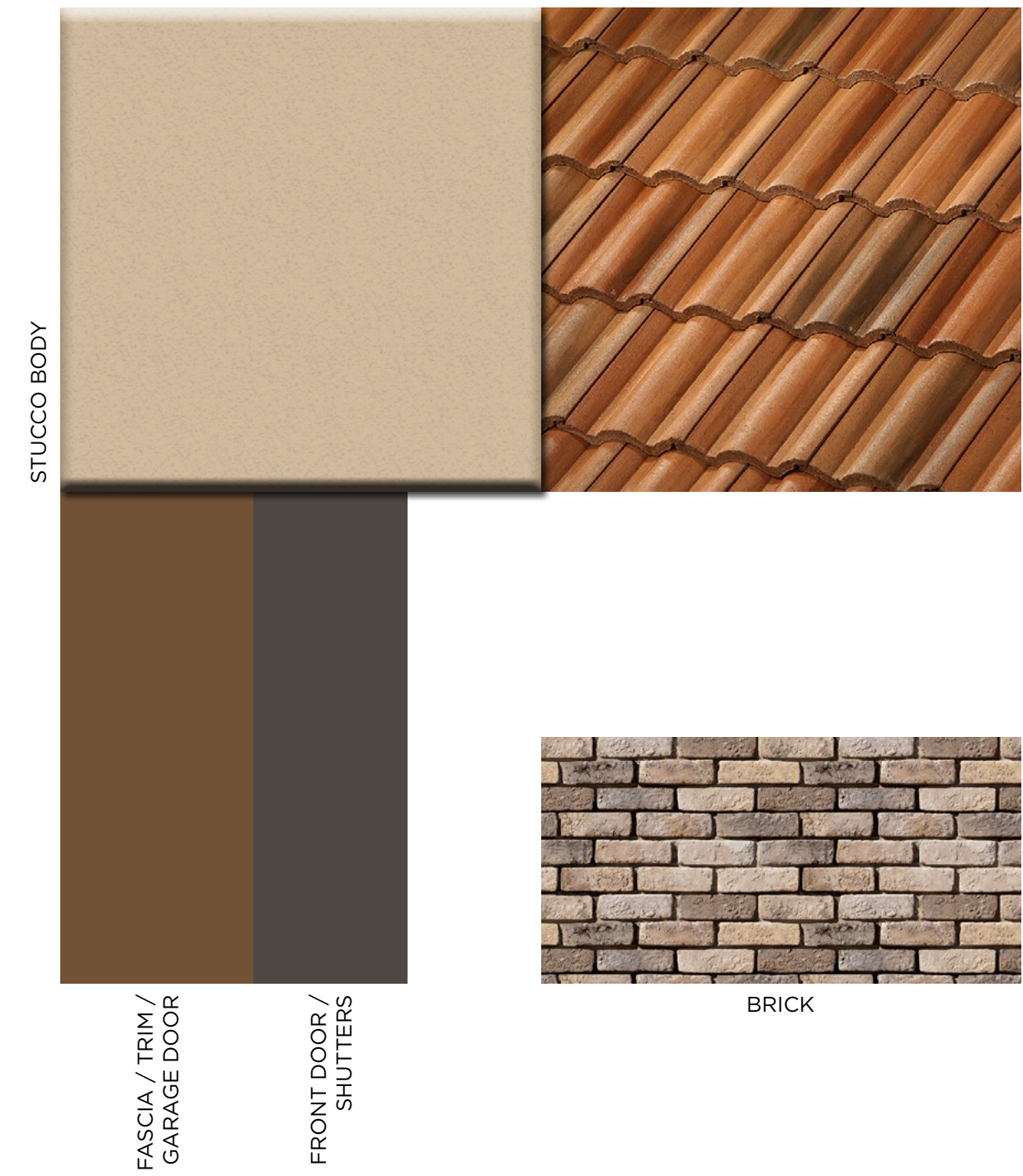


EAST PARK  
ONTARIO, CA

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JUN. 03, 2020  
PLANNING + ARCHITECTURE

ANDALUSIAN  
SCHEME #19

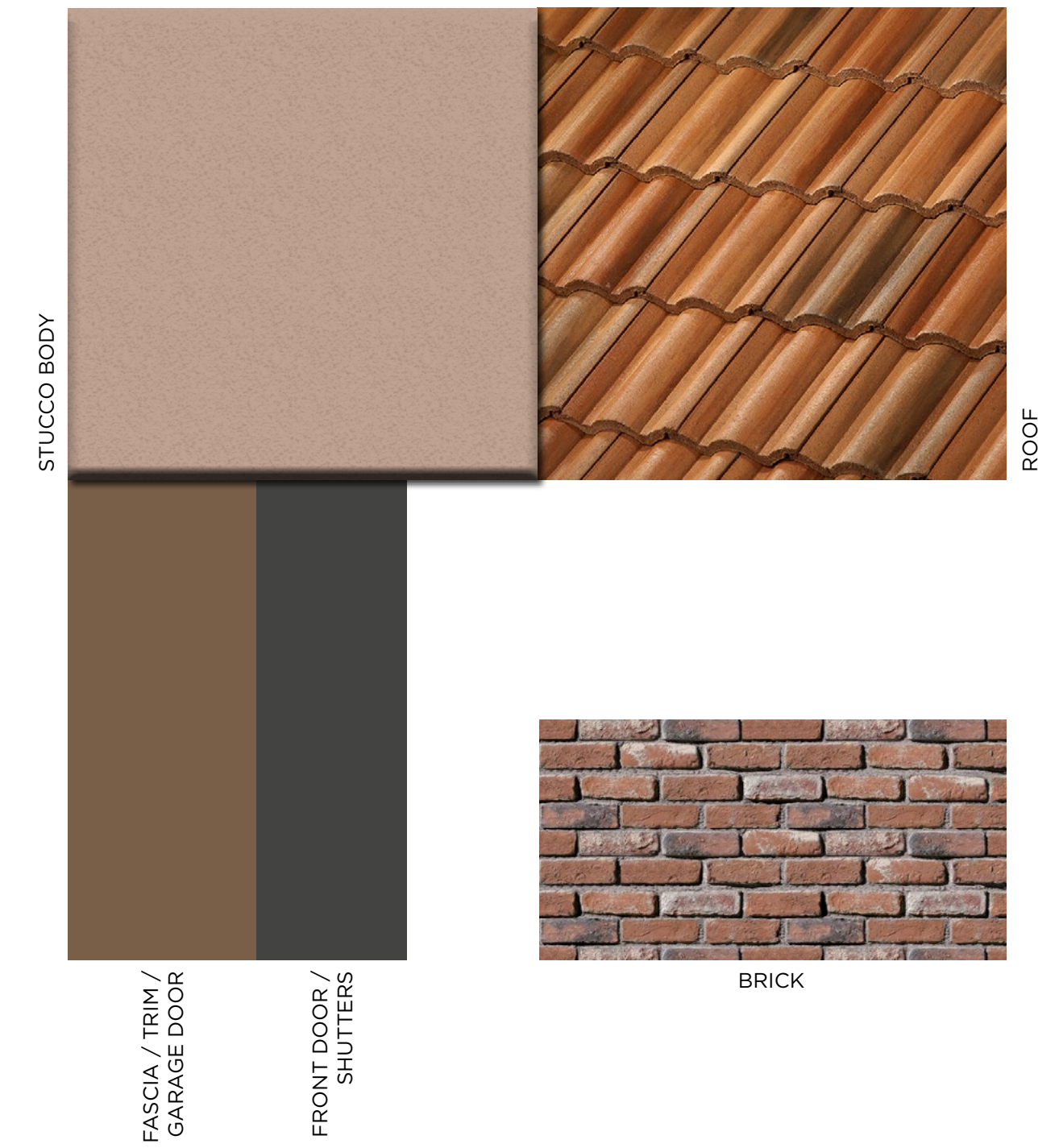


EAST PARK  
ONTARIO, CA

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JUN. 03, 2020  
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ANDALUSIAN  
SCHEME #20



EAST PARK  
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JUN. 03, 2020  
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COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.  
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - ANDALUSIAN

LENNAR

*Parklane*

ONTARIO, CA

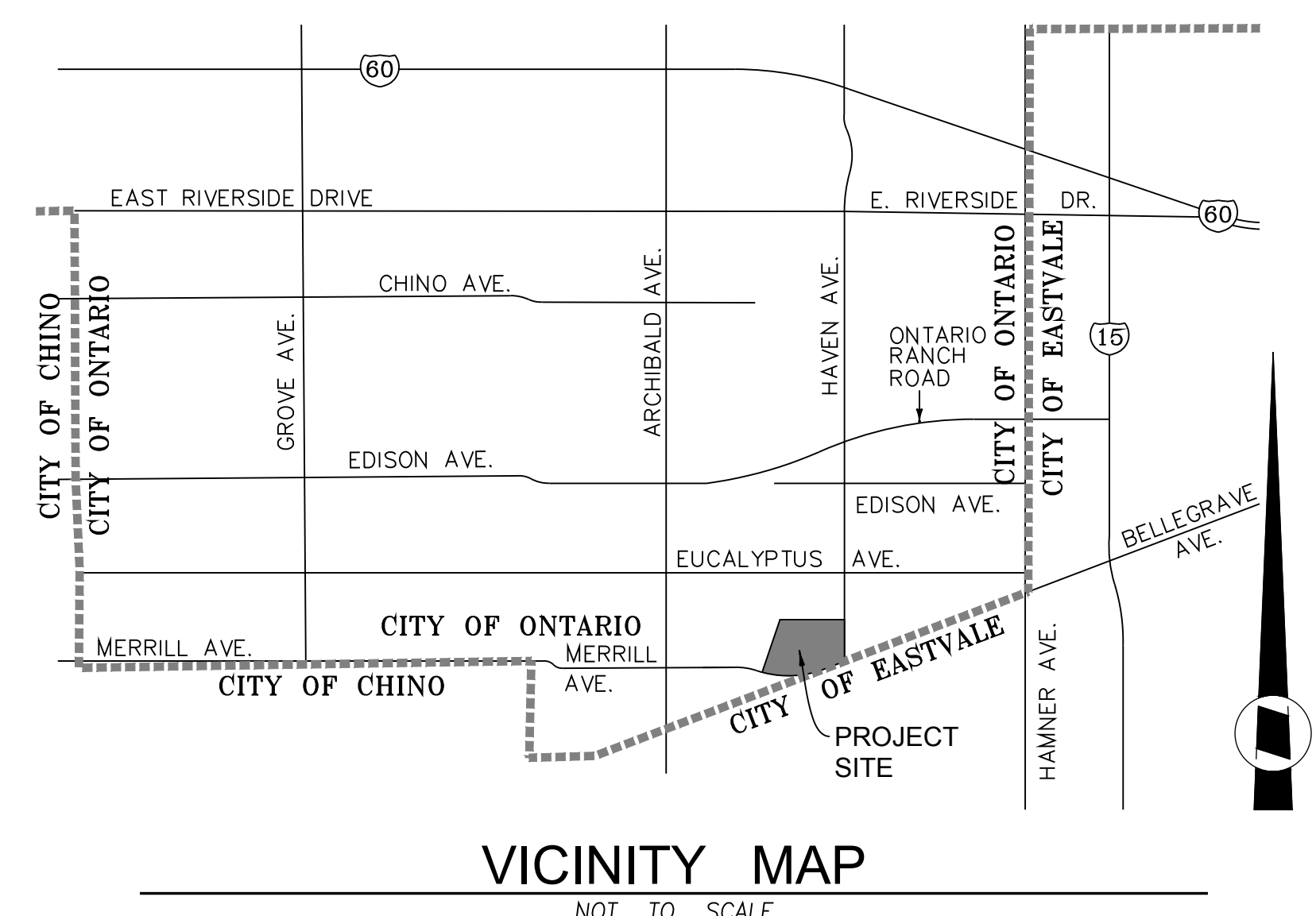
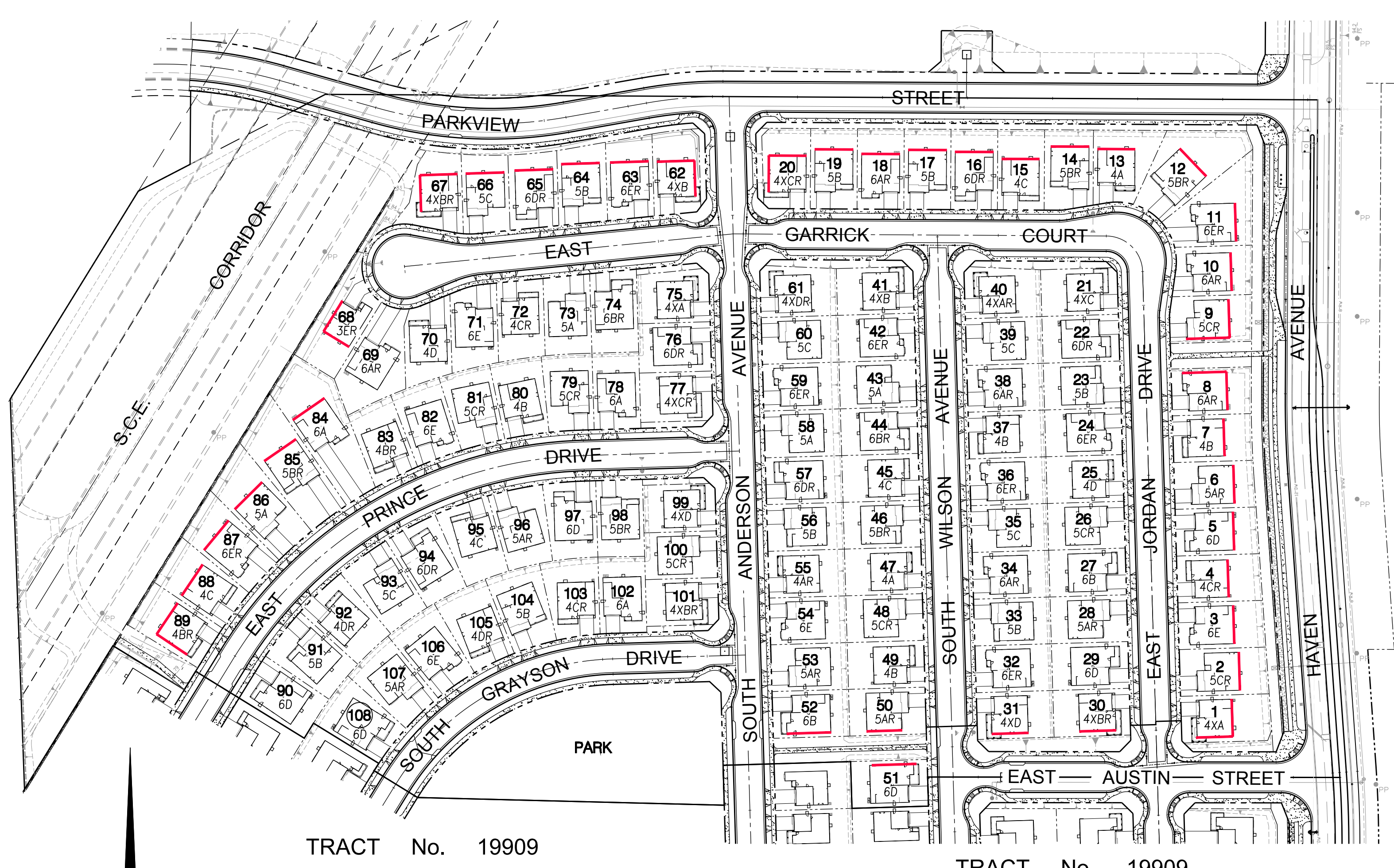
06/04/20  
A-82

Kevin L. Crook  
Architect  
Inc.  
PLANNING + ARCHITECTURE  
#19123

# SITE PLAN PARKLANE TRACT No. 19907 IN THE CITY OF ONTARIO

LOT DATA		HOUSE DATA		LANDSCAPING DATA		
LOT No.	AREA (S.F.)	PLAN No.	ELEVATION	LOT COVERAGE	AREA (S.F.)	LOT COVERAGE
1	5,760	4X	A	36%	3,714	64%
2	5,673	5	C	37%	3,601	63%
3	5,549	6	E	40%	3,348	60%
4	5,425	4	C	37%	3,439	63%
5	5,301	6	D	42%	3,100	58%
6	5,178	5	A	40%	3,106	60%
7	5,105	4	B	39%	3,119	61%
8	5,152	6	A	43%	2,951	57%
9	5,276	5	C	39%	3,204	61%
10	5,268	6	A	42%	3,067	58%
11	7,331	6	E	30%	5,130	70%
12	8,320	5	B	25%	6,248	75%
13	5,765	4	A	34%	3,779	66%
14	5,322	5	B	39%	3,250	61%
15	5,197	4	C	38%	3,211	62%
16	5,196	6	D	42%	2,995	58%
17	5,196	5	B	40%	3,124	60%
18	5,196	6	A	42%	2,995	58%
19	5,195	5	B	40%	3,123	60%
20	5,249	4X	C	39%	3,203	61%
21	4,935	4X	C	41%	2,889	59%
22	4,950	6	D	44%	2,749	56%
23	4,950	5	B	42%	2,878	58%
24	4,950	6	E	44%	2,749	56%
25	4,950	4	D	40%	2,964	60%
26	4,950	5	C	42%	2,878	58%
27	4,950	6	B	44%	2,749	56%
28	4,950	5	A	42%	2,878	58%
29	4,950	6	D	44%	2,749	56%
30	4,950	4X	B	41%	2,904	59%
31	4,950	4X	D	41%	2,904	59%
32	4,950	6	E	44%	2,749	56%
33	4,950	5	B	42%	2,878	58%
34	4,950	6	A	44%	2,749	56%
35	4,950	5	C	42%	2,878	58%
36	4,950	6	E	44%	2,749	56%
37	4,950	4	B	40%	2,964	60%
38	4,950	6	A	44%	2,749	56%
39	4,950	5	C	42%	2,878	58%
40	5,223	4X	A	39%	3,177	61%
41	4,935	4X	B	41%	2,889	59%
42	4,950	6	E	44%	2,749	56%
43	4,950	5	A	42%	2,878	58%
44	4,950	6	B	44%	2,749	56%
45	4,950	4	C	40%	2,964	60%
46	4,950	5	B	42%	2,878	58%
47	4,950	4	A	40%	2,964	60%
48	4,950	5	C	42%	2,878	58%
49	4,950	4	B	40%	2,964	60%
50	4,950	5	A	42%	2,878	58%
51	4,950	6	D	44%	2,749	56%
52	4,950	6	B	44%	2,749	56%
53	4,950	5	A	42%	2,878	58%
54	4,950	6	E	44%	2,749	56%

LOT DATA		HOUSE DATA		LANDSCAPING DATA		
LOT No.	AREA (S.F.)	PLAN No.	ELEVATION	LOT COVERAGE	AREA (S.F.)	LOT COVERAGE
55	4,950	4	A	40%	2,964	60%
56	4,950	5	B	42%	2,878	58%
57	4,950	6	D	44%	2,749	56%
58	4,950	5	A	42%	2,878	58%
59	4,950	6	E	44%	2,749	56%
60	4,950	5	C	42%	2,878	58%
61	5,223	4X	D	38%	3,177	62%
62	5,306	4X	B	38%	3,260	62%
63	5,196	6	E	42%	2,995	58%
64	5,182	5	B	40%	3,110	60%
65	5,058	6	D	44%	2,857	56%
66	5,021	5	C	41%	2,949	59%
67	5,430	4X	B	38%	3,384	62%
68	6,897	3	E	24%	5,274	76%
69	7,026	6	A	31%	4,825	69%
70	4,957	4	D	40%	2,971	60%
71	5,209	6	E	42%	3,008	58%
72	5,050	4	C	39%	3,064	61%
73	5,056	5	A	41%	2,984	59%
74	5,248	6	B	42%	3,047	58%
75	5,101	4X	A	40%	3,055	60%
76	4,930	6	D	45%	2,729	55%
77	4,912	4X	C	42%	2,866	58%
78	4,950	6	A	44%	2,749	56%
79	5,090	5	C	41%	3,018	59%
80	5,137	4	B	39%	3,151	61%
81	5,137	5	C	40%	3,065	60%
82	5,191	6	E	42%	2,990	58%
83	5,012	4	B	40%	3,026	60%
84	9,989	6	A	22%	7,788	78%
85	8,413	5	B	25%	6,341	75%
86	7,194	5	A	29%	5,122	71%
87	6,375	6	E	35%	4,174	65%
88	5,794	4	C	34%	3,808	66%
89	5,624	4	B	35%	3,638	65%
90	5,077	6	D	43%	2,876	57%
91	5,436	5	B	38%	3,364	62%
92	5,450	4	D	36%	3,464	64%
93	5,475	5	C	38%	3,403	62%
94	5,478	6	D	40%	3,277	60%
95	5,459	4	C	36%	3,473	64%
96	5,419	5	A	38%	3,347	62%
97	5,258	6	D	42%	3,057	58%
98	4,959	5	B	42%	2,887	58%
99	4,742	4X	D	43%	2,696	57%
100	4,675	5	C	44%	2,603	56%
101	4,657	4X	B	44%	2,611	56%
102	4,943	6	A	44%	2,742	56%
103	5,538	4	C	36%	3,552	64%
104	5,534	5	B	37%	3,462	63%
105	5,587	4	D	36%	3,601	64%
106	5,583	6	E	39%	3,382	61%
107	5,520	5	A	38%	3,448	62%
108	5,527	6	D	40%	3,326	60%



**NOTE**  
SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
LOTS 1 THROUGH 108, INCLUSIVE, OF TRACT 19907, M.B. XXX/XX-XX.

**LOT CRITERIA**

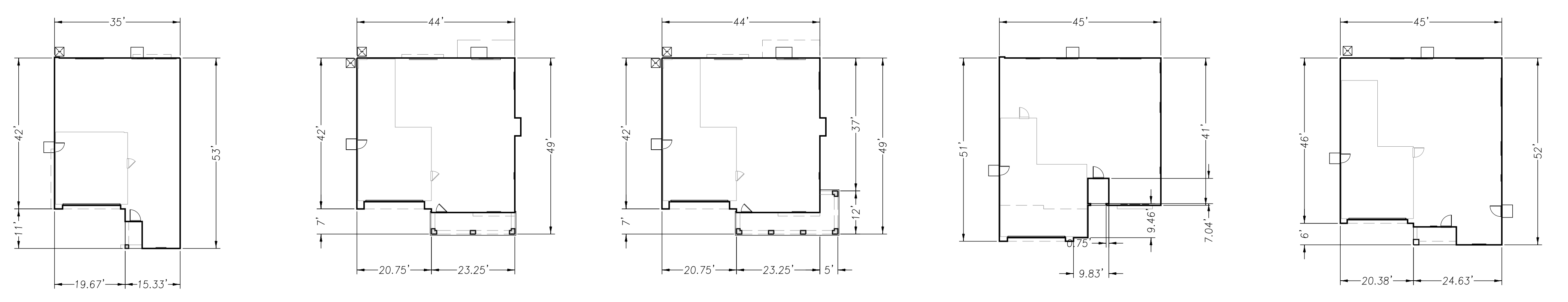
MINIMUM LOT SIZE .....	4,000 S.F.
MAXIMUM BUILDING COVERAGE .....	50%
<b>FRONT SETBACKS FROM BACK OF SIDEWALK</b>	
TO LIVING AREA .....	12'
TO PORCH OR BALCONY .....	10'
TO GARAGE .....	20'
<b>REAR SETBACKS FROM PROPERTY LINE</b>	
TO LIVING SPACE ON GROUND FLOOR .....	15'
<b>SIDE SETBACKS FROM PROPERTY LINE</b>	
TO LIVING SPACE .....	5'
TO LIVING SPACE FROM SIDEWALK (CORNER LOT) .....	10'
<b>BUILDING SEPARATION</b>	
SIDE TO SIDE LIVING SPACE .....	10'

**PRODUCT COUNT**

PLAN	ELEVATION	FOOTPRINT AREA (S.F.)	QUANTITY	% OF TOTAL	TANDEM GARAGE
3	E	1,623	1	0.9%	NO
4	A	1,986	3	2.8%	YES
4	B	1,986	6	5.6%	YES
4	C	1,986	7	6.5%	YES
4	D	1,986	4	3.7%	YES
4	E	1,986	0	0.0%	YES
4X	A	2,046	3	2.8%	YES
4X	B	2,046	5	4.6%	YES
4X	C	2,046	3	2.8%	YES
4X	D	2,046	3	2.8%	YES
4X	E	2,046	0	0.0%	YES
5	A	2,072	10	9.3%	NO
5	B	2,072	13	12.0%	NO
5	C	2,072	12	11.1%	NO
5	D	2,072	0	0.0%	NO
5	E	2,072	0	0.0%	NO
6	A	2,201	9	8.3%	YES
6	B	2,201	4	3.7%	YES
6	C	2,201	0	0.0%	YES
6	D	2,201	12	11.1%	YES
6	E	2,201	13	12.0%	YES
TOTAL		5,204 AC	108	100%	66.7%

**HOUSE ELEVATIONS**

PLAN	ELEVATION
A	SPANISH
B	CRAFTSMAN
C	FARMHOUSE
D	AMERICAN TRADITIONAL
E	ANDALUSIAN



**PLAN 3** 2-STORY 4 BEDROOM, 3 BATH, LOFT 2,700 S.F.  
**PLAN 4** 2-STORY 5 BEDROOM, 3 BATH TANDEM GARAGE 2,985 S.F.  
**PLAN 4X** 2-STORY 5 BEDROOM, 3 BATH TANDEM GARAGE 2,985 S.F.  
**PLAN 5** 2-STORY 5 BEDROOM, 3 BATH - LOFT GARAGE STORAGE 3,105 S.F.  
**PLAN 6** 2-STORY 5 BEDROOM, 3 BATH, LOFT TANDEM GARAGE 3,381 S.F.

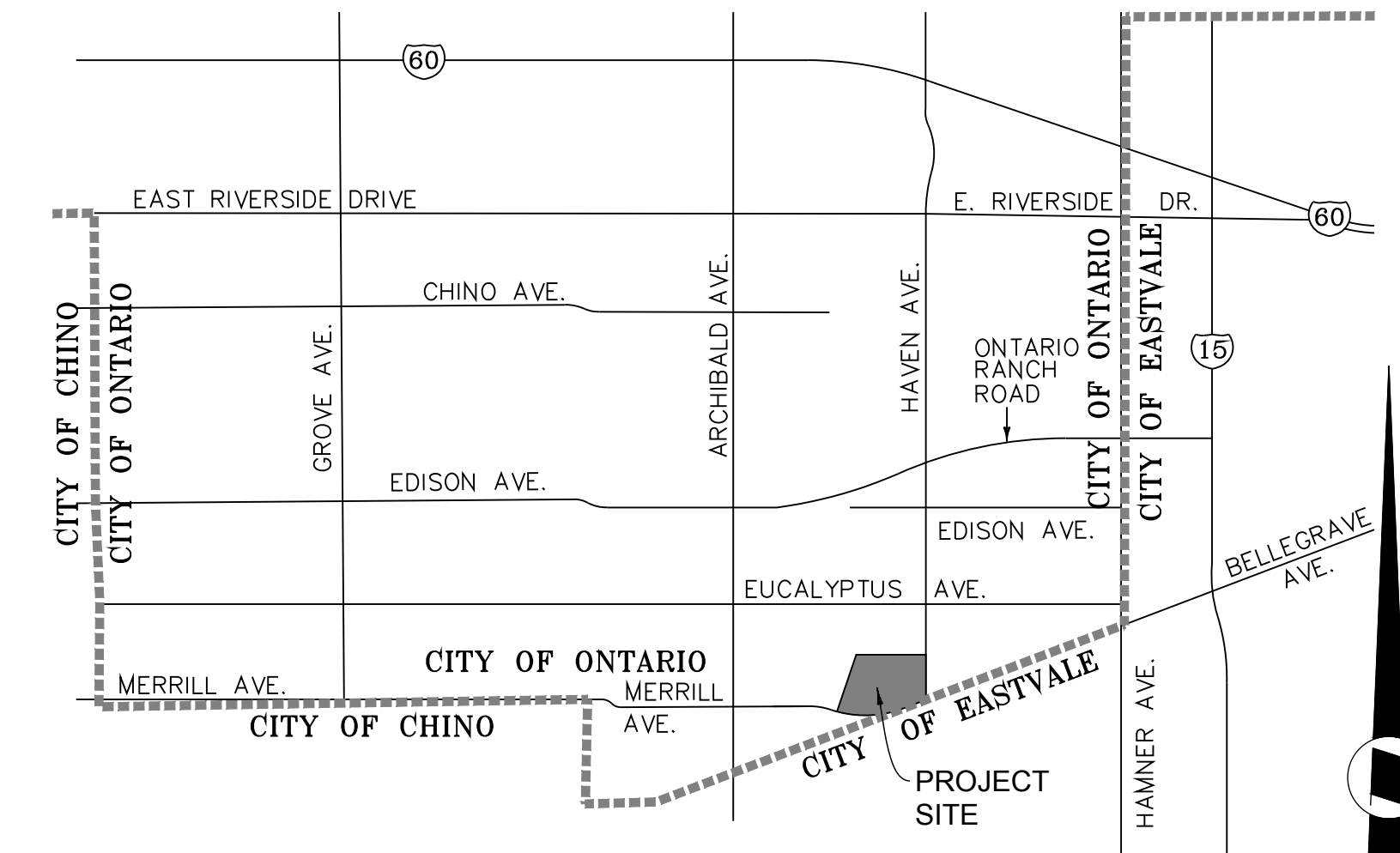
<p><b>OWNER / DEVELOPER</b> Lennar Homes - Inland / LA / Ventura Division 980 MONTECITO DRIVE, SUITE 302 CORONA, CA 92879 (951) 817-3500</p>	<p><b>BENCH MARK: S.P.S.N. 00789 ELEV.=785.572</b> LOCATION: SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR. SEC. 2/11, T2S, R7W, 2" BRASS DISK STAMPED T2S, R7W, 1/4, S2, S11 "LS 3268" SET FLUSH IN A.C. NGVD29 / 1990 ADJ.</p>	<p><b>Dan Guerra &amp; Associates</b> CIVIL ENGINEERS • LAND SURVEYORS 10271-B TRADEMARK STREET RANCHO CUCAMONGA, CA 91730 Ph. (909)987-4306 Fax (909)941-1528 info@danengr.com</p>	<p><b>SITE PLAN FOR PARKLANE - TRACT 19907</b></p>
<p><b>OWNER / DEVELOPER</b> Lennar Homes - Inland / LA / Ventura Division 980 MONTECITO DRIVE, SUITE 302 CORONA, CA 92879 (951) 817-3500</p>			<p>SHEET <u>1</u> OF <u>1</u> CONTRACT _____ ACCOUNT _____ DWG. NO. _____</p>

S:\Current\19907\19907.dwg (19907) - 2024/08/15 10:20:00 AM - 2024/08/15 10:20:00 AM - 2024/08/15 10:20:00 AM

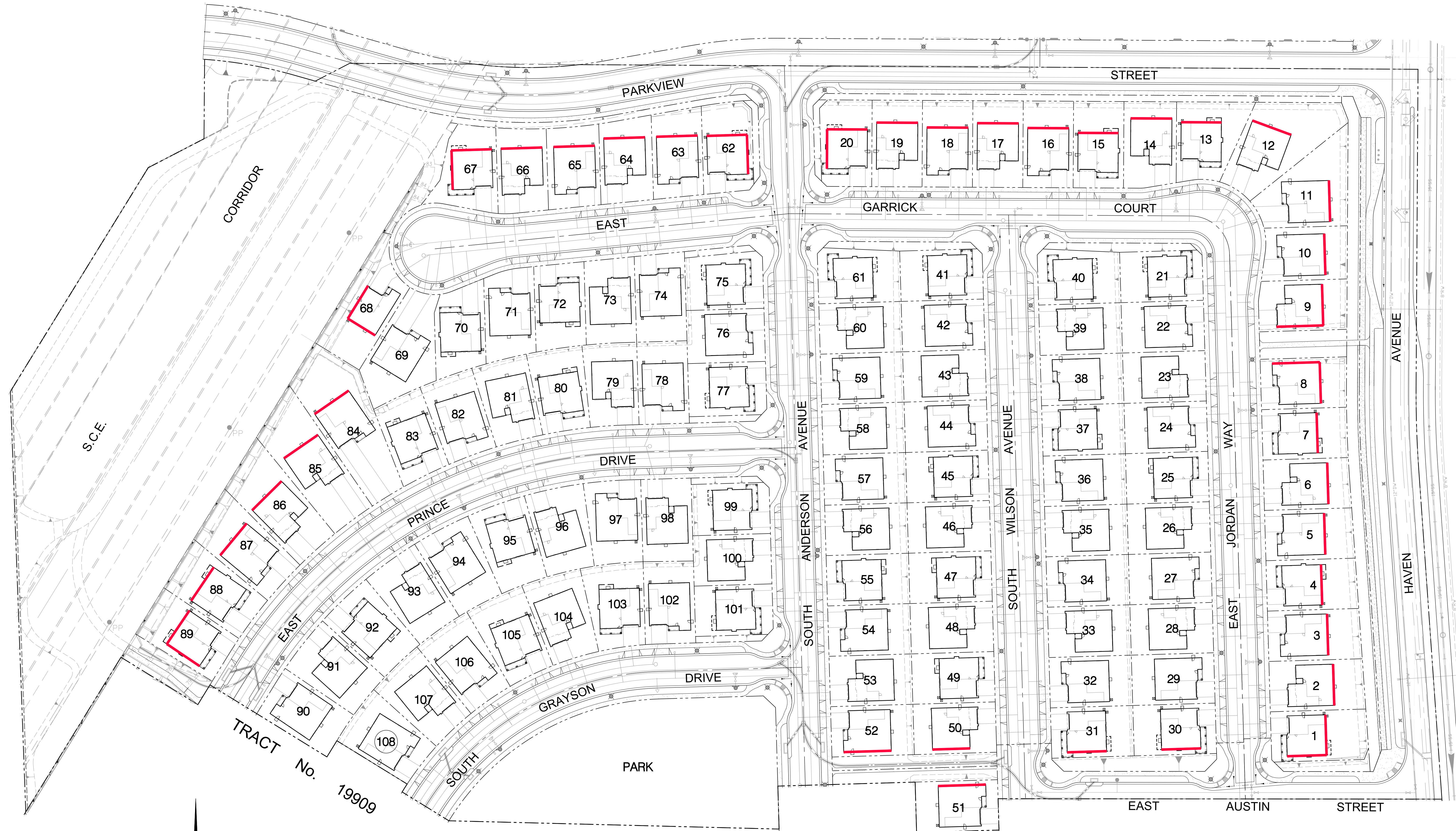
# ENHANCED ELEVATION EXHIBIT PARKSIDE TRACT No. 19907 IN THE CITY OF ONTARIO

**LEGEND**

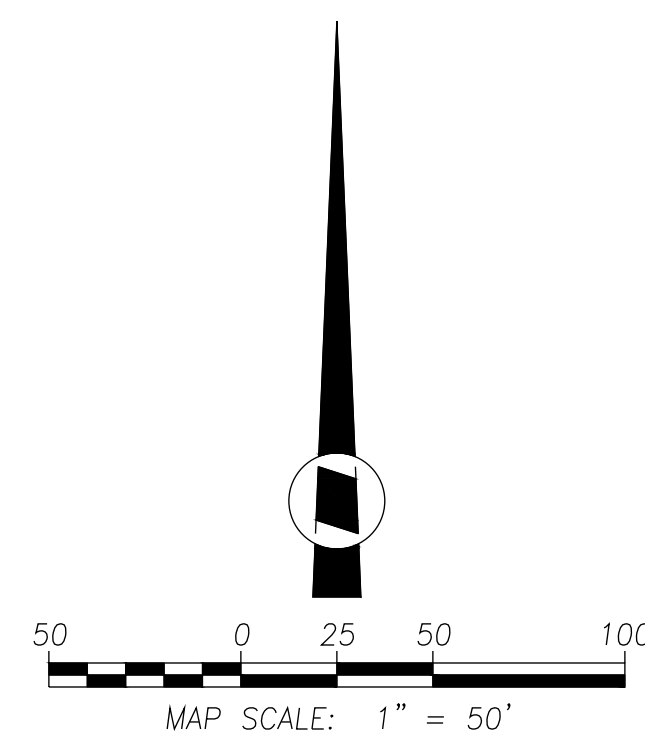
ELEVATION WITH ENHANCEMENTS



**VICINITY MAP**  
NOT TO SCALE



**INDEX MAP**  
SCALE: 1" = 50'



**OWNER / DEVELOPER**  
Lennar Homes - Inland / LA / Ventura Division  
980 MONTECITO DRIVE, SUITE 302  
CORONA, CA 92879  
(951) 817-3500

**BENCH MARK: S.P.S.N. 00789 ELEV.=785.572**  
LOCATION:  
SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
SEC. 27/11, T25, R7W, 2" BRASS DISK STAMPED T25, R7W,  
1/4, 52, S11" L.S. 3/28" SET FLUSH IN A.C.  
**NGVD29 / 1990 ADJ.**

**Dan Guerra & Associates**  
CIVIL ENGINEERS • LAND SURVEYORS  
10271-B TRADEMARK STREET  
RANCHO CUCAMONGA, CA 91730  
Ph. (909)987-4306 Fax (909)941-1528  
info@danengr.com

**ENHANCED ELEVATION EXHIBIT  
FOR  
PARKSIDE - TRACT 19907**

SHEET 1 OF 1  
CONTRACT \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
DWG. NO. \_\_\_\_\_

S:\Current\Parkside (East - Park) - Enhanced\Map - 2004\Plans\Enhancement\Elevation Exhibit\Map - 19907 - Enhanced - Park Corridor

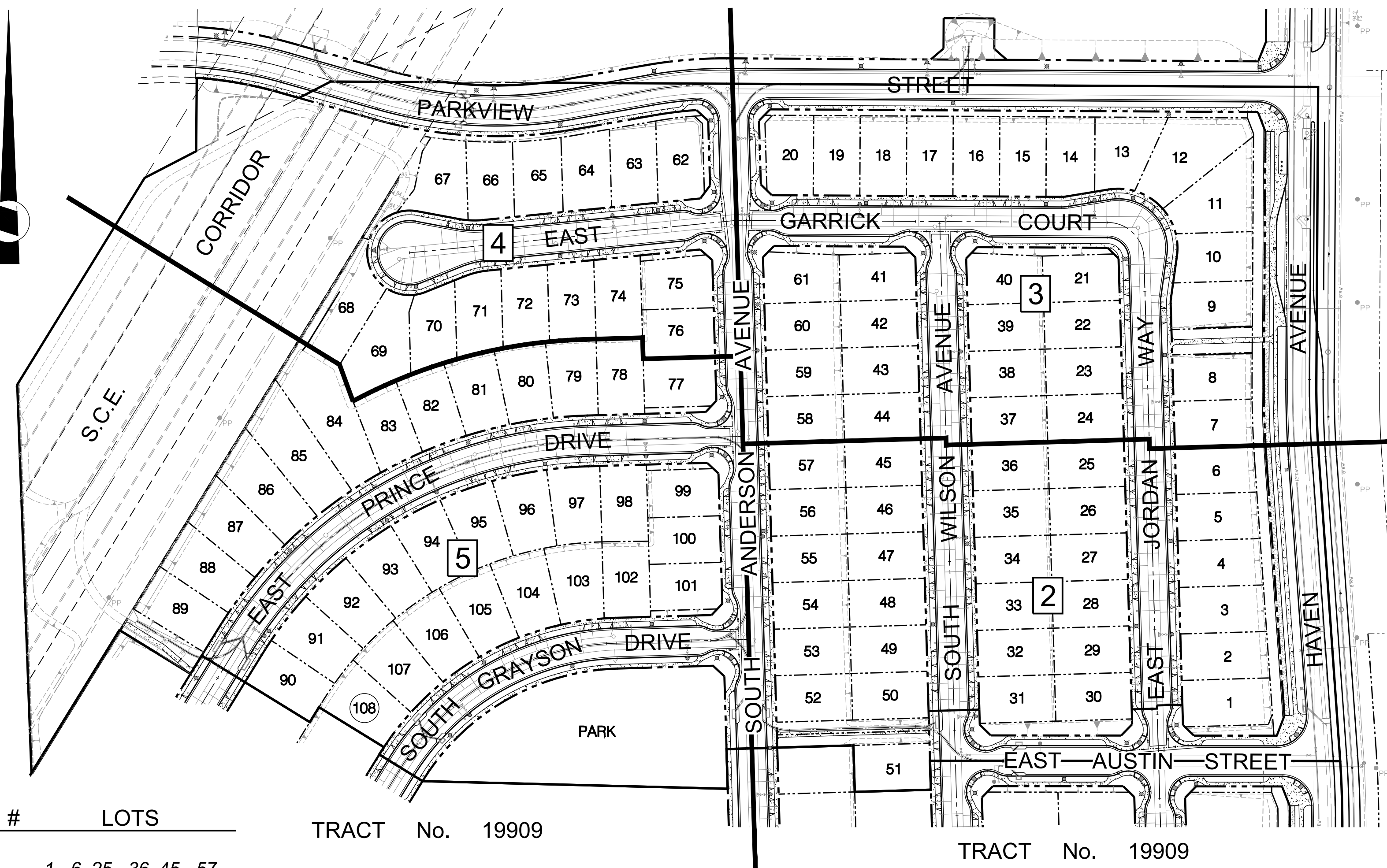
**LEGEND**

- T.C. TOP OF CURB
  - A.C. ASPHALT CONCRETE
  - F.L. FLOWLINE
  - LIP LIP OF GUTTER
  - T.G. TOP OF GRATE
  - INV INVERT OF PIPE
  - T.W. TOP OF WALL
  - T.F. TOP OF FOOTING
  - H.P. HIGH POINT
  - L.P. LOW POINT
  - F.S. FINISH SURFACE
  - F.G. FINISH GRADE
  - G.B. GRADE BREAK
  - F.F. FINISH FLOOR
  - G.F.F. GARAGE FINISH FLOOR
  - C.L. CENTERLINE
  - S SEWER
  - W WATER
  - R/W RIGHT-OF-WAY
- 
- EXISTING GRADED SLOPE
  - EXISTING FIRE HYDRANT
  - SHEET FLOW DRAINAGE
  - EARTH SWALE AND DIRECTION OF FLOW
  - GRADE WITH DIRECTION OF FLOW
  - EXISTING GRADE CONTOUR LINE
  - PROPOSED GRADE CONTOUR LINE
  - EXISTING CHAIN-LINK FENCE
  - PROPOSED GARDEN WALL & PILASTER
  - PROPOSED RETAINING WALL
  - PROPOSED DECORATIVE FENCE & PILASTER PER LANDSCAPE ARCHITECT'S PLANS
  - TRAFFIC SIGN
  - EXISTING RETAINING WALL
  - EXISTING STORM DRAIN
  - PROPOSED AREA DRAIN
  - EXISTING WATER
  - EXISTING RECYCLED WATER
  - EXISTING SEWER
  - EXISTING STREET LIGHT
  - EXISTING WATER SERVICE & METER
  - EXISTING SEWER LATERAL

**CONCEPTUAL GRADING & DRAINAGE PLAN**

**PARKSIDE**

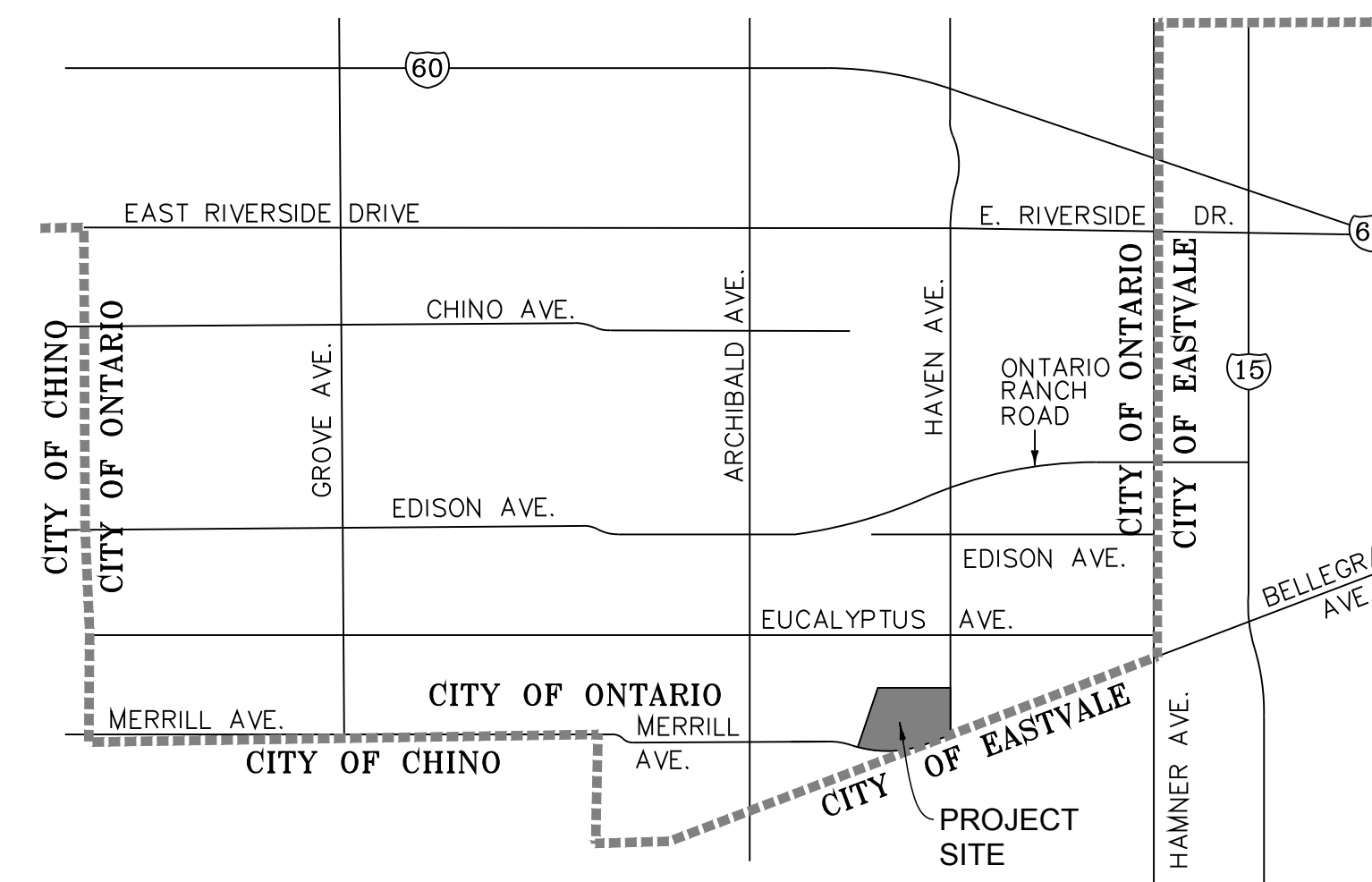
TRACT No. 19907  
IN THE CITY OF ONTARIO



SHT. #	LOTS	TRACT No. 19909
2	1 - 6, 25 - 36, 45 - 57	
3	7 - 24, 37 - 44, 58 - 61	
4	62 - 76	
5	77 - 108	

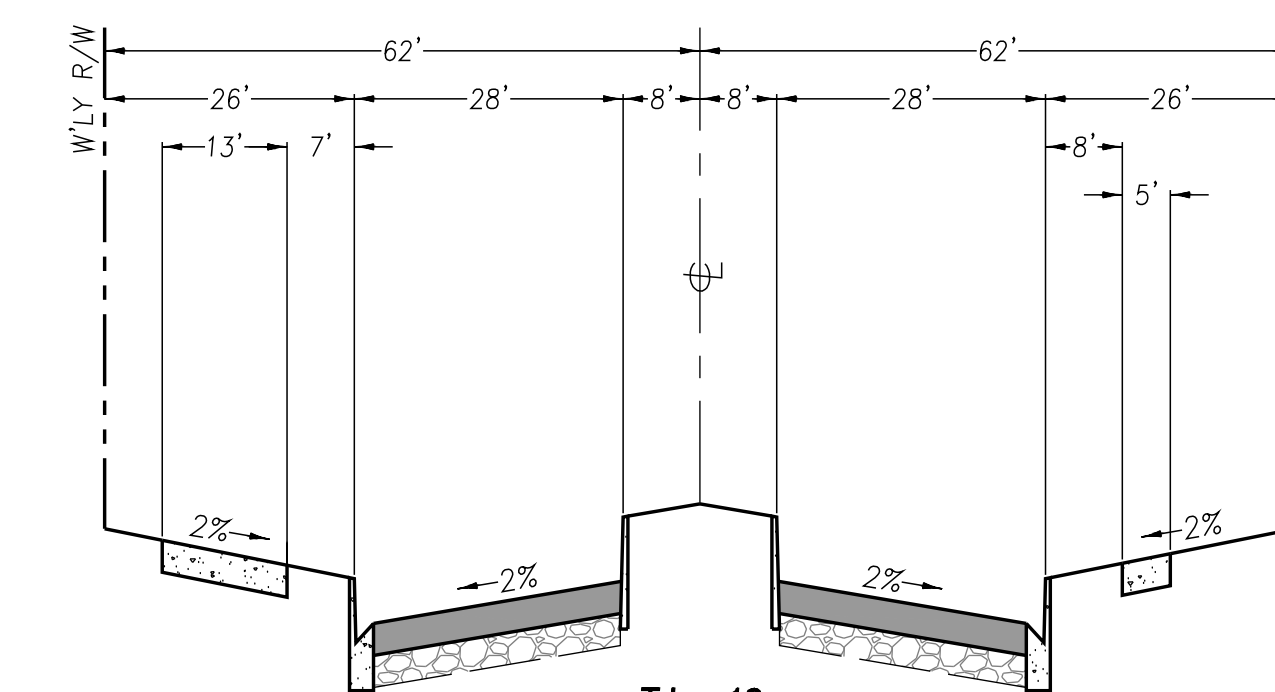
**INDEX MAP**

SCALE: 1" = 100'



**VICINITY MAP**

NOT TO SCALE

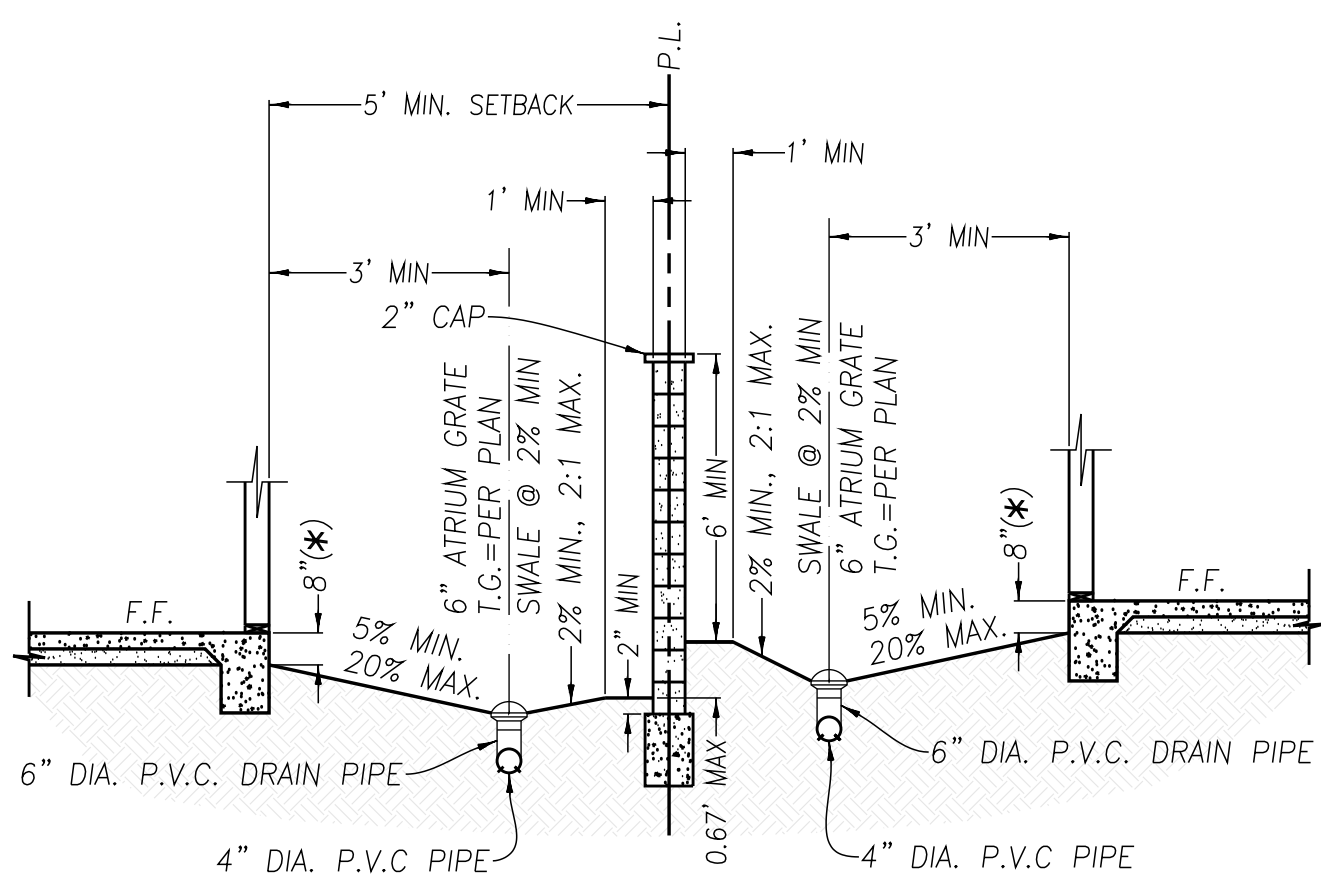


T.I. = 12

**TYPICAL SECTION**

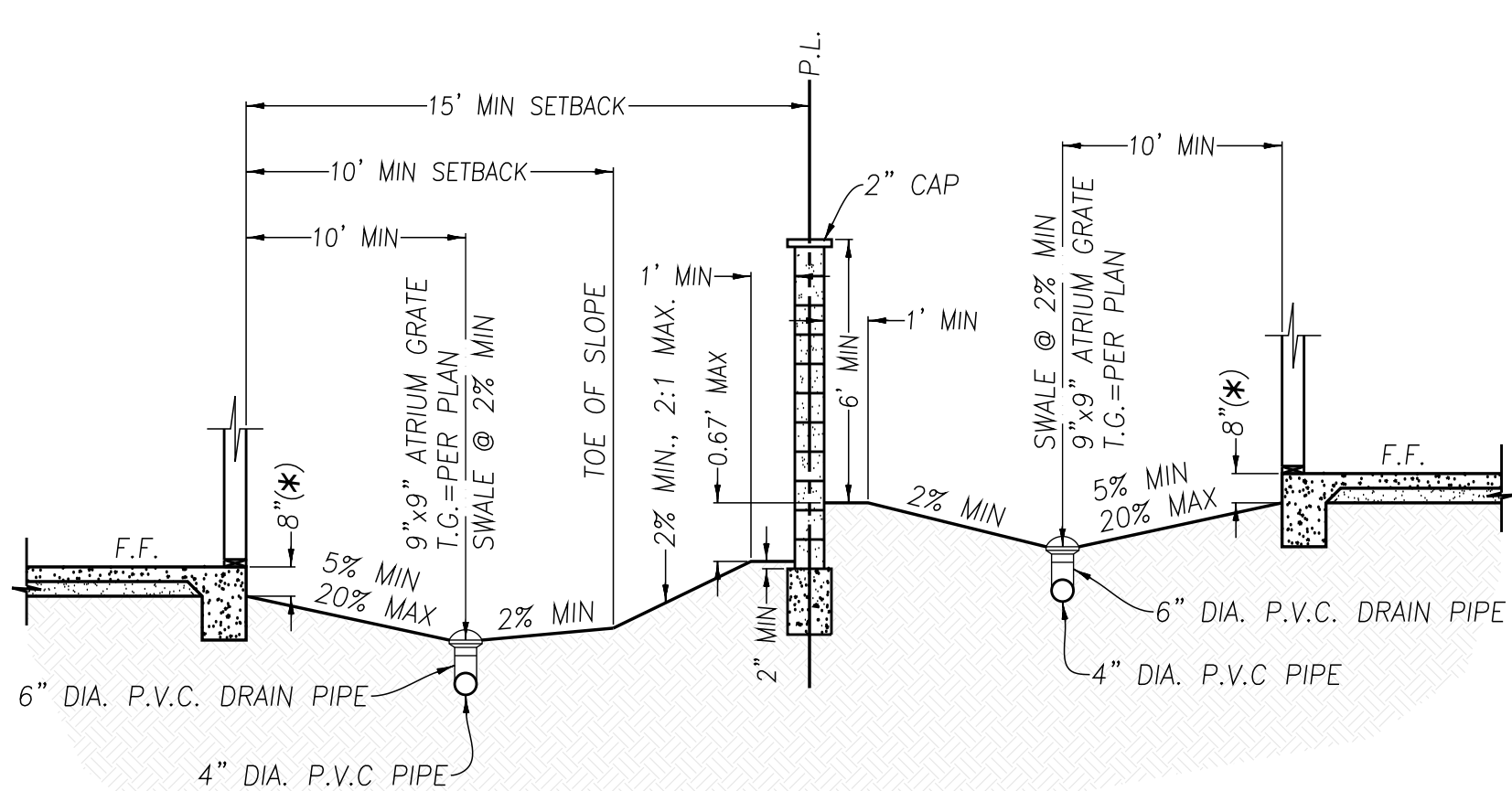
Haven Avenue

SCALE: 1"=20' HORIZ. 1"=2' VERT.



**SECTION A-A**  
**TYPICAL SIDE YARD SECTION**

NO SCALE



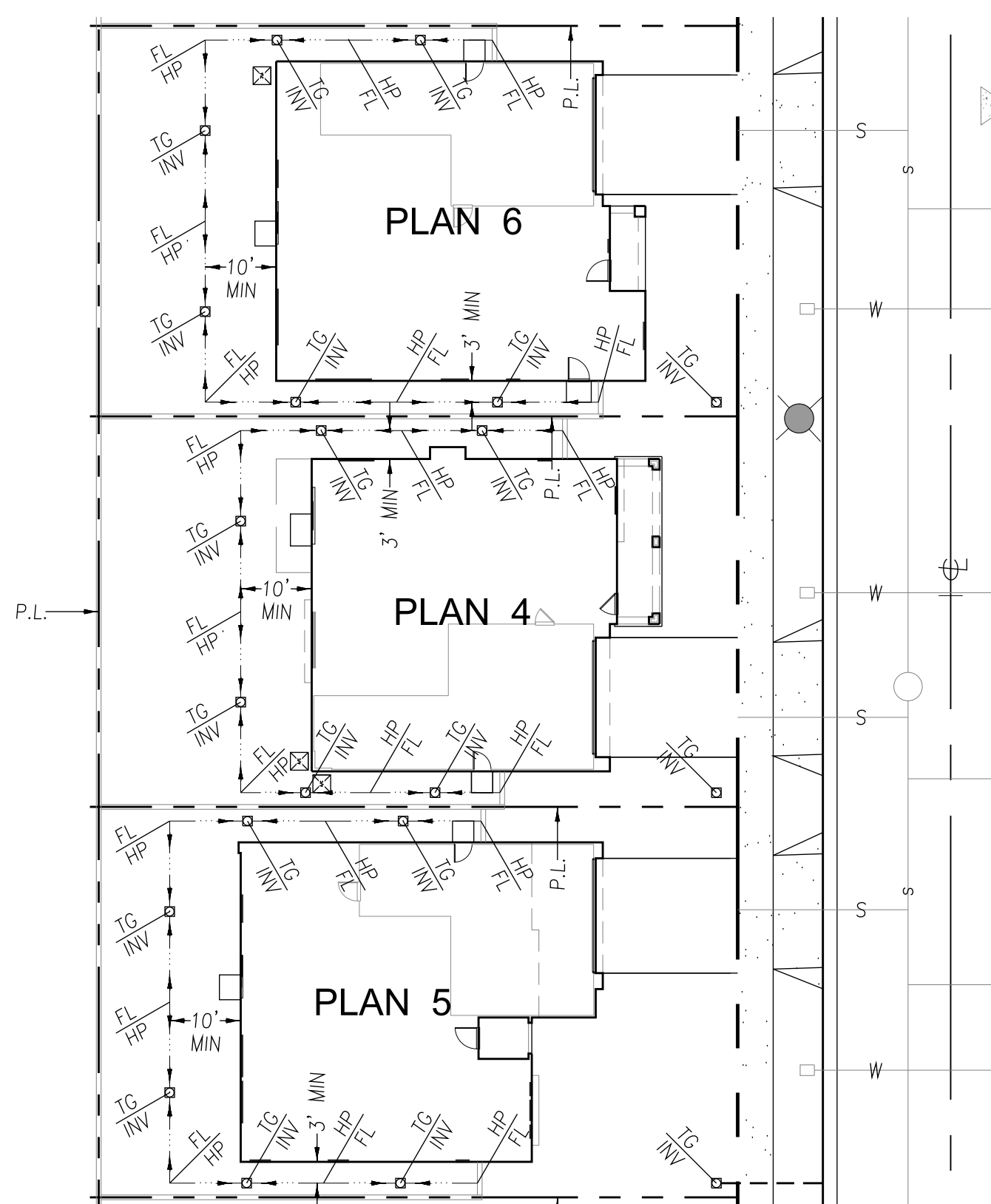
**SECTION B-B**  
**TYPICAL REAR YARD SECTION**

NO SCALE

(\* GRADE CLEARANCES (CBC1803.3/CRC R401.3), WOOD TREATMENT (CBC2304.11.2.2/CRC R317.1(2)) AND WEEP SCREEDS (CBC2512.1.2/CRC R703.6.2.1) SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED CALIFORNIA BUILDING CODE/RESIDENTIAL CODE.

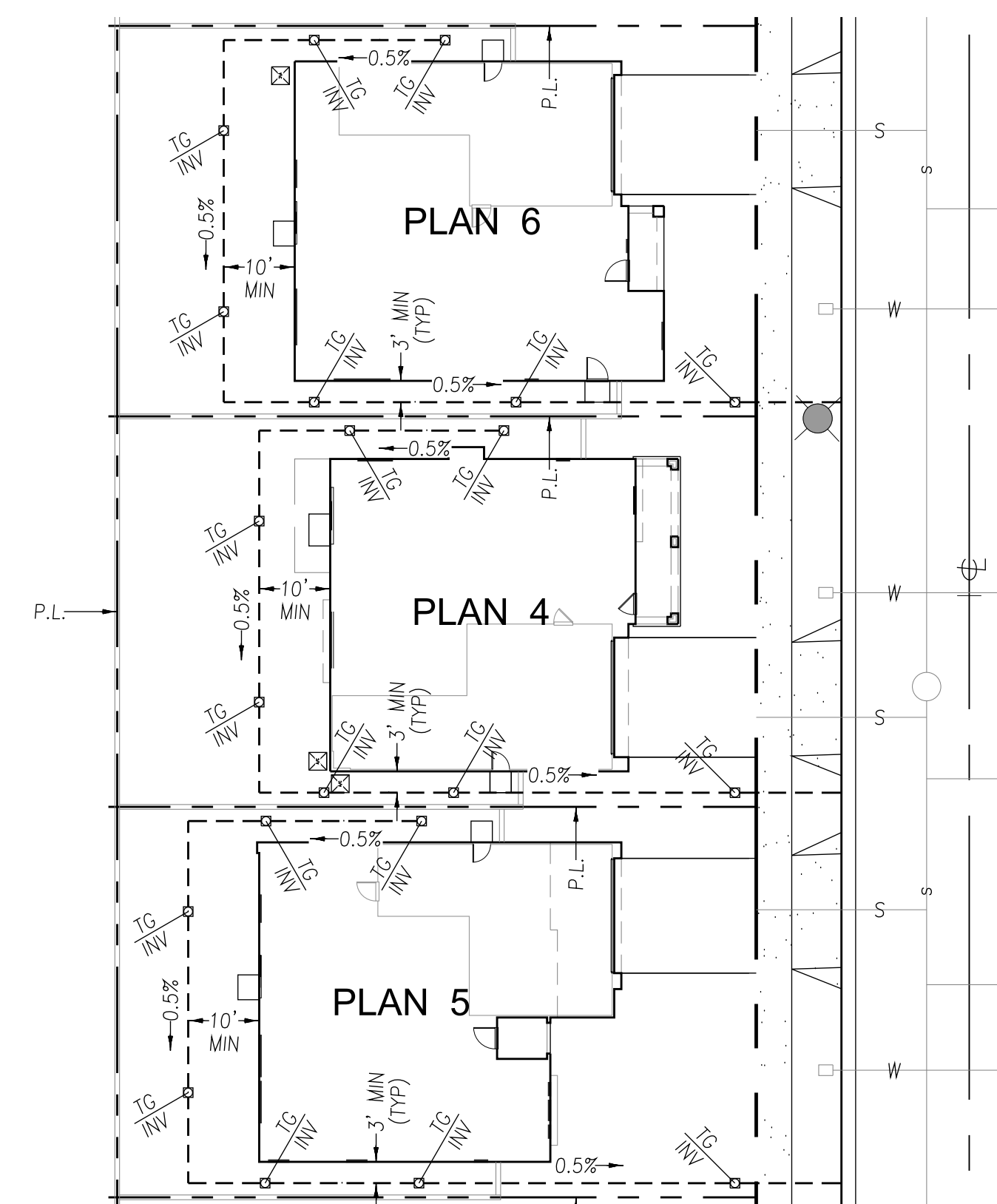
**LOT CRITERIA**

MINIMUM LOT SIZE .....	4,000 S.F.
MAXIMUM BUILDING COVERAGE .....	50%
<b>FRONT SETBACKS FROM BACK OF SIDEWALK</b>	
TO LIVING AREA .....	12'
TO PORCH OR BALCONY .....	10'
TO GARAGE .....	20'
<b>REAR SETBACKS FROM PROPERTY LINE</b>	
TO LIVING SPACE ON GROUND FLOOR .....	15'
<b>SIDE SETBACKS FROM PROPERTY LINE</b>	
TO LIVING SPACE .....	5'
<b>SIDE SETBACKS FROM SIDEWALK (CORNER LOT)</b>	
TO LIVING SPACE .....	10'
<b>BUILDING SEPARATION</b>	
SIDE TO SIDE LIVING SPACE .....	10'



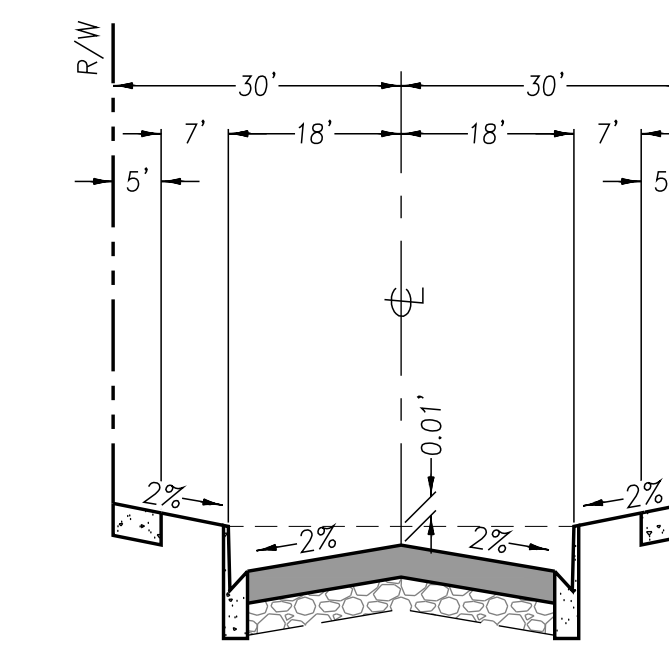
**TYPICAL LOT GRADING**

SCALE: 1" = 20'



**TYPICAL LOT UNDERGROUND DRAINAGE**

SCALE: 1" = 20'

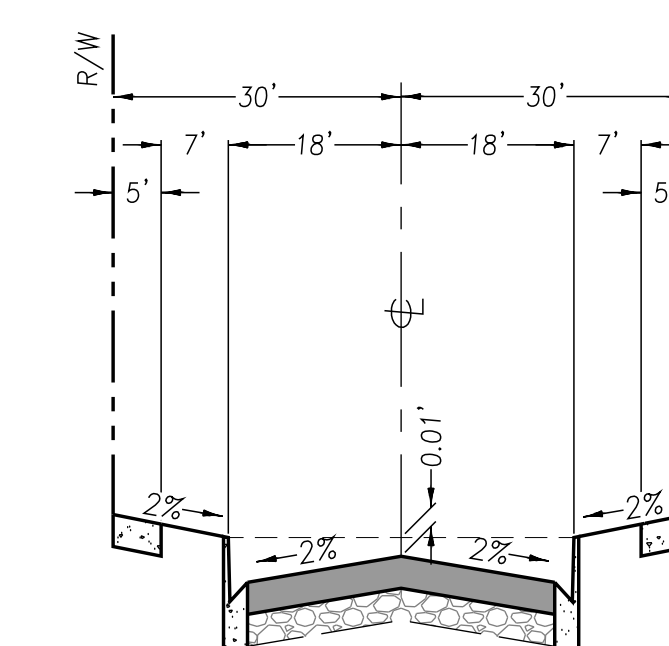


T.I. = 5.5

**TYPICAL SECTION**

East Parkview Street

SCALE: 1"=20' HORIZ. 1"=2' VERT.



T.I. = 5.5

**TYPICAL SECTION**

East Garrison Street  
South Grayson Way  
South Jordan Avenue  
South Prince Way  
South Wilson Avenue

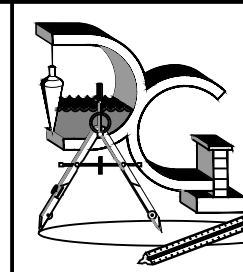
SCALE: 1"=20' HORIZ. 1"=2' VERT.

**OWNER / DEVELOPER**

Lennar Homes - Inland / LA / Ventura Division  
980 MONTECITO DRIVE, SUITE 302  
CORONA, CA 92879  
(951) 817-3500

**BENCH MARK: S.P.S.N. 00789 ELEV.=785.572**

LOCATION:  
SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
SEC. 27/11, T2S, R7W, 2" BRASS DISK STAMPED T2S, R7W,  
1/4, 52, S11 "LS, 3268" SET FLUSH IN A.C.  
NGVD29 / 1990 ADJ.



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info@danengr.com



**CONCEPTUAL GRADING & DRAINAGE PLAN**  
FOR  
**PARKSIDE - TRACT 19907**

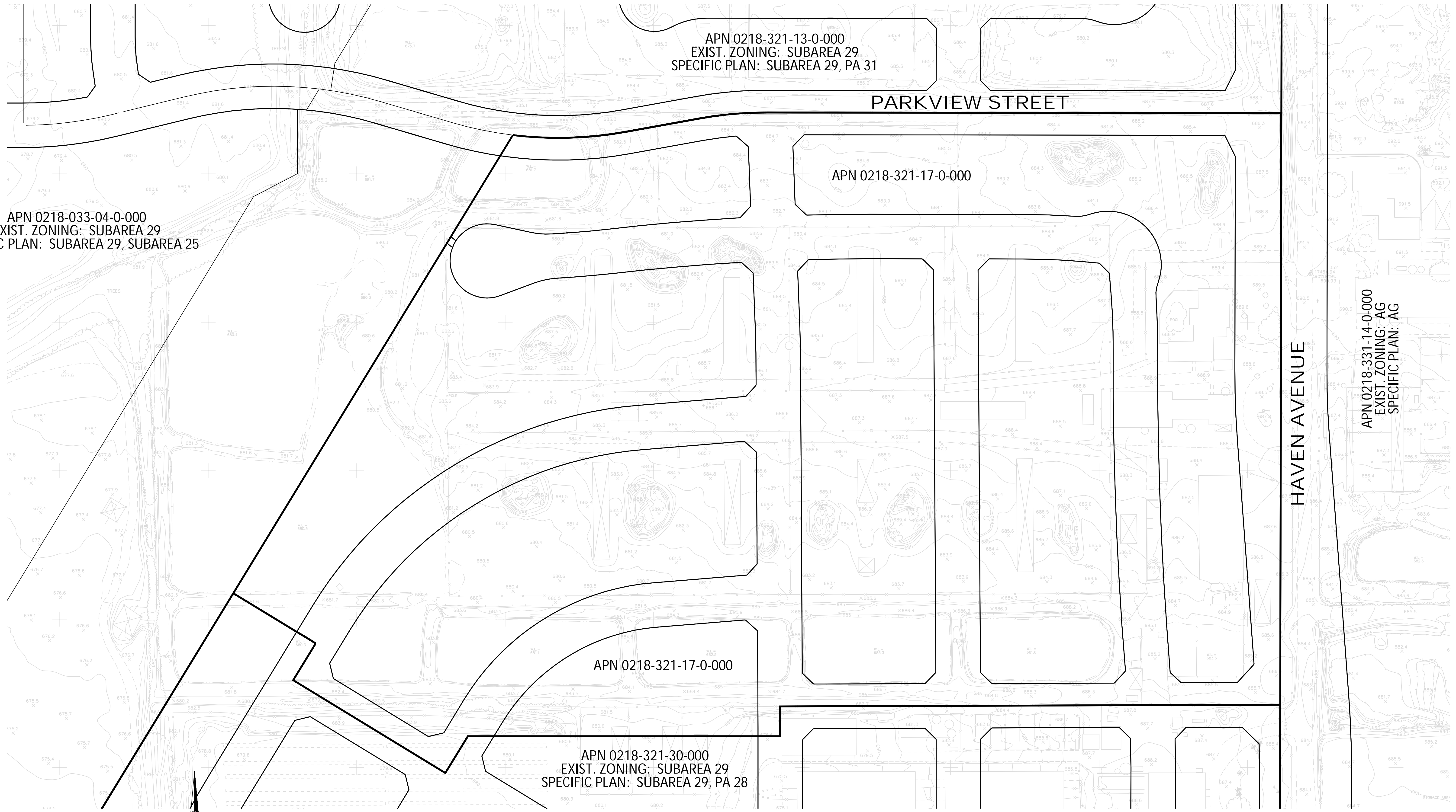
SHEET 1 OF 5  
CONTRACT \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
DWG. NO. \_\_\_\_\_



# TENTATIVE TRACT MAP 19907

## SITE UTILIZATION PLAN

### CITY OF ONTARIO, STATE OF CALIFORNIA



APN 0218-033-04-0-000  
EXIST. ZONING: SUBAREA 29  
SPECIFIC PLAN: SUBAREA 29, SUBAREA 25

APN 0218-321-13-0-000  
EXIST. ZONING: SUBAREA 29  
SPECIFIC PLAN: SUBAREA 29, PA 31

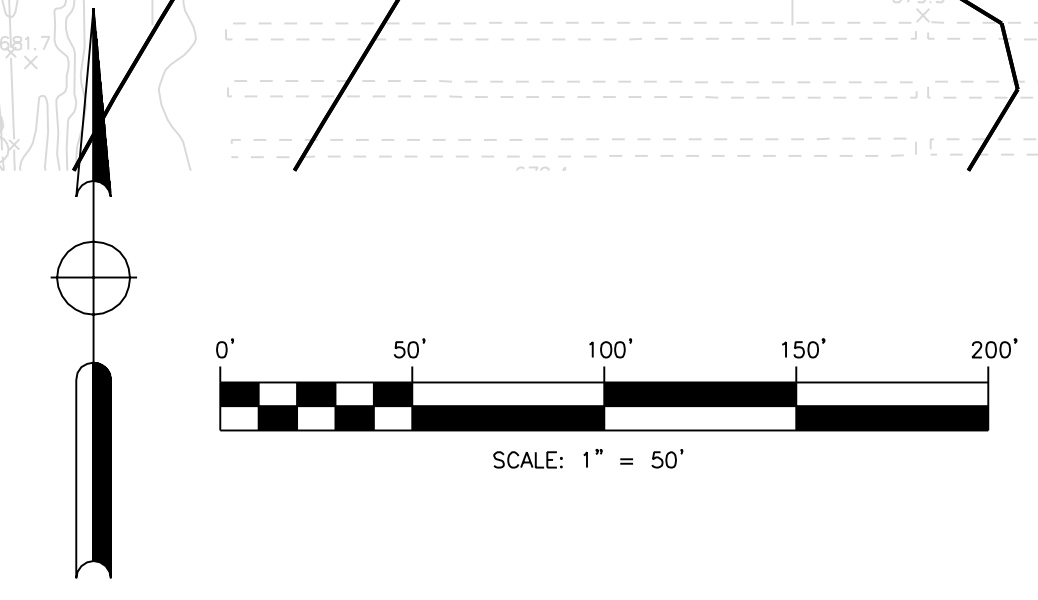
APN 0218-321-17-0-000

APN 0218-321-17-0-000

APN 0218-321-30-000  
EXIST. ZONING: SUBAREA 29  
SPECIFIC PLAN: SUBAREA 29, PA 28

APN 0218-331-14-0-000  
EXIST. ZONING: AG  
SPECIFIC PLAN: AG

**NOTE:**  
THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.



AMENDMENTS:		
DATE	No.	DESCRIPTION

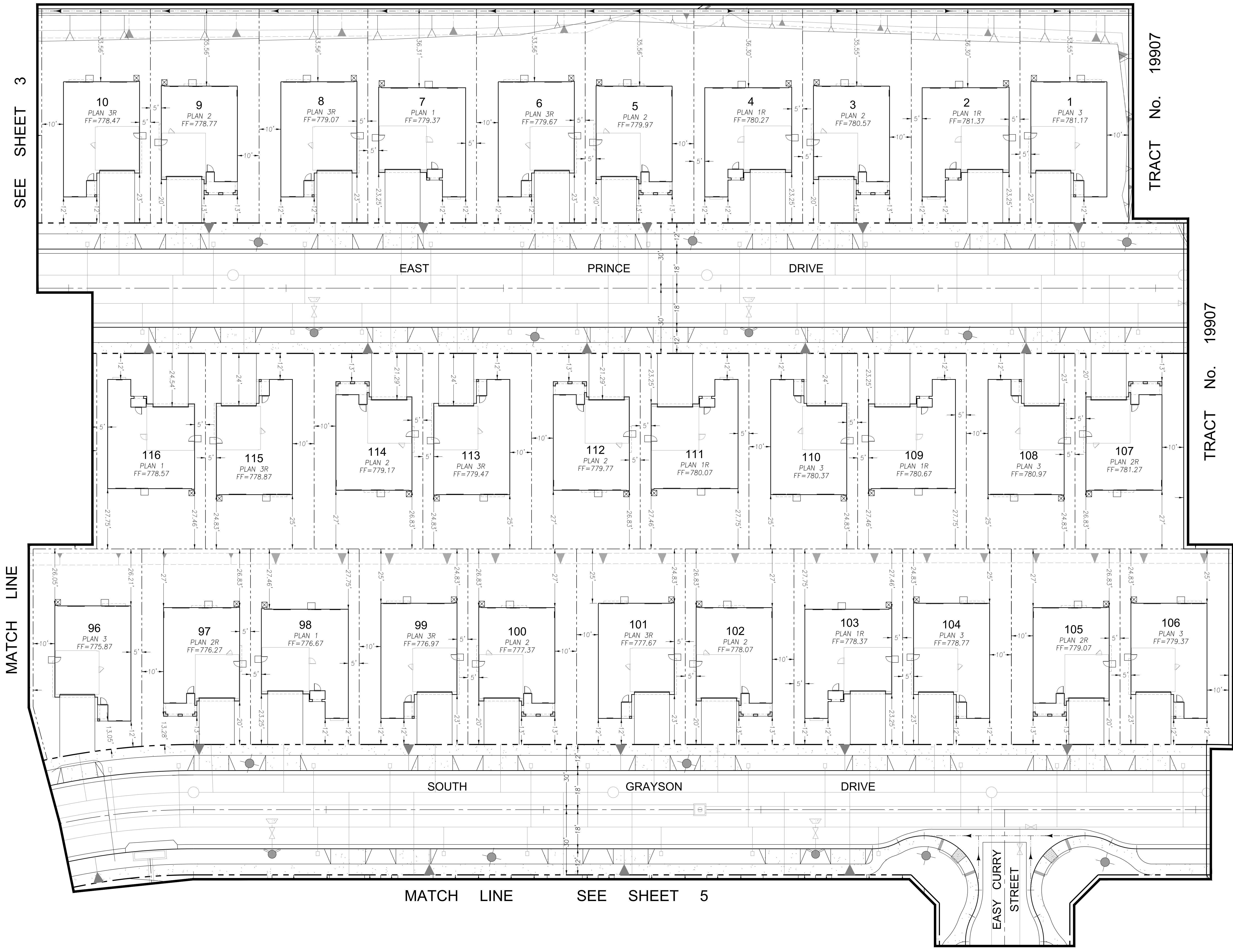
**VSL ENGINEERING**  
31805 TEMECULA PARKWAY #129, TEMECULA, CA. 92591  
TEL. (951) 296-3930 FAX. (888) 537-1396  
DATE PREPARED: JUNE 2014

Tentative Tract Map 19907  
**CITY OF ONTARIO**  
SITE UTILIZATION PLAN

SHEET NO.  
**1**  
OF 1 SHTS.  
FILE NO.



SCE CORRIDOR



TRACT No. 19907

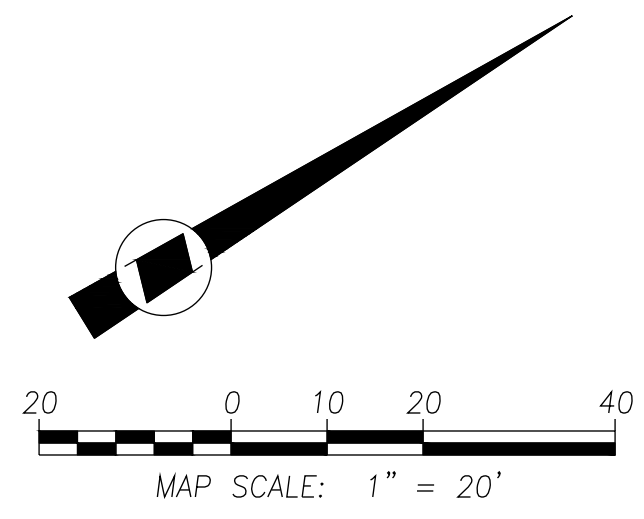
TRACT No. 19907

TRACT No. 19907

SEE SHEET 3

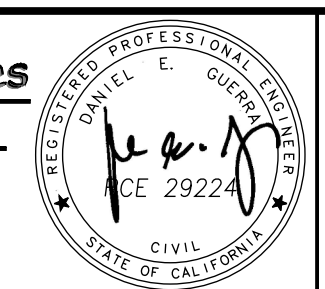
MATCH LINE

MATCH LINE SEE SHEET 5



BENCH MARK: S.P.S.N. 00789 ELEV.=785.572  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
 INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
 SEC. 27/11, T2S, R7W, 2" BRASS DISK STAMPED T2S, R7W,  
 1/4, S2, S11" L.S. 3268" SET FLUSH IN A.C.  
 NGVD29 / 1990 ADJ.

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 Ph. (909)987-4306 Fax (909)941-1528  
 info@dangadsspc.com

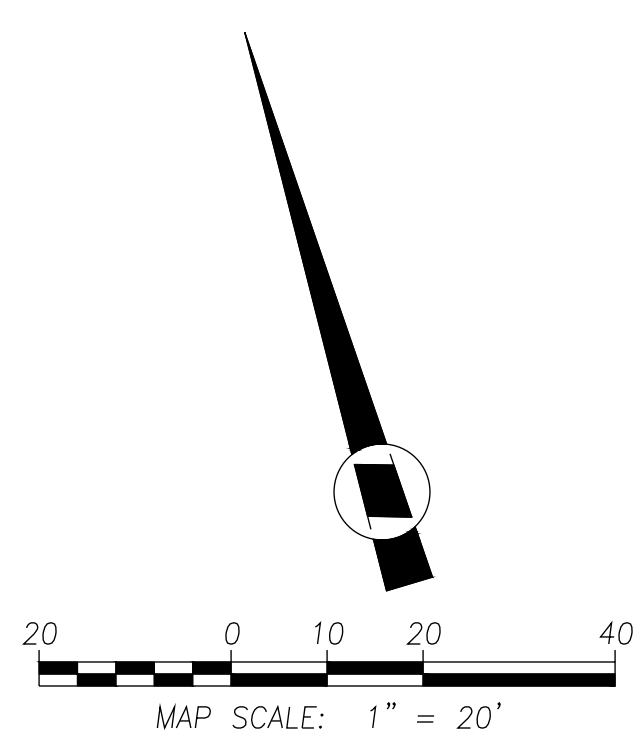
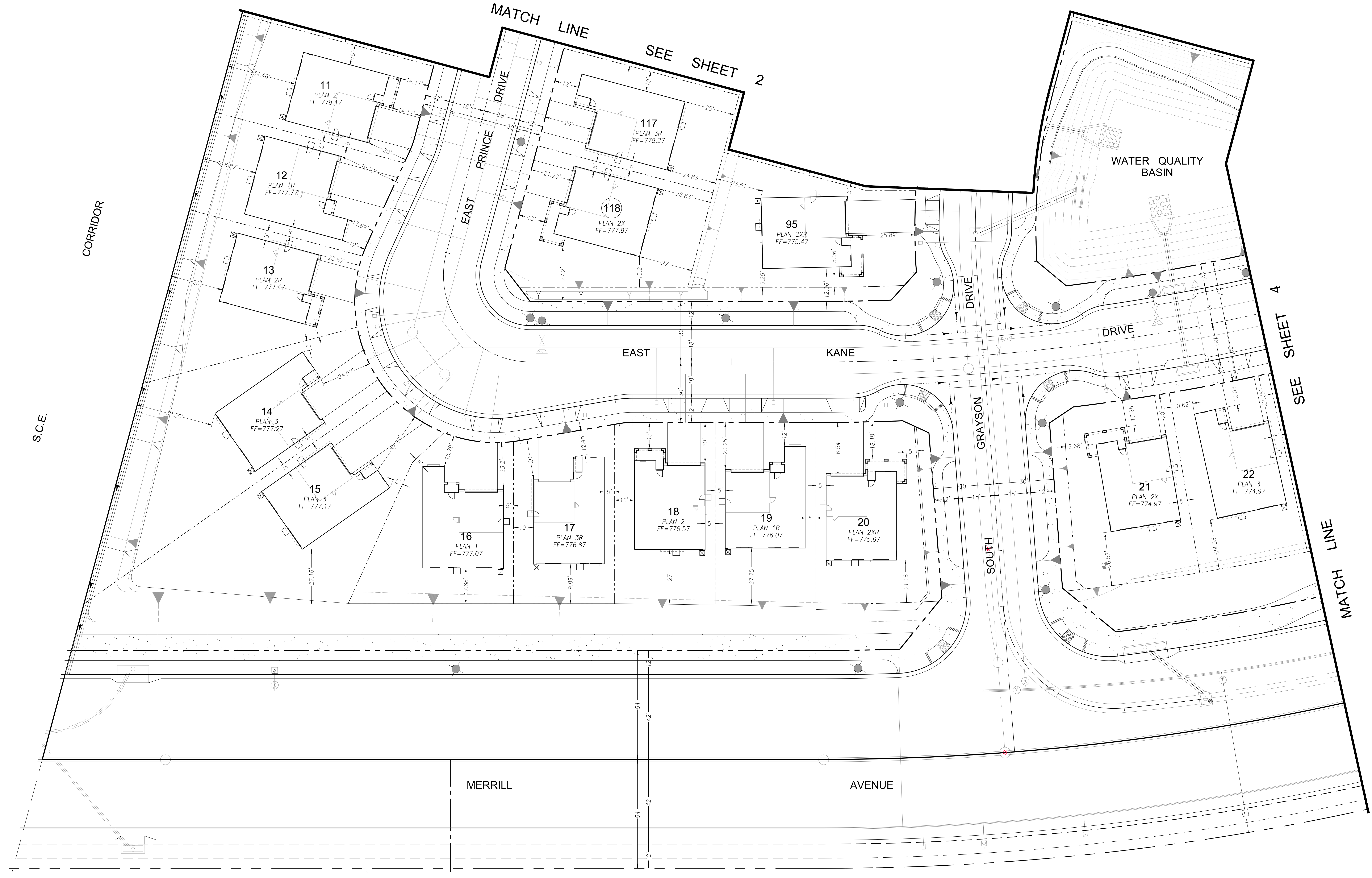


**DIMENSIONED SITE PLAN**  
**PARKSIDE - TRACT 19909**  
 LOTS 1 - 10 & 96 - 116

SHEET 2 OF 7  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

S:\Current\19909\19909.dwg - 2004\Users\Karl\Dimensioned Site Plan 19909.dwg - 2004\Users\Karl\Dimensioned Site Plan 19909.dwg - 2004\Users\Karl\Dimensioned Site Plan 19909.dwg

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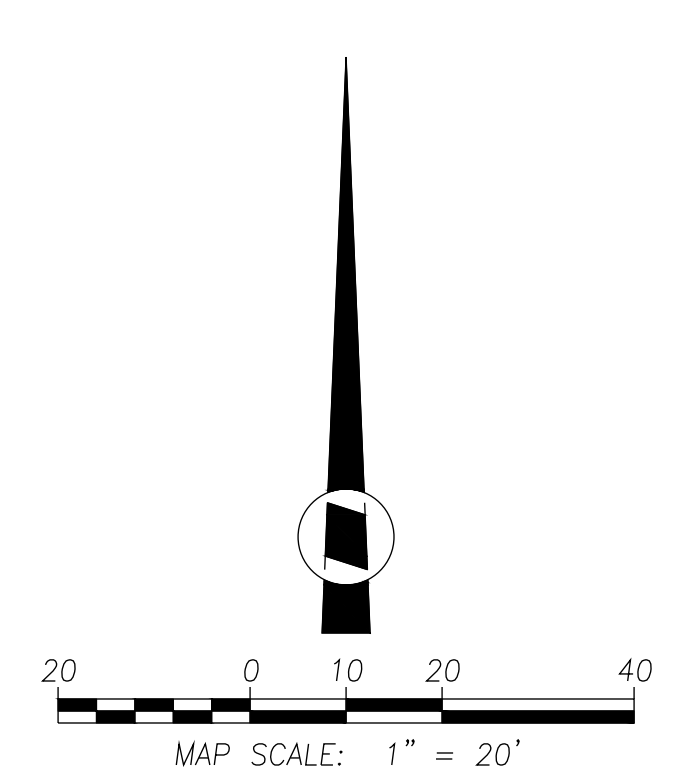
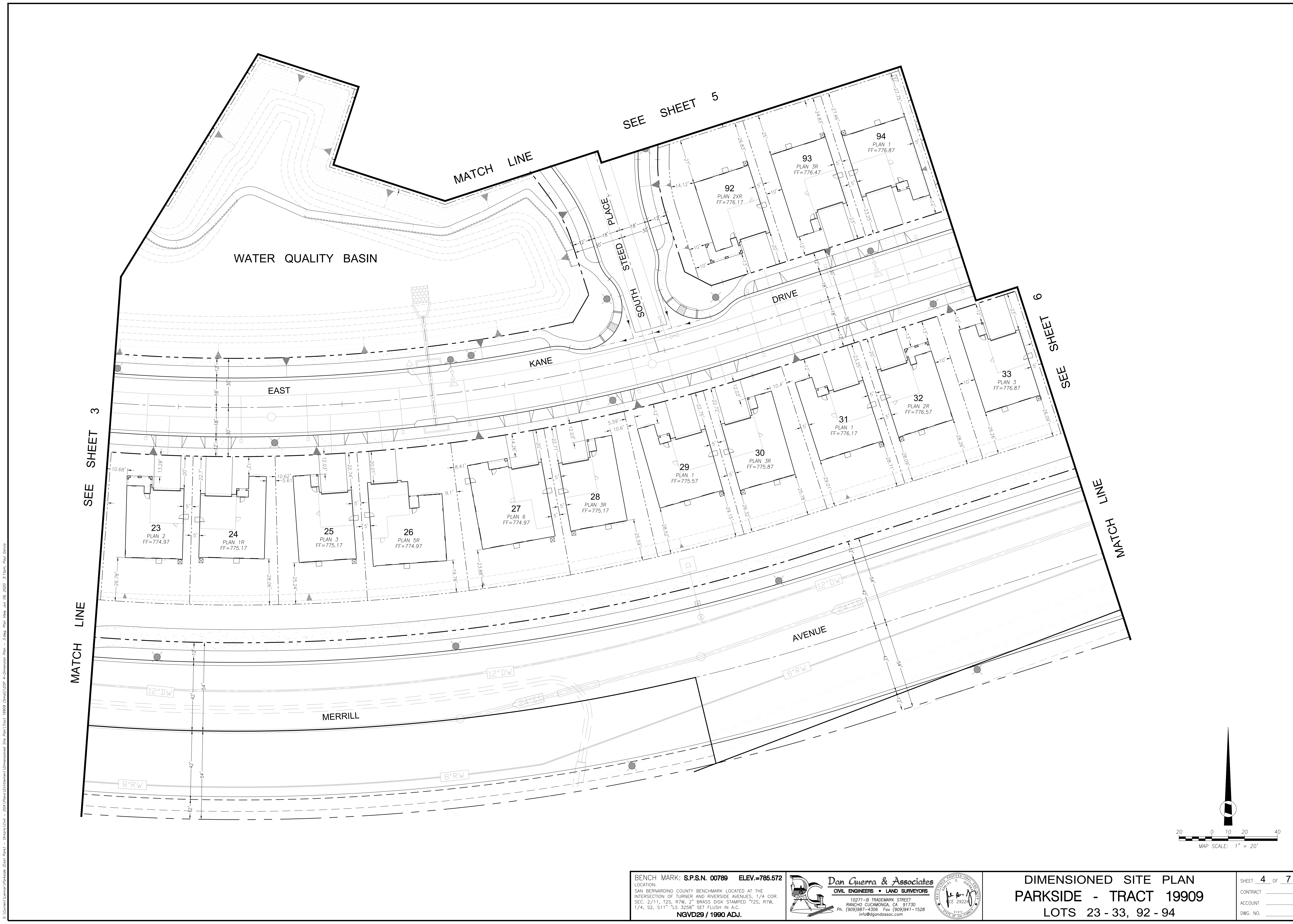
BENCH MARK: S.P.S.N. 00789 ELEV.=785.572  
LOCATION:  
SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
SEC. 2/11, T2S, R7W, 21" BRASS DISK STAMPED T2S, R7W,  
1/4, 52, S11" L.S. 3268" SET FLUSH IN A.C.  
NGVD29 / 1990 ADJ.

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RANCHO CUCAMONGA, CA 91730  
Ph. (909)987-4306 Fax (909)941-1528  
info@dandasspc.com



**DIMENSIONED SITE PLAN**  
**PARKSIDE - TRACT 19909**  
**LOTS 11 - 22, 95 & 117 - 118**

SHEET 3 OF 7  
CONTRACT \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
DWG. NO. \_\_\_\_\_



BENCH MARK: S.P.S.N. 00789 ELEV.=785.572  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
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 SEC. 27/11, T2S, R7W, 2" BRASS DISK STAMPED T2S, R7W,  
 1/4, S2, S11" L.S. 3268" SET FLUSH IN A.C.  
 NGVD29 / 1990 ADJ.

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 info@dandassociates.com

**DIMENSIONED SITE PLAN**  
**PARKSIDE - TRACT 19909**  
**LOTS 23 - 33, 92 - 94**

SHEET 4 OF 7  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

S:\Current\19909\19909.dwg (Plot) - 2004\Users\kchambers\Dimensioned Site Plan 19909.dwg (Plot) - 2004\Users\kchambers\Dimensioned Site Plan 19909.dwg (Plot) - 2004\Users\kchambers\Dimensioned Site Plan 19909.dwg (Plot) - 2004\Users\kchambers\Dimensioned Site Plan 19909.dwg (Plot) - 2004\Users\kchambers\Dimensioned Site Plan 19909.dwg (Plot)



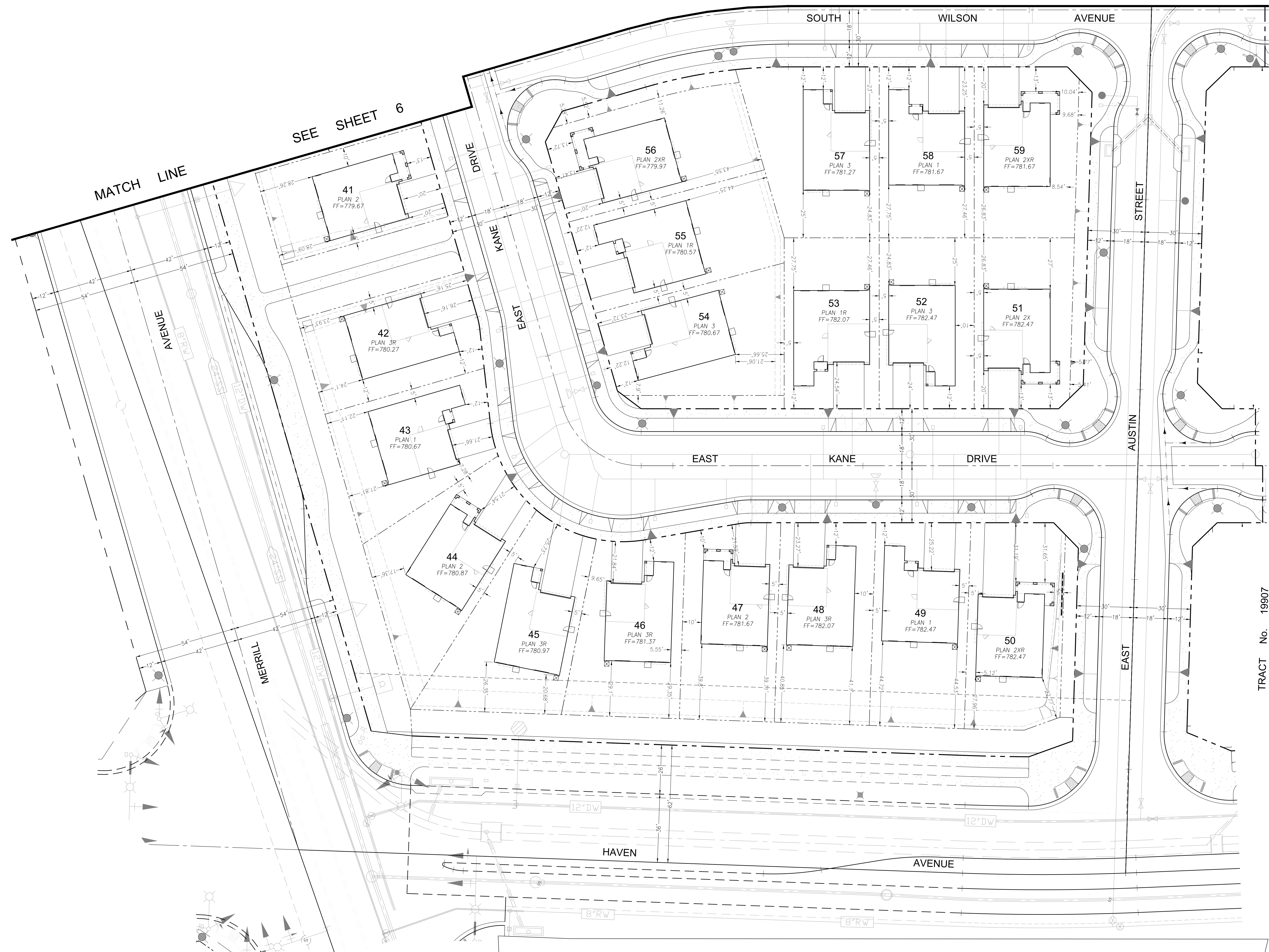


MATCH LINE

SEE SHEET 6

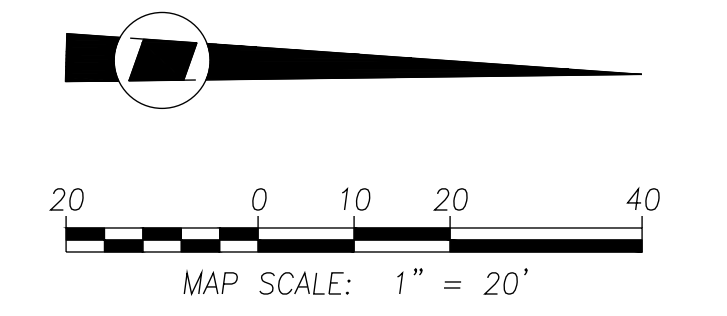
MATCH LINE

SEE SHEET 6



TRACT No. 19907

TRACT No. 19907



BENCH MARK: S.P.S.N. 00789 ELEV.=785.572  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
 INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
 SEC. 27/11, T2S, R7W, 21" BRASS DISK STAMPED T2S, R7W,  
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 NGVD29 / 1990 ADJ.

**Dan Guerra & Associates**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 10271-B TRADEMARK STREET  
 RANCHO CUCAMONGA, CA 91730  
 Ph. (909)987-4306 Fax (909)941-1528  
 info@dandasspc.com

**DIMENSIONED SITE PLAN**  
**PARKSIDE - TRACT 19909**  
**LOTS 41-59**

SHEET 7 OF 7  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

S:\Current\19907\19907.dwg (Plot) - 2004\19907\19907.dwg (Dimension) Site Plan (Tract) 19907 (Sheet) (DWG) (Dimension) Plot - E:\eng\Plot Area\Job\_08\_2005\_21\19907\_Plot.dwg

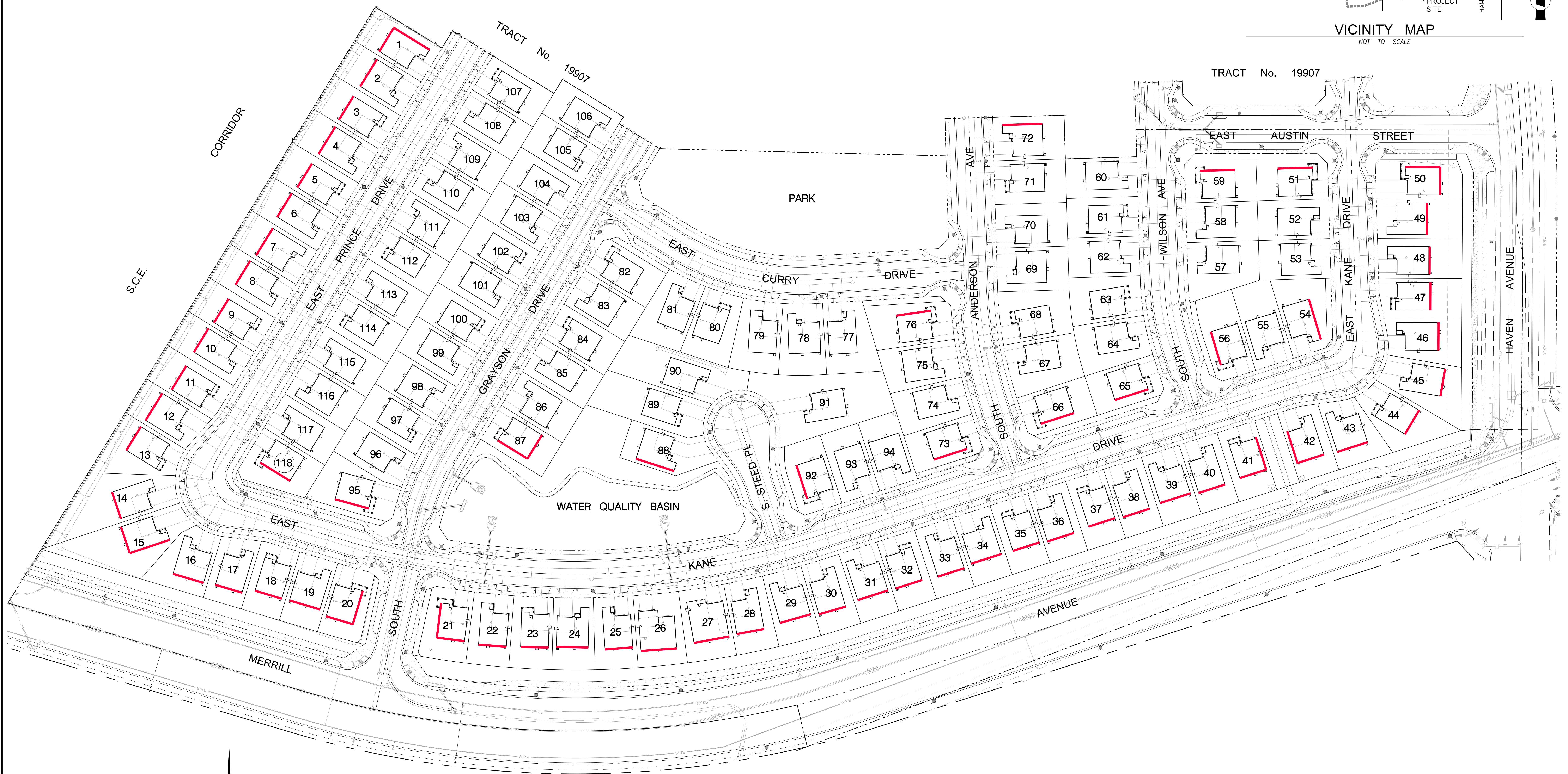
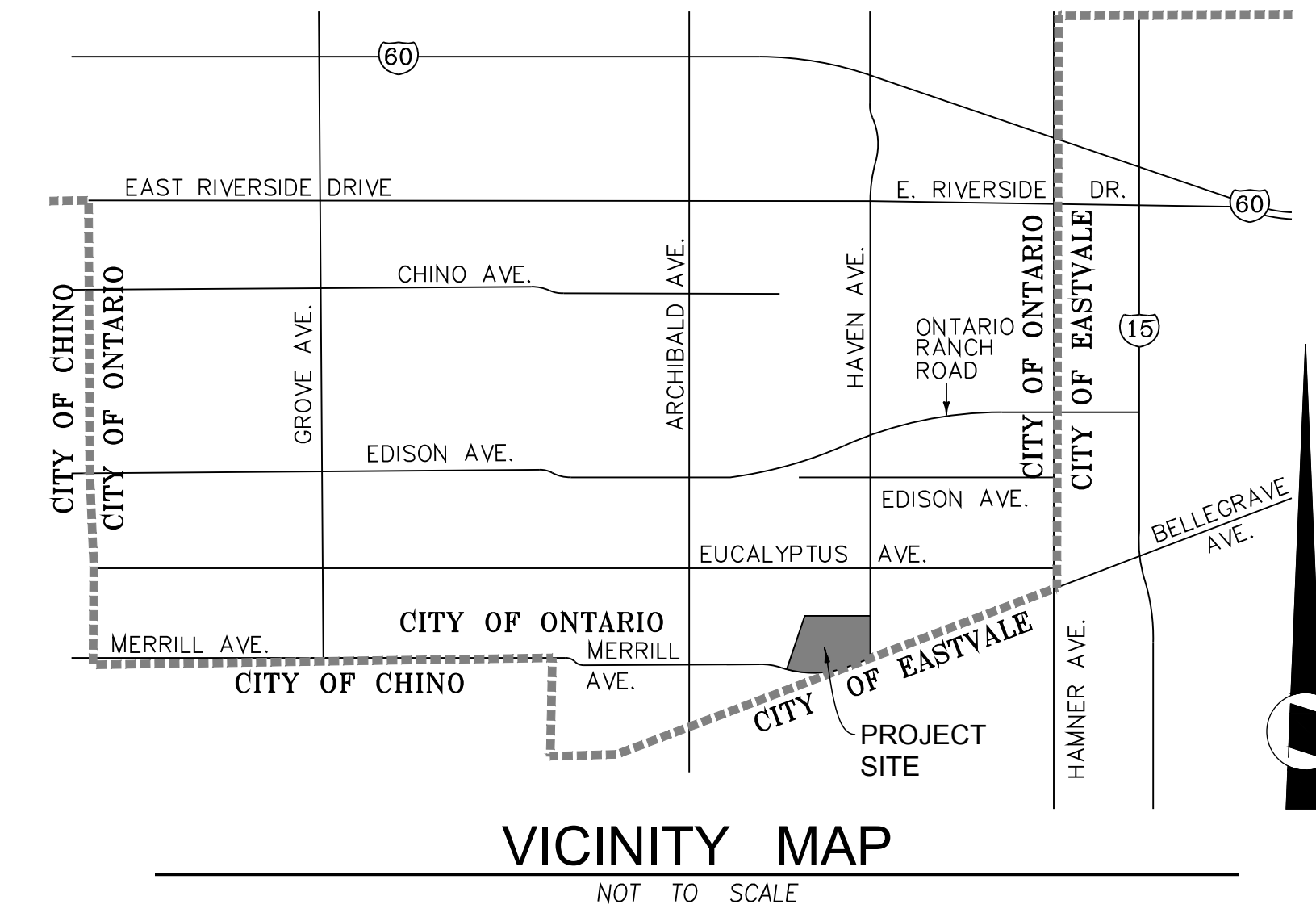


# ENHANCED ELEVATION EXHIBIT

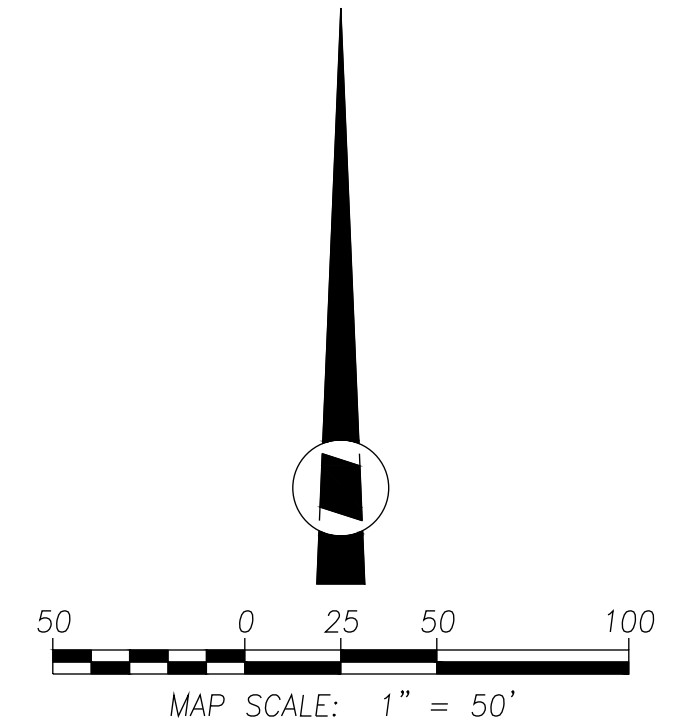
## PARKSIDE

TRACT No. 19909  
IN THE CITY OF ONTARIO

**LEGEND**  
— ELEVATION WITH ENHANCEMENTS



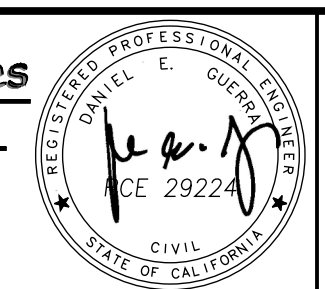
**INDEX MAP**  
SCALE: 1" = 100'



**OWNER / DEVELOPER**  
 Lennar Homes - Inland / LA / Ventura Division  
 980 MONTECITO DRIVE, SUITE 302  
 CORONA, CA 92879  
 (951) 817-3500

**BENCH MARK: S.P.S.N. 00789 ELEV.=785.572**  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
 INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
 SEC. 27/11, T2S, R7W, 2" BRASS DISK STAMPED T2S, R7W,  
 1/4, 52, S11" L.S. 3/28" SET FLUSH IN A.C.  
**NGVD29 / 1990 ADJ.**

**Dan Guerra & Associates**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 10271-B TRADEMARK STREET  
 RANCHO CUCAMONGA, CA 91730  
 Ph. (909)987-4306 Fax (909)941-1528  
 info@daneng.com



**ENHANCED ELEVATION EXHIBIT**  
 FOR  
**PARKSIDE - TRACT 19909**

SHEET 1 OF 1  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

S:\Current\Projects\Parkside (East - Park) - Enhanced\Enhanced Elevation Exhibit\19909 Enhanced Elevation Exhibit.dwg, Plot Date: Jun 10, 2020, 11:15:00am, Plot Device: Plotter

**LEGEND**

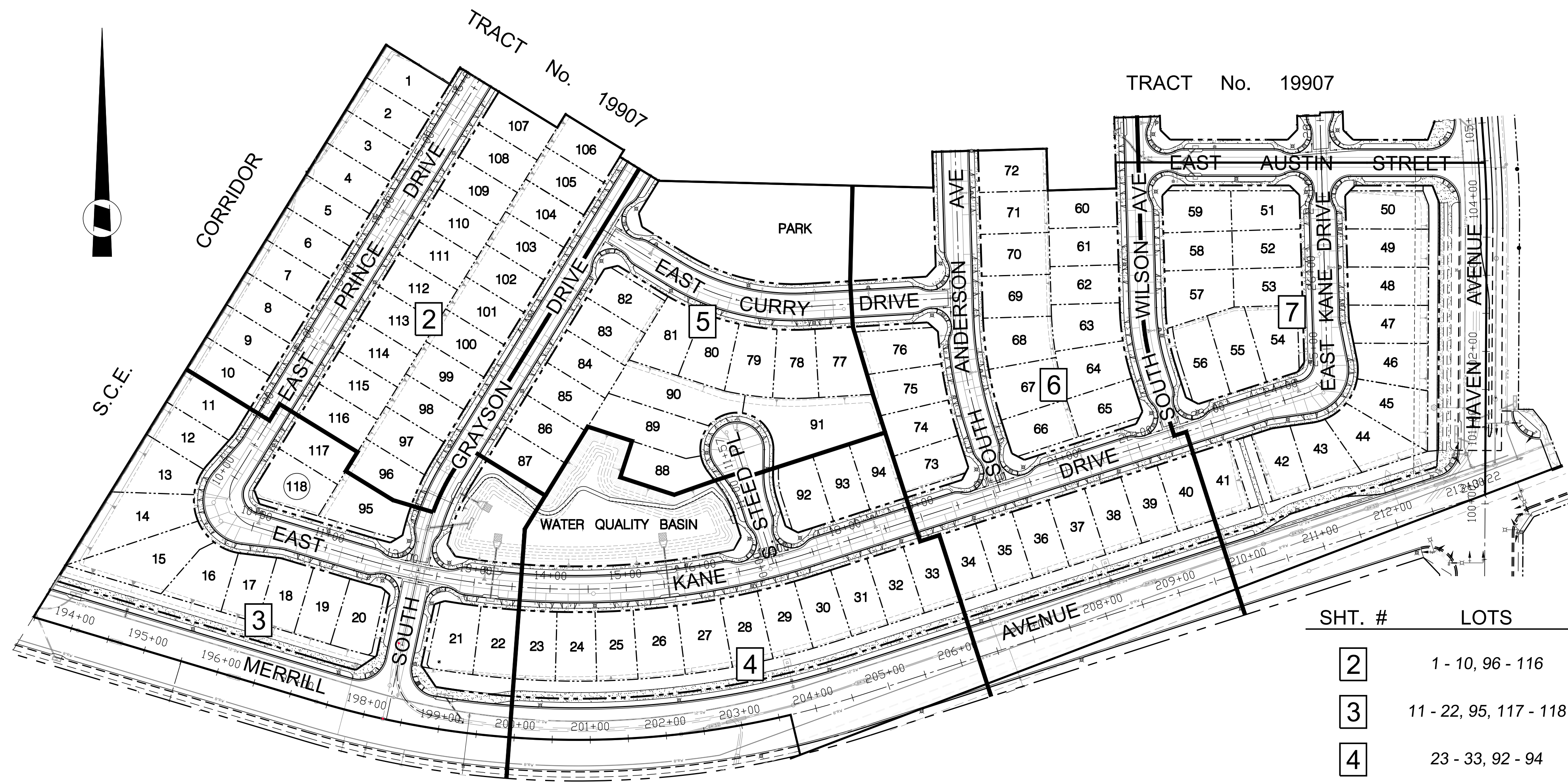
- T.C. TOP OF CURB
  - A.C. ASPHALT CONCRETE
  - F.L. FLOWLINE
  - LIP LIP OF GUTTER
  - T.G. TOP OF GRATE
  - INV INVERT OF PIPE
  - T.W. TOP OF WALL
  - T.F. TOP OF FOOTING
  - H.P. HIGH POINT
  - L.P. LOW POINT
  - F.S. FINISH SURFACE
  - F.G. FINISH GRADE
  - G.B. GRADE BREAK
  - F.F. FINISH FLOOR
  - G.F.F. GARAGE FINISH FLOOR
  - C.L. CENTERLINE
  - S SEWER
  - W WATER
  - R/W RIGHT-OF-WAY
- 
- EXISTING GRADED SLOPE
  - EXISTING FIRE HYDRANT
  - SHEET FLOW DRAINAGE
  - EARTH SWALE AND DIRECTION OF FLOW
  - GRADE WITH DIRECTION OF FLOW
  - EXISTING GRADE CONTOUR LINE
  - PROPOSED GRADE CONTOUR LINE
  - EXISTING CHAIN-LINK FENCE
  - PROPOSED GARDEN WALL & PILASTER
  - PROPOSED RETAINING WALL
  - PROPOSED DECORATIVE FENCE & PILASTER PER LANDSCAPE ARCHITECT'S PLANS
  - TRAFFIC SIGN
  - EXISTING RETAINING WALL
  - EXISTING STORM DRAIN
  - PROPOSED AREA DRAIN
  - EXISTING WATER
  - EXISTING RECYCLED WATER
  - EXISTING SEWER
  - EXISTING STREET LIGHT
  - EXISTING WATER SERVICE & METER
  - EXISTING SEWER LATERAL

# CONCEPTUAL GRADING & DRAINAGE PLAN

## PARKSIDE

### TRACT No. 19909

#### IN THE CITY OF ONTARIO

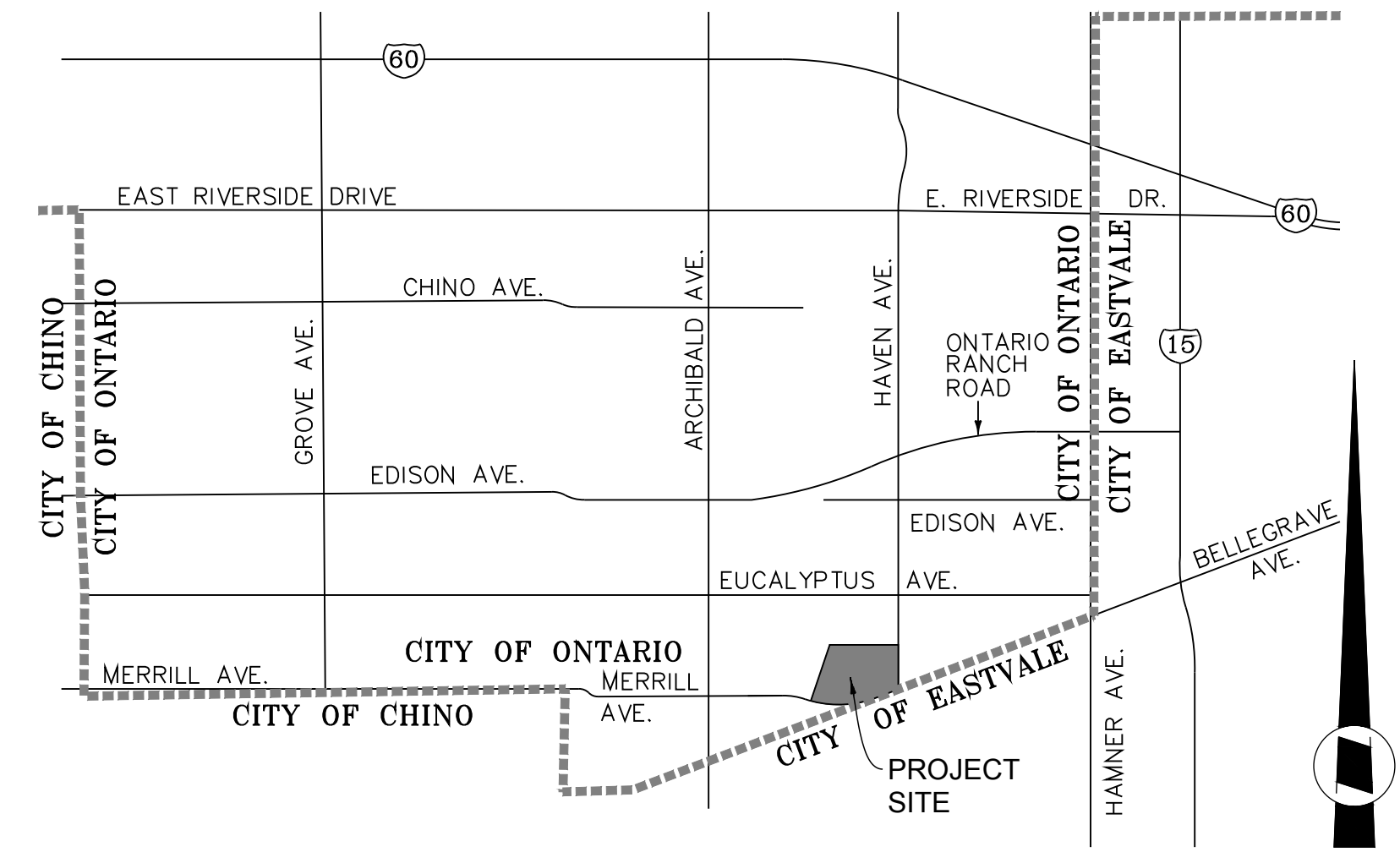


**INDEX MAP**  
SCALE: 1" = 100'

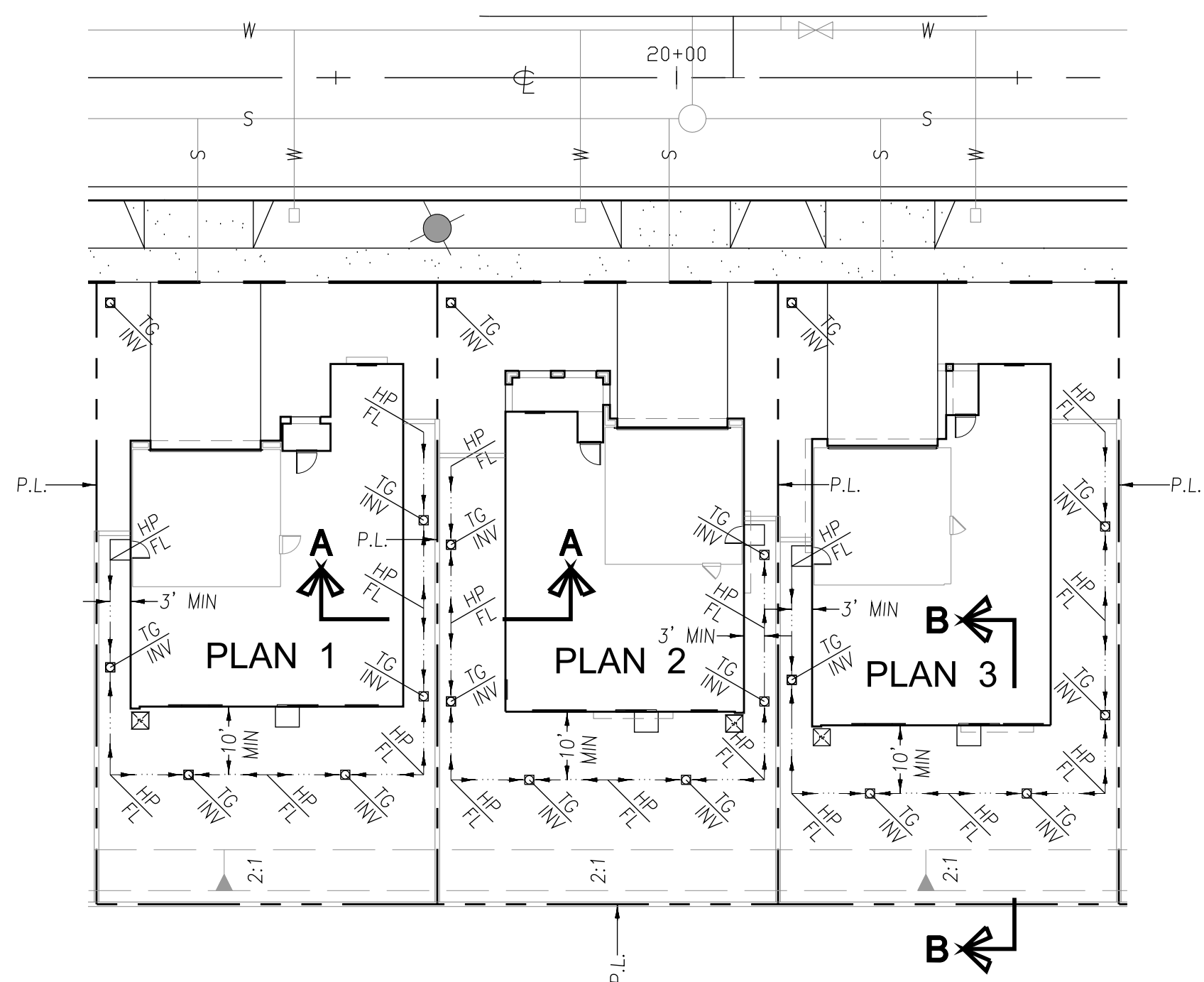
**LOT CRITERIA**

MINIMUM LOT SIZE .....	4,000 S.F.
MAXIMUM BUILDING COVERAGE .....	50%
<b>FRONT SETBACKS FROM BACK OF SIDEWALK</b>	
TO LIVING AREA .....	12'
TO PORCH OR BALCONY .....	10'
TO GARAGE .....	20'
<b>REAR SETBACKS FROM PROPERTY LINE</b>	
TO LIVING SPACE ON GROUND FLOOR .....	15'
<b>SIDE SETBACKS FROM PROPERTY LINE</b>	
TO LIVING SPACE .....	5'
<b>SIDE SETBACKS FROM SIDEWALK (CORNER LOT)</b>	
TO LIVING SPACE .....	10'
<b>BUILDING SEPARATION</b>	
SIDE TO SIDE LIVING SPACE .....	10'

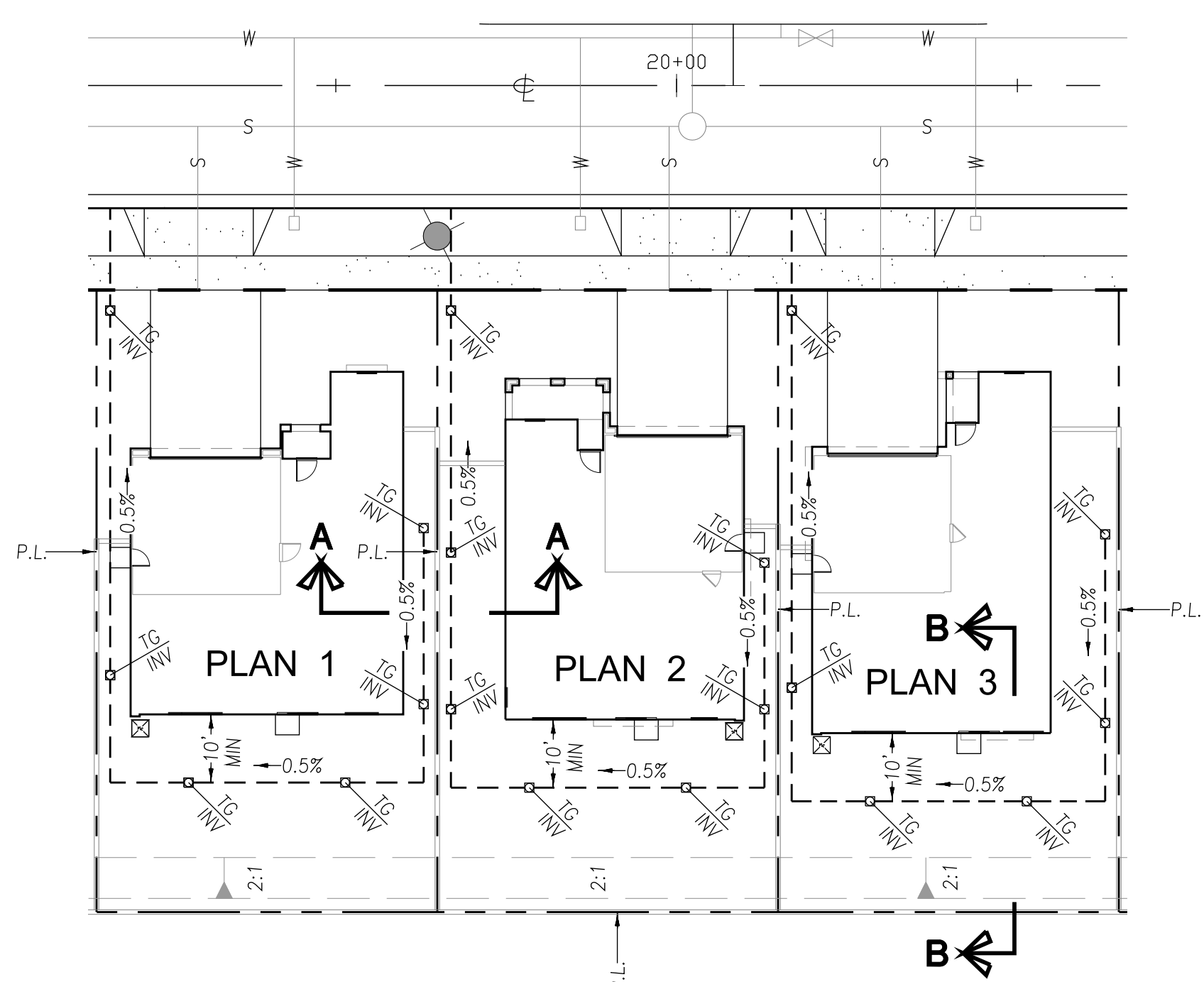
SHT. #	LOTS
2	1 - 10, 96 - 116
3	11 - 22, 95, 117 - 118
4	23 - 33, 92 - 94
5	77 - 91
6	34 - 40, 60 - 76
7	41 - 59



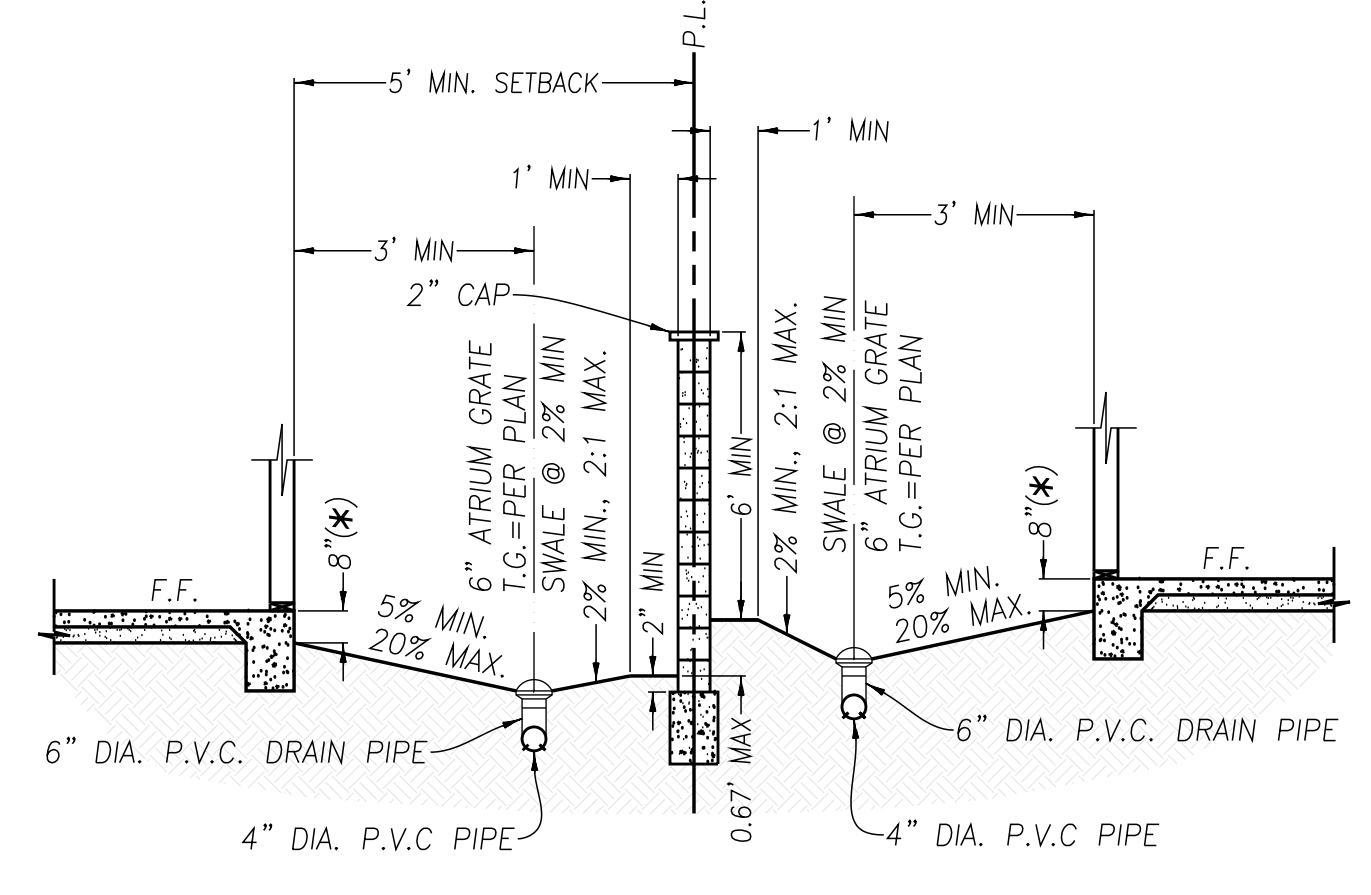
**VICINITY MAP**  
NOT TO SCALE



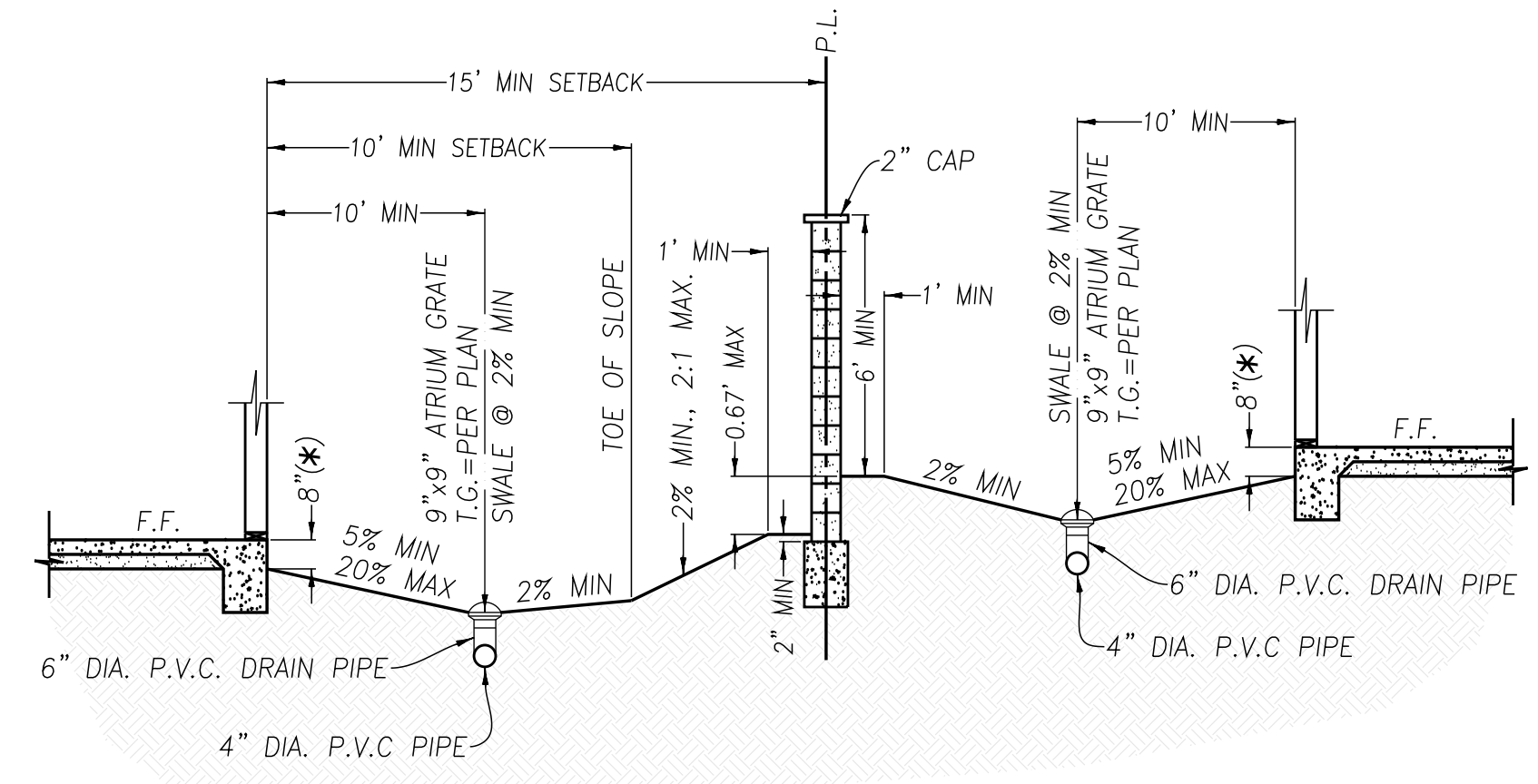
**TYPICAL LOT GRADING**  
SCALE: 1" = 20'



**TYPICAL LOT UNDERGROUND DRAINAGE**  
SCALE: 1" = 20'

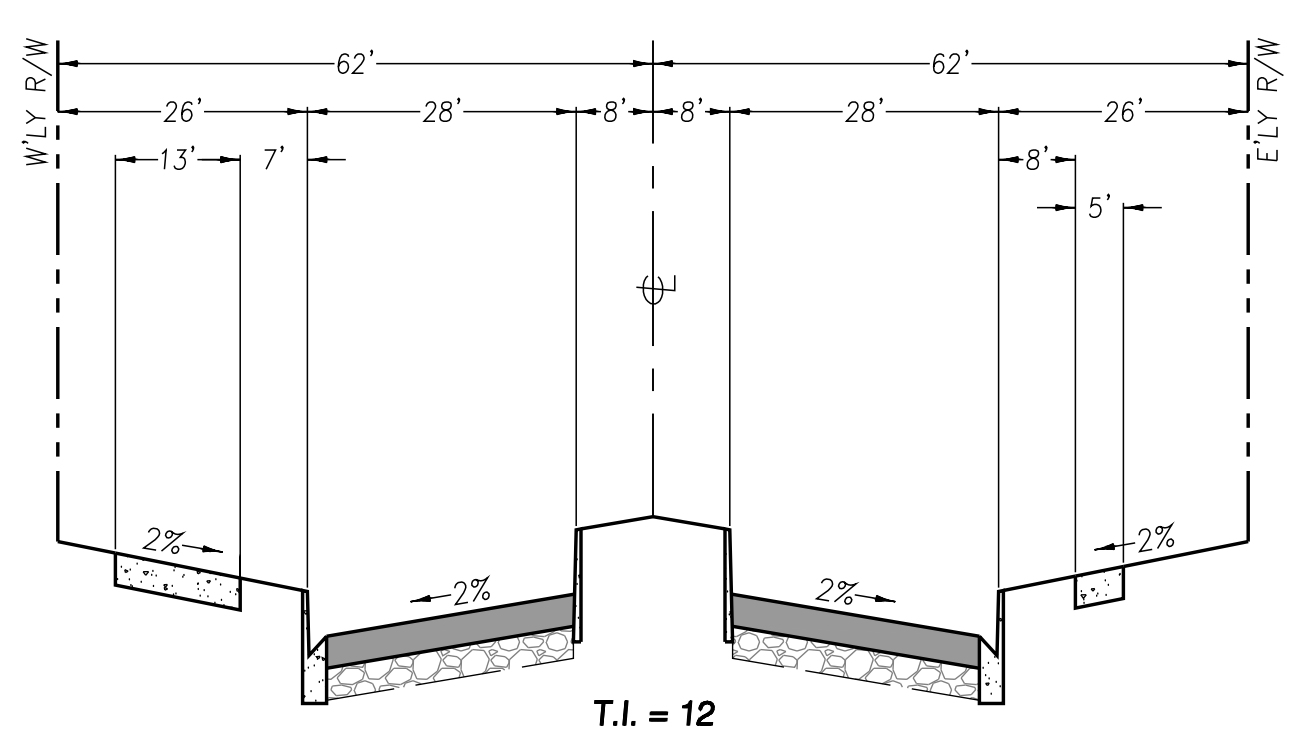


**SECTION A-A**  
**TYPICAL SIDE YARD SECTION**  
NO SCALE

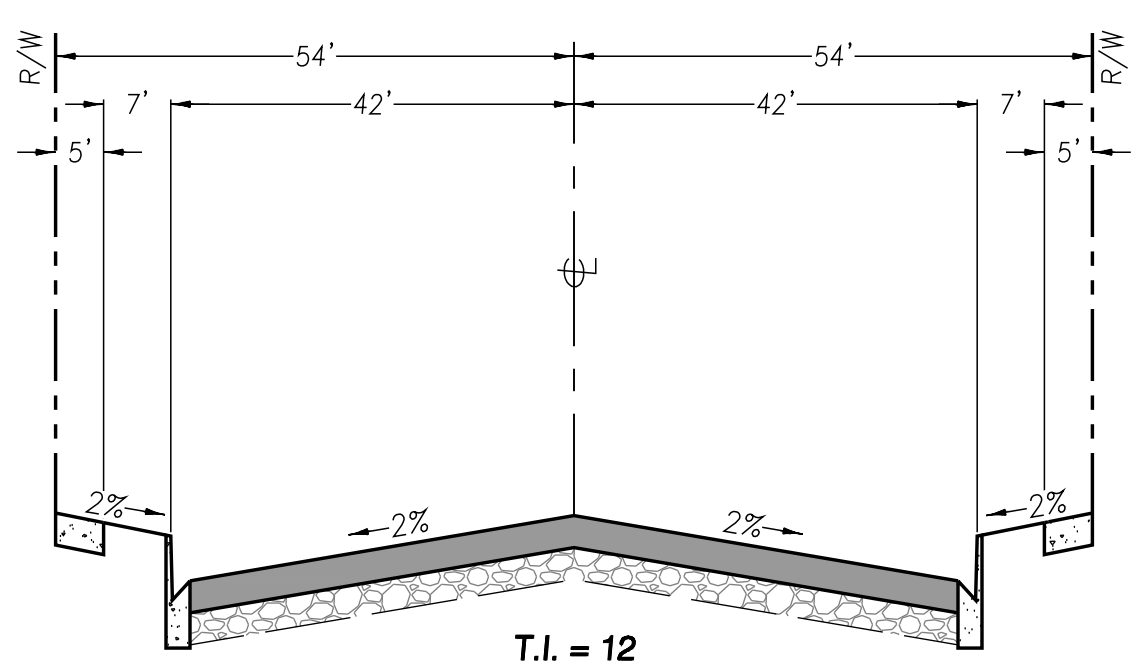


**SECTION B-B**  
**TYPICAL REAR YARD SECTION**  
NO SCALE

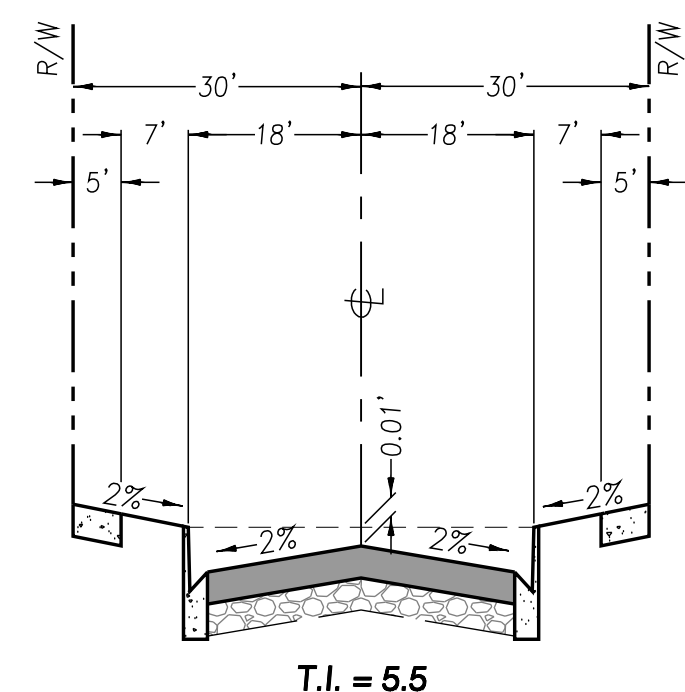
(\*) GRADE CLEARANCES (CBC1803.3/CRC R401.3), WOOD TREATMENT (CBC2304.11.2.2/CRC R317.1(2)) AND WEEP SCREWS (CBC2512.1.2/CRC R703.6.2.1) SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED CALIFORNIA BUILDING CODE/RESIDENTIAL CODE.



**TYPICAL SECTION**  
**Haven Avenue**  
SCALE: 1"=20' HORIZ. 1"=2' VERT.



**TYPICAL SECTION**  
**Merrill Avenue**  
SCALE: 1"=20' HORIZ. 1"=2' VERT.



**TYPICAL SECTION**  
**East Austin Street**  
**East Curry Street**  
**East Kane Drive**  
**South Anderson Avenue**  
**South Grayson Way**  
**South Jordan Way**  
**South Prince Way**  
**South Steed Place**  
**South Wilson Avenue**  
SCALE: 1"=20' HORIZ. 1"=2' VERT.

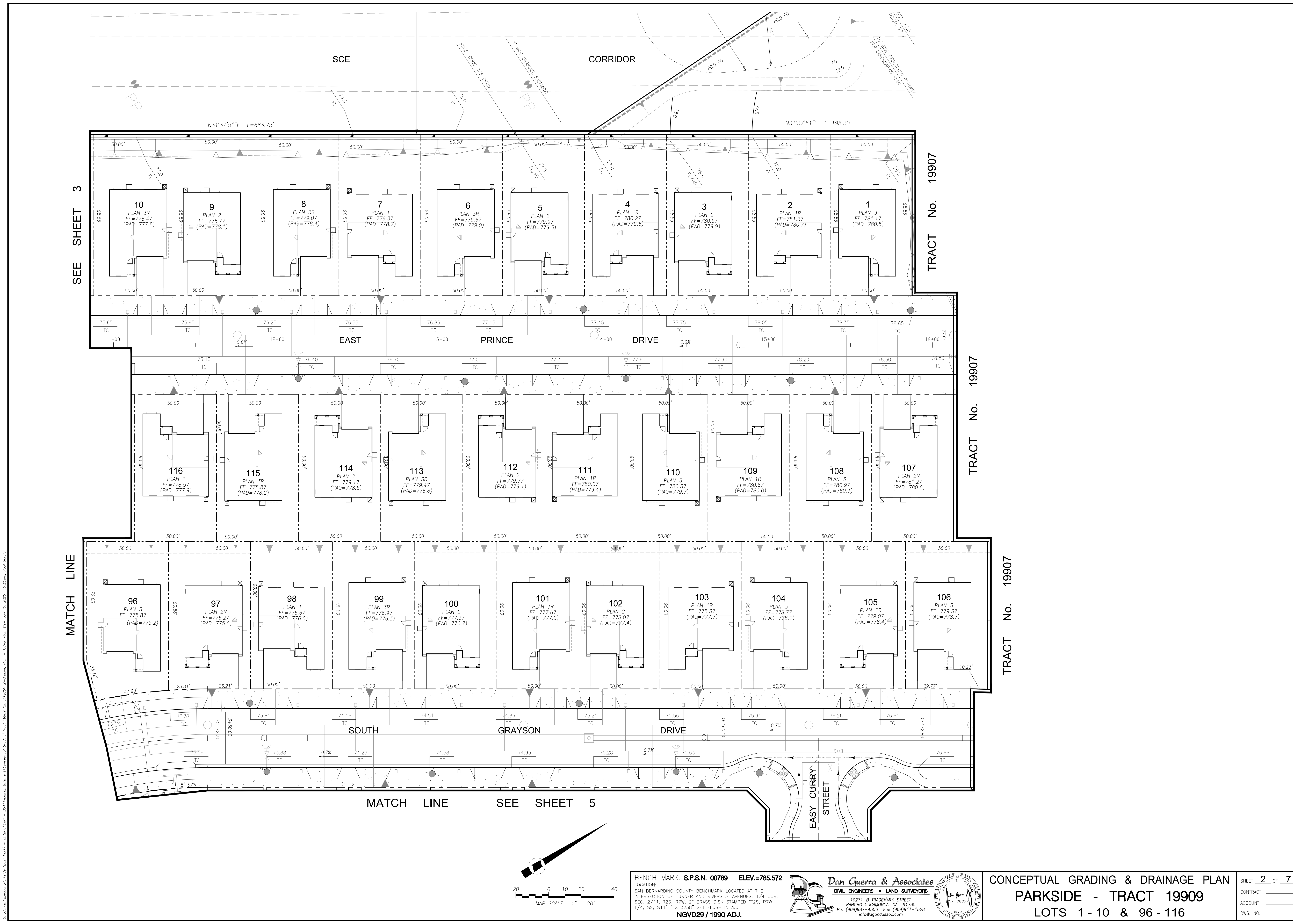
**OWNER / DEVELOPER**  
Lennar Homes - Inland / LA / Ventura Division  
980 MONTECITO DRIVE, SUITE 302  
CORONA, CA 92879  
(951) 817-3500

**BENCH MARK: S.P.S.N. 00789 ELEV.=785.572**  
LOCATION:  
SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR. SEC. 2/11, T2S, R7W, 2" BRASS DISK STAMPED "T2S, R7W, 1/4, S2, S11" "LS 3028" SET FLUSH IN A.C.  
NGVD29 / 1990 ADJ.

**Dan Guerra & Associates**  
CIVIL ENGINEERS • LAND SURVEYORS  
10271-B TRADEMARK STREET  
RANCHO CUCAMONGA, CA 91730  
Ph. (909)987-4306 Fax (909)941-1528  
info@dangua.com

**CONCEPTUAL GRADING & DRAINAGE PLAN**  
FOR  
**PARKSIDE - TRACT 19909**

SHEET **1** OF **7**  
CONTRACT \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
DWG. NO. \_\_\_\_\_



SEE SHEET 3

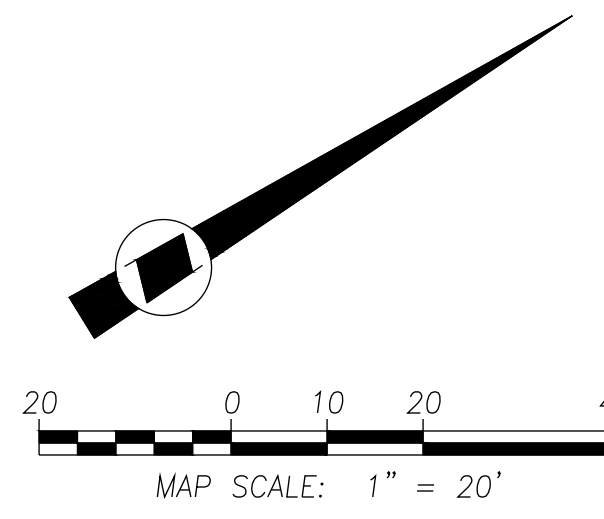
MATCH LINE

MATCH LINE SEE SHEET 5

TRACT No. 19907

TRACT No. 19907

TRACT No. 19907



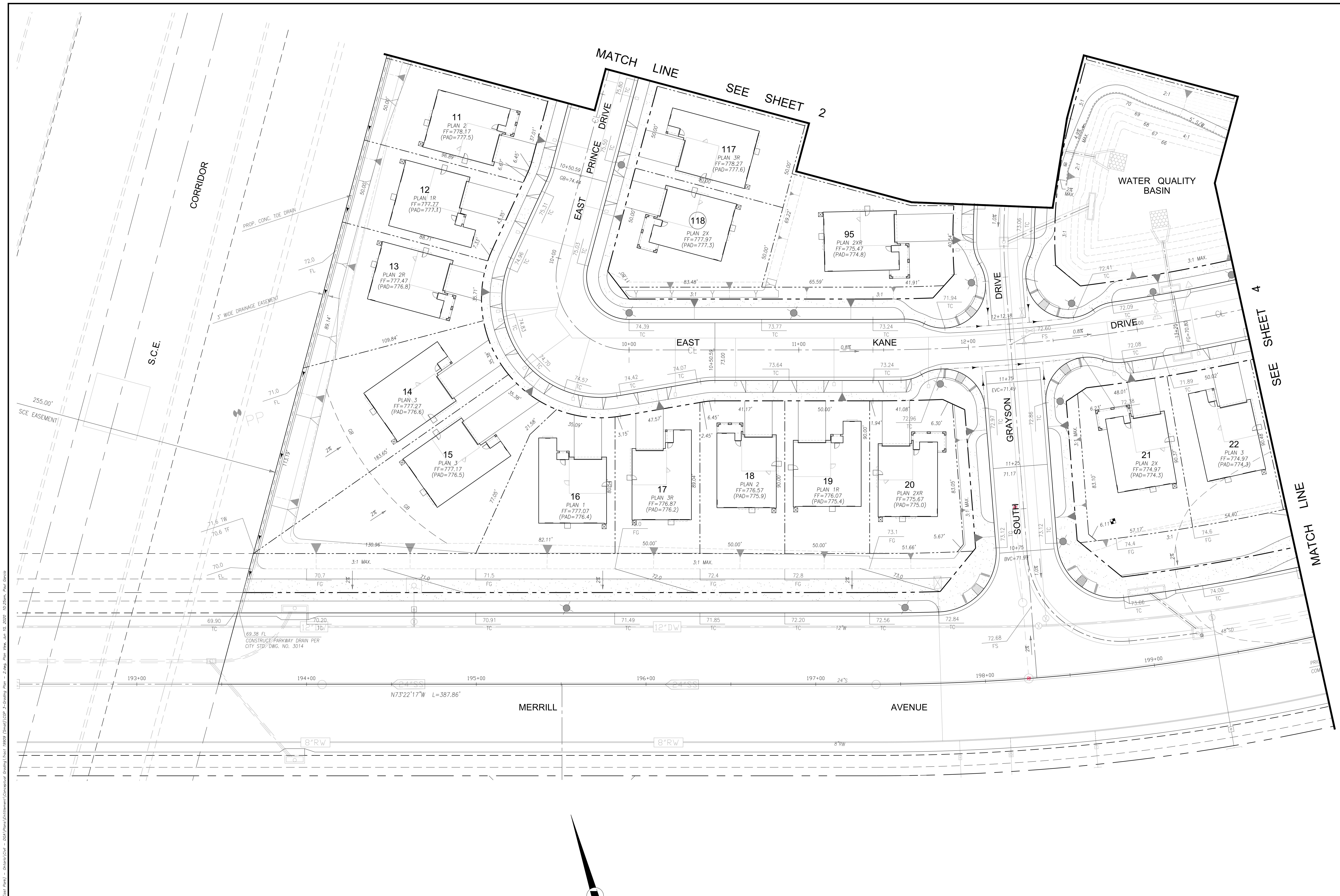
BENCH MARK: S.P.S.N. 00789 ELEV.=785.572  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
 INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
 SEC. 2/11, T2S, R7W, 2" BRASS DISK STAMPED T2S, R7W,  
 1/4, S2, S11" L.S. 3268' SET FLUSH IN A.C.  
 NGVD29 / 1990 ADJ.

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 RANCHO CUCAMONGA, CA 91730  
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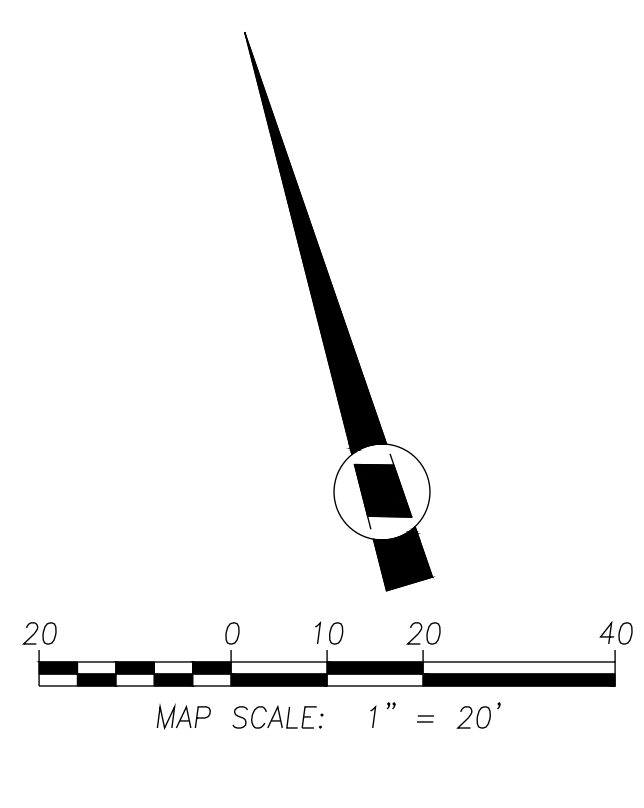
CONCEPTUAL GRADING & DRAINAGE PLAN  
**PARKSIDE - TRACT 19907**  
 LOTS 1 - 10 & 96 - 116

SHEET 2 OF 7  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

S:\Current\19907\19907\_Parkside - Conceptual Grading & Drainage Plan.dwg - 11/10/2009 10:22:59 AM - 11/10/2009 10:22:59 AM - 11/10/2009 10:22:59 AM



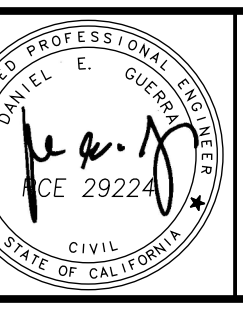
S:\Users\luciano\Documents\19909 (S)\19909 (S)\19909 (S)\Grading\19909 (S)\Grading.dwg, Jun 10, 2023 10:25:00 PM, Plot Scale: 1/4"=20'



**BENCH MARK: S.P.S.N. 00789 ELEV.=785.572**  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
 INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
 SEC. 27/11, T2S, R7W, 21" BRASS DISK STAMPED T2S, R7W,  
 1/4, S2, S11 "LS 3288" SET FLUSH IN A.C.  
**NGVD29 / 1990 ADJ.**

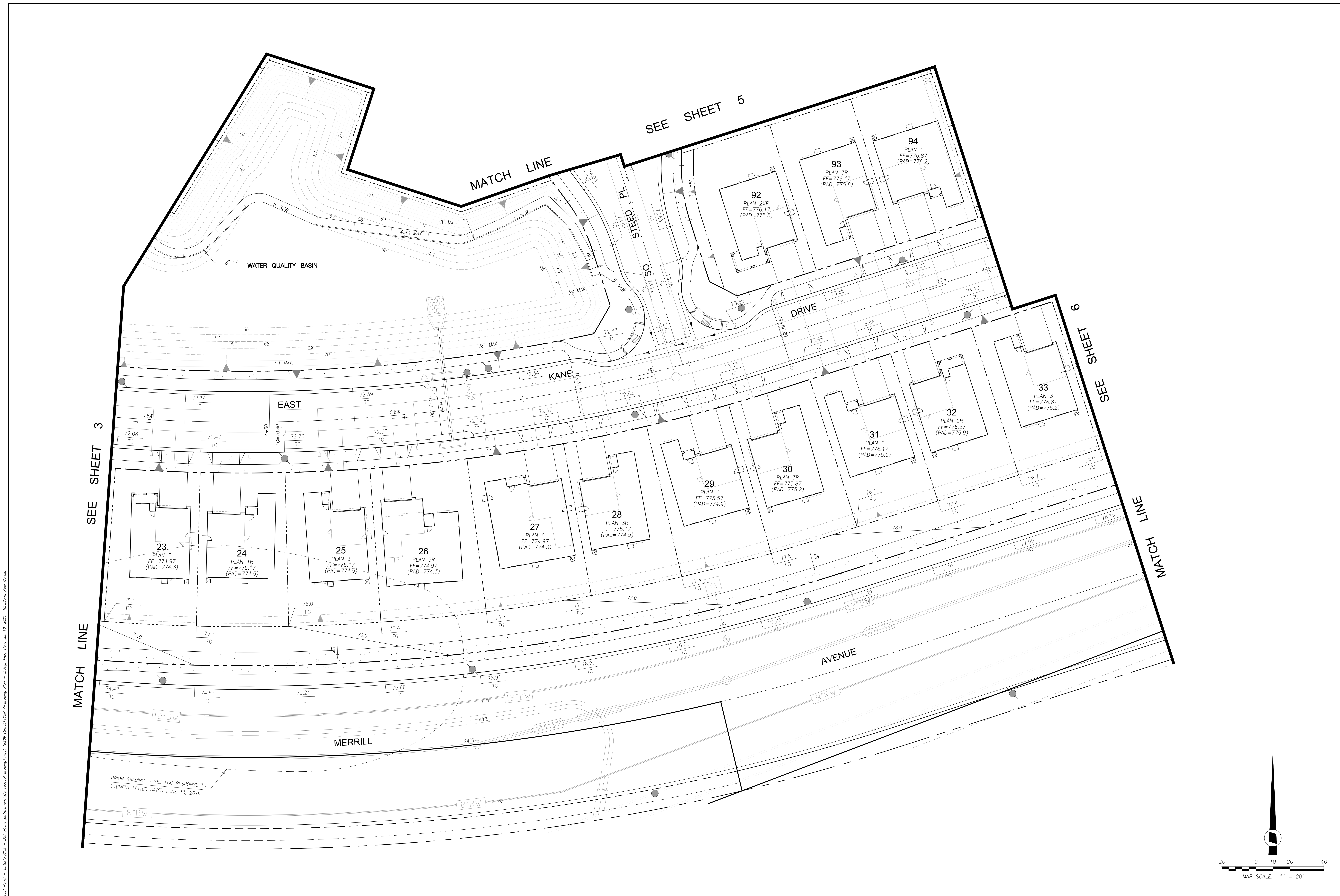
**Dan Guerra & Associates**  
 CIVIL ENGINEERS • LAND SURVEYORS

10271-B TRADEMARK STREET  
 RANCHO CUCAMONGA, CA 91730  
 Ph. (909)987-4306 Fax (909)941-1528  
 info@danaguerra.com



**CONCEPTUAL GRADING & DRAINAGE PLAN**  
**PARKSIDE - TRACT 19909**  
**LOTS 11 - 22, 95 & 117 - 118**

SHEET 3 OF 7  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_



S:\Current\19909\19909 - 2004\Plans\Environment\Conceptual Grading\Drawings\19909 - 2004\19909 - 2004.dwg  
 10/20/09 10:58am P:\d\g\c

PRIOR GRADING - SEE LOC RESPONSE TO COMMENT LETTER DATED JUNE 13, 2019

**BENCH MARK: S.P.S.N. 00789 ELEV.=785.572**  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR. SEC. 2/T11, T2S, R7W, 2" BRASS DISK STAMPED T2S, R7W, 1/4, S2, S11 "LS, 3/28" SET FLUSH IN A.C.  
**NGVD29 / 1990 ADJ.**

**Dan Guerra & Associates**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 10271-B TRADEMARK STREET  
 RANCHO CUCAMONGA, CA 91730  
 Ph. (909)987-4306 Fax (909)941-1528  
 info@dandassociates.com

**CONCEPTUAL GRADING & DRAINAGE PLAN**  
**PARKSIDE - TRACT 19909**  
**LOTS 23 - 33, 92 - 94**

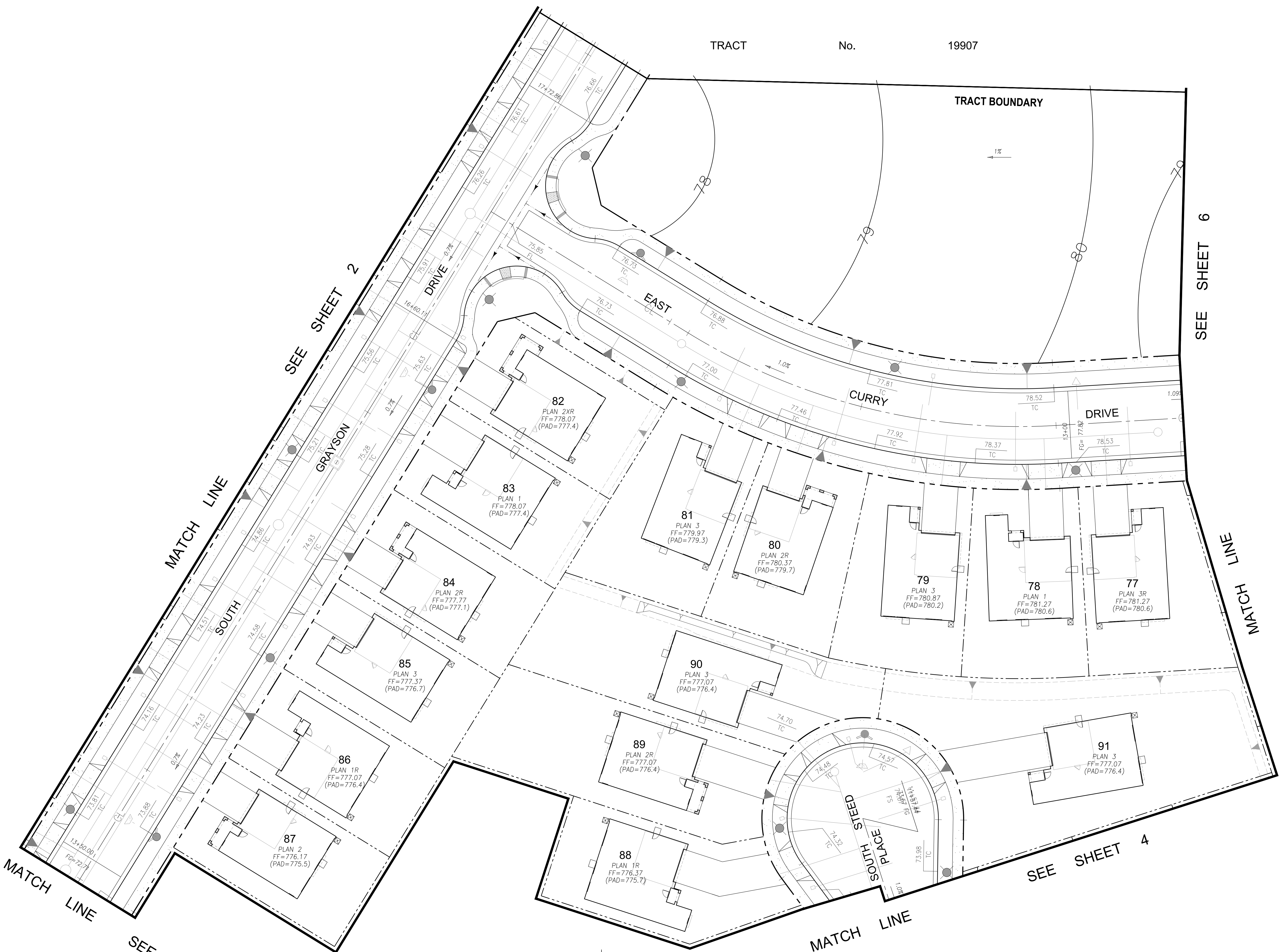
SHEET 4 OF 7  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

TRACT No. 19907

TRACT BOUNDARY

SEE SHEET 6

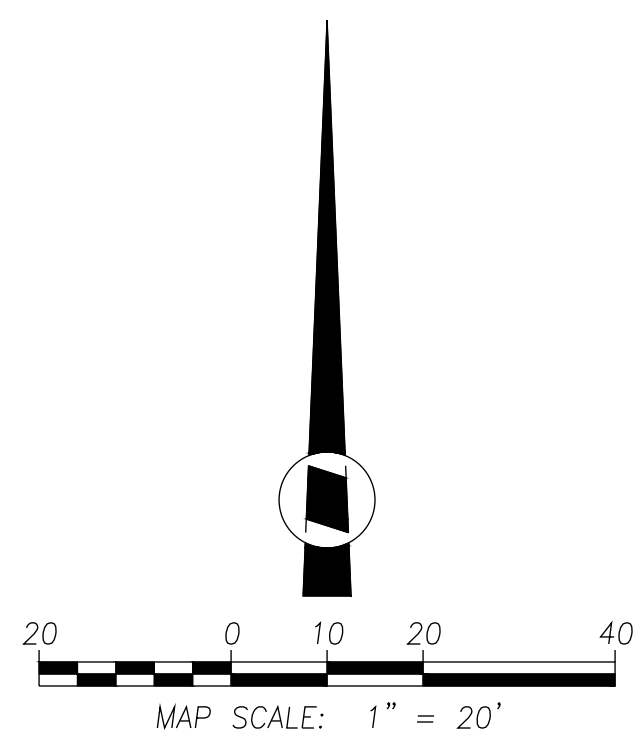
TRACT LIMIT



MATCH LINE SEE SHEET 3

SEE SHEET 2

SEE SHEET 4



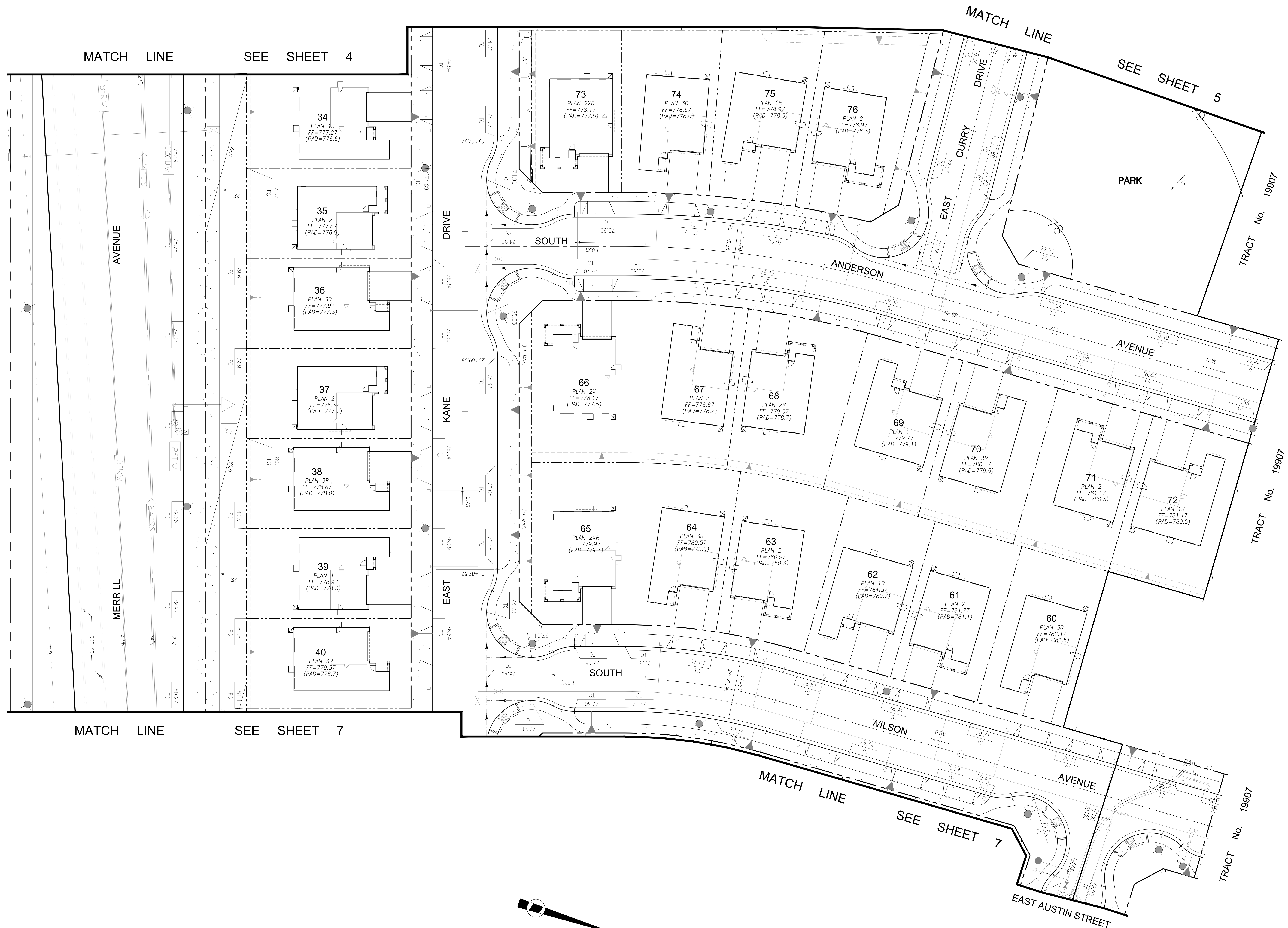
BENCH MARK: S.P.S.N. 00789 ELEV.=785.572  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
 INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
 SEC. 27/11, T2S, R7W, 21" BRASS DISK STAMPED T2S, R7W,  
 1/4, 52, S11" L.S. 3268" SET FLUSH IN A.C.  
 NGVD29 / 1990 ADJ.

**Dan Guerra & Associates**  
 CIVIL ENGINEERS • LAND SURVEYORS  
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 RANCHO CUCAMONGA, CA 91730  
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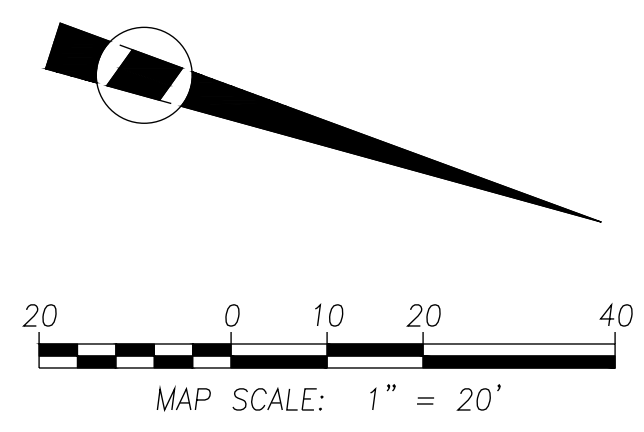
CONCEPTUAL GRADING & DRAINAGE PLAN  
 PARKSIDE - TRACT 19909  
 LOTS 77 - 91

SHEET 5 OF 7  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

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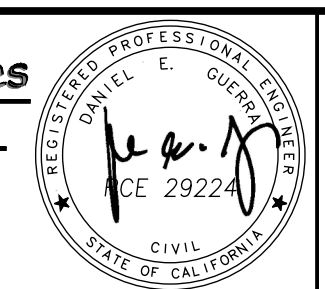


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**BENCH MARK: S.P.S.N. 00789 ELEV.=785.572**  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
 INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
 SEC. 2/T11, T2S, R7W, 2" BRASS DISK STAMPED "T2S, R7W,  
 1/4, S2, S11" "LS, 3/28" SET FLUSH IN A.C.  
**NGVD29 / 1990 ADJ.**

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 Ph. (909)987-4306 Fax (909)941-1528  
 info@dan-guerra.com



**CONCEPTUAL GRADING & DRAINAGE PLAN**  
**PARKSIDE - TRACT 19909**  
**LOTS 34 - 40 & 60 - 76**

SHEET **6** OF **7**  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

MATCH LINE

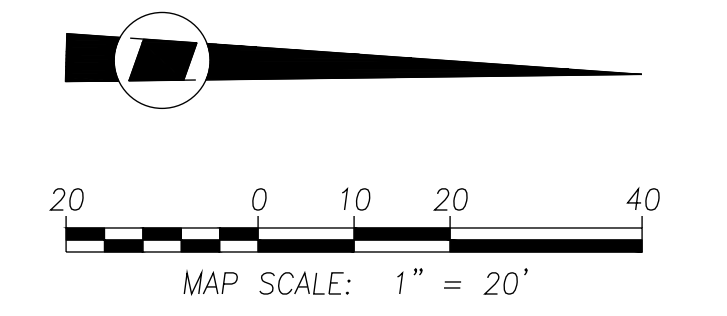
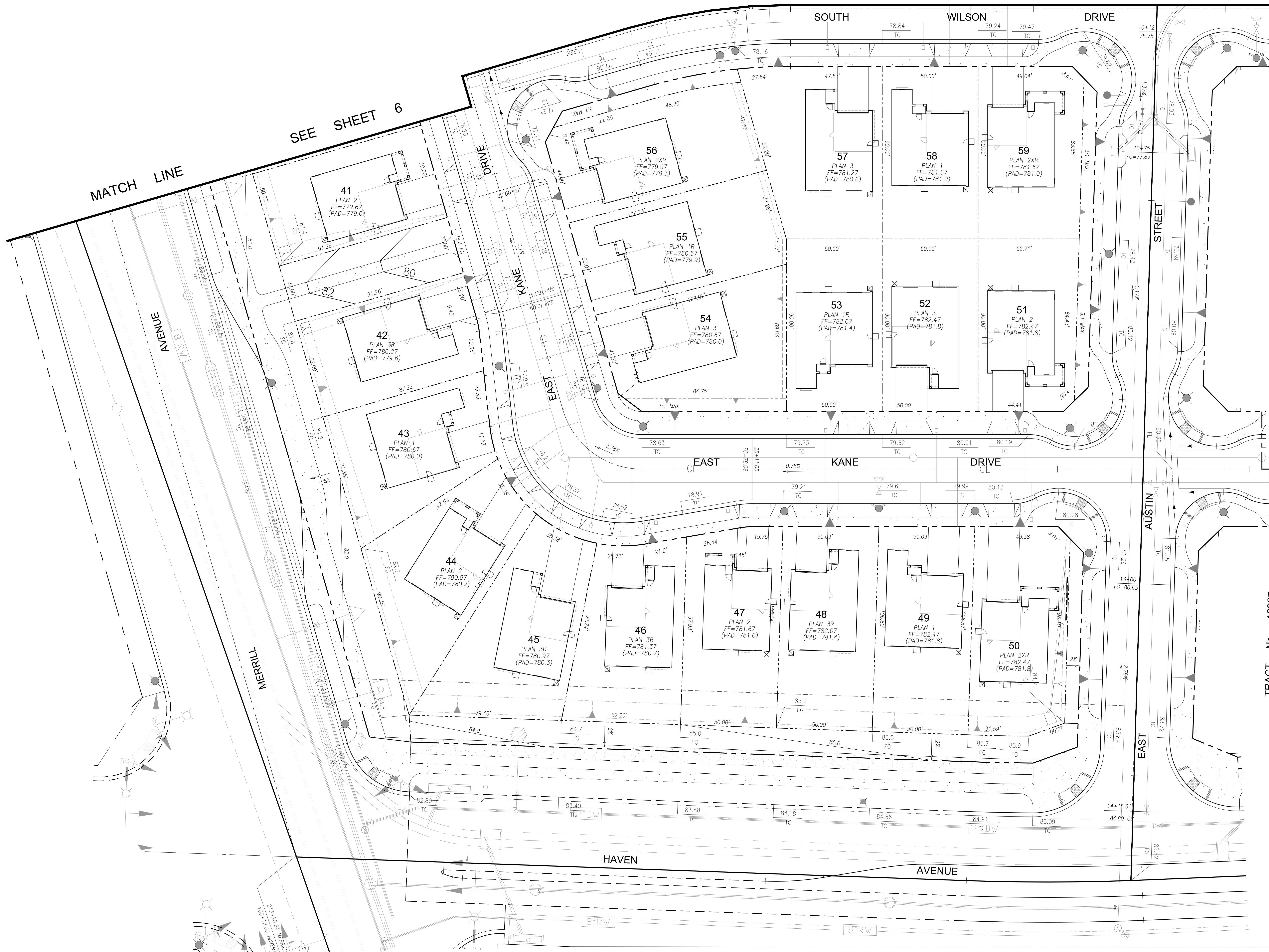
SEE SHEET 6

MATCH LINE

SEE SHEET 6

TRACT No. 19907

TRACT No. 19907



BENCH MARK: S.P.S.N. 00789 ELEV.=785.572  
 LOCATION:  
 SAN BERNARDINO COUNTY BENCHMARK LOCATED AT THE  
 INTERSECTION OF TURNER AND RIVERSIDE AVENUES, 1/4 COR.  
 SEC. 2/T.11, T2S, R7W, 21" BRASS DISK STAMPED T2S, R7W,  
 1/4, S2, S11" L.S. 3268" SET FLUSH IN A.C.  
 NGVD29 / 1990 ADJ.

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**CONCEPTUAL GRADING & DRAINAGE PLAN**  
**PARKSIDE - TRACT 19907**  
**LOTS 41-59**

SHEET 7 OF 7  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

S:\Current\19907\19907\_Plan\19907\_Plan.dwg - 2004\Users\Kurt\Documents\19907\_Plan.dwg - 8/24/2004 10:53:00 AM - 10:53:00 AM - 10:53:00 AM - 10:53:00 AM



# TENTATIVE TRACT MAP 19909

## SITE UTILIZATION PLAN

### CITY OF ONTARIO, STATE OF CALIFORNIA

APN 0218-033-13-0-000  
 EXIST. ZONING: SUBAREA 29  
 SPECIFIC PLAN: SCE CORRIDOR

APN 0218-321-17-0-000  
 EXIST. ZONING: SUBAREA 29  
 SPECIFIC PLAN: SUBAREA 29, PA 29

APN 0218-321-30-0-000

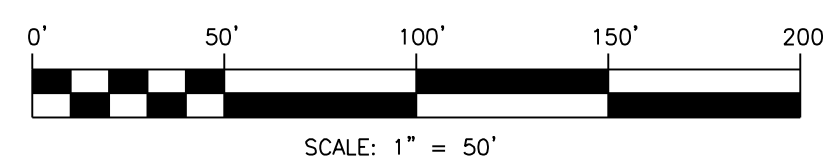
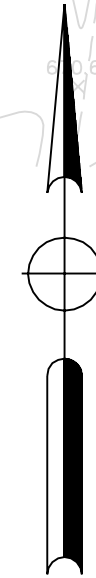
APN 0218-052-01-0-000  
 EXIST. ZONING: SUBAREA 29  
 SPECIFIC PLAN: SUBAREA 29, PA 13

APN 0218-331-14-0-000  
 EXIST. ZONING: AG  
 SPECIFIC PLAN: AG

HAVEN AVENUE

BELLEGRAVE AVENUE

**NOTE:**  
 THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.



**AMENDMENTS:**

DATE	No.	DESCRIPTION

**VSL ENGINEERING**

31805 TEMECULA PARKWAY #129, TEMECULA, CA. 92591  
 TEL. (951) 296-3930 FAX. (888) 537-1396

DATE PREPARED: JUNE 2014

Tentative Tract Map 19909

**CITY OF ONTARIO**

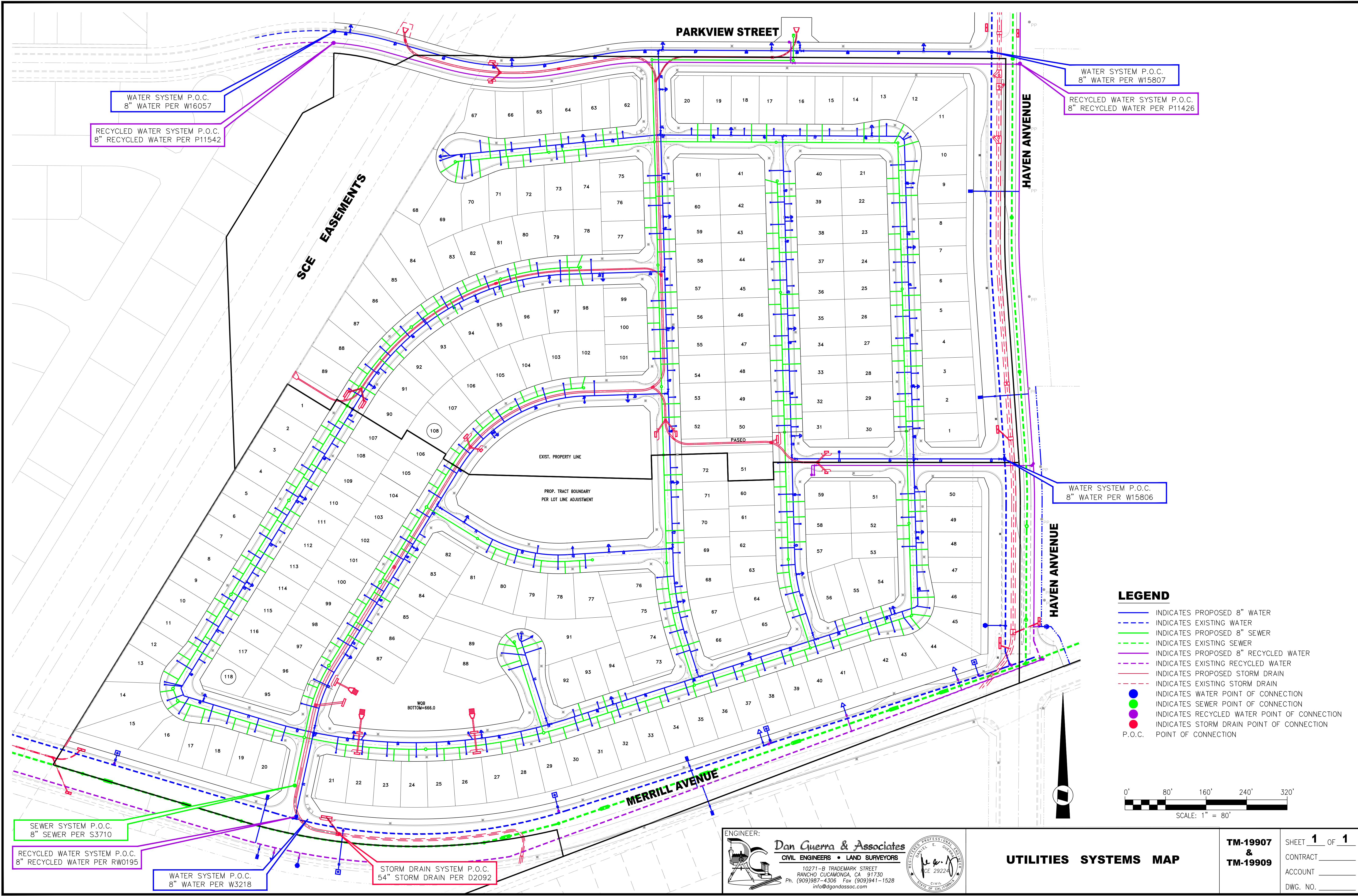
SITE UTILIZATION PLAN

SHEET NO.

**1**

OF 1 SHTS.

FILE NO.



WATER SYSTEM P.O.C.  
8" WATER PER W16057

RECYCLED WATER SYSTEM P.O.C.  
8" RECYCLED WATER PER P11542

WATER SYSTEM P.O.C.  
8" WATER PER W15807

RECYCLED WATER SYSTEM P.O.C.  
8" RECYCLED WATER PER P11426

WATER SYSTEM P.O.C.  
8" WATER PER W15806

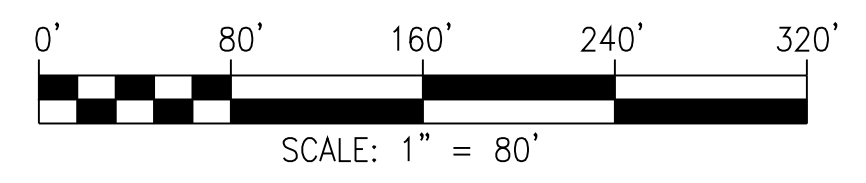
SEWER SYSTEM P.O.C.  
8" SEWER PER S3710

RECYCLED WATER SYSTEM P.O.C.  
8" RECYCLED WATER PER RW0195

WATER SYSTEM P.O.C.  
8" WATER PER W3218

STORM DRAIN SYSTEM P.O.C.  
54" STORM DRAIN PER D2092

- LEGEND**
- INDICATES PROPOSED 8" WATER
  - - - INDICATES EXISTING WATER
  - INDICATES PROPOSED 8" SEWER
  - - - INDICATES EXISTING SEWER
  - INDICATES PROPOSED 8" RECYCLED WATER
  - - - INDICATES EXISTING RECYCLED WATER
  - INDICATES PROPOSED STORM DRAIN
  - - - INDICATES EXISTING STORM DRAIN
  - INDICATES WATER POINT OF CONNECTION
  - INDICATES SEWER POINT OF CONNECTION
  - INDICATES RECYCLED WATER POINT OF CONNECTION
  - INDICATES STORM DRAIN POINT OF CONNECTION
  - P.O.C. POINT OF CONNECTION



ENGINEER:  

**Dan Guerra & Associates**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 10271-B TRADEMARK STREET  
 RANCHO CUCAMONGA, CA 91730  
 Ph. (909)987-4306 Fax (909)941-1528  
 info@dgdassoc.com



**UTILITIES SYSTEMS MAP**

**TM-19907**  
**&**  
**TM-19909**

SHEET **1** OF **1**  
 CONTRACT \_\_\_\_\_  
 ACCOUNT \_\_\_\_\_  
 DWG. NO. \_\_\_\_\_

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
**Non-Residential Landscape Projects**

Reference ET<sub>o</sub> for the area ET<sub>o</sub> = 54.6

**Estimated Total Water Use (ETWU):**  
 ETWU is calculated using the following formula: (E<sub>io</sub>) (E<sub>2</sub>) (E<sub>TAF</sub>) (L<sub>A</sub>)

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) Gallons/Yr
<b>Special Landscape Areas</b>							
H21 - Low Shrubs	0.20	Dripline	0.81	1.00	112,862	112,862	3,793,523
H22 - Moderate Shrubs	0.50	Dripline	0.81	1.00	74,708	74,708	2,529,015
<b>Totals</b>					<b>186,770</b>	<b>186,770</b>	<b>6,322,538</b>
Estimated Total Water Use in gallons per year: ETWU Total							<b>6,322,538</b>
Max. Annual Water Allowance in gallons per year: MAWA Total							<b>6,322,538</b>
MAWA calculation: (E <sub>io</sub> ) (E <sub>2</sub> ) [(E <sub>TAF</sub> x L <sub>A</sub> ) + ((1-E <sub>TAF</sub> ) x S <sub>LA</sub> )]							<b>0</b>
MAWA - ETWU							<b>0</b>
Acre Feet per year =							<b>19</b>

**ETAF Calculations**

All Landscape Areas	Total ETAF x Area	Total Landscape Area (LA)	Sitewide ETAF
	186,770	186,770	1.00

SCE CORRIDOR SEE SHEETS LC-7 & LC-8 FOR MORE INFORMATION



- FIRE HYDRANT
- STREET LIGHT
- 6" CONCRETE HEADER STREET ADA RAMP
- PRODUCTION FRONT YARDS SEE SHEETS LC-9 & LC-10 FOR MORE INFO.
- CFD SEE SHEETS LC-3 & LC-4 FOR MORE INFO.
- WALLS AND FENCES SEE SHEETS LC-11 - LC-13 FOR MORE INFORMATION.
- PERIMETER SPLIT FACE BLOCK WALL
- STABILIZED D.G. BIKE TRAIL w/ 6" CONCRETE HEADER
- CITY SIDEWALK

MATCHLINE - SEE SHEET LC-2

**HOA PLANT PALETTE:**

**THEME TREES**

- LARGE EVERGREEN MULTI-TRUNK SPECIMEN
  - Quercus agrifolia* • Coast Live Oak
- LARGE DECIDUOUS ACCENT
  - Platanus racemosa* • California Sycamore
- TALL EVERGREEN BACKGROUND
  - Pinus eldarica* • Afghan Pine

**STREET TREES**

- Quercus agrifolia* • Coast Live Oak
- Cercis canadensis* 'Forest Pansy' • Forest Pansy Eastern Redbud
- Ginkgo biloba* • Maidenhair Tree
- Quercus ilex* • Holly Oak
- Pistacia Chinensis* • Chinese Pistache
- Afrocarpus gracillor* • African Fern Pine

**SHRUBS AND GROUNDCOVER**

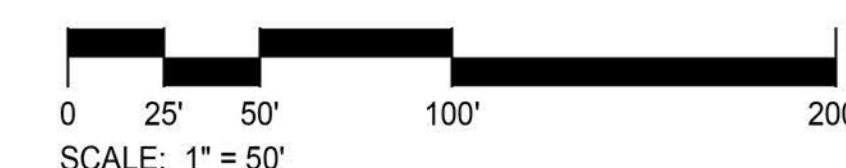
- Achillea* 'Moonshine' • Moonshine Yarrow
- Aloe* 'Blue Elf' • Blue Elf Aloe
- Aloe striata* • Coral Aloe
- Arbutus u.* 'Compacta' • Dwarf Strawberry Tree
- Bouteloua g.* 'Blonde Ambition' • Blonde Ambition Blue Grama
- (At park & basin only)
- Bulbine f.* 'Hallmark' • Hallmark Orange-Stalked Bulbine
- Callistemon* 'Little John' • Little John Bottlebrush
- Carex divulsus* • Berkeley Sedge
- Cistus salvifolius* • Sageleaf Rockrose
- (At park & basin only)
- Dianella r.* 'Little Rev' • Little Rev Flax Lily
- Dianella t.* 'Variegata' • Variegated Flax Lily
- Diets bicolor* • Fortnight Lily
- Geranium x* 'Rozanne' • Rozanne Cranesbill
- Hesperaloe parviflora* • Red Yucca
- Juniperus h.* 'Wiltonii' • Blue Rug Juniper
- Rosmarinus o.* 'Tuscan Blue' • Tuscan Blue Rosemary
- Lantana x.* 'New Gold' • New Gold Lantana
- Leucophyllum l.* 'Lynn's Legacy' • Lynn's Legacy Texas Ranger
- Leymus c.* 'Canyon Prince' • Canyon Prince Giant Wild Rye
- Lobelia laxiflora* • Mexican Cardinal Flower
- Muhlenbergia c.* 'White Cloud' • White Cloud Muhly
- Muhlenbergia rigens* • Deer Grass
- Nandina domestica* • Heavenly Bamboo
- Nepeta x f.* 'Walker's Low' • Walker's Low Catmint
- Rhapiolepis indica* • Indian Hawthorn
- Rosa f.* 'Iceberg' • Iceberg Rose
- Rosmarinus o.* 'Huntington Carpet' • Huntington Carpet Rosemary
- Salvia greggii* • Autumn Sage
- Salvia l.* 'Santa Barbara' • Santa Barbara Mexican Bush Sage
- (At park & basin only)
- Senecio mandraliscae* • Blue Chalksticks
- Viburnum tinus* 'Compactum' • Viburnum

**PARKWAY GROUNDCOVER**

- Cynodon dactylon* • Bermuda Grass
- Dianella r.* 'Little Rev' • Little Rev Flax Lily
- Juniperus horizontalis* 'Wiltonii' • Blue Rug Juniper



**PARKLANE DEVELOPMENT -OVERALL HOA CONCEPTUAL LANDSCAPE MASTER PLAN**  
 ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907



**LC-1**

SCALE: 1" = 50'  
 DATE: JUNE 2020  
 ADG JOB #: 2001-A



SCE CORRIDOR SEE SHEETS LC-7 & LC-8 FOR MORE INFORMATION

CITY SIDEWALK  
STABILIZED D.G. BIKE TRAIL  
w/ 6" CONCRETE HEADER

MATCHLINE - SEE SHEET LC-1

PASSIVE PARK  
SEE SHEET LC-5  
FOR MORE INFO.

WQMP BASIN  
SEE SHEET LC-6  
FOR MORE INFO.

PRODUCTION FRONT  
YARDS SEE SHEETS LC-9  
& LC-10 FOR MORE INFO.

CFD SEE SHEETS LC-3 &  
LC-4 FOR MORE INFO.

WALLS AND FENCES SEE  
SHEETS LC-11 - LC-13 FOR  
MORE INFORMATION.

STREET ADA RAMP

HOA PLANT PALETTE:

THEME TREES

- LARGE EVERGREEN MULTI-TRUNK SPECIMEN
  - Quercus agrifolia* • Coast Live Oak
- LARGE DECIDUOUS ACCENT
  - Platanus racemosa* • California Sycamore
- TALL EVERGREEN BACKGROUND
  - Pinus eldarica* • Afghan Pine

STREET TREES

- Quercus agrifolia* • Coast Live Oak
- Cercis canadensis 'Forest Pansy'* • Forest Pansy Eastern Redbud
- Ginkgo biloba* • Maidenhair Tree
- Quercus ilex* • Holly Oak
- Pistacia Chinensis* • Chinese Pistache
- Afrocarpus gracilior* • African Fern Pine

PERIMETER SPLIT  
FACE BLOCK WALL

SHRUBS AND GROUNDCOVER

- Achillea 'Moonshine'* • Moonshine Yarrow
- Aloe 'Blue Elf'* • Blue Elf Aloe
- Aloe striata* • Coral Aloe
- Arbutus u. 'Compacta'* • Dwarf Strawberry Tree
- Bouteloua g. 'Blonde Ambition'* • Blonde Ambition Blue Grama
- (At park & basin only)
- Bulbine f. 'Hallmark'* • Hallmark Orange-Stalked Bulbine
- Callistemon 'Little John'* • Little John Bottlebrush
- Carex divulsa* • Berkeley Sedge
- Cistus salvifolius* • Sageleaf Rockrose
- (At park & basin only)
- Dianella r. 'Little Rev'* • Little Rev Flax Lily
- Dianella t. 'Variegata'* • Variegated Flax Lily
- Diets bicolor* • Fortnight Lily
- Geranium x 'Rozanne'* • Rozanne Cranesbill
- Hesperaloe parviflora* • Red Yucca
- Juniperus h. 'Wiltonii'* • Blue Rug Juniper
- Rosmarinus o. 'Tuscan Blue'* • Tuscan Blue Rosemary
- Lantana x. 'New Gold'* • New Gold Lantana
- (At park & basin only)
- Leucophyllum l. 'Lynn's Legacy'* • Lynn's Legacy Texas Ranger
- Leymus c. 'Canyon Prince'* • Canyon Prince Giant Wild Rye
- Lobelia laxiflora* • Mexican Cardinal Flower
- Muhlenbergia c. 'White Cloud'* • White Cloud Muhly
- Muhlenbergia rigens* • Deer Grass
- Nandina domestica* • Heavenly Bamboo
- Nepeta x f. 'Walker's Low'* • Walker's Low Catmint
- Rhaphiolepis indica* • Indian Hawthorn
- Rosa f. 'Iceberg'* • Iceberg Rose
- Rosmarinus o. 'Huntington Carpet'* • Huntington Carpet Rosemary
- Salvia greggii* • Autumn Sage
- Salvia l. 'Santa Barbara'* • Santa Barbara Mexican Bush Sage
- (At park & basin only)
- Senecio mandraliscae* • Blue Chalksticks
- Viburnum tinus 'Compactum'* • Viburnum

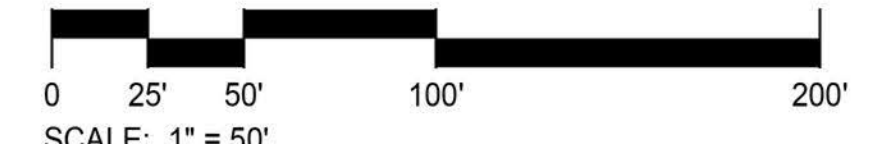
PARKWAY GROUNDCOVER

- Cynodon dactylon* • Bermuda Grass
- Dianella r. 'Little Rev'* • Little Rev Flax Lily
- Juniperus horizontalis 'Wiltonii'* • Blue Rug Juniper

**LENNAR**

PARKLANE DEVELOPMENT -OVERALL HOA CONCEPTUAL LANDSCAPE MASTER PLAN

ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907



**LC-2**

SCALE: 1" = 50'  
DATE: JUNE 2020  
ADG JOB #: 2001-A



WALL AND FENCE SEE SHEETS LC-11 THROUGH LC-13 FOR MORE INFORMATION

OVERALL HOA SEE SHEETS LC-1 & LC-2 FOR MORE INFORMATION

PRODUCTION FRONT YARDS SEE SHEETS LC-9 & LC-10 FOR MORE INFORMATION

SCE CORRIDOR SEE SHEETS LC-7 & LC-8 FOR MORE INFORMATION



- STREET ADA RAMP
- 6" CONCRETE HEADER
- STABILIZED D.G. BIKE TRAIL
- CITY SIDEWALK

MATCHLINE - SEE SHEET LC-4

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Non-Residential Landscape Projects

Reference ETo for the area ETo = 54.6

Estimated Total Water Use (ETWU):  
ETWU is calculated using the following formula: (Eto) (62) (ETAF) (LA)

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) (Gallons/yr)
<b>Special Landscape Areas</b>							
H21 - Low Shrub	0.20	Drip	0.81	1.00	39,028	39,028	1,321,163
H22 - Moderate Shrub	0.50	Drip	0.81	1.00	26,019	26,019	880,788
<b>Totals</b>					<b>65,047</b>	<b>65,047</b>	<b>2,201,971</b>
Estimated Total Water Use in gallons per year, ETWU Total							2,201,971
Max. Annual Water Allowance in gallons per year, MAWA Total							2,201,971
MAWA calculation: (Eto) (62) [(ETAFxLA) + ((1-ETAF) x SLA)]							MAWA - ETWU = 0
							Acre Feet per year = 7

**ETAF Calculations**

All Landscape Areas	Total ETAF x Area	Total Landscape Area (LA)	Sitewide ETAF
Total ETAF x Area	65,047	65,047	1.00

**CFD PLANT PALETTE:**

- TREES**
- HAVEN AVENUE**
    - Quercus agrifolia
    - Lagerstroemia indica
    - Ginkgo biloba
  - MERRILL AVENUE**
    - Quercus agrifolia
    - Cercis canadensis 'Forest Pansy'
  - Coast Live Oak
  - Crape Myrtle
  - Maidenhair Tree
- SHRUBS AND GROUNDCOVER**
- Aloe 'Blue Elf'
  - Cotoneaster lacteus
  - Dianella r. 'Little Rev'
  - Dianella t. 'Variegata'
  - Dodonaea v. 'Purpurea'
  - Muhlenbergia dubia
  - Rosmarinus o. 'Prostratus'
  - Senecio mandraliscae
  - Sesleria autumnalis
  - Teucrium x lucidrys
  - Blue Elf Aloe
  - Parney's Red Clusterberry
  - Little Rev Flax Lily
  - Variegated Flax Lily
  - Purple Hopseed Bush
  - Pine Muhly
  - Creeping Rosemary
  - Blue Chalksticks
  - Autumn Moor Grass
  - Germander



SCE CORRIDOR SEE SHEETS LC-7 & LC-8 FOR MORE INFORMATION

OVERALL HOA SEE SHEETS LC-1 & LC-2 FOR MORE INFORMATION

MATCHLINE - SEE SHEET LC-3

STABILIZED D.G. BIKE TRAIL

PASSIVE PARK  
SEE SHEET LC-5  
FOR MORE INFO.

WQMP BASIN  
SEE SHEET LC-6  
FOR MORE INFO.

PRODUCTION FRONT YARDS  
SEE SHEETS LC-9 & LC-10  
FOR MORE INFORMATION

WALL AND FENCE SEE SHEETS  
LC-11 THROUGH LC-13 FOR  
MORE INFORMATION

CFD PLANT PALETTE:

TREES

HAVEN AVENUE

- Quercus agrifolia*
- Lagerstroemia indica*
- Ginkgo biloba*

MERRILL AVENUE

- Quercus agrifolia*
- Cercis canadensis 'Forest Pansy'*

- Coast Live Oak
- Crape Myrtle
- Maidenhair Tree

- Coast Live Oak
- Forest Pansy Eastern Redbud

SHRUBS AND GROUNDCOVER

- Aloe 'Blue Elf'*
- Cotoneaster lacteus*
- Dianella r. 'Little Rev'*
- Dianella t. 'Variegata'*
- Dodonaea v. 'Purpurea'*
- Muhlenbergia dubia*
- Rosmarinus o. 'Prostratus'*
- Senecio mandraliscae*
- Sesleria autumnalis*
- Teucrium x lucidrys*
- Blue Elf Aloe
- Parney's Red Clusterberry
- Little Rev Flax Lily
- Variegated Flax Lily
- Purple Hopseed Bush
- Pine Muhly
- Creeping Rosemary
- Blue Chalksticks
- Autumn Moor Grass
- Germander

6" CONCRETE HEADER

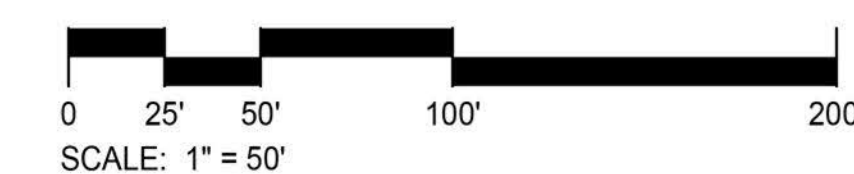
CITY SIDEWALK

STREET ADA RAMP

**LENNAR**

PARKLANE DEVELOPMENT - CONCEPTUAL CFD LANDSCAPE MASTER PLAN

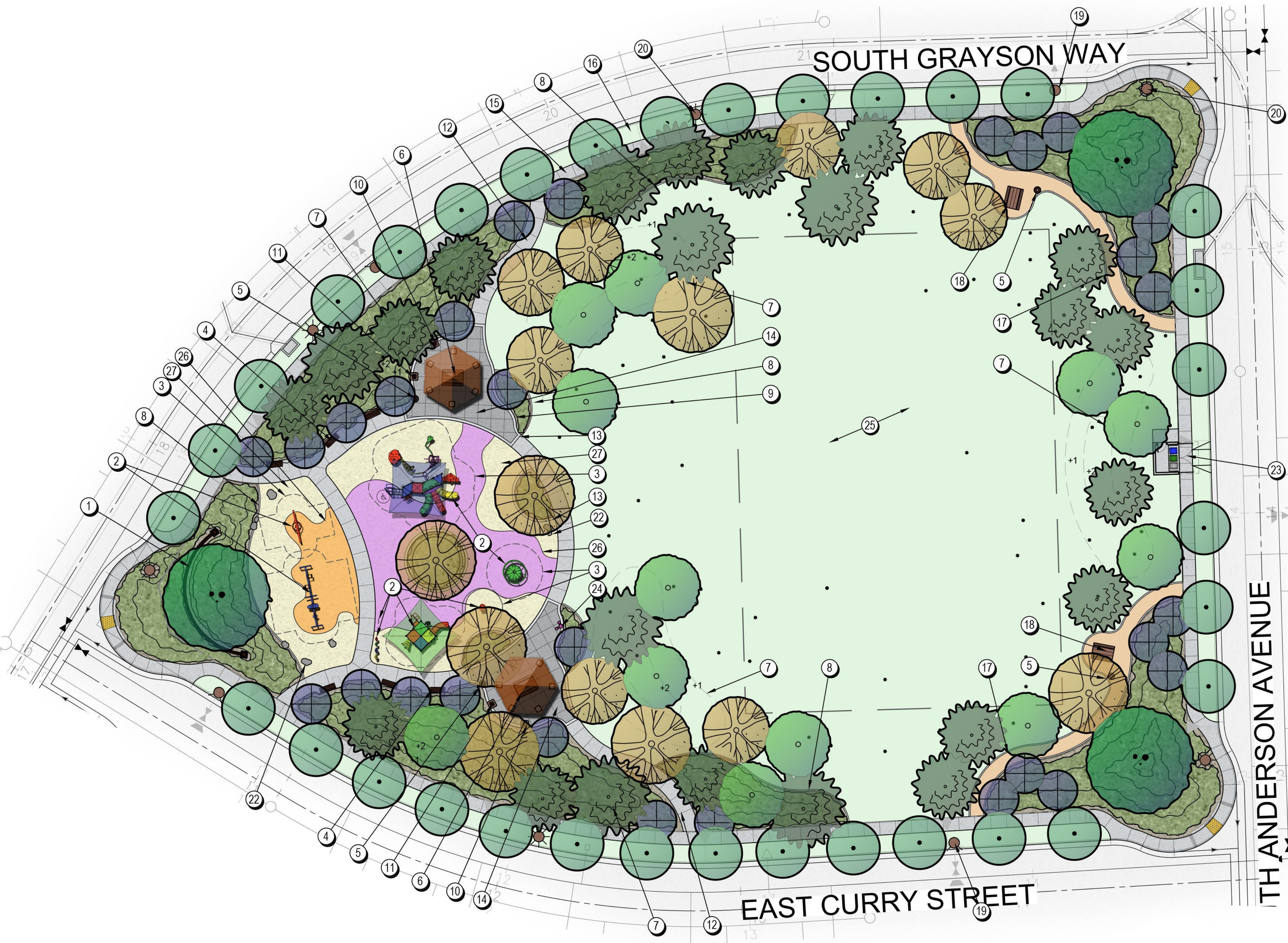
ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907



LC-4

SCALE: 1" = 50'  
DATE: JUNE 2020  
ADG JOB #: 2001-A





**PLANT PALETTE:**

- TREES & VINES**
- MULTI-TRUNK SPECIMEN TREE
    - Quercus agrifolia* • Coast Live Oak
  - LARGE DECIDUOUS SHADE TREE
    - Platanus racemosa* • California Sycamore
  - SMALL FLOWERING CANOPY TREE
    - Lagerstroemia indica* • Crape Myrtle
  - EVERGREEN CANOPY TREE
    - Cinnamomum camphora* • Camphor Tree
  - PINE TREE
    - Pinus eldarica* • Afghan Pine
  - INTERIOR STREET TREES (PER SEPARATE HOA PACKAGE)
- SHRUBS AND GROUNDCOVER**
- LARGE SHRUBS**
- Arbutus m. 'Compacta'* • Dwarf Strawberry Tree
  - Rhamnus californica* 'Eve Case' • Eve Case Coffeeberry
  - Rosmarinus o. 'Blue Spires'* • Rosemary
- MIDGROUND SHRUBS**
- Callistemon v. 'Little John'* • Dwarf Bottlebrush
  - Leucophyllum l. 'Lynn's Legacy'* • Lynn's Legacy Leucophyllum
  - Nandina d. 'Sienna Sunrise'* • Heavenly Bamboo
  - Salvia greggii* • Autumn Sage
  - Salvia leucantha* 'Santa Barbara' • Mexican Bush Sage
- FOREGROUND**
- Achillea x. 'Moonshine'* • Yarrow
  - Bulbine frutescens* 'Hallmark' • Bulbine
  - Cistus v. pulverantelus* 'Sunset' • Rockrose
  - Dianella 'Lil Rev'* • Lil Rev Flax Lily
  - Lantana x. 'New Gold'* • Lantana
  - Senecio mandraliscae* • Blue Finger
- GROUNDCOVER**
- Carex divulsa* • Berkeley Sedge
  - Juniperus h. 'Huntington Blue'* • Creeping Juniper
  - Myoporum parviflorum* • Myoporum
  - Rosmarinus o. 'Huntington Carpet'* • Groundcover Rosemary
  - Salvia 'Bee's Bliss'* • Bee's Bliss Sage
- ACCENT**
- Aloe 'Blue Elf'* • Blue Elf Aloe
  - Aloe striata* • Coral Aloe
  - Hesperaloe parviflora* • Red Yucca
  - Muhlenbergia rigens* • Deer Grass
- TURF**

**FEATURE LEGEND:**

- 1 Neighborhood Park Monument Wall with Decorative Pilasters and Signage.
- 2 Childrens Tot-Lot with Multiple Age Group Play Structures, Equipment, Swing Set and Rubber Surfacing.
- 3 Play Equipment Safety Fall Zone.
- 4 Accessible Bench Seating.
- 5 Trash Receptacle.
- 6 Pre-Fabricated Overhead Shade Structure with Decorative Columns.
- 7 Landscape Berm.
- 8 6" Wide Concrete Header.
- 9 Bike Rack.
- 10 Barbeque Grill.
- 11 Hot Coal Receptacle with Clean Out Door.
- 12 6" Wide Medium Broom Natural Color Concrete Pathway.
- 13 12" Wide Smooth Troweled Natural Color Concrete Band.
- 14 Natural Color Concrete with Top-Cast Finish and Saw Cut Joints in 5' Square Pattern.
- 15 5' Wide Sidewalk Per Separate ADG H.O.A. Package.
- 16 Parkway Planting Per Separate ADG H.O.A. Package.
- 17 5' Wide Decomposed Granite Pathway.
- 18 Picnic Table.
- 19 Fire Hydrant Per Civil Engineer's Plans.
- 20 Street Lights Per Civil Engineer's Plans.
- 21 Knuckle Intersection Planting Per Separate ADG H.O.A. Landscape Plans.
- 22 Landscape Boulders.
- 23 (3) 96-Gallon Trash Bin Enclosure.
- 24 Drinking Fountain with Dog Bowl.
- 25 Large Open Turf Play Area with 180' x 120' U10 Size Soccer Field Overlay.
- 26 ADA Accessible Rubber Surfacing.
- 27 Fibar Tumbled Wood Play Mulch & Drainage System.

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Recycled Water and Recreational Landscape Projects

Reference ET<sub>o</sub> for the area ET<sub>o</sub> = 54.2

Estimated Total Water Use (ET<sub>WU</sub>):  
ET<sub>WU</sub> is calculated using the following formula: (E<sub>to</sub>) (62) (ETAF) (LA), where ET<sub>WU</sub> ETAF is PF/EI

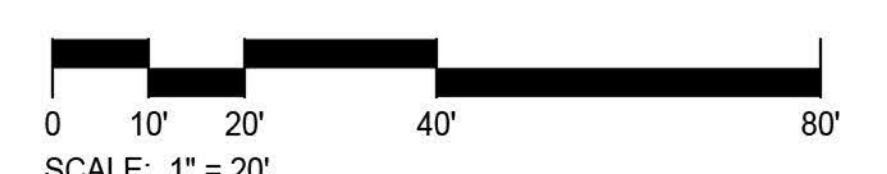
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ET <sub>WU</sub> ) gallons/yr
<b>Special Landscape Areas</b>							
RE1 - RW Strub Areas	0.5	Drip	0.81	1	23,021	23,021	773,598
RE2 - RW Recreational Turf Areas	0.9	Rotir	0.75	1	50,402	50,402	1,693,709
<b>Totals</b>					<b>73,423</b>	<b>73,423</b>	
<b>Estimated Total Water Use in gallons per year, ET<sub>WU</sub> Total</b>							<b>2,467,306</b>
<b>Maximum Annual Water Allowance in gallons per year, MAWA Total</b>							<b>2,467,306</b>
<b>MAWA calculation: (E<sub>to</sub>) (62) [(ETAFxLA) + ((1-ETAF) x SLA)]</b>							<b>MAWA - ET<sub>WU</sub> = 0</b>

**ETAF Calculations**

All Landscape Areas	Total ETAF x Area
Total Landscape Area (LA)	73,423
Site-wide ETAF	1.00



**PARKLANE DEVELOPMENT -LOT 'A' & 'J' PARK SITE CONCEPTUAL LANDSCAPE PLAN**  
ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907



**LC-5**

SCALE: 1" = 20'  
DATE: JUNE 2020  
ADG JOB #. 2001-A





**PLANT PALETTE:**

- TREES**
- LARGE EVERGREEN MULTI-TRUNK SPECIMEN
    - Quercus agrifolia* - Coast Live Oak
  - LARGE DECIDUOUS ACCENT
    - Platanus racemosa* - California Sycamore
  - TALL EVERGREEN BACKGROUND
    - Pinus edlarica* - Afghan Pine
  - STREET TREES**
    - Rhus lancea* - African Sumac
    - Ginkgo biloba* - Maidenhair Tree

- SHRUBS AND GROUNDCOVER**
- FLOWERING SLOPE SHRUBS**
    - Achillea 'Moonshine'* - Moonshine Yarrow
    - Cotoneaster lacteus* - Red Clusterberry
    - Dietes bicolor* - Fortnight Lily
    - Geranium x 'Rozanne'* - Rozanne Cranesbill
    - Leymus c. 'Canyon Prince'* - Canyon Prince Giant Wild Rye
    - Lobelia laxiflora* - Mexican Cardinal Flower
    - Salvia leucantha* - Mexican Bush Sage
  - MIDGROUND BORDER SHRUB**
    - Rosa m. 'Icecap'* - Icecap Rose
  - EDGE SHRUBS AND GROUNDCOVER**
    - Achillea 'Moonshine'* - Moonshine Yarrow
    - Aloe 'Blue Elf'* - Blue Elf Aloe
    - Dianella t. 'Variegata'* - Variegated Flax Lily
    - Nepeta x f. 'Walker's Low'* - Walker's Low Catmint
    - Sesleria autumnalis* - Autumn Moor Grass
  - BASIN GROUNDCOVER**
    - Carex divulsa* - Berkeley Sedge
    - Medallion Dwarf with Bonsai* - Turf



EXISTING STABILIZED D.G. MULTI-USE TRAIL BY OTHERS

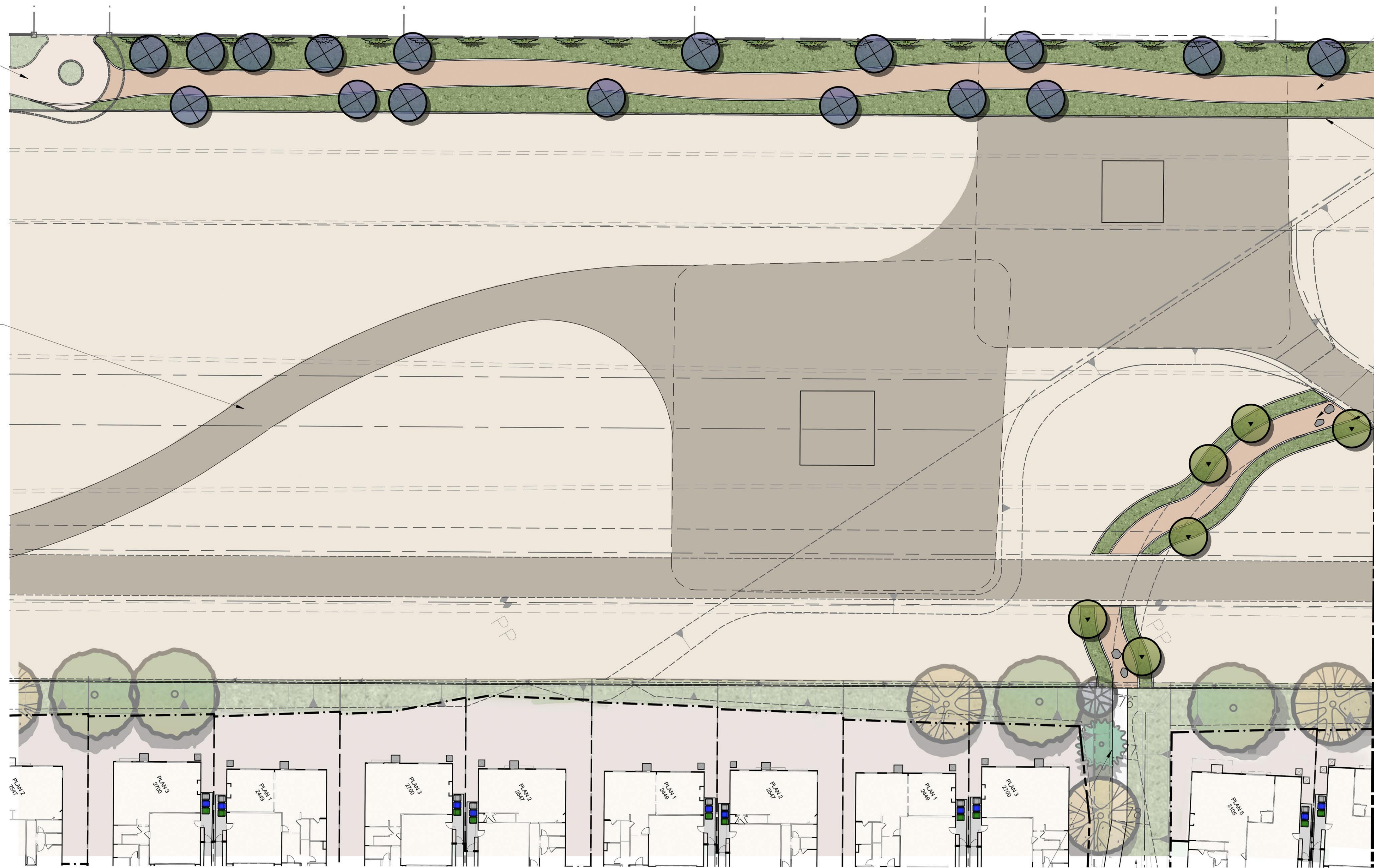
SCE MAINTENANCE ROAD

STABILIZED DECOMPOSED GRANITE MULTI-USE PATH

THEMED VINYL TRAIL FENCING

STABILIZED DECOMPOSED GRANITE MULTI-USE TRAIL

6" CONCRETE HEADER



**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Non-Residential Landscape Projects

Reference ETo for the area ETo = 54.8

Estimated Total Water Use (ETWU):  
ETWU is calculated using the following formula: (Eto) (.62) (ETAF) (LA)

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) Gallons/Yr
<b>Special Landscape Areas</b>							
H21 - Moderate Shrubs	0.50	Dripine	0.81	1.00	37,306	37,306	1,262,883
H22 - Moderate Trees	0.50	Dripine	0.81	1.00	1,700	1,700	97,548
Totals						39,006	39,006
Estimated Total Water Use in gallons per year, ETWU Total							1,320,431
Max. Annual Water Allowance in gallons per year, MAWA Total							1,320,431
MAWA calculation: (Eto) (.62) [(ETAFxLA) + ((1-ETAF) x SLA)]							MAWA - ETWU = 0
							Acres Feet per year = 4
<b>ETAF Calculations</b>							
All Landscape Areas							
Total ETAF x Area	39,006						
Total Landscape Area (LA)	39,006						
Sitewide ETAF	1.00						

**PLANT PALETTE:**

- TREE**
- Arbutus unedo
  - Lagerstroemia indica x 'Tuscarora'
- SHRUBS AND GROUNDCOVER**
- Aloe striata
  - Baccharis p. 'Pigeon Point'
  - Calliandra californica
  - Encelia californica
  - Eriogonum fasciculatum
  - Hesperaloe parviflora
  - Muhlenbergia dubia
  - Salvia c. 'Winnifred Gilman'
  - Teucrium x lucidrys
  - Zauschneria c. 'Route 66'
- VINE**
- Campsis radicans
- Strawberry Tree
  - Tuscarora Crape Myrtle
  - Coral Aloe
  - Pigeon Point Coyote Bush
  - Baja Fairy Duster
  - California Sunflower
  - California Buckwheat
  - Red Yucca
  - Pine Muhly
  - Winnifred Gilman Cleveland Sage
  - Germander
  - Route 66 California Fuschia
  - Common Trumpet Creeper

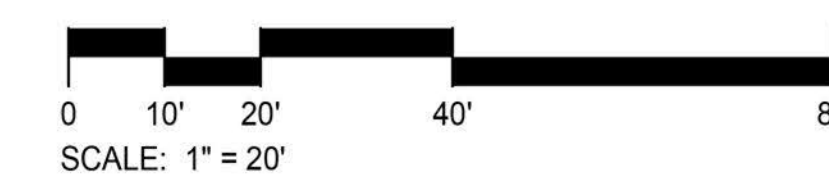
PASEO CONCRETE WALK

OVERALL HOA SEE SHEETS LC-1 & LC-2 FOR MORE INFORMATION

WALL AND FENCE SEE SHEETS LC-11 THROUGH LC-13 FOR MORE INFORMATION

**LENNAR**

PARKLANE DEVELOPMENT - SCE CORRIDOR CONCEPTUAL LANDSCAPE PLAN  
ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907



**LC-7**

SCALE: 1" = 20'  
DATE: JUNE 2020  
ADG JOB #: 2001-A





STABILIZED DECOMPOSED GRANITE MULTI-PURPOSE TRAIL

6" CONCRETE HEADER

SCE MAINTENANCE ROAD

SCE TRAIL PILASTER

CITY SIDEWALK

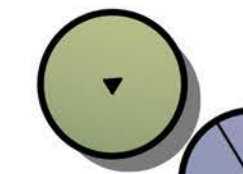

WALL AND FENCE SEE SHEETS LC-11 THROUGH LC-13 FOR MORE INFORMATION

OVERALL HOA SEE SHEETS LC-1 & LC-2 FOR MORE INFORMATION


PRODUCTION FRONT YARDS SEE SHEETS LC-9 & LC-10 FOR MORE INFORMATION

PLANT PALETTE:


TREE

-  *Arbutus unedo* • Strawberry Tree
-  *Lagerstroemia indica* x 'Tuscarora' • Tuscarora Crape Myrtle

SHRUBS AND GROUND COVER

-  *Aloe striata* • Coral Aloe
- Baccharis p. 'Pigeon Point'* • Pigeon Point Coyote Bush
- Calliandra californica* • Baja Fairy Duster
- Encelia californica* • California Sunflower
- Eriogonum fasciculatum* • California Buckwheat
- Hesperaloe parviflora* • Red Yucca
- Muhlenbergia dubia* • Pine Muhly
- Salvia c. 'Winnifred Gilman'* • Winnifred Gilman Cleveland Sage
- Teucrium x lucidrys* • Germander
- Zauschneria c. 'Route 66'* • Route 66 California Fuschia

VINE

-  *Campsis radicans* • Common Trumpet Creeper

**PLANT LEGEND:**  
ELEVATION 'A' - **SPANISH COLONIAL**

FRONT YARD SHADE TREE	SIZE	SPACING
EAST-WEST STREETS <i>Arbutus u. 'Marina'</i> Marina Strawberry Tree	24" Box	Per Plan
NORTH SOUTH STREETS <i>Tabebuia chrysotricha</i> Yellow Trumpet Tree	" "	" "
<b>FRONT YARD ACCENT TREE</b>		
EAST-WEST STREETS Lagerstroemia i. 'Dynamite' Dynamite Crape Myrtle	24" Box	Per Plan
NORTH SOUTH STREETS <i>Rhus lancea</i> African Sumac	" "	" "
<b>SHRUBS AND GROUNDCOVER</b>		
<i>Cupressus s. 'Swane's Golden'</i> Swane's Golden Cypress	15 Gallon	Per Plan
<i>Euryops p. 'Viridis'</i> Green-leaved Euryops - Patio Tree Form	15 Gallon	Per Plan
<i>Laurus nobilis</i> Sweet Bay	15 Gallon	48" o.c.
<i>Callistemon 'Little John'</i> <i>Buxus m. 'Faulkner'</i>	5 Gallon	36" o.c.
<i>Salvia clevelandii</i> Cleveland Sage	1 Gallon	30" o.c.
<i>Hesperaloe p. 'Brakelights'</i> Brakelights Red Yucca	1 Gallon	24" o.c.
<i>Senecio mandraliscae</i> Blue Chalksticks	1 Gallon	24" o.c.
<i>Rosmarinus o. 'Prostratus'</i> Creeping Rosemary	1 Gallon	36" o.c.

\* PLANTS TO BE USED ON NORTH AND EAST EXPOSURES AND WHERE SHADE CONDITIONS OCCUR.

**ELEVATION 'B' - CRAFTSMAN**

FRONT YARD SHADE TREE	SIZE	SPACING
EAST-WEST STREETS <i>Arbutus u. 'Marina'</i> Marina Strawberry Tree	24" Box	Per Plan
NORTH SOUTH STREETS <i>Tabebuia chrysotricha</i> Yellow Trumpet Tree	" "	" "
<b>FRONT YARD ACCENT TREE</b>		
EAST-WEST STREETS Lagerstroemia i. 'Dynamite' Dynamite Crape Myrtle	24" Box	Per Plan
NORTH SOUTH STREETS <i>Rhus lancea</i> African Sumac	" "	" "
<b>SHRUBS AND GROUNDCOVER</b>		
<i>Podocarpus e. 'Icee Blue'</i> Icee Blue Yellow-wood	15 Gallon	Per Plan
<i>Euryops p. 'Viridis'</i> Green-leaved Euryops- Patio Tree Form	15 Gallon	Per Plan
<i>Podocarpus gracilior</i> Fern Pine	15 Gallon	48" o.c.
<i>Rosa f. 'Iceberg'</i> <i>Rosmarinus o. 'Tuscan Blue'</i>	5 Gallon	36" o.c.
<i>Pennisetum 'Fireworks'</i> Fireworks Red Fountain Grass	1 Gallon	30" o.c.
<i>Achillea m. 'Island Pink'</i> Common Yarrow	1 Gallon	24" o.c.
<i>Dianella r. 'Little Rev'</i> Little Rev Flax Lily	1 Gallon	24" o.c.
<i>Rosmarinus o. 'Huntington Carpet'</i> Huntington Carpet Rosemary	1 Gallon	36" o.c.

\* PLANTS TO BE USED ON NORTH AND EAST EXPOSURES AND WHERE SHADE CONDITIONS OCCUR.

**ELEVATION 'C' - FARMHOUSE**

FRONT YARD SHADE TREE	SIZE	SPACING
EAST-WEST STREETS <i>Arbutus u. 'Marina'</i> Marina Strawberry Tree	24" Box	Per Plan
NORTH SOUTH STREETS <i>Tabebuia chrysotricha</i> Yellow Trumpet Tree	" "	" "
<b>FRONT YARD ACCENT TREE</b>		
EAST-WEST STREETS Lagerstroemia i. 'Dynamite' Dynamite Crape Myrtle	24" Box	Per Plan
NORTH SOUTH STREETS <i>Rhus lancea</i> African Sumac	" "	" "
<b>SHRUBS AND GROUNDCOVER</b>		
<i>Juniperus c. 'Blue Arrow'</i> <i>Podocarpus m. 'Maki'</i>	15 Gallon	Per Plan
<i>Rhaphiolepis i. 'Magnificent'</i> Indian Hawthorn -Patio Tree Form	15 Gallon	Per Plan
<i>Dodonaea v. 'Purpurea'</i> Purple Hopseed Bush	15 Gallon	48" o.c.
<i>Buxus m. 'Faulkner'</i> Faulkner Boxwood	5 Gallon	36" o.c.
<i>Phlomis fruticosa</i> Jerusalem Sage	1 Gallon	30" o.c.
<i>Teucrium x lucidrys</i> Germander	1 Gallon	24" o.c.
<i>Pennisetum Fairytails</i> Evergreen Fountain Grass	1 Gallon	24" o.c.
<i>Rosmarinus o. 'Prostratus'</i> Creeping Rosemary	1 Gallon	36" o.c.

\* PLANTS TO BE USED ON NORTH AND EAST EXPOSURES AND WHERE SHADE CONDITIONS OCCUR.

**PLANT LEGEND:**  
ELEVATION 'D' - **AMERICAN TRADITIONAL**

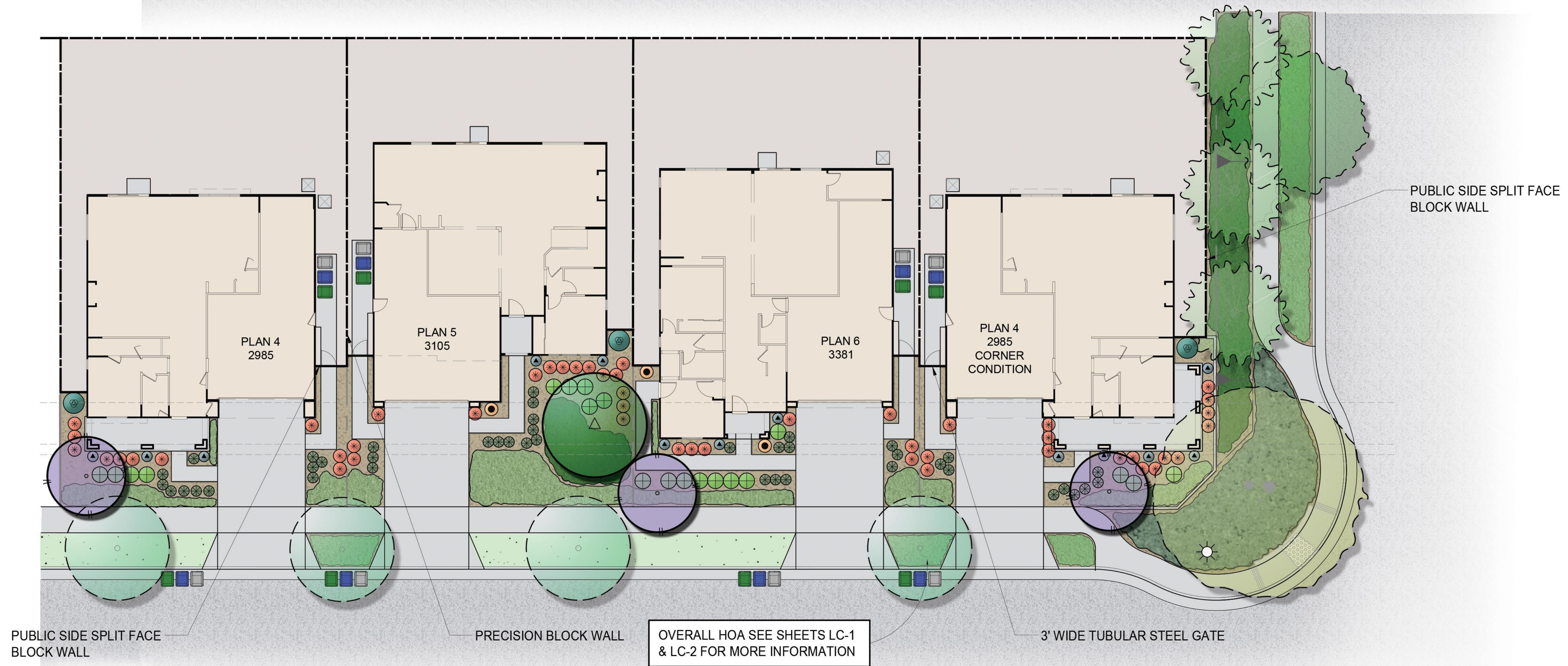
FRONT YARD SHADE TREE	SIZE	SPACING
EAST-WEST STREETS <i>Arbutus u. 'Marina'</i> Marina Strawberry Tree	24" Box	Per Plan
NORTH SOUTH STREETS <i>Tabebuia chrysotricha</i> Yellow Trumpet Tree	" "	" "
<b>FRONT YARD ACCENT TREE</b>		
EAST-WEST STREETS Lagerstroemia i. 'Dynamite' Dynamite Crape Myrtle	24" Box	Per Plan
NORTH SOUTH STREETS <i>Rhus lancea</i> African Sumac	" "	" "
<b>SHRUBS AND GROUNDCOVER</b>		
<i>Podocarpus e. 'Icee Blue'</i> Icee Blue Yellow-wood	15 Gallon	Per Plan
<i>Raphiolepis 'Magnificent'</i> ndian Hawthorn- Patio Tree Form	15 Gallon	Per Plan
<i>Prunus 'Bright N' Tight'</i> Bright N' Tight Carolina Cherry	15 Gallon	48" o.c.
<i>Nandina d. 'Sienna Sunrise'</i> Sienna Sunrise Heavenly Bamboo	5 Gallon	36" o.c.
<i>Lomandra 'Breeze'</i> Breeze Dwarf Mat Rush	1 Gallon	30" o.c.
<i>Limonium perezii</i> Sea Lavender	1 Gallon	24" o.c.
<i>Senecio mandraliscae</i> Blue Chalksticks	1 Gallon	24" o.c.
<i>Rosmarinus o. 'Huntington Carpet'</i> Huntington Carpet Rosemary	1 Gallon	36" o.c.

\* PLANTS TO BE USED ON NORTH AND EAST EXPOSURES AND WHERE SHADE CONDITIONS OCCUR.

**ELEVATION 'E' - ANDALUSIAN**

FRONT YARD SHADE TREE	SIZE	SPACING
EAST-WEST STREETS <i>Arbutus u. 'Marina'</i> Marina Strawberry Tree	24" Box	Per Plan
NORTH SOUTH STREETS <i>Tabebuia chrysotricha</i> Yellow Trumpet Tree	" "	" "
<b>FRONT YARD ACCENT TREE</b>		
EAST-WEST STREETS Lagerstroemia i. 'Dynamite' Dynamite Crape Myrtle	24" Box	Per Plan
NORTH SOUTH STREETS <i>Rhus lancea</i> African Sumac	" "	" "
<b>SHRUBS AND GROUNDCOVER</b>		
<i>Juniperus c. 'Blue Arrow'</i> <i>Podocarpus m. 'Maki'</i>	15 Gallon	Per Plan
<i>Solanum r. 'Royal Robe'</i> Paraguay Nightshade - Patio Tree Form	15 Gallon	Per Plan
<i>Laurus nobilis</i> Sweet Bay	15 Gallon	48" o.c.
<i>Olea e. 'Little Ollie'</i> <i>Nandina d. 'Sienna Sunrise'</i>	5 Gallon	36" o.c.
<i>Rhamnus c. 'Mound San Bruno'</i> Coffeeberry	1 Gallon	30" o.c.
<i>Achillea 'Moonshine'</i> Moonshine Yarrow	1 Gallon	24" o.c.
<i>Dianella r. 'Little Rev'</i> Little Rev Flax Lily	1 Gallon	24" o.c.
<i>Rosmarinus o. 'Prostratus'</i> Creeping Rosemary	1 Gallon	36" o.c.

\* PLANTS TO BE USED ON NORTH AND EAST EXPOSURES AND WHERE SHADE CONDITIONS OCCUR.



**LENNAR**<sup>®</sup>

PARKLANE DEVELOPMENT - TYPICAL FRONT YARDS CONCEPTUAL LANDSCAPE PLANS

ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907

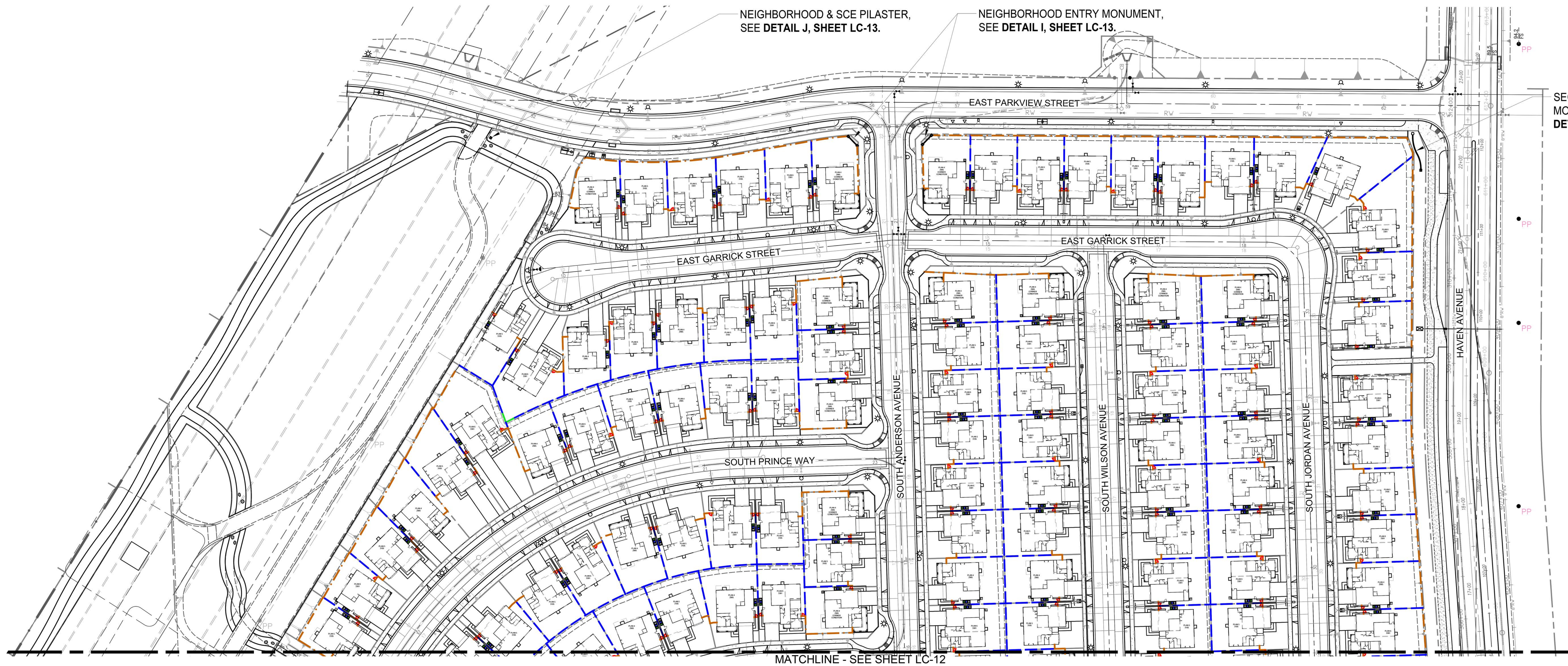
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SCALE: 1" = 10'

**LC-10**

SCALE: 1" = 10'  
DATE: JUNE 2020  
ADG JOB #: 2001-A



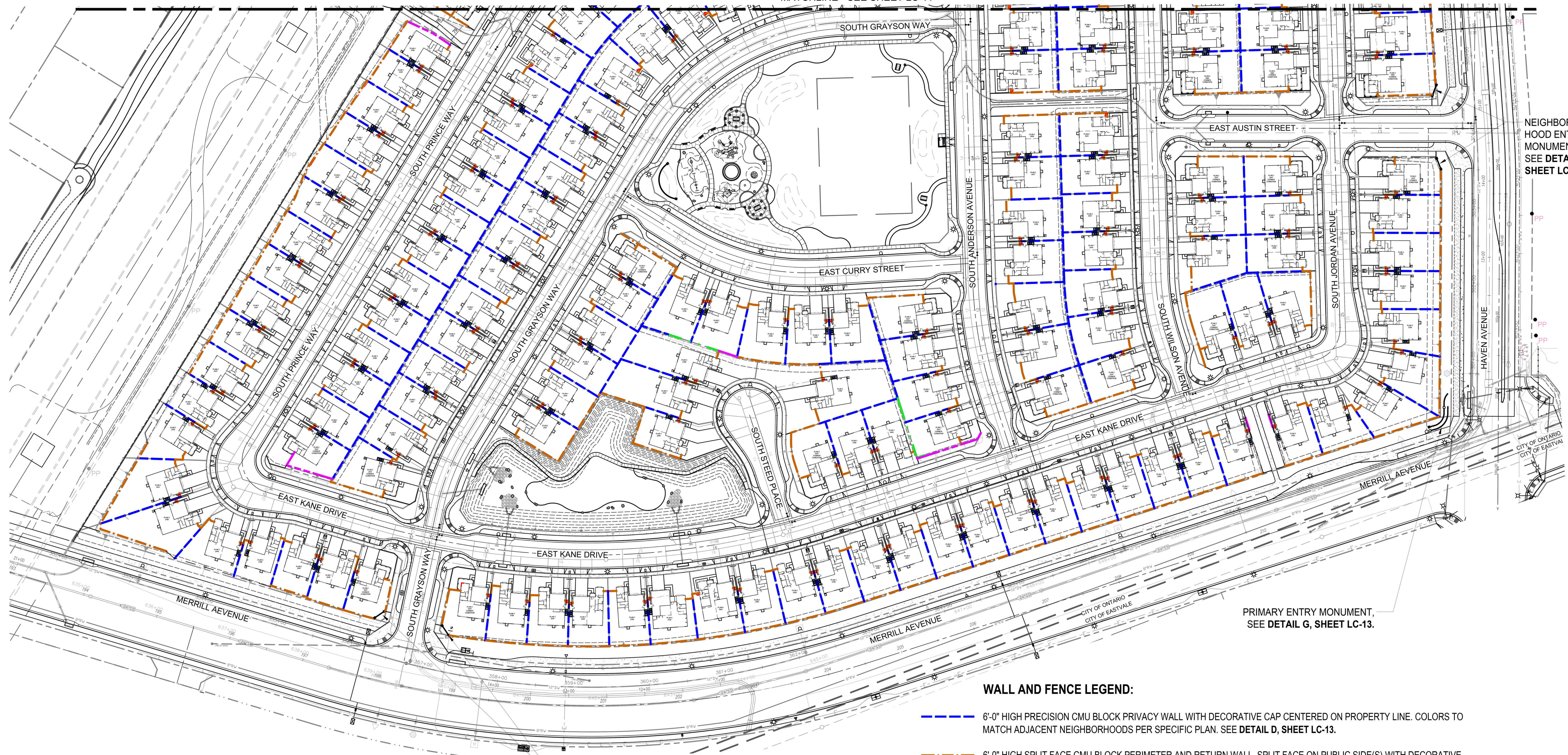


**WALL AND FENCE LEGEND:**

- · — · — 6'-0" HIGH PRECISION CMU BLOCK PRIVACY WALL WITH DECORATIVE CAP CENTERED ON PROPERTY LINE. COLORS TO MATCH ADJACENT NEIGHBORHOODS PER SPECIFIC PLAN. SEE **DETAIL D, SHEET LC-13.**
- · — · — 6'-0" HIGH SPLIT FACE CMU BLOCK PERIMETER AND RETURN WALL, SPLIT FACE ON PUBLIC SIDE(S) WITH DECORATIVE CAP. COLORS TO MATCH ADJACENT NEIGHBORHOODS PER SPECIFIC PLAN. SEE **DETAIL A, SHEET LC-13.**
- · — · — 6'-0" HIGH PRECISION CMU BLOCK PRIVACY WALL WITH DECORATIVE CAP CONSTRUCTED ON TOP OF VARIED HEIGHT RETAINING WALL. COLORS TO MATCH ADJACENT NEIGHBORHOODS PER SPECIFIC PLAN. SEE **DETAIL E, SHEET LC-13.**
- · — · — 6'-0" HIGH SPLIT FACE CMU BLOCK PERIMETER AND RETURN WALL, SPLIT FACE ON PUBLIC SIDE(S) WITH DECORATIVE CAP ON TOP OF VARIED HEIGHT RETAINING WALL. COLORS TO MATCH ADJACENT NEIGHBORHOODS PER SPECIFIC PLAN. SEE **DETAIL C, SHEET LC-13.**
- ▴ 3'-0" WIDE SIDE YARD TUBULAR STEEL GATES WITH MESH SCREEN. SEE **DETAIL F, SHEET LC-13.**
- SCE 17'-0" WIDE MAINTENANCE GATE. SEE **DETAIL K, SHEET LC-13.**



MATCHLINE - SEE SHEET LC-11









NEIGHBORHOOD ENTRY MONUMENT, SEE DETAIL I, SHEET LC-13.

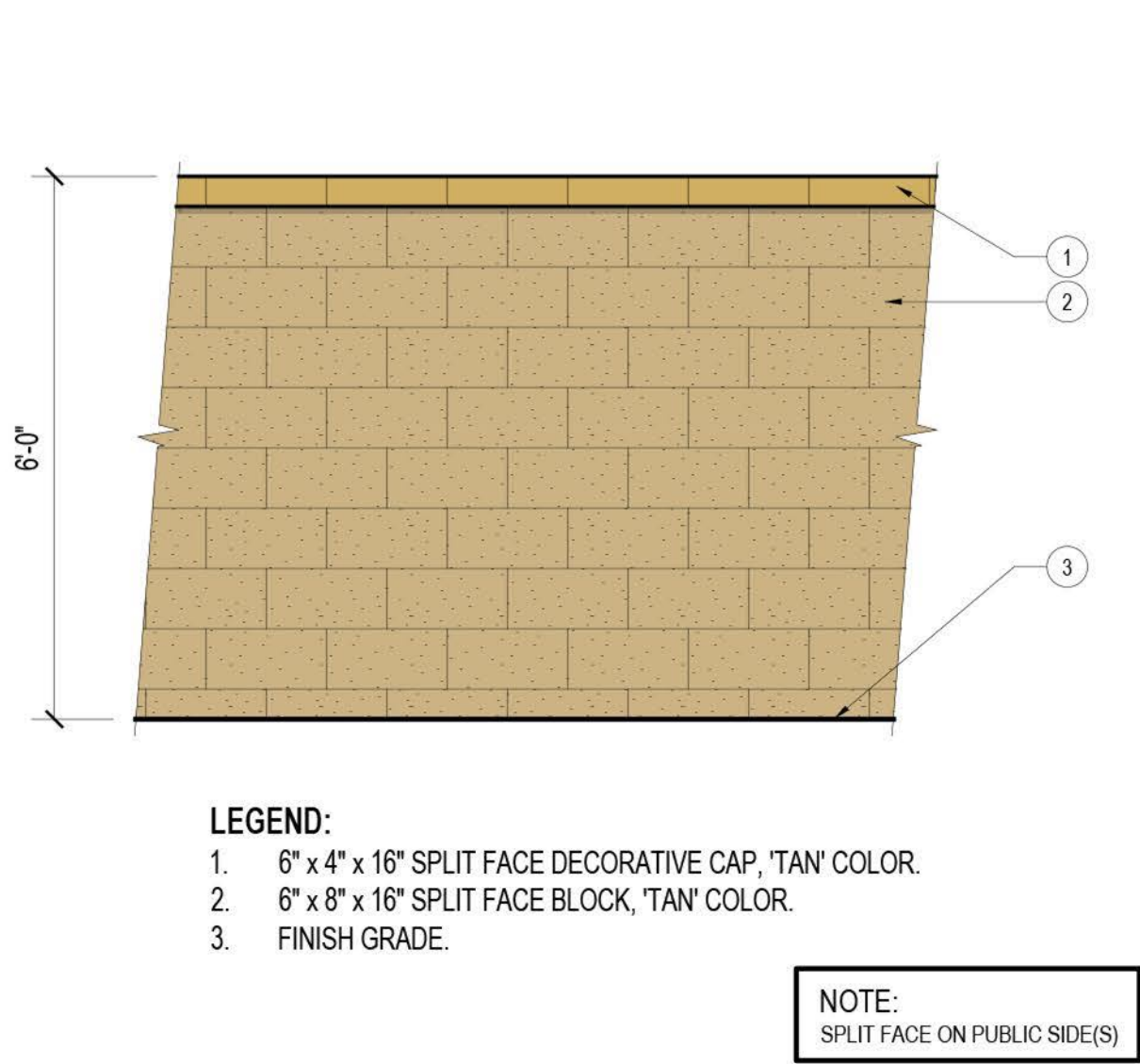
PRIMARY ENTRY MONUMENT, SEE DETAIL G, SHEET LC-13.

NEIGHBORHOOD ENTRY MONUMENT, SEE DETAIL I, SHEET LC-13.

**WALL AND FENCE LEGEND:**

-  6'-0" HIGH PRECISION CMU BLOCK PRIVACY WALL WITH DECORATIVE CAP CENTERED ON PROPERTY LINE. COLORS TO MATCH ADJACENT NEIGHBORHOODS PER SPECIFIC PLAN. SEE DETAIL D, SHEET LC-13.
-  6'-0" HIGH SPLIT FACE CMU BLOCK PERIMETER AND RETURN WALL, SPLIT FACE ON PUBLIC SIDE(S) WITH DECORATIVE CAP. COLORS TO MATCH ADJACENT NEIGHBORHOODS PER SPECIFIC PLAN. SEE DETAIL A, SHEET LC-13.
-  6'-0" HIGH PRECISION CMU BLOCK PRIVACY WALL WITH DECORATIVE CAP CONSTRUCTED ON TOP OF VARIED HEIGHT RETAINING WALL. COLORS TO MATCH ADJACENT NEIGHBORHOODS PER SPECIFIC PLAN. SEE DETAIL E, SHEET LC-13.
-  6'-0" HIGH SPLIT FACE CMU BLOCK PERIMETER AND RETURN WALL, SPLIT FACE ON PUBLIC SIDE(S) WITH DECORATIVE CAP ON TOP OF VARIED HEIGHT RETAINING WALL. COLORS TO MATCH ADJACENT NEIGHBORHOODS PER SPECIFIC PLAN. SEE DETAIL C, SHEET LC-13.
-  3'-0" WIDE SIDE YARD TUBULAR STEEL GATES WITH MESH SCREEN. SEE DETAIL F, SHEET LC-13.
-  SCE 17'-0" WIDE MAINTENANCE GATE. SEE DETAIL K, SHEET LC-13.

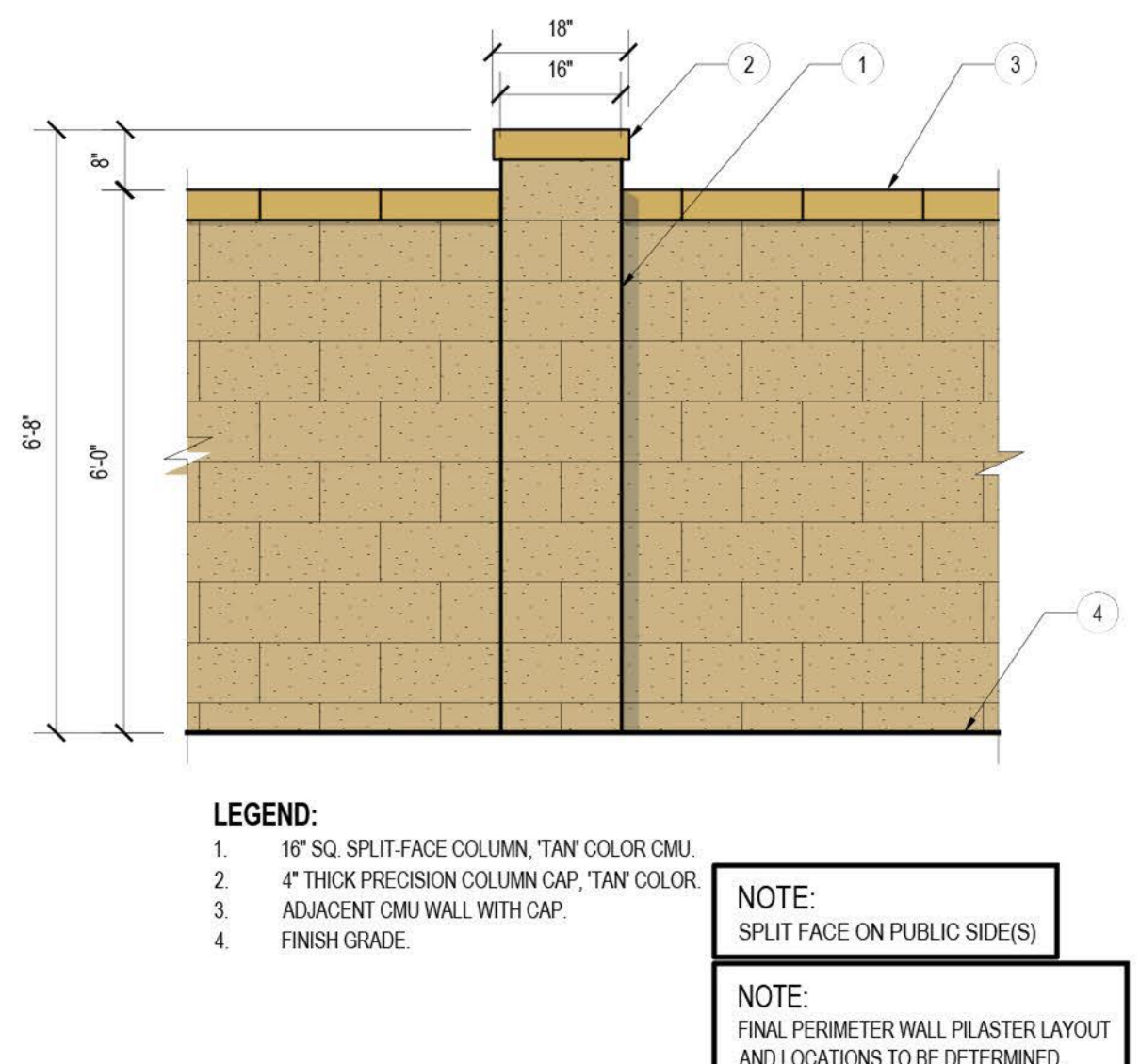




- LEGEND:**
- 6" x 4" x 16" SPLIT FACE DECORATIVE CAP, 'TAN' COLOR.
  - 6" x 8" x 16" SPLIT FACE BLOCK, 'TAN' COLOR.
  - FINISH GRADE.

**NOTE:**  
SPLIT FACE ON PUBLIC SIDE(S)

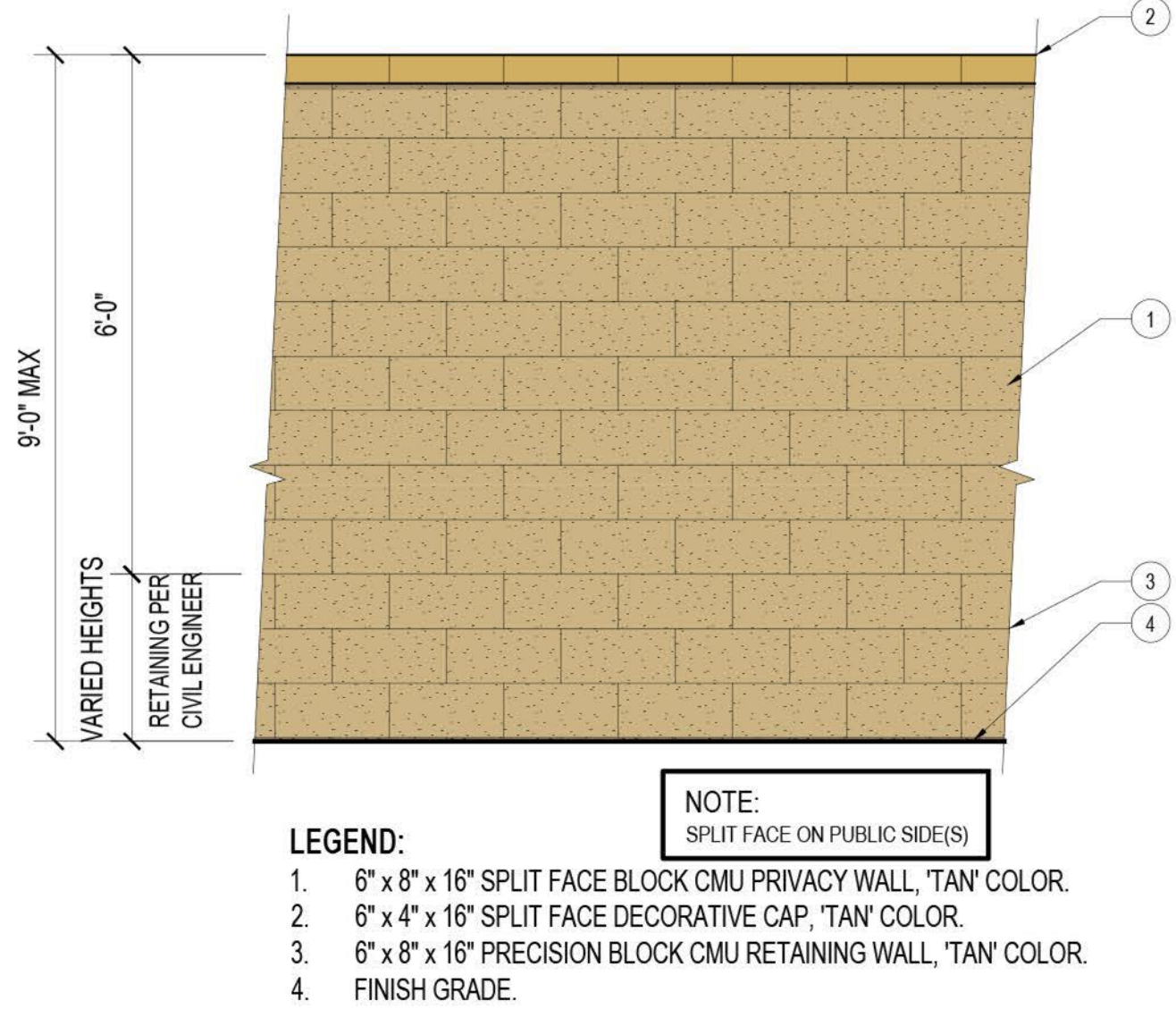
**A** 6'-0" SPLIT FACE BLOCK WALL  
SCALE: 1/2" = 1'-0"



- LEGEND:**
- 18" SQ SPLIT-FACE COLUMN, 'TAN' COLOR CMU.
  - 4" THICK PRECISION COLUMN CAP, 'TAN' COLOR.
  - ADJACENT CMU WALL WITH CAP.
  - FINISH GRADE.

**NOTE:**  
SPLIT FACE ON PUBLIC SIDE(S)  
**NOTE:**  
FINAL PERIMETER WALL PLASTER LAYOUT AND LOCATIONS TO BE DETERMINED.

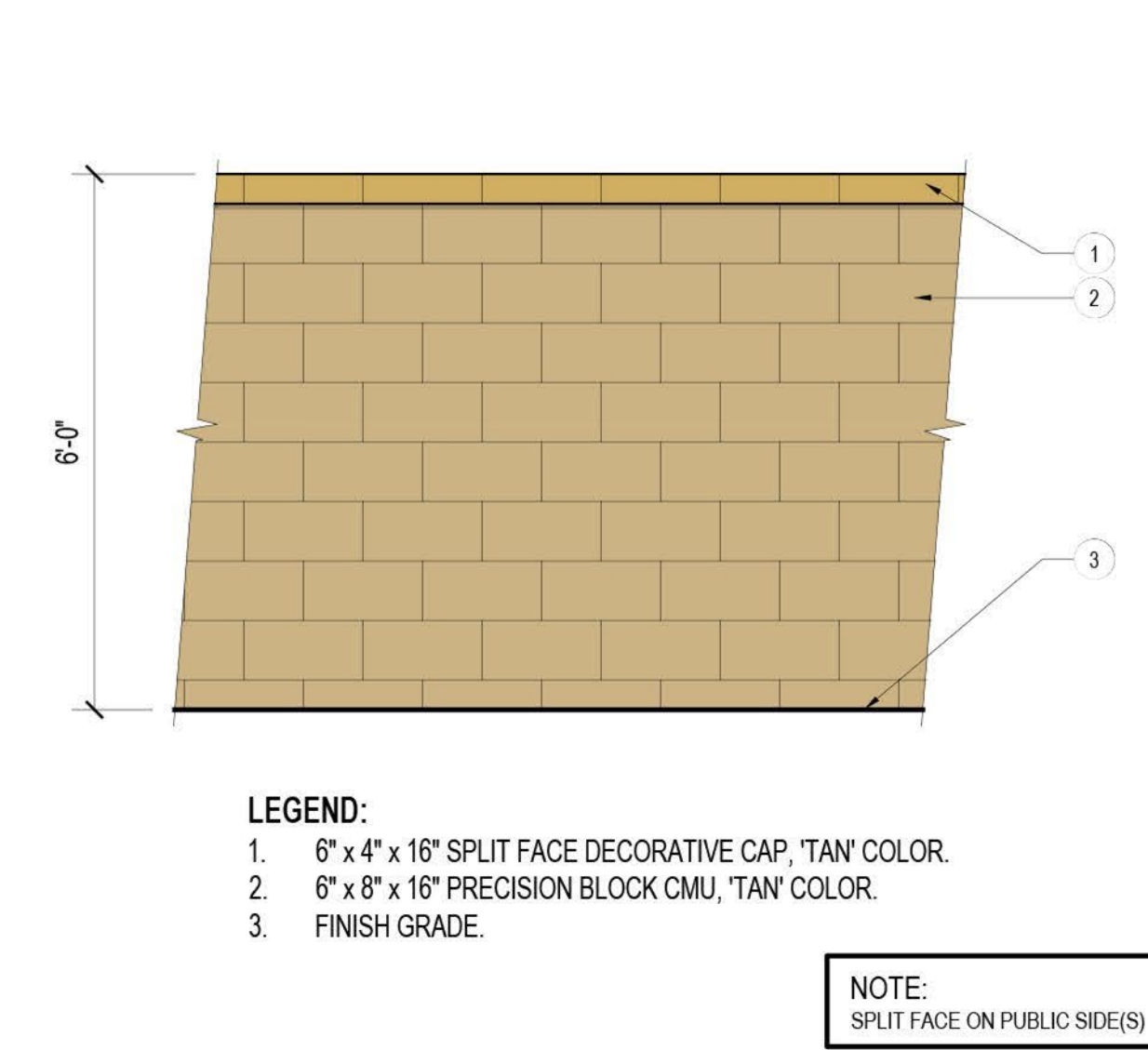
**B** 6'-8" SPLIT-FACE COLUMN WITH CAP  
SCALE: 1/2" = 1'-0"



- LEGEND:**
- 6" x 8" x 16" SPLIT FACE BLOCK CMU PRIVACY WALL, 'TAN' COLOR.
  - 6" x 4" x 16" SPLIT FACE DECORATIVE CAP, 'TAN' COLOR.
  - 6" x 8" x 16" PRECISION BLOCK CMU RETAINING WALL, 'TAN' COLOR.
  - FINISH GRADE.

**NOTE:**  
SPLIT FACE ON PUBLIC SIDE(S)

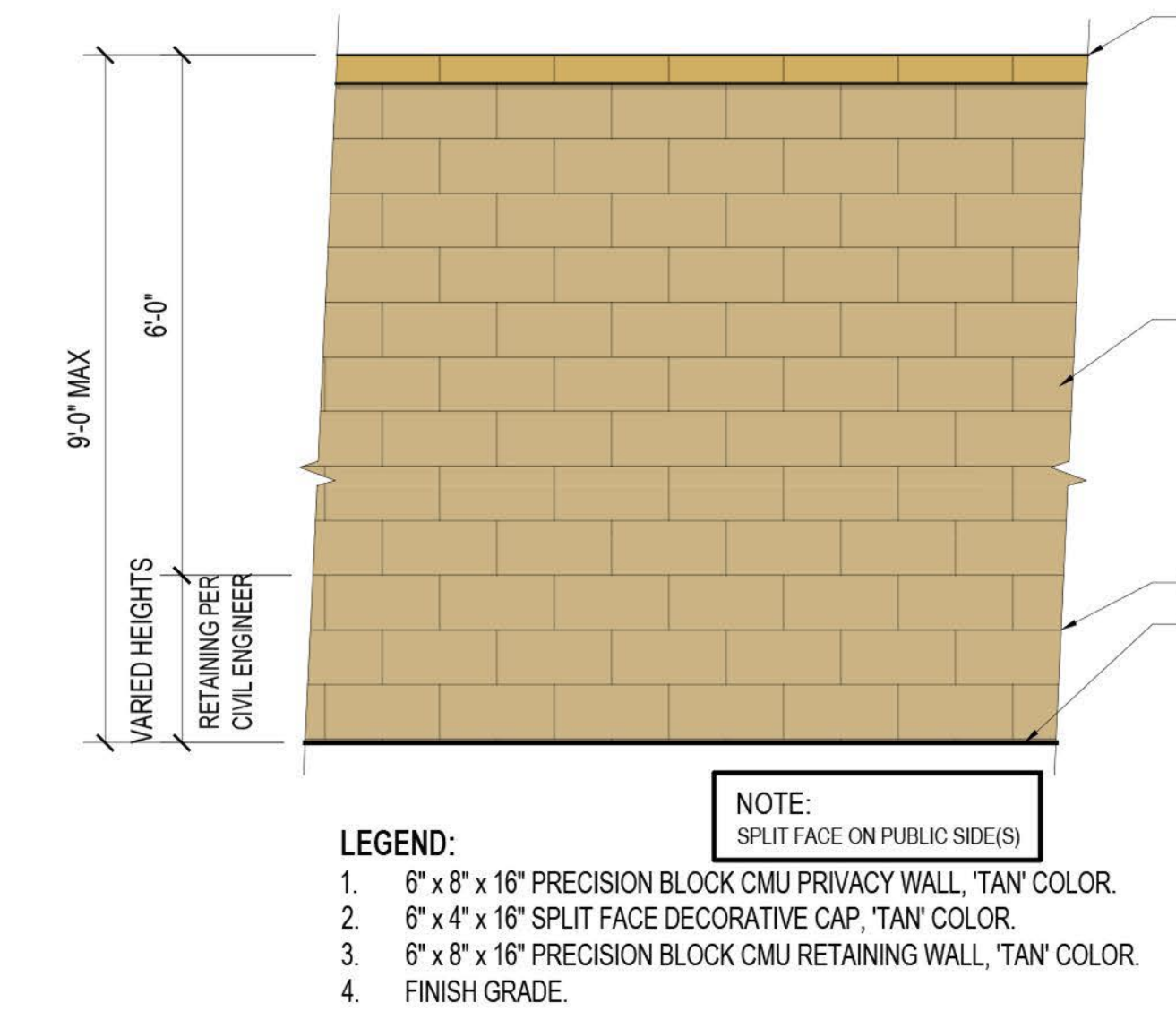
**C** COMBO RETAINING / PRIVACY WALL  
SCALE: 1/2" = 1'-0"



- LEGEND:**
- 6" x 4" x 16" SPLIT FACE DECORATIVE CAP, 'TAN' COLOR.
  - 6" x 8" x 16" PRECISION BLOCK CMU, 'TAN' COLOR.
  - FINISH GRADE.

**NOTE:**  
SPLIT FACE ON PUBLIC SIDE(S)

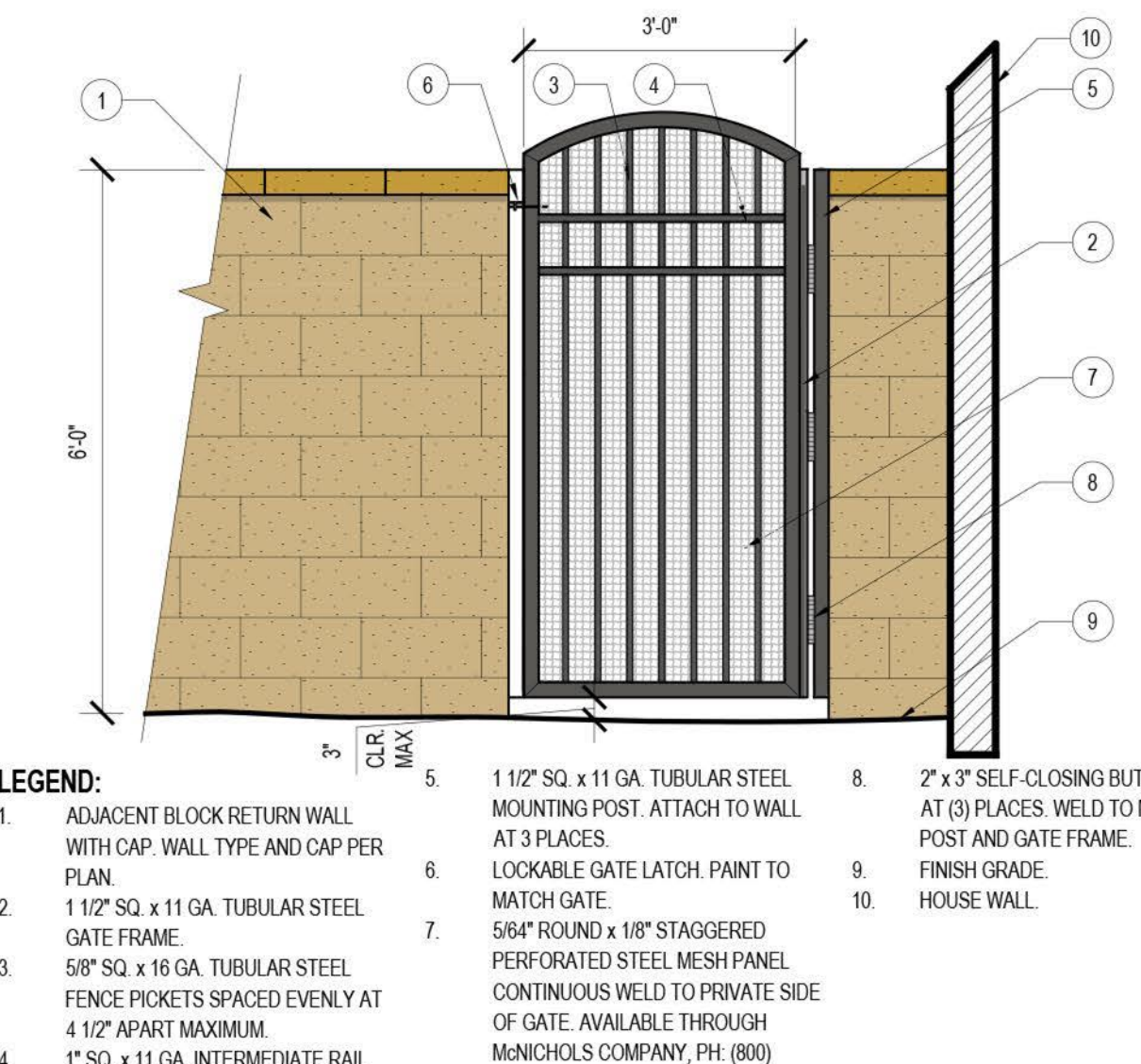
**D** 6'-0" PRECISION BLOCK WALL  
SCALE: 1/2" = 1'-0"



- LEGEND:**
- 6" x 8" x 16" PRECISION BLOCK CMU PRIVACY WALL, 'TAN' COLOR.
  - 6" x 4" x 16" SPLIT FACE DECORATIVE CAP, 'TAN' COLOR.
  - 6" x 8" x 16" PRECISION BLOCK CMU RETAINING WALL, 'TAN' COLOR.
  - FINISH GRADE.

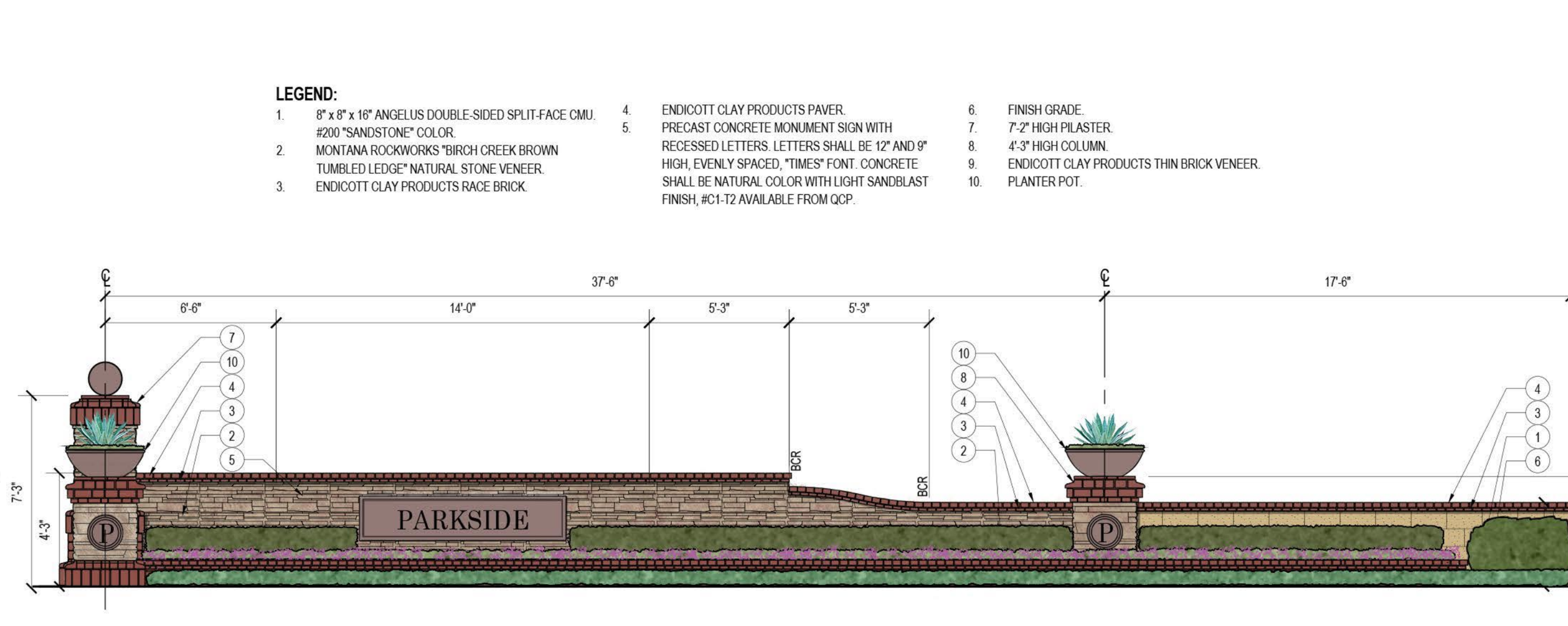
**NOTE:**  
SPLIT FACE ON PUBLIC SIDE(S)

**E** COMBO RETAINING / PRIVACY WALL  
SCALE: 1/2" = 1'-0"



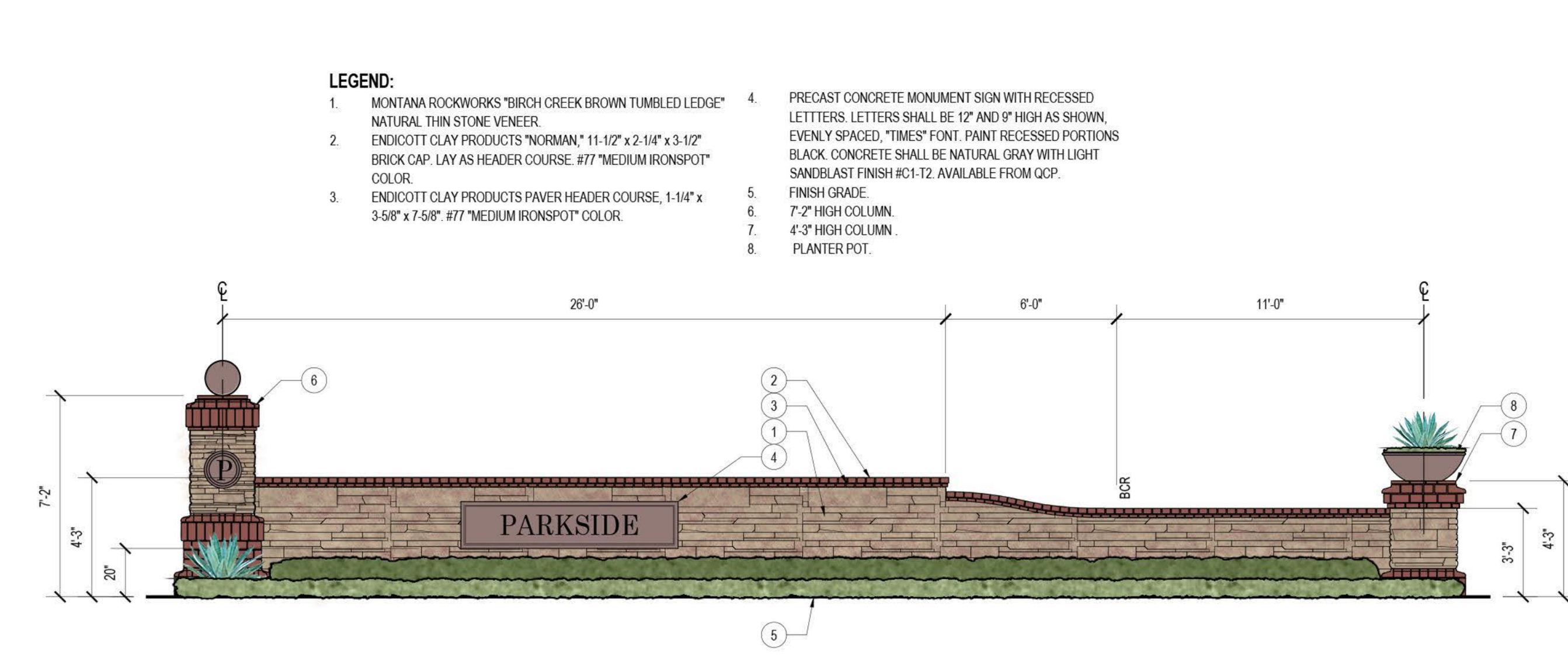
- LEGEND:**
- ADJACENT BLOCK RETURN WALL WITH CAP WALL TYPE AND CRP PER PLAN.
  - 1 1/2" SQ x 11 GA TUBULAR STEEL GATE FRAME.
  - 5/8" SQ x 16 GA TUBULAR STEEL FENCE PICKETS SPACED EVENLY AT 4 1/2" APART MAXIMUM.
  - 1" SQ x 11 GA INTERMEDIATE RAIL WELDED ON TO FRAME AND PICKETS.
  - 1 1/2" SQ x 11 GA TUBULAR STEEL MOUNTING POST, ATTACH TO WALL AT 3 PLACES.
  - LOCKABLE GATE LATCH, PAINT TO MATCH GATE.
  - 5/8" ROUND x 1/8" STAGGERED PERFORATED STEEL MESH PANEL CONTINUOUS WELD TO PRIVATE SIDE OF GATE, AVAILABLE THROUGH MARCHESI'S COMPANY, PH (800) 237-3820.
  - 2" x 3" SELF-CLOSING BUTT HINGES AT (3) PLACES, WELD TO MOUNTING POST AND GATE FRAME.
  - FINISH GRADE.
  - HOUSE WALL.

**F** 3' TUBULAR STEEL GATE  
SCALE: 1/2" = 1'-0"



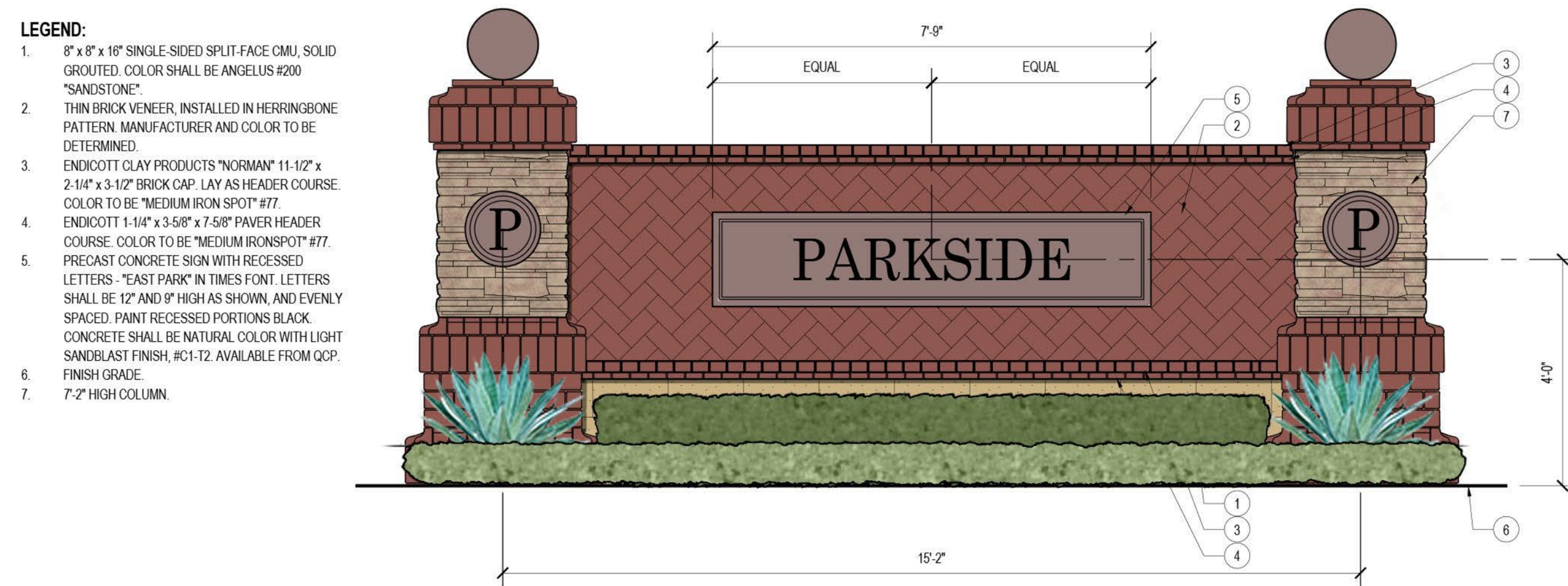
- LEGEND:**
- 8" x 8" x 16" ANGELUS DOUBLE-SIDED SPLIT-FACE CMU, #200 "SANDSTONE" COLOR.
  - MONTANA ROCKWORKS "BIRCH CREEK BROWN TUMBLER LEDE" NATURAL STONE VENEER.
  - ENDICOTT CLAY PRODUCTS RACE BRICK.
  - ENDICOTT CLAY PRODUCTS PAVER.
  - PRECAST CONCRETE MONUMENT SIGN WITH RECESSED LETTERS. LETTERS SHALL BE 12" AND 9" HIGH, EVENLY SPACED, "TIMES" FONT. CONCRETE SHALL BE NATURAL COLOR WITH LIGHT SANDBLAST FINISH, #01-12 AVAILABLE FROM QCP.
  - FINISH GRADE.
  - 7'-2" HIGH PLASTER.
  - 4'-3" HIGH COLUMN.
  - ENDICOTT CLAY PRODUCTS THIN BRICK VENEER.
  - FINISH GRADE.
  - PLANTER POT.

**G** MONUMENT PRIMARY ELEVATION  
SCALE: 1/4" = 1'-0"



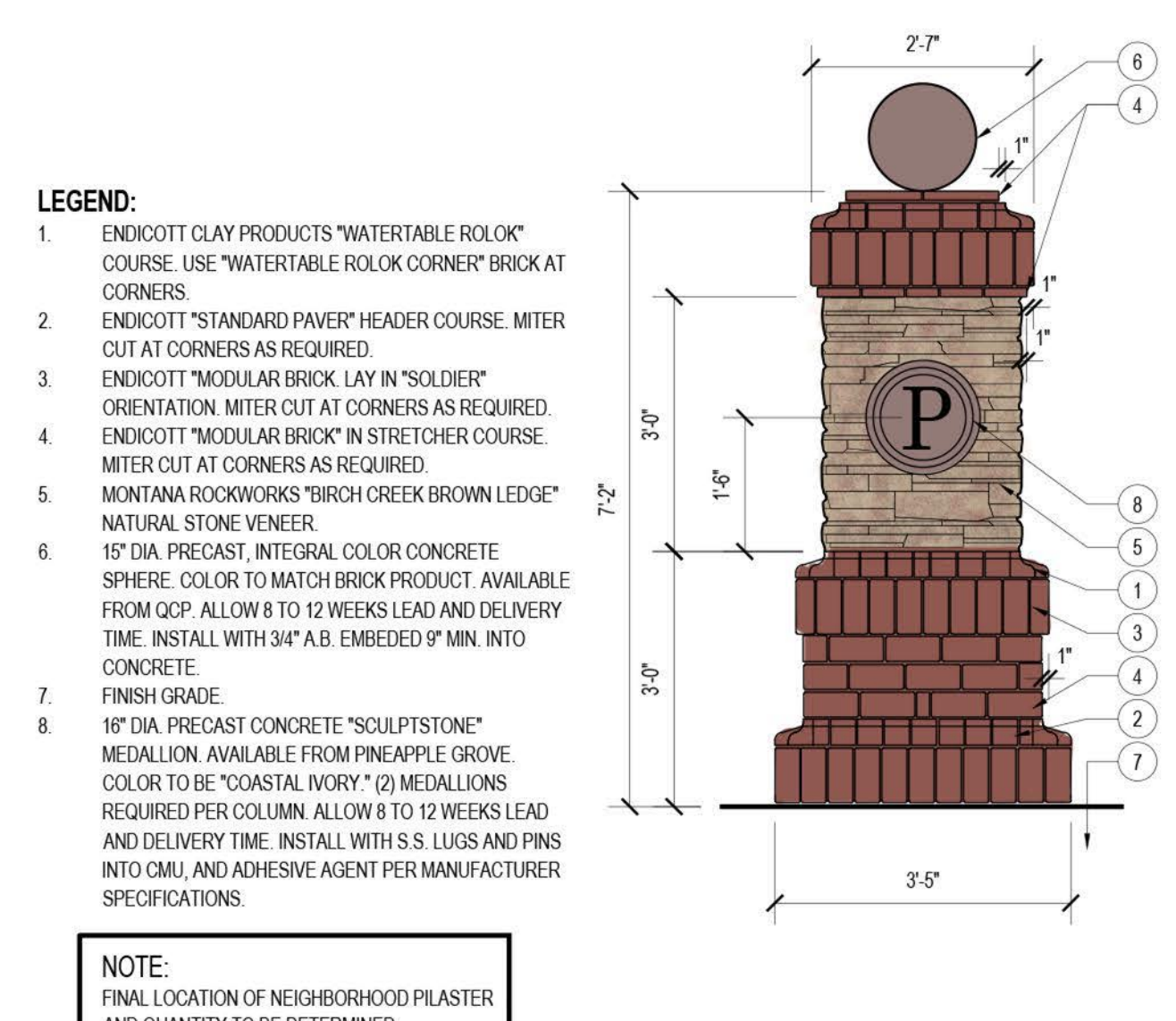
- LEGEND:**
- MONTANA ROCKWORKS "BIRCH CREEK BROWN TUMBLER LEDE" NATURAL STONE VENEER.
  - ENDICOTT CLAY PRODUCTS "NORMAN" 11-1/2" x 2-1/4" x 3-1/2" BRICK CAP, LAY AS HEADER COURSE, #77 "MEDIUM IRONSPOT" COLOR.
  - ENDICOTT CLAY PRODUCTS PAVER HEADER COURSE, 1-1/4" x 3-5/8" x 7-5/8", #77 "MEDIUM IRONSPOT" COLOR.
  - PRECAST CONCRETE MONUMENT SIGN WITH RECESSED LETTERS. LETTERS SHALL BE 12" AND 9" HIGH AS SHOWN, EVENLY SPACED, "TIMES" FONT. PAINT RECESSED PORTIONS BLACK. CONCRETE SHALL BE NATURAL GRAY WITH LIGHT SANDBLAST FINISH #01-12, AVAILABLE FROM QCP.
  - FINISH GRADE.
  - 7'-2" HIGH COLUMN.
  - 4'-3" HIGH COLUMN.
  - PLANTER POT.

**H** MONUMENT SECONDARY ELEVATION  
SCALE: 1/4" = 1'-0"



- LEGEND:**
- 8" x 8" x 16" SINGLE-SIDED SPLIT-FACE CMU, SOLID GROUTED. COLOR SHALL BE ANGELUS #200 "SANDSTONE".
  - THIN BRICK VENEER, INSTALLED IN HERRINGBONE PATTERN. MANUFACTURER AND COLOR TO BE DETERMINED.
  - ENDICOTT CLAY PRODUCTS "NORMAN" 11-1/2" x 2-1/4" x 3-1/2" BRICK CAP, LAY AS HEADER COURSE. COLOR TO BE "MEDIUM IRONSPOT" #77.
  - ENDICOTT 1-1/4" x 3-5/8" x 7-5/8" PAVER HEADER COURSE. COLOR TO BE "MEDIUM IRONSPOT" #77.
  - PRECAST CONCRETE SIGN WITH RECESSED LETTERS. "EAST PARK" IN TIMES FONT. LETTERS SHALL BE 12" AND 9" HIGH AS SHOWN, AND EVENLY SPACED. PAINT RECESSED PORTIONS BLACK. CONCRETE SHALL BE NATURAL COLOR WITH LIGHT SANDBLAST FINISH, #01-12, AVAILABLE FROM QCP.
  - FINISH GRADE.
  - 7'-2" HIGH COLUMN.

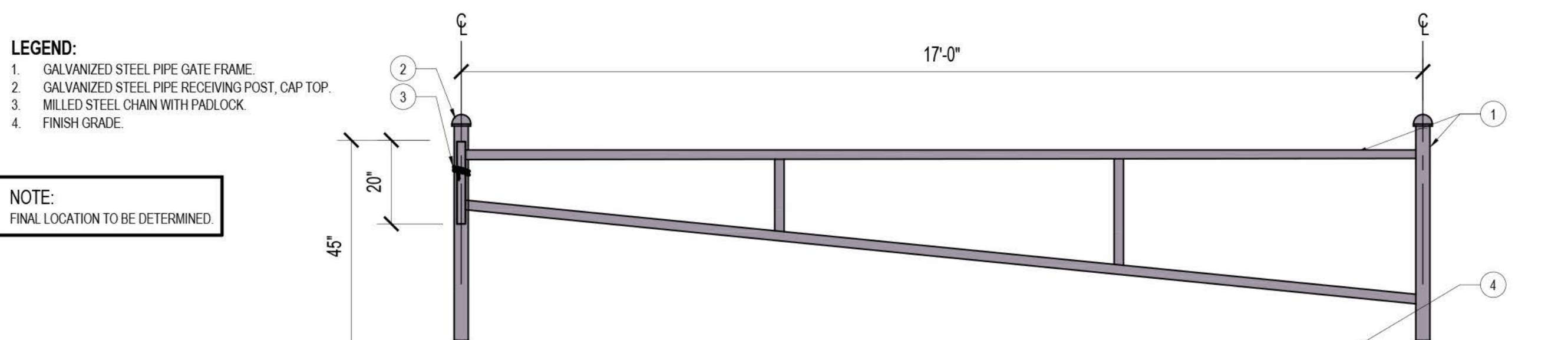
**I** NEIGHBORHOOD MONUMENT  
SCALE: 1/2" = 1'-0"



- LEGEND:**
- ENDICOTT CLAY PRODUCTS "WATERTABLE ROLOK" COURSE. USE "WATERTABLE ROLOK CORNER" BRICK AT CORNERS.
  - ENDICOTT "STANDARD PAVER" HEADER COURSE. MITER CUT AT CORNERS AS REQUIRED.
  - ENDICOTT "MODULAR BRICK" LAY IN "SOLDIER" ORIENTATION. MITER CUT AT CORNERS AS REQUIRED.
  - ENDICOTT "MODULAR BRICK" IN STRETCHER COURSE. MITER CUT AT CORNERS AS REQUIRED.
  - MONTANA ROCKWORKS "BIRCH CREEK BROWN TUMBLER LEDE" NATURAL STONE VENEER.
  - 15" DIA. PRECAST, INTEGRAL COLOR CONCRETE SPHERE. COLOR TO MATCH BRICK PRODUCT. AVAILABLE FROM QCP. ALLOW 8 TO 12 WEEKS LEAD AND DELIVERY TIME. INSTALL WITH 3/4" A.B. EMBEDDED 1/2" MIN. INTO CONCRETE.
  - FINISH GRADE.
  - 18" DIA. PRECAST CONCRETE "SOUTHPSTONE" MEDALLION, AVAILABLE FROM PINEAPPLE GROVE. COLOR TO BE "COASTAL IVORY" (2) MEDALLIONS REQUIRED PER COLUMN. ALLOW 8 TO 12 WEEKS LEAD AND DELIVERY TIME. INSTALL WITH 1/2" S. LUGS AND PINS INTO CMU, AND ADHESIVE AGENT PER MANUFACTURER SPECIFICATIONS.

**NOTE:**  
FINAL LOCATION OF NEIGHBORHOOD PLASTER AND QUANTITY TO BE DETERMINED.

**J** 7'-2" HIGH ENTRY & SCE COLUMN  
SCALE: 1/2" = 1'-0"



- LEGEND:**
- GALVANIZED STEEL PIPE GATE FRAME.
  - GALVANIZED STEEL PIPE RECEIVING POST, CAP TOP.
  - MILLED STEEL CHAIN WITH PADLOCK.
  - FINISH GRADE.

**NOTE:**  
FINAL LOCATION TO BE DETERMINED.

**K** 17'-0" SCE SWING MAINTENANCE GATE  
SCALE: 1/2" = 1'-0"



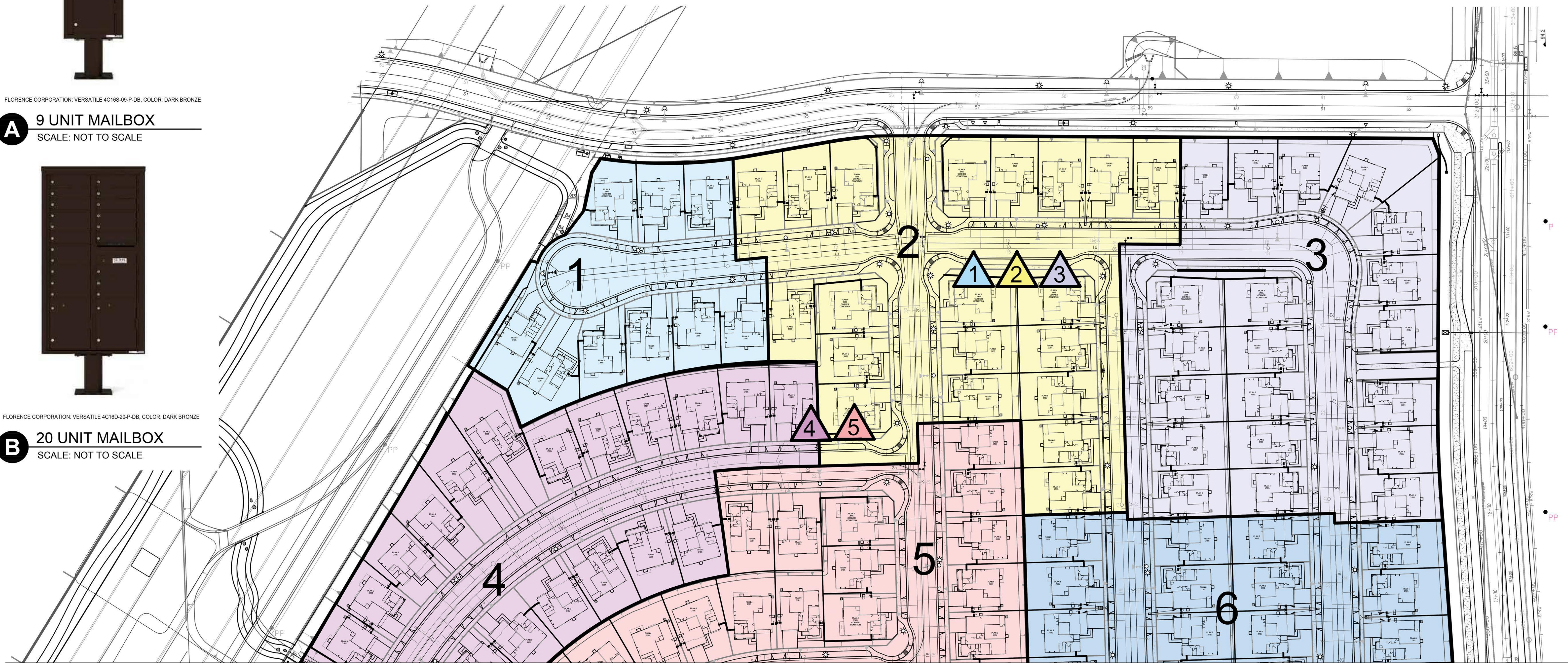
FLORENCE CORPORATION: VERSATILE 4C16S-09-P-DB, COLOR: DARK BRONZE

**A** 9 UNIT MAILBOX  
SCALE: NOT TO SCALE



FLORENCE CORPORATION: VERSATILE 4C16D-20-P-DB, COLOR: DARK BRONZE

**B** 20 UNIT MAILBOX  
SCALE: NOT TO SCALE



MATCHLINE - SEE SHEET LC-20

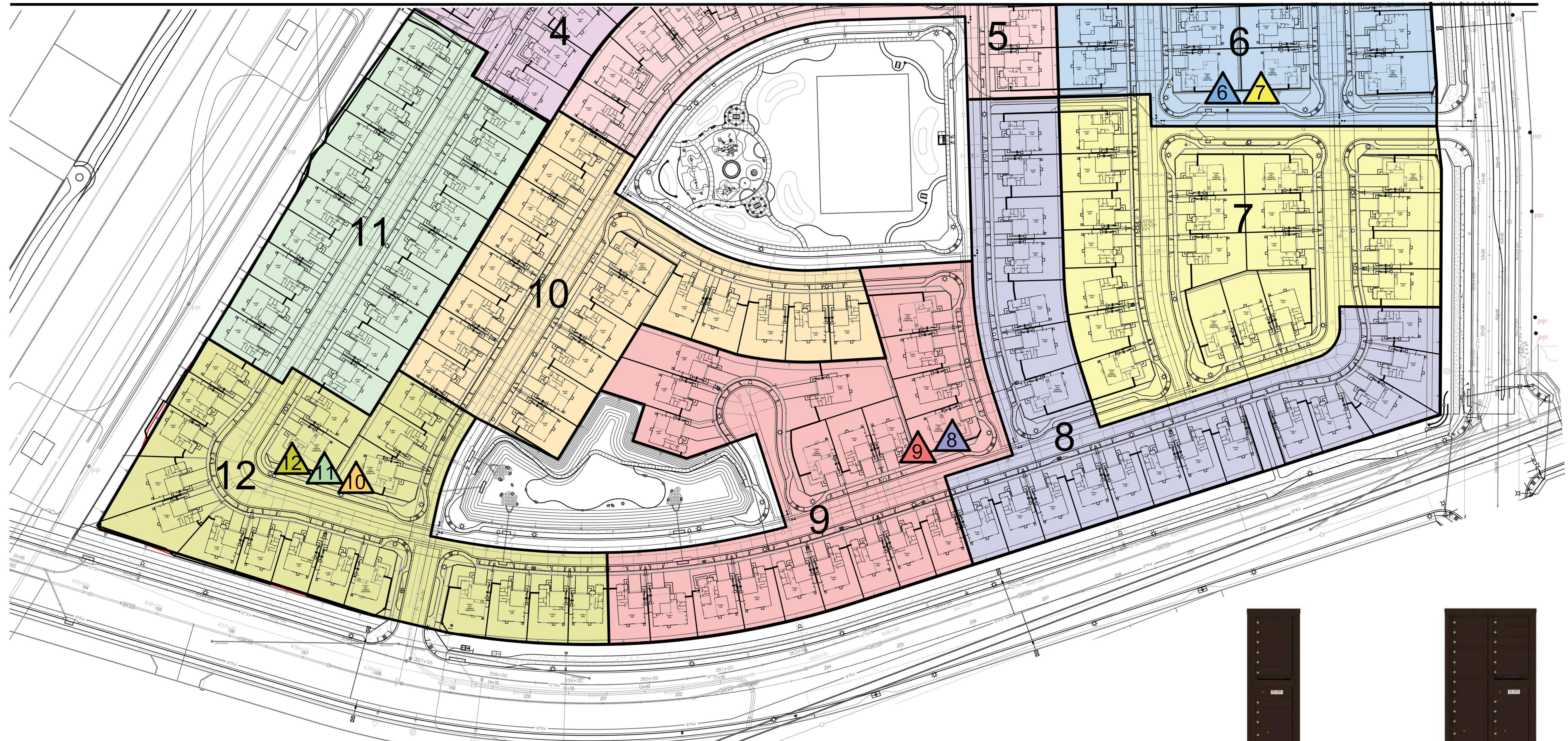
**MAILBOX LEGEND:**

SYMBOL	NO. UNITS	MANUFACTURER	PRODUCT	REFERENCE	SYMBOL	NO. UNITS	MANUFACTURER	PRODUCT	REFERENCE
	9 UNITS	FLORENCE CORPORATION	VERSATILE 4C16S-09-P-DB	SEE DETAIL A, THIS SHEET		20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		19 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		19 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		19 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET





MATCHLINE - SEE SHEET LC-19



**MAILBOX LEGEND:**

SYMBOL	NO. UNITS	MANUFACTURER	PRODUCT	REFERENCE	SYMBOL	NO. UNITS	MANUFACTURER	PRODUCT	REFERENCE
	9 UNITS	FLORENCE CORPORATION	VERSATILE 4C16S-09-P-DB	SEE DETAIL A, THIS SHEET		20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
	20 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET		19 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
						19 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET
						19 UNITS	FLORENCE CORPORATION	VERSATILE 4C16D-20-P-DB	SEE DETAIL B, THIS SHEET

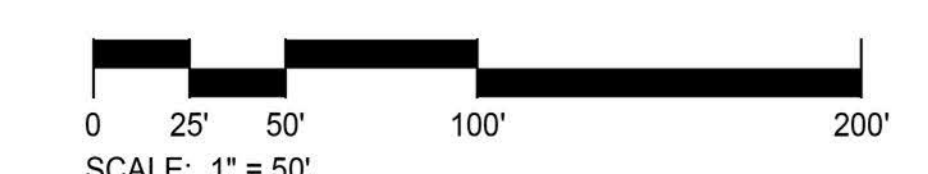


**A** 9 UNIT MAILBOX  
SCALE: NOT TO SCALE



**B** 20 UNIT MAILBOX  
SCALE: NOT TO SCALE

**LENNAR**  
 PARKLANE DEVELOPMENT - MAILBOX LAYOUT MASTER PLAN  
 ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907






**LC-20**

SCALE: 1" = 50'  
 DATE: JUNE 2020  
 ADG JOB #: 2001-A



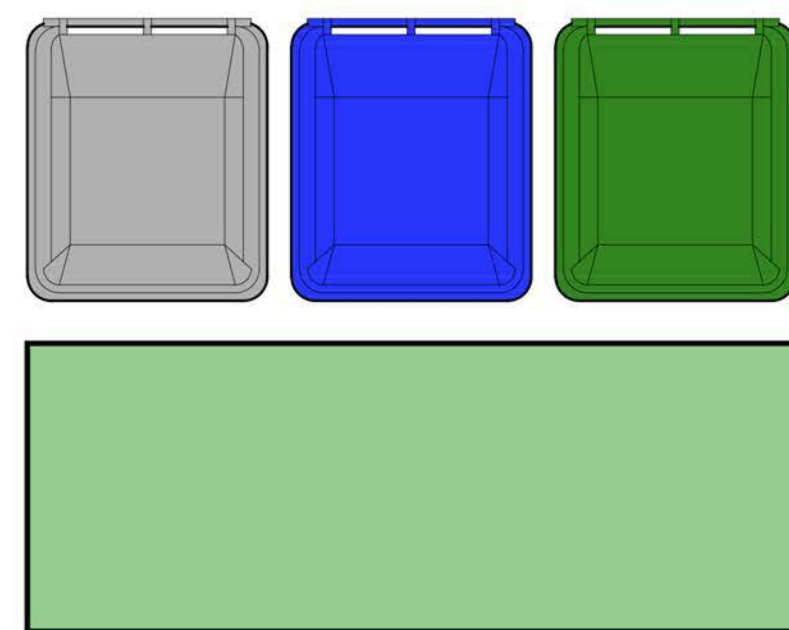
**LEGEND:**  
**SYMBOL DESCRIPTION**

-  18' x 9' RESIDENTIAL LOT PARKING AREA
-  25' x 9' ON STREET PARKING AREA
-  (3) STANDARD 96 GALLON TRASH BINS

**NOTES:**

- A. REFER TO TYPICAL FRONT YARD FOR PRECISE TRASH RECEPTACLE LAYOUT, SHEET LC-1.
- B. SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS:  
 (2) GARAGE PARKING SPACES PER STANDARD DWELLING UNIT.  
 (3) GARAGE PARKING SPACES AT NEXT GEN DWELLING UNIT.
- C. (1) ADDITIONAL DRIVEWAY PARKING SPACE AVAILABLE AT EACH DWELLING UNIT.
- D. ADDITIONAL (265) ON STREET PARKING SPACES AVAILABLE.
- E. PARKING RESTRICTIONS ON TRASH DAY TO BE RESOLVED DURING CONSTRUCTION DOCUMENTATION PHASE.
- F. THIS DEVELOPMENT WILL USE SINGLE FAMILY DETACHED WITH AUTOMATED CANS.
- G. THIS SHEET IS BEST VIEWED AT FULL SIZE, ARCH E1 PRINT.

REFUSE RECYCLE ORGANICS

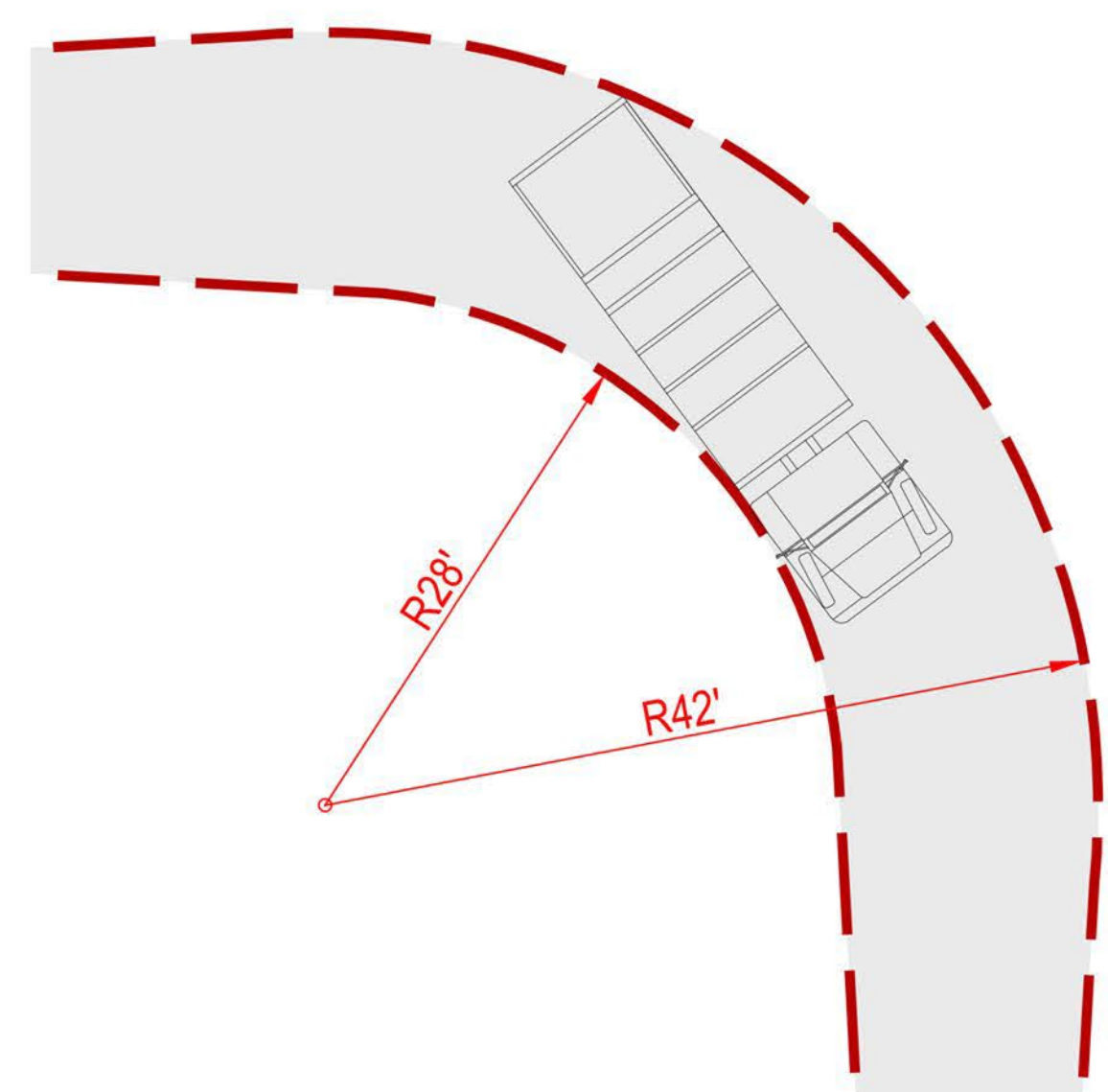


**NOTES:**

- A. SYMBOL REPRESENTS THE SPACE REQUIRED FOR (3) 96 GALLON TRASH RECEPTACLES, REFUSE, RECYCLE, AND ORGANICS.

**A TRASH RECEPTACLE LAYOUT**

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



**NOTES:**


- A. REFUSE TRUCK TURNING RADIUS BASED ON CITY OF ONTARIO REFUSE AND RECYCLE PLANNING MANUAL, VEHICLE ACCESS STANDARDS.

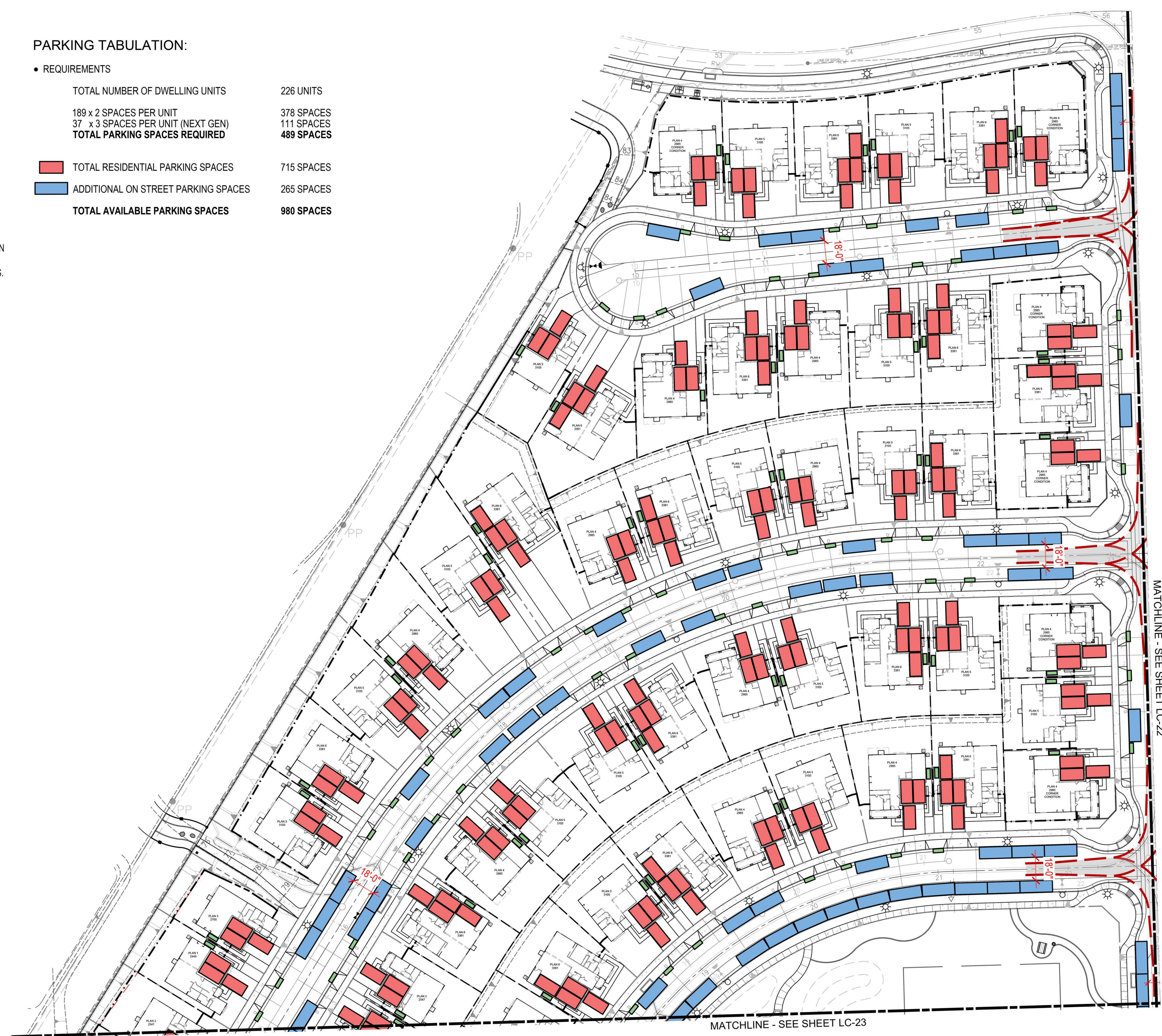
**B REFUSE TRUCK TURNING RADIUS**

SCALE: 1" = 10'

**PARKING TABULATION:**

• REQUIREMENTS

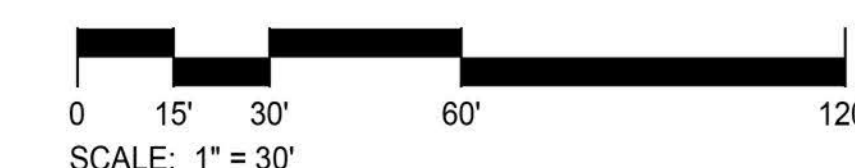
TOTAL NUMBER OF DWELLING UNITS	226 UNITS
189 x 2 SPACES PER UNIT	378 SPACES
37 x 3 SPACES PER UNIT (NEXT GEN)	111 SPACES
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>489 SPACES</b>
 TOTAL RESIDENTIAL PARKING SPACES	715 SPACES
 ADDITIONAL ON STREET PARKING SPACES	265 SPACES
<b>TOTAL AVAILABLE PARKING SPACES</b>	<b>980 SPACES</b>



**LENNAR**

PARKLANE DEVELOPMENT - SOLID WASTE HANDLING AND PARKING PLAN 1

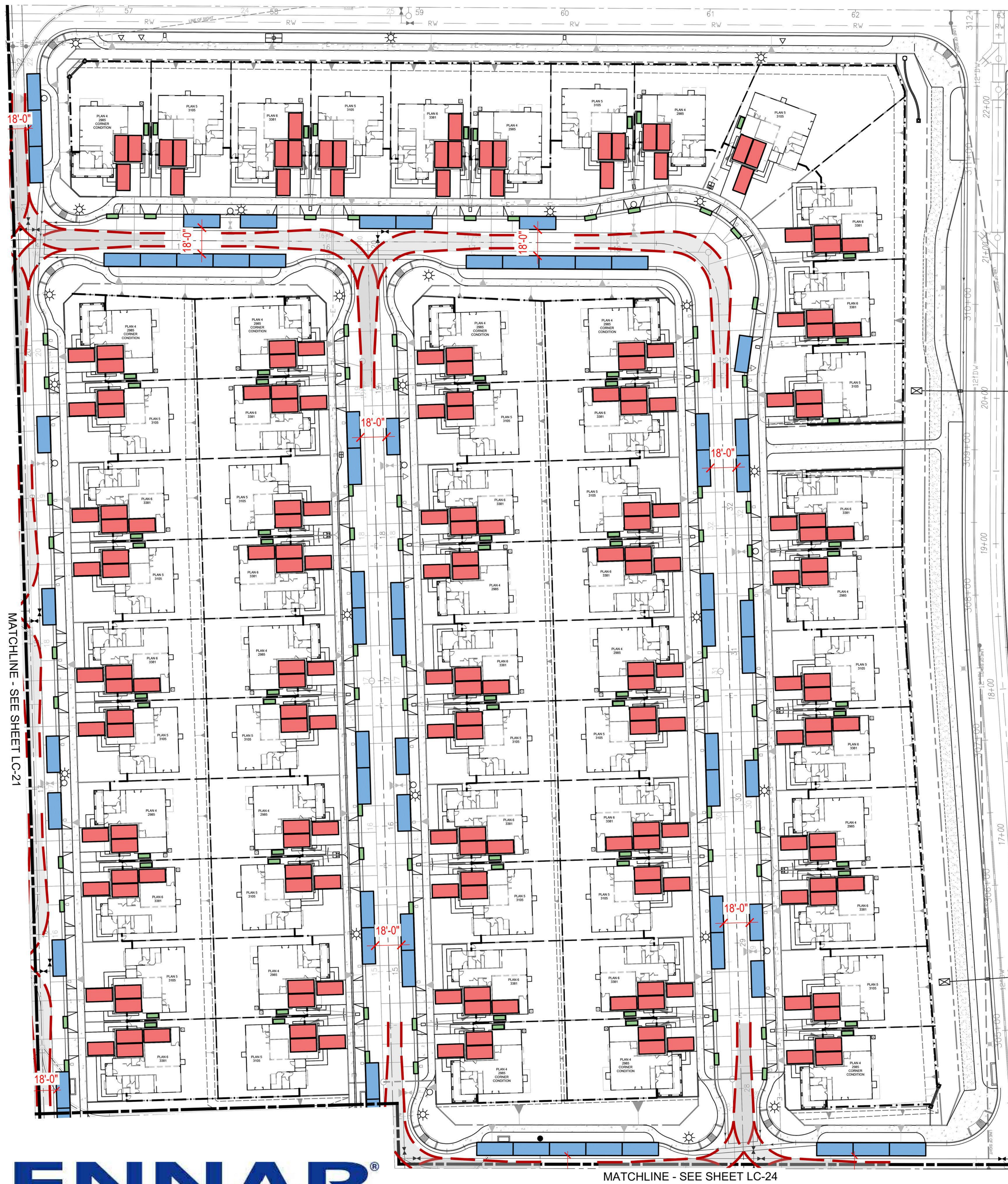
ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907



**LC-21**

SCALE: 1" = 30'  
 DATE: JUNE 2020  
 ADG JOB #: 2001-A





**LEGEND:**

- | SYMBOL | DESCRIPTION                           |
|--------|---------------------------------------|
|        | 18' x 9' RESIDENTIAL LOT PARKING AREA |
|        | 25' x 9' ON STREET PARKING AREA       |
|        | (3) STANDARD 96 GALLON TRASH BINS     |

**NOTES:**

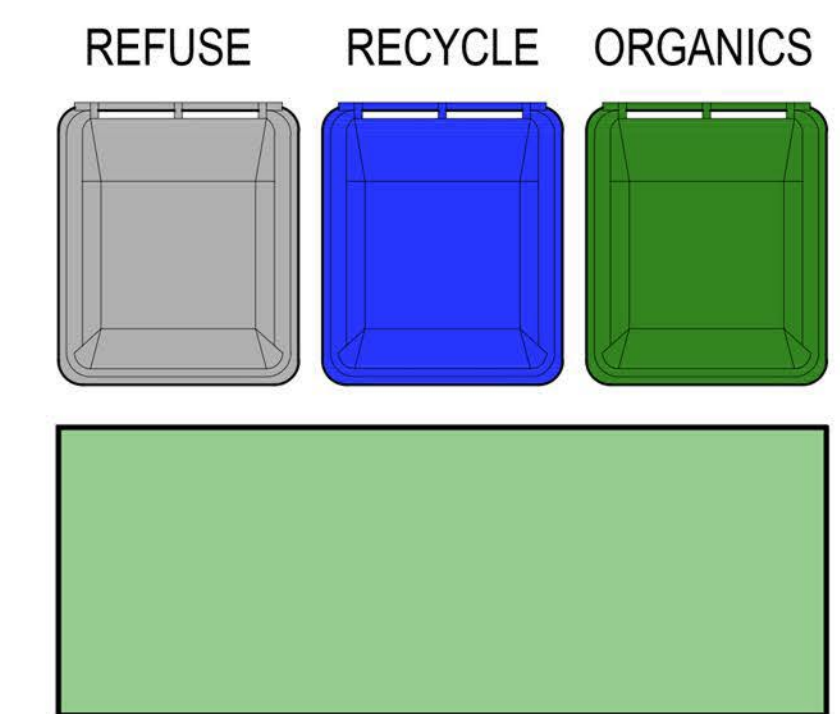
- A. REFER TO TYPICAL FRONT YARD FOR PRECISE TRASH RECEPTACLE LAYOUT, SHEET LC-1.
- B. SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS:  
(2) GARAGE PARKING SPACES PER STANDARD DWELLING UNIT.  
(3) GARAGE PARKING SPACES AT NEXT GEN DWELLING UNIT.
- C. (1) ADDITIONAL DRIVEWAY PARKING SPACE AVAILABLE AT EACH DWELLING UNIT.
- D. ADDITIONAL (265) ON STREET PARKING SPACES AVAILABLE.
- E. PARKING RESTRICTIONS ON TRASH DAY TO BE RESOLVED DURING CONSTRUCTION DOCUMENTATION PHASE.
- F. THIS DEVELOPMENT WILL USE SINGLE FAMILY DETACHED WITH AUTOMATED CANS.
- G. THIS SHEET IS BEST VIEWED AT FULL SIZE, ARCH E1 PRINT.

**PARKING TABULATION:**

• REQUIREMENTS

TOTAL NUMBER OF DWELLING UNITS	226 UNITS
189 x 2 SPACES PER UNIT	378 SPACES
37 x 3 SPACES PER UNIT (NEXT GEN)	111 SPACES
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>489 SPACES</b>

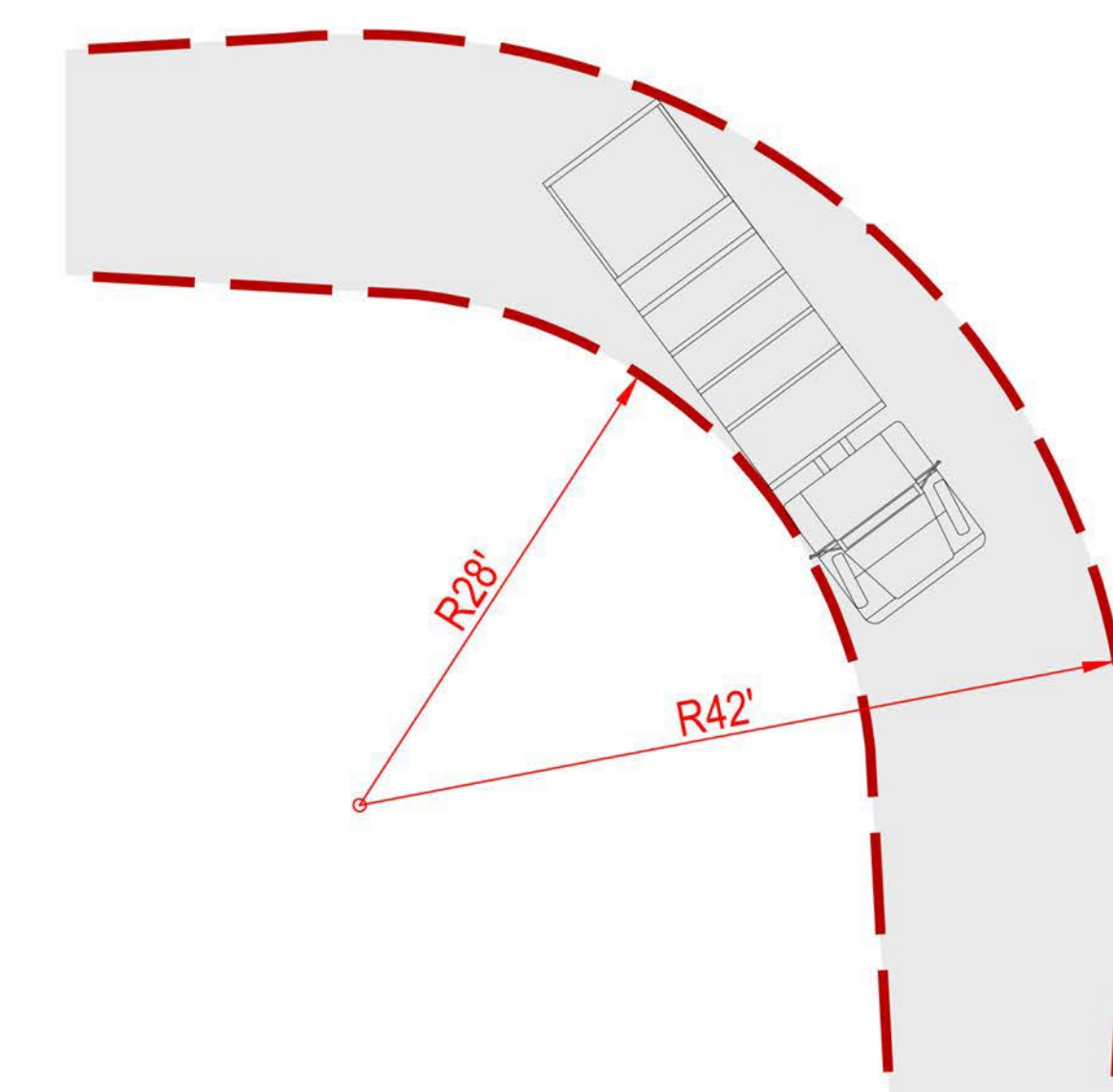
	TOTAL RESIDENTIAL PARKING SPACES	715 SPACES
	ADDITIONAL ON STREET PARKING SPACES	265 SPACES
	<b>TOTAL AVAILABLE PARKING SPACES</b>	<b>980 SPACES</b>



**NOTES:**

- A. SYMBOL REPRESENTS THE SPACE REQUIRED FOR (3) 96 GALLON TRASH RECEPTACLES, REFUSE, RECYCLE, AND ORGANICS.

**A TRASH RECEPTACLE LAYOUT**  
SCALE: 1/2" = 1'-0"



**NOTES:**

- A. REFUSE TRUCK TURNING RADIUS BASED ON CITY OF ONTARIO REFUSE AND RECYCLE PLANNING MANUAL, VEHICLE ACCESS STANDARDS.

**B REFUSE TRUCK TURNING RADIUS**  
SCALE: 1" = 10'



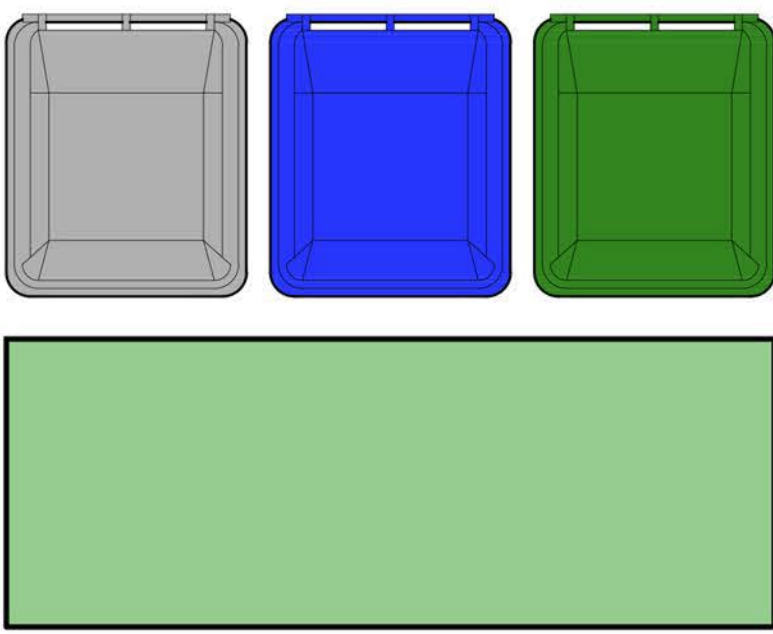
**LENNAR**<sup>®</sup>

PARKLANE DEVELOPMENT - SOLID WASTE HANDLING AND PARKING PLAN 2  
ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907

**LC-22**



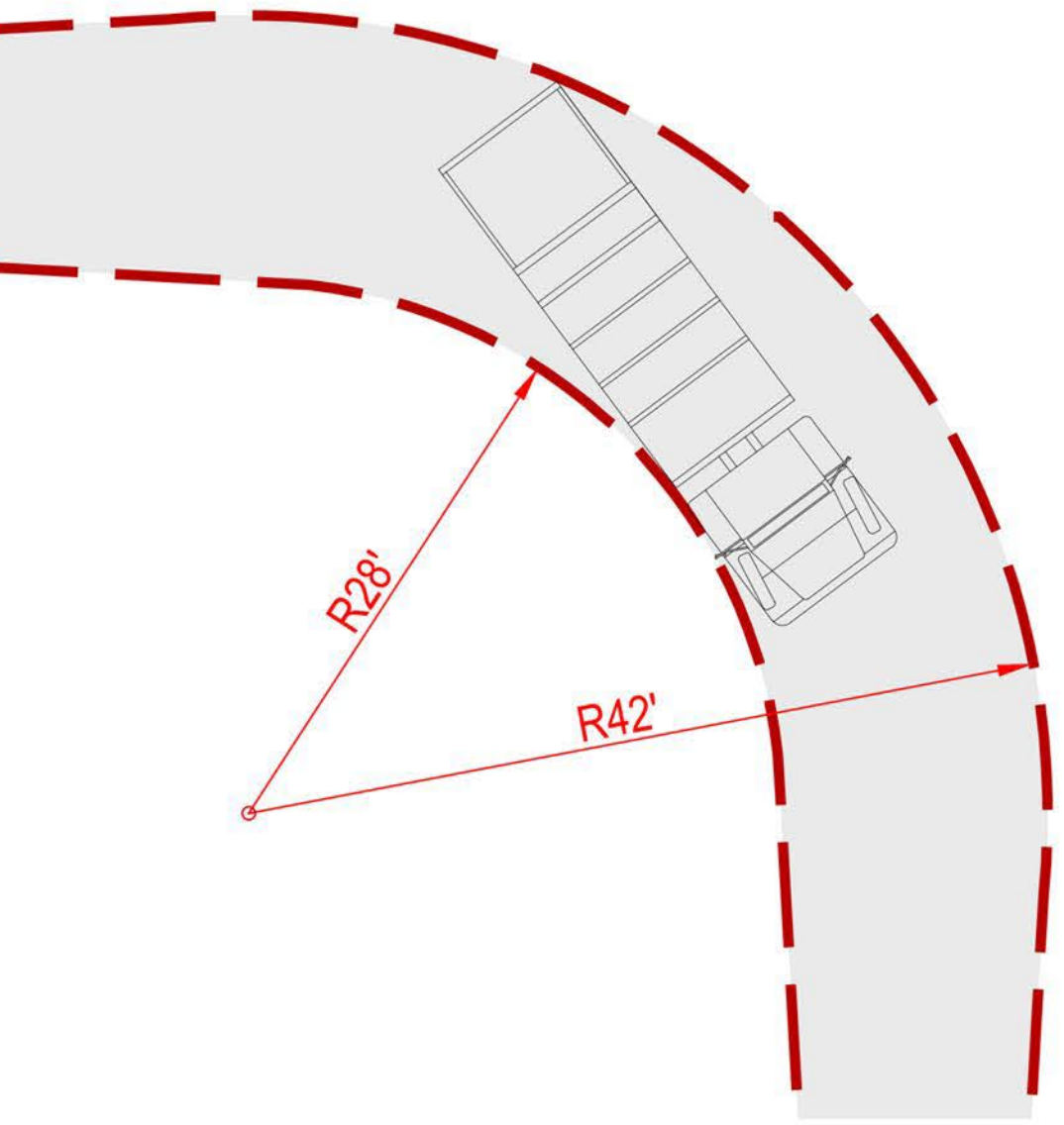
REFUSE RECYCLE ORGANICS NOTES:



A. SYMBOL REPRESENTS THE SPACE REQUIRED FOR (3) 96 GALLON TRASH RECEPTACLES, REFUSE, RECYCLE, AND ORGANICS.

MATCHLINE - SEE SHEET LC-21

**A** TRASH RECEPTACLE LAYOUT  
SCALE: 1/2" = 1'-0"



NOTES:  
A. REFUSE TRUCK TURNING RADIUS BASED ON CITY OF ONTARIO REFUSE AND RECYCLE PLANNING MANUAL, VEHICLE ACCESS STANDARDS.

**B** REFUSE TRUCK TURNING RADIUS  
SCALE: 1" = 10'

DOGIPOT ONLY AT DETENTION BASIN. LANDSCAPE MAINTENANCE CREW SHALL DISPOSE DOGIPOT WASTE AT TRASH BINS LOCATED AT PARK SITE ONCE PER WEEK.

**PARKING TABULATION:**

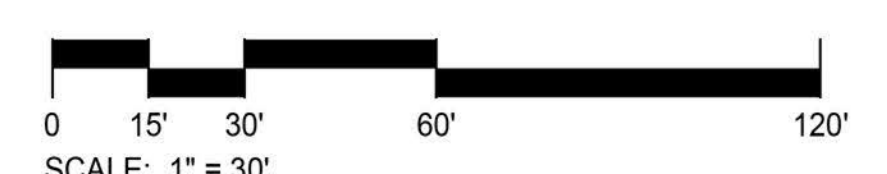
REQUIREMENTS	
TOTAL NUMBER OF DWELLING UNITS	226 UNITS
189 x 2 SPACES PER UNIT	378 SPACES
37 x 3 SPACES PER UNIT (NEXT GEN)	111 SPACES
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>489 SPACES</b>
TOTAL RESIDENTIAL PARKING SPACES	715 SPACES
ADDITIONAL ON STREET PARKING SPACES	265 SPACES
<b>TOTAL AVAILABLE PARKING SPACES</b>	<b>980 SPACES</b>

NOTES:  
A. REFER TO TYPICAL FRONT YARD FOR PRECISE TRASH RECEPTACLE LAYOUT, SHEET LC-1.  
B. SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS:  
(2) GARAGE PARKING SPACES PER STANDARD DWELLING UNIT.  
(3) GARAGE PARKING SPACES AT NEXT GEN DWELLING UNIT.  
C. (1) ADDITIONAL DRIVEWAY PARKING SPACE AVAILABLE AT EACH DWELLING UNIT.  
D. ADDITIONAL (265) ON STREET PARKING SPACES AVAILABLE.  
E. PARKING RESTRICTIONS ON TRASH DAY TO BE RESOLVED DURING CONSTRUCTION DOCUMENTATION PHASE.  
F. THIS DEVELOPMENT WILL USE SINGLE FAMILY DETACHED WITH AUTOMATED CANS.  
G. THIS SHEET IS BEST VIEWED AT FULL SIZE, ARCH E1 PRINT.

**LEGEND:**

SYMBOL	DESCRIPTION
	18' x 9' RESIDENTIAL LOT PARKING AREA
	25' x 9' ON STREET PARKING AREA
	(3) STANDARD 96 GALLON TRASH BINS

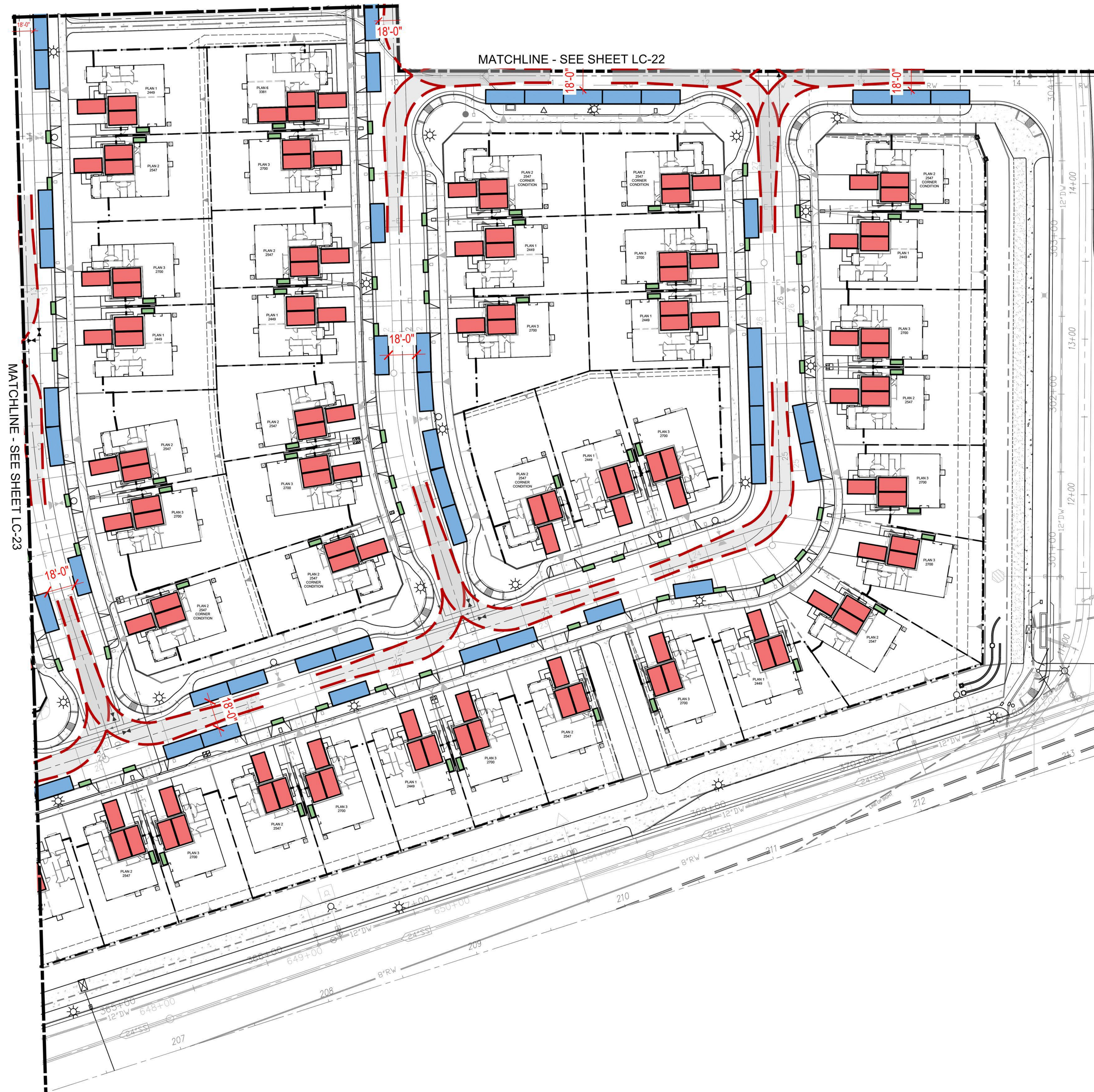
**LENNAR**  
PARKLANE DEVELOPMENT - SOLID WASTE HANDLING AND PARKING PLAN 3  
ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907






**LC-23**

SCALE: 1" = 30'  
DATE: JUNE 2020  
ADG JOB #: 2001-A





**LEGEND:**

- |   |                                       |
|---|---------------------------------------|
|  | 18' x 9' RESIDENTIAL LOT PARKING AREA |
|  | 25' x 9' ON STREET PARKING AREA       |
|  | (3) STANDARD 96 GALLON TRASH BINS     |

**NOTES:**

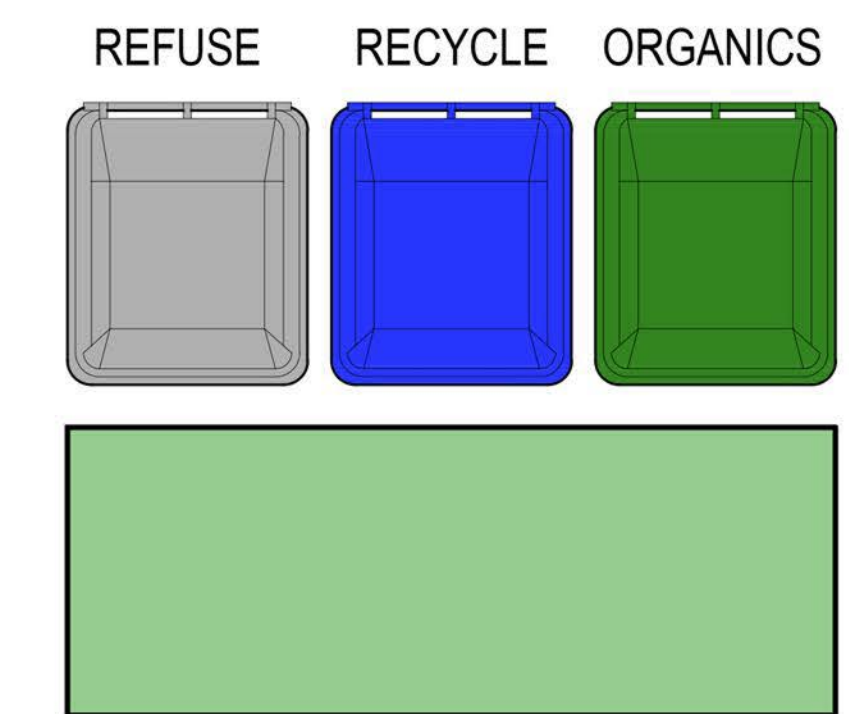
- A. REFER TO TYPICAL FRONT YARD FOR PRECISE TRASH RECEPTACLE LAYOUT, SHEET LC-1.
- B. SINGLE FAMILY RESIDENTIAL PARKING REQUIREMENTS:  
(2) GARAGE PARKING SPACES PER STANDARD DWELLING UNIT.  
(3) GARAGE PARKING SPACES AT NEXT GEN DWELLING UNIT.
- C. (1) ADDITIONAL DRIVEWAY PARKING SPACE AVAILABLE AT EACH DWELLING UNIT.
- D. ADDITIONAL (265) ON STREET PARKING SPACES AVAILABLE.
- F. PARKING RESTRICTIONS ON TRASH DAY TO BE RESOLVED DURING CONSTRUCTION DOCUMENTATION PHASE.
- G. THIS DEVELOPMENT WILL USE SINGLE FAMILY DETACHED WITH AUTOMATED CANS.
- H. THIS SHEET IS BEST VIEWED AT FULL SIZE, ARCH E1 PRINT.

**PARKING TABULATION:**

• REQUIREMENTS

TOTAL NUMBER OF DWELLING UNITS	226 UNITS
189 x 2 SPACES PER UNIT	378 SPACES
37 x 3 SPACES PER UNIT (NEXT GEN)	111 SPACES
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>489 SPACES</b>

	TOTAL RESIDENTIAL PARKING SPACES	715 SPACES
	ADDITIONAL ON STREET PARKING SPACES	265 SPACES
	<b>TOTAL AVAILABLE PARKING SPACES</b>	<b>980 SPACES</b>

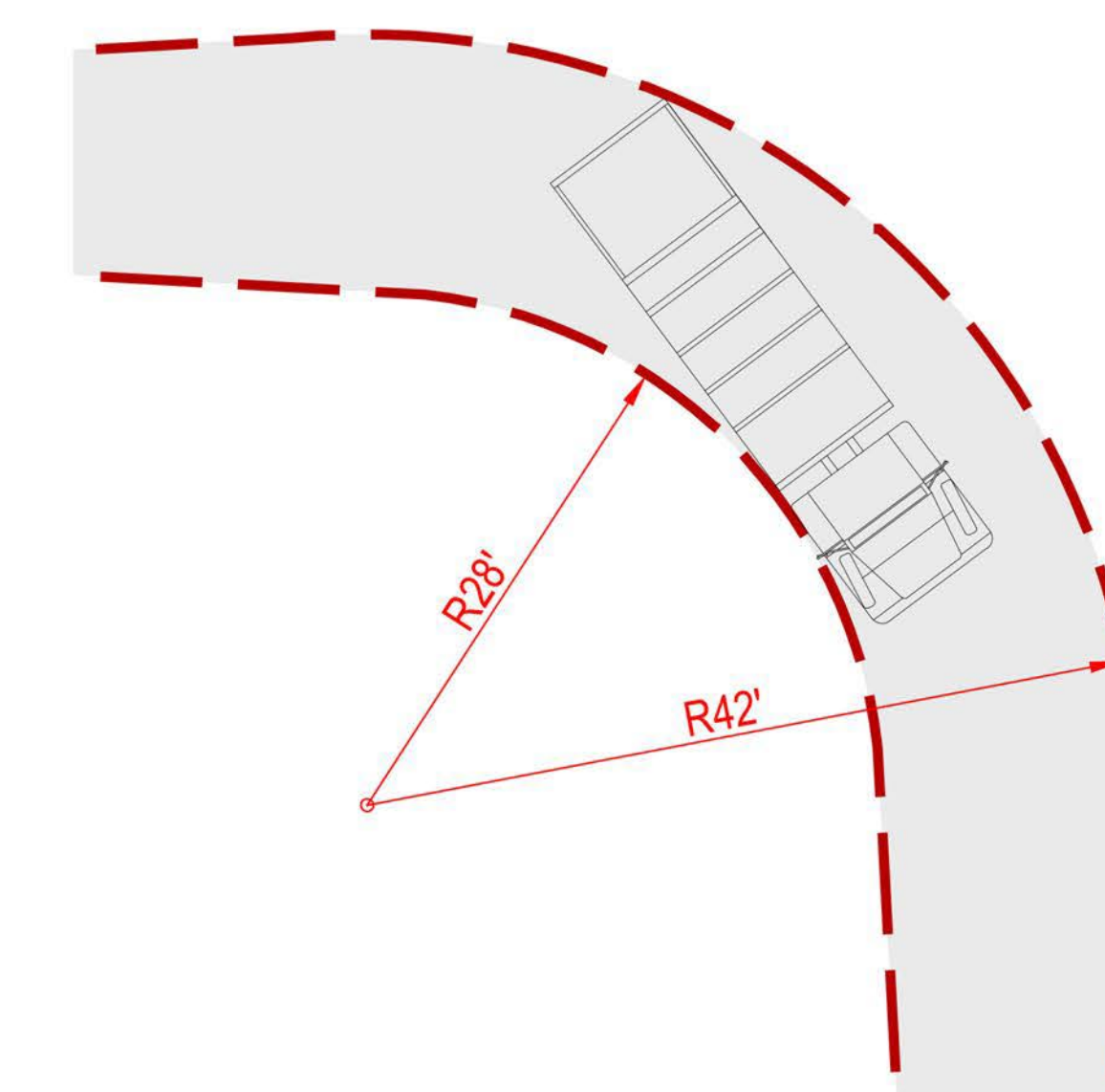


**NOTES:**

- A. SYMBOL REPRESENTS THE SPACE REQUIRED FOR (3) 96 GALLON TRASH RECEPTACLES, REFUSE, RECYCLE, AND ORGANICS.

**A TRASH RECEPTACLE LAYOUT**

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



**NOTES:**

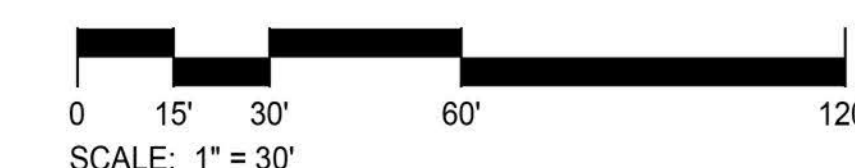
- A. REFUSE TRUCK TURNING RADIUS BASED ON CITY OF ONTARIO REFUSE AND RECYCLE PLANNING MANUAL, VEHICLE ACCESS STANDARDS.

**B REFUSE TRUCK TURNING RADIUS**

SCALE: 1" = 10'

**LENNAR**<sup>®</sup>

PARKLANE DEVELOPMENT - SOLID WASTE HANDLING AND PARKING PLAN 4  
ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907



**LC-24**

SCALE: 1" = 30'  
DATE: JUNE 2020  
ADG JOB #: 2001-A





UPRIGHT SKY BLUE    ACCENT GREEN    DECK GRAY    PLASTIC BEIGE    HDPE SPRING GREEN    HDPE 2C SB/WHT    SHADE SKY    ROOF N/A    CABLE BLACK    MAX/APEX SPRING GREEN

**PARKLANE PARK**  
ONTARIO CALIFORNIA



OVERHEAD SHADE STRUCTURE



STEEL PICNIC TABLE WITH ADA ACCESS OPTION



HOT COAL BIN



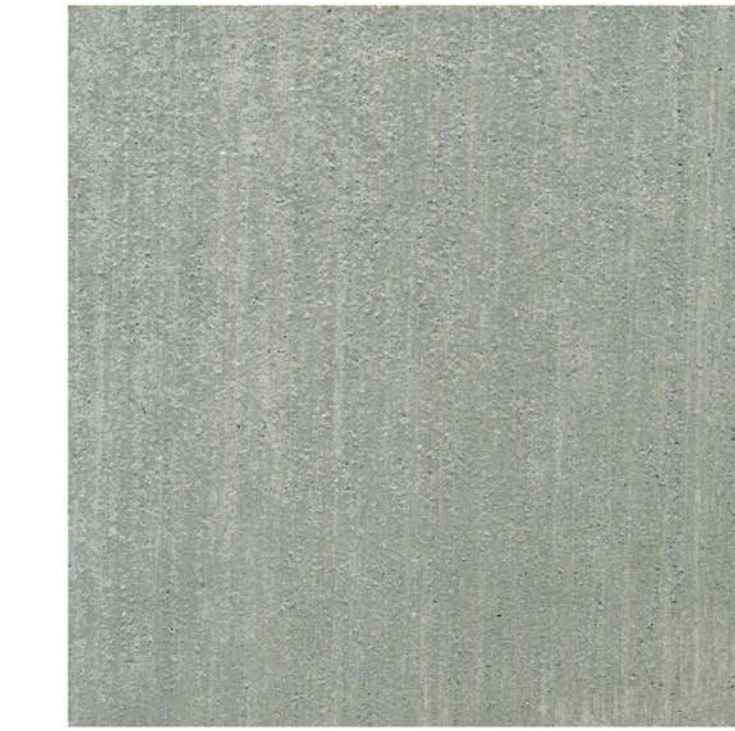
ADA CHARCOAL BBQ



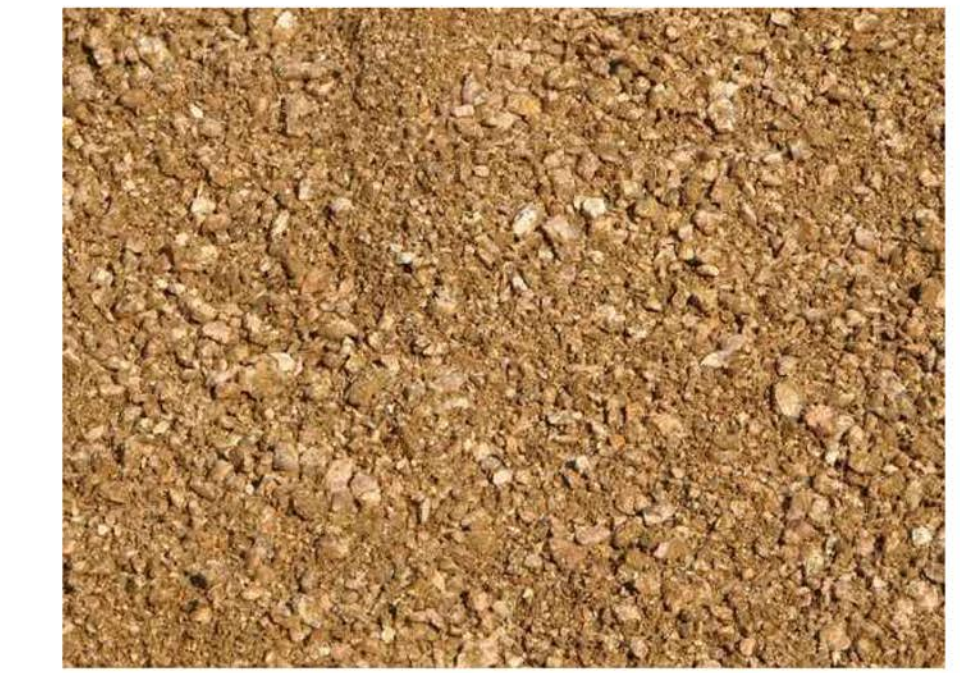
STEEL BENCH



TRASH RECEPTACLE



NATURAL GRAY CONCRETE  
MEDIUM BROOM FINISH



DECOMPOSED GRANITE TEXTURE



BIKE RACK



DRINKING FOUNTAIN WITH DOG BOWL



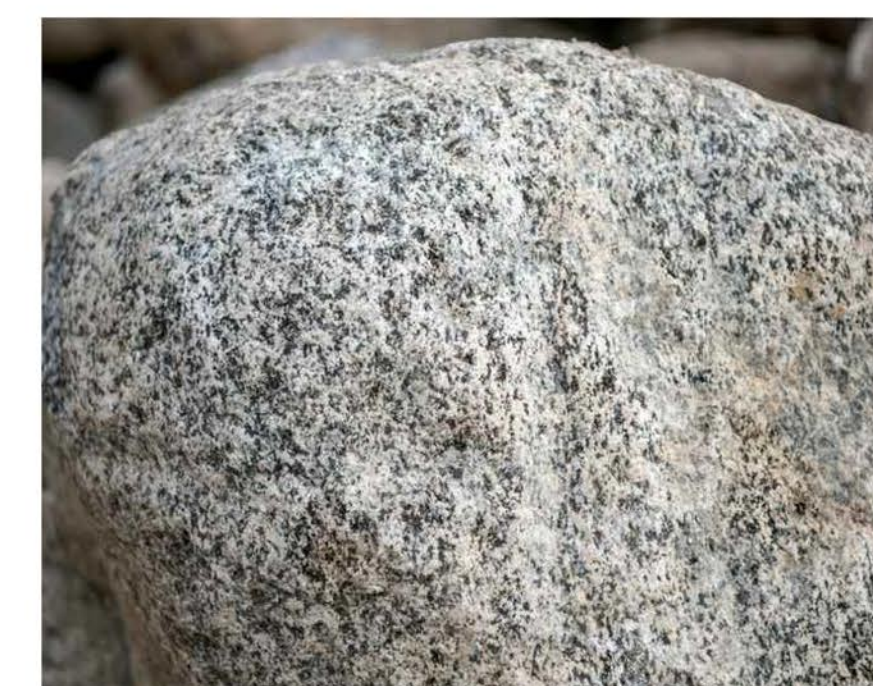
CONCRETE WITH WITH GRACE TOP CAST  
ACID ETCH



PLAYGROUND EQUIPMENT



PLAYGROUND EQUIPMENT



BOULDERS

**LENNAR**<sup>®</sup>

PARKLANE DEVELOPMENT - FEATURES, MATERIALS, AND FINISHES EXHIBIT  
ONTARIO, CA - PA28 TR. 19909 & PA29 TR. 19907

LC-25

DATE: JUNE 2020  
ADG JOB #: 2001-A



Item C - 167 of 167