



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

### **AGENDA**

**January 20, 2021**

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

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

Scott Ochoa, City Manager  
Scott Murphy, Executive Director, Community Development Agency  
John P. Andrews, Executive Director, Economic Development  
James Caro, Building Official  
Rudy Zeledon, Planning Director  
Khoi Do, City Engineer  
Chief Michael Lorenz, Police Department  
Fire Marshal Mike Gerken, Fire Department  
Scott Burton, Utilities General Manager  
Katryna Gonzalez, Housing Director

---

### **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 December 21, 2020, approved as written.

## **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-046:** A Development Plan to construct a classroom, amphitheater, shade structure, and kitchen in conjunction with the existing Huerta del Valle Community Garden and Urban Farm on approximately 3.5 acres of land located at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-451-05, 1049-451-08, and 1049-451-26) **submitted by Huerta del Valle.**

### **1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

### **2. File No. PDEV19-046**

Motion to Approve / Deny

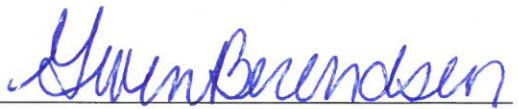
If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department**

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 **February 1, 2021**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **January 15, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
\_\_\_\_\_

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**December 21, 2020**

**BOARD MEMBERS PRESENT VIA ZOOM**

Rudy Zeledon, Planning Department  
James Caro, Building Department  
Charity Hernandez, Economic Development Agency  
Mike Gerken, Fire Department  
David Bucholtz, Community Improvement  
Khoi Do, Engineering Department

**BOARD MEMBERS ABSENT**

Ahmed Aly, Municipal Utilities Company  
Gabe Gutierrez, Police Department  
Elda Zavala, Community Improvement

**STAFF MEMBERS PRESENT VIA ZOOM**

Antonio Alejos, Engineering Department  
Gwen Berendsen, Planning Department  
Miguel Sotomayor, Engineering Department  
Robert Morales, Planning Department  
Denny Chen, Planning Department  
Edmelyne Hutter, Planning Department  
Albert Gastelum, Municipal Utilities Company  
Cruz Torres, General Services

**PUBLIC COMMENTS**

Mr. Zeledon stated no public comment correspondence were received.

**CONSENT CALENDAR ITEMS**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the December 7, 2020 meeting of the Development Advisory Board was made by Mr. Do; seconded by Mr. Caro; and approved unanimously by those present (6-0).

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-006 (PM 20267):** A Tentative Parcel Map to subdivide 6.56 acres of land into two parcels located at 1250 West Phillips Boulevard, within the AR-2 (Residential-Agricultural - 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. 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: 1011-58-115) **submitted by Joseph Shealy. Planning Commission action is required.**

The applicant was not present via teleconference.

Motion recommending approval of **File No. PMTT20-006 (PM 20267)**, subject to conditions to the Planning Commission was made by Mr. Do; seconded by Mr. Zeledon; and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned to the next meeting on January 4, 2021.

Respectfully submitted,



Gwen Berendsen  
Recording Secretary



# Development Advisory Board Decision

January 20, 2021

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

**FILE NO.:** PDEV19-046

**DESCRIPTION:** A Development Plan to construct a classroom/library, amphitheater, shade structure, and kitchen in conjunction with the existing Huerta del Valle Community Garden and Urban Farm on approximately 3.5 acres of land located at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district; (APNs: 1049-451-05, 1049-451-08, and 1049-451-26) **submitted by Huerta del Valle.**

## ***Part I—BACKGROUND & ANALYSIS***

HUERTA DEL VALLE, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV19-046, 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 3.5 acres of land located on the east side of Campus Avenue, midway between Maitland and Belmont Streets, at 1105 South Campus Avenue, 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>Project Site:</i></b>	Community Garden & Urban Farm	Low Density Residential (2.1-5.0 du/ac)	LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac)
<b><i>North:</i></b>	Vacant & Religious Assembly	Low Density Residential (2.1-5.0 du/ac)	LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac)
<b><i>South:</i></b>	Single-Family Residential	Low Density Residential (2.1-5.0 du/ac)	LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac)
<b><i>East:</i></b>	Bon View Park	Open Space - Recreation	OS-R (Open Space – Recreation)
<b><i>West:</i></b>	Single-Family Residential	Low Density Residential	LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac)

(2) **Project Description:** The Applicant is requesting Development Plan approval to construct a classroom/library, amphitheater, shade structure, and kitchen in conjunction with the existing Huerta del Valle Community Garden and Urban Farm. The proposed structures will be located at the approximate center of the Project site, as shown in Figure 1 (Huerta del Valle Community Garden and Urban Farm Site). A description of each proposed structure is included below:



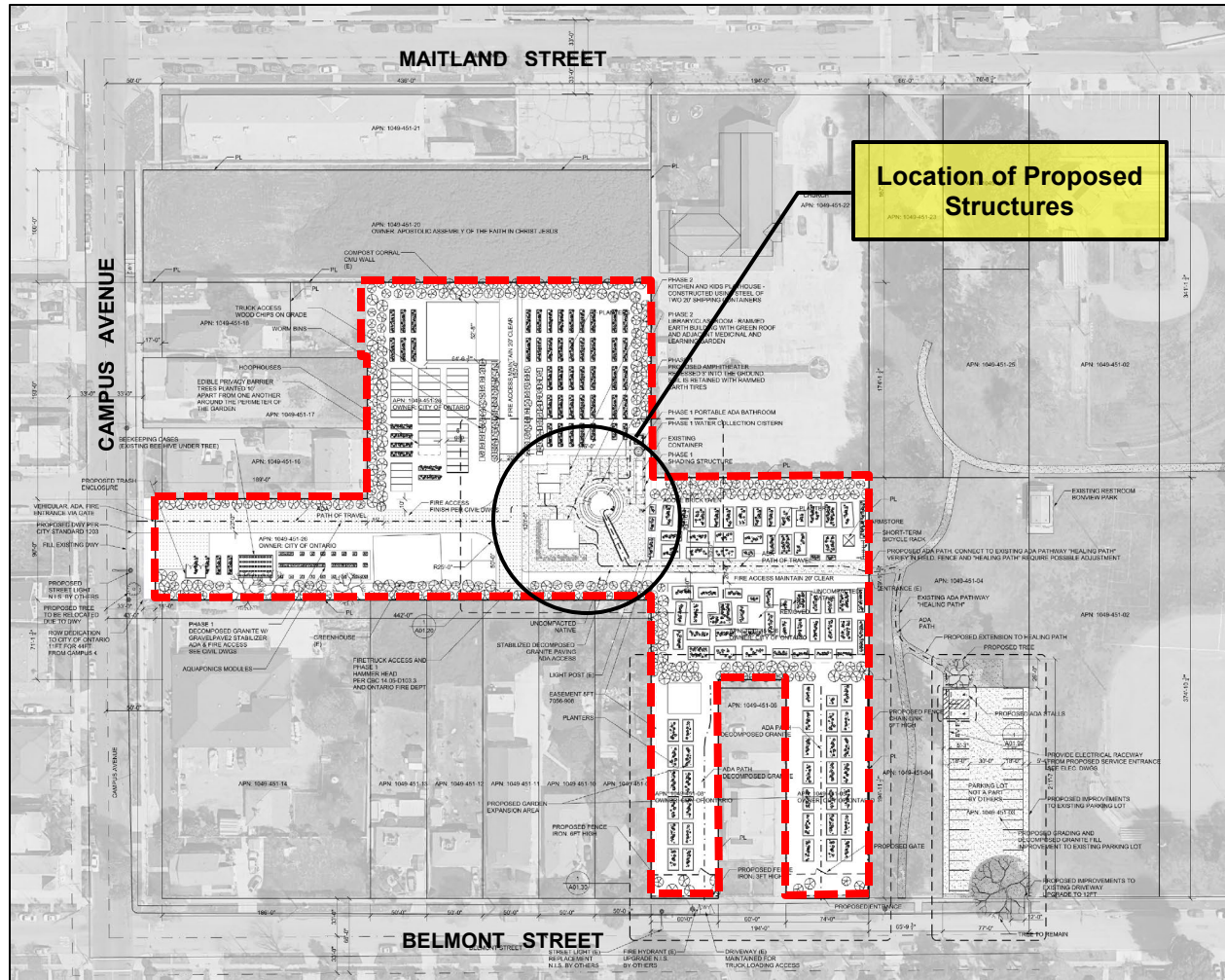


Figure 1: Huerta del Valle Community Garden and Urban Farm Site

(a) **Classroom/Library** — The proposed library/classroom is a 690 square foot structure with walls constructed of rammed earth, which involves compacting a damp mixture of subsoil excavated from the Project site that has appropriate proportions of sand, gravel, clay, and stabilizer (usually cement), into braced forms, creating the walls of the structure. The building will be covered with a green roof consisting of vegetation and a growing medium, planted over a waterproof membrane, with wood fascia boards.

(b) **Amphitheater** — The proposed amphitheater consists of a 39-foot diameter round structure with 2 seating levels, that is excavated to a level of approximately 3 feet below the surrounding finished grade. Like the classroom/library, the amphitheater will be constructed of rammed earth, with finished plaster steps and seating. An ADA compliant ramp will provide accessibility to each level of the structure.

(c) **Shade Structure** — The proposed shade structure will cover an approximate 770 square foot area. The structure will be metal-framed with a metal standing seam roof. Photovoltaic panels will cover a major portion of the roof, which will provide electric power to the community garden.



(d) **Kitchen** — The kitchen structure will be constructed from two modified shipping containers on a permanent foundation, which measure 8 feet wide by 20 feet long (for a total of 320 square feet) and function independently. One container will house full kitchen facilities, while the second container will provide a children's play area. Additionally, each container will be openable on one side along their entire 20-foot length, providing access to covered outdoor patio areas.



**Figure 2: Perspective View of Proposed Structures**

The Project provides for fully improved vehicular access from Campus Avenue, which will include a new drive approach constructed to City standards and all-weather Fire Department and Solid Waste Department access into the site. Along the Project's Belmont Avenue frontage, the installation of 6-foot high decorative tube steel fencing, setback 20 feet behind the street property line, is proposed, which will include gates for pedestrian access into the community garden.

The Project provides landscaping along the street frontages and the perimeter of the site. A mix of accent and shade trees will be provided along the Project site street frontages. In addition, a variety of shrubs and groundcovers that are low water usage and drought tolerant will be provided throughout the site. The proposed on-site and off-site landscape improvements will assist towards creating a walkable, safe area for pedestrians to access the project site.

Public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development best management practices, such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes the use of a system of infiltration trenches and surface infiltration for the project. Any overflow drainage will be conveyed to the public street.

### **Part II—RECITALS**

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as "CEQA"); and

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

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

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

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as “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 January 20, 2021, 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 decision-making body for the Project, the DAB has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, and meets all of the following conditions:

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

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

- (c) The project site has no value as habitat for endangered, rare, or threatened species;
  - (d) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
  - (e) The Project site can be adequately served by all required utilities and public services.
- (2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and
- (3) The determination of CEQA exemption reflects the independent judgment of the DAB.

**SECTION 2: Housing Element Compliance.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 3: 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 decision-making body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

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

(1) **The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.** The proposed Project is located within the Low Density Residential (2.1-5.0 du/ac) land use district of the Policy Plan Land Use Map, and the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) **The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the LDR-5 (Low

Density Residential – 2.1 to 5.0 du/ac) zoning district, including standards relative to the particular land use proposed (community garden and urban farm), 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 Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan; and

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Development Code that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, 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 (community garden and urban farm). 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 Development Code.

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

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

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

-----

APPROVED AND ADOPTED this 20th day of January 2021.

---

Development Advisory Board Chairman



Exhibit A—PROJECT LOCATION MAP

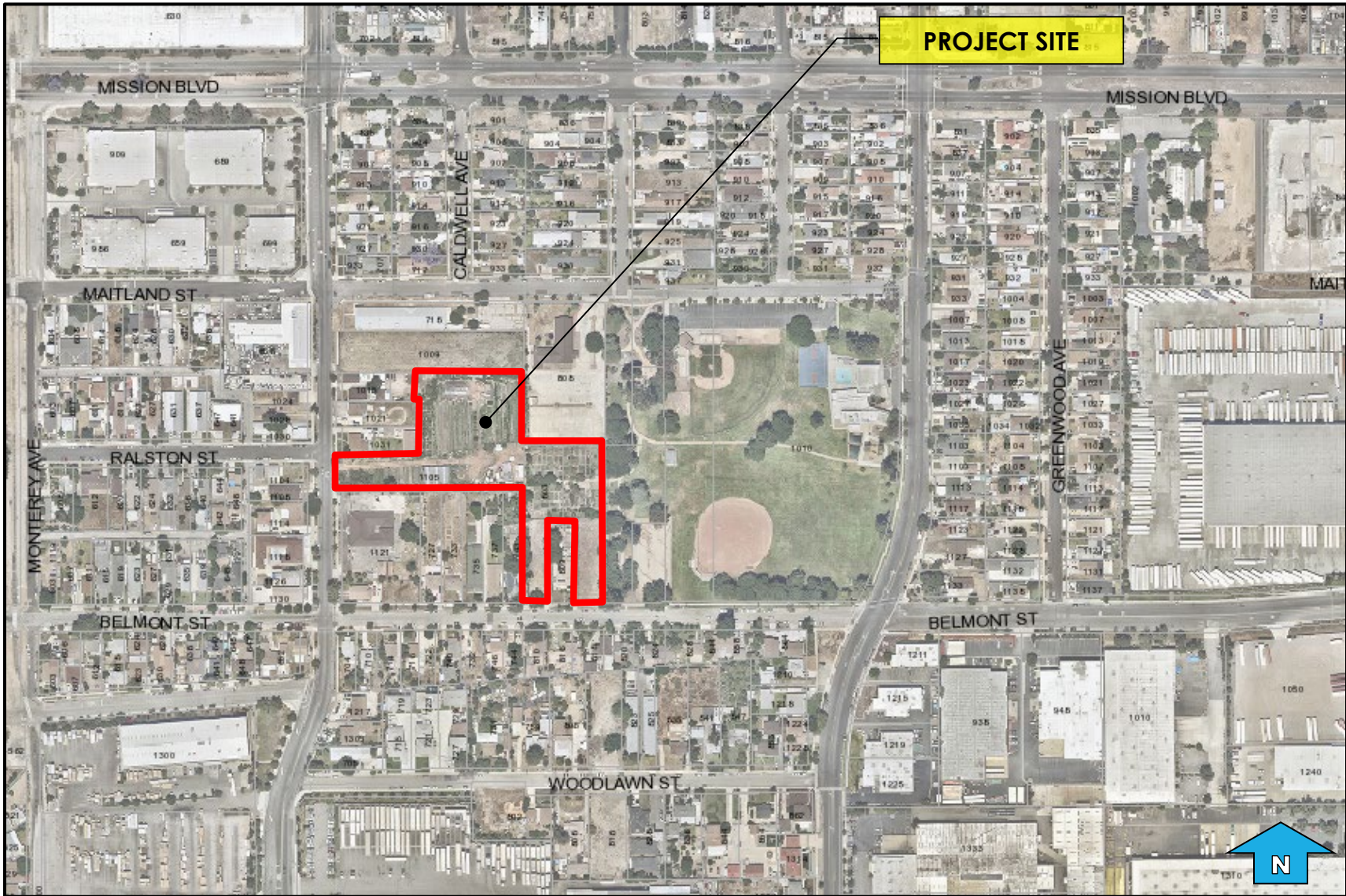
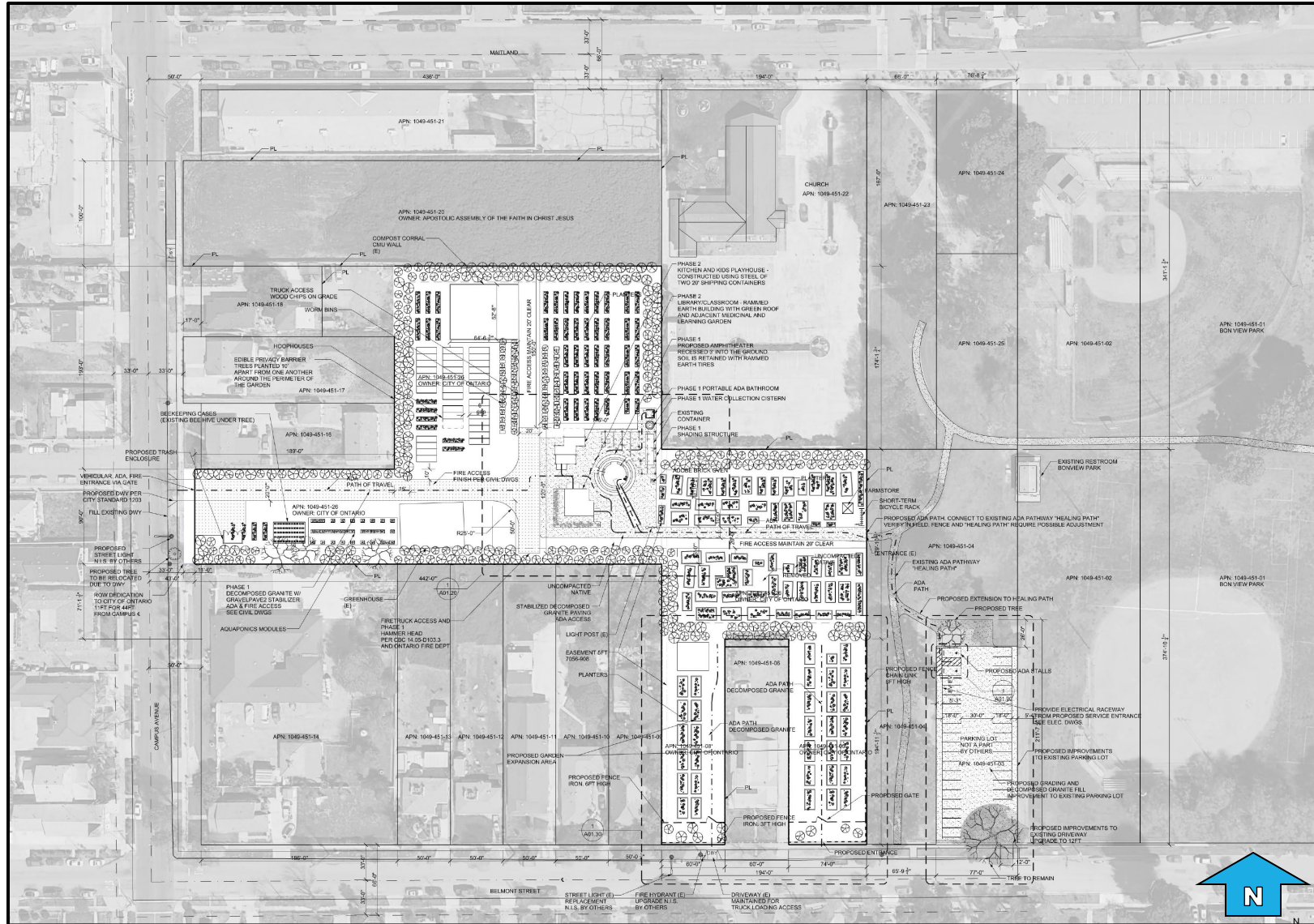




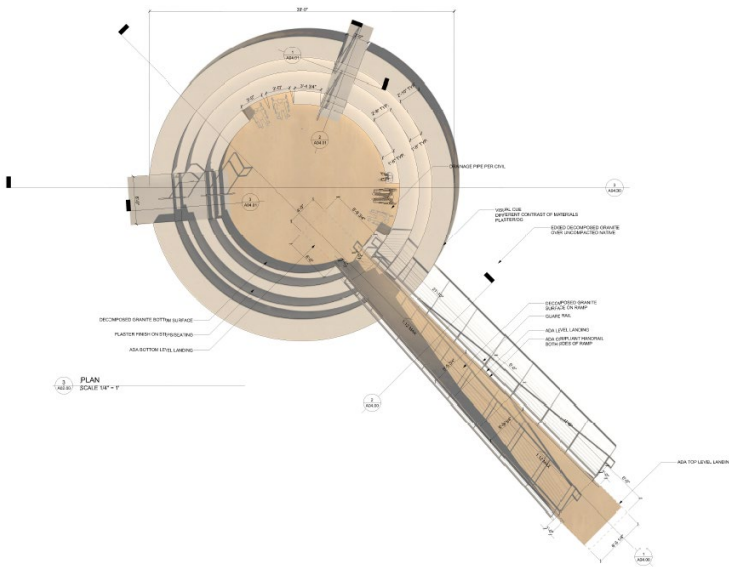
Exhibit B—HUERTA DEL VALLE MASTER PLAN



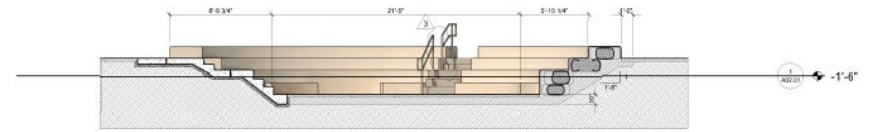




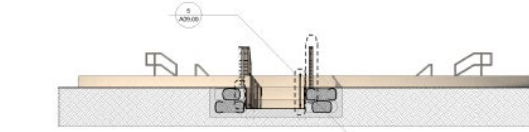
**Exhibit D-1—AMPHATHEATER FLOOR PLAN AND ELEVATIONS**



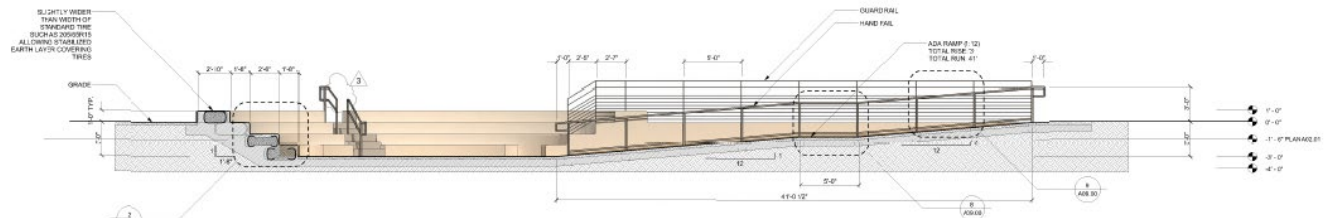
**Floor Plan**



**SECTION VIEW**  
SCALE 1/4" = 1'

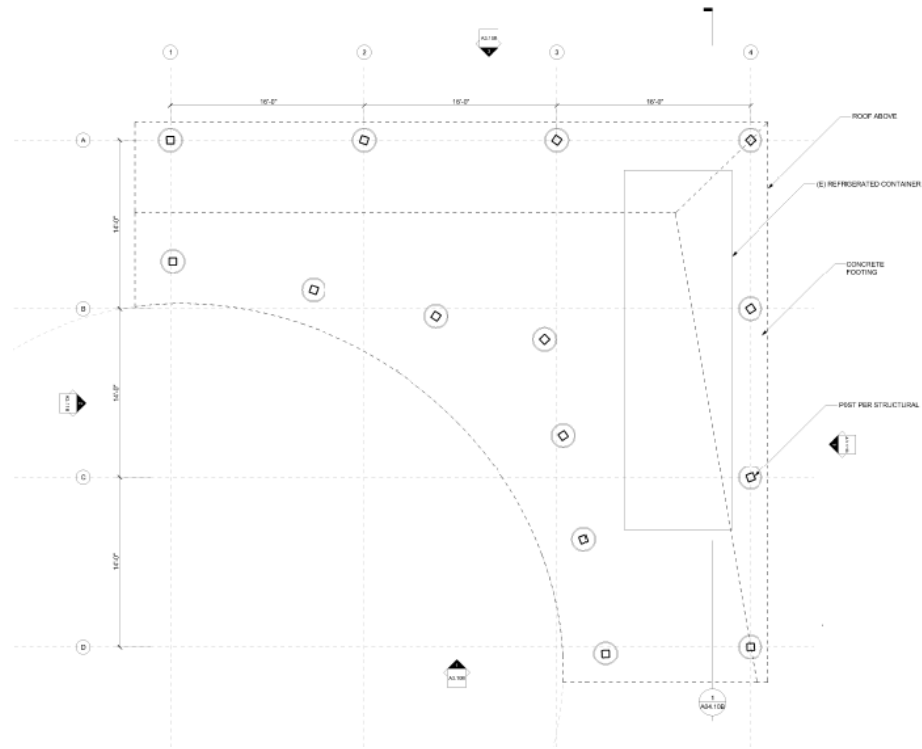


**DRAIN DETAIL SECTION VIEW**  
SCALE 1/4" = 1'

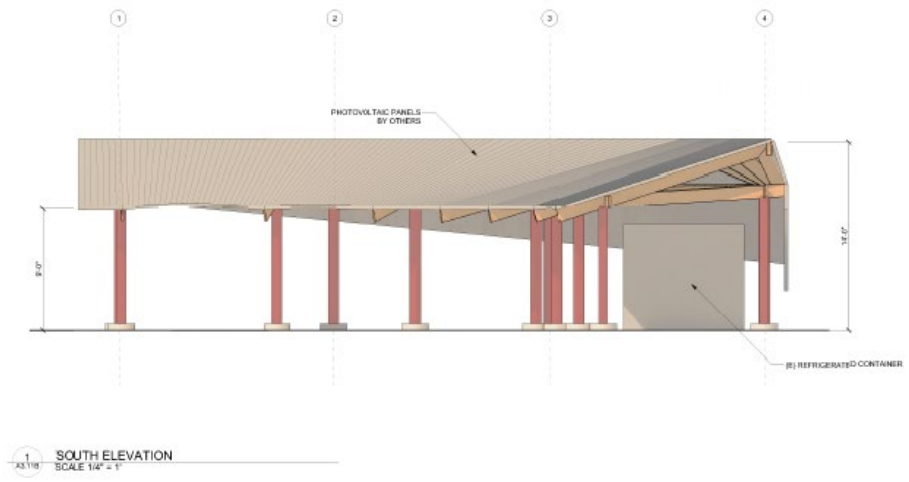
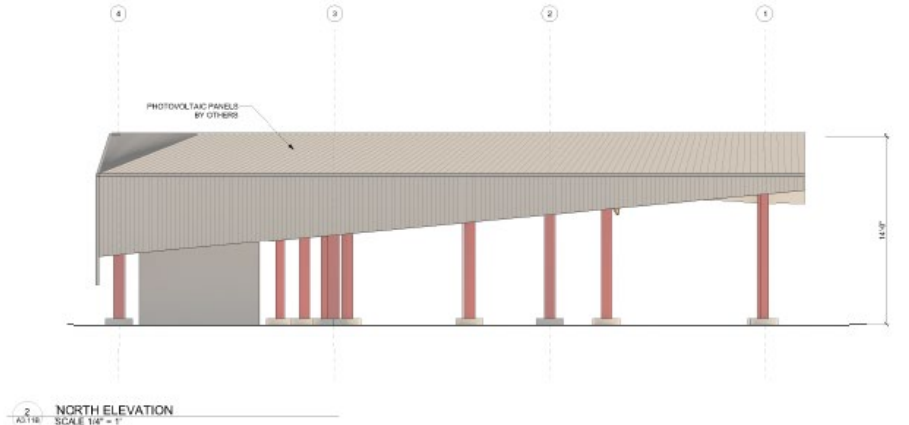


**Elevations / Cross Sections**

**Exhibit D-2—SHADE STRUCTURE FLOOR PLAN AND ELEVATIONS**

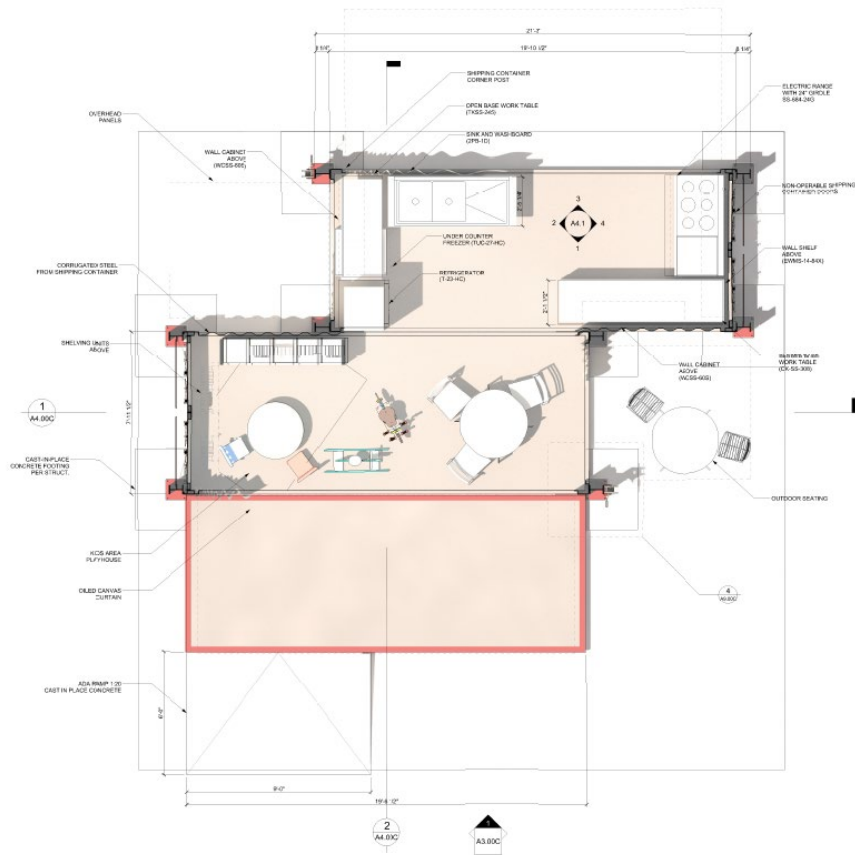


**Floor Plan**

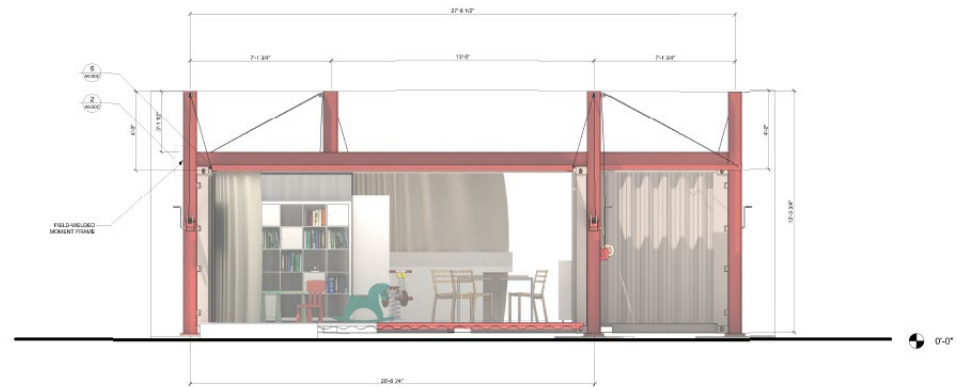


**Elevations**

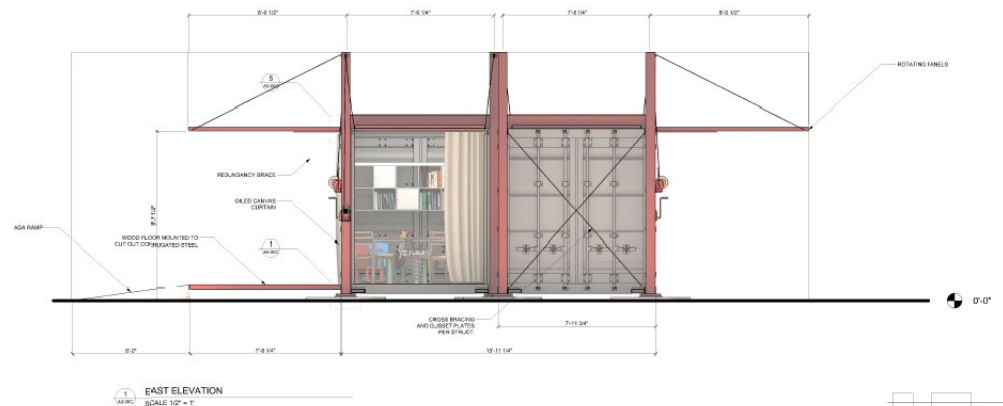
**Exhibit D-3—KITCHEN FLOOR PLAN AND ELEVATIONS**



**Floor Plan**



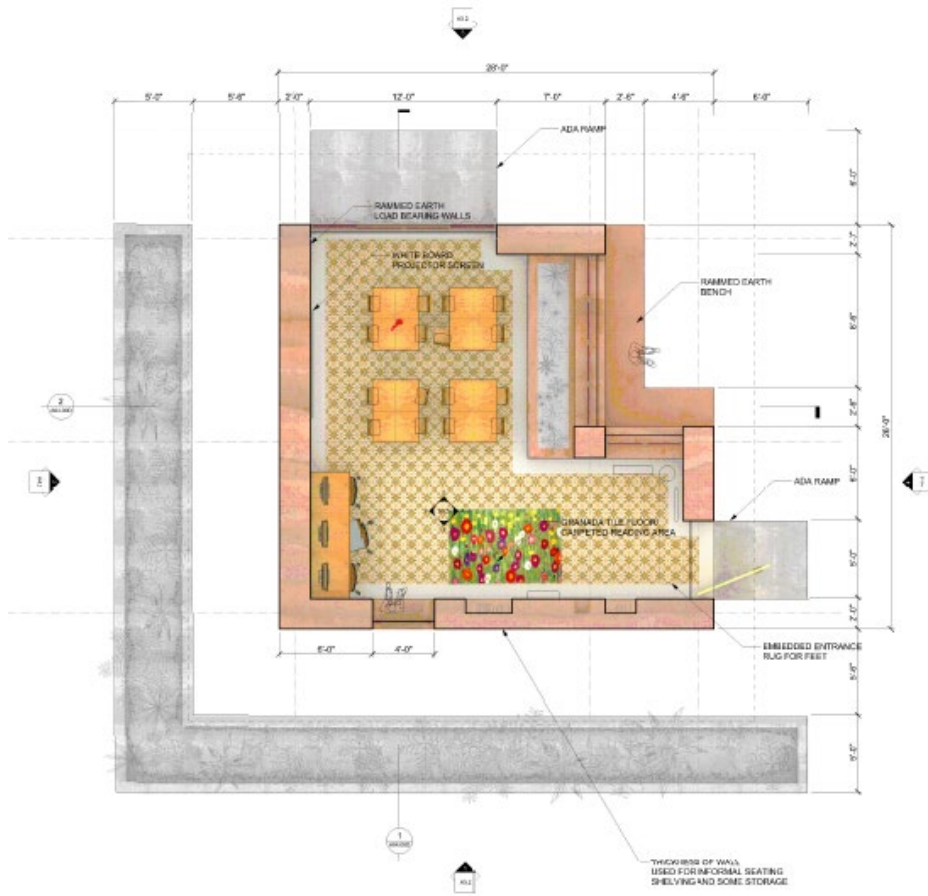
**SOUTH ELEVATION**  
SCALE 1/2" = 1'



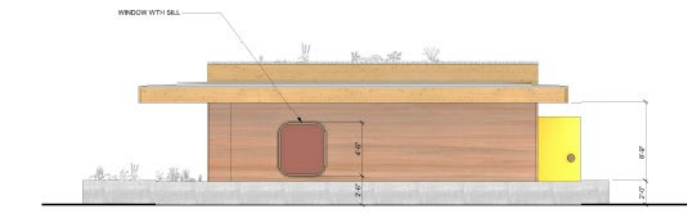
**EAST ELEVATION**  
SCALE 1/2" = 1'

**Elevations**

**Exhibit D-4—LIBRARY FLOOR PLAN AND ELEVATIONS**



**Floor Plan**



**Elevations**







## **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***

---

**Meeting Date:** January 20, 2021

**File No:** PDEV19-046

**Project Description:** A Development Plan to construct a classroom, amphitheater, shade structure, and kitchen in conjunction with the existing Huerta del Valle Community Garden and Urban Farm on approximately 3.5 acres of land located at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district; **submitted by Huerta del Valle**

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

---

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

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

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

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

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

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

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

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

**2.3**    Landscaping.

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

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

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

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

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

**2.5**    Parking, Circulation and Access.

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

(b)    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).

**2.6**    Site Lighting.

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

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

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

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

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

**2.10** Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines and meets all of the following conditions:

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

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

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

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

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

(g) 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).

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

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

**2.12** Additional Fees.

(a) 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.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV19-046

Address: 1105 South Campus Avenue

APN: 1049-451-05, 08,15 & 19

Existing Land Use: City Park and Community Garden

Proposed Land Use: Development Plan to construct ancillary temporary classroom, amphitheater, shade structure and kitchen prep room for community garden

Site Acreage: 4.91 Proposed Structure Height: 14ft

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Karen Thompson

Date: 11/6/19

CD No.: 2019-059

PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input checked="" type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input checked="" type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>80 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 an existing land use and is not subject to the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

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



# 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: Karen Thompson, Associate Planner

DATE: August 05, 2019

SUBJECT: FILE #: PDEV19-046


Finance Acct#:

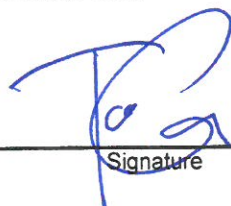
The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

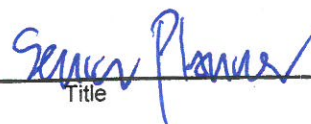
- Note:  Only DAB action is required
- Both DAB and Planning Commission actions are required
- Only Planning Commission action is required
- DAB, Planning Commission and City Council actions are required
- Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A Development Plan to construct a classroom, amphitheater, shade structure and kitchen within an existing Community Garden and Urban Farm located at 803 East Belmont with truck access at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential 2.1 to 5.0 DU/Acre) zoning district (APNs: 1049-451-19, 1049-451-15, 1049-451-08, and 1049-451-05).

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

  
Department

  
Signature

  
Title

  
Date





# 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: Charles Mercier, Principal Planner

DATE: September 24, 2020

REVISION NO. 1

SUBJECT: FILE #: PDEV19-046

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 a classroom, amphitheater, shade structure, and kitchen within an existing Community Garden and Urban Farm located at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district (APNs: 1049-451-19, 1049-451-15, 1049-451-08, and 1049-451-05). Related File: PADV18-003.

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

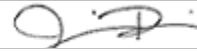
Landscape Planner  
 Title

10/1/20  
 Date

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

**CONDITIONS OF APPROVAL**

**Sign Off**



10/05/2020

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:

**Jamie Richardson, Sr. Landscape Planner**

Phone:

**(909) 395-2615**

D.A.B. File No.:

PDEV19-046

Case Planner:

Charles Mercier

Project Name and Location:

Community Garden and Urban Farm – Classroom, amphitheater, shade structure and kitchen  
 803 E Belmont

Applicant/Representative:

Huerta del Valle  
 310 E Philadelphia Street, Space 71  
 Ontario, CA 91761



**A Preliminary Landscape Plan (dated 09/24/20) 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. Add tree protection notes on construction and demo plans to protect trees to remain. Replacement and mitigation for removed trees shall be equal to trunk diameter of heritage trees removed per the Development Code Tree Preservation Policy and Protection Measures, section 6.05.020.

**Landscape Plans**

2. Screen backflow device near Campus Avenue with landscape. Add notes or show screen.
3. Water budget MAWA calculations are hard to read.
4. Add the following note to the Planting Notes: 8' diameter of mulch only at new trees, 12' min. at existing trees. Detail irrigation dripline outside of mulched root zone.
5. Planting legend to show size new plant materials and trees. 5 gal shrubs, 1 gal groundcovers, and tree sizes.
6. Pennisetum setaceum is invasive. Change to a manageable species such as Pennisetum m. 'Bunny Tails' or Festuca mairei.
7. Correct the scale and drawing of the Conceptual Landscape Plan.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Karen Thompson  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** August 12, 2019  
**SUBJECT:** PDEV19-046

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

---

### Conditions of Approval

1. This project will be reviewed and approved under the Building Code adopted at the time it is submitted for permits.
2. Decomposed granite is not approved for accessible path of travel.
3. Restroom is to be connected to sewer and comply with CPC and ADA requirements
4. Standard Conditions of Approval apply.

KS:lr



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Karen Thompson, Associate Planner  
Planning Department

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

**DATE:** August 7, 2019

**SUBJECT:** PDEV19-046 - A Development Plan to construct a classroom, amphitheater, shade structure and kitchen within an existing Community Garden and Urban Farm located at 803 East Belmont with truck access at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential 2.1 to 5.0 DU/Acre) zoning district (APNs: 1049-451-19, 1049-451-15, 1049-451-08, and 1049-451-05).

- 
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
-



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Karen Thompson, Associate Planner

**FROM:** Emily Hernandez, Police Department

**DATE:** September 3, 2019

**SUBJECT:** PDEV19-046: A DEVELOPMENT PLAN TO CONSTRUCT A CLASSROOM, AMPHITHEATER, SHADE STRUCTURE, AND KITCHEN WITHIN AN EXISTING COMMUNITY GARDEN AND URBAN FARM LOACTED AT 803 EAST BELMONT 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. 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. Landscaping and vegetation shall not obstruct lighting.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions.

In addition, the Ontario Police Department places the following conditions on the project:

- The applicant shall install three additional signs along the property. Two signs shall be at both entry gates and one additional sign on Belmont Street. The signs shall have the business name and address on them and shall be large enough to be clearly visible from the street and parking lot.

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: 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: Karen Thompson, Associate Planner

DATE: August 05, 2019

SUBJECT: FILE #: PDEV19-046

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 Development Plan to construct a classroom, amphitheater, shade structure and kitchen within an existing Community Garden and Urban Farm located at 803 East Belmont with truck access at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential 2.1 to 5.0 DU/Acre) zoning district (APNs: 1049-451-19, 1049-451-15, 1049-451-08, and 1049-451-05).

- 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.

CF      Joe De Sousa      Supervisor      8/26/19  
 Department                                      Signature                                      Title                                      Date



# 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:** January 20, 2021

**PROJECT:** PDEV19-046, A development plan to construct a classroom, amphitheater, shade structure, and kitchen within the existing Huerta de Valle Community Garden and Urban Farm located at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. Related File: PADV18-003.

**APN:** 1049-451-19, 1049-451-15, 1049-451-08, 1049-451-05

**LOCATION:** 1105 South Campus Avenue

**PROJECT ENGINEER:** David Zurita, Engineering Assistant  (909) 395-2511

**PROJECT PLANNER:** Charles Mercier, Principal Planner (909) 395-2425

---

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

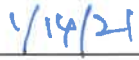
1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The applicant/developer shall process a right-of-way dedication to dedicate to the City an additional 11-ft along Campus Avenue property frontage for an ultimate right-of-way of 44-ft from street centerline.
3. The applicant/developer shall install parkway landscaping with an irrigation system along Campus Avenue and Belmont Street property frontage per the Landscape Planning requirements.
  - a. Upgrade the existing fire hydrant on Belmont to current city standard.
4. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario's Standard Drawing No. 1309.



5. The applicant/developer shall construct a new trash enclosure with a solid roof per the Refuse & Recycling Planning Manual.
  - a. Prior to Building Permits:
    - i. Submit a Solid Waste Handling Plan (SWHP) with the Precise Grading Plan for review/approval.
    - ii. Submit an integrated Waste Management Report (IWMR) with the Precise Grading Plan for review and approval of OMUC.
6. The applicant/developer shall install a sewer lateral to the existing sewer main in Campus Avenue and equip a clean-out to the service (behind the property line) per the latest City Design Guidelines/Standard Drawings.
  - a. Install a grease interceptor as proposed and shown on the utilities system map and grading plans.
7. 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.



Raymond Lee, P.E.  
Assistant City Engineer



Date



Khoi Do, P.E.  
City Engineer



Date