

**CITY OF ONTARIO  
PLANNING COMMISSION/  
HISTORIC PRESERVATION  
SPECIAL MEETING AGENDA**

**December 19, 2016**

**Ontario City Hall  
303 East "B" Street, Ontario, California 91764**

**6:30 PM**

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**WELCOME** to a meeting of the Ontario Planning/Historic Preservation Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *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.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

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**ROLL CALL**

DeDiemar \_\_ Delman \_\_ Downs \_\_ Gage \_\_ Gregorek \_\_ Ricci \_\_ Willoughby \_\_

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ANNOUNCEMENTS**

- 1) Agenda Items
- 2) Commissioner Items

**PUBLIC COMMENTS**

*Citizens wishing to address the Planning/Historic Preservation Commission 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 Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

**CONSENT CALENDAR ITEMS**

*All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.*

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of November 22, 2016, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV16-042:** A Development Plan to construct 55 single-family homes on 7.07 acres of land within the P7 (single-family detached) residential land use designation of the Edenglen Specific Plan, located within two neighborhoods. The first neighborhood is bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108) that was adopted by the City Council on November 1, 2005 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78); **submitted by Brookcal Ontario, LLC.**

**A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO.**

**PDEV16-047:** A modification (File No. PDEV16-047) to Development Plan File No. PDEV13-028 to introduce three new single-family floor plans, ranging in size from 2,295 square feet to 2,507 square feet, for 32 lots (Lots 1-7, 9-11, 16-35, 52 and 53) within

Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. (APN: 218-052-02); **submitted by KB Homes Southern California.**

**PLANNING COMMISSION PUBLIC HEARING ITEMS**

*For each of the items listed under PUBLIC HEARING ITEMS, 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 Planning Commission 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.*

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-040:** A Development Plan to construct a five-story, 68-unit residential apartment complex (Villa Palmetto) on 1.98 acres of land, located at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 zoning district. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1011-382-04); **submitted by Mission Pams Investments, LLC.**

**1. CEQA Determination**

Motion to Approve/Deny a Mitigated Negative Declaration

**2. File No. PDEV14-040 (Development Plan)**

Motion to Approve/Deny

**MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
- 2) New Business

3) Nominations for Special Recognition

**DIRECTOR'S REPORT**

1) Monthly Activity Report

*If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.*

*If you challenge any action of the Planning/Historic Preservation Commission 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 Planning/Historic Preservation Commission at, or prior to, the public hearing.*



I, Marci Callejo, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Thursday, December 15, 2016**, at least 24 hours prior to the meeting per Government Code Section 54956 at 303 East "B" Street, Ontario.

\_\_\_\_\_  
Marci Callejo, Secretary Pro Tempore

\_\_\_\_\_  
Scott Murphy, Planning Director  
Planning/Historic Preservation  
Commission Secretary

**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**November 22, 2016**

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**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**November 22, 2016**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Willoughby at 6:30 PM

**COMMISSIONERS**

**Present:** Chairman Willoughby, Vice-Chairman Downs, DeDiemar,  
Delman, Gage, Gregorek, and Ricci

**Absent:** None

**Late:** Ricci

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Assistant Planner  
Aguilo, Senior Associate Civil Engineer Lirley, and Planning  
Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Downs.

**ANNOUNCEMENTS**

Mr. Murphy stated there was a packet of information in front of them relating to Item A-02. The packet includes a modification to the conditions of approval for the Planning Department relating to the elevations and floor plans of the site plan. Also, a modification to the conditions of approval for the Engineering Department relating to utility fees.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of October 25, 2016, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-028:** A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission

Boulevard, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APN: 1011-221-16); **submitted by Lee & Associates.**

*It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of October 25, 2016, as written and to approve File No. PDEV16-028 with the modified conditions of approval as presented. The motion was carried 6 to 0.*

### **PUBLIC HEARING ITEMS**

Commissioner Ricci arrived.

- B. ENVIRONMENTAL ASSESSMENT AND MODIFICATION FOR FILE NO. PMTT14-012:** A request to amend certain conditions of approval pertaining to the undergrounding of utility services for a Tentative Tract Map (TT 18713) to subdivide 1.63 acres into six single family residential lots, generally located by the southwest corner of Francis Street and San Antonio Avenue, at 623 W. Francis Street and 1824 S. San Antonio Avenue, in the LDR-5 (Low Density Residential) zoning designation. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15332 (Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1050-341-62, 63, 64, 65, and 67); **submitted by Francis Four, LLC.**

Planning Director, Scott Murphy, presented the staff report. Mr. Murphy stated that this project was approved by the Commission back in 2014. He said there are two existing homes on the properties, both which are historic properties and the subdivision was to divide the property and provide for the four new residential units. Mr. Murphy stated that it was anticipated these homes would have underground service to these homes. He said that because of the two existing homes had overhead service, Planning Commission approved that only the new houses to have underground service. He stated the Applicant proceeded forward with the project with the plans and is moving forward with the undergrounding on the Grevillea properties, but when he got to the new home facing San Antonio and the new home on Francis and he ran into a bit of a problem. He stated SCE started doing some preliminary planning and stated that all the services were overhead and the costs for providing underground services to these two houses was going to be significantly higher and suggested to the Applicant that they pursue overhead service for those two units. Mr. Murphy stated that as a result, the Applicant made a formal request to the City to consider that. He shared that the Engineering Department looked at the existing Ordinance which stated at the time of approval the City required undergrounding the utilities. However, the Ordinance stated there was an exemption that would allow for a new single-family residence to be served overhead if all the other properties in the immediate area were served by overhead service. The City Engineer felt it would be

appropriate to allow the two homes, the one on San Antonio and the one on Francis to be served overhead. The modification requires Planning Commission approval since the original conditions of approval were approved by the Commission. Mr. Murphy stated that staff is recommending the Planning Commission approve the modification to the condition of approval to File No. PMTT14-012, pursuant to the facts and reasons contained in the staff report and attached resolution.

### **PUBLIC TESTIMONY**

Jimmy Espinoza, from Francis Four, LLC, whose business is located at 1757 S. Euclid Avenue appeared and spoke. He said that Mr. Murphy stated their case and that it will prove to be too costly to go underground on both of the properties so for that reason they're requesting to go overhead. He also stated they had spoken with Southern California Edison and it would be more feasible to go overhead to the existing properties.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Gage questioned the safety of traffic going down the street and if Edison will guarantee safety of the lines overhead.

Mr. Murphy stated that when SCE allows for overhead lines, a certain amount of clearance has to be provided including line sag. He said everything which goes into their design concept is reviewed and that there is indication of certain amount of clearance which needs to be maintained. He stated in the case of the home on Francis Street, the poles are on the same side as the unit and the lines would not be crossing the street. He said it would be just the one unit on San Antonio which would need to cross the street.

Mr. Gage asked if Edison does require a second pole, is it an added expense acquired by the Developer. Also, would it be re-evaluated at that point to underground the service.

Mr. Murphy stated that if Edison determined a second pole would be required, the cost would be accrued by the Applicant, which would still be far less than undergrounding the service.

Mr. Gage asked about undergrounding services in the future.

Mr. Murphy stated the City's Ordinance states new development requires underground service. He said that when you get into these in-fill areas and there are one unit here and one unit there; the decision was made to go overhead. But, all new subdivisions in Ontario Ranch, service is provided underground. He explained that even new subdivisions in the Old Model Colony are to be served underground.

Mr. Gage asked if there were plans in the future for above ground poles to be put underground.

Mr. Murphy stated that the City does collect in-lieu fees in cases where lines cannot be put underground or if the poles are on the opposite side of the street. He said the City looks at others on a project by project basis and tries to identify those projects which are



a priority and underground those where funds are available. He stated there certainly will not be enough money to underground all the utilities in the City so they will look at priority corridors and identify those for potential undergrounding.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Downs, to adopt a resolution to approve the Modification for a Tract Map, File No. PMTT14-012 subject to modified condition of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

### **MATTERS FROM THE PLANNING COMMISSION**

#### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** Subcommittee met on Thursday, November 10, 2016.

- *A request to remove a single family residence, located at 1027 N. Campus Avenue from the Ontario Register, File No. PHP16-005 was approved by the HPSC due to the modifications made to the home.*

**Development Code Review (Ad-hoc):** Subcommittee did not meet.

**Zoning General Plan Consistency (Ad-hoc):** Subcommittee did not meet.

#### **New Business**

### **NOMINATIONS FOR SPECIAL RECOGNITION**

Mr. Gage stated that Chaffey High School was mentioned in a recent publication that stated it was one of the most beautiful high schools out of the fifteen named in California. He said that the list included brand new or contemporary architecture. He would like to recognize the school, especially since it's been being renovated lately.

Mr. Murphy stated it might be an opportunity for the school to be recognized during the upcoming Model Colony Awards.

### **DIRECTOR'S REPORT**

Mr. Murphy stated that one is the Monthly Activity Reports which is in the agenda packet. The second is that Commissioner Gregorek requested an update with Code Enforcement in regards to the trucking businesses and overseas container opportunities in the Ontario Ranch area. He said there are approximately 22 sites that are currently in the queue for the City Attorney's office and Code Enforcement office. He continued by saying two locations have been closed down and they were successful in getting court orders and trucks have been removed. He said there are ten cases which are currently very active, one which a settlement agreement has been filed and signed and there still needs to be a final court day for final approval. He stated there are three sites where the

owners have said the trucks will be removed, although no timeline has been given for that so they will need to follow-up. He shared there have been five letters sent out and initial contact has been made and Mr. Rice told him there are another five properties they are currently working on for letters to go out later in the week. Mr. Murphy stated there are possibly close to 30 properties in total which they are pursuing and two with temporary restraining orders. One is the Lanting property located on Merrill where there are hundreds of overseas containers and the second property they were not successful in getting a restraining order, however court dates have been set for mid-December for an Evidentiary Hearing. Mr. Murphy stated that Commissioner Gregorek questioned police presence going after truckers that are not on designated truck routes. He stated at this point, there is not at this time. He stated that it comes down to prioritization and their man power is being shifted in other areas and as a result, they are not using the police officers to actively pursue the trucks in Ontario Ranch.

Mr. Gregorek questioned the status of the property on Walker and Chino Ave.

Mr. Murphy stated that was the property they didn't get a restraining order on, but a court date has been established for an Evidentiary Hearing on December 15<sup>th</sup> or around that time.

Mr. Delman asked to go back to New Business. He mentioned there was a devastating fire last month at the paper and pallet recycling facility. He stated he was driving west on State Street and about 100 yards west from that location, there's another location that collects cardboard and it didn't appear that they were baled like the site where the fire happened. He said they were just stacked and stacked and stacked. He asked if that could possibly be looked into. He stated he could call in the next day to give the address.

Mr. Murphy stated that he had the opportunity to debrief with the Fire Department about the fire. He stated the Fire Department was called roughly 20 minutes after the fire started. He said the individuals on the site thought they could put the fire out themselves and instead of calling the Fire Department. So, the fire had been going for about 20 minutes before the first units arrived on the scene. Mr. Murphy stated there were about 80 firefighters fighting that fire from a total of about five jurisdictions with resources from the county including Colton, Chino and the City of San Bernardino. He said they were putting roughly 6,000 gallons of water a minute on the fire; with an estimation of over one million gallons of water total to put it out. He said in total, Ontario Fire crews were there nearly 24 hours and others left at about midnight on Friday night. Mr. Murphy explained that one of the issues that was encountered were the bales were not separated. He said there is not a confirmed cause for the fire as of yet, but some speculation. He stated Air Quality Management District was out monitoring the air quality and Ontario Airport was closed for a time due to the smoke.

Mr. Gage questioned if the fire departments are doing any preventative work at these locations.

Mr. Murphy stated they have a routine that they go out every year and do inspections. If there is a need for an inspection, they'll go out prior.

Mr. Willoughby stated that the composting or the hay fires that get started, once they get

started, they're hard to put out. He asked Mr. Delman to be sure and get the address to Mr. Murphy. He reminded everyone of December date changes and wished everyone a Happy Thanksgiving.

**ADJOURNMENT**

Gregorek motioned to adjourn, seconded by Downs. The meeting was adjourned at 7:04 PM.

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Secretary Pro Tempore

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Chairman, Planning Commission



# PLANNING COMMISSION STAFF REPORT

December 19, 2016

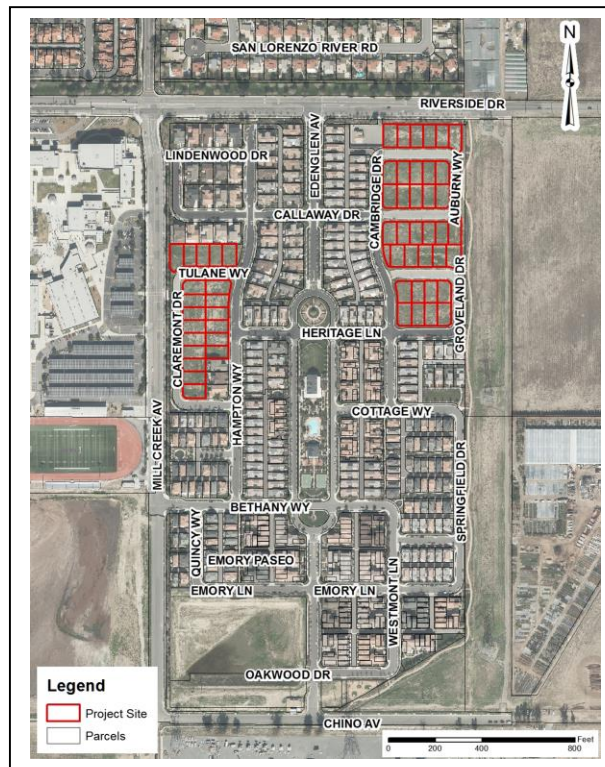
**SUBJECT:** A Development Plan (PDEV16-042) to construct 55 single-family homes on 7.07 acres of land within the P7 (SFD – Variable Lot) residential land use designation of the Edenglen Specific Plan, located within two neighborhoods: the first bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. (APNs: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78); **submitted by Brookcal Ontario, LLC.**

**PROPERTY OWNER:** Brookcal Ontario, LLC.

**RECOMMENDED ACTION:** That the Planning Commission approve File No. PDEV16-042, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 7.07 acres of land located in two neighborhoods within the P7 (SFD-Variable Lot) residential land use designation of the Edenglen Specific Plan. The first neighborhood is bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west. The second neighborhood is bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west and is depicted in **Figure 1: Project Location**.

The 55 properties are presently vacant and graded. The neighborhood streets, curb and gutter have been constructed along with the installation of light standards. The



**Figure 1: Project Location**

Case Planner:	Lorena Mejia	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	12/5/2016	Approved	Recommend
Submittal Date:	October 12, 2016	ZA			
Hearing Deadline:		PC	12/19/2016		Final
		CC			

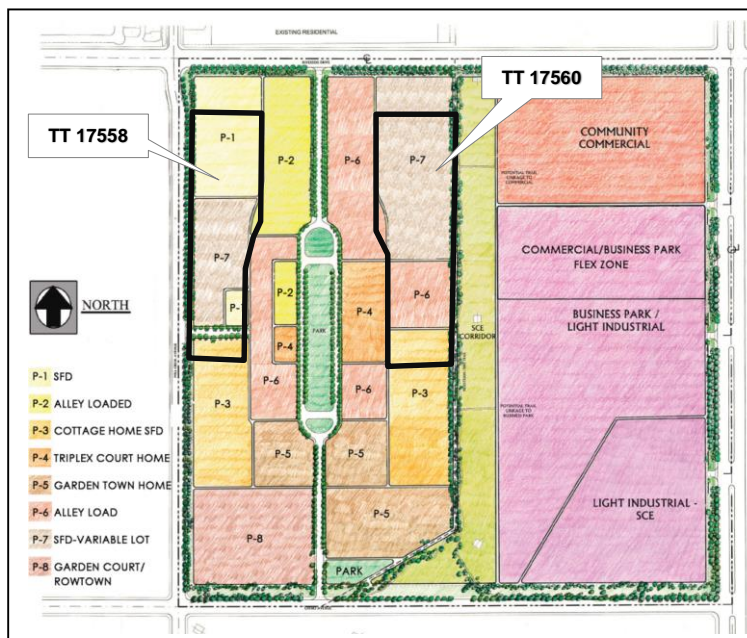
perimeter of the properties within both neighborhoods and adjoining streets are currently enclosed by screened construction fencing. To the north, the subject sites are bounded by single-family homes in the P1 (Single Family Detached) land use district of the Edenglen Specific Plan and, across Riverside Drive, within the Single-Family Residential land use district of the Creekside Specific Plan. To the east, the neighborhoods are bounded by the SCE Utility Easement Corridor/Trail and the P1 (Single Family Detached), P2 (Alley Loaded) and P6 (Alley Loaded) land use districts of the Edenglen Specific Plan. To the south, the neighborhoods are bounded by the P1 (Single Family Detached), P3 (Cottage Home SFD) and P6 (Alley Loaded) land use districts of the Edenglen Specific Plan. To the west, the neighborhoods are bounded by Colony High School and the P6 (Alley Loaded) land use district of the Edenglen Specific Plan.

### PROJECT ANALYSIS:

[1] Background — The Edenglen Specific Plan (File No. PSP03-005) and Environmental Impact Report (EIR) were approved by the City Council on November 1, 2005. The Edenglen Specific Plan established the land use designations, development standards, and design guidelines for 158.7 acres, which includes the potential development of 584 dwelling units, approximately 217,000 square feet of commercial and 550,000 square feet of Business Park/Light Industrial.

On September 13, 2005, the Planning Commission approved Tentative Tract Map 17932 (referred to as an “A” map) to facilitate the backbone infrastructure improvements (major streets, sewer, water and storm drain facilities) and the creation of the residential neighborhoods and parks for the Edenglen Specific Plan (see **Figure 2: Edenglen Specific Plan Land Use Plan**).

On September 27, 2005, the Planning Commission approved Tentative Tract Maps 17560 and 17558 (referred to as “B” Maps) for the subdivision of P1 (Single Family Detached) (Single Family Detached), P6 (Alley Loaded) and P7 (SFD-Variable Lot) residential districts. The approval of the tentative tract maps subdivided the area into a combination of residential lots and lettered lots (private drive aisles, alleys, landscape buffers and parking) to accommodate conventional and alley loaded single family product types.



**Figure 2: Edenglen Specific Plan Land Use Plan**

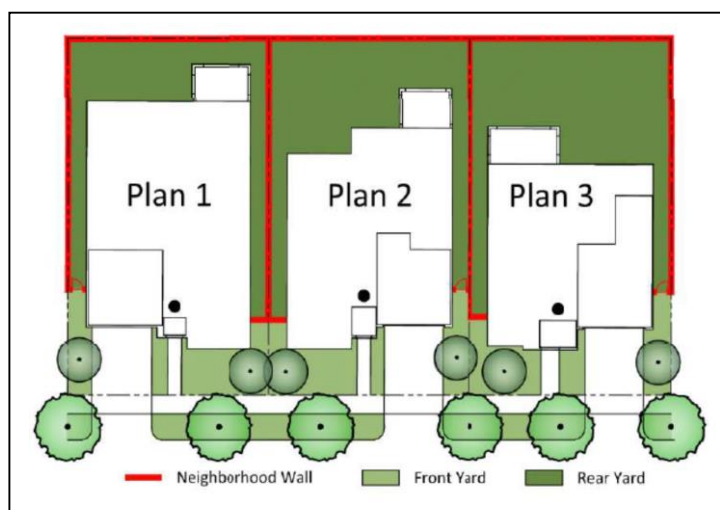
On October 12, 2016, the applicant submitted a development plan application for the construction of 55 conventional single-family homes and on December 5, 2016, the Development Advisory Board recommended approval of the application to Planning Commission.

[2] Site Design/Building Layout — The 55 single-family conventional homes will be located in two separate neighborhoods within the P7 (SFD-Variable Lot) land use district of the Specific Plan (see **Exhibit A: Site Plan**). The lots range in size from 5,295 to 6,372 square feet. Three floor plans are proposed with three elevations per plan. The three plans are described in the following table:

Plan 1	Plan 2	Plan 3
<ul style="list-style-type: none"> <li>• 2,367 SF</li> <li>• 3 bedrooms (optional 4<sup>th</sup>)</li> <li>• 2 full bathrooms (optional 3<sup>rd</sup> full bathroom or powder)</li> <li>• single-story</li> <li>• 19 Units (35%)</li> <li>• 2-car garage</li> </ul>	<ul style="list-style-type: none"> <li>• 2,648 SF</li> <li>• 4 bedrooms (optional 5<sup>th</sup>)</li> <li>• 3 bathrooms</li> <li>• 2-story</li> <li>• 21 Units (38%)</li> <li>• 2-car garage</li> </ul>	<ul style="list-style-type: none"> <li>• 2,978 SF</li> <li>• 4 bedrooms (optional 5<sup>th</sup>)</li> <li>• 3 bathrooms (optional 4<sup>th</sup>)</li> <li>• 2-story</li> <li>• 15 Units (27%)</li> <li>• 2-car garage with 3<sup>rd</sup> bay (10'x13')</li> </ul>

All three floor plans orient the porch/entrance towards the street and de-emphasize the garage by recessing it six feet behind the living area. In addition to meeting the minimum setback standards, varied rear and front yard setbacks are incorporated into the plotting that creates an attractive, diverse streetscape (see **Figure 3: Typical Plotting**). All three plans have an open floor concept with the main living and kitchen areas oriented towards the rear, providing opportunities to extend the living areas into outdoor patio areas. Special attention and architectural treatment was given to properties located on corner lots by providing enhanced architectural elevations. All plans incorporate various design features such as single and second story massing, varied covered entries and optional patio covers. In addition, Plan 1 is proposed to be a single-story building and Plans 2 and 3 are proposed to be two-story buildings increasing the diversity of architectural styles and design within the community.

[3] Site Access/Circulation — The approved Tract Map 17932 (“A” Map) facilitated the construction of the backbone streets and primary access points into the Edenglen Specific Plan community, which included primary access points from



**Figure 3: Typical Plotting**

Riverside Drive, Mill Creek Avenue and Chino Avenue. The approved “B” Maps for the area (TT17560 and TT17558) facilitated the construction of the interior neighborhood streets serving both neighborhoods (see **Exhibit A: Site Plan**).

[4] Parking — Each plan provides a minimum two-car garage in addition to two driveway spaces. The proposed Plan 3 has provided an additional area that could be utilized for storage or an additional 3rd garage space. Parking requirements are consistent with the parking requirements of the Development Code and the Edenglen Specific Plan.

[5] Architecture — The architectural styles of the proposed single-family homes include Spanish, Monterrey, Cottage and Ranch (see **Figure 4: Conceptual Rendered Street Scene**). The Plan 1 single-story home will feature Spanish, Ranch and Cottage architectural styles. The two-story Plan 2 and 3 homes will feature Spanish, Ranch and Monterrey architectural styles. The four architectural styles will include the following (see **Exhibit B - Elevations**):

Spanish: Varying gable roofs with concrete “S” tile roofing material; gable end clay pipe details; smooth stucco exterior; arched recessed entry openings; a combination of square and recessed multi-paned windows enhanced by second-story pop-out features.

Monterrey: Varying gable and shed roofs with flat concrete tile roofing material; gable end details; a combination of vertical siding, stucco exterior with brick veneer; recessed entry openings; a combination of square multi-paned windows with enlarged trim surrounds and shutters.

Cottage: Low pitch gable roofs with flat tile roofing material; roof overhangs; a combination of vertical siding, brick veneer and stucco exterior; recessed entryways; and multi-paned windows.

Ranch: A combination of hipped and low pitched gable roofs with low profile “S” tile roofing material; roof overhangs; a combination of stone veneer and stucco exterior;



**Figure 4: Conceptual Rendered Street**

enhanced façade at gable ends with horizontal and vertical siding; and multi-paned windows with enlarged trim surrounds and shutters.

[6] Landscaping — The Development Plan includes sidewalks separated from the street by landscaped parkways, which provides visual interest and promotes pedestrian mobility. All the single-family 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 side and rear yard landscape improvements.

[7] CC&R's — CC&R's were prepared and recorded with the related Tract Maps 17558 and 17560. The CC&R's outline the maintenance responsibilities for open space areas, utilities and upkeep of the entire site to ensure the on-going maintenance of the common areas and facilities.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Priorities

**Primary Goal:** Regain Local Control of the Ontario International Airport

**Supporting Goals:**

- Invest in the Growth and Evolution of the City's Economy;
- Maintain the Current High Level of Public Safety;
- Operate in a Businesslike Manner;
- Focus Resources in Ontario's Commercial and Residential Neighborhoods; and
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony.

[2] Vision.

**Distinctive Development:**

- Commercial and Residential Development
  - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.



[3] Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

- G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

[4] Policy Plan (General Plan)

**Land Use Element:**

- Goal LU1: A community that has 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.

- LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

- LU1-3: Adequate Capacity. We require adequate infrastructure and services for all development.

- LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in 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. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

- LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

**Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

➤ H2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

➤ H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

▪ Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

➤ H3-1: Community Amenities. We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle and equestrian routes and public safety for neighborhoods consistent with City master plans and neighborhood plans.

➤ H3-3: Development Review. We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public yet allows for the appropriate review to facilitate quality housing development.

▪ Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

### **Community Economics Element:**

▪ Goal CE1: A complete community that provides for all incomes and stages of life.

➤ CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

▪ Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➤ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➤ CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

➤ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

#### **Safety Element:**

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

#### **Community Design Element:**

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

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

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

▪ Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

➤ CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.
- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.
  - Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.
- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (55) and density (6.8) specified in the Available Land Inventory.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The project site is located within the Airport Influence Area of Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan (File No. PSP03-005), for which an EIR (SCH# 2004051108) was adopted by the City Council on November 1, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference.

**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

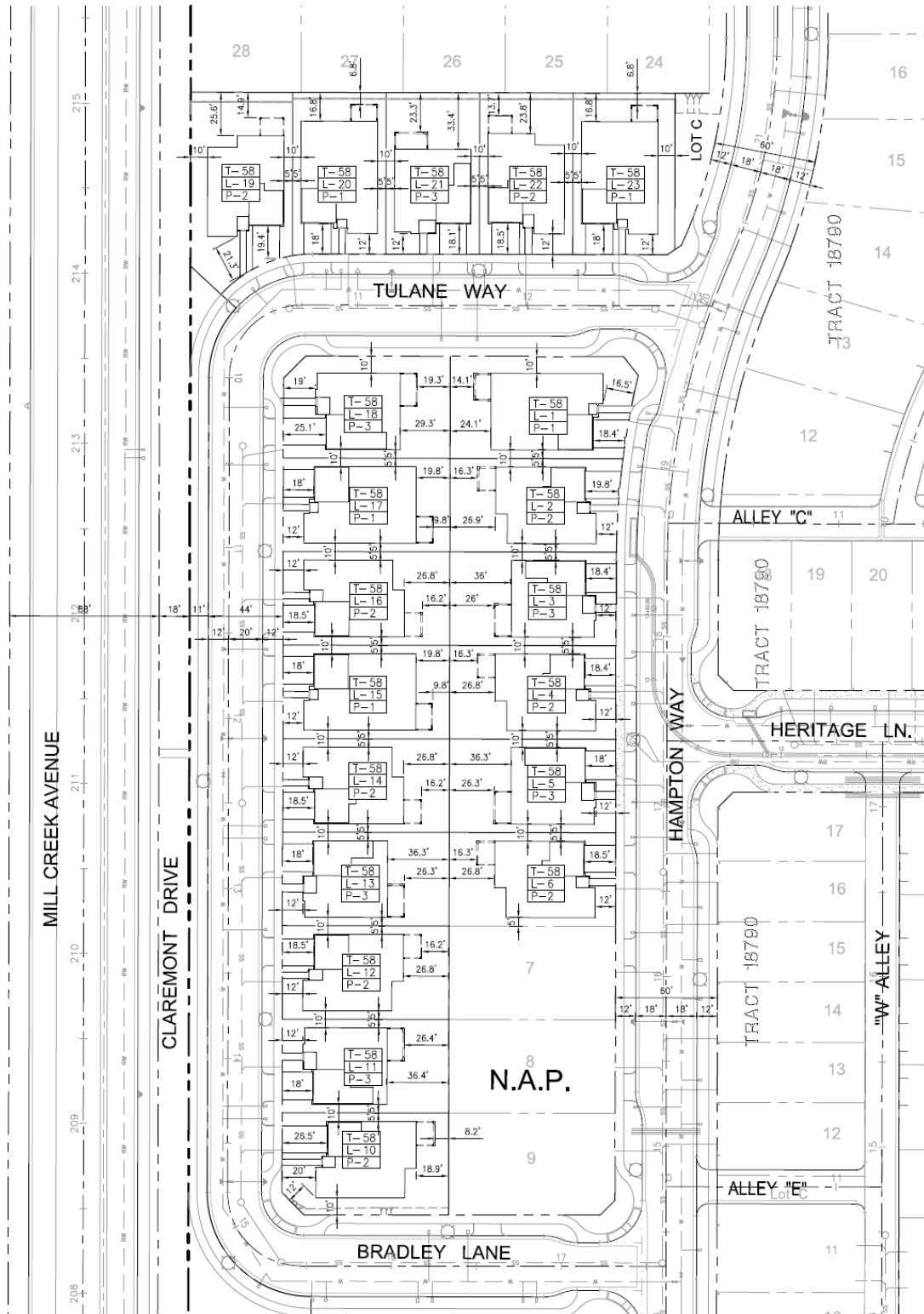
**Surrounding Zoning and Land Use:**

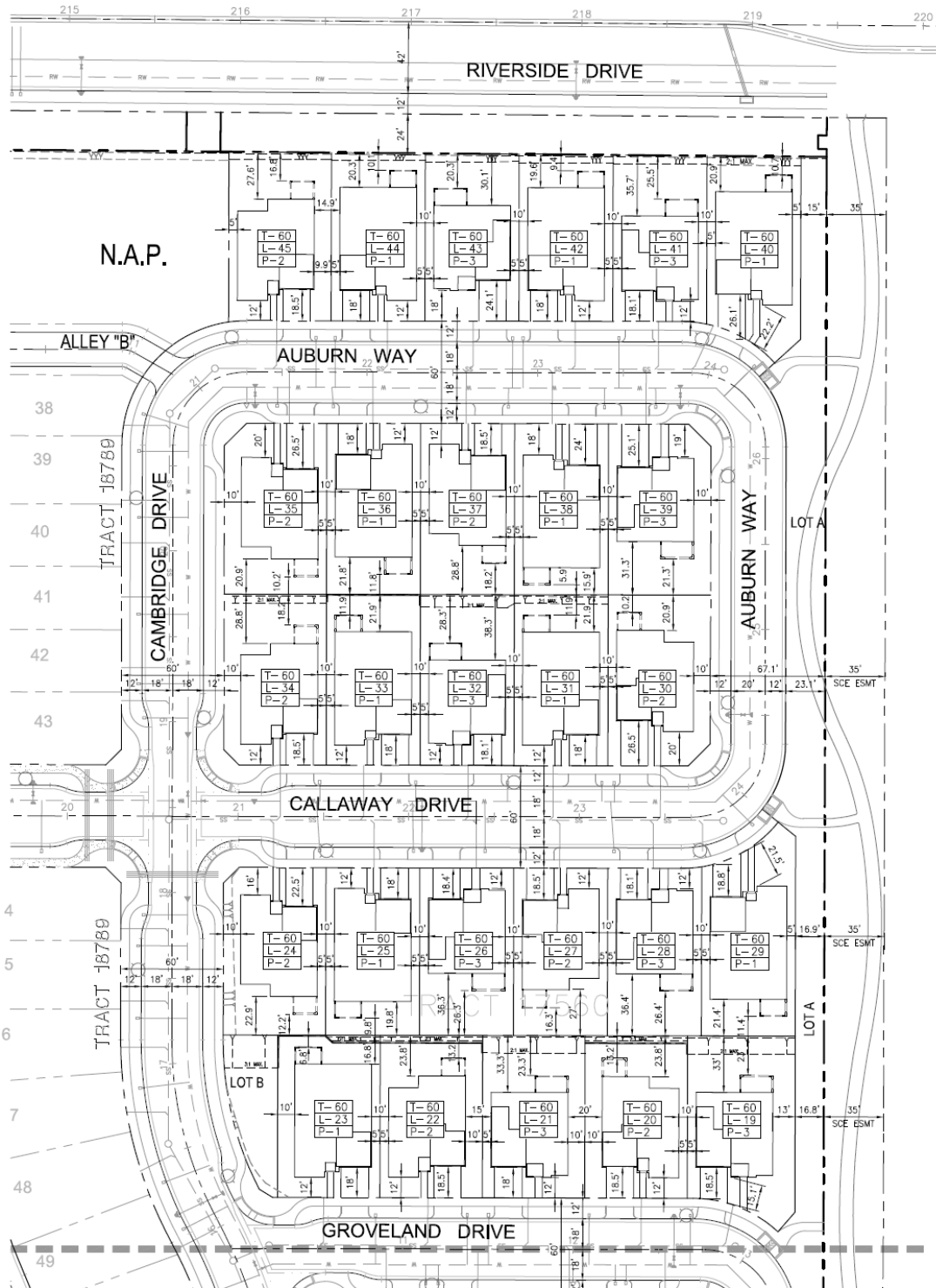
	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant Residential Lots	LDR – Low Density Residential	Edenglen Specific Plan	P7 (SFD Variable Lot)
<i>North</i>	Single Family Residential	LDR – Low Density Residential	Edenglen Specific Plan & Creekside Specific Plan	P1 (SFD) & Single Family Residential
<i>South</i>	Single Family Residential	LDR – Low Density Residential	Edenglen Specific Plan	P1 (SFD), P-3 (Cottage Home SFD) & P6 (Alley Loaded)
<i>East</i>	Single Family Residential	LDR – Low Density Residential	Edenglen Specific Plan	P1 (SFD), P2 (Alley Loaded), P6 (Alley Loaded) & SCE Corridor
<i>West</i>	Colony High School, Single Family Residential	PS – Public School & LDR – Low Density Residential	Civic Zoning District & Edenglen Specific Plan	P6 (Alley Loaded)

**General Site & Building Statistics**

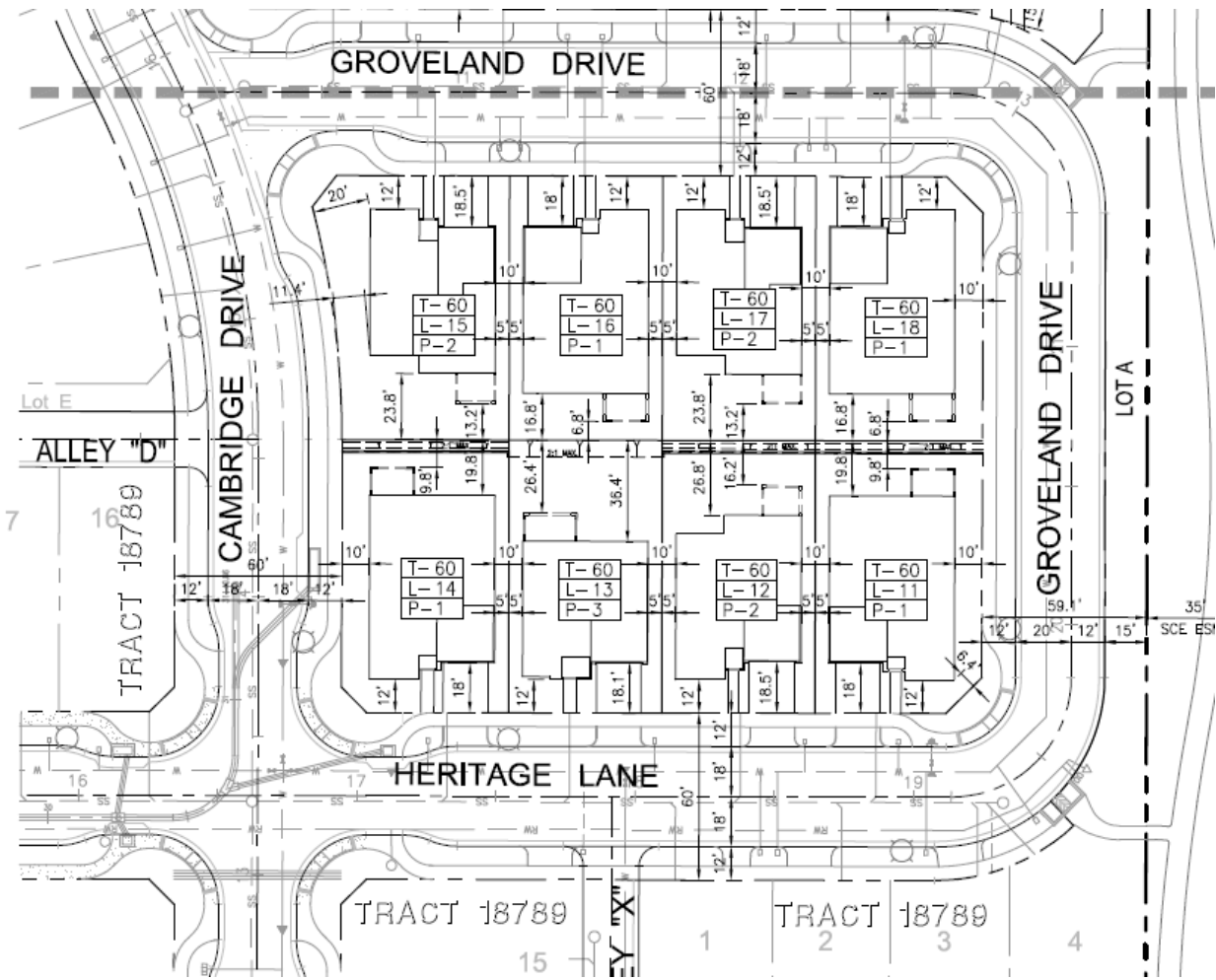
<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Maximum coverage (in %):</i>	55%	43% - 55%	Y
<i>Minimum lot size (in SF):</i>	3,528 SF	5,295 SF - 6,372 SF	Y
<i>Front yard setback Living Area (in FT):</i>	12 FT	12 – 22 FT	Y
<i>Front Entry Garage (in FT):</i>	18 FT	18 – 26.5 FT	Y
<i>Side yard setback (in FT):</i>	5 FT	5 – 13 FT	Y
<i>Rear yard setback Main Structure (in FT):</i>	15 FT	15 – 36 FT	Y
<i>Maximum height (in FT):</i>	35 FT	21 – 28 FT	Y
<i>Parking – resident:</i>	2-Car Garage	2 and 3 Car Garage	Y

**Exhibit A: Site Plan**



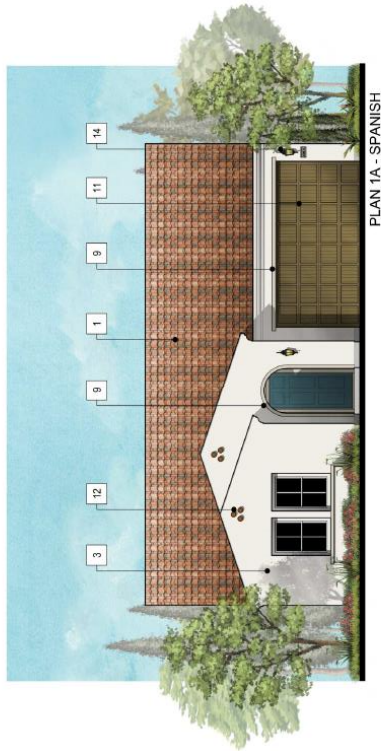




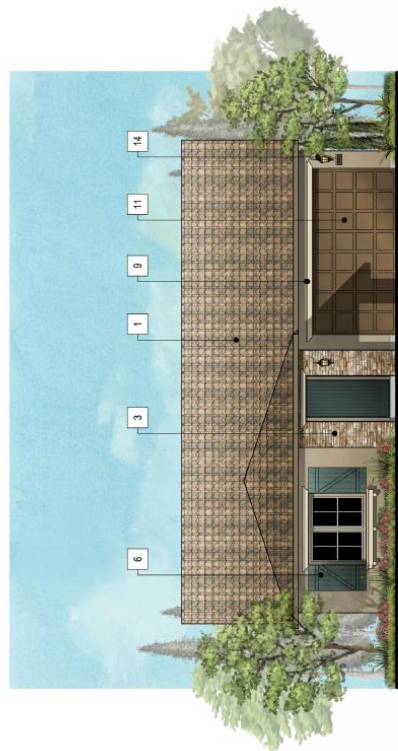


**Exhibit B: Elevations**

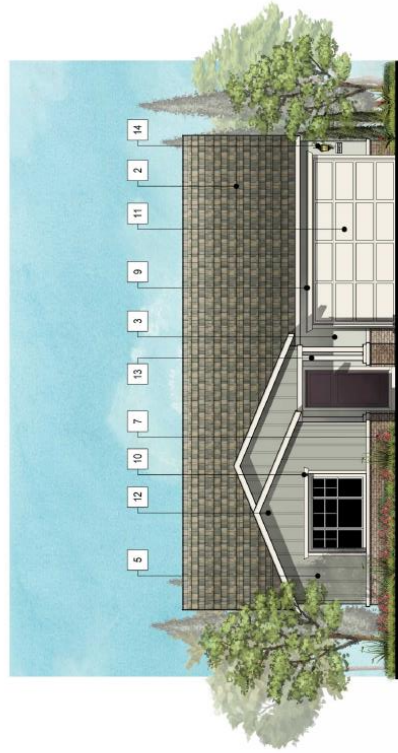
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  3. Stucco Finish
  4. Horizontal Siding
  5. Board and Batten Siding
  6. Decorative Shutters
  7. Brick Veneer
  8. Stone Veneer
  9. Stucco Finish Trim
  10. Wood Trim
  11. Gable Ends
  12. Decorative Cable End Detail
  13. Wood Posts
  14. Light Fixture



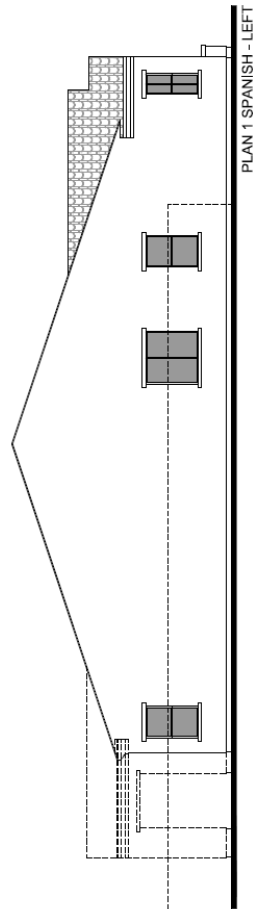
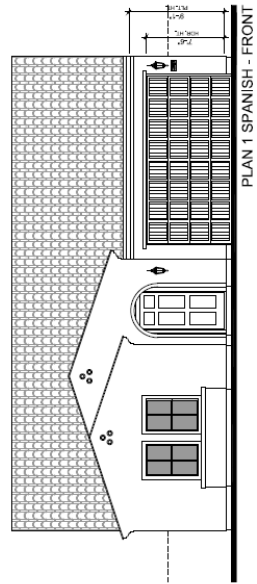
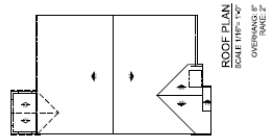
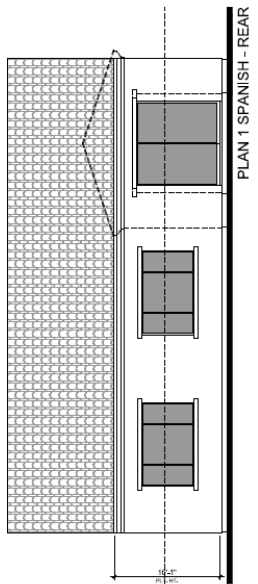
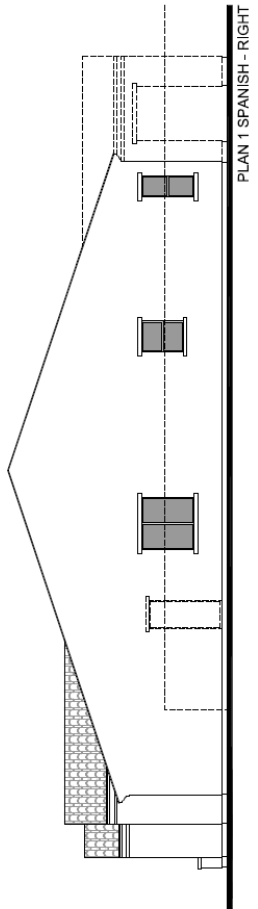
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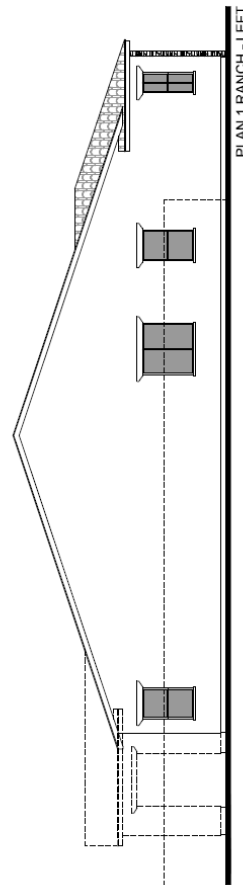
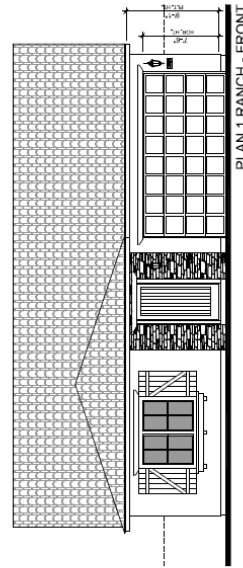
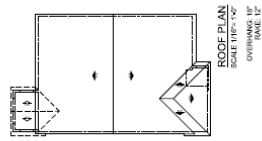
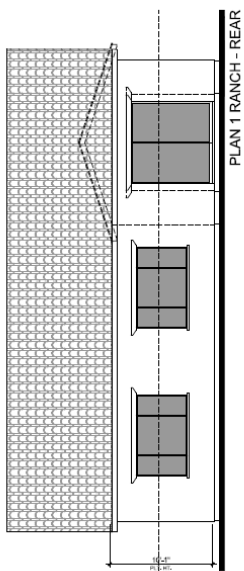
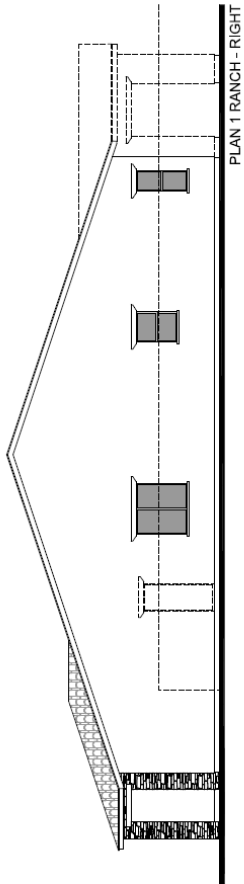


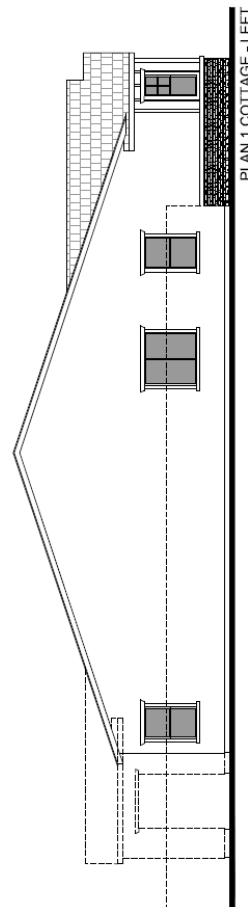
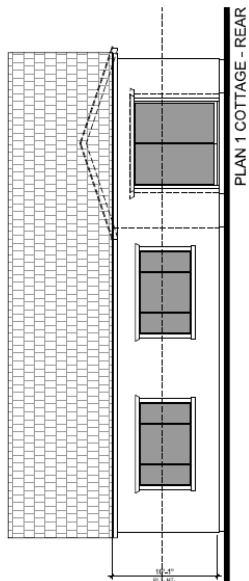
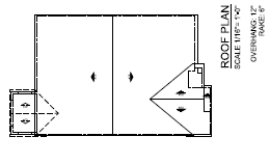
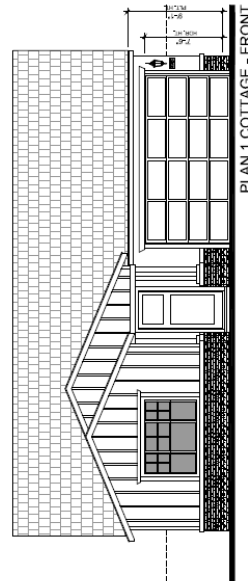
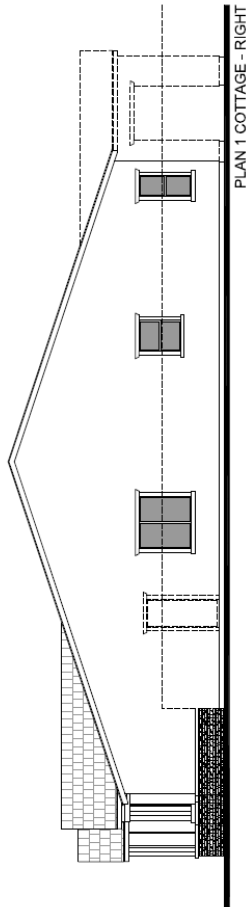
PLAN 1B - RANCH



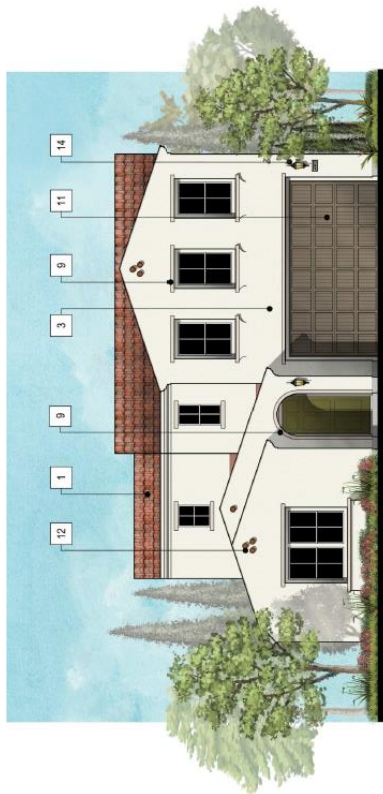
PLAN 1C - COTTAGE



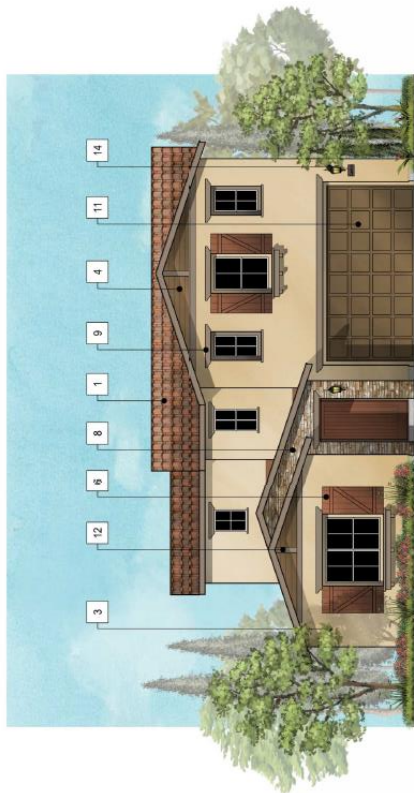




- Material Legend**
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  2. Flat Roof
  3. Flat Roof
  4. Stucco Finish
  5. Cementitious Horizontal Siding
  6. Board and Batten Siding
  7. Decorative Shutters
  8. Brick Veneer
  9. Stone Veneer
  10. Sluice Finish Trim
  11. Wood Trim
  12. Sectional Garage Doors
  13. Wood Siding
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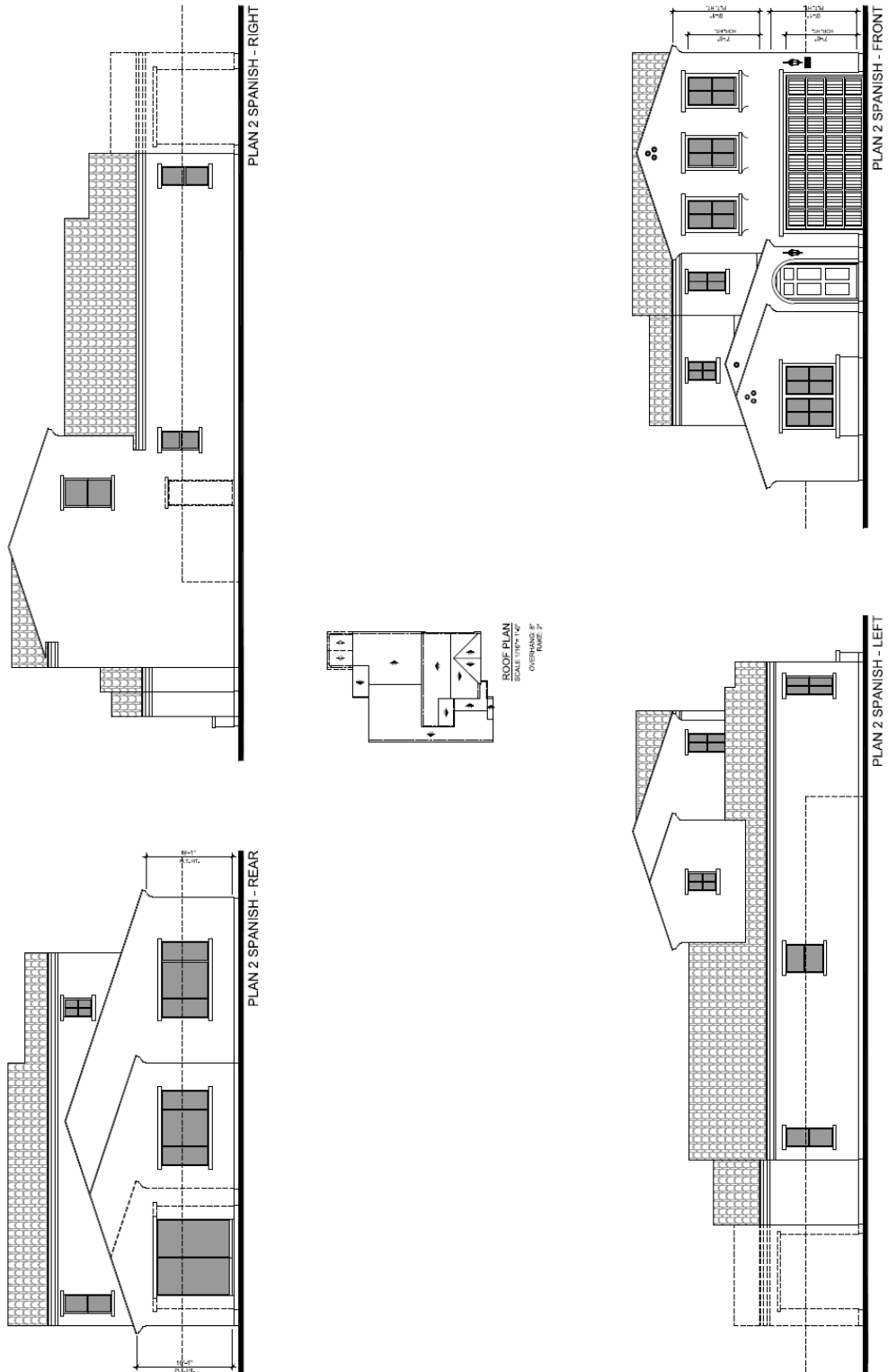
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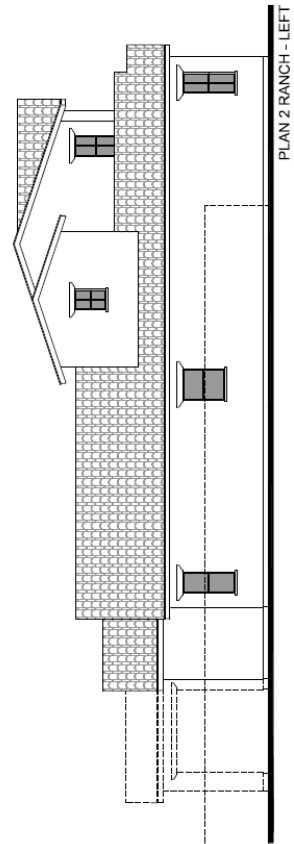
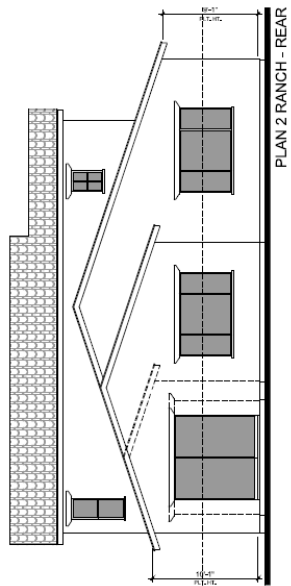
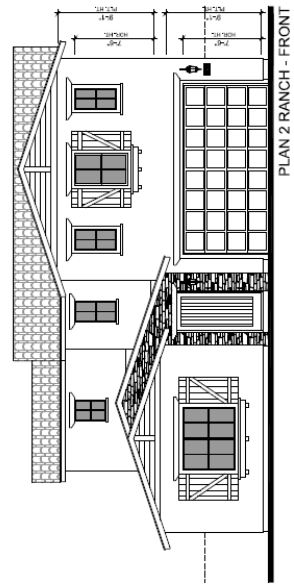
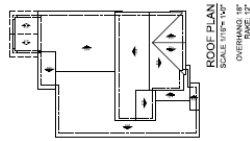
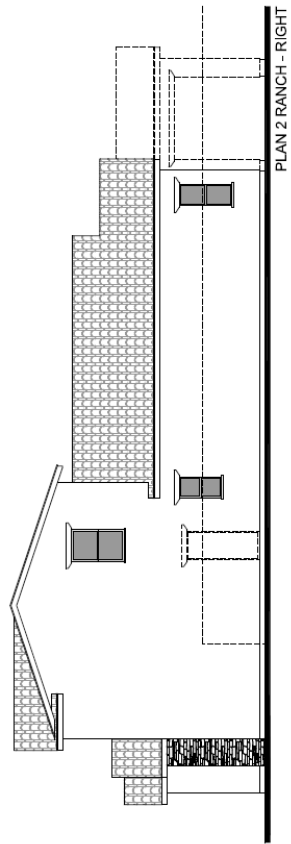


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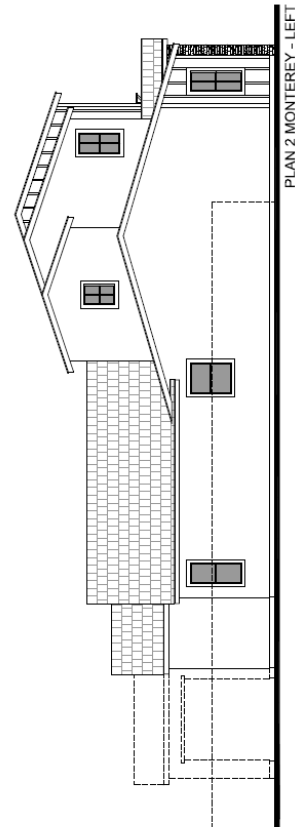
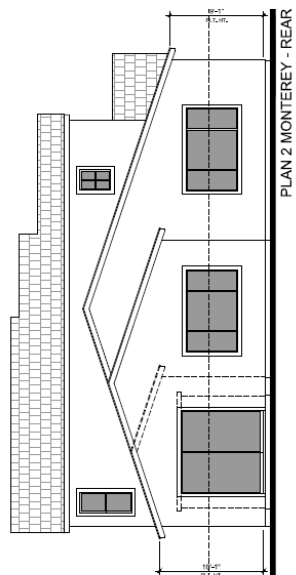
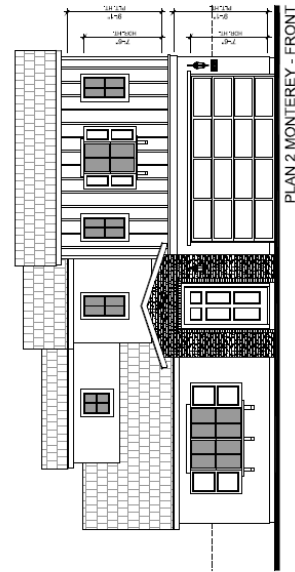
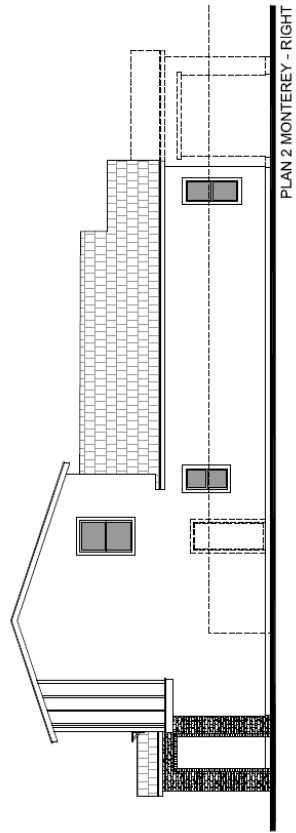


PLAN 2C - MONTEREY

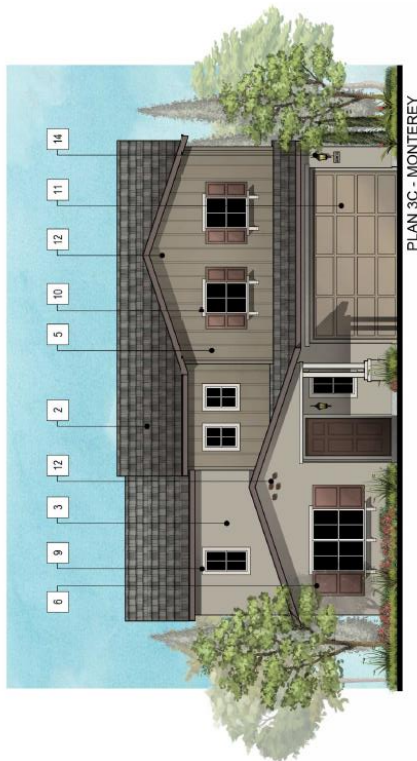
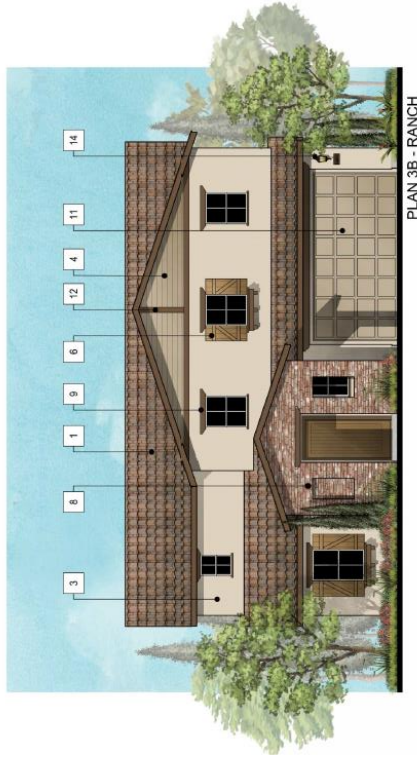


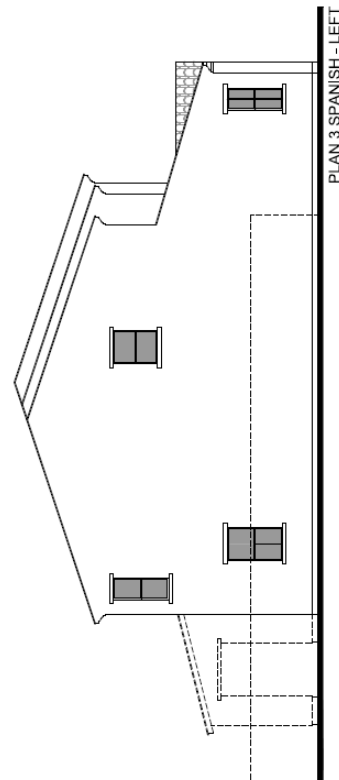
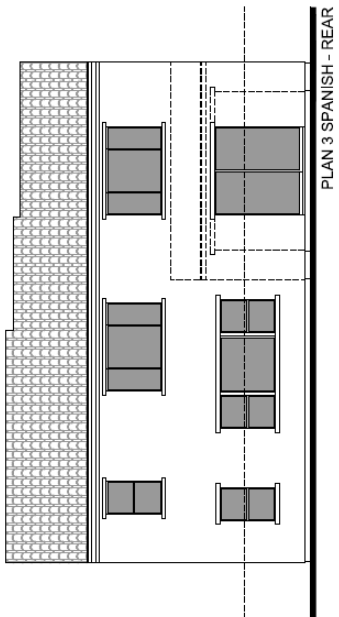
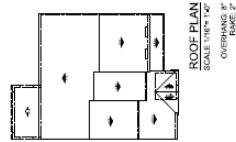
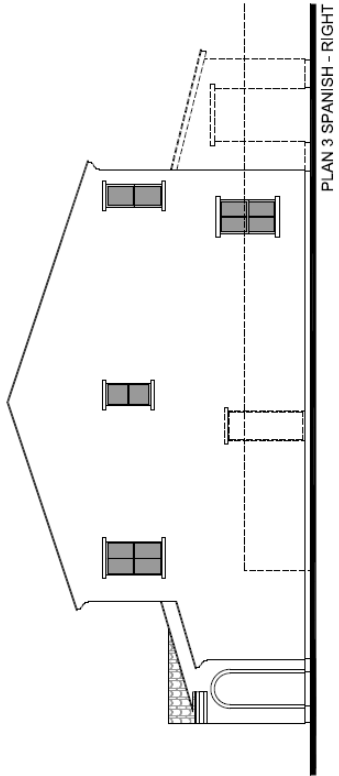


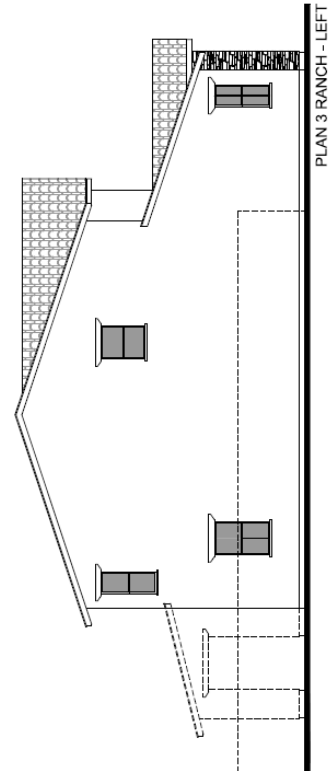
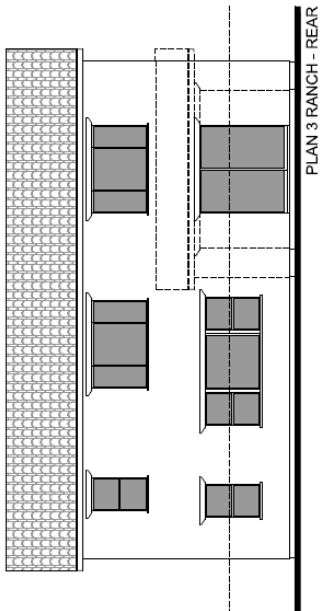
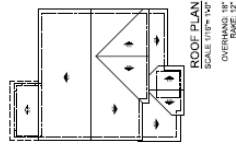
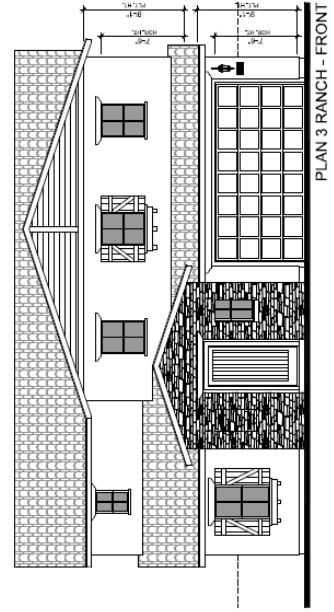
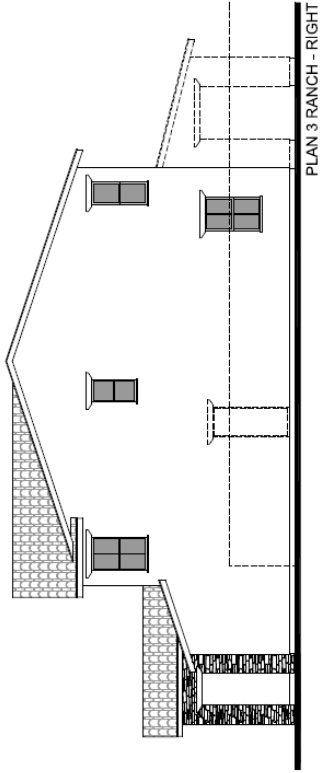


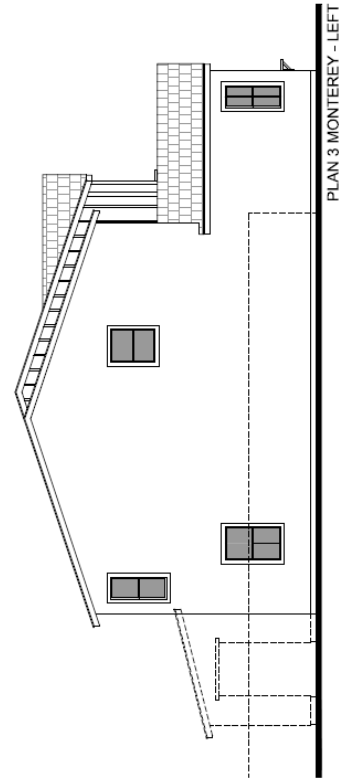
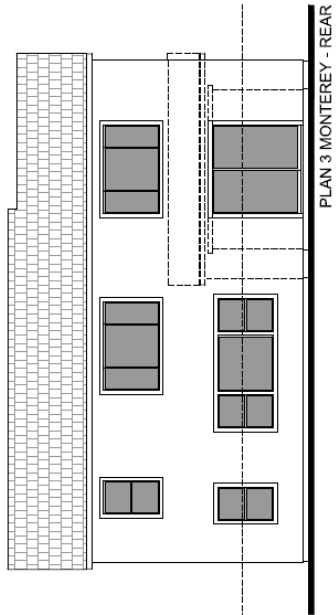
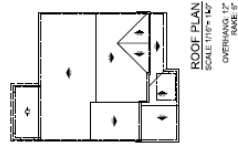
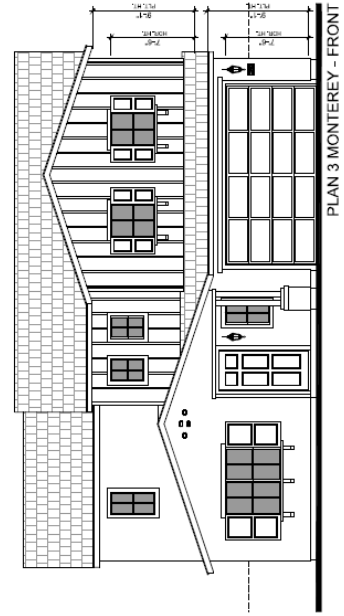
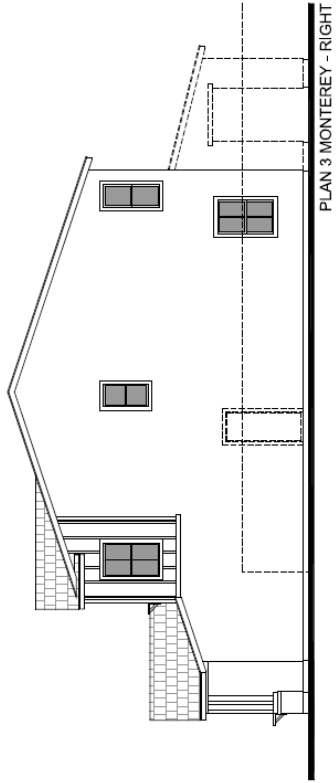


- Material Legend**
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  2. Full Concrete Tile Roofing
  3. Spanish Tile Roofing
  4. Cementitious Horizontal Siding
  5. Board and Batten Siding
  6. Decorative Shutters
  7. Brick Veneer
  8. Stone Veneer
  9. Stucco Finish Trim
  10. Wood Finish Trim
  11. Wood Shutters
  12. Decorative Gable End Detail
  13. Wood Posts
  14. Light Fixture









RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-042, A DEVELOPMENT PLAN FOR 55 SINGLE-FAMILY HOMES ON 7.07 ACRES OF LAND LOCATED WITHIN TWO NEIGHBORHOODS: THE FIRST BOUNDED BY TULANE WAY TO THE NORTH, HAMPTON WAY TO THE EAST, BRADLEY LANE TO THE SOUTH AND CLAREMONT DRIVE TO THE WEST; AND THE SECOND BOUNDED BY RIVERSIDE DRIVE TO THE NORTH, THE SCE UTILITY EASEMENT CORRIDOR THE EAST, HERITAGE LANE TO THE SOUTH AND CAMBRIDGE DRIVE TO THE WEST, WITHIN THE P7 (SFD-VARIABLE LOT) RESIDENTIAL LAND USE DESIGNATION OF THE EDENGLLEN SPECIFIC PLAN AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 218-931-01, 218-931-02, 218-931-03, 218-931-04, 218-931-05, 218-931-06, 218-931-10, 218-931-11, 218-931-12, 218-931-13, 218-931-14, 218-931-15, 218-931-16, 218-931-17, 218-931-18, 218-931-19, 218-931-20, 218-931-21, 218-931-22, 218-931-23, 218-931-75, 218-931-76, 218-931-77, 218-931-78, 218-931-79, 218-931-80, 218-931-81, 218-931-82, 218-931-83, 218-931-84, 218-931-85, 218-931-86, 218-931-87, 218-941-57, 218-941-58, 218-941-59, 218-941-60, 218-941-61, 218-941-62, 218-941-63, 218-941-64, 218-941-65, 218-941-66, 218-941-67, 218-941-68, 218-941-69, 218-941-70, 218-941-71, 218-941-72, 218-941-73, 218-941-74, 218-941-75, 218-941-76, 218-941-77 AND 218-941-78.

WHEREAS, Brookcal Ontario, LLC ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-042, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 7.07 acres of land within the P7 (SFD-Variable Lot) residential land use designation of the Edenglen Specific Plan, located within two neighborhoods: the first bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west, and is presently rough graded and vacant; and

WHEREAS, the properties to the north of the Project site is within the Single-Family Residential land use district of the Creekside Specific Plan and the P1 (SFD) land use district of the Edenglen Specific Plan, and is developed with single family homes. The properties to the east are within the SCE Utility Easement Corridor/Trail and the P1 (SFD), P2 (Alley Loaded) and P6 (Alley Loaded) land use districts of the Edenglen Specific Plan, and are developed with single family homes and SCE power lines and trail. The properties to the south are within the P1 (SFD), P3 (Cottage Home SFD) and P6 (Alley Loaded) land use districts of the Edenglen Specific Plan, and are developed with single family homes.

The properties to the west are within the Civic zoning district and the P6 (Alley Loaded) land use district of the Edenglen Specific Plan, and are developed with a high school and single family homes; and

WHEREAS, there are 55 single-family conventional homes proposed to be developed and P7 (SFD-Variable Lot) Development Standards of the Edenglen Specific Plan are being applied; and

WHEREAS, the lots range in size from 5,295 to 6,372 square feet. Three floor plans are proposed with 3 elevations per plan; and

WHEREAS, all three floor plans orient the porch/entrance towards the street and de-emphasize the garage by recessing it six feet behind the living area. In addition to meeting the minimum setback standards, varied rear and front yard setbacks were incorporated into the plotting that creates an attractive, diverse streetscape; and

WHEREAS, the architectural styles of the proposed single-family homes include Spanish, Monterrey, Cottage and Ranch styles; and

WHEREAS, all the single-family homes will be provided with front yard landscaping (lawn, shrubs and trees) and an automatic irrigation system to be installed by the developer and the homeowner will be responsible for side and rear yard landscape improvements; and

WHEREAS, CC&R's were prepared and recorded with the related Tract Maps 17558 and 17560. The CC&R's outline the maintenance responsibilities for open space areas, utilities and upkeep of the entire site to ensure the on-going maintenance of the common areas and facilities; and

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (55) and density (6.8) specified in the Available Land Inventory.

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

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan (File No. PSP03-005), for which an EIR (SCH# 2004051108) was adopted by the City Council on November 1, 2005, and this Application introduces no new significant environmental impacts; and

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

WHEREAS, on December 5, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-060 recommending the Planning Commission approve the Application; and

WHEREAS, on December 19, 2016, the Planning Commission of the City of Ontario conducted a special hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the previously adopted EIR (SCH# 2004051108) and supporting documentation. Based upon the facts and information contained in the EIR (SCH# 2004051108) and supporting documentation, the Planning Commission finds as follows:

- a. The previous EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- b. The previous EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and
- c. The previous EIR reflects the independent judgment of the Planning Commission; and
- d. All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by reference.



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

a. 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 location of the Development Plan and the proposed conditions under which it will operate or be maintained will be consistent with TOP Policy Plan and the Edenglen Specific Plan.

b. 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 is compatible with 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 existing site is vacant/rough graded and the proposed development will be compatible with existing developments within the Edenglen Specific Plan. The Development Plan has been required to comply with all provisions of the P7 (SFD-Variable Lot) Site Development Standards of the Edenglen Specific Plan.

c. 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 Project will complement the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The proposed location of the Development Plan and the proposed conditions under which it will operate or be maintained will be consistent with TOP Policy Plan and Specific Plan and therefore not be detrimental to the public health, safety and welfare. In addition, the environmental impacts of this project were reviewed in conjunction with the previously adopted EIR of the Edenglen Specific Plan.

d. 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 Project is consistent with applicable development standards set forth in The Avenue Specific Plan. The Development Plan complies with all provisions of the P7 (SFD-Variable Lot) Site Development Standards of the Edenglen Specific Plan.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby APPROVES the herein described Application subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

SECTION 4. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 19th day of December 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 19, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marci Callejo  
Secretary Pro Tempore



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

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

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**Meeting Date:** December 5, 2016

**File No:** PDEV16-042

**Related Files:** PMTT05-012 (Tract 17560) & PMTT05-013 (Tract 17558)

**Project Description:** A Development Plan to construct 55 single-family homes on approximately 7.07 acres of land within the P7 (single-family detached) residential land use designation of the Edenglen Specific Plan, located within two neighborhoods: the first bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. (APNs: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78); **submitted by Brookcal Ontario, LLC.**

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

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

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

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

**2.1 Time Limits.**

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

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

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

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

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

### **2.3** Landscaping.

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

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

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

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

**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** 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.

### **2.6** Environmental Review.

**(a)** The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-005, a Specific Plan for which an EIR (SCH# 2004051108) was previously adopted by the City Council on November 1, 2005. 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.

**2.7** 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 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.

**2.8** 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.

**2.9** Additional Requirements.

**(a)** All applicable conditions specified in the Conditions of Approval for File No.'s. PMTT05-012 (TM 17560) and PMTT05-013 (TM 17558) shall apply.

**(b)** All applicable conditions specified in the Conditions of Approval for File No. PSP03-005 (Edenglen Specific Plan) shall apply.

**(c)** All lots shall meet the lot coverage requirement of 55%. Lots 15 and 20 of Tract Map 17558 and lots 16, 25 and 42 of Tract Map 17560 shall have their building footprints revised to an alternate Plan and meet the 55% lot coverage requirement.

**(d)** Window grid patterns shall be consistent on all four elevation sides to be consistent with the proposed front elevations.

**(e)** Lots 1, 10, 18, 19 and 23 of Tract Map 17558 shall be treated with enhanced elevations.

**(f)** Lots 11, 14, 15, 18, 19, 23, 24, 29, 30, 34, 35, 39, 40, 41, 42, 43, 44 and 45 of Tract Map 17560 shall be treated with enhanced elevations.

**(g)** The vertical siding shall be wrapped to a natural point on the Plan 1 Cottage left elevation.

**(h)** The rectangular inset on the front elevation of the Plan 3 Spanish and Ranch shall be treated with a decorative iron grille or appropriate element for each architectural style.



# CITY OF ONTARIO MEMORANDUM

## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**DATE:** 11/20/16

**PROJECT PLANNER:** Lorena Mejia, Planning Department

**PROJECT:** PDEV16-042 – A Development Plan approval to construct 55 single-family dwellings on approximately 7.78 acres within Planning Area 7 of the Edenglen Specific Plan.

**APN:** 0281-931-01 to 24, 0218-931-75 to 89 and 0218-941-63 to 78.

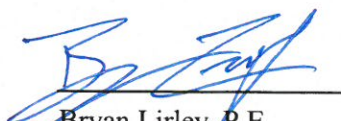
**LOCATION:** Southeast corner of Riverside Drive and Mill Creek Avenue


**PROJECT ENGINEER:** Bryan Lirley, P.E., Engineering Department *BL*

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

1. The applicant/developer shall be responsible to complete all applicable conditions as specified in the Conditions of Approval for TM 17558, TM 17560, TM 17392 and the Edenglen Ontario Development Agreement.
2. The applicant/developer shall provide fiber optic connection to each townhome unit per city standards and guidelines.
3. The applicant/developer shall be responsible to pay Development Impact Fees (DIF) to the Building Department.

  
\_\_\_\_\_  
Bryan Lirley, P.E.      Date 11/21/16  
Senior Associate Civil Engineer

  
\_\_\_\_\_  
Khoi Do, P.E.      Date 11/21/16  
Assistant City Engineer



# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Lorena Mejia  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** October 18, 2016  
**SUBJECT:** PDEV16-042

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

KS:lm

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-042  
 Address: Edenglen SP P-7  
 APN: 218-931-01 thru 24, 218-931-75 thru 89 & 218-941-63 thru 218-941-78  
 Existing Land Use: Vacant lots graded  
 Proposed Land Use: Single Family Residential - 55 units  
 Site Acreage: 7.78 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: Lorena Mejia  
 Date: 11/21/16  
 CD No.: 2016-072  
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>200 ft plus</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 Condition

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

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2016-072  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

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

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



CITY OF ONTARIO
MEMORANDUM

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

FROM: Lorena Mejia,

DATE: October 17, 2016

SUBJECT: FILE #: PDEV16-042 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by Monday, October 31, 2016.

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

PROJECT DESCRIPTION: A Development Plan approval to construct 55 single-family dwellings on approximately 7.78 acres of land located at southwest corner of Riverside Drive and Mill Creek Avenue, within the P-7 SFD-Variable Lot land use district of the Edenglen Specific Plan (APN(s): 281-931-01 to 281-931-24, 218-931-75 to 281-931-89, and 218-941-63 to 218-941-78).

- [x] The plan does adequately address the departmental concerns at this time.
[ ] No comments
[ ] Report attached (1 copy and email 1 copy)
[x] Standard Conditions of Approval apply

- [ ] The plan does not adequately address the departmental concerns.
[ ] The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Police Department Signature: DOUGLAS SOREL Title: MANAGEMENT ANALYST Date: 11/1/16

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

**CONDITIONS OF APPROVAL**

Sign Off

*Carolyn Bell*  
 Carolyn Bell, Sr. Landscape Planner

11/14/16  
 Date

Reviewer's Name: <b>Carolyn Bell, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
D.A.B. File No.: PDEV16-042	Case Planner: Lorena Mejia
Project Name and Location: Brookfield Residential 3200 Park Center Drive	
Applicant/Representative: Brookfield Residential -Sommer Fox 3200 Park Center Drive Costa Mesa, CA 92626	
<input checked="" type="checkbox"/>	<b>A Preliminary Landscape Plan (dated 10/12/16 ) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b>
<input type="checkbox"/>	<b>A Preliminary Landscape Plan (dated ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>
<b>CORRECTIONS REQUIRED</b>	

1. Note on grading plans: for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
2. Show parkway landscape including plant legend and street trees spaced 30' apart.
3. Consider small sections of turfgrass (15' length) in parkways between street trees ( approx. 30' oc) and groundcover and mulch at trees (15' length). Use subsurface dripline system for turf.
4. Change Camphor to a drought tolerant tree like Quercus agrifolia, Ulmus True Green or Pistache.
5. Add a plant legend and design for the front yard typical landscapes and provide separate palettes for north and east facing sites and south and west facing sites.
6. Call out type of proposed irrigation system ( drip or drip line) and include preliminary MAWA calculation. Mawa and ETWU on construction plans shall include each lot.
7. Show landscape hydrozones to separate low water from moderate water landscape.
8. Note that irrigation plans shall provide separate systems for tree stream bubblers with pc screens.
9. Note for agronomical soil testing and include report on landscape plans. For phased projects, a new report is required for each phase or a minimum of every 6 homes in residential developments.
10. Show and call out concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
11. Show typical lot drainage and include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.
12. Residential projects shall include a stub-out for future back yard irrigation with anti-siphon valves.
13. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations.
14. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
15. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

Plan Check—5 or more acres ..... \$2,326.00  
 Plan Check—less than 5 acres .....\$1,301.00

Inspection—Construction (up to 3 inspections) ..... \$278.00  
Inspection—Field - additional..... \$83.00

Once items are complete you may email an electronic set to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Senior Planner  
Planning Department

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

**DATE:** November 10, 2016

**SUBJECT:** PDEV16-042 – A DEVELOPMENT PLAN TO CONSTRUCT 55 SINGLE-FAMILY DWELLINGS ON APPROXIMATELY 7.78 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND MILL CREEK AVENUE, WITHIN THE P-7 SFD-VARIABLE LOT LAND USE DISTRICT OF THE EDENGLLEN SPECIFIC PLAN (APNS: 0281-931-01 THROUGH 0281-931-24; 0218-931-75 THROUGH 0281-931-89; AND 0218-941-63 THROUGH 0218-941-78)

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

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

- A. 2013 CBC Type of Construction: Type V-B wood frame
- B. Type of Roof Materials: non-rated
- C. Ground Floor Area(s):
- |        |               |
|--------|---------------|
| Plan 1 | 2,995 sq. ft. |
| Plan 2 | 2,548 sq. ft. |
| Plan 3 | 2,305 sq. ft. |
- D. Number of Stories: 1 and 2 story
- E. Total Square Footage:
- 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 (20) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.

### **3.0 WATER SUPPLY**

- 3.1 The required fire flow per Fire Department standards, based on the 2013 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. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



# PLANNING COMMISSION STAFF REPORT

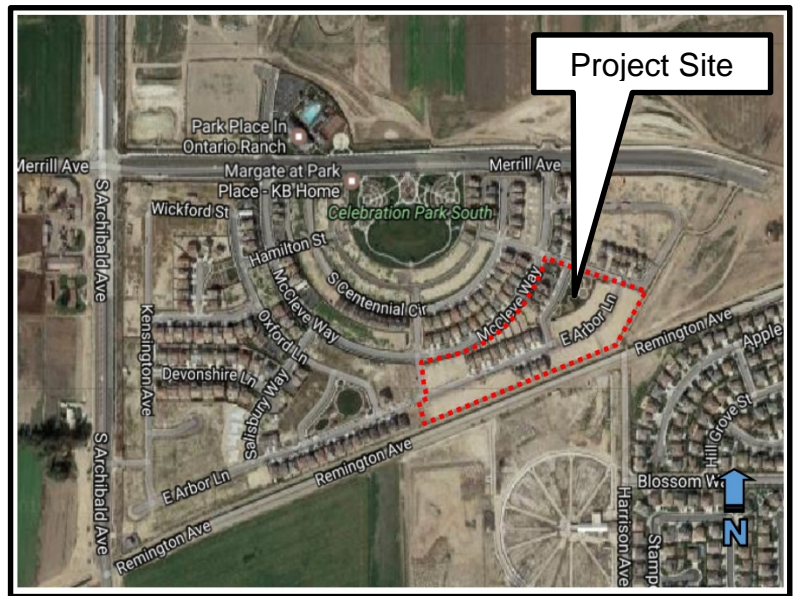
December 19, 2016

**SUBJECT:** A modification (File No. PDEV16-047) to Development Plan File No. PDEV13-028 to introduce three new single-family floor plans, ranging in size from 2,295 square feet to 2,507 square feet, for 32 lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. (APN: 218-052-02); **submitted by KB Homes Southern California.**

**PROPERTY OWNER:** KB Homes Coastal INC.

**RECOMMENDED ACTION:** That the Planning Commission approve File No. PDEV16-047, pursuant to the facts and reasons contained in the staff report and attached resolution(s), and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site (Tract 18075) is comprised of 8.76 acres of land located at southwest corner of McCleve Way East and Discovery Lane, within Planning Area 12 (Conventional Single Family 3,825 Sq. Ft. Lots) of the Subarea 29 Specific Plan, and is depicted in **Figure 1: Project Location**, below. The internal tract streets (Arbor Lane, Secret Garden Lane and Victory Lane) have been constructed as well as 21 single family homes. The project site is surrounded to the north, east and west by new single-family residential development.

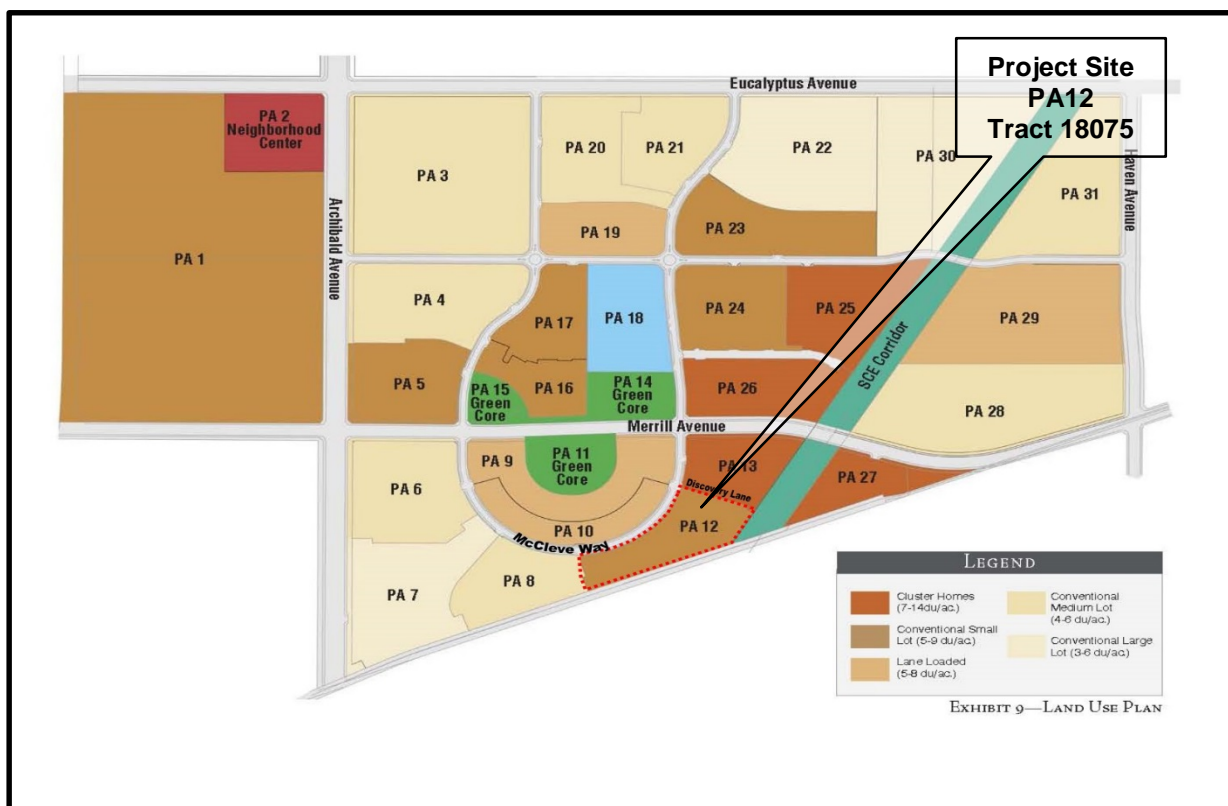


**Figure 1: Project Location**

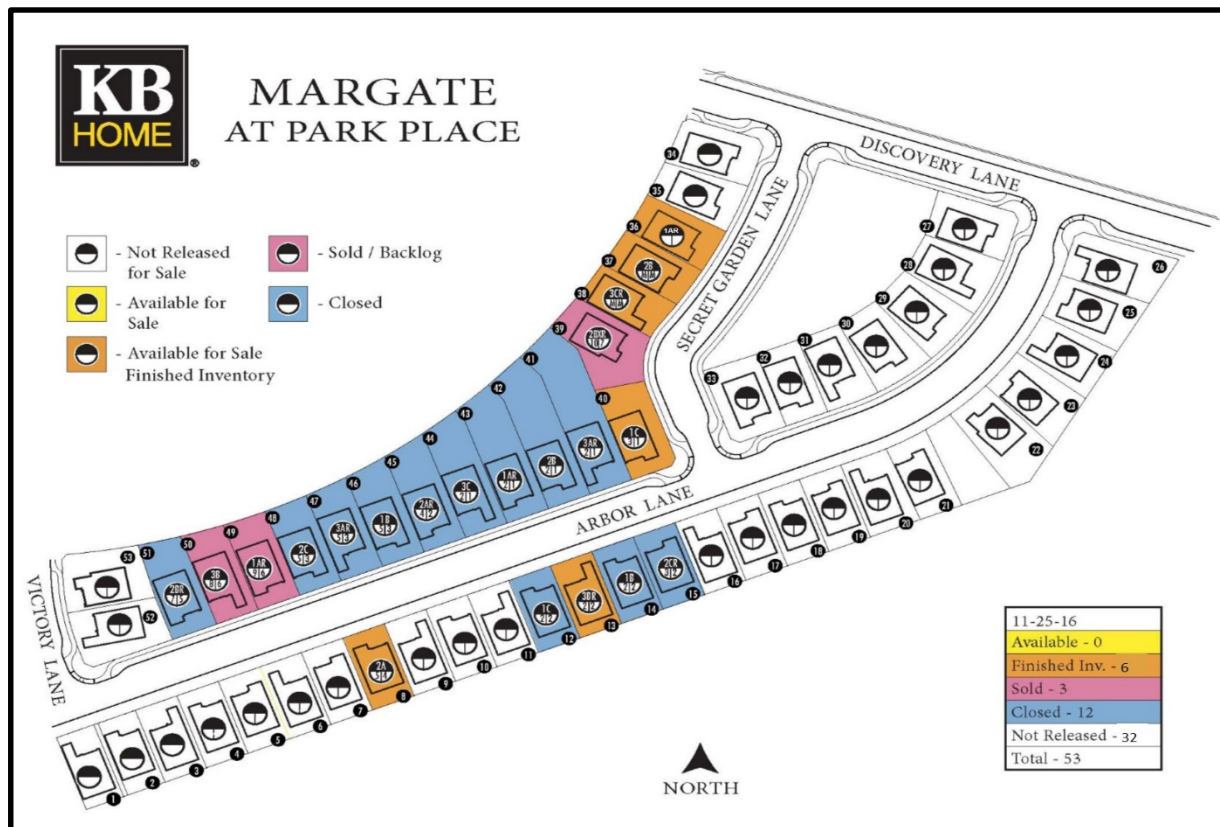
Case Planner:	Rudy Zeledon, Principal Planner	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	12/19/2016	Approve	Recommend
Submittal Date:	11/16/2016	PC	12/19/2016		Final
Hearing Deadline:	05/16/2017	CC			

## PROJECT ANALYSIS:

[1] Background — In March 2014, the Planning Commission approved Development Plan File No. PDEV14-038 for the construction of 53 single family within Planning Area 12 of the Subarea 29 Specific Plan (see **Figure 2: Subarea 29 Specific Plan**). The model homes opened in November 2014, followed by the construction of phase 1 and 2 of Tract 18075. Since the grand opening, in November 2014, the home buying public has shifted preference from larger homes to smaller homes do to the lower price point for a smaller home. To respond to the shifting consumer demand in housing size, KB Homes is requesting to add three smaller new floor plans (Plans 4, 5 and 6) ranging in size from 2,295 square feet to 2,507 square feet. Of the 53 total lots approved within Tract 18075, 21 homes have been constructed (see **Figure 3: Product Sales Map**). Currently 12 homes have closed escrow, three have sold and are in escrow to close and six still remain to be sold. The remaining 32 lots vacant lots are proposed to be plotted with the smaller proposed new floor plans 4, 5 and 6.



**Figure 4: Subarea 29 Specific Plan**



**Figure 3: Product Sales Map**

On December 19, 2016, the Development Advisory Board recommended approval of the application to Planning Commission.

[2] Site Design/Building Layout — The approval of the original development plan (File No. PDEV13-028) included three two-story floor plans, each with three elevations per plan and an additional fourth elevation for corner lot conditions. The three plans ranged in size from 2,813 square feet to 2,937 square feet (see **Single Family Home Plans Table 1 below**).

The proposed modification to Development Plan File No. PDEV13-028 will introduce three new single-family floor plans, ranging in size from 2,295 square feet to 2,507 square feet, for 32 lots remaining lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075 (see attached **Exhibits "A"**). Similar to the original development plan approval, three two-story floor plans are proposed, each with three elevations per plan and an additional fourth elevation for corner lot conditions (see table below). The homes will be oriented toward the streets (architectural forward) with front entries and walks facing the street. Garage access will be taken from the public street.

<b>Table 1</b>				
<b>Single Family Home Plans</b>				
<b>Original Approved Plans</b>				
<b>Plan Type</b>	<b>Size (sq-ft.)</b>	<b>No. Bedrooms</b>	<b>No. Bathrooms</b>	<b>No. Stories</b>
Plan 1	2,813	4	3/1/2	2
Plan 2	2,905	4 (option for 5 <sup>th</sup> )	3 1/2	2
Plan 3	2,937	4 (option for 5 <sup>th</sup> )	3 1/2	2
<b>Additional Proposed Plans</b>				
Plan 4	2,295	3 (option for 4 <sup>th</sup> )	2 1/2	2
Plan 5	2,377	5 (4 <sup>th</sup> Bedroom option for loft)	3	2
Plan 6	2,507	5 (4 <sup>th</sup> Bedroom option for loft)	3	2

All three plans incorporate various design features, such as single and second story massing, varied entries, front porches, outdoor patio rooms, 2<sup>nd</sup> floor laundry facilities, an option for a loft in place of a 4<sup>th</sup> bedroom (Plans 5 and 6 only), and a great room. In addition, each home will have a two-car garage and standard driveway. The homes will feature a garage shallow design, which locates the garage at a minimum 5 feet behind front elevation/living space.

The proposed architectural designs of the homes are consistent with the previously approved architectural designs for Plans 1, 2 and 3, that included Spanish Colonial, Craftsman and Cottage (**Figure 3: Streetscene**). These styles complement one another through the overall scale, massing, proportions, and details. The proposed designs are consistent with the design guidelines of the Specific Plan. The three architectural styles will include the following (see attached **Exhibits “D”, “C,” and “D”** for all Plans proposed):

Spanish Colonial: Low-pitched “S” tile roof with single hipped design with one intersecting gable at the front and rear, stucco exterior, arched entry opening, decorative corbels at gable ends, garage header and below second story projections, square and arched windows openings with stucco trim, and decorative vents below gables.

Craftsman: Shallow pitch roofs with deep overhangs with intersecting single or double gables, wood knee brackets and vertical siding below gables, exterior materials of stucco and horizontal lap siding and single siding with stone veneer base treatment, covered

porches with simple tapered columns with a stone veneer base and decorative windows with wood\stucco trim and wood window boxes.

Cottage: High hipped roof with intersecting single or double gables, horizontal siding with wood dentils below gables, stucco exterior with stone veneer base treatment, covered porch entries with decorative wood\stucco column design, deep set windows with wood shutters.

All three plans will be provided with front lawn landscaping (lawn, shrubs and trees) and an automatic irrigation system to be installed by the developer. The homeowner will be responsible for side and rear yard landscape improvements. The decorative split face masonry block walls will be used on interior tract street facing walls to be consistent with existing split face block wall design used on the constructed homes within the tract.



**Figure 3: Streetscene**

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Priorities

**Primary Goal:** Regain Local Control of the Ontario International Airport

### **Supporting Goals:**

- Invest in the Growth and Evolution of the City's Economy;
- Maintain the Current High Level of Public Safety;
- Operate in a Businesslike Manner;
- Focus Resources in Ontario's Commercial and Residential Neighborhoods; and
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony.

### [2] Policy Plan (General Plan)

#### **Land Use Element — Balance**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and make it possible for people to live and work in Ontario and maintain a quality of life.
  - LU1-1: Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
  - LU1-3: Adequate Capacity. We require adequate infrastructure and services for all development.
  - LU1-6: Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in 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.

#### **Land Use Element — Neighborhood & Housing**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodates changing demographics, and support and reinforce the economic sustainability of Ontario.
  - H2-4: New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.
- Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

➤ H3-1: Community Amenities. We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle and equestrian routes and public safety for neighborhoods consistent with City master plans and neighborhood plans.

➤ H3-3: Development Review. We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public yet allows for the appropriate review to facilitate quality housing development.

### **Community Design Element — Image & Identity**

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

### **Community Design Element — Design Quality**

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.



**HOUSING ELEMENT COMPLIANCE:** 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 (53) and density (6.0 DU/Acre) specified in the Available Land Inventory.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The proposed Development Plan is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. The project site is located outside of the Safety, Noise Impact and Airspace Protection Zones. However, the project is located within the Real Estate Transaction Disclosure and in accordance with California Codes: Business and Professions Code Section 11010-11024 new 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.

The project site is located within the Airport Influence Areas of LA/Ontario International Airport and Chino Airport has been found to be consistent with the policies and criteria set forth within the respective Airport Land Use Compatibility Plans (ALUCP).

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003) for which an Environmental Impact Report (SCH#2004011009) was adopted by the City Council on October 19, 2006. 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. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference

**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<b>Site</b>	Single Family Homes/ Vacant Lots	Low Density Residential	Subarea 29 Specific Plan	Planning Area 12 3,825 SF Lots
<b>North</b>	Single Family Homes	Low Density Residential	Subarea 29 Specific Plan	Planning Area 10 & 13 Land Loaded\ Green Court-Cluster
<b>South</b>	Bellegrave Flood Control Channel	City of Eastvale	City of Eastvale	City of Eastvale
<b>East</b>	SCE Utility Corridor	Open-Space Non-Recreation	Subarea 29 Specific Plan	SCE Utility Corridor
<b>West</b>	Single Family Homes	Low Density Residential	Subarea 29 Specific Plan	Planning Area 8 4,250 SF Lots

**General Site & Building Statistics (For Entire Tract 18075)**

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<b>Project area (acres):</b>	8.76	N/A	Y
<b>Maximum project density (dwelling units/ac):</b>	6.1	6.0	Y
<b>Maximum coverage (%):</b>	50	23 to 48	Y
<b>Minimum lot size (sq-ft):</b>	3,825	3,825 to 4,912	Y
<b>Minimum lot depth (ft):</b>	80	80 to 154	Y
<b>Minimum lot width (ft):</b>	45	45 to 57	Y
<b>Front yard setback (ft):</b>	10	10 to 15	Y
<b>Side yard setback (ft):</b>	5	5 to 6	Y
<b>Rear yard setback (ft):</b>	10	10 to 90	Y
<b>Minimum Driveway Depth</b>	18	18	Y
<b>Maximum height (ft):</b>	35	28-2" to 29	Y
<b>Parking – resident:</b>	Two Car Garage	Two Car Garage	Y
<b>Parking – guest:</b>	N/A	N/A	N/A

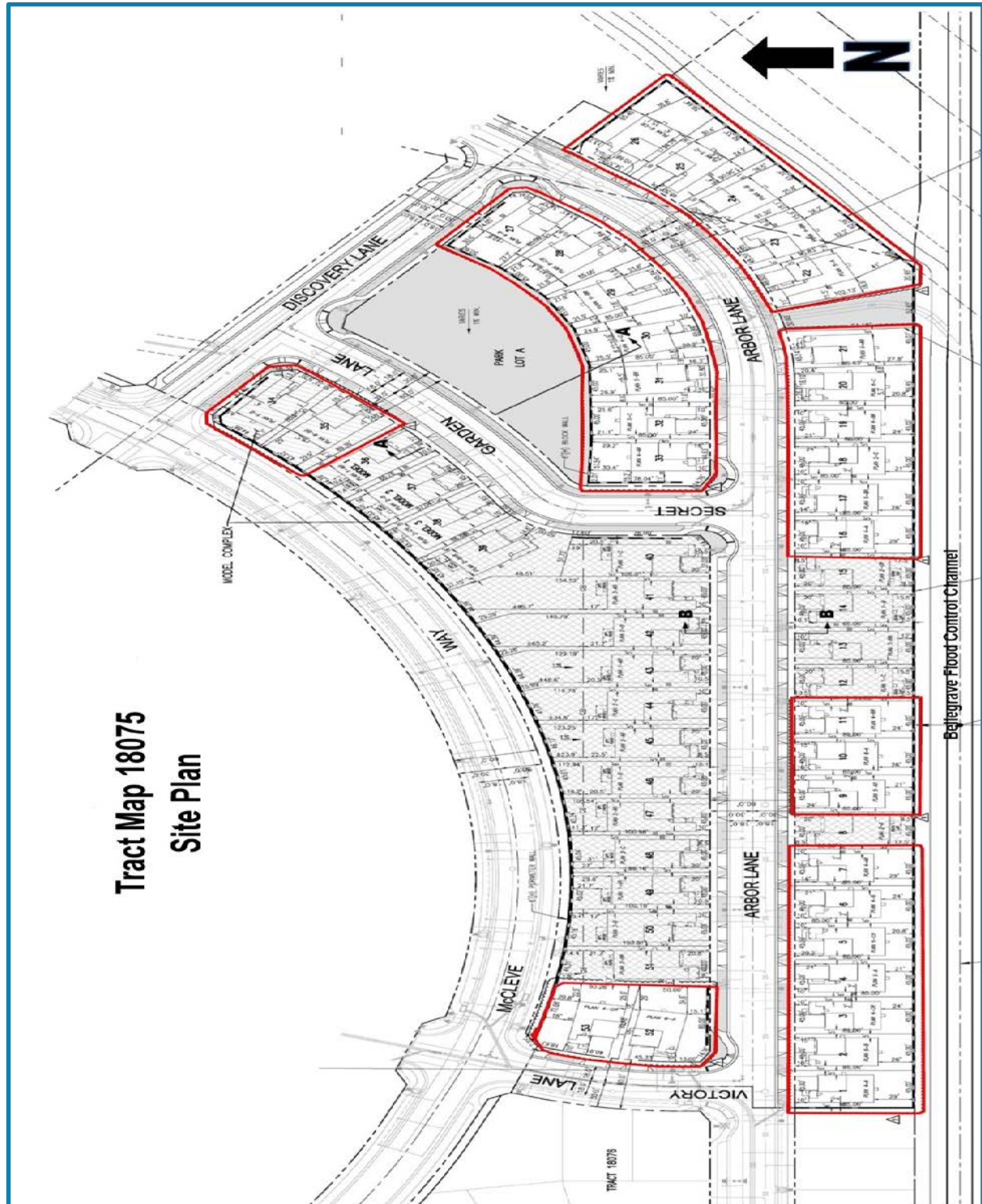
**Dwelling Unit Count:**

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<b>Total no. of units</b>	55	53	Y

**Dwelling Unit Statistics:**

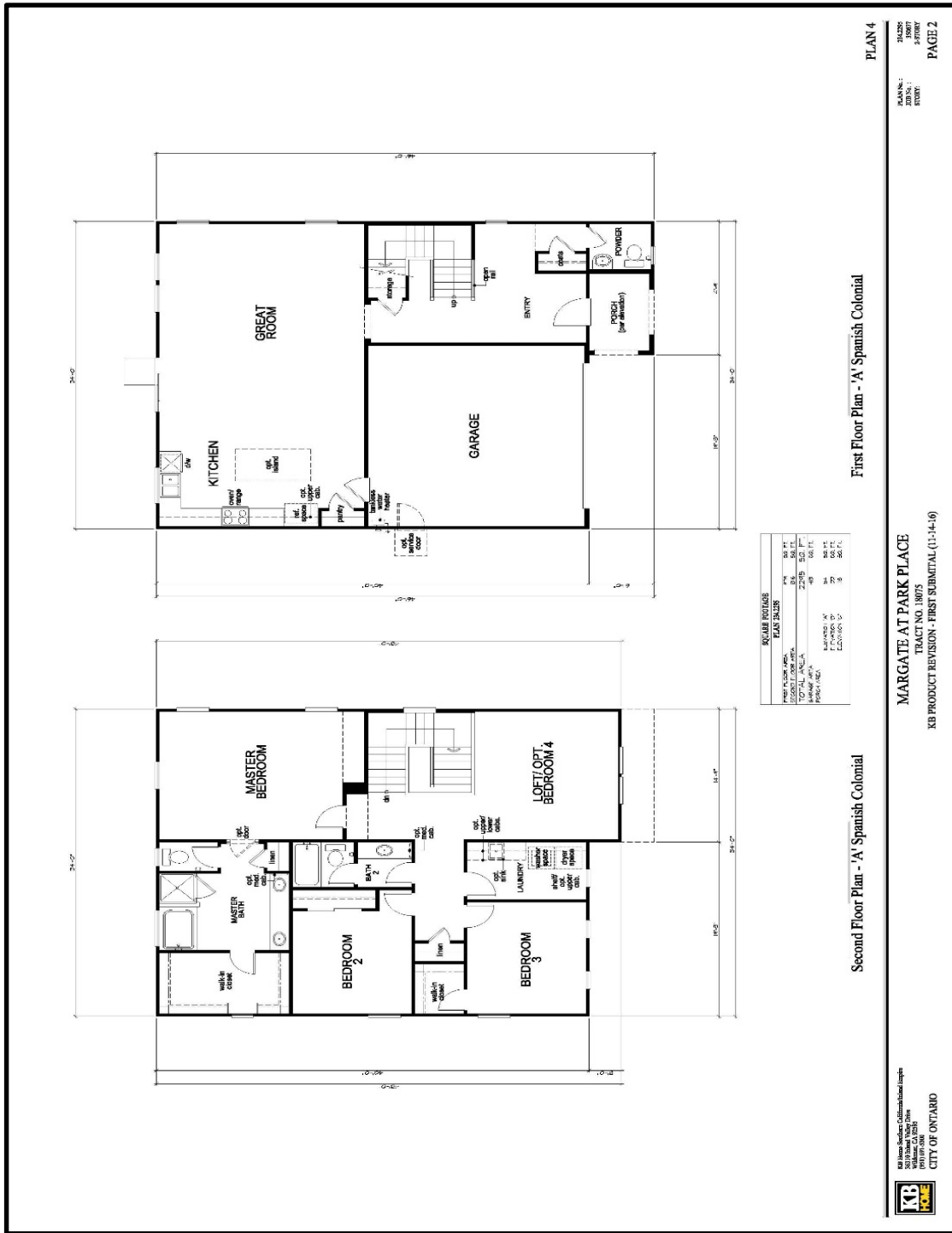
<b>Unit Type</b>	<b>Size (sq-ft.)</b>	<b>No. Bedrooms</b>	<b>No. Bathrooms</b>	<b>No. Stories</b>	<b>Private Open Space (sq-ft.) Min.</b>
<b>Original Approved Plans</b>					
Plan 1	2,813	4	3/1/2	2	450
Plan 2	2,905	4 (option for 5 <sup>th</sup> )	3/1/2	2	450
Plan 3	2,937	4 (option for 5 <sup>th</sup> )	3/1/2	2	450
<b>Additional Proposed Plans</b>					
Plan 4	2,295	3 (option for 4 <sup>th</sup> )	2/1/2	2	936
Plan 5	2,377	5 (4 <sup>th</sup> Bedroom option for loft)	3	2	936
Plan 6	2,507	5 (4 <sup>th</sup> Bedroom option for loft)	3	2	936

**Exhibit "A" – Tract Map (Site Plan)**



**Tract Map 18075  
Site Plan**





**SCALE NOTICE**

PLAN NUMBER	SCALE
FIRST FLOOR PLAN	1/8" = 1'-0"
SECOND FLOOR PLAN	1/8" = 1'-0"
SECTION	1/8" = 1'-0"
DETAILS	1/8" = 1'-0"
PERMITS	1/8" = 1'-0"
CONTRACT	1/8" = 1'-0"
FOUNDATION	1/8" = 1'-0"
ROOFING	1/8" = 1'-0"
MECHANICAL	1/8" = 1'-0"
ELECTRICAL	1/8" = 1'-0"
PLUMBING	1/8" = 1'-0"
PAINTING	1/8" = 1'-0"
LANDSCAPE	1/8" = 1'-0"
INTERIORS	1/8" = 1'-0"
EXTERIORS	1/8" = 1'-0"

First Floor Plan - 'A' Spanish Colonial

Second Floor Plan - 'A' Spanish Colonial

PLAN 4

**MARGATE AT PARK PLACE**  
 TRACT NO. 18075  
 KB PRODUCT REVISION - FIRST SUBMITAL (1-14-16)

City of Ontario  
 500 Water Street, 2nd Floor  
 Toronto, ON M5H 1G5  
 (416) 325-4300  
**CITY OF ONTARIO**

DATE: 1/14/16  
 DRAWN BY: J. STUBBS  
 CHECKED BY: J. STUBBS  
 SCALE: 1/8" = 1'-0"  
 SHEET NO.: 2 OF 2  
 PROJECT NO.: 18075  
**PAGE 2**









PLAN 4  
 24/285  
 2007  
 PAGE 5

NAME:  
 TRACT NO. 18075  
 11-14-16

Enhanced Condition Lots 27 & 33

MARGATE AT PARK PLACE

TRACT NO. 18075

KB PRODUCT REVISION - FIRST SUBMITAL (11-14-16)

CITY OF ONTARIO

KB Home Services Collaborative of Experts  
 2010 Dundas Street West  
 Toronto, ON M5G 1L5  
 (416) 593-5200







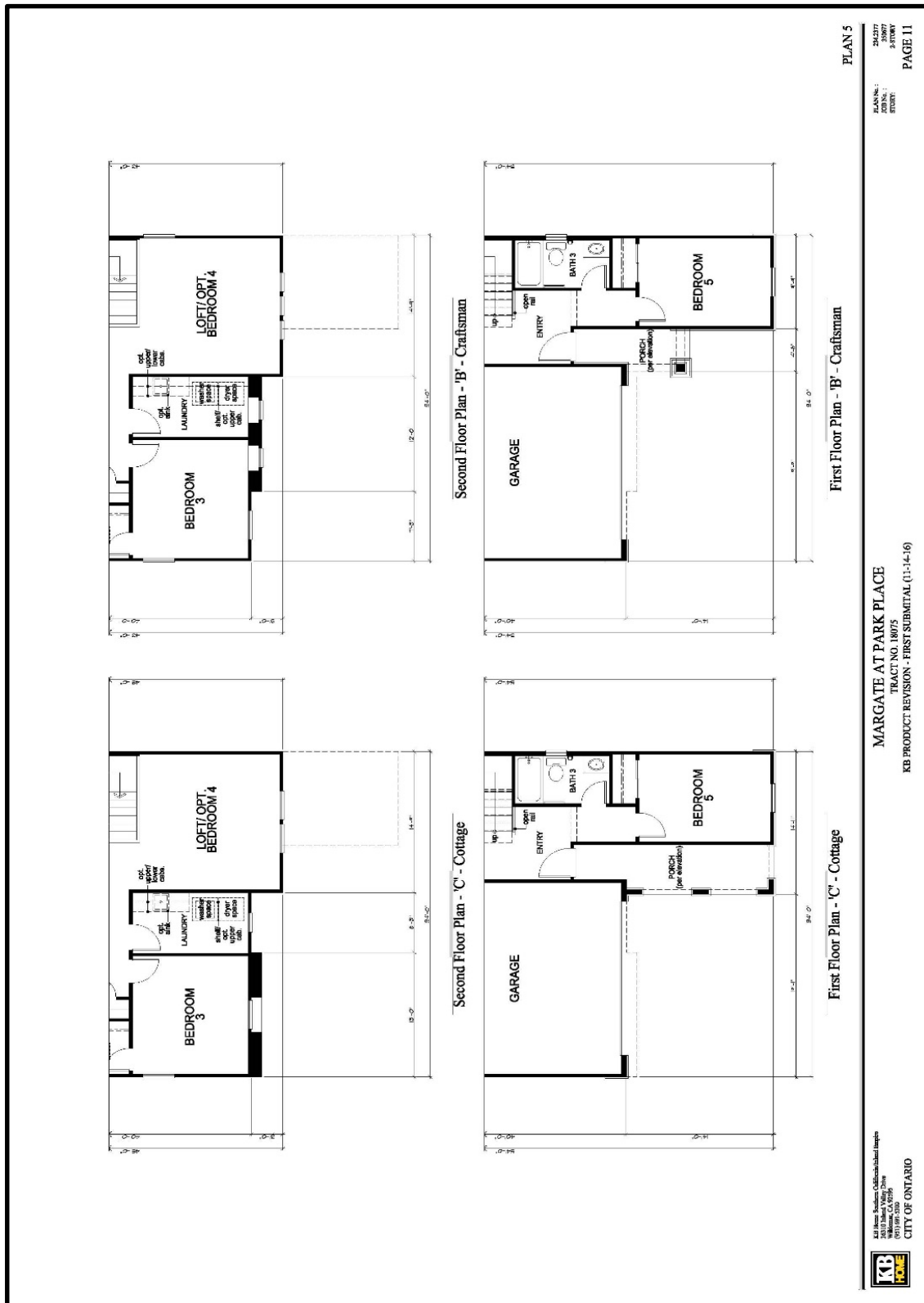
PLAN 4  
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 DATE: 11/15/16  
 EXCISE: 2-PRDXY  
 PAGE 8

Enhanced Condition Lot 53  
 MARGATE AT PARK PLACE  
 TRACT NO. 18075  
 KB PRODUCT REVISION - FIRST SUBMITAL (11-14-16)









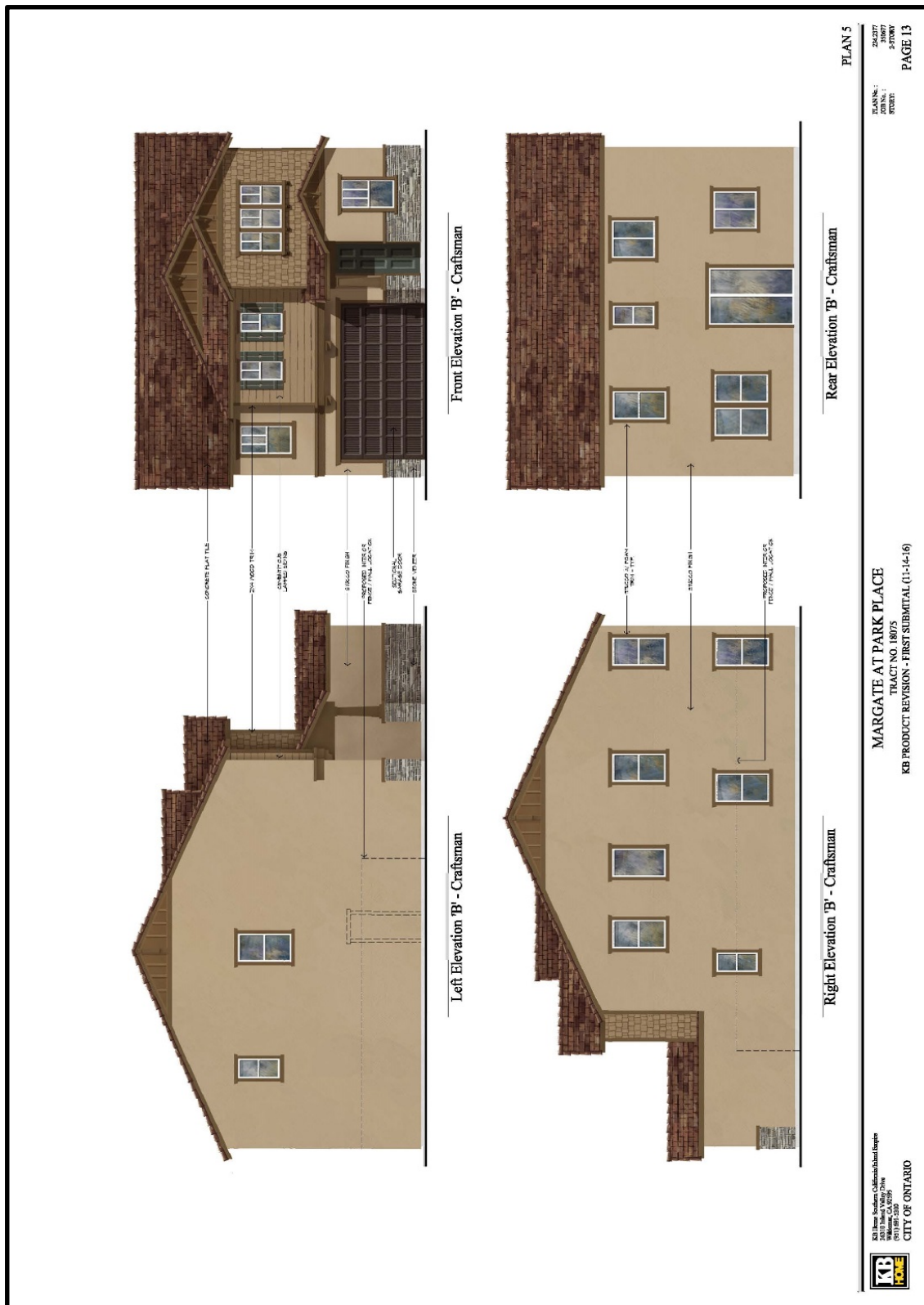
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 STORY: 2-STORY  
 PAGE 11

MARGATE AT PARK PLACE  
 TRACT NO. 18075  
 KB PRODUCT REVISION - FIRST SUBMITAL (11-14-16)

KB Home Building Collaborative Inc.  
 2010 Midway Drive  
 #1000  
 #905.977.2275  
 CITY OF ONTARIO







PLAN 5  
 20127  
 20077  
 2-STORY  
 PAGE 13

MARGATE AT PARK PLACE  
 TRACT NO. 18075  
 KB PRODUCT REVISION - FIRST SUBMITAL (11-14-16)

KB  
 KB Inc. - Sales & Administration Dept.  
 2610 Woodbine Ave. #200  
 Scarborough, ON M1S 4W9  
 (416) 291-2000  
 CITY OF ONTARIO



PLAN 5  
 2017/07  
 5-STORY  
 STUDY  
 PAGE 14

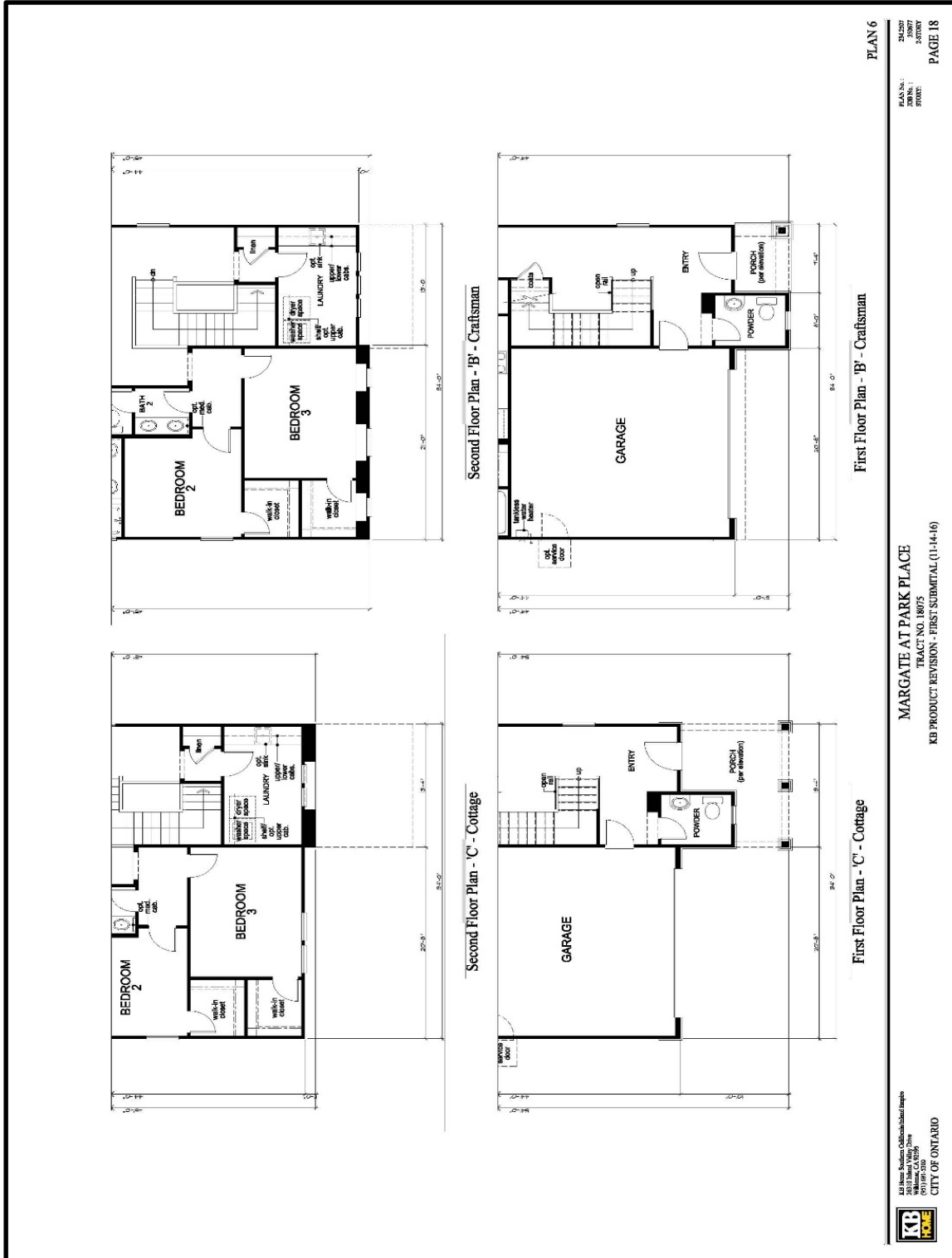
Enhanced Condition Lot 34  
 MARGATE AT PARK PLACE  
 TRACT NO. 18075  
 KB PRODUCT REVISION - FIRST SUBMITAL (11-14-16)





















PLAN 6  
 24257  
 20077  
 2-10-16  
 PAGE 22

MARGATE AT PARK PLACE  
 TRACT NO. 18075  
 KB PRODUCT REVISION - FIRST SUBMITAL (1-14-16)

321 Hwy. 7, Suite 201, Cambridge, Ontario  
 519-885-1111  
 519-885-1112  
 519-885-1113  
 CITY OF ONTARIO



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-047, A MODIFICATION TO DEVELOPMENT PLAN FILE NO. PDEV13-028 TO INTRODUCE THREE NEW SINGLE-FAMILY FLOOR PLANS, RANGING IN SIZE FROM 2,295 SQUARE FEET TO 2,507 SQUARE FEET, FOR 32 LOTS (LOTS 1-7, 9-11, 16-35, 52 AND 53) WITHIN TRACT 18075. THE PROJECT CONSIST OF 8.76 ACRES OF LAND WITHIN PLANNING AREA 12 (CONVENTIONAL SMALL LOT) OF THE SUBAREA 29 SPECIFIC PLAN, LOCATED ON THE SOUTHWEST CORNER OF MCCLEVE WAY EAST AND DISCOVERY LANE, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 218-052-02.

WHEREAS, KB HOMES SOUTHERN CALIFORNIA ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-047, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 8.76 acres of land generally located on the southwest corner of McCleve Way East and Discovery Lane, within the Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, with street frontage along McCleve Way East (north), County Line Flood Control Channel (south), Discovery Lane (east) and Victory Lane (west) and is presently improved with single family homes and vacant graded residential lots; and

WHEREAS, the property to the north of the Project site is within Planning Areas 10 and 13 of the Subarea 29 Specific Plan and is developed with single family homes. The property to the east is developed with the SCE Utility Corridor. The property to the south is developed with the County Line Flood Control Channel. The property to the west is within the Planning Area 8 of the Subarea 29 Specific and is developed with single family homes and vacant residential lots; and

WHEREAS, the Application proposes to construct 32 single family homes and introduce three new single-family floor plans (Plans 4, 5 and 6), ranging in size from 2,295 square feet to 2,507 square feet, for 32 lots remaining lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075; and

WHEREAS, the application proposes three floor plans with three elevation per floor plan. Plan 4 is proposed at a minimum square feet of 2,295; Plan 5 at a minimum of 2,377 square feet; and Plan 6 at a minimum of 2,507 square feet; and

WHEREAS, the elevation architectural design styles of Spanish, Craftsman and Cottage are consistent with the Design Guidelines and Development Standards of the Subarea 29 Specific Plan; and

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

WHEREAS, the related project, File No. PDEV13-028, was approved by the Planning Commission on March 25, 2014 (Resolution PC14-019), and all departmental conditions of approval shall apply to this Application; and

WHEREAS, 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 (53) and density (6.0 DU/Acre) specified in the Available Land Inventory; and

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

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with Subarea 29 Specific Plan (File No. PSP03-003) for which an Environmental Impact Report (SCH#2004011009) was adopted by the City Council on October 19, 2006, and this Application introduces no new significant environmental impacts; and

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

WHEREAS, on December 19, 2016 the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. XXX recommending Planning Commission approval of the Application; and

WHEREAS, on December 19, 2016, the Planning Commission of the City of Ontario conducted a special public hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the previously adopted Subarea 29 Specific Plan (File No. PSP03-003) Environmental Impact Report (SCH#2004011009) and supporting documentation. Based upon the facts and information contained in the Environmental Impact Report (SCH#2004011009) and supporting documentation, the Planning Commission finds as follows:

a. The previous Subarea 29 Specific Plan Environmental Impact Report (SCH#2004011009) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

b. The previous Subarea 29 Specific Plan Environmental Impact Report (SCH#2004011009) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

c. The previous Subarea 29 Specific Plan Environmental Impact Report (SCH#2004011009) reflects the independent judgment of the Planning Commission; and

d. All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by reference.

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

a. 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 development plan will implement TOP and City Council Priorities to ensure the development of a well-planned, balanced, and self-sustaining community in the Ontario Ranch. The project will implement TOP Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodates changing demographics, and support and reinforce the economic sustainability of Ontario; and TOP Policy H2-4: New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

b. 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 Development Plan will be compatible with existing and future residential developments within the Subarea 29 Specific Plan. The Development Plan has been required to comply with all provisions of PA 12 Residential District Development Standards of the Specific Plan.

c. 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 Plan will be compatible with existing and future residential developments within the Subarea 29 Specific Plan. The Development Plan has been required to comply with all provisions of PA 12 Residential District Development Standards of the Specific Plan. In addition, the environmental impacts of this project were reviewed in conjunction with the Subarea 29 Specific Plan EIR and no significant impacts were identified.

d. 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 Project is consistent with the Design Guidelines set forth in the Subarea 29 Specific Plan. The elevation architectural design styles of Spanish, Craftsman and Cottage are consistent with the Design Guidelines and Development Standards of the Specific Plan.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby APPROVES the herein described Application subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

SECTION 4. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 19<sup>th</sup> day of December, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PDEV16-047  
December 19, 2016  
Page 6

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 19, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore





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

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

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**Meeting Date:** December 19, 2016  
**File No:** PDEV16-047  
**Related Files:** PDEV13-028 and PMTT06-017 (Tract 18075)

**Project Description:** A modification (File No. PDEV16-047) to Development Plan File No. PDEV13-028 to introduce three new single-family floor plans, ranging in size from 2,295 square feet to 2,507 square feet, for 32 lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. (APN: 218-052-02); **submitted by KB Homes Southern California.**

**Prepared By:** Rudy Zeledon, Principal Planner  
Phone: 909.395.2422 (direct)  
Email: rzeledon@ontarioca.gov

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

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

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

- 2.1 All applicable conditions of approval of the Subarea 29 Specific Plan (File No. PSP03-003) shall apply to this Project.
- 2.2 All applicable conditions of approval of the related TT118075 (File No. PMTT06-017) shall apply to this Project.
- 2.3 All applicable conditions of approval of the related Development Agreement (File No. PDA 06-001 and PDA09-001) shall apply to this Project.
- 2.4 All conditions of approval from the related Development File No. PDEV13-028, shall apply to this Project.
- 2.5 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.

**2.6**     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.

**2.7**     Landscaping.

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

**(b)**     Comply with the conditions of approval of the Planning Department; Landscape Planning Section of the related Development Plan File No. PDEV13-028.

**2.8**     Parking, Circulation and Access.

**(a)**     All parking requirements shall be subject to the conditions of approval of the related Development Plan File No. PDEV13-028.

**2.9**     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.

**2.10**    Environmental Review.

**(a)**     The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003) for which an Environmental Impact Report (SCH#2004011009) was adopted by the City Council on October 19, 2006. 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. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference.

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

**2.12** Additional Fees.

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



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**DATE:** November 22, 2016

**PROJECT PLANNER:** Henry Noh, Senior Planner

**PROJECT:** TM 18075 (PMTT06-017/PDEV16-047) – A modification to Development Plan File No. PDEV13-028 to introduce three new floor plans, ranging in size from 2,295 sq. ft. to 2507 sq. ft. , for lots 1 through 7, 9 through 11 , 16 through 33 , 52 and 53 . The project is to construct 53 single family homes on 8.76 acres within Planning Area 12 of the Subarea 29 Specific Plan

**APN:** 0218-058-02

**LOCATION:** SWC of McCleve Way East and Discovery Lane


**PROJECT ENGINEER:** Manoj Hariya, P.E, Sr. Associate Civil Engineer

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

1. The applicant/developer shall be responsible to complete all applicable conditions as specified in the Conditions of Approval for TM18075, TM18913-1 and Development Agreement between SL Ontario Development Company LLC and City of Ontario for Subarea 29 (Park Place) Specific Plan.
2. The applicant/developer shall provide fiber optic connection to each home per City Standards and guidelines.

M.B. Hariya      11/22/2016  
Manoj Hariya , P.E.      Date  
Senior Associate Civil Engineer

      11/23/16  
Khoi Do, P.E.      Date  
Assistant City Engineer



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Rudy Zeledon, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** November 28, 2016

**SUBJECT: PDEV16-047: A MODIFICATION TO PDEV13-028 TO INTRODUCE  
THREE NEW FLOOR PLANS FOR SPECIFIC LOTS IN PLANNING  
AREA 12 OF THE SUBAREA 29 SPECIFIC PLAN**

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The Police Department has no objection to the modification of the floor plans. The original conditions placed on the project under PDEV13-028 still apply.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Rudy Zeledon  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** November 17, 2016  
**SUBJECT:** PDEV16-047

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

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Rudy Zeledon, Planning Department

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

**DATE:** December 1, 2016

**SUBJECT:** PDEV16-047 – A modification (File No. PDEV16-047) to Development Plan File No. PDEV13-028 to introduce three new floor plans, ranging in size from 2,295 square feet to 2,507 square feet, for lots 1 thru 7, 9 thru 11, 16 thru 33, 52 and 53 within Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. (APN: 0218-052-02)

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

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

- A. 2013 CBC Type of Construction: Type V-B wood frame
- B. Type of Roof Materials: non-rated
- C. Ground Floor Area(s):
- D. Number of Stories: 2 story
- E. Total Square Footage:
- |        |              |
|--------|--------------|
| Plan 4 | 2300 sq. ft. |
| Plan 5 | 2399 sq. ft. |
| Plan 6 | 2520 sq. ft. |
- 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 (20) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.

### **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 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. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



# CITY OF ONTARIO MEMORANDUM

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

FROM: Rudy Zeledon, Principal Planner

DATE: November 16, 2016

SUBJECT: FILE #: PDEV16-047 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 **Wednesday, November 30, 2016**.

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

**PROJECT DESCRIPTION:** A modification (File No. PDEV16-) to Development Plan File No. PDEV 13-028 to introduce three new floor plans, ranging in size from 2,295 square feet to 2,507 square feet, for lots 1 thru 7, 9 thru 11, 16 thru 33, 52 and 53 within Tract 18075 construct on 8.76 acres of land within Planning Area 12 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane.

- 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.

11/28/16

Landscape Planning Carolyn Bell Sr Landscape Architect  
 Department Signature Title Date



# PLANNING COMMISSION STAFF REPORT

December 19, 2016

**SUBJECT:** A Development Plan (PDEV14-040) to construct a five-story, 68-unit residential apartment complex (Villa Palmetto) on 1.98 acres of land, located at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 zoning district; **submitted by Mission Pams Investment, LLC.**

**PROPERTY OWNER:** Mrs. Linda Lui

**RECOMMENDED ACTION:** That the Planning Commission adopt a Mitigated Negative Declaration and approve File No. PDEV14-040, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 1.98 acres of land located at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 (25.1 to 45 units/acre) zoning district, and is depicted in **Figure 1: Project Location**, below. The site is currently vacant. To the north of the project site is a service station and a vacant retail store. The project is bounded on the south by a single family home, on the east by a retail center, and on the west by a motel.

**PROJECT ANALYSIS:**

[1] Background — The project was submitted on August 29, 2014, prior to the December 2015, City Council adoption of the Development Code update. As a result of the Development Code update, the project had to be redesigned to comply with the new HDR-45 development standards (setbacks, parking, and open space). The largest impact to the project was the requirement for a 10-foot setback along Mission Boulevard and Palmetto Avenue. The previous Development Code standards required a 5-foot minimum building



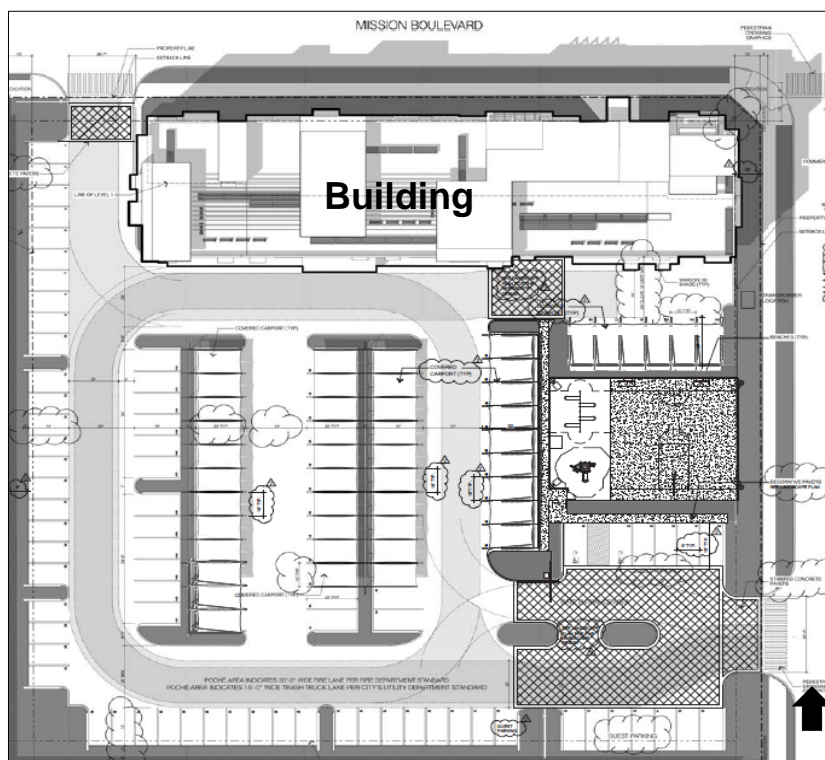
**Figure 1: Project Location**

Case Planner:	Luis E. Batres	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	12-5-16	Approve	Recommend
Submittal Date:	8-29-14	ZA			
Hearing Deadline:	5-14-17	PC	12-19-16		Final
		CC			

setback. To accommodate the 10-foot building setbacks, along Mission Boulevard and Palmetto Avenue, the applicant had to reconfigure and redesign the project site. This resulted in a reduction in the number of buildings, a reduction in unit sizes, buildings footprint redesign, and the redesign and of the common open space area. Since the updates to the Development Code, the applicant has worked closely with staff to ensure compliance with the new Development Code requirements.

On December 5, 2016, the Development Advisory Board (DAB) held a meeting to hear the proposed project. At the conclusion of the meeting, DAB recommended approval of the project.

[1] Site Design/Building Layout—The Development Plan proposes to construct a five-story (61-feet in height), 68-unit residential apartment complex (Villa Palmetto) on 1.98 acres of land. Staff has worked with the applicant to design a project that meets the goals and requirements of the HDR-45 zoning designation and the goals and policies of TOP. The project has been designed with the objective of creating a safe and attractive site design. Parking has been conveniently and carefully situated in the form of tuck-under carports, standard carports, and surface parking.



**Figure 2: Site Plan**

Enhanced landscaping and decorative paving will also be provided throughout the project creating an attractive site design (**Figure 2: Site Plan**). The 1.98 acre site is square in shape, with a street frontage of 288-feet along Mission Boulevard and 300-feet along Palmetto Avenue. The 68-unit apartment complex will be developed as one rectangular building that will be located on the northern portion of the site along the Mission Boulevard frontage. The building will provide 10-foot setbacks along Mission Boulevard and Palmetto Avenue, a 52-foot setback from the west property line and a 213-foot setback from the south property line. Units will be accessed through an interior corridor that will be accessed by stairs or elevators. The project proposes 5 different floor

plans that will range in size from 602 to 860 square feet and a unit mix of 56 one-bedroom, one bath units and 12 two-bedroom, one bath units.

[2] Site Access/Circulation — The project will provide two points of access – one from Mission Avenue and one from Palmetto Avenue. Palmetto Avenue will serve as the primary ingress and egress access point into the development. Access from Mission Boulevard will be restricted to emergency access only. A lock-box will be installed on the gates for emergency vehicles to utilize. The project is proposed to be a gated. The gated entry system will be designed to operate via remote control or a transponder. Adequate vehicle stacking and turn around area has been provided and found acceptable by the Traffic Engineering Department.

[3] Parking — The Ontario Development Code requires 1.75 parking spaces for 1-bedroom (with 1 covered), 2 spaces for 2-bedroom units (with 1-covered) and 1-guest parking space for every 5 units. Based on the Development Code requirements, the project is required to provide 136 parking spaces and 139 parking spaces have been provided. The parking will consist of 21-tuck under carports, 47 standard carports and 55 surface parking spaces. Of the total parking spaces provided, 14 spaces will be allocated for guest parking spaces.

[4] Architecture — The HDR-45 Zoning District was established to accommodate high-density, multiple-family development in an urban environment in areas that are generally located along major street arterials, such as Mission Boulevard. These high-density projects efficiently use the limited space (small blocks) found in the urban environment, while also maintaining the street grid and pedestrian pathways. To achieve a more urban design, the applicant is proposing a modern architectural urban style, exemplifying the high-quality architecture, through building plane horizontal and vertical offsets and color accents. Special attention was given to the colors, materials, massing, building form, and architectural details (see **Figure 3 & 4: Villa Palmetto Perspectives**). This is exemplified through the use of:

- Articulation in the building's roof line;
- Smooth and stamped stucco finishes;
- Window trims that project out 6 to 18 inches;
- Use of multiple colors to accentuate the architectural design;
- Incorporation of horizontal and vertical elements that project 2 to 6 feet;
- Extensive use of glazing at the main entry area along the north elevation;
- Incorporation of decorative canopies over the main entry area and at key locations within the 5<sup>th</sup> floor; and
- Open balconies with decorative metal railings for all units.



**Figure 3: Villa Palmetto Perspective**

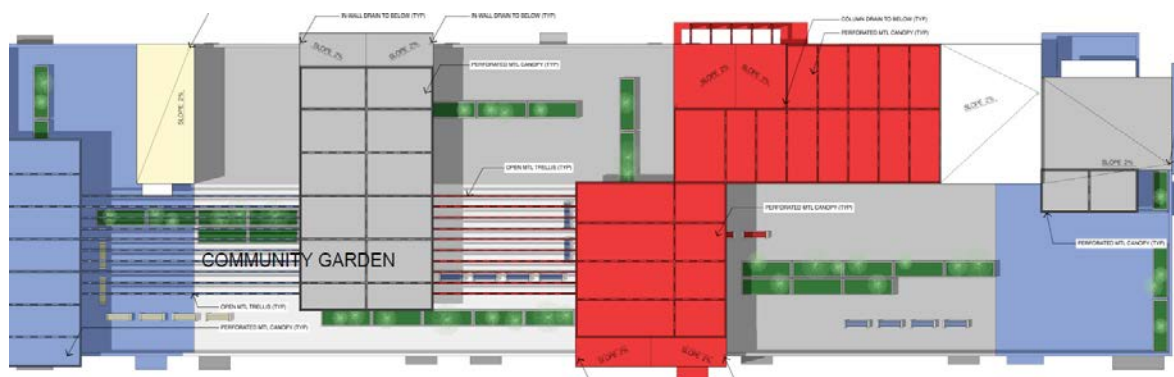


**Figure 4: Villa Palmetto Perspective**

[5] Landscaping —The project will provide 10-foot wide landscape setbacks along Mission Boulevard and Palmetto Avenue and new landscape parkways on both street frontages. The parkway will include a 5-foot sidewalk with a 7-foot landscape area. In addition, the project will provide 8 to 10-foot landscape setbacks along the west and south



In addition to the on-site and interior building amenities, the project is proposing to utilize the roof of the building as a rooftop community garden (see **Figure 6: Roof Community Garden**).



**Figure 6: Roof Community Garden**

The rooftop community garden will feature a BBQ area, several benches, several raised planter areas, storage space, several decorative shade structures, and great views of the mountains for residents and guests to enjoy. When completed, the project will provide approximately 17,237 square feet of common open and recreational space.

[6] Density/Housing Element Compliance —The project is proposing a density of 34 units per acre. The proposed density of 34 units per acre is consistent with the density range of 25.1 to 45 units per acre of the HDR-45 (High Density Residential) zone. The proposed density is also consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan (TOP). 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. The proposed project at 68 units is consistent with the 60 units required by the Available Land Inventory.

[7] Utilities — To serve the proposed Villa Palmetto multi-family residential development, the project will be required to do the following:

- Dedicate six feet of land along the Mission Boulevard frontage and three feet along Palmetto Avenue for the widening of the streets.
- Construct new curb and gutter along Mission Boulevard and Palmetto Avenue.
- Construct new sidewalks along Mission Boulevard and Palmetto Avenue.
- Construct new fire hydrants along Mission Boulevard and Palmetto Avenue.
- Construct new street lights along Mission Boulevard and Palmetto Avenue.
- Underground overhead utilities along Mission Boulevard.
- Provide six standard size trash bins. The bins will be located inside the building along the southwest portion of the first floor.
- Construct a fiber optic system along Mission and Palmetto Avenue; and



- Design and construct a storm water detention facility to adequately handle the proposed project.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Priorities

**Primary Goal:** Regain Local Control of the Ontario International Airport

**Supporting Goals:**

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

[2] Vision.

**Distinctive Development:**

- Commercial and Residential Development
  - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

[3] Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

[4] Policy Plan (General Plan)

**Land Use Element:**

- Goal LU1: A community that has 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.

➤ LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in 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. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

➤ LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

➤ LU2-5: Regulation of Use. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.

➤ LU4-1: Commitment to Vision. We are committed to achieving our vision but realize that it may take time and several interim steps to get there.

#### **Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

➤ H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

- H3-3 Development Review. We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.

Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

➤ H5-2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

#### **Community Economics Element:**

- Goal CE1: A complete community that provides for all incomes and stages of life.

➤ CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

▪ Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➤ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➤ CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

➤ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

#### **Safety Element:**

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

#### **Community Design Element:**

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

➤ CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

➤ CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;

- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;

- Variable setbacks and parcel sizes to accommodate a diversity of housing types;

- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;

- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and

- Landscaped parkways, with sidewalks separated from the curb.

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

➤ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➤ CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

▪ Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

➤ CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

➤ CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

➤ CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

➤ CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

➤ CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

▪ Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

➤ CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

➤ CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** 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 (68) and density (34 du/acre) specified in the Available Land Inventory.

APN: 1011-382-04

Parcel Size: 1.98 acres

	<u>Available Land Inventory</u>	<u>Proposed Project</u>
Number of Units:	60	68
Assumed Density:	25.1 to 45	34

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The project site is located within the Airport Influence Area of Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

**ENVIRONMENTAL REVIEW:** The application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a Mitigation Monitoring and Reporting Program has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures.

**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	High Density Residential (25.1 – 45 du/ac)	HDR-45 High Density Residential (25.1 to 45 du/ac)	n/a
<i>North</i>	Service Station and Vacant Retail Store	Business Park (0.6 FAR)	IL (Light Industrial)	n/a
<i>South</i>	Single Family Home	Medium Density Residential ( 11.1 – 25 du/ac)	MDR-18 Medium Density Residential (11.1 to 18 du/ac)	n/a
<i>East</i>	Retail Center	Neighborhood Commercial (0.4 FAR)	CN Neighborhood Commercial (0.4 Max. FAR)	n/a
<i>West</i>	Motel	High Density Residential (25.1 – 45 du/ac)	HDR-45 High Density Residential (25.1 to 45 du/ac)	n/a

**Off-Street Parking:**

<i>Type of Use</i>	<i>No. Units</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
1-bedroom	56	1.75 (1 must be a carport or garage)	98	98
2-bedroom	12	2 (1 must be a carport or garage)	24	24
<i>Guest Parking</i>		1 space for every 5 units	14	14
<i>Covered Parking Required</i>	68	21-Tuck-under carports 47-Regular carports		
<b>TOTAL</b>	68		136	139



**General Site & Building Statistics**

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Maximum project density (dwelling units/ac):</i>	25.1 to 45 units per acre	34	y
<i>Maximum coverage (in %):</i>	100%	26.5%	y
<i>Front yard setback (in FT):</i>	10'	10'	y
<i>Side yard setback (in FT):</i>	10'	10'	y
<i>Maximum height (in FT):</i>	75'	61'	y
<i>Parking – resident:</i>	136	139	y
<i>Parking – guest:</i>	14	14	y
<i>Open space – private:</i>	60 sq. ft.	60 sq. ft.	y
<i>Open space – common:</i>	250 sq. ft.	253 sq. ft.	y

**Exhibit A: North & South Elevations**



**North Elevation**



**South Elevation**

**Exhibit B: Perspectives**



**Northeast View**



**Close-Up of North Elevation**

**Exhibit B: Perspectives (Cont.)**



**Southwest View**



**Close-Up of North Elevation**

**Exhibit B: Perspectives (Cont.)**



**View of Northwest Elevations**

# California Environmental Quality Act Environmental Checklist Form

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



**Project Title/File No.:** Villa Palmetto Apartments/File No. PDEV14-040

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

**Contact Person:** Luis E. Batres, Senior Planner (909) 395-2431

**Project Sponsor:** Mrs. Linda Lui, 1401 S. Fourth Avenue, Arcadia, CA. 91006

**Project Location:** The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the project site is located along the southwest corner of Mission Boulevard and Palmetto Avenue (APN: 1011-382-04).

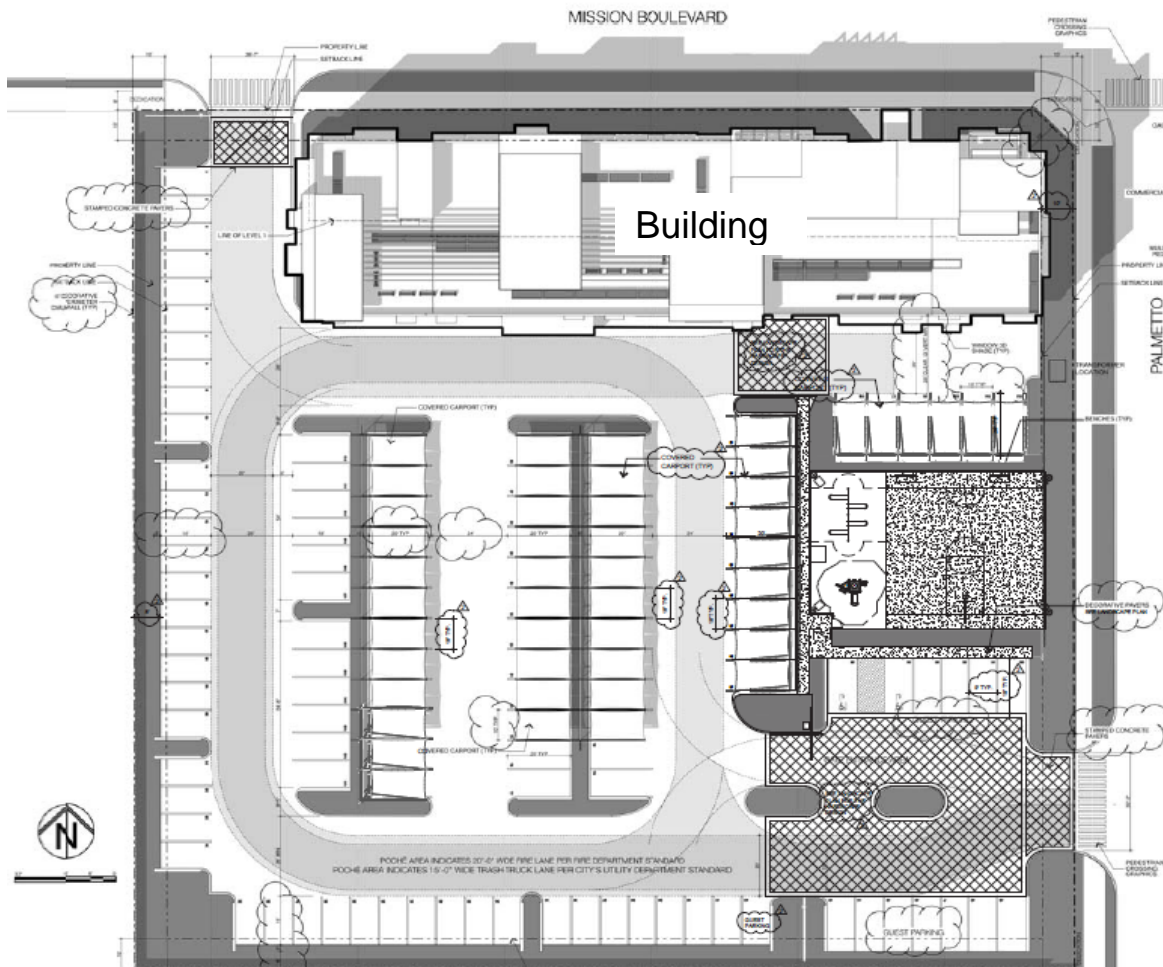
***Figure 1—REGIONAL LOCATION MAP***



**Figure 2—AERIAL PHOTOGRAPH**



**Figure 3-SITE PLAN**





**General Plan Designation:** High Density Residential (HDR)

**Zoning:** HDR-45

**Description of Project:** A Development Plan to construct a five-story, 68-unit residential apartment complex (Villa Palmetto Apartments) at the southwest corner of Mission Boulevard and Palmetto Avenue, on 1.98 acres of land, located within the HDR-45 zoning district.

**Project Setting:** The site is currently vacant and is secured with chain link fencing. The site has several mature trees along Mission Boulevard and Palmetto Avenue.

**Surrounding Land Uses:**

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	IL (Light Industrial)	Service Station & Vacant retail store
▪ South—	MDR-18 (Medium Density Residential 18)	Single Family Home
▪ East—	CN (Neighborhood Commercial)	Retail Center
▪ West—	HDR-45	Best Ontario Inn Motel

**Other public agencies whose approval is required** (e.g., permits, financing approval or participation agreement): None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION (To be completed by the Lead Agency):**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____	November 8, 2016
Signature	Date
Luis E. Batres, Senior Planner	City of Ontario Planning Department
Printed Name and Title	For

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards,

and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) <b>AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) <b>AGRICULTURE AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) <b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) <b>BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5) CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6) GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18.1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7) GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8) HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9) HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff during construction and/or post-construction activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) <b>LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11) <b>MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12) <b>NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>13) POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14) PUBLIC SERVICES.</b> Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>15) RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>16) TRANSPORTATION/TRAFFIC.</b> Would the project:				



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17) UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>18) MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**EXPLANATION OF ISSUES**

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

The proposed project will substantially improve the visual quality of the area through development of the site with a 68 unit residential apartment complex, which will be consistent with the policies of the Community Design Element of the Policy Plan (General Plan) and zoning designations on the property. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: New lighting will be introduced to the site with the development of the project. Pursuant to the requirements of the City's Development Code, project on-site lighting will be shielded, diffused or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures will be selected and located to confine the area of illumination to within the project site and minimize light spillage.

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

Mitigation: None required.

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

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

Discussion of Effects: The site is currently vacant and undeveloped. The site does not contain any agricultural uses. Further, the site is identified as Urban and Built-Up Land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is not zoned for agricultural use. The project's site zone is High Density Residential (HDR-45). The proposed project is consistent with the development standards and allowed land uses of the proposed zone. Furthermore, there is no Williamson Act contracts in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project is zoned High Density Residential (HDR-45). The proposed project is consistent with the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and the development standards and allowed land uses of the High Density Residential (HDR-45)

zone. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project site is currently zoned High Density Residential (HDR-45) and is not designated as Farmland. The project site is vacant and there are no agricultural uses occurring onsite. As a result, to the extent that the project would result in changes to the existing environment, those changes would not result in loss of Farmland to non-agricultural use.

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

Mitigation Required: None required.

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

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

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

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

Mitigation: None required.

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

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

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

- i) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.

- ii) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
  - (1) Scheduling receipt of construction materials to non-peak travel periods.
  - (2) Routing construction traffic through areas of least impact sensitivity.
  - (3) Limiting lane closures and detours to off-peak travel periods.
  - (4) Providing rideshare incentives for contractor and subcontractor personnel.
- iii) After clearing, grading or earth moving:
  - (1) Seed and water until plant cover is established;
  - (2) Spread soil binders;
  - (3) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
  - (4) Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
- iv) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?**

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

Mitigation: None required.

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

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

The application itself proposes the construction of a 68-unit residential apartment complex, a sensitive receptor. There are not, however, any known hot spots or heavy concentrations of pollutants in the area that would expose residents to potential adverse impacts. In addition, the surrounding area is also currently developed with multi-family residential developments. Therefore, no impacts are anticipated as the propose use is similar.

Mitigation: None required.

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

Discussion of Effects: The uses proposed on the subject site, as well as those permitted within the High Density Residential (HDR-45) zoning district, do not create objectionable odors. Further, the project shall comply with the policies of the Ontario Municipal Code and the Policy Plan (General Plan). Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: The site does not contain any riparian habitat or other sensitive natural community identified by the Department of Fish & Game or Fish & Wildlife Service. The project site is not located within an area that has been identified by Fish & Game or Fish & Wildlife Service as having sensitive natural communities. The site has been vacant for many years and during these years the site has been regularly cleared and disked to remove overgrown vegetation. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The City of Ontario does not have any ordinances protecting biological resources. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects:

The City of Ontario has a very aggressive historical preservation program. However, the site is vacant. Also, the project site has not been identified as a "Historic Resource" per the standards of Ordinance No. 2509 (Historic Preservation). Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The 1.98 acres site has been vacant for several years. In addition, the site

has been highly disturbed to clear overgrown vegetation by disking. During this time, no known Tribal Cultural Resources have been identified within the project site. Furthermore, staff requested consultation with the Soboba Band of Luiseno Indians, and staff was informed that it was acceptable to move forward with the proposed project. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

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

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

Mitigation: None required.

ii) **Strong seismic ground shaking?**

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

Mitigation: None required.

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

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

Mitigation: None required.

iv) **Landslides?**

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

Mitigation: None required.

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



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

Mitigation: The following mitigation measures shall be implemented:

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Pursuant to Public Resources Code section 21083.3, this impact need not be analyzed further, because (1) the proposed project would result in an impact that was previously analyzed in The Ontario Plan EIR, which was certified by the City; (2) the proposed project would not result in any greenhouse gas impacts that were not addressed in The Ontario Plan EIR; (3) the proposed project is consistent with The Ontario Plan.

As part of the City's certification of The Ontario Plan EIR and its adoption of The Ontario Plan, the City adopted mitigation measures 6-1 through 6-6 with regard to the significant and unavoidable impact relating to GHG emissions. These mitigation measures, in summary, required:

MM 6-1. The City is required to prepare a Climate Action Plan (CAP).

MM 6-2. The City is required to consider for inclusion in the CAP a list of emission reduction measures.

MM 6-3. The City is required to amend its Municipal Code to incorporate a list of emission reduction concepts.

MM 6-4. The City is required to consider the emission reduction measures and concepts contained in MMs 6-2 and 6-3 when reviewing new development prior to adoption of the CAP.

MM 6-5. The City is required to evaluate new development for consistency with the Sustainable Communities Strategy, upon adoption by the Southern California Association of Governments.

MM 6-6. The City is required to participate in San Bernardino County's Green Valley Initiative.

While Public Resources Code section 21083.3 requires that relevant mitigation measures from a General Plan EIR be imposed on a project that is invoking that section's limited exemption from CEQA, these mitigation measures impose obligations on the City, not applicants, and hence are not directly relevant. However, the mitigation proposed below carries out, on a project-level, the intent of The Ontario Plan's mitigation on this subject.

Mitigation Required: The following mitigation measures shall be required:

- i) The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project:
- ii) Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant, low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects;
- iii) Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors; and
- iv) Reduce heat gain from pavement and other similar hardscaping.

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

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

Mitigation Required: None required.

8) **HAZARDS & HAZARDOUS MATERIALS.** Would the project:

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

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

Mitigation: None required.

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

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

Mitigation: None required

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: According to the Land Use Element (Exhibit LU-06 Airport Environs) of the Policy Plan (General Plan), the proposed site is located within the airport land use plan. However, the project will not result in a safety hazard for people working or residing in the project area because it will not obstruct aircraft maneuvering because of the project's low elevation and the

architectural style of the project. Additionally, the Land Use Compatibility Guidelines for Noise Impacts (Table LU-08) shows the proposed use as normally accepted in the 60-65 dB CNEL. The proposed use will comply with the standards for mitigating noise. Therefore, any potential impacts would be reduced to a less than significant levels.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: An increase in the current amount of water flow to the project site is anticipated, however, the proposed project will not deplete groundwater supplies, nor will it interfere with recharge. The water flows associated with the proposed use of the property will be negligible since the impacts of new development were already analyzed during the recent Ontario General Plan update. Furthermore, the development of the site will require the grading of the site and excavation is expected to be less than three feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects: The project site is located in an area that is currently developed with urban land uses. This project will be of similar design and size to surrounding development. The project will become a part of the larger multi-family housing community located within the immediate area. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project will not be a significant noise generator and will not cause a substantial permanent increase in ambient noise levels because of the limited size and scope of the project. In addition, the proposed multi-family apartment complex will be similar in size and scale to others that are currently located to the east and west of the project site. Moreover, the proposed use will be required to operate within the noise levels permitted residential development, pursuant to City of Ontario Development Code. Therefore, no increases in noise levels within the vicinity of the project are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: According to the Safety Element in The Ontario Plan, the proposed site is located within the airport land use plan. However, the project is located within the 60 to 65CNEL noise contour, which according to the noise level exposure and land use compatibility guidelines are normally acceptable areas for the development of multi-family housing. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects: The project is located in a developed area and will induce some population growth as it's a project proposing to develop a 75-unit multi-family apartment complex. The proposed density is consistent with the underlying HDR-45 zone and the general plan land use designation. The impacts of the proposed development were reviewed under the environmental impact report that was prepared and adopted in 2010 for TOP Policy Plan (General Plan). In addition, the project will be required to pay impacts fees to the City and school district for the additional services that will be needed. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is vacant land, therefore, no housing will be displaced.

Mitigation: None required.

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

Discussion of Effects: The project site is vacant land, therefore, no impacts are anticipated.

Mitigation: None required.

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

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



i) **Fire protection?**

Discussion of Effects: The site is in a developed area currently served by the Ontario Fire Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. In addition, the project will be required to pay impacts fees to the City and school district for services that will be needed. Therefore, no impacts are anticipated.

Mitigation: None required.

ii) **Police protection?**

Discussion of Effects: The site is in a developed area, currently served by the Ontario Police Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. In addition, the project will be required to pay impacts fees to the City and school district for services that will be needed. Therefore, no impacts are anticipated.

Mitigation: None required.

iii) **Schools?**

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

Mitigation: None required.

iv) **Parks?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. In addition, the project will be required to pay impacts fees to the City and school district for services that will be needed. Therefore, no impacts are anticipated.

Mitigation: None required.

v) **Other public facilities?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. In addition, the project will be required to pay impacts fees to the City and school district for services that will be needed. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: This project is proposing new multi-family housing (68-unit apartment complex) that would cause an increase in the use of neighborhood parks or other recreational facilities. However, the proposed project has been designed to provide recreational amenities for its residents per the requirement of our Development Code in the form of a ½ basketball court, kids play area, library, workout room and roof community garden. In addition, the project will also be required to pay impacts fees to the City and school district for services that will be needed. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The proposed project has been designed to provide recreational amenities

for its residents per the requirement of our Development Code in the form of a ½ basketball court, kids play area, library, workout room and roof garden. In addition, the project will also be required to pay impacts fees to the City and school district for services that will be needed. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: The project is in an area that is mostly developed with all street improvements already existing. The number of vehicle trips per day is not expected to be increased significantly. In addition, the project will also be required to pay impacts fees to the City and school district for services that will be needed. In 2010, TOP Policy Plan (General Plan) Update EIR evaluated the traffic impacts associated of the project site based on an assumed density of 35 dwelling units per acre. The project proposes a density of 34 dwelling units per acre, which is less than what TOP Policy Plan (General Plan) EIR assumed for the site. Furthermore, the project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Therefore, the proposed project would have minimal additional impacts than what was previously analyzed in the adopted TOP FEIR traffic study.

Less than significant impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project is in an area that is mostly developed with all street improvements already existing. The project will not conflict with an applicable congestion management program or negatively impact the level of service standards on adjacent arterials, as the amount of trips to be generated are minimal in comparison to existing capacity in the congestion management program. The number of vehicle trips per day is not expected to be increased significantly. In 2010, TOP Policy Plan (General Plan) Update EIR evaluated the traffic impacts associated of the project site based on an assumed density of 35 dwelling units per acre. The project proposes a density of 34 dwelling units per acre, which is less than what TOP Policy Plan (General Plan) EIR assumed for the site. The project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Therefore, the proposed project would have minimal additional impacts than what was previously analyzed in the adopted TOP FEIR traffic study.

Mitigation: None required.

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

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as it is located outside of the safety zones areas. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: The proposed project is served by the City of Ontario sewer system and the waste is treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. RP-1 is not at capacity and this project will not cause RP-1 to exceed capacity. The project will also be required to pay impact fees for services that will be required. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The proposed project is served by the City of Ontario. The project is required to meet the requirements of the Ontario Engineering Department regarding storm drain facilities. In addition, the project will also be required to pay impact fees for services that will be required. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project is served by the City of Ontario water system. There is currently

a sufficient water supply available to the City of Ontario to serve this project. . In addition, the project will also be required to pay impact fees for services that will be required. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. RP-1 is not at capacity and this project will not cause RP-1 to exceed capacity. In addition, the project will also be required to pay impact fees for services that will be required. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

## 18) MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion of Effects: The proposed project does not have the potential to reduce wildlife habitat and threaten a wildlife species. The project site is not located within a recognized area known to have wildlife or threaten species. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Staff has carefully reviewed the potential environmental impacts of the proposed multi-family apartment complex, and based on the CEQA checklist that has been prepared for the project, staff finds that any impacts have been and or will be mitigated by the design of the project, the conditions of approval for the project and the impact fees that will be collected from the developer. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

## EARLIER ANALYZES

*(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D)):*

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.

- a) The Ontario Plan Final EIR
- b) The Ontario Plan
- c) City of Ontario Zoning

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

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

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

## MITIGATION MEASURES

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

- 1) **Air Quality**—The following fugitive dust mitigation measures shall be required:

- a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
- b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
  - i) Scheduling receipt of construction materials to non-peak travel periods.
  - ii) Routing construction traffic through areas of least impact sensitivity.
  - iii) Limiting lane closures and detours to off-peak travel periods.
  - iv) Providing rideshare incentives for contractor and subcontractor personnel.
- c) After clearing, grading or earth moving:
  - i) Seed and water until plant cover is established;

- ii) Spread soil binders;
  - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
  - iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
- d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- 2) **Geology and Soils**—The following mitigation measures shall be implemented:
- a) Prior to issuance of grading permits, the applicant shall submit an erosion control plan to reduce wind erosion impacts.
  - b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.
  - c) After clearing, grading, or earth moving:
    - i) Seed and water until plant cover is established;
    - ii) Spread soil binders;
    - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
- 3) Sweep streets if silt is carried to adjacent public thoroughfares.
- a) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.
- 4) **Greenhouse Gas Emissions**—The following mitigation measures shall be implemented:
- a) The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR’s MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project:
    - i) Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant , low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects;
    - ii) Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors;
    - iii) Reduce heat gain from pavement and other similar hardscaping.

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Project File No.:** PDEV14-040

**Project Sponsor:** Mrs. Linda Lui, 1401 S. 4<sup>th</sup> Avenue, Arcadia, CA. 91006

**Lead Agency/Contact Person:** Luis E. Batres, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2431

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>1) AIR QUALITY</b>						
<p><b>a)</b> Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p><b>b)</b> Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:</p> <ul style="list-style-type: none"> <li><b>i)</b> Scheduling receipt of construction materials to non-peak travel periods.</li> <li><b>ii)</b> Routing construction traffic through areas of least impact sensitivity.</li> <li><b>iii)</b> Limiting lane closures and detours to off-peak travel periods.</li> <li><b>iv)</b> Providing rideshare incentives for contractor and subcontractor personnel.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p><b>c)</b> After clearing, grading or earth moving:</p> <ul style="list-style-type: none"> <li><b>i)</b> Seed and water until plant cover is established.</li> <li><b>ii)</b> Spread soil binders.</li> <li><b>iii)</b> Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind.</li> <li><b>iv)</b> Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>d)</b> Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>2) GEOLOGY &amp; SOILS</b>						
<b>a)</b> The applicant shall submit an erosion control plan to reduce wind erosion impacts.	Building Dept, Planning Dept & Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
<b>b)</b> Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.	Building Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>c)</b> After clearing, grading, or earth moving: <b>i)</b> Seed and water until plant cover is established. <b>ii)</b> Spread soil binders. <b>iii)</b> Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. <b>iv)</b> Sweep streets if silt is carried to adjacent public thoroughfares	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>d)</b> Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.	Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
<b>3) GREENHOUSE GAS EMISSIONS</b>						
<b>a)</b> The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project: <b>i)</b> Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant, low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects. <b>ii)</b> Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors.	Building Dept & Planning Dept	Throughout construction	As necessary	Plan check/On-site inspection		Stop work order; or withhold building permit



<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
iii) Reduce heat gain from pavement and other similar hardscaping.						

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO APPROVING A MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NO PDEV14-040.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study, and approved for circulation, a Mitigated Negative Declaration for File No. PDEV14-040 (hereinafter referred to as "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, File No. PDEV14-040 analyzed under the Initial Study/Mitigated Negative Declaration, consists of a Development Plan for the construction of a five-story, 68-unit residential apartment complex on 1.98 acres of land, within the HDR-45 (High Density Residential) zoning district, located at the southwest corner of Mission Boulevard and Palmetto Avenue, in the City of Ontario, California (hereinafter referred to as the "Project"); and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

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

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

WHEREAS, the City of Ontario is the lead agency on the Project, and the Planning Commission is the approving authority for the proposed approval to construct and otherwise undertake the Project; and

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

WHEREAS, on December 5, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No.16-058 recommending the Planning Commission adoption of the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for File No. PDEV14-040; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

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

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

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

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

SECTION 2: The Planning Commission does hereby find that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will have a significant effect on the environment and does hereby adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project (Exhibit "A").

SECTION 3: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this action of the Planning Commission. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

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

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 19th day of December, 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution **PC16-** was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 19, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marci Callejo  
Secretary Pro Tempore

***Exhibit A:  
Mitigation Monitoring and Reporting Program***

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Project File No.:** PDEV14-040

**Project Sponsor:** Mrs. Linda Lui, 1401 S. 4<sup>th</sup> Avenue, Arcadia, CA. 91006

**Lead Agency/Contact Person:** Luis E. Batres, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2431

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>1) AIR QUALITY</b>						
<p><b>a)</b> Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p><b>b)</b> Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:</p> <ul style="list-style-type: none"> <li><b>i)</b> Scheduling receipt of construction materials to non-peak travel periods.</li> <li><b>ii)</b> Routing construction traffic through areas of least impact sensitivity.</li> <li><b>iii)</b> Limiting lane closures and detours to off-peak travel periods.</li> <li><b>iv)</b> Providing rideshare incentives for contractor and subcontractor personnel.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p><b>c)</b> After clearing, grading or earth moving:</p> <ul style="list-style-type: none"> <li><b>i)</b> Seed and water until plant cover is established.</li> <li><b>ii)</b> Spread soil binders.</li> <li><b>iii)</b> Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind.</li> <li><b>iv)</b> Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>d)</b> Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>2) GEOLOGY &amp; SOILS</b>						
<b>a)</b> The applicant shall submit an erosion control plan to reduce wind erosion impacts.	Building Dept, Planning Dept & Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
<b>b)</b> Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.	Building Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
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<b>3) GREENHOUSE GAS EMISSIONS</b>						
<b>a)</b> The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project: <b>i)</b> Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant, low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects. <b>ii)</b> Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors.	Building Dept & Planning Dept	Throughout construction	As necessary	Plan check/On-site inspection		Stop work order; or withhold building permit



<b><i>Mitigation Measures/Implementing Action</i></b>	<b><i>Responsible for Monitoring</i></b>	<b><i>Monitoring Frequency</i></b>	<b><i>Timing of Verification</i></b>	<b><i>Method of Verification</i></b>	<b><i>Verified (Initial/Date)</i></b>	<b><i>Sanctions for Non-Compliance</i></b>
iii) Reduce heat gain from pavement and other similar hardscaping.						

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV14-040, A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A FIVE-STORY, 68-UNIT RESIDENTIAL APARTMENT COMPLEX (VILLA PALMETTO) ON 1.98 ACRES OF LAND, LOCATED AT THE SOUTHWEST CORNER OF MISSION BOULEVARD AND PALMETTO AVENUE, WITHIN THE HDR-45 (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1011-382-04

WHEREAS, Mission Pams Investments, LLC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV14-040, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.98 acres of land at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 (High Density Residential) zoning district, and is presently vacant land; and

WHEREAS, the property to the north of the Project site is within the Light Industrial (IL) zoning district and is developed with a service station and a vacant retail store. The property to the east is within the Neighborhood Commercial (CN) zoning district and is developed with a retail center. The property to the south is within the MDR-18 (11.1 to 18 du/ac) zoning district, and is developed with a single family home. The property to the west is within the HDR-45 (25.1 to 45 du/ac) zoning district, and is developed with a motel; and

WHEREAS, 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 (68) and density (34 units per acre) specified in the Available Land Inventory; and

WHEREAS, the project site is located within the Airport Influence Area of Ontario International Airport and has been found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan (ALUCP) for Ontario. No negative impacts are anticipated as a result of the proposed project; and

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

WHEREAS, on December 5, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-059 recommending the Planning Commission approve the Application; and

WHEREAS, on December 19, 2016, the Planning Commission of the City of Ontario conducted a special hearing to consider the MND, the initial study, and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on December 19, 2016, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program, prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the MND, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

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

b. The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the Planning Commission; and

c. There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

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

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

a. 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 development is consistent with TOP vision of having development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California. In addition the project is consistent with TOP vision of attracting housing in pursuit of our acknowledged responsibility to balance housing with the job growth that drives our quality of life.

b. 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 is surrounded by commercial uses to the north, multi-family residential development to the southwest, single family residence to the south, commercial use (Motel) to the east and a retail center to the west. The project design will complement and be compatible with the surrounding multi-family and commercial uses. The building is proposed to be located along the frontage of Mission Boulevard and located approximately 213 feet from the single family residence to the south. The 68-unit apartment complex will be developed as one rectangular building that will be located on the northern portion of the site along the Mission Blvd. frontage. The building will provide 10-foot setbacks along Mission Boulevard and Palmetto Avenue, 52-feet along the west property line and 213-feet along the south property line. The project will provide 10-foot wide landscape setbacks along Mission Boulevard and Palmetto Avenue and new landscape parkways on both street frontages. The parkway will include a 5-foot sidewalk with a 7-foot landscape area. In addition, the project will provide 8 to 10-foot landscape setbacks along the west and south property lines and landscaping within the interior area of the parking lot.

c. 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 project. The project includes full site and offsite improvements and the project will improve the quality of the existing site. The project will be required to construct the following infrastructure improvements and make the following payments:

- Pay impact fees to the City and School District for the additional services that will be required.
- Dedicate 6-feet of land along the Mission Boulevard frontage and three feet along Palmetto Avenue for the widening of the streets;
- Construct new curb and gutter along Mission Boulevard and Palmetto Avenue;

- Construct new sidewalks along Mission Boulevard and Palmetto Avenue;
- Construct new fire hydrants along Mission Boulevard and Palmetto Avenue;
- Construct new street lights along Mission Boulevard and Palmetto Avenue;
- Underground overhead utilities along Mission Boulevard;
- Provide six standard size trash bins. The bins will be located inside the building along the southwest portion of the first floor;
- Construct a fiber optic system along Mission and Palmetto Avenue; and
- Design and construct a storm water detention facility to adequately handle the proposed project.

The proposed project will also complement other existing multi-family residential developments in the area and other multi-family residential developments that have been recently approved in the area (southwest corner of Mission Boulevard and Magnolia Avenue). In addition, a Mitigated Negative Declaration was prepared for the project, and based on the analysis of the initial study prepared, it was determined that impacts will be mitigated to levels that are less than significant.

d. 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 project will comply with all the requirements of the HDR-45 land use designation. Staff has worked with the applicant to design a project that meets the goals and requirements of the HDR-45 zoning designation and the goals and policies of TOP. The project has been designed with the objective of creating a safe and attractive site design. Parking has been conveniently and carefully situated in the form of tuck-under carports, standard carports, and surface parking. Based on the Development Code requirements, the project is required to provide 136 parking spaces and 139 parking spaces have been provided. The parking will consist of 21-tuck under carports, 47 standard carports and 55 surface parking spaces. Of the total parking spaces provided, 14 spaces will be allocated for guest parking spaces. In addition, the Project is providing the required 60 square feet of private open space per unit and 250 square feet of common open space per unit.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby APPROVES the herein described Application subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

SECTION 4. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 19th day of December, 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PDEV14-040  
December 19, 2016  
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STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. **PC16-** was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 19, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marci Callejo  
Secretary Pro Tempore



# Planning Department Conditions of Approval

**Prepared:** December 5, 2016

**File No:** PDEV14-040

**Related Files:** N/A

**Project Description:** A Development Plan for the construction of a five-story, 68-unit residential apartment complex on 1.98 acres of land, located along the southwest corner of Mission Boulevard and Palmetto Avenue, within the High Density Residential (HDR-45) zoning district. APN: 1011-383-04; **submitted by Mission Pams Investments, LLC.**

**Prepared by:** Luis E. Batres, Senior Planner

**Phone:** (909) 395-2431

**Email:** Lbatres@ontarioca.org

## CONDITIONS OF APPROVAL

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

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 1020-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department, City Clerk/Records Management Department or by visiting [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us).

**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.** Project 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. 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 Landscaping.**

(a) Vine pockets shall be planter along metal fencing facing Palmetto Avenue to be trained to climb on fence. Applicant shall work with staff during plan check to add them.

**2.3 Walls and Fences.**

(a) All walls need to be decorative walls and shall provide a decorative cap that overhang a minimum of 1-inch. Walls shall be constructed of split face block or slump stone or they can be plastered, textured and painted to match the main structure.

(b) Walls along the west and south property lines shall measure 6-feet from finish grade, except for required front and street side setbacks.

(c) Any damage to existing walls shall be repaired.



**2.4** Parking, Circulation and Access.

- (a) Applicant shall work with staff during plan check to re-design carports so that they do not encroach on to sidewalks/paths of travel.
- (b) Carports shall be maintained in good condition at all time. Roof material used shall be of high quality and excellent durability. If at any time management and or City staff notice damage, the roof material shall be replaced within 72 hours.
- (c) If the Planning Commission does not accept the proposed roof material and design of carports, the applicant shall work with staff during plan check to re-design carports so that they provide a solid roof cover.
- (d) All sidewalks and paths of travel from the public sidewalks to the building shall feature decorative color paving.
- (e) All guest parking spaces (14-spaces) shall also feature decorative paving.
- (f) All carports next to playground area along the west and north sides shall also feature decorative paving.
- (g) All sidewalks within the outside recreational area shall feature decorative color paving.
- (h) Basketball surface shall also feature color decorative paving.
- (i) The handicap parking space located just south of the indoor childs play area as well as the two landings on each side of the parking stall shall feature decorative paving to match the decorative paving on the drive aisles.
- (j) When completed and ready for a final from Planning the parking lot shall not have any patches.

**2.5** Site Lighting.

- (a) Project shall provide decorative lighting fixtures to match the architectural style proposed. Project shall also incorporate up and down lighting at key architectural and landscape areas to enhance the project in the evening hours. Color cut sheets shall be submitted during the plan check process for all exterior light fixtures proposed.
- (b) During plan check, a separate landscape plan shall be submitted that shows/calls out all the locations where up and down lighting fixtures will be provided. Applicant shall work with staff during plan check to add any additional that may be required.

**2.6** Mechanical and Rooftop Equipment

- (a) All mechanical equipment within the landscape areas shall be properly located so that they can be screened with landscaping. All equipment shall be painted a dark green color or a color to match the colors of the landscaping where they are located.
- (b) All roof equipment shall not be visible from public views.
- (c) All downspouts shall be carefully located so that they don't stand out and they are able to be painted to match the wall colors next to them.
- (d) Safe, attractive and appropriate roof barriers/parapet walls/fencing shall be incorporated within the roof to protect residents/children from accidents.

**2.7** Architectural Treatment.

- (a) All metal and wrought iron work shall be powder coated to prevent rust.
- (b) All outside furniture shall be attractive, of high quality and durability and shall complement the development in architectural style.
- (c) The numbers shown on the elevations along the east and west elevations shall be stamped into the concrete/stucco and shall not just be painted

**2.8** Signs.

- (a) Any proposed monument signs shall be coordinated with the landscape design so that they are properly located and enhanced with landscaping. Signs shall be reviewed and approved by planning, landscaping and building prior to occupancy.
- (b) A sign permit shall be approved by the City for any exterior signage prior to installation.

**2.9** Environmental Review.

- (a) The proposed project will not have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared. All mitigation measures listed in the Initial Study shall be a condition of project approval and are incorporated herein by reference.
- (b) 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.
- (c) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).
- (d) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.
- (e) 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. The project shall comply with the completed table that was submitted to the City. The applicant shall identify on the construction plans the items identified on the table that was filed with the City.

**2.10** Additional Fees.

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

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

**2.11** Additional Requirements.

(a) Prior to occupancy of this project, an exhibit (parking management plan) shall be submitted and approved by the Planning Department illustrating what parking space(s) will be assigned to each unit. The exhibit shall include the unit number and the parking space(s) number(s) that will be assigned to the unit. All parking spaces shall be numbered so that they can be coordinated with the parking management plan.

(b) All units shall be rented with their required parking space(s) per the Ontario Development Code.

(c) Restroom(s) within the lobby area(s) shall provide baby changing tables.

(d) Management shall conduct regular carport/parking inspections to make sure that spaces are not being used for the storage of inoperative vehicles and materials. Carports shall not be used for the storage of goods and or equipment. Only motorized vehicles shall be stored within the carport units.



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

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

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. PDEV14-040</b>  <b>RELATED FILE NO(S).</b> _____	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

**CITY PROJECT ENGINEER & PHONE NO:** Omar Gonzalez, P.E. (909)395-2147

**CITY PROJECT PLANNER & PHONE NO:** Luis Batres (909)395-2431

**DAB MEETING DATE:** December 5, 2016

**PROJECT NAME / DESCRIPTION:** Development Plan to construct a five story, 68 unit residential apartment complex on the southwest corner of Mission Boulevard and Palmetto Avenue

**LOCATION:** 1055 West Mission Boulevard

**APPLICANT:** Mission Palms Investment, LLC

**REVIEWED BY:** M.B. Hariya      11/16/2016  
 Manoj Hariya, P.E.      Date  
 Senior Associate Civil Engineer

**APPROVED BY:**      11/16/16  
 Khoi Do, P.E.      Date  
 Assistant City Engineer



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

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:   
 \_\_\_\_\_ feet on \_\_\_\_\_  
 Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
 and \_\_\_\_\_.
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_   
 \_\_\_\_\_
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s): \_\_\_\_\_
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.   
 (1) \_\_\_\_\_  
 (2) \_\_\_\_\_
- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits,



whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

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

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

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

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per \_\_\_\_\_.
- 2.04 **Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.**
- 2.05 **Apply for a:**  **Certificate of Compliance with a Record of Survey;**  **Lot Line Adjustment**   
 **Make a Dedication of Easement.**
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.
- 2.07 Submit a soils/geology report.
- 2.08 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:** 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service



- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: Southern California Edison (removal of streetlight at southwest corner of Mission Boulevard and Palmetto Avenue)**

- 2.09 Dedicate to the City of Ontario the right-of-way described below:** 
  - a) **6 feet along Mission Boulevard frontage (ultimate right of way width of 154 feet).**
  - b) **3 feet along Palmetto Avenue (ultimate right of way of 66 feet).**
  - c) **Property line "cut-back" at the intersection of Mission Boulevard and Palmetto Avenue in accordance to City Standard Drawing No. 1301.**
  
- 2.10 Dedicate to the City of Ontario the following easement(s):** \_\_\_\_\_   
\_\_\_\_\_
  
- 2.11 New Model Colony (NMC) Developments:** 
  - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
  - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
  - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
  
- 2.12 Submit a security deposit to the Engineering Department in the amount of 100% of the estimated construction costs to guarantee construction of the public improvements required herein. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
  
- 2.13 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
  
- 2.14 Other conditions:** \_\_\_\_\_



**B. PUBLIC IMPROVEMENTS**

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

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

Improvement	Mission Boulevard	Palmetto Avenue	Street 3	Street 4
<b>Curb and Gutter</b>	<input checked="" type="checkbox"/> New; 64 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 20 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"/> Replace <input checked="" type="checkbox"/> Widen to ultimate curb and gutter along frontage, including pavm't transitions	<input checked="" type="checkbox"/> Reconstruct ½ width along frontage <input checked="" type="checkbox"/> Widen to ultimate curb and gutter 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
<b>PCC Pavement (Truck Route Only)</b>	<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"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Sidewalk</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>ADA Access Ramp</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Parkway</b>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
<b>Raised Landscaped Median</b>	<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"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
<b>Sewer (see Sec. 2.C)</b>	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Water (see Sec. 2.D)</b>	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Traffic Signing and Striping (see Sec. 2.F)</b>	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light (see Sec. 2.F)</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2.G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Overhead Utilities</b>	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate if needed due to street widening	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
<b>Fiber Optic Improvements (see Sec. 2.K)</b>	<input checked="" type="checkbox"/> Fiber Optic system	<input checked="" type="checkbox"/> Fiber Optic system	_____	_____

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

- 2.16 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_
- 2.17 Reconstruct the full pavement structural section on Palmetto Avenue based on existing



**pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.**

- 2.18 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.19 **Developer shall pay an in-lieu fee of \$103,250 for undergrounding utilities on Mission Boulevard in accordance with Section 7-7.303.e of the City's Municipal Code (\$350/LF for 295 LF of Mission Boulevard frontage).**

**C. SEWER**

- 2.20 **A 10 inch sewer main is available for connection by this project in Palmetto Avenue (Ref: Sewer plan bar code: S11788)**
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.22 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.23 **Other conditions:** 
  - a) **Existing sewer laterals not utilized by the site must be abandoned at main line.**

**D. WATER**

- 2.24 **An 8" inch water main is available for connection by this project in Palmetto Avenue. (Ref: Water plan bar code: W11715)**
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.
- 2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website ([www.OntarioCA.gov](http://www.OntarioCA.gov)) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.



- 2.29 Other conditions: 
  - a) Developer shall provide separate domestic, irrigation (with backflow), and fire services.
  - b) Existing water laterals not utilized by the site must be abandoned at main line.

**E. RECYCLED WATER**

- 2.30 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_.  
(Ref: Recycled Water plan bar code: \_\_\_\_\_)
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.
- 2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

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

- 2.34 Other conditions: \_\_\_\_\_

**F. TRAFFIC / TRANSPORTATION**

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: 
  - 1. On-site and off-site circulation
  - 2. Traffic level of service (LOS) at 'build-out' and future years
  - 3. Impact at specific intersections as selected by the City Engineer
- 2.36 Other conditions: 
  - a) The proposed Mission Boulevard driveway shall be limited to emergency access only. NO RIGHT TURN signs shall be installed on Mission Boulevard, approaching said driveway, to the satisfaction of the City Engineer.
  - b) Gated entry system shall be designed such that residents operate the gates via remote-control devices or transponder. A keypad (or similar system) shall be provided to allow for visitor access.
  - c) Driveways shall be designed in accordance with Standard Drawing No. 1204 (commercial driveway), rather than No. 1203 (residential driveway).
  - d) The west side of Palmetto Avenue, shall be signed "No Parking Anytime", from a point 40 feet south of the southerly driveway to a point 40 feet north of the northerly driveway. The entire Mission Boulevard frontage shall be signed "No Parking Anytime".
  - e) The southwest corner of Mission Boulevard and Palmetto Avenue shall be designed with a 25-foot curb return radius, in accordance with City of Ontario Standard Drawing No. 1301 and No. 1106, respectively. Show curve data for curb return on improvement plans. Moreover, a wheelchair ramp shall be designed and constructed at same corner, in accordance with Standard Drawing No. 1213.
  - f) Applicant/Developer shall remove the existing street light affixed to a power pole at the southwest corner of Mission Boulevard and Palmetto Avenue. Applicant/developer shall also be responsible to design and construct LED-type, in-fill public streetlights along the property frontages of Mission Boulevard and Palmetto Avenue in accordance with the latest City of Ontario Standards and to the satisfaction of the City Engineer.



- g) The applicant/developer shall be responsible to design and construct ultimate half-width street improvements along the property frontages of Mission Boulevard and Palmetto Avenue in accordance with the City of Ontario General Plan and Master Plan of Streets, and applicable standards to the satisfaction of the City Engineer. All street improvements shall include concrete curb and gutter, sidewalk, parkway landscaping, signing and striping, and appropriate pavement transitions.
- h) The proposed fence along the project's eastern perimeter shall be designed such that it provides adequate sight-distance, e.g., does not interfere with drivers' visibility of approaching or conflicting vehicles and pedestrians during site ingress/egress.

**G. DRAINAGE / HYDROLOGY**

- 2.37 **Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.**
- 2.38 **Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans.**
- 2.39 **Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.**
- 2.40 **Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.**
- 2.41 **Pay Storm Drain Development Impact Fee to the Building Department.**
- 2.42 **Other conditions:** \_\_\_\_\_

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

- 2.43 **401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.**
- 2.44 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**



- 2.45 Other conditions:**
- a) All emergency outlet bubbler drain conveyances through landscaped belts, to the ultimate overflow drain on Palmetto Ave, shall be swaled and armored with filter fabric, 6" gravel base and 6" cobble rock or concrete gutters shall be installed, to protect against erosion, at the southeastern corner of the project.
  - b) All underground chamber systems shall utilize 'Isolator Rows' for the first row of chambers, in each gallery, with 24" access manholes in-line with the Isolator Row and shall show these features on the WQMP Control Drawing. Construction drawings shall also show cleanout inspection ports, installed in the middle of each chamber row, for inspection/flushing.

#### J. SPECIAL DISTRICTS

- 2.46** File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.47** File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.
- 2.48** Other conditions: \_\_\_\_\_

#### K. FIBER OPTIC

- 2.49** Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. See Fiber Optic Exhibit herein.
- 2.50** Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

#### L. Solid Waste

- 2.51** Please reference the City's Solid Waste Manual location at:  
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

The project site requires a minimum of six (6) 4-cubic yard commercial bins (3 for refuse and 3 for recycling) with standard enclosures in compliance with the Solid Waste Manual.



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

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**
  
- 3.02 Complete all requirements for recycled water usage. 
  - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
  - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
  - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
  
- 3.03 **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**
  
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
  
- 3.05 **Confirm payment of all Development Impact Fees (DIF) to the Building Department.**
  
- 3.06 **Submit electronic copies of all approved studies/reports (i.e. hydrology, traffic, WQMP, etc.).**



## **EXHIBIT 'A'**

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

---

Project Number: PDEV 14-040

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  **Three (3) sets of Public Street improvement plan with street cross-sections**
7.  Three (3) sets of Private Street improvement plan with street cross-sections
8.  Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9.  Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10.  Four (4) sets of Public Sewer improvement plan
11.  Five (5) sets of Public Storm Drain improvement plan
12.  **Three (3) sets of Public Street Light improvement plan**
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
15.  **Two (2) copies of Water Quality Management Plan (WQMP) and approved Preliminary WQMP (PWQMP)**
16.  **One (1) copy of Hydrology/Drainage study**
17.  One (1) copy of Soils/Geology report
18.  Payment for Final Map/Parcel Map processing fee
19.  Three (3) copies of Final Map/Parcel Map
20.  One (1) copy of approved Tentative Map
21.  **One (1) copy of Preliminary Title Report (current within 30 days)**
22.  **One (1) copy of Traverse Closure Calculations**

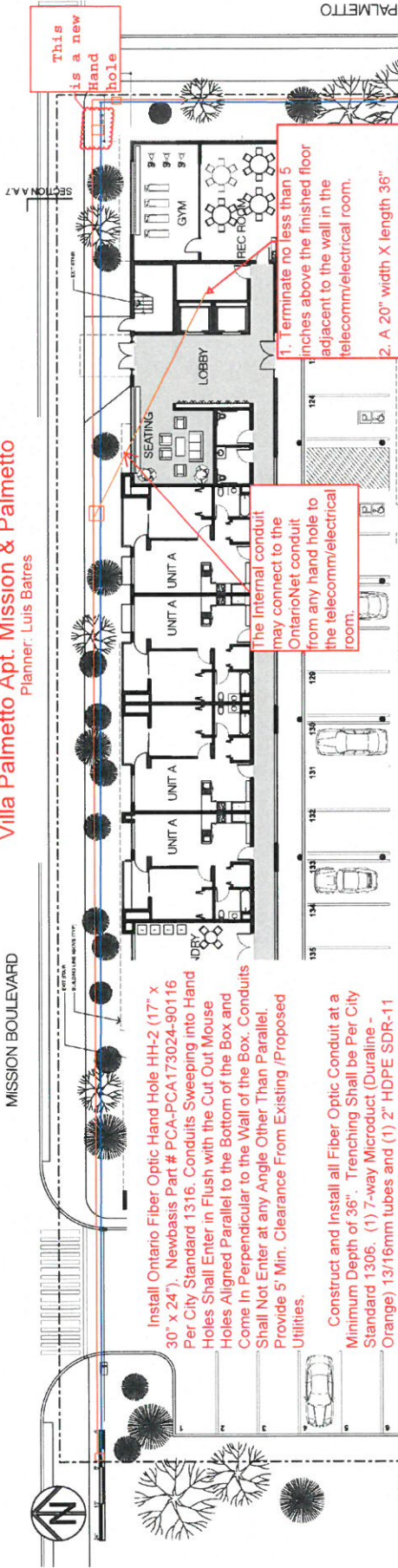


23.  **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
24.  Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
25.  **Other: Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**



PDev14-040 v.2  
 Villa Palmetto Apt. Mission & Palmetto  
 Planner: Luis Batres

MISSION BOULEVARD



PALMETTO

FIRST LEVEL  
 SCALE 3/8" = 1'-0"

HOMER YEN + ARCHITECTS  
 ARCHITECTURE / PLANNING / INTERIOR DESIGN  
 808 W. DUARTE RD. SUITE 102  
 ARCADIA, CA 91707  
 TEL: (916) 486-8888 FAX: (916) 486-8871

MISSION BOULEVARD

MISSION BOULEVARD

Install Ontario Fiber Optic Hand Hole HH-2 (17" x 30" x 24"), Newbasis Part # PCA-PCA173024-90116 Per City Standard 1316. Conduits Sweeping into Hand Holes Shall Enter in Flush with the Cut Out Mouse Holes Aligned Parallel to the Bottom of the Box and Come In Perpendicular to the Wall of the Box. Conduits Shall Not Enter at any Angle Other Than Parallel. Provide 5' Min. Clearance From Existing /Proposed Utilities.

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

Construct and Install Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard for Commercial Buildings. (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way.

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

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

Contractor is responsible for locating and connecting conduit to Ontario Net Hand holes on adjacent properties. There should be no "Gaps" in conduit on adjacent properties.

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

Comments / Reviewed By David Simpson 5-8-16

1. Please refer to the Fiber Optic Master for additional detail and information.  
 2. All commercial properties shall contain no less than lateral level infrastructure traversing no less than two frontages  
 3. All residential properties shall contain no less than lateral level infrastructure traversing no less than one property frontage.  
 4. All conduit shall begin and terminate in a hand hole  
 5. Commercial properties shall terminate conduit in a electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only".  
 Ontario Conduit shall be labeled "OntarioNet"  
 6. Multifamily dwellings are considered commercial property.  
 7. Contractor is responsible for locating and connecting conduit to Ontario Net Hand holes on adjacent properties. There should be no "Gaps" in conduit on adjacent properties.

1. terminate no less than 5 inches above the finished floor adjacent to the wall in the telecom/electrical room.  
 2. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only".  
 Ontario Conduit shall be labeled "OntarioNet"  
 3. 1.5 inch joint use telecommunications conduit from the telecom/electrical room to each apartment shall be installed

The internal conduit may connect to the OntarioNet conduit from any hand hole to the telecom/electrical room.

This plan doesn't show the southern property boundary. These conduits shall transverse the entire north and east property frontages. This hand hole is located at the extreme southern property boundary.

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

Reviewed by David Simpson 5-25-16

Item B - 87 of 97

ENTS  
 0-000

A.3

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

**CONDITIONS OF APPROVAL**

**Sign Off**

*Carolyn Bell*  
 Carolyn Bell, Sr. Landscape Planner

11/14/16  
 Date

Reviewer's Name:  
**Carolyn Bell, Sr. Landscape Planner**

Phone:  
**(909) 395-2237**

D.A.B. File No.:  
**PDEV14-040 Rev 5**

Case Planner:  
 Luis Batres

Project Name and Location:  
 Villa Palmetto Apartments  
 1055 Mission Blvd.  
 Applicant/Representative:  
 Linda Lui  
 1401 S. 4<sup>th</sup> Ave.  
 Arcadia, CA 91006

<input checked="" type="checkbox"/>	<b>A Preliminary Landscape Plan (dated 10/17/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b>
<input type="checkbox"/>	<b>A Preliminary Landscape Plan (dated ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>

**CORRECTIONS REQUIRED**

Civil Plans

1. Move light standards out of required tree locations in island planters
2. Revise conceptual grading plans to match WQMP plans: catch basins out of island planters.
3. Move storm water chambers out of tree island planters along south parking area.
4. Add catch basin at NW planter instead of curb cut for water to cross driveway.
5. Show 4' set back for backflows away from paving. Move backflow devices min 25' south of building corner for accent landscape and signage.
6. Show location of transformers on plan and dimension 5' set back from paving edge.
7. Dimension planters 5' wide inside dimension, with 12" wide curb (or 6" curb plus 12" of pavers or 12" of DG paving with aluminum edging) where parking spaces are adjacent to planters.
8. Show outline of parking area shade structures. Keep cables outside of pedestrian pathways. Consider another type of support structure. Provide min. width for ADA access and for access to play area such as 5' clear.
9. Show the corner ramp per engineering std detail 1213, max 10' ramp and paving for 60-66' R/W and 13' max ramp and paving for 88,100,120' R/W. Plan shows 16' ramp and paving.

Landscape Plan

10. Landscape base needs to match civil base for corner ramps, catch basins, etc. Show all backflow locations and landscape screening with mass of strappy leaf shrubs
11. Show parking lot tree planters centered at each row end, including the picnic area.
12. Show shade trees (30' mature canopy) in island planter and at each parking row end, such as Koelreuteria bipinata, Pistacia chinensis, Ulmus parvifolia 'Drake' etc. Change Chitalpa.
13. Show decorative 6' high fence or wall for perimeter and play area.
14. Accent trees are required at corners and entry drives – multi-trunk instead of standard

- 15. Change to shade trees at west PL and south of play area such as *Tristania conferta*.
- 16. Add accent planting at the building entry and street corner: large shrubs and multi-trunk trees.
- 17. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
- 18. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

Plan Check—5 or more acres .....	\$2,326.00
Plan Check—less than 5 acres .....	\$1,301.00
Inspection—Construction (up to 3 inspections) .....	\$278.00
Inspection—Field - additional.....	\$83.00

Once items are complete you may email an electronic set to:  
[landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Luis Batres, Senior Planner  
Planning Department

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

**DATE:** May 12, 2016

**SUBJECT:** PDEV14-040 / A Development Plan to construct a five-story, 68-unit residential apartment complex, along the southwest corner of Mission Boulevard and Palmetto Avenue, at 1055 W. Mission Boulevard, on 1.98 acres within the HDR-45 zoning district.

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

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

- A. 2013 CBC Type of Construction: V-A, wood frame 1 hr. rated
- B. Type of Roof Materials: Rooftop garden
- C. Ground Floor Area(s): Approx. 6,900 sq. ft.
- D. Number of Stories: 5 stories
- E. Total Square Footage: Approx. 62,000 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, R-2, S-2

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

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

### **3.0 WATER SUPPLY**

- 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2500 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

#### 4.0 FIRE PROTECTION SYSTEMS

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

Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

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

## **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

## 6.0 OTHER SPECIAL USES

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

## 7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 A Class I standpipe system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 14. 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.

<END.>





# CITY OF ONTARIO

## MEMORANDUM

**TO:** Luis Batres, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** May 11, 2016

**SUBJECT:** PDEV14-040 (Revision 3) –A development plan to construct 5 story apartment complex at the southwest corner of Mission Blvd. and Palmetto Ave.

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“Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The Applicant shall read and be thoroughly familiar with the conditions regarding rooftop addressing, door and window hardware, building security and construction site security.

Required lighting for walkways, driveways, doorways, play areas, carports, parking lots and other areas used by the public shall be provided. Required exterior lighting shall operate on a photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.

Additionally, bollards shall be placed along the perimeter of the proposed playground/basketball area.

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

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Luis Batres  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** April 21, 2016  
**SUBJECT:** PDEV14-040

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

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### Conditions of Approval

1. The site address is: 812 S Palmetto Ave

KS:lm

# Airport Land Use Compatibility Planning

## Consistency Evaluation Report



Project File No.: PDEV14-040  
 Address: 1055 West Mission Blvd.  
 APN: 1011-382-04  
 Existing Land Use: Vacant  
 Proposed Land Use: Construct a 70 unit multi-family residential development - 65 ft bldg height  
 Site Acreage: 2.0  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Luis Batres  
 Date: 1/08/16  
 CE No.: 2014-067  
 PALU No.: n/a

### CONSISTENCY EVALUATION DETERMINATION

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

### ANALYSIS

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

New Residential land uses are required to have a Recorded Overflight Notification appearing on the Property Deed and Title incorporating the following language: (NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.)

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

### ONT ALUCP COMPATIBILITY FACTORS (Check all that Apply)

- | Safety Zones                  | Noise Impact Zones                                  | Airspace Protection                           | Overflight  |
|-------------------------------|---|---|---|
| <input type="radio"/> Zone 1  | <input type="radio"/> 75+ dB CNEL                   | <input type="radio"/> High Terrain Zone       | <input type="radio"/> Avigation Easement                |
| <input type="radio"/> Zone 1A | <input type="radio"/> 70 - 75 dB CNEL               | <input type="radio"/> Pierce Part 77 Surfaces | <input checked="" type="checkbox"/> Recorded Overflight |
| <input type="radio"/> Zone 2  | <input type="radio"/> 65 - 70 dB CNEL               | <input type="radio"/> FAA Notification        | <input type="radio"/> Real Estate Disclosure            |
| <input type="radio"/> Zone 3  | <input checked="" type="checkbox"/> 60 - 65 dB CNEL |   | <input type="radio"/> Airport Influence Area            |
| <input type="radio"/> Zone 4  |   |   |   |
| <input type="radio"/> Zone 5  |   |   |   |

### CHINO ALUCP COMPATIBILITY FACTORS (Check all that Apply)


- Zone A       Zone B1       Zone C       Zone D       Zone E



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chairman and Members of the Planning Commission

**FROM:** Scott Murphy, Planning Director 

**DATE:** December 19, 2016

**SUBJECT:** MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF NOVEMBER 2016

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Attached, you will find the Planning Department Monthly Activity Report for the month of November 2016. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.

## Monthly Activity Report—New Applications

Month of November 2016

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**PCUP16-022:**

**Submitted by Edwards Theater Inc.**

A Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine (Type 47 ABC license), for consumption on the premises in conjunction with an existing 140,000-square foot Edwards Theater on approximately 18 acres of land located at 4900 East Fourth Street, within the Commercial/Office land use district of the Ontario Mills Specific Plan (APN: 0238-014-05).

**PCUP16-023:**

**Submitted by Michael Eichner**

A Conditional Use Permit to establish a 4-story, 131 room hotel (Element) totaling 92,823 square feet on approximately 4.5 acres of land located at the northeast corner of Via Piemonte and Ontario Center Parkway, at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-18). Related File: PDEV16-050).

**PDEV16-045:**

**Submitted by Qu's Holding LLC**

A Development Plan to construct a 46,902-square foot industrial building on approximately 2.1 acres of land generally located on the north side of Holt Boulevard, approximately 175 feet west of Imperial Avenue, at 1381 East Holt Boulevard, within the BP (Business Park) zoning district (APNs: 0110-071-06 and 0110-071-07).

**PDEV16-046:**

**Submitted by Holt Melrose, LLC**

A Development Plan to construct a Wendy's drive-thru restaurant totaling 3,425 square feet on approximately 1.2 acres of land located at the southwest corner of Holt Boulevard and Melrose Avenue, at 590 East Holt Boulevard, within the Commercial land use district of the Melrose Plaza Planned Unit Development (APN: 1049-092-13).

**PDEV16-047:**

**Submitted by KB Homes**

A modification to a previously approved Development Plan (File No. PDEV13-028), introducing three new floor plans that range from 2,295 square feet to 2,507 square feet in area, on Lot Nos. 1 thru 7, 9 thru 11, 16 thru 33, 52 and 53, within Tract 18075, on 8.76 acres of land located at the southwest corner of McCleve Way East and Discovery Lane, within Planning Area 12 of the Subarea 29 Specific Plan (APN: 0218-052-02).

**PDEV16-048:**

**Submitted by Vinculums Services, Inc.**

A modification to an existing roller coaster-mounted telecommunications facility (T-Mobile), including replacing three antennas and adding an equipment cabinet, located at 1155 South Wanamaker Avenue (Scandia), within the Light Industrial land use district of the California Commerce Center Specific Plan. Related Files: 4416-S, approved (PC) 04/23/1991; and Building Permit No. B201603671.

## Monthly Activity Report—New Applications

Month of November 2016

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**PDEV16-049:** **Submitted by Vinculum Services, Inc.**

A modification to an existing monopine telecommunications facility (T-Mobile), including replacing three antennas and adding an equipment cabinet, located at 1420 South Archibald Avenue, within the Industrial land use district of the Archibald Business Center Specific Plan. Related Files: PDEV99-021, approved (DAB) 10/04/1999; PVAR00-012 approved (PC) 01/23/2001; and Building Permit No. B201603672

**PDEV16-050:** **Submitted by Michael Eichner**

A Development Plan to construct a 4-story, 131 room hotel (Element) totaling 92,823 square feet on approximately 4.5 acres of land located at the northeast corner of Via Piemonte and Ontario Center Parkway, at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-18). Related File: PCUP16-023).

**PHP16-021:** **Submitted by EZ Plans**

A Certificate of Appropriateness to construct a 380-square foot addition to an existing 676-square foot single-family dwelling, an eligible historic resource, located at 547 East J Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district (APN: 1048-092-15).

**PSGN16-127:** **Submitted by GIG Signs**

A Sign Plan for the installation of a wall sign (18.26 square feet) to read “Pho' Ken Vietnamese & Thai Cuisine,” located at 2550 South Archibald Avenue, Unit A.

**PSGN16-128:** **Submitted by Williams Sign Co.**

A Sign Plan for the installation of a wall sign for Penske, located at 4017 East Guasti Road.

**PSGN16-129:** **Submitted by TT Signs**

A Sign Plan for the installation of a wall sign to read “Pho' King Sign” (28 square feet), located at 1359 East Fourth Street.

**PSGN16-130:** **Submitted by West Wind Consulting**

A Sign Plan application in conjunction with Plan Check No. B201602976

**PSGN16-131:** **Submitted by Carey Sign Corp**

A Sign Plan for the installation of a wall sign for Ulta Beauty, located at 1 East Mills Circle, Suite 100, within Ontario Mills Mall.

**PSGN16-132:** **Submitted by Eagle Signs**

A Sign Plan for the installation of a wall sign for Truck Boyz, located at 958 East Holt Boulevard.

## Monthly Activity Report—New Applications

Month of November 2016

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**PSGN16-133:** Submitted by Lucky Sign Company

A Sign Plan for the installation of two wall-mounted signs (10.25 square feet, each) for S & E Liquor, to read "LIQUOR", located at 790 North Archibald Avenue, Suite# A.

**PTUP16-074:** Submitted by Wayne Bradley

A Temporary Use Permit for the Ontario-Montclair School District fourth annual cross country event, located at 950 West D Street. To be held on 4/26/2017.

**PTUP16-075:** Submitted by Christian Okoye Foundation

A Temporary Use Permit for the 10th Annual 5K and 10K Run Walk at the Ontario Mills Mall, located at 1 East Mills Circle, Suite 100. To be held on 1/21/2017.

**PTUP16-076: Submitted by Ontario Masonic Lodge #301 c/o Mile Square Foundation**

A Temporary Use Permit for a fundraising event by Ontario Masonic Lodge #301, located at 1025 North Vine Avenue. Applicant is obtaining ABC License for beer, wine, and distilled spirits. To be held on 12/17/2016.

**PTUP16-077: Submitted by Ontario Masonic Lodge #301 c/o Mile Square Foundation**

A Temporary Use Permit for a fundraising event by Ontario Masonic Lodge #301, located at 1025 North Vine Avenue. Applicant is obtaining ABC License for beer, wine, and distilled spirits. To be held on 1/1/2017.

**PVER16-054:** Submitted by Buchalter Nemer

A Zoning Verification for 2195 South Haven Avenue (APN: 0211-301-02).

**PVER16-055:** Submitted by Andrea Sibley

A Zoning Verification for 727 South Wanamaker (APN: 0238-211-16).

**PVER16-056:** Submitted by Sonia Alvarado

A Zoning Verification for 937 and 937 1/2 South Taylor Avenue (APN: 1049-367-01).

**PVER16-057:** Submitted by Kimberly Ridgway

A Zoning Verification for 222 West G Street (APN: 1048-271-22).

**PVER16-058:** Submitted by Trisha Ray

A Zoning Verification for 701 South Palmetto Avenue (APN: 1011-171-04).

**PVER16-059:** Submitted by Trisha Ray

A Zoning Verification for 1253 East Holt Boulevard (APN: 0110-061-26).

## Monthly Activity Report—New Applications

Month of November 2016

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**PWIL16-002:**

**Submitted by GH Dairy**

A Williamson Act (Land Conservation Act) Contract nonrenewal on approximately 37.291 acres of land generally located on the west side of Baker Avenue, between Merrill and Eucalyptus Avenues, at 8643 East Eucalyptus Avenue, within the SP (Specific Plan) zoning district and the AG (Agriculture) Overlay district (APN: 1054-351-02; 1054-201-02; 1054-151-02; and 1054-161-03).

**PZC16-005:**

**Submitted by City of Ontario**

A Zone Change on 51 properties generally located south of D Street, west of Vine Avenue, north of Vesta Street, and east of San Antonio Avenue, in order to bring the zoning into consistency with the land use designations of the Official Land Use Plan (Exhibit LU-01) of the Policy Plan component of The Ontario Plan.



City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of November 2016

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**CITY COUNCIL MEETING**

**November 1, 2016**

**PROFESSIONAL SERVICES AGREEMENT:** Consider an agreement for preparation of an Environmental Impact Report for the West Ontario Commerce Center Specific Plan.

**Action:** Authorized the City Manager to execute the Professional Services Agreement.

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**DEVELOPMENT ADVISORY BOARD MEETING**

**November 7, 2016**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**

**November 7, 2016**

*Meeting Cancelled*

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**CITY COUNCIL MEETING**

**November 15, 2016**

**PROFESSIONAL SERVICES AGREEMENT:** Consider an agreement for preparation of an Environmental Impact Report for the Colony Commerce Center East Specific Plan.

**Action:** Authorized the City Manager to execute the Professional Services Agreement.

**FILE NOS. PHP16-013 AND PHP16-015:** A public hearing to consider Historic Property Preservation Agreements (Mills Act contracts) for two designated historic properties: [1] File No. PHP16-013 located at 224 East Princeton Street (APN: 1047-541-12); and [2] File No. PHP16-015 located at 403 East Rosewood Court (APN: 1048-063-17).

**Action:** Authorized the City Manager to execute the Historic Property Preservation Agreements.

**FILE NO. PDCA16-005:** An ordinance approving File No. PDCA16-005, a Development Code Amendment proposing the addition of Reference I, Public Art Program, to the City of Ontario Development Code.

**Action:** Approved introduction and waived further reading of an ordinance approving File No. PDCA16-005.

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City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of November 2016

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**DEVELOPMENT ADVISORY BOARD MEETING**

**November 21, 2016**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-028:**

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

**Action: Recommended Planning Commission approval, subject to conditions.**

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**ZONING ADMINISTRATOR MEETING**

**November 21, 2016**

*Meeting Cancelled*

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**PLANNING COMMISSION MEETING**

**November 22, 2016**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-028:**

A Development Plan to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; (APN: 1011-221-16) **submitted by Lee & Associates**.

**Action: Approved, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND MODIFICATION FOR FILE NO. PMTT14-012:** A request to amend certain conditions of approval pertaining to the undergrounding of utility services for a Tentative Tract Map (TT 18713) to subdivide 1.63 acres into six single family residential lots, generally located by the southwest corner of Francis Street and San Antonio Avenue, at 623 West Francis Street and 1824 South San Antonio Avenue, in the LDR-5 (Low Density Residential – 2.1

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of November 2016

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to 5.0 DUs/Acre) zoning designation. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; (APNs: 1050-341-62, 63, 64, 65, and 67) **submitted by Francis Four, LLC.**

**Action: Approved, subject to conditions.**

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