



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

February 22, 2017

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

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

Al Boling, City Manager
John P. Andrews, Economic Development Director
Kevin Shear, Building Official
Scott Murphy, Planning Director
Louis Abi-Younes, City Engineer
Chief Brad Kaylor, Police Department
Fire Marshal Art Andres, Fire Department
Scott Burton, Utilities General Manager
Bob Gluck, Housing and Municipal Services Director

PUBLIC COMMENTS

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

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

AGENDA ITEMS

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

CONSENT CALENDAR ITEMS

MINUTES APPROVAL

- A. Development Advisory Board Minutes of January 18, 2017, approved as written.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-043:** A Development Plan to construct a 2,920-square foot building addition to the existing Walmart Supercenter on approximately 15.24 acres of land, located at 1333 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1008-431-27); **submitted by Kimley-Horn and Associates, Inc.**
1. **CEQA Determination**
No action necessary – Exempt: CEQA Guidelines Section § 15301
 2. **File No. PDEV16-043** (Development Plan)
Motion to Approve / Deny
- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-046:** A Development Plan (File No. PDEV16-046) to construct a Wendy's drive-thru restaurant totaling 3,425 square feet on 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. 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: 1049-092-13); **submitted by Holt Melrose, LLC.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section §15332

2. **File No. PDEV16-046** (Development Plan)

Motion to Approve / Deny

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-052**: A Development Plan (File No. PDEV16-052) to construct a 163-unit multi-family townhome and rowtown project consisting of 5 two-story 14-unit townhome complexes and 16 two-story rowtown complexes (fifteen 6-unit complexes and one 3-unit complex) on 14.62 acres of land located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APN: 0218-412-04); **submitted by Brookfield Residential. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV16-052** (Development Plan)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-010**: A Tentative Parcel Map (File No. PMTT16-010; PM 19725) to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue. The environmental impacts of this project were previously analyzed in an addendum to Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APNs: 0218-211-12 and 0218-211-25); **submitted by GDIC-RCCD2-L.P. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT16-010** (Tentative Parcel Map)

Motion to recommend Approval/Denial

- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-011**: A Tentative Parcel Map (File No. PMTT16-011; PM 19741) to subdivide 19.64 acres of land into 4 numbered lots within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southwest corner of Ontario Ranch Road and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APN: 0218-211-25); **submitted by GDIC-RCCD2-L.P. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT16-011** (Tentative Parcel Map)

Motion to recommend Approval/Denial

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

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

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

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **February 17, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



CITY OF ONTARIO

Development Advisory Board

Minutes

January 18, 2017

BOARD MEMBERS PRESENT

Chuck Mercier, Acting Chairman, Planning Department (Substitute for Khoi Do)
Omar Gonzalez, Engineering Department
Pedro Rico, Building Department
Charity Hernandez, Economic Development Agency
Art Andres, Fire Department
Joe De Sousa, Housing and Municipal Services Agency
Sheldon Yu, Municipal Utilities Company
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

Khoi Do, Engineering Department
Rudy Zeledon, Planning Department

STAFF MEMBERS PRESENT

Antonio Alejos, Engineering Department
Elly Antuna, Planning Department
Marci Callejo, Planning Department
Naiim Khoury, Engineering Department

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the December 19, 2016, Development Advisory Board meeting was made by Mr. Sorel, seconded by Mr. De Sousa, and approved unanimously by those present (5-0). Mr. Andres abstained, stating he was not present at the meeting.

Ms. Hernandez arrived at the meeting.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV15-029:** A Development Plan to construct an approximate 12,000 square foot tire center (Les Schwab) on a vacant 1.44 acre parcel of land, located within the Commercial/Office land use district of the California Commerce Center North (Ontario Mills) Specific Plan. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0238-014-56); **submitted by Les Schwab Tire Centers.**

Aaron McLean of Galloway, representing the applicant, agreed to the conditions of approval.

Motion to approve **File No. PDEV15-029** subject to conditions was made by Mr. De Sousa, seconded by Mr. Yu, and approved unanimously by those present (7-0).

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV16-005:** A Development Plan to construct a 14-unit apartment project on a vacant 0.54 acre parcel of land, located at 607 W D Street, within the Medium-High Density Residential (MDR-25) zone (proposed High Density Residential (HDR-45)-Related File No. PZC16-005). The environmental impacts of this project were previously analyzed with the Diamante Terrace Condominium EIR that was adopted by the Planning Commission on March 28, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1048-581-07); **submitted by 607 West, LP. Planning Commission action is required.**

Henry Noh, Senior Planner, stated that the Applicant and Board had been provided a revised copy of the Planning Department conditions of approval prior to the meeting, and further stated that the affected conditions were on page 13 of 41, Section 2.5(f) and (h).

William Lee of 607 West, LP, representing the applicant, agreed to all conditions of approval, including the revised parking conditions.

Motion recommending approval to the Planning Commission of **File No. PDEV16-005**, subject to conditions, was made by Mr. De Sousa; seconded by Mr. Yu, and approved unanimously by those present (7-0).

- D. ENVIRONMENTAL ASSESSMENT AND TIME EXTENSION REVIEW FOR FILE NO. PMTT14-020:** A one-year Time Extension of the expiration date for the approval of File No. PMTT14-020, a Tentative Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario

International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1050-051-01); **submitted by Johnathan Ma. Planning Commission action is required.**

Mr. Rico arrived at the meeting.

No Applicant was present to represent the project.

Motion recommending approval to the Planning Commission of a one-year time extension of the expiration date for **File No. PMTT14-020**, was made by Mr. Andres; seconded by Mr. De Sousa, and approved unanimously by those present (8-0).

- E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-020:** A Tentative Tract Map (TT 20061) for Condominium Purposes to subdivide 14.62 acres of land into 4 numbered lots and 23 lettered lots within the Medium Density Residential (MDR) and Low Density Residential districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APN: 0218-462-80 and 0218-513-24); **submitted by Brookcal Ontario, LLC. Planning Commission action is required.**

Henry Noh, Senior Planner, stated that the Applicant and the Board had been provided revised Engineering Department and Planning Department conditions of approval prior to the meeting, and that the affected Planning Department conditions were on page 14 of 38, Section 2.9. Mr Noh further stated that the affected Engineering conditions were on pages 30 of 38, Sections 2.16(c) and 2.17; on page 31 of 38, Section 2.24; and on page 32 of 38, Section 2.34(d).

Derek Barbour of Brookfield Residential, representing the applicant, agreed to all conditions of approval, including those which were revised. Mr. Barbour further stated that Section 2.34(b) of the Engineering Department conditions, which states “New Haven Drive shall be ‘No Parking Anytime,’” requires further consideration prior to the scheduled Planning Commission meeting.

Motion recommending approval to the Planning Commission of **File No. PMTT16-020**, subject to conditions, was made by Mr. Gonzalez; seconded by Mr. Rico, and approved unanimously by those present (8-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Marci Callejo
Recording Secretary



DEVELOPMENT ADVISORY BOARD DECISION

February 22, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV16-043

DESCRIPTION: A Development Plan to construct a 2,920-square foot building addition to the existing Walmart Supercenter on approximately 15.24 acres of land, located at 1333 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan (APN: 1008-431-27); **submitted by Kimley-Horn and Associates, Inc.**

PART I: BACKGROUND & ANALYSIS

KIMLEY-HORN AND ASSOCIATES, INC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-043, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 15.24 acres of land located at 1333 North Mountain Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Retail	General Commercial	SP	Main Street District (Mountain Village SP)
<i>North</i>	Office & Retail	General Commercial	SP	Main Street District (Mountain Village SP)
<i>South</i>	Single-Family Residential	Low Density Residential	LDR-5	N/A
<i>East</i>	Single-Family Residential	Low Density Residential	RE-4	N/A
<i>West</i>	Multiple-Family Residential	Low-Medium Density Residential	MDR-11	N/A

(2) Project Description: The Applicant is requesting Development Plan approval to construct a 2,920-square foot building addition to the existing 190,800+/- square foot Walmart Supercenter (see Exhibit B: Site Plan, attached). The addition is proposed at the northwesterly corner of the building, adjacent to the existing general

merchandise loading dock, within an area previously used for unloading and staging garden center merchandise.

The addition will provide three classrooms ranging from 525 to 645 square feet in area, to be used for training store employees. The balance of the floor area will be used for offices and circulation (hallway) area (see Exhibit C: Floor Plan, attached).

Architecturally, the exterior of the building addition consists of split-face concrete block and a large decorative stucco cornice. The design matches the architectural style and colors of the existing building (see Exhibit D: Exterior Elevations, attached).

PART II: RECITALS

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

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

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

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

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

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

WHEREAS, on February 22, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

(1) The Project is categorically exempt from environmental review pursuant to Section 15301 (Class 1—Existing Facilities) of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible expansion of use (less than 10,000 square feet), and is consistent with the following conditions:

(a) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the Policy Plan (General Plan) component of The Ontario Plan; and

(b) The area in which the project is located is not environmentally sensitive.

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

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

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

(1) The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed Project is located with the General Commercial land use district of the Policy Plan Land Use Map, and the Main Street Land Use District of the Mountain Village Specific Plan, and the development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical

constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the Mountain Village Specific Plan and the City of Ontario Development Code, including standards relative to the particular land use proposed (ancillary activity to a retail commercial land use), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) The Project is consistent with the development standards set forth in the Mountain Village Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the Mountain Village Specific Plan, which are applicable to the Project, including those related to the particular land use being proposed (ancillary activity to a retail commercial land use), as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Mountain Village Specific Plan requirements; and

(4) The Project is consistent with the design guidelines set forth in the Mountain Village Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the Mountain Village Specific Plan, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Mountain Village Specific Plan design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby approves the Application subject to each and every condition set forth in the Departmental reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

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

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

APPROVED AND ADOPTED this 22nd day of February 2017.

Development Advisory Board Chairman

Exhibit B: Site Plan

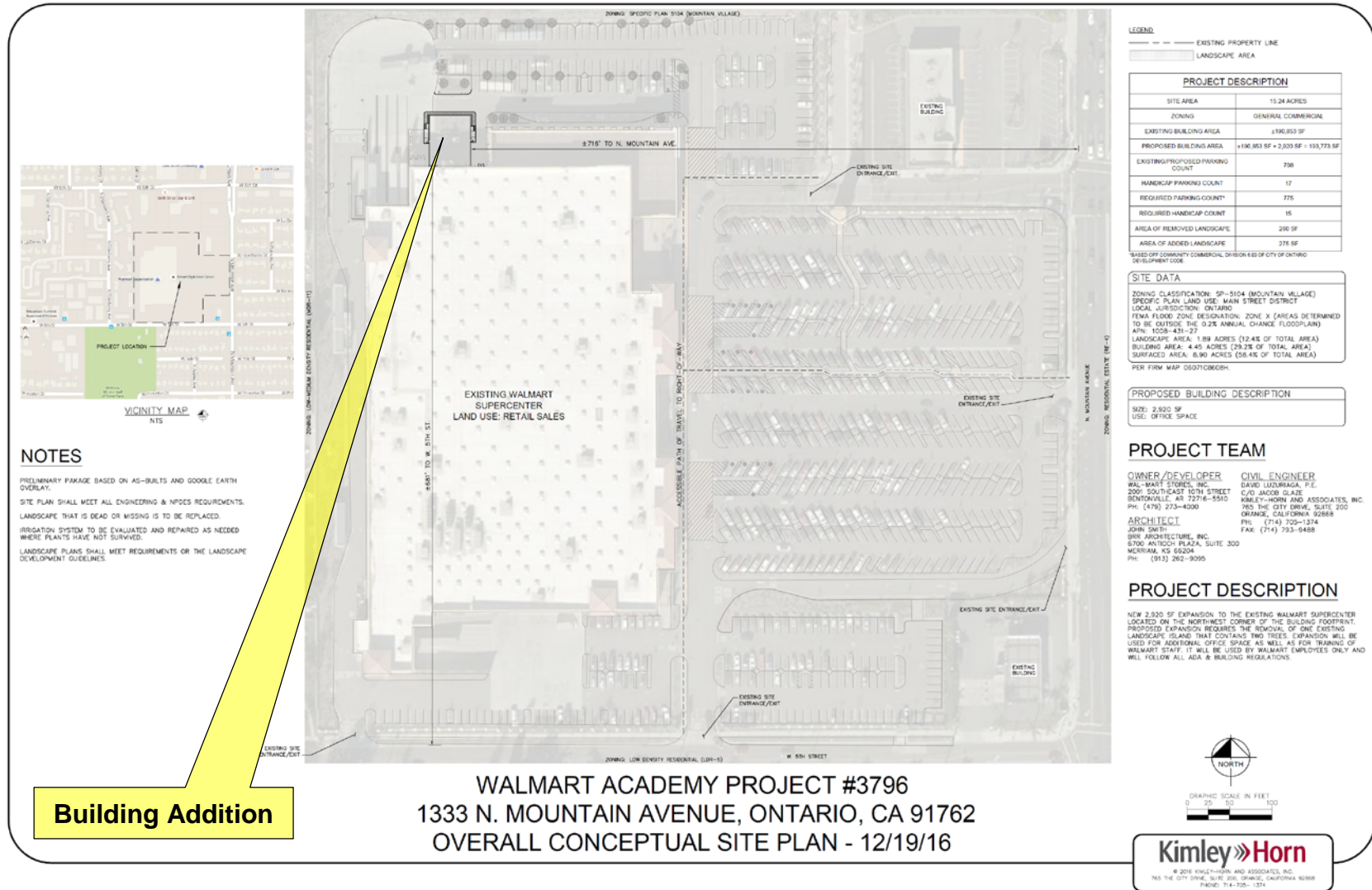


Exhibit C: Floor Plan

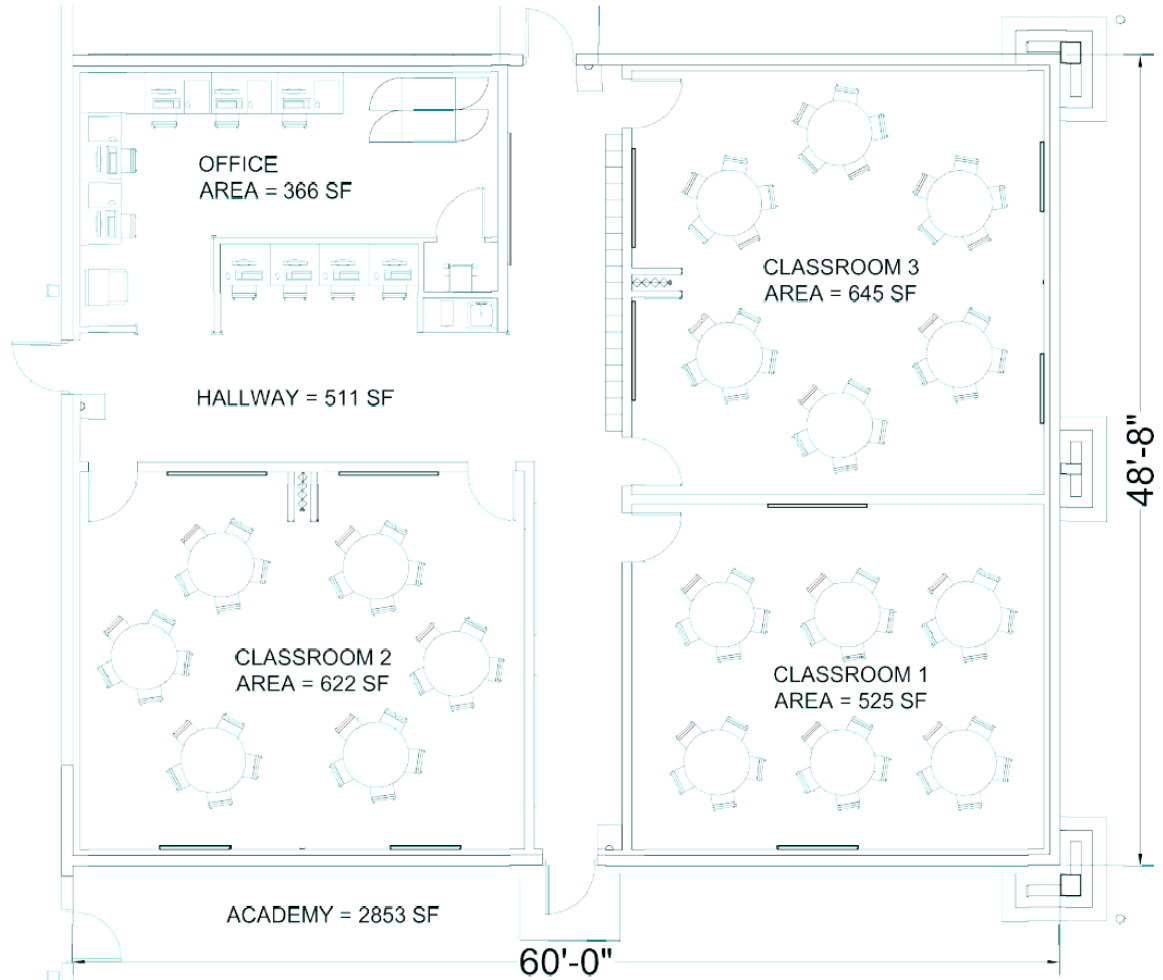
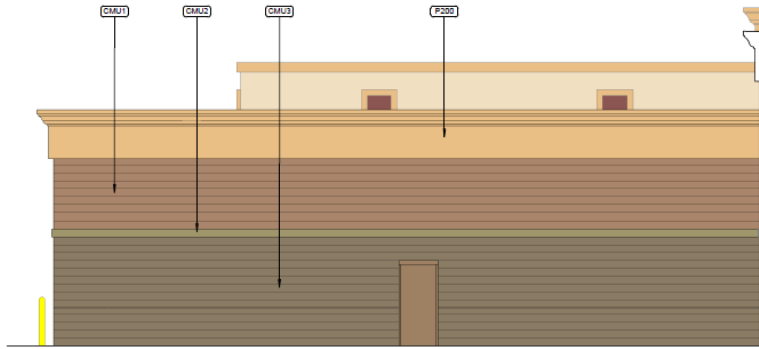
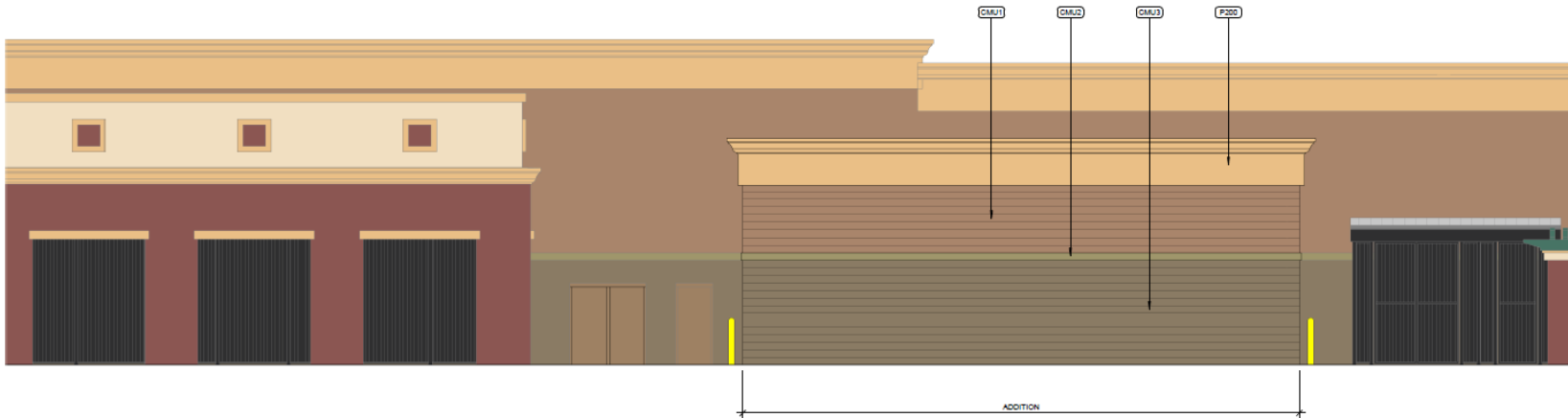


Exhibit D: Exterior Elevations



- CMU1 (ICC BLOCK - SUNSET)
- CMU2 (ICC BLOCK - CANYONBLUFF)
- CMU3 (ICC BLOCK - SHORELINE)
- P200 (PAINTED EIFS - BEE'S WAX)

REAR ELEVATION



SIDE ELEVATION

Exhibit E: Landscape Plan

LANDSCAPE LEGEND

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	HEIGHT/SPREAD	WUCOLS
	CL	2	<i>Cassia leptophylla</i> / Gold Medallion Tree	24"box	1"Cal	8'-10' Ht. x 3'-4' Spr.	M

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	WUCOLS
	SD	82	<i>Hemerocallis filippsiana</i> / Day Lily	1 gal	18" O.C.	M
	MR	16	<i>Muhlenbergia rigens</i> / Deer Grass	5 gal	20" O.C.	M

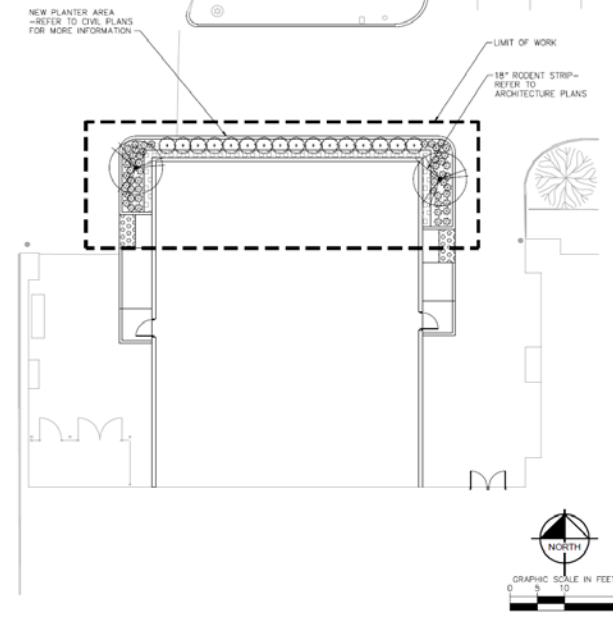
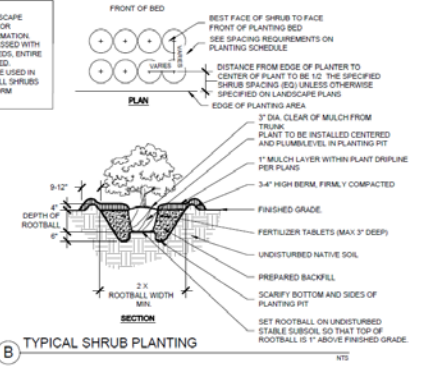
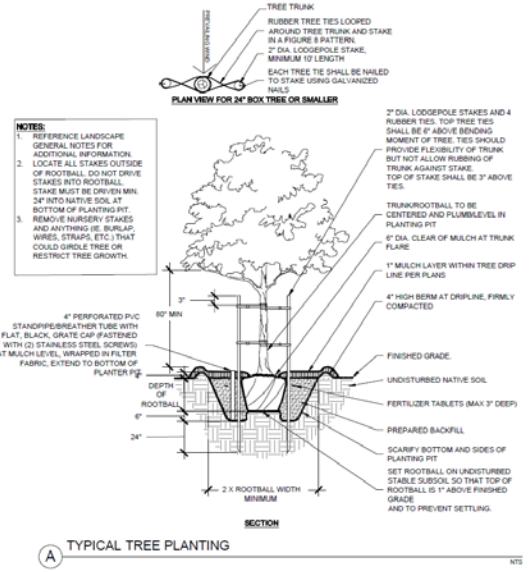
WUCOLS PLANT FACTOR:
 THIS PROJECT IS LOCATED IN WUCOLS VALLEY REGION #4.
 H = HIGH WATER NEEDS
 M = MODERATE WATER NEEDS
 L = LOW WATER NEEDS
 VL = VERY LOW WATER NEEDS

NOTE:
 CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION.

- GENERAL NOTES:**
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC ET IRRIGATION CONTROLLER.
 - LANDSCAPE AND IRRIGATION TO CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING CALIFORNIA AB-1881. THIS PROJECT IS LOCATED IN THE WUCOLS REGION 4.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - THE PLANT PALETTE HAS BEEN DEVELOPED BASED ON CLIMATE, NEWLY CREATED SOIL CONDITIONS, LOW WATER TOLERANCE AND INCLUDES ADAPTIVE NATIVES THAT TOLERATE A VARIETY OF CONDITIONS, AS WELL AS DROUGHT TOLERANT, NON-INVASIVE, ORNAMENTAL, PLANT MATERIAL.
 - INSTALL LINEAR ROOT BARRIERS ON ALL TREES WITHIN SIX FEET OF CURBS, SIDEWALKS, WALLS, FOOTINGS, PAVING OR ANY HARDSCAPE.
 - DOUBLE-STAKE ALL TREES, OR GUY (MULTI-TRUNKED TREES) PER DETAILS.
 - PROVIDE 3" MINIMUM LAYER OF "CORILLA HAIR" OR "FOREST FLOOR" MEDIUM GRIND OR APPROVED EQUAL SHREDDED ORGANIC MULCH IN ALL SHRUB AND GROUND COVER AREAS 1" LAYER SHREDDED MULCH AT BASE OF ALL TREES, UNLESS OTHERWISE INDICATED ON PLANS.
 - ANY COMPACTED SOILS IN PLANTING AREAS SHALL BE RETURNED TO A "FRIBLE" CONDITION PRIOR TO THE INSTALLATION OF PLANT MATERIALS. FRIBLE CONDITION IS DEFINED AS AN EASILY CRUMBLED OR LOOSELY COMPACTED CONDITION WHEREBY THE ROOT STRUCTURE OF NEWLY PLANTED MATERIAL WILL BE ALLOWED TO SPREAD UNIMPEDED.
 - CONTRACTOR SHALL PROVIDE MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM FOR A MINIMUM 90 DAY PERIOD FROM FINAL APPROVAL OF THE INSTALLATION.
 - PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE PURPOSES. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO ATTENTION OF THE LANDSCAPE ARCHITECT.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
Michael P. Madsen
 MICHAEL P. MADSEN, ILLA 5798

- NOTES:**
- REFERENCE LANDSCAPE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - WHEN SHRUBS MASSED WITH GROUNDCOVER BEDS, BETWEEN BED TO BE AMENDED.
 - WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.



Attachment "A"

FILE NO. PDEV16-043
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: 2.22.2017

File No: PDEV16-043

Related Files: N/A

Project Description: A Development Plan to construct a 2,920-square foot building addition to the existing Walmart Supercenter on approximately 15.24 acres of land, located at 1333 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan (APN: 1008-431-27); **submitted by Kimley-Horn (Jacob Glaze).**

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

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

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

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

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

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

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

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

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

2.3 Landscaping.

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

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

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

(e) All dead, dying, and missing landscape materials shall be replaced prior to final inspection of the approved building expansion

2.4 Parking, Circulation and Access.

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

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

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

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

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

2.5 Site Lighting.

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

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

2.6 Mechanical and Rooftop Equipment.

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

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

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

2.8 Signs. Project signage shall comply with the requirements of the Mountain Village Specific Plan and Ontario Development Code Division 8.1 (Sign Regulations).

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

2.10 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines, as the Project involves negligible expansion (less than 10,000 square feet), and meets the following conditions:

(i) .The project is in an area where all public services and facilities are available to allow for maximum development permissible in the Policy Plan (General Plan) component of The Ontario Plan; and

(ii) The area in which the Project is located is not environmentally sensitive.

(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.

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-043
 Address: 1333 N. Mountain Avenue
 APN: 1008-431-27
 Existing Land Use: Commercial Retail Center (Wal-Mart)
 Proposed Land Use: 2,920 SF addition to an existing commercial retail center
 Site Acreage: 15.24 Proposed Structure Height: 15 FT
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Chuck Mercier
 Date: 10/27/16
 CD No.: 2016-069
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT +	
<input type="radio"/> Zone 5			

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

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

Allowable Height: _____

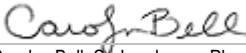
CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____

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

CONDITIONS OF APPROVAL	
Sign Off	
	1/14/17
Carolyn Bell, Sr. Landscape Planner	Date

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

D.A.B. File No.: PDEV16-043 Rev 1	Case Planner: Chuck Mercier
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Project Name and Location: WalMart Expansion 1333 N Mountain Ave
--

Applicant/Representative: Kimley Horn, Jacob Glaze 765 The City Drive ste 200 Orange, CA 92868

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 12/21/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

1. Revise landscape plan to use low water shrubs such as Dietes, Dianella, Muhlenbergia capillaris, etc. instead of moderate water shrubs.
2. Revise landscape plans to use narrow evergreen trees instead of broad canopy trees adjacent to building walls such as Tristania laurina, Callistemon, etc. Add 3 trees to the north planter area evenly spaced.
3. 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

Plan check sets may be emailed to: landscapeplancheck@ontarioca.gov after a permit number has been assigned and fees paid.



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: Chuck Mercier,

DATE: October 14, 2016

SUBJECT: FILE #: PDEV16-043

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 **Friday, October 28, 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: Development Plan for a new 2,920 square foot expansion to the existing Walmart Supercenter located on the northwest corner of the existing building, east of the existing garden center, located at 1333 N. Mountain Avenue (1008-431-27), within the Mountain Village SP

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

Department

Signature

Title

Date

Building



CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Chuck Mercier

FROM: BUILDING DEPARTMENT, Kevin Shear

DATE: October 18, 2016

SUBJECT: PDEV16-043

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

KS : lm



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Planning Department

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

DATE: December 1, 2016

SUBJECT: PDEV16-043 - A Development Plan to construct a 2,920-square foot building addition to the existing Walmart Supercenter on approximately 15.24 acres of land, located at 1333 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan (APN: 1008-431-27).

-
- 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: Unknown
- B. Type of Roof Materials: Unknown
- C. Ground Floor Area(s): 190853 + Addition 2920 = 193,773 SF
- D. Number of Stories: One
- E. Total Square Footage: 190853 + Addition 2920 = 193,773 SF
- F. 2013 CBC Occupancy Classification(s): M, B

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

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

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The 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.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard Choose an item.. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- ☒ 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.6 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.

6.0 OTHER SPECIAL USES

- ☒ 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Planning Department

FROM: Douglas Sorel, Police Department

DATE: November 1, 2016

SUBJECT: PDEV16-043– A DEVELOPMENT PLAN TO CONSTRUCT A 2920 SQ/FT EXPANSION TO THE WALMART SUPERCENTER LOCATED AT 1333 N. MOUNTAIN AVE.

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

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.

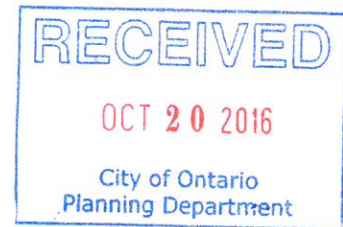
The Applicant is invited to call Douglas Sorel at (909) 395-2873 regarding any questions or concerns.



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
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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: Chuck Mercier,

DATE: October 14, 2016

SUBJECT: FILE #: PDEV16-043

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 **Friday, October 28, 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: Development Plan for a new 2,920 square foot expansion to the existing Walmart Supercenter located on the northwest corner of the existing building, east of the existing garden center, located at 1333 N. Mountain Avenue (1008-431-27), within the Mountain Village SP

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

Code *[Signature]* Supervisor 10/18/16
Department Signature Title Date



DEVELOPMENT ADVISORY BOARD DECISION

February 22, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV16-046

DESCRIPTION: 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); **submitted by Holt Melrose, LLC.**

PART I: BACKGROUND & ANALYSIS

HOLT MELROSE, LLC, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV16-046, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of approximately 1.2 acres of land located at located at the southwest corner of Holt Boulevard and Melrose Avenue, at 590 East Holt Boulevard, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	IND (Industrial) and NC (Neighborhood Commercial)	Melrose Plaza Planned Unit Development (PUD)	N/A
<i>North</i>	Residential and Gasoline Station	NC (Neighborhood Commercial)	CC (Community Commercial)	N/A
<i>South</i>	Wholesale and Railroad	IND (Industrial) and Rail	IL (Light Industrial)	N/A
<i>East</i>	Single Family Residential and Restaurant	IND (Industrial) and NC (Neighborhood Commercial)	IL (Light Industrial) / CC (Community Commercial)	N/A
<i>West</i>	Party Supply Store and Ontario Ice and Cold Storage Co.	IND (Industrial) and NC (Neighborhood Commercial)	IL (Light Industrial) / CC (Community Commercial)	N/A

(2) Project Description: The project site is comprised of approximately 1.2 acres of land located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and land use district of the Melrose Plaza Planned Unit Development. The property surrounding the Project site is characterized by residential

and commercial land uses to the north, and a mix of residential, commercial and industrial land uses to the east and west. Additionally, there is industrial and the railroad rights-of-way to the south.

On November 16, 2015, the Applicant submitted a Tentative Parcel Map (File No. PMTT15-004/PM 19706) to subdivide 3.96 acres of land into 3 lots, and a Development Plan (File No. PDEV15-037) to construct [1] a 6,816-square foot retail building (AutoZone), [2] a 28,432-square foot industrial warehouse building, and [3] establish a building pad for a future retail/restaurant pad, on the project site. On June 20, 2016, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the Project, subject to the departmental conditions of approval. Subsequently, on June 28, 2016, the Planning Commission of the City of Ontario conducted a public hearing, and approved the Project subject to the departmental conditions of approval.

On November 10, 2016, the Applicant submitted a Development Plan (File No. PDEV16-046) to construct a Wendy's drive-thru restaurant totaling 3,425 square feet, on the previously approved future retail/restaurant pad. The restaurant will feature a drive-thru stacking length of 156 feet, measured from the first drive-thru window, accommodating up to six vehicles. The restaurant will be situated on the northeast portion of the site, with a 35-foot building setback from Melrose Avenue (to the east), and a 55-foot setback from Holt Boulevard (to the north).

PART II: RECITALS

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

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

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

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

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the

properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

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

WHEREAS, on February 22, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

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

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

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

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

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

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

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

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

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

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

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

(1) The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed Project is located with the Neighborhood Commercial land use district of the Policy Plan Land Use Map, and the Commercial land use district of the Melrose Plaza Planned Unit Development, and the development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the Melrose Plaza Planned Unit Development and the City of Ontario Development Code, including standards relative to the particular land use proposed (ancillary activity to a retail commercial land use), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) The Project is consistent with the development standards set forth in the Melrose Plaza Planned Unit Development and the City of Ontario Development Code. The proposed project has been reviewed for consistency with the development standards contained in the Melrose Plaza Planned Unit Development and the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (drive-thru restaurant), as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Melrose Plaza Planned Unit Development and the City of Ontario Development Code requirements; and

(4) The Project is consistent with the development standards set forth in the Development Code and the Melrose Plaza Planned Unit Development. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (Wendy's drive-thru restaurant), as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review,

staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code and the Melrose Plaza Planned Unit Development. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 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.

APPROVED AND ADOPTED this 22nd day of February 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map



Exhibit B: Site Plan

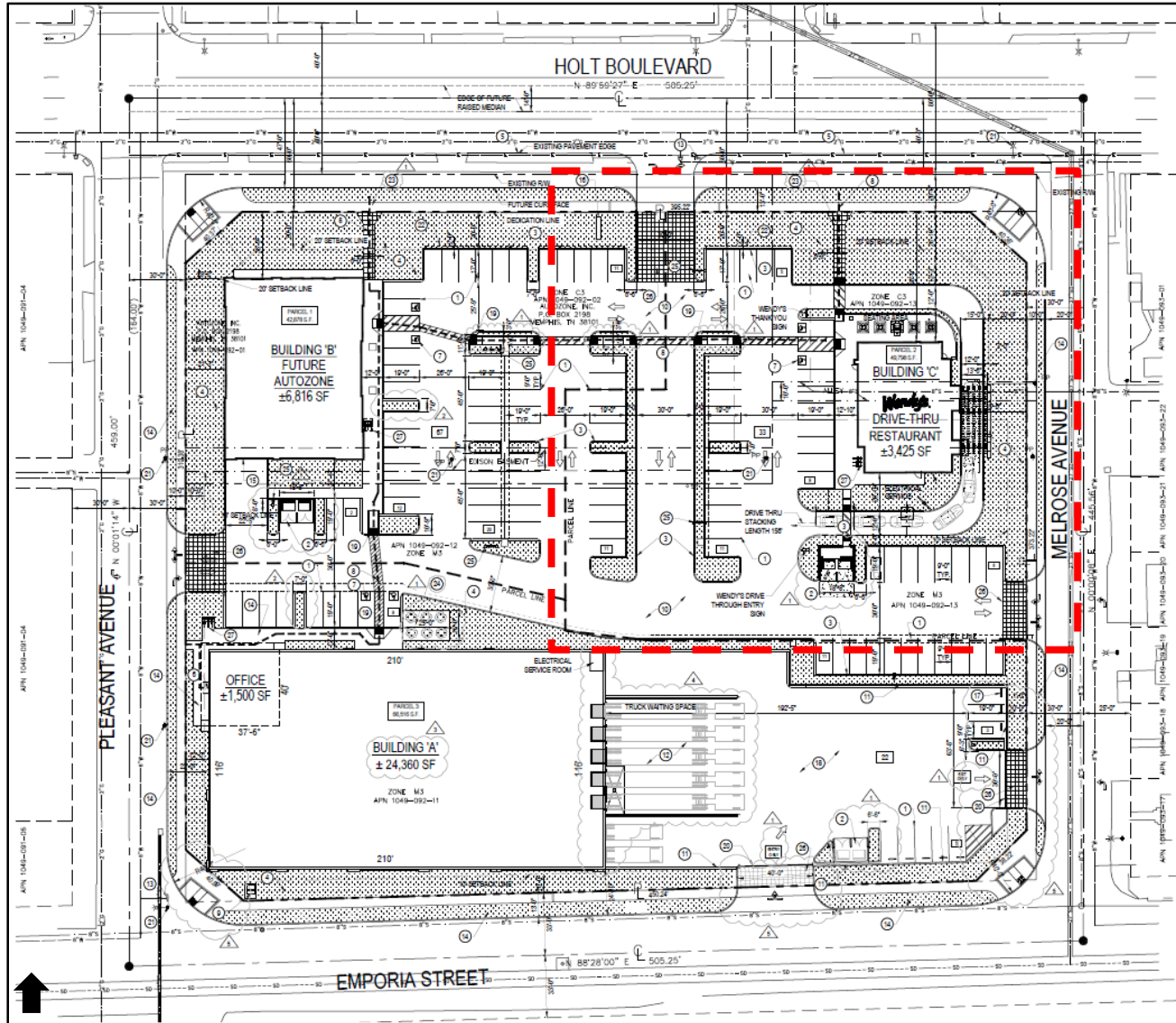


Exhibit D: Elevations

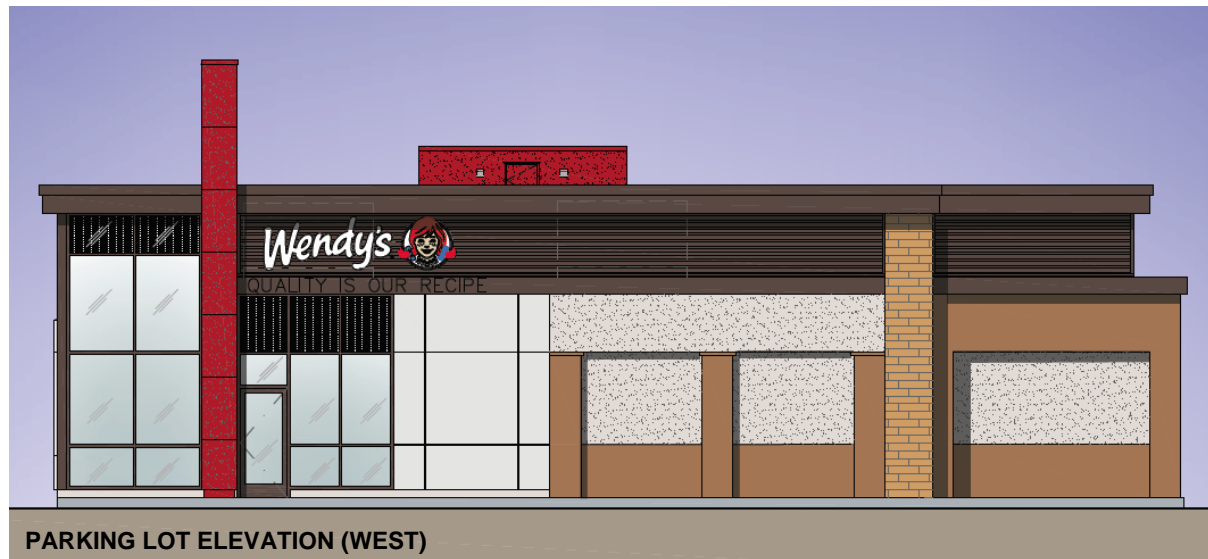


Exhibit D: Elevations (continued)



Exhibit E: Landscape Plan



Attachment "A"

FILE NO. PDEV16-046
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



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

*Planning Department
Land Development Section
Conditions of Approval*

Meeting Date: February 22, 2017
File No: PDEV16-046
Related Files: PDEV15-037, PMTT15-004, PUD10-001

Project Description: 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); **submitted by Holt Melrose, LLC.**

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

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

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

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

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

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

2.6 Outdoor Loading and Storage Areas.

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

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

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

2.7 Site Lighting.

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

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

2.8 Mechanical and Rooftop Equipment.

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

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

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

2.10 Signs.

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

(b) A sign program (3 copies) for the entire project shall be submitted to the Planning Department for review and approval. The sign program shall be approved prior to the approval of any individual (i.e. tenant) signs.

(c) Individual sign plans (3 copies) for the project shall be submitted for separate review and approval to the Planning and Building Departments prior to installation.

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

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

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

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

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

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

- (i) Landscaping and irrigation systems within common areas;
- (ii) Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;
- (iii) Shared parking facilities and access drives; and
- (iv) Utility and drainage easements.

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

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

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

2.13 Environmental Review.

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

- (i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;
- (ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;
- (iii) The project site has no value as habitat for endangered, rare, or threatened species;
- (iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (v) The Project site can be adequately served by all required utilities and public services.

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

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

2.14 Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of

Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

2.15 Additional Fees.

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

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

2.16 Additional Requirements.

(a) A Property Owner's Association (POA) will be required to be formed, prior to Final Occupancy of the buildings, for future maintenance of common areas, common drive access, common drainage features, and the common underground retention/infiltration system on Parcel 3.

(b) The applicant shall comply with Conditions of Approval set forth to previously approved related records: Project File Nos. PMTT15-004 and PDEV15-037.

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

1/23/17
 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
D.A.B. File No.: PDEV16-046 Rev 1	Case Planner: Jeanie Aguilo
Project Name and Location: Melrose Plaza/ Holt Melrose LLC./ Wendy's Drive through Southwest corner of Holt Blvd. & Melrose Ave.	
Applicant/Representative: Holt Melrose. LLC. EGLA landscape Architect. 567 San Nicholas Dr. Newport Beach, Ca 92660	
<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (11/3/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan dated (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.
CORRECTIONS REQUIRED	

Civil plans

1. Correct corner ramps and match standard drawing number 1213, 10' max ramp and walkway at 60'-66' R/W and 13' max ramp and walkway at 80'-120' R/W, per section A-A.
2. Correct blacked out dimensions and callouts.
3. Change 2:1 slopes to 3:1 slopes in basins to prevent erosion.
4. Provide a level grade adjacent to basins or swales, minimum 3' wide at pedestrian paving for safety. Or show underground storm water infiltration chambers.
5. Show Wendy's drive through area, patio area and adjacent planter min 5' wide.
6. Dimension planters to be 5' wide, inside planter dimension, with a 12" wide curb where parking spaces are adjacent or a 6" curb and 12" of DG or pervious pavers.
7. Move fire water line shown in required tree planter area. Move 12' to the west to avoid north planter area and keep DCDA away from entry walkway
8. Dimension backflows and transformers set back 4' from paving.
9. Note for compaction to be no greater than 85% at landscape areas; note all finished grades at 1 1/2" below finished surfaces; note for slopes to be maximum 3:1.

Landscape Plans

10. Show all windows and doors on buildings.
11. Show all proposed sign locations (on buildings and in landscape) to avoid conflicts with trees, shrubs or basin areas.
12. Landscape architect or developer shall have agronomical soil testing completed so report and recommendations for amendments are added to landscape construction plans.
13. Show accent trees at driveways: such as 2 Crepe myrtle or 1 multi-trunk accent tree each side.
14. Add shrubs in masses and groundcover in masses. Do not show groundcover through plants.
15. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
16. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations.
17. Show landscape hydrozones to separate low water from moderate water plants.
18. All trees shall have pop-up stream bubbler heads min 3' radius.
19. Show all text and symbols shall be 1/8", capital letters and legible for reproduction at 11"x17".
20. Landscape construction plans shall meet the requirements of the Landscape Development

Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>

21. 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

Electronic plan check sets may be sent to: landscapeplancheck@ontarioca.gov

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-046
 Address: 590 E Holt Blvd
 APN: 1049-092-13
 Existing Land Use: Vacant
 Proposed Land Use: Commercial Drive-thru restaurant 3,425 SF (Wendy's)
 Site Acreage: 1.2 ac Proposed Structure Height: 28 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Jeanie Aguilo
 Date: 1/19/17
 CD No.: 2016-076
 PALU No.: n/a

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

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

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Assistant Planner
Planning Department

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

DATE: January 24, 2017

SUBJECT: PDEV16-046 – 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).

-
- 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: V-B
- B. Type of Roof Materials:
- C. Ground Floor Area(s): 3425 Sq. Ft.
- D. Number of Stories: One Story
- E. Total Square Footage: 3425 Sq. Ft.
- F. 2013 CBC Occupancy Classification(s): B

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.5 "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.

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

- 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Planning Department

FROM: Douglas Sorel, Police Department

DATE: November 28, 2016

SUBJECT: PDEV16-046– A DEVELOPMENT PLAN TO CONSTRUCT A WENDY’S FAST FOOD RESTAURANT WITH DRIVE-THRU LOCATED AT 590 EAST HOLT BOULEVARD

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

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

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

- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry doors, all cash registers, and at least one camera shall capture any vehicle utilizing the drive-thru. Cameras shall be positioned so as to maximize the coverage of patrons and vehicles in these areas. Cameras shall record at least 15 frames per second and at a minimum of 640x480 lines of resolution. Recordings shall be stored for a minimum of 30 days and made available upon request to any member of the Ontario Police Department.
- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.

- Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal, or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.

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



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DATE: January 30, 2017

PROJECT PLANNER: Jeanie Aguilo, Assistant Planner

PROJECT: PDEV16-046 – A Development Plan to construct a Wendy’s drive-through restaurant totaling 3,425 sq. ft. on approximately 1.2 acres of land located within the commercial land use district of the Melrose Plaza planned unit development.

APN: 1049-092-13


LOCATION: 590 East Holt Boulevard

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

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 PM19706 and PDEV15-037.
2. The applicant/developer shall be responsible to design & install Grease Interceptor per requirements of Ontario Municipal Utilities Agency (OMUC).
3. The applicant/developer shall pay Storm Drain Development Impact Fee, approximately \$25,500, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan. If Storm Drain Development Impact Fee is already paid under PDEV15-037 (PM19706), Applicant/Developer will only be required to submit copy of payment receipt.

M.B. Hariya 01/30/17
Manoj Hariya, P.E. Date
Senior Associate Civil Engineer



Khoi Do, P.E. 1/30/17
Assistant City Engineer Date



CITY OF ONTARIO MEMORANDUM

Date: December 7, 2016
To: Manoj Hariya, Engineering
Cc:
From: Peter Tran, Utilities
Subject: DAB No. 1 (#4632)
Project No.: PDEV16-046 (Wendy's Drive Thru Restaurant) / 590 E. Holt Blvd.)

Project	Project Location: 590 E. Holt Blvd. Project Description: Wendy Restaurant Applicant: Note: All Utility design shall meet the City's Design Development Guidelines and Specifications Design Criteria.
Brief Description	<i>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).</i>
General Comments	<ol style="list-style-type: none"> All backbone utilities must be in placed prior to permitting occupancy Project shall comply with the requirements as set forth in the Standard Conditions of Approval adopted by the City Council (Resolution No. 2010-021) on March 16, 2010; as well as project-specific conditions/requirements as outlined below:
Water Service	<ol style="list-style-type: none"> Where is water backflow prevention device for Building B (AutoZone) on utility plan sheet?
Irrigation	<ol style="list-style-type: none"> Where is irrigation backflow prevention device for Building C (Wendy) on utility plan sheet?
Sewer System	<ol style="list-style-type: none"> Confirm and call out grease interceptor on utility plan sheet The Occupant/Applicant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply will all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not to limited to including: installation of wastewater pretreatment equipment, such as clarifiers. For wastewater permit application, please contact: Virginia Lopez, Environmental Technician vclopez@ci.ontario.ca.us Phone: (909) 395-2671
Solid Waste	<ol style="list-style-type: none"> Please reference the City's "SOLID WASTE DEPARTMENT REFUSE AND RECYCLING PLANNING MANUAL". http://www.ontarioca.gov/municipal-utilities-company/solid-waste Be consistent and show overall dimensions of trash enclosure per Solid Waste Manual



DEVELOPMENT ADVISORY BOARD DECISION

February 22, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV16-052

DESCRIPTION: A Development Plan (File No. PDEV16-052) to construct a 163-unit multi-family townhome and rowtown project consisting of 5 two-story 14-unit townhome complexes and 16 two-story rowtown complexes (fifteen 6-unit complexes and one 3-unit complex) on 14.62 acres of land located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. APN: 0218-412-04; **submitted by Brookfield Residential.**

PART I: BACKGROUND & ANALYSIS

BROOKFIELD RESIDENTIAL, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-052, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) The project site is comprised of 14.62 acres of land located at the southwest corner of Ontario Ranch Road and New Haven Drive, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Medium Density Residential	The Avenue Specific Plan	Planning Area 11 – (MDR)
<i>North</i>	Multi-Family Residential	Medium Density Residential	The Avenue Specific Plan	Planning Area 10A – (LDR/MDR)
<i>South</i>	Vacant – Mass Graded	Public School and Low Density Residential	Grand Park Specific Plan	Planning Area 4 – (LDR) and Planning Area 9 (Elementary School)
<i>East</i>	Vacant	Neighborhood Commercial and Low Density Residential	The Avenue Specific Plan	Planning Area 10B – (Retail)
<i>West</i>	Vacant – Mass Graded	Low Density Residential	Grand Park Specific Plan	Planning Area 4 – (LDR)

(2) Project Description: A Development Plan (File No. PDEV16-052) to construct a 163-unit multi-family townhome and rowtown project consisting of 5 two-story 14-unit townhome complexes and 16 two-story rowtown complexes (fifteen 6-unit complexes and one 3-unit complex) on 14.62 acres of land located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive (**Exhibits B – Site Plan**).

The proposed multi-family townhome product proposes five 14-unit complexes within the proposed project, that includes six (6) floor plans and two architectural styles. The six (6) floor plans include the following:

- Plan 1: 974 square feet, 1 bedroom and 1 bath.
- Plan 2: 1,050 square feet, 2 bedrooms and 2.5 baths.
- Plan 3: 1,529 square feet, 2 bedrooms and 2 baths.
- Plan 4: 1,693 square feet, 3 bedrooms and 2.5 baths.
- Plan 5: 1,754 square feet, 3 bedrooms and 2.5 baths.
- Plan 6: 1,814 square feet, 3 bedrooms and 2.5 baths.

The proposed multi-family rowtown product proposes fifteen 6-unit complexes and one 3-unit complex within the proposed project that includes three (3) floor plans and two architectural styles. The three (3) floor plans include the following:

- Plan 1: 1,125 square feet, 2 bedroom and 2 baths.
- Plan 2: 1,306 square feet, 3 bedrooms and 2.5 baths.
- Plan 3: 1,552 square feet, 3 bedrooms and 2.5 baths.

The proposed multi-family townhome and rowtown products have garage access from a private lane, with main entrances of the units fronting the street or garden court (**Figures 2 and 3: Typical Plotting**). The primary access into each unit will be from a garden court area landscaped with accent trees and decorative lighted bollards to provide visual interest and promote pedestrian mobility.

All plans incorporate various design features such as horizontal and vertical building articulation, varied entry designs, private patios, 1st or 2nd floor laundry facilities, and 2nd floor decks/balconies. All homes will have a two-car garage with the exception of the townhome Plan 1, which will provide a one-car garage. To minimize the visual impact of garages, the applicant proposes access off a private lane and includes varied massing, second story projections over garages, recessed garage doors, landscaped finger planters and varied roof lines.



Figure 2: Typical Townhome Plotting

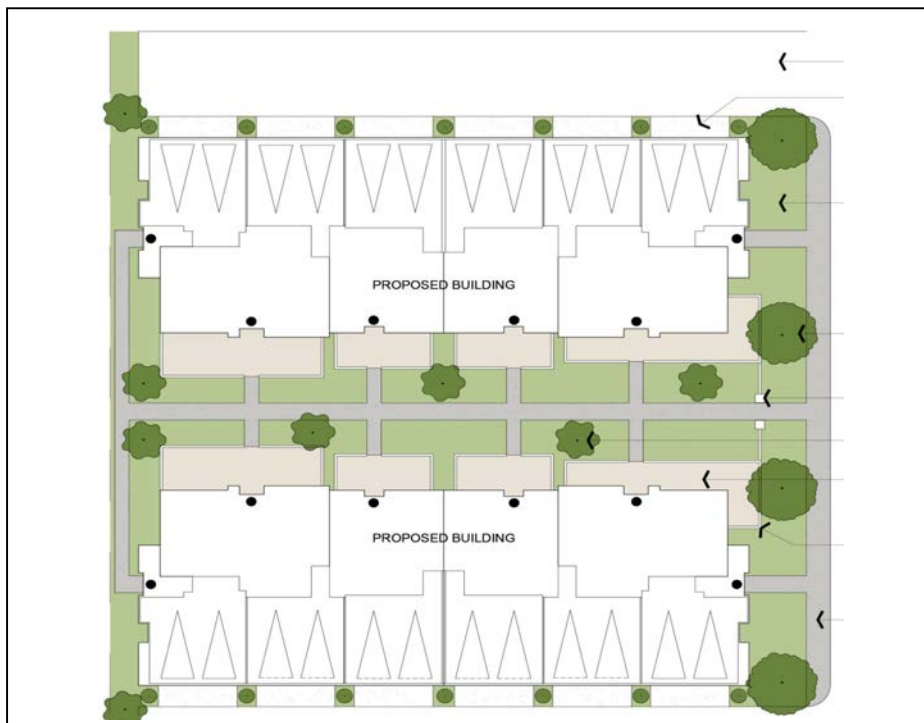


Figure 3: Typical Rowtown Plotting

Site Access/Circulation — The previously approved related Tentative Tract Map 18922 (“A” Map), facilitated the construction of the backbone streets and primary access points into the existing New Haven Community (Planning Area 10A) of The Avenue Specific Plan from Ontario Ranch Road, Turner Avenue, Schaefer Avenue and Haven Avenue. The project site will have access from New Haven Drive, which runs north and south along the eastern frontage of the site and has direct access to Ontario Ranch Road. The Related Tentative Tract Map (File No. PMTT16-020; TT20061) will also construct the interior tract private drive (loop) that will provide access to the future multi-family developments.

Open Space — The Related Tentative Tract Map (File No. PMTT16-020; TT20061) will facilitate the construction of sidewalks, parkways, and open space areas within the project site. TOP Policy PR1-1 requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The proposed project is required to provide a 1.10 acre park to meet the minimum TOP private park requirement. To satisfy the park requirement, the applicant is proposing a 1.75 acre neighborhood park that is centrally located within the project site. The applicant is also proposing a 0.80 pocket park that is located within the southwestern portion of the project site. In addition, a 6.8 acre park, as part of the related “A” Map (TT18922), was constructed at the center of Planning Area 10A located north of the project site. The park features an 8,348 square foot club house, two pools and a spa, open lawn area and other recreational amenities. The residents of the townhomes and rowtowns will have access to the parks and all park amenities.

Parking — Parking requirements for the attached product are consistent with The Avenue Specific Plan, requiring 1.75 spaces (one within a garage) for one-bedroom units, 2 spaces (one within a garage) for two-bedroom units, and 2.5 spaces (one within a garage) for three-bedroom units. Visitor parking is required at 1 parking space for every five units.

With the proposed development, the one-bedroom units will have a one-car garage and the two and three-bedroom units have a two-car garage. With the 163 units proposed, a total of 440 parking spaces are being provided (407 required). Based on the parking requirements, the development will be over parked by thirty-three (33) spaces and provide 2.70 spaces per unit (see table below for details). Staff believes that there is sufficient parking on site to accommodate visitors and residents of the proposed development.

Architecture — The proposed townhome architecture (Spanish and Monterey) is complimentary to the rowtown architectural styles (Spanish and Farmhouse) in both scale and massing. The two architectural styles proposed will include the following (**Exhibit C – Townhome Elevations**):

Monterey: Varying gable, Dutch gable and hipped roofs with concrete roof tile; a moderate roof overhang; second story pop-out features; decorative wood out-lookers; stucco exterior; square entry openings with decorative brick and stucco surround; decorative clay barrel accents below gable ends; wood balconies; square window

openings with stucco trim; corbels; decorative wood shutters; and first story pot shelves with a decorative brick cap.

Spanish: Varying gable and hipped roofs with concrete "S" tile roof; a moderate roof overhang; second story pop-out features; 2" recessed arches; stucco exterior; square and arched entry openings with stucco trim; decorative wrought iron accents below gable ends; decorative wrought iron balcony railing; square window openings with stucco trim; decorative wrought iron pot shelves; corbels; decorative wood shutters; and first story pot shelves with a decorative paver cap.

The proposed rowtown architecture (Spanish and Farmhouse) is complimentary to the Holiday townhome architectural styles (Spanish and Monterey) in both scale and massing. The two architectural styles proposed will include the following (**Exhibits D – Rowtown Elevations**):

Spanish: Varying gable and shed roofs with concrete "S" roof tiles; a moderate roof overhang; second story pop-out features; stucco exterior; square entry openings with stucco trim; decorative barrel clay barrel accents below gable ends; decorative wrought iron balcony railing; square window openings with stucco trim; decorative window sills; corbels; decorative wood trellises; and false chimneys.

Farmhouse: Varying gable roofs with concrete roof tile; a moderate roof overhang; second story pop-out features; decorative wood out-lookers; stucco exterior; square entry openings with stucco surround; decorative vent accents below gable ends; square window openings with stucco trim; corbels; decorative standing metal seam awnings; and vertical Hardie Board siding.

The proposed architectural designs of the buildings meet the design guidelines of The Avenue Specific Plan, which encourages high quality architecture and a level of authenticity of styles through the use of appropriate architectural elements. These styles complement one another through the overall scale, massing, proportions and details.

PART II: RECITALS

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan Amendment (PSPA13-003), for which a(n) addendum to The Avenue Specific Plan EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014, and this Application introduces no new significant environmental impacts; and

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

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

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

WHEREAS, the Application applies to 14.62 acres of land located at the southwest corner of Ontario Ranch Road and New Haven Drive, located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, and is presently vacant; and

WHEREAS, the Development Plan proposed is in compliance with the requirements of The Avenue Specific Plan and is sufficient in size to facilitate and implement the traditional planning concepts for the "Residential Neighborhood" within the Specific Plan; and

WHEREAS, the proposed Development Plan is located within Planning Area 11 (Medium Density Residential – Product Types 6 and 7) land use district of The Avenue Specific Plan, which establishes a minimum lot size of 14,000 square feet and a development capacity of 380 dwelling units; 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 (163) and density (11.15 DU/Acre) 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, on February 22, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date recommending Planning Commission approval; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) and supporting documentation. Based upon the facts and information contained in the previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) and supporting documentation, the DAB finds as follows:

(1) The previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) reflects the independent judgment of the Planning Commission; and

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

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

(1) Does not constitute substantial changes to The Avenue Specific Plan EIR (SCH# 2005071109) that will require major revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which The Avenue Specific Plan EIR (SCH# 2005071109) was prepared, that will require major revisions to The Avenue Specific Plan EIR (SCH# 2005071109) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the

time The Avenue Specific Plan EIR (SCH# 2005071109) was adopted/certified, that shows any of the following:

(a) The project will have one or more significant effects not discussed in The Avenue Specific Plan EIR (SCH# 2005071109); or

(b) Significant effects previously examined will be substantially more severe than shown in The Avenue Specific Plan EIR (SCH# 2005071109); or

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

(d) Mitigation measures or alternatives considerably different from those analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

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

(1) The Project has been designed consistent with the requirements of The Avenue Specific Plan (Medium Density Residential – Product Types 6 and 7) land use designations, including standards relative to the particular land use proposed (12-pack rowtown and 14-pack autocourt residential product), as well as building intensity, building and parking setbacks, building height, number of off-street parking spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(2) The Project will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan, The Avenue Specific Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. The environmental impacts of the Project were reviewed in conjunction the previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) and supporting documentation; and

(4) The Project is consistent with the development standards set forth in the Development Code and The Avenue Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in The Avenue

Specific Plan and the City of Ontario Development Code, which are applicable to the Project, including those related to the particular residential land use being proposed (Product Types 6 and 7 – Rowtown and Autocourt product), as well as building lot coverage, building setbacks, parking requirements, building height, architectural design, landscaping and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with The Avenue Specific Plan; and

(5) The Project is consistent with the design guidelines set forth in the Development Code and The Avenue Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code and The Avenue Specific Plan, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable design guidelines of The Avenue Specific Plan.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission approves the Application subject to each and every condition set forth in the Department reports, included as Attachment “A” of this Decision, and incorporated herein by this reference.

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

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

APPROVED AND ADOPTED this 22nd day of February 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map

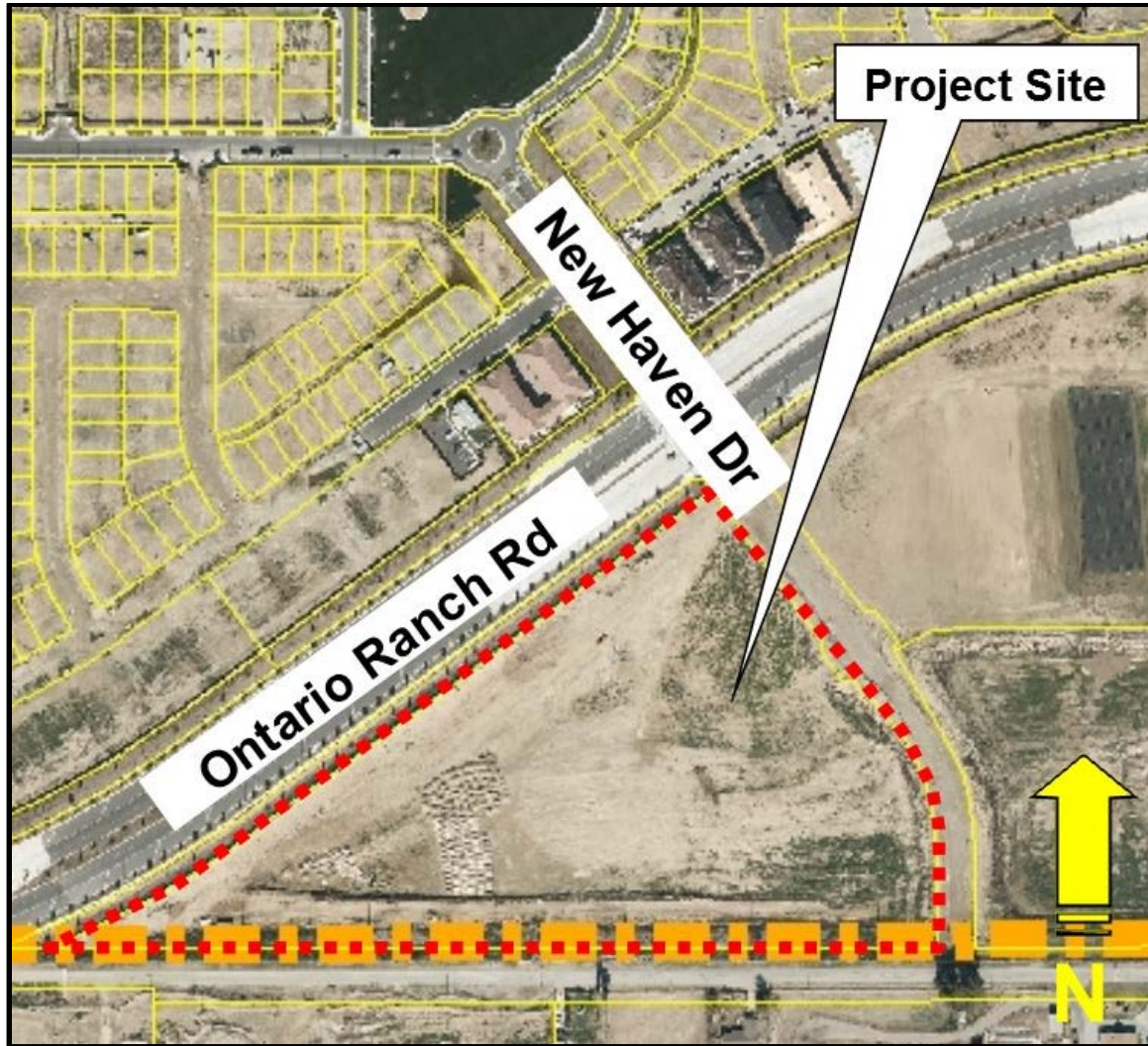


Exhibit B: Site Plan

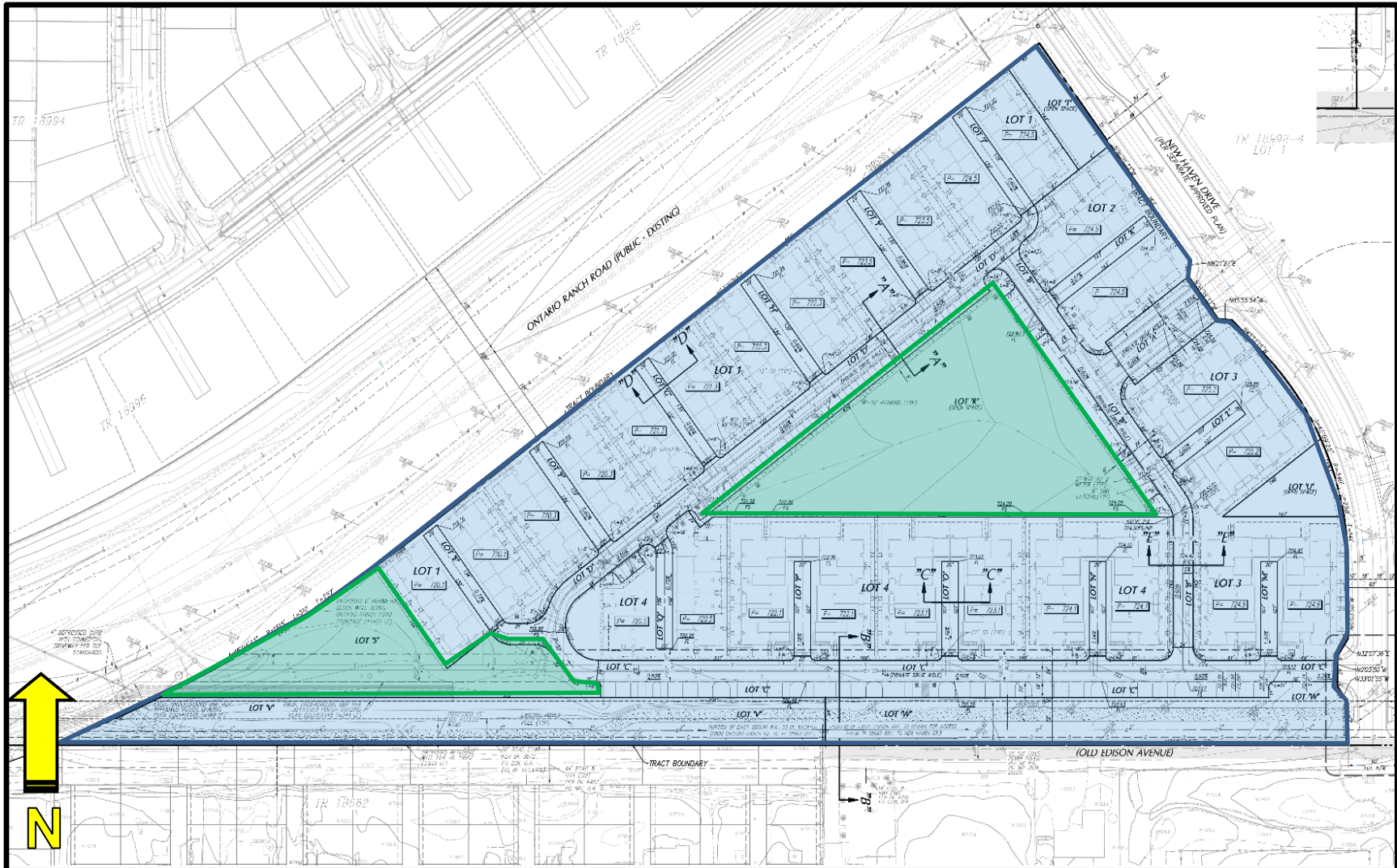


Exhibit C: Townhome Spanish Elevations



Rear Elevation



Front Elevation

Exhibit C: Townhome Monterey Elevations



Rear Elevation



Front Elevation

Exhibit D: Rowtown Spanish Elevations



Front Elevation

Exhibit D: Rowtown Spanish Elevations



Rear Elevation

Exhibit D: Rowtown Farmhouse Elevations



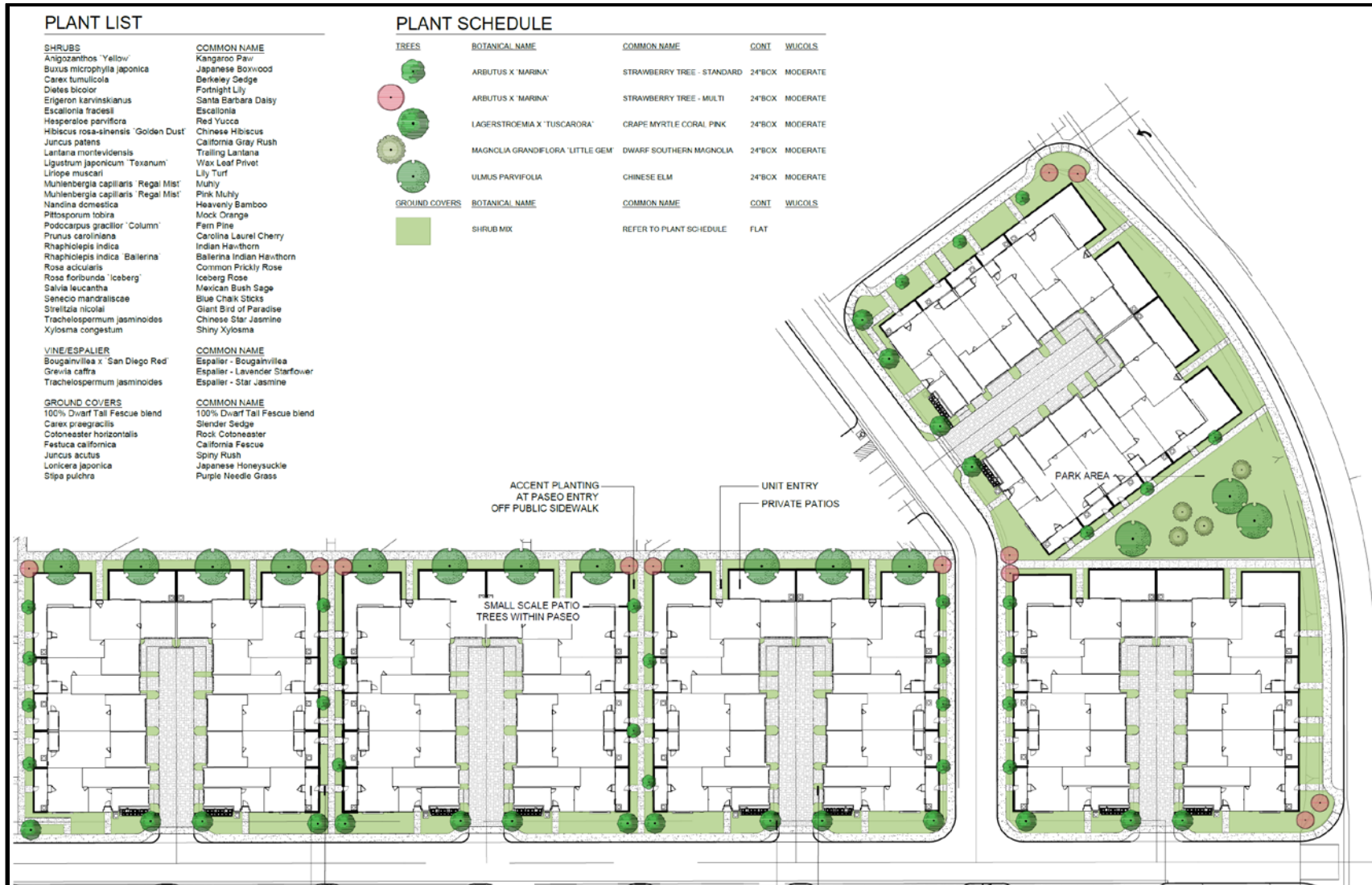
Front Elevation

Exhibit D: Rowtown Farmhouse Elevations



Rear Elevation

Exhibit E: Townhome Conceptual Landscape Plan



Attachment "A"

FILE NO. PDEV16-052
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



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

**Planning Department
Land Development Division
Conditions of Approval**

Meeting Date: February 22, 2017
File No: PDEV16-052
Related Files: PMTT16-020

Project Description: A Development Plan (File No. PDEV16-052) to construct a 163-unit multi-family townhome and rowtown project consisting of 5 two-story 14-unit townhome complexes and 16 two-story rowtown complexes (fifteen 6-unit complexes and one 3-unit complex) on 14.62 acres of land located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. APN: 0218-412-04; **submitted by Brookfield Residential.**

Prepared By: Henry K. Noh, Senior Planner
Phone: 909.395.2429 (direct)
Email: hnoh@ontarioca.gov

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

2.6 Site Lighting.

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

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

2.7 Mechanical and Rooftop Equipment.

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

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

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

2.9 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 previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. This application is consistent with the previously adopted EIR and 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.

(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.

2.11 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.

2.13 Additional Requirements.

(a) Off-Site Subdivision Signs.

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

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

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

(d) Dairy Separation Requirement for Residential Development.

The following separation requirements from existing dairies/feed lots shall apply to new residential development or structures used for public assembly purposes from existing dairies/feed lots.

A minimum 100' separation shall be required between a new residential, commercial or industrial development or structure used for public assembly and an existing animal feed trough, corral/pen or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.

(e) Prior to the issuance of the 40th home certificate of occupancy within TT 20061, the Open Space Lot R shall be fully constructed.

(f) Prior to the issuance of Certificate of Occupancy for the first building within Lot 3, the Open Space Lot U shall be fully constructed.

(g) Prior to the issuance of the 81st home certificate of occupancy within TT 20061, the Open Space Lot S shall be fully constructed.

(h) Prior to the issuance of the 122nd home certificate of occupancy within TT 20061, the Open Space Lot V shall be fully constructed.

(i) The applicant/developer shall coordinate with the Engineering Department to pay in-lieu fees for the ultimate frontage improvements for that portion of existing Edison Avenue between the easterly limit of Tract Map 18662 and New Haven Avenue since this segment of Edison Avenue is not being vacated at the present time. The ultimate improvements shall match proposed improvements between TM18662 and Ontario Ranch Road. Also, a paved roadway shall be maintained between Haven Avenue and the easterly limit of Tract Map 18662 to provide access for the existing farms and houses located along the south side of Edison Avenue.

(j) The entryways into the rowtown and townhome paseos shall be constructed with an enhanced trellis/arbor.

(k) All applicable conditions of approval of Development Agreement (File No. PDA10-002) shall apply to this tract.

(l) All applicable conditions of approval of The Avenue Specific Plan shall apply to this tract.

(m) All applicable conditions of approval of the "A" Map TT 18922 (File No. PMTT13-010) and "B" Maps TT 18992 (File No. PMTT14-014) and TT 18996 (File No. PMTT16-008) shall apply to this development plan.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: January 3, 2017
SUBJECT: PDEV16-0152

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: "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: Henry Noh, Senior Planner

DATE: December 20, 2016

SUBJECT: FILE #: PDEV16-052

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, January 3, 2017**.

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

32ft

PROJECT DESCRIPTION: A Development Plan to construct 163 multiple-family dwellings on approximately 14.64 acres of land located at the southwest corner of Ontario Ranch Road and New Haven Drive, within Planning Area 11 (Medium Density Residential) land use district of the Avenue Specific Plan (APN: 0218-412-04). Related File: PMTT16-020.

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

Department: Airport Planning Signature: Lorena Mejia Title: Senior Planner Date: 1/23/17

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-052
 Address: SWC Ontario Ranch Road & New Haven Drive
 APN: 0218-412-04
 Existing Land Use: Vacant
 Proposed Land Use: 163 residential Multi-family units
 Site Acreage: 14.64 Proposed Structure Height: 32 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 1/23/17
 CD No.: 2016-078
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft +	
<input type="radio"/> Zone 5			

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

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6
 Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

See Attached Conditions

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2016-078

PALU No.: _____

PROJECT CONDITIONS

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the Airport Land Use Compatibility Plan (ALUCP) for ONT. The applicant is required to meet the Real Estate Transaction Disclosure in accordance with California Codes (Business and Professions Code Section 11010-11024). New residential subdivisions within an Airport Influence Area are required to file an application for a Public Report consisting of a Notice of Intention (NOI) and a completed questionnaire with the Department of Real Estate and include the following language within the NOI:

NOTICE OF AIRPORT IN VICINITY

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



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Planning Department

FROM: Douglas Sorel, Police Department

DATE: January 23, 2017

SUBJECT: PDEV16-052– A DEVELOPMENT PLAN TO CONSTRUCT 163
MULTIPLE-FAMILY DWELLINGS AT ONTARIO RANCH ROAD AND
NEW HAVEN DRIVE

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

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

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

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

CONDITIONS OF APPROVAL

Sign Off

<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	1/23/17 Date
--	-----------------

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

D.A.B. File No.: PDEV16-052 Rev 1	Case Planner: Henry Noh
--------------------------------------	----------------------------

Project Name and Location:
New Haven Planning Area 11/ P13 Rowrowns
SWC Ontario Ranch Road and New Haven Ave

Applicant/Representative:
Brookfield Residential
3200 Park Center Dr. ste 1000
Costa Mesa, CA 92626

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 12/19/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Show backflows and transformers on plan, and dimension a 4' set back from paving.
- Locate lights, fire hydrants, water and sewer lines to not conflict with required tree locations.
- Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
- Dimension all parking lot planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs, or 12" wide pavers or DG paving with aluminum edging where parking spaces are adjacent to planters.

Landscape Plans

- Correct landscape, grading and site plans to match patio wall layout on all plans. Provide dimensions for patios, walkways and landscape area.
- Add windows to typical landscape enlargement plan to assist in tree placement
- Show min 3' planter area between north property line wall or fence and walkway to end units.
- Provide a concept landscape plan for the 14-plex Townhomes.
- Provide a concept plan for the park and open space areas.
- Add to legend trees proposed for street trees, patio trees, screening trees, etc.
- Add to plan call outs for groundcover, shrubs, turf, screening shrubs.
- Show all utilities on the landscape plans. Coordinate so utilities clear of required tree locations.
- Add symbol or call out existing trees and callout genus and species.
- Show parkway landscape and street trees spaced 30' apart.
- Show appropriate parking lot shade trees with min 30' canopy at maturity.
- Call out type of proposed irrigation system and include preliminary MAWA calculation.
- Show landscape hydrozones to separate low water from moderate water landscape.
- Note that irrigation plans shall provide separate systems for tree stream bubblers with pc screens.
- Replace invasive, frost damaged, high water using, short lived, high maintenance or poor performing plants: Schinus molle, Papyrus, Juncus, Lavender. Change plants that cannot tolerate clay or compacted soil.
- All text shall be min 1/8" and be legible
- 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.

22. Call out all fences and walls, materials proposed and heights.
23. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
24. Residential projects shall include a stub-out for private patio irrigation systems with anti-siphon valves. All single family and multi-family residential front yards shall have landscape and irrigation.
25. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations.
26. Show all proposed sign locations to avoid conflicts with tree locations.
27. Construction plans shall be designed and signed by a licensed landscape architect.
28. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
29. 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

Electronic plan check sets may be sent to: landscapeplancheck@ontarioca.gov



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Senior Planner
Planning Department

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

DATE: February 13, 2017

SUBJECT: PDEV16-052 - A Development Plan to construct 91 multiple-family dwellings on approximately 4.29 acres of land generally located at the northeast corner of Turner Avenue and Ontario Ranch Road, within Planning Area 10A of The Avenue Specific Plan

-
- 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: V B
- B. Type of Roof Materials: UNK
- C. Ground Floor Area(s): UNK
- D. Number of Stories: 2 stories
- E. Total Square Footage: UNK
- F. 2013 CBC Occupancy Classification(s): R-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.ci.ontario.ca.us, 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](#).
- 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per [Standard #B-001](#).
- 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See [Standards #B-003, B-004 and H-001](#).

3.0 WATER SUPPLY

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

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13R. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003.
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development and Environmental], Traffic/Transportation Division,
Ontario Municipal Utilities Company and Management Services Department)

DATE: **January 26, 2017**

DAB MEETING DATE: **February 22, 2017**

PROJECT ENGINEER: **Naiim Khoury, Associate Engineer
909.395.2152**

PROJECT PLANNER: **Henry Noh, Senior Planner
909.395.2429**

PROJECT: **PDEV16-052; A Development Plan to construct 163 multi-family dwellings within The Avenue Specific Plan. Related Files; Tract Map Nos. TM18922-4 (A-Map) and TM20061/PMTT16-020 (B-Map).**

APPLICANT: **BrookCal Ontario, LLC – Brookfield Residential**
LOCATION: **Southwest corner of Ontario Ranch Road and New Haven Drive**

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 herein. The Applicant shall be responsible for the completion of all conditions prior to issuance of permits and/or occupancy clearance.

- 1) Design and construct full public improvements as required by the Conditions of Approval for TM18922-4 and TM20061, and the Development Agreement by and between City of Ontario and BrookCAL Ontario, LLC.
- 2) Proposed retaining walls shall 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).
- 3) The applicant/developer shall be responsible to design and construct in-tract and off-tract (along New Haven Drive) fiber optic conduit system and connect to the existing fiber optic system constructed per TM18922.



N. Khoury 1-26-17
Naiim Khoury Date
Associate Engineer

[Signature] 1-30-17
Khoi Do, P. E. Date
Assistant City Engineer

- c: Khoi Do, P.E., Engineering/Land Development
 Stephen Wilson, Engineering/Environmental
 Larry Tay, Engineering/Traffic
 Sheldon Yu, Ontario Municipal Utility Company



DEVELOPMENT ADVISORY BOARD DECISION

February 22, 2017

DECISION NO.: [insert #]

FILE NO.: PMTT16-010

DESCRIPTION: A Tentative Parcel Map (File No. PMTT16-010; PM 19725) to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue. APNs: 0218-211-12 and 0218-211-25; **submitted by GDIC-RCCD2-L.P.**

PART I: BACKGROUND & ANALYSIS

GDIC-RCCD2-L.P., (herein after referred to as "Applicant") has filed an application requesting Tentative Parcel Map approval, File No. PMTT16-010, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 40.10 acres of land located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Mixed Use	Planning Area 8A – Rich-Haven Specific Plan	Regional Commercial/Mixed Use
<i>North</i>	Vacant	Mixed Use	Planning Area 7 – Rich-Haven Specific Plan	Regional Commercial/Mixed Use
<i>South</i>	Agricultural/Dairy Uses	Medium Density Residential	Planning Area 1 – Esperanza Specific Plan	Single-Family Residential
<i>East</i>	Agricultural Uses	Mixed Use	Planning Area 8A – Rich-Haven Specific Plan	Regional Commercial/Mixed Use
<i>West</i>	Vacant	Mixed Use	SP (AG Overlay)	N/A

(2) Project Description: The Applicant, GDIC-RCCD2-L.P., has submitted a Tentative Parcel Map (File No. PMTT16-010) to subdivide 40.10 acres of land into 4

numbered lots and 1 lettered lot within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue.

The proposed Tentative Parcel Map will provide future Regional Commercial/Mixed Use development opportunities within the southeastern portion of the Rich-Haven Specific Plan as illustrated in (***Exhibit B: Tentative Parcel Map 19725***). The four lots range in size from 9.05 acres to 9.57 acres. The proposed lots meet the Specific Plan's minimum lot size/area requirement.

The proposed Tentative Parcel Map will facilitate the construction of the backbone streets and primary access points into the southeastern portion (Planning Area 8A) of the Rich-Haven Specific Plan community from Ontario Ranch Road and Mill Creek Avenue. The project site will have access from Ontario Ranch Road, which runs east and west along the frontage of the site and Mill Creek Avenue, which runs north and south along the frontage of the site.

PART II: RECITALS

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with the Rich-Haven Specific Plan Amendment (PSPA16-001), for which an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was adopted by the City Council on March 15, 2016, and this Application introduces no new significant environmental impacts; and

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

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

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

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. 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 (852) and density (13.9 DU/AC) 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, on February 22, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date recommending Planning Commission approval; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previously adopted addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) and supporting documentation. Based upon the facts and information contained in the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) and supporting documentation, the DAB finds as follows:

(1) The previous addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The previous addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The previous addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) reflects the independent judgment of the Planning Commission; and

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

SECTION 2: Based upon the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that will require major revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was prepared, that will require major revisions to the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was adopted/certified, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081); or

(b) Significant effects previously examined will be substantially more severe than shown in the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081); or

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

(d) Mitigation measures or alternatives considerably different from those analyzed in the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

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

(1) The subdivision is consistent with The Ontario Plan Policy Plan (General Plan) and the Rich-Haven Specific Plan in that the proposed subdivision and lot sizes comply with the goals and policies of TOP and the Rich-Haven Specific Plan. The proposed subdivision is consistent with the goals and policies of TOP (Policy H2-4) and the Rich-Haven Specific Plan by providing communities in New Model Colony (Ontario Ranch) that are distinguished by diverse housing and highly amenitized neighborhoods; and

(2) The design or improvement of the subdivision is consistent with all applicable general and specific plans. The Tentative Parcel Map meets all minimum lot requirements within the Design Guidelines and Development Standards of the Rich-Haven Specific Plan. The Tentative Parcel Map will create mixed-use lots that are physically suitable to accommodate future mixed-use development; and

(3) The site is physically suitable for the type of development proposed. The Tentative Parcel Map proposes to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot for the future mixed-use development within (Planning Area 8A) of the Rich-Haven Specific Plan; and

(4) The design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(5) The design of the subdivision or the proposed improvement is not likely to cause serious public health problems. The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(6) The design of the subdivision will not conflict with any easement acquired by the public at large, then of record, for access through or use of the property within the proposed subdivision; and

(7) The design of the subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities, i.e. lot sizes and configuration permit orientation of structures in an east-west alignment or permit orientation of structures to take advantage of shade or prevailing breezes.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission approve the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

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

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

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

APPROVED AND ADOPTED this 22nd day of February 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map

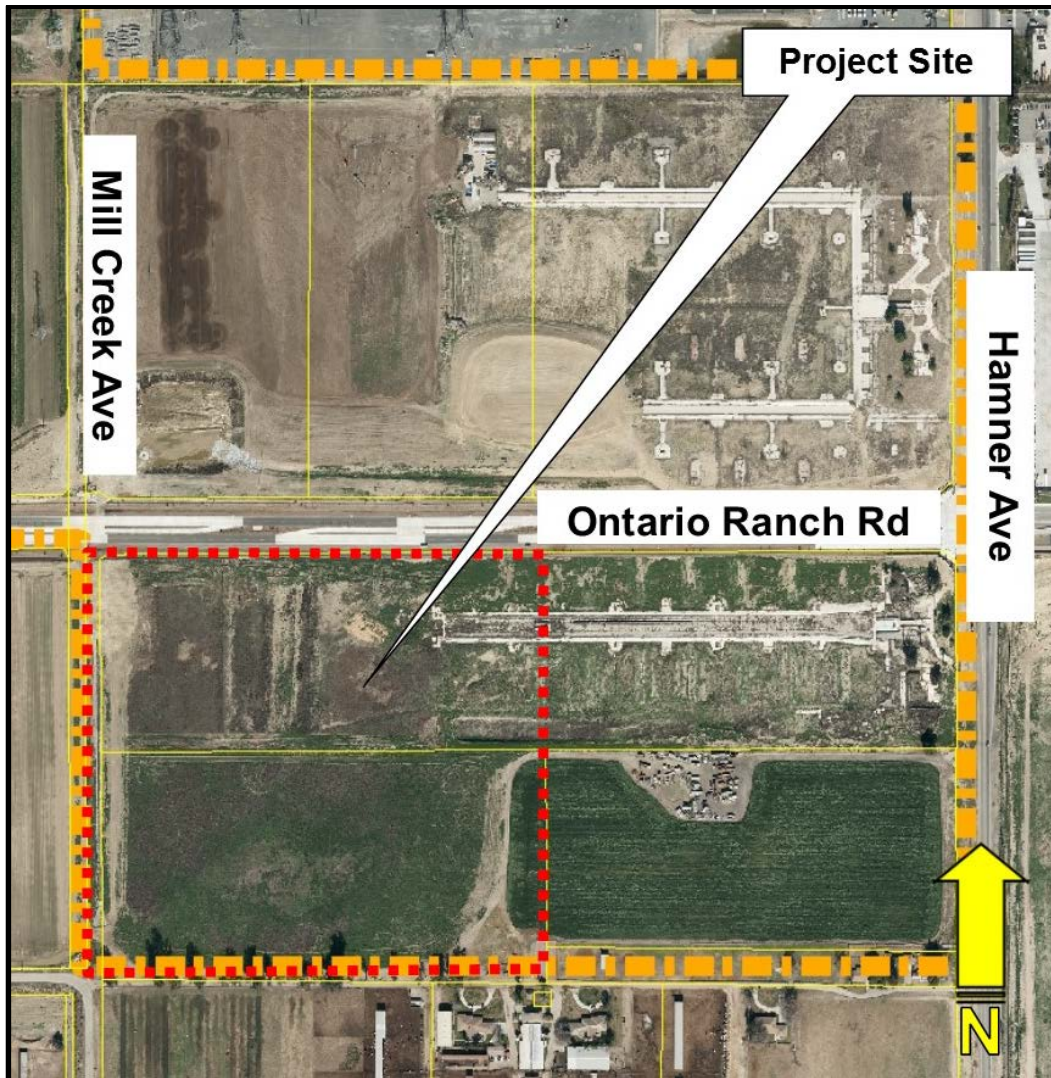


Exhibit B: Tentative Parcel Map 19725 (Lots 1 and 2)

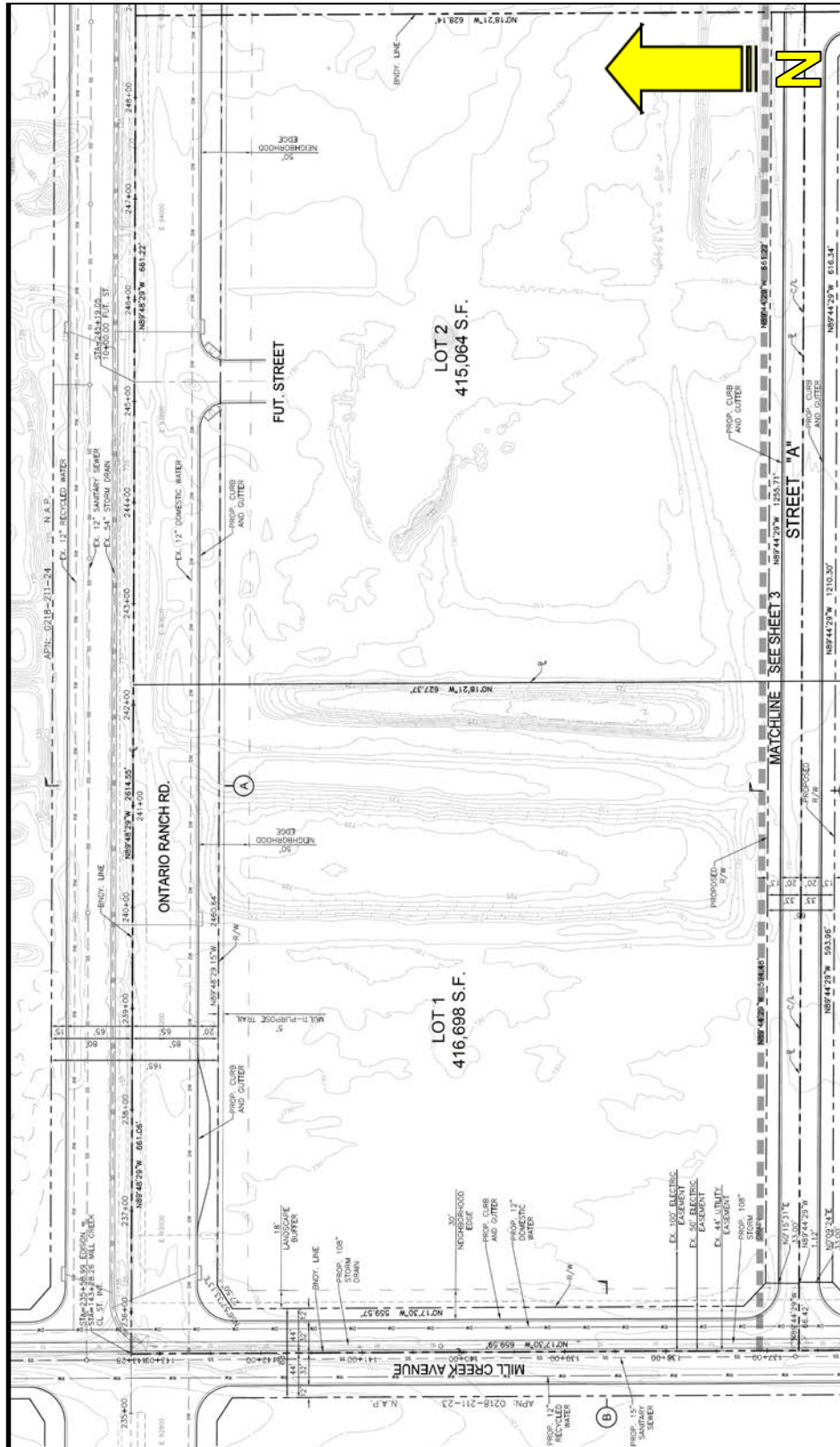
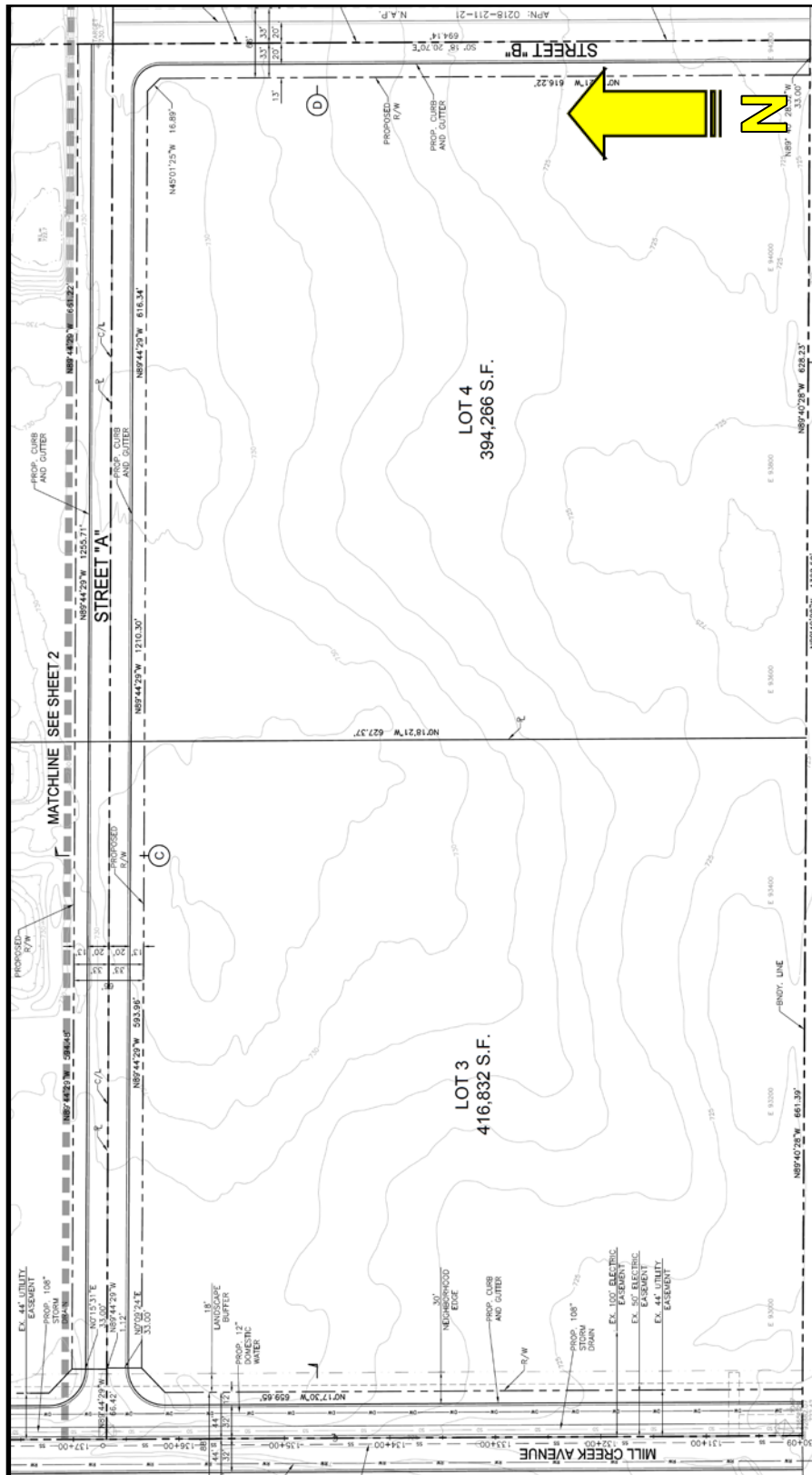


Exhibit B: Tentative Parcel Map 19725 (Lots 3 and 4)



Attachment "A"

FILE NO. PMTT16-010
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: February 22, 2017

File No: PMTT16-010

Related Files: PDA16-003

Project Description: A Tentative Parcel Map (File No. PMTT16-010; PM 19725) to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue. APNs: 0218-211-12 and 0218-211-25; **submitted by GDIC-RCCD2-L.P.**

Prepared By: Henry K. Noh, Senior Planner
Phone: 909.395.2429 (direct)
Email: hnoh@ontarioca.gov

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

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

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

2.1 Time Limits.

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

2.2 Subdivision Map.

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

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

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

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

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

(a) 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.

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

2.4 Landscaping.

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

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

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

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

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

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.7 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.

2.8 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-001, an amendment to the Rich-Haven Specific Plan for which an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was previously adopted by the City Council on March 15, 2016. 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.

2.9 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.

2.10 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.

2.11 Additional Requirements.

(a) The Tentative Parcel Map 19725 is contingent upon Planning Commission and City Council approval of the related Development Agreement (File No. PDA 16-003).

(b) All applicable conditions of approval of Development Agreement (File No. PDA16-003) shall apply to this parcel map.

(c) All applicable conditions of approval of the Rich-Haven Specific Plan shall apply to this parcel map.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: April 18, 2016
SUBJECT: PMTT16-010

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT16-010
 Address: SEC Mill Creek and Ontario Ranch Rd
 APN: 0218-211-12 & 25
 Existing Land Use: Vacant
 Proposed Land Use: Subdivide property into 4 lots for Commercial land uses
 Site Acreage: 40.10 Proposed Structure Height: n/a
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 5/11/16
 CD No.: 2016-023
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT +	
<input type="radio"/> Zone 5			

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

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6
 Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 15, 2016

SUBJECT: FILE #: PMTT16-010 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Friday, April 29, 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 Tentative Parcel Map (TPM 19725) to subdivide four lots into one 40.10 acre lot within the Regional Commercial Land Use Designation of the Rich-Haven Specific Plan, located on the southeast corner of Mill Creek Avenue and Ontario Ranch Road (APN: 0218-211-12 and 25).

- 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.

5/17/16

Landscape Planning Carolyn Bell S. Landscape Planner

Department Signature Title Date

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

CONDITIONS OF APPROVAL	
Sign Off	
 Carolyn Bell, Sr. Landscape Planner	5/17/16 Date

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

D.A.B. File No.: PMTT16-010	Case Planner: Henry Noh
--------------------------------	----------------------------

Project Name and Location:
 Parcel Map for Rich Haven SP
 40.10 Acres SEC Mill Creek and Ontario Ranch Road
 Applicant/Representative:
 Distinguished Homes/ Fusco Engineering
 2850 Inland Empire Blvd Bldg B
 Ontario, CA

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 4/7/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

1. Include Neighborhood edge on the east side of Mill Creek – 30' wide including the 12' right of way, per the Ontario Ranch Streetscape Master Plan.
2. Include Neighborhood edge on the south side of Ontario Ranch Road – 45-50' wide including the 15' ROW: 10' parkway, 5 sidewalk; then a 5' planter, 8' multipurpose trail and remainder is neighborhood edge per the Ontario Ranch Streetscape Master Plan.



CITY OF ONTARIO MEMORANDUM

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

FROM: Henry Noh,

DATE: April 15, 2016

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Finance Acct#:

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PROJECT DESCRIPTION: A Tentative Parcel Map (TPM 19725) to subdivide four lots into one 40.10 acre lot within the Regional Commercial Land Use Designation of the Rich-Haven Specific Plan, located on the southeast corner of Mill Creek Avenue and Ontario Ranch Road (APN: 0218-211-12 and 25).

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

POLICE
Department

DOUGLAS SOREL
Signature

MGMT ANALYST
Title

4/28/16
Date



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

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

- 1.01 Dedicate to the City of Ontario in fee simple, the right-of-way, described below:
 1. Street "A" to the full ultimate right-of-way width of 66 feet.
 2. Street "B" to the ultimate half right-of-way width of 33 feet.
 3. Property line corner cut-back at Street "A"/Mill Creek Avenue and Street "A" & "B" intersections per City Standards and to the satisfaction of the City Engineer.
 4. Additional 30' on the south side of Ontario Ranch Road for neighborhood edge.
 5. Additional 18' on the east side of Mill Creek Avenue for neighborhood edge.

- 1.02 Dedicate to the City of Ontario, the following easement(s): _____

- 1.03 Restrict vehicular access to the site as follows: Only approved access points per the Rich-Haven Specific Plan

- 1.04 Vacate the following street(s) and/or easement(s): _____

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

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

- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
 - (1) _____
 - (2) _____

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



- 1.09 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.10 Provide a preliminary title report and subdivision guarantee current to within 30 days.
- 1.11 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.12 New Model Colony (NMC) Developments:
 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.13 Other conditions:
 1. The applicant/developer may need to coordinate with existing easement holders to relocate utilities and/or easements as necessary.
 2. The applicant/developer shall acquire Right-of-Way from the adjacent easterly property to construct the internal Street "B" for circulation from Esperanza Specific Plan to Mill Creek Avenue.
 3. Pursuant to the final approved site plan, applicant/developer may be required to dedicate reciprocal access easements to achieve compatibility with ultimate circulation system.

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

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

- 2.01 Record Parcel Map No. 19725 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____



- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 Submit a soils/geology report.
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: _____
- 2.09 Dedicate to the City of Ontario the right-of-way described below:
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- 2.10 Dedicate to the City of Ontario the following easement(s): _____

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



- 2.13 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
- 2.14 Pay all Development Impact Fees (DIF) to the Building Department.
- 2.15 Other conditions: _____



B. PUBLIC IMPROVEMENTS

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

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

Improvement	Ontario Ranch Road	Mill Creek Avenue	Street "A"	Street "B"
Curb and Gutter	<input checked="" type="checkbox"/> New; 65 ft. South of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 32 ft. East of 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 checked="" type="checkbox"/> New; 20 ft. West of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 22 additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New 30 ft east of CL plus 18-ft + 5-ft shoulder west of C/L	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New 18-ft from CL, both sides	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New 18-ft west of CL
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Widen 22 feet along frontage	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New (South side + 8' MPT) <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New (East side) <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New (West side) <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation



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

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

- A. If at the time of this development connectivity to Esperanza Specific Plan is available via Street "B", the requirements for Street "A" & "B" per Section 2.16 will be applicable.



- 2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: _____

C. SEWER

- 2.21 A _____ inch sewer main is available for connection by this project in _____ (Ref: Sewer plan bar code: _____)
- 2.22 **A sewer main is not available for direct connection. Design and construct master plan sewer lines along Merrill, Bellegrave, and Mill Creek from Ontario Ranch Road to connect to the existing Merrill Avenue Trunk Sewer, located approximately 3,200' east of Archibald Avenue; including all in-tract sewer lines to service the project**
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 Other conditions: _____

D. WATER

- 2.25 **A 12 inch water main is available for connection by this project in Ontario Ranch Road. (Ref: Water plan bar code: W15611)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 **Other conditions:**
 - 1. **Design and construct Mill Creek frontage master plan domestic water line, between Ontario Ranch Road and southerly P/L; including all in-tract water lines to service the project. Ensure the project is serviced by two separate points of connection.**

E. RECYCLED WATER

- 2.28 **A 12 inch recycled water main is available for connection by this project in Ontario Ranch Road. (Ref: Recycled Water plan bar code: P11417)**
- 2.29 **Construct an on-site recycled water system for this project.**
- 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.



- 2.31 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.

- 2.32 **Other conditions:**
 1. **Design and construct Mill Creek frontage master plan recycled water line, between Ontario Ranch Road and southerly P/L; including all in-tract water lines to service the project.**

F. TRAFFIC / TRANSPORTATION

- 2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
 1. On-site and off-site circulation
 2. Traffic level of service (LOS) at 'build-out' and future years
 3. Impact at specific intersections as selected by the City Engineer

- 2.34 **Other conditions:**
 1. **The applicant/developer shall be responsible to design and construct a bus turnout in accordance with Omnitrans Bus Stop Design Guidelines on the south side of Ontario Ranch Road, east of Mill Creek Avenue.**
 2. **Ontario Ranch Road shall be posted "No Stopping Anytime." Mill Creek Road shall be posted "No Parking Anytime."**
 3. **Applicant/Developer shall design and construct appropriate dead-end conditions where a newly constructed street segment does not continue through.**
 4. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.**
 5. **If the Ontario Ranch Road map entry should be deemed a private street by the City Engineer, traffic signal and maintenance easements shall be dedicated.**
 6. **Pedestrian paseos will be required to provide direct pedestrian access from future developments to transit stops, e.g. bus pads and turnouts.**
 7. **At the time of development of the resultant lots and prior to any traffic generation on Mill Creek Avenue, the Applicant/Developer will be responsible to design and construct traffic a signal system at Ontario Ranch Road and Mill Creek Avenue.**
 8. **At the time of development of the resultant lots and prior to any traffic generation on the Ontario Ranch Road map entry, the Applicant/Developer shall be responsible to design and construct a non-DIF-participating traffic signal system at Ontario Ranch Road and Map Entry.**

G. DRAINAGE / HYDROLOGY

- 2.35 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.



- 2.36 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.37 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.
- 2.38 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.
- 2.39 Pay Storm Drain Development Impact Fee, approximately _____, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.
- 2.40 **Other conditions:**
 - 1. **Storm Drain Development Impact Fee shall be calculated at site plan submittal.**
 - 2. **Design and construct storm drain improvements in Mill Creek Avenue from Ontario Ranch Road connecting to the County Line Channel in Bellegrave Avenue.**
 - 3. **Applicant/Developer shall design the south end of Street "B" to adequately accept and convey tributary storm water flows including acquisition of any necessary resultant easements.**

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

- 2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels. If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted. Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.42 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
- 2.43 **Other conditions:**
 - 1. **WQMP shall be required at site plan submittal.**

J. SPECIAL DISTRICTS

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



K. FIBER OPTIC

- 2.46 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Ontario Ranch Road and Mill Creek Avenue, see Fiber Optic Exhibit herein.
- 2.47 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

L. Solid Waste

- 2.48 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- 2.49 Other conditions: _____



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

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**

- 3.02 Complete all requirements for recycled water usage.**
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.

- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**

- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.**

- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.**

- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PMTT 16-010 , and/or Parcel Map No. 19725

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. Three (3) sets of Public Street Light improvement plan
13. Three (3) sets of Signing and Striping improvement plan
14. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).
18. One (1) copy of Hydrology/Drainage study
19. One (1) copy of Soils/Geology report
20. **Payment for Final Map/Parcel Map processing fee**
21. **Three (3) copies of Final Map/Parcel Map**



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



DEVELOPMENT ADVISORY BOARD DECISION

February 22, 2017

DECISION NO.: [insert #]

FILE NO.: PMTT16-011

DESCRIPTION: A Tentative Parcel Map (File No. PMTT16-011; PM 19741) to subdivide 19.64 acres of land into 4 numbered lots within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southwest corner of Ontario Ranch Road and Hamner Avenue. APN: 0218-211-25; **submitted by GDIC-RCCD2-L.P.**

PART I: BACKGROUND & ANALYSIS

GDIC-RCCD2-L.P., (herein after referred to as "Applicant") has filed an application requesting Tentative Parcel Map approval, File No. PMTT16-011, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 19.64 acres of land located at southwest corner of Ontario Ranch Road and Hamner Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Mixed Use	Planning Area 8A – Rich-Haven Specific Plan	Regional Commercial/Mixed Use
<i>North</i>	Vacant	Mixed Use	Planning Area 7 – Rich-Haven Specific Plan	Regional Commercial/Mixed Use
<i>South</i>	Agricultural/Dairy Uses	Medium Density Residential	Planning Area 8B – Rich-Haven Specific Plan	Regional Commercial/Mixed Use
<i>East</i>	City of Eastvale	N/A	N/A	N/A
<i>West</i>	Vacant	Mixed Use	Planning Area 8A – Rich-Haven Specific Plan	Regional Commercial/Mixed Use

(2) Project Description: The Applicant, GDIC-RCCD2-L.P., has submitted a Tentative Parcel Map (File No. PMTT16-011) to subdivide 19.64 acres of land into 4

numbered lots within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southwest corner of Ontario Ranch Road and Hamner Avenue.

The proposed Tentative Parcel Map will provide future Regional Commercial/Mixed Use development opportunities within the southeastern portion of the Rich-Haven Specific Plan as illustrated in (***Exhibit B: Tentative Parcel Map 19741***). The four lots range in size from 3.46 acres to 7.09 acres. The proposed lots meet the Specific Plan's minimum lot size/area requirement.

The proposed Tentative Parcel Map will facilitate the construction of the backbone streets and primary access points into the southeastern portion (Planning Area 8A) of the Rich-Haven Specific Plan community from Ontario Ranch Road and Hamner Avenue. The project site will have access from Ontario Ranch Road, which runs east and west along the frontage of the site and Hamner Avenue, which runs north and south along the frontage of the site.

PART II: RECITALS

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with the Rich-Haven Specific Plan Amendment (PSPA16-001), for which an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was adopted by the City Council on March 15, 2016, and this Application introduces no new significant environmental impacts; and

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

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

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

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. 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 (852) and density (13.9 DU/AC) 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, on February 22, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date recommending Planning Commission approval; and

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

PART III: THE DECISION

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

SECTION 1: As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previously adopted addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) and supporting documentation. Based upon the facts and information contained in the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) and supporting documentation, the DAB finds as follows:

(1) The previous addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The previous addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The previous addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) reflects the independent judgment of the Planning Commission; and

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

SECTION 2: Based upon the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that will require major revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was prepared, that will require major revisions to the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was adopted/certified, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081); or

(b) Significant effects previously examined will be substantially more severe than shown in the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081); or

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

(d) Mitigation measures or alternatives considerably different from those analyzed in the addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

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

(1) The subdivision is consistent with The Ontario Plan Policy Plan (General Plan) and the Rich-Haven Specific Plan in that the proposed subdivision and lot sizes comply with the goals and policies of TOP and the Rich-Haven Specific Plan. The proposed subdivision is consistent with the goals and policies of TOP (Policy H2-4) and the Rich-Haven Specific Plan by providing communities in New Model Colony (Ontario Ranch) that are distinguished by diverse housing and highly amenitized neighborhoods; and

(2) The design or improvement of the subdivision is consistent with all applicable general and specific plans. The Tentative Parcel Map meets all minimum lot requirements within the Design Guidelines and Development Standards of the Rich-Haven Specific Plan. The Tentative Parcel Map will create mixed-use lots that are physically suitable to accommodate future mixed-use development; and

(3) The site is physically suitable for the type of development proposed. The Tentative Parcel Map proposes to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot for the future mixed-use development within (Planning Area 8A) of the Rich-Haven Specific Plan; and

(4) The design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(5) The design of the subdivision or the proposed improvement is not likely to cause serious public health problems. The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(6) The design of the subdivision will not conflict with any easement acquired by the public at large, then of record, for access through or use of the property within the proposed subdivision; and

(7) The design of the subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities, i.e. lot sizes and configuration permit orientation of structures in an east-west alignment or permit orientation of structures to take advantage of shade or prevailing breezes.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission approve the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

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

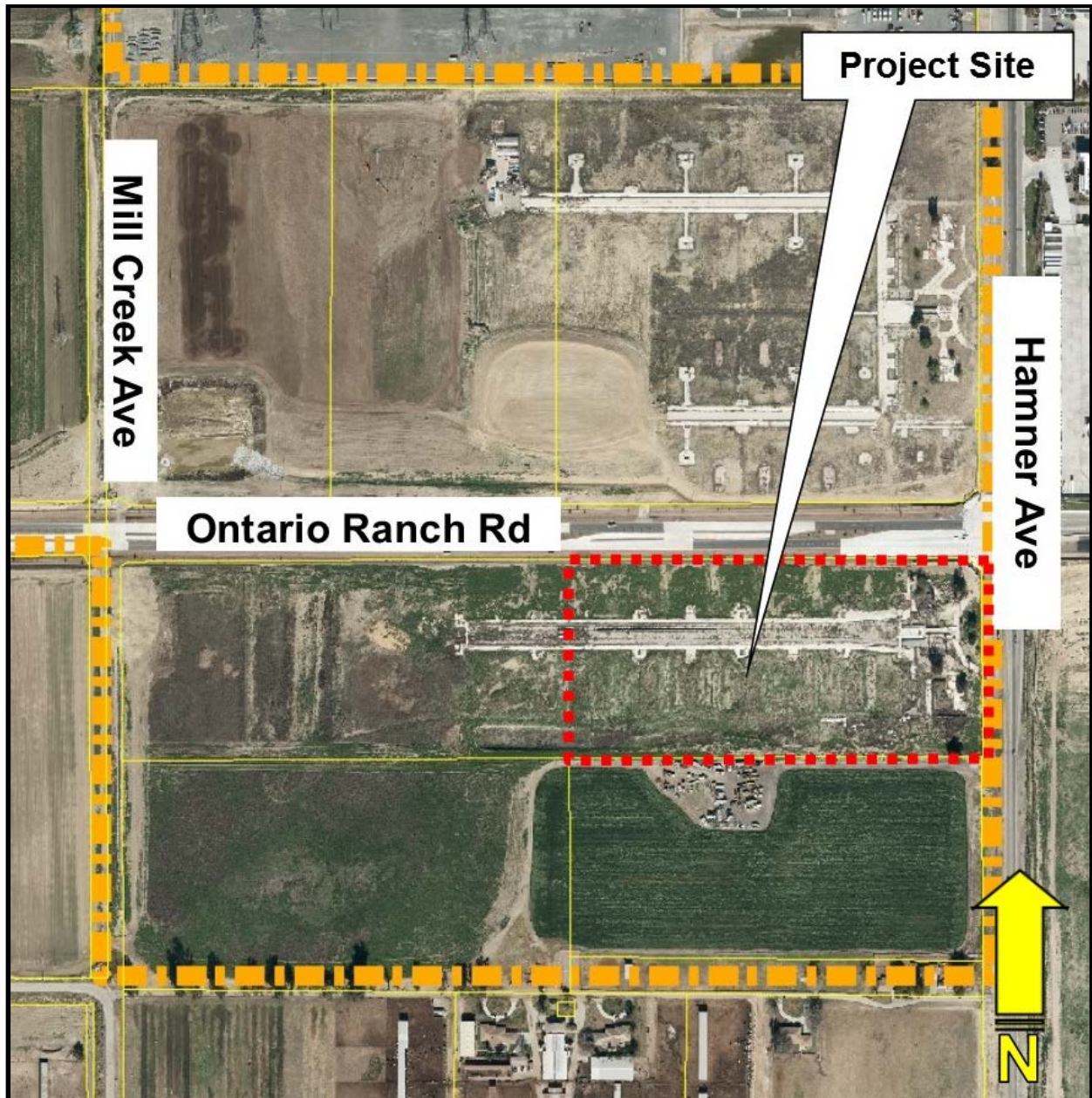
of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

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

APPROVED AND ADOPTED this 22nd day of February 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map



Attachment "A"

FILE NO. PMTT16-011
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: February 22, 2017

File No: PMTT16-011

Related Files: PDA16-003

Project Description: A Tentative Parcel Map (File No. PMTT16-011; PM 19741) to subdivide 19.64 acres of land into 4 numbered lots within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southwest corner of Ontario Ranch Road and Hamner Avenue. APN: 0218-211-25; **submitted by GDIC-RCCD2-L.P.**

Prepared By: Henry K. Noh, Senior Planner
Phone: 909.395.2429 (direct)
Email: hnoh@ontarioca.gov

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

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

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

2.1 Time Limits.

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

2.2 Subdivision Map.

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

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

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

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

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

(a) 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.

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

2.4 Landscaping.

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

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

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

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

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

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.7 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.

2.8 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-001, an amendment to the Rich-Haven Specific Plan for which an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) was previously adopted by the City Council on March 15, 2016. 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.

2.9 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.

2.10 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.

2.11 Additional Requirements.

(a) The Tentative Parcel Map 19741 is contingent upon Planning Commission and City Council approval of the related Development Agreement (File No. PDA 16-003).

(b) All applicable conditions of approval of Development Agreement (File No. PDA16-003) shall apply to this parcel map.

(c) All applicable conditions of approval of the Rich-Haven Specific Plan shall apply to this parcel map.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: April 20, 2016
SUBJECT: PMTT16-011

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS : lm

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT16-011
 Address: SWC Hamner Ave and Ontario Ranch Rd
 APN: 0218-211- 25
 Existing Land Use: Vacant
 Proposed Land Use: Subdivide property into 4 lots for Commercial land uses
 Site Acreage: 19.64 Proposed Structure Height: n/a
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 5/12/16
 CD No.: 2016-024
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT +	
<input type="radio"/> Zone 5			

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

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6
 Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 19, 2016

SUBJECT: FILE #: PMTT16-011 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 3, 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 Tentative Parcel Map (TPM 19741) to subdivide four lots into one 19.64 acre lot within the Regional Commercial Land Use Designation (PA6) of the Rich-Haven Specific Plan, located on the southwest corner of Ontario Ranch Road and Hamner Avenue (APN: 0218-211-25).

- 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.

5/17/16

Landscape Planning Carolyn Bell Sr Landscape Planner
Department Signature Title Date

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

CONDITIONS OF APPROVAL	
Sign Off	
 Carolyn Bell, Sr. Landscape Planner	5/17/16 Date

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

D.A.B. File No.: PMTT16-011	Case Planner: Henry Noh
--------------------------------	----------------------------

Project Name and Location:
 Parcel Map for Rich Haven SP
 40.10 Acres SEC Mill Creek and Ontario Ranch Road

Applicant/Representative:
 Distinguished Homes/ Fusco Engineering
 2850 Inland Empire Blvd Bldg B
 Ontario, CA

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 4/7/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

1. Include the Neighborhood Edge on the west side of Hamner (Not Milliken) – 45' wide including the 15' parkway, 5' sidewalk (20' right of way), per the Ontario Ranch Streetscape Master Plan.
2. Include the Neighborhood Edge on the south side of Ontario Ranch Road – 45-50' wide including the 15' ROW: 10' parkway, 5 sidewalk; then a 5' planter, 8' multipurpose trail and remainder is neighborhood edge per the Ontario Ranch Streetscape Master Plan.



CITY OF ONTARIO MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do ~~Raymond Lee~~, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Doug Sorel, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES
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 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

POLICE
Department

DOUGLAS SOREL
Signature

MMPT ANALYST
Title

4/28/16
Date



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

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

- 1.01 Dedicate to the City of Ontario in fee simple, the right-of-way, described below:**
 - 1. **At the southwest corner of Lot 4 as necessary to accommodate the intersection of the two internal streets as depicted on PM-19725.**
 - 2. **Additional 30' on the south side of Ontario Ranch Road for neighborhood edge.**
 - 3. **Additional 25' on the west side of Hamner Avenue for neighborhood edge.**

- 1.02 Dedicate to the City of Ontario, the following easement(s):** _____

- 1.03 Restrict vehicular access to the site as follows: Only approved access points per the Rich-Haven Specific Plan**

- 1.04 Vacate the following street(s) and/or easement(s):** _____

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

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

- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.**
 - (1) _____
 - (2) _____

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

- 1.09 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.**

- 1.10 Provide a preliminary title report and subdivision guarantee current to within 30 days.**



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

- 1.12 New Model Colony (NMC) Developments:
 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

- 1.13 Other conditions:
 - 1. The applicant/developer may need to coordinate with existing easement holders to relocate utilities and/or easements as necessary, per final approved site plan.
 - 2. Pursuant to the final approved site plan, applicant/developer may be required to dedicate reciprocal access easements to achieve compatibility with ultimate circulation system.

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

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

- 2.01 Record Parcel Map No. 19741 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 Submit a soils/geology report.



- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
- State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: City of Eastvale (Hamner Avenue Improvement Plans)**
- 2.09 Dedicate to the City of Ontario the right-of-way described below:
- _____ feet on _____
- Property line corner 'cut-back' required at the intersection of _____ and _____.
- 2.10 Dedicate to the City of Ontario the following easement(s): _____
- _____
- 2.11 New Model Colony (NMC) Developments:
- 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
 - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
 - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.
- 2.13 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
- 2.14 Pay all Development Impact Fees (DIF) to the Building Department.
- 2.15 Other conditions: _____



B. PUBLIC IMPROVEMENTS

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

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

Improvement	Ontario Ranch Road	Hamner Avenue	Street 3	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> New; 65 ft. South of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 54 ft. West of C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 22 additional feet along frontage, including pavm't transitions	<input checked="" type="checkbox"/> Replacement to proposed median <input type="checkbox"/> Widen additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Widen 22 feet along frontage	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New (South side + 8' MPT) <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New (West side) <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input 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	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input 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



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

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



- 2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: _____

C. SEWER

- 2.21 **A 12 inch sewer main is available for connection by this project in Ontario Ranch Road, however, this line is currently a dry line, refer to Condition 2.22. (Ref: Sewer plan bar code: S15332)**
- 2.22 **A sewer main is not available for direct connection. Design and construct master plan sewer lines along Merrill, Bellegrave, and Mill Creek from Ontario Ranch Road to connect to the existing Merrill Avenue Trunk Sewer, located approximately 3,200' east of Archibald Avenue; including all in-tract sewer lines to service the project**
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 Other conditions: _____

D. WATER

- 2.25 **A 12 inch water main is available for connection by this project in Ontario Ranch Road. (Ref: Water plan bar code: W15611)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 **Other conditions:**
 - 1. **Design and construct all in-tract water lines to service the project. Ensure the project is serviced by two separate points of connection.**

E. RECYCLED WATER

- 2.28 **A 12 inch recycled water main is available for connection by this project in Ontario Ranch Road. (Ref: Recycled Water plan bar code: P11417)**
- 2.29 **Construct an on-site recycled water system for this project.**
- 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.



- 2.31 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.

- 2.32 **Other conditions:**
1. **Design and construct Hamner (Milliken) frontage master plan recycled water line, between Ontario Ranch Road and southerly P/L.**

F. TRAFFIC / TRANSPORTATION

- 2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
1. On-site and off-site circulation
2. Traffic level of service (LOS) at 'build-out' and future years
3. Impact at specific intersections as selected by the City Engineer

- 2.34 **Other conditions:**
1. **The applicant/developer shall be responsible to design and construct a bus turnout, in accordance with Omnitrans Bus Stop Design Guidelines: on the west side of Hamner Avenue south of Ontario Ranch Road; and the south side of Ontario Ranch Road, east of the West Entry.**
2. **The applicant/developer shall be responsible to construct half width improvements of Hamner Avenue along the property frontage to achieve ultimate half width in accordance with City of Ontario Standards. The Hamner Avenue half width street section is 74-foot right of way (centerline to westerly right of way), 14-foot raised median, 40-foot roadway and 45-foot neighborhood edge. All street improvements shall include concrete curb and gutter, including sidewalk, street lights, signing and striping, parkway landscaping and appropriate pavement transitions as needed to accommodate lane shifts.**
3. **Hamner Avenue and Ontario Ranch Road shall be posted "No Stopping Anytime."**
4. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.**
5. **Dedicate traffic signal easements for "Future Street" (Access between Lots 3 and 4).**
6. **At the time of development of the resultant lots and prior to any traffic generation on Map Entry, the Applicant/Developer shall be responsible to design and construct a DIF-participating traffic signal system at Ontario Ranch Road and "Future Street".**
7. **Pedestrian paseos will be required to provide direct pedestrian access from future developments to transit stops, e.g. bus pads and turnouts.**

G. DRAINAGE / HYDROLOGY

- 2.35 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.



- 2.36 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.37 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.
- 2.38 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.
- 2.39 Pay Storm Drain Development Impact Fee, approximately _____, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.
- 2.40 **Other conditions:**
 - 1. **Storm Drain Development Impact Fee shall be calculated at site plan submittal.**
 - 2. **Design and construct storm drain improvements in Hamner (Milliken) Avenue from Ontario Ranch Road connecting to the County Line Channel in Bellegrave Avenue.**

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

- 2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.42 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
- 2.43 **Other conditions:**
 - 1. **WQMP shall be required at site plan submittal.**

J. SPECIAL DISTRICTS

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



K. FIBER OPTIC

- 2.46 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Ontario Ranch Road and Mill Creek Avenue, see Fiber Optic Exhibit herein.
- 2.47 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

L. Solid Waste

- 2.48 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- 2.49 Other conditions: _____



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

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**

- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.

- 3.03 **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**

- 3.04 **NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.**

- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.

- 3.06 **Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PMTT 16-011 , and/or Parcel Map No. 19741

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. Three (3) sets of Public Street Light improvement plan
13. Three (3) sets of Signing and Striping improvement plan
14. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).
18. One (1) copy of Hydrology/Drainage study
19. One (1) copy of Soils/Geology report
20. **Payment for Final Map/Parcel Map processing fee**
21. **Three (3) copies of Final Map/Parcel Map**



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