

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

**June 28, 2016**

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

**6:30 PM**

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

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

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

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**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

## ANNOUNCEMENTS

- 1) Agenda Items
- 2) Commissioner Items

## PUBLIC COMMENTS

*Citizens wishing to address the Planning/Historic Preservation Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

## CONSENT CALENDAR ITEMS

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

### A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of May 24, 2016, approved as written.

## PLANNING COMMISSION PUBLIC HEARING ITEMS

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

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NO(S). PDEV15-033 & PVAR16-002:** A Development Plan to construct and operate a 74-foot monopine telecommunication facility with a 107 square foot equipment enclosure for Verizon Wireless (File No. PDEV15-033), on 2.1 acres of developed land, and a Variance (PVAR16-002) request to allow the telecommunication facility to exceed the height limit of 65 feet to 74 feet, for property within the IG

(Industrial General) zoning district located at 4711 E. Guasti Road. 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). Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 0238-042-23); **submitted by Verizon Wireless.**

1. **CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration

2. **File No. PVAR16-002** (Variance)

Motion to Approve/Deny

3. **File No. PDEV15-033** (Development Plan)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV15-037 & PMTT15-004 (PM 19706):** 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 a 6,816-square foot retail building (AutoZone) and a 28,432 square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts 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 (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV15-037** (Development Plan)

Motion to Approve/Deny

3. **File No. PMTT15-004** (Tentative Parcel Map)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-008**: A Tentative Tract Map (TT 18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. 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. (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT16-008** (Tentative Tract Map)

Motion to Approve/Deny

**HISTORIC PRESERVATION ITEMS**

- E. **ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP16-007 AND PCUP16-007**: A request; 1) To modify a previously approved Conditional Use Permit (File No. PCUP09-001), which established a restaurant, banquet hall facility, and live entertainment with a Type 47 ABC license (On-Sale General Eating Place), to reconfigure the floor plan of the restaurant, patio area, and banquet facility and adjust hours of operation (File No. PCUP16-007); and 2) For a Certificate of Appropriateness (File No. PHP16-007) to construct exterior modifications to an existing commercial building, designated Local Landmark No. 6 (the Ontario Laundry Co. Building) on 0.38 acres of land at 401 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1048-354-11); **submitted by Gloria Campuzano.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15301 and § 15331

2. **File No. PHP16-007** (Certificate of Appropriateness)

Motion to Approve/Deny

3. **File No. PCUP16-007** (Conditional Use Permit)

Motion to Approve/Deny

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

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

**DIRECTOR'S REPORT**

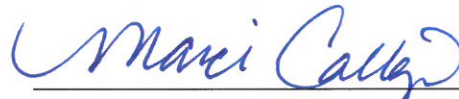
- 1) Monthly Activity Reports (April & May 2016)

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

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



I, Marci Callejo, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Friday, June 24, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



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



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Scott Murphy, Planning Director  
Planning/Historic Preservation  
Commission Secretary

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

**MINUTES**

**May 24, 2016**

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

**MINUTES**

**May 24, 2016**

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

**COMMISSIONERS**

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

**Absent:** Gage

**Late:** Gregorek

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, City Attorney Wynder, Senior Planner Ayala, Senior Planner Batres, Senior Planner Mercier, Senior Planner Mullis, Senior Planner Noh, Planning Intern Schmitz, Assistant City Engineer Do, Corporal Munoz, Officer Quinones and Planning Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner DeDiemar.

**ANNOUNCEMENTS**

No one responded from the audience.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of April 26, 2016, approved as written.

*It was moved by Downs, seconded by Delman, to approve the Planning Commission Minutes of April 26, 2015, as written. The motion was carried 4 to 0. Commissioner Gage, was absent and Commissioners Gregorek and Willoughby abstained.*



## **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP15-027:** An Appeal of the Zoning Administrator's decision to deny a Conditional Use Permit request to establish an approximate 5,100 square-foot bar/nightclub and live entertainment for Mix Champagne Bar Lounge, on approximately 3.44 acres of land, located at 4481 Ontario Mills Parkway, within the Commercial/Office land use district of the California Commerce Center North (The Mills) Specific Plan. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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: 0238-014-10); **submitted by: Mix Champagne Bar Lounge. Continued from April 26, 2016.**

Mr. Willoughby and Mr. Gregorek excused themselves and stepped down from the dais since they were not at the April 26, 2016 meeting. At that time, Vice-Chairman Downs ran the meeting continuing forward for Item B.

Mr. Murphy gave a brief overview from the April 26, 2016 meeting stating that the Planning Commission had reviewed the application, listened to public testimony and then directed staff to come back with a resolution for approval with conditions. He stated what was before them was that resolution of approval along with conditions, reviewed by staff and which they feel are appropriate for this particular application. Mr. Murphy stated with that, the staff report was complete and staff was available for any questions. He stated they also have representatives available from the Police Department should the Commission have any questions regarding their conditions in particular. He also stated that the public hearing was still open and if anyone wished to speak on the item, they may do so at that time. After, they can close the public hearing and deliberate the matter.

Mr. Downs stated the public hearing was still open and no one responded.

## **PUBLIC TESTIMONY**

As there was no one else wishing to speak, Vice-Chairman Downs closed the public testimony

There was no Planning Commission deliberation.

## **PLANNING COMMISSION ACTION**

*It was moved by Delman, seconded by Ricci, to adopt a resolution to approve the Conditional Use Permit, File No. PCUP15-027, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, and Ricci; NOES, none; RECUSE, Gregorek and Willoughby; ABSENT, Gage. The motion was carried 4 to 0.*

Mr. Willoughby and Mr. Gregorek rejoined the Commission for the rest of the meeting.

C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-023:** A Development Plan for the construction of a four-story, 75-unit residential apartment complex on 2.67 acres of land, located along the southwest corner of Mission Boulevard and Magnolia Avenue, within the High Density Residential (HDR-45) zoning district. Pursuant to the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1011-371-12, 1011-371-13 & 1011-371-14); **submitted by RC Hobbs Company.**

Senior Planner, Luis Batres, presented the staff report. He explained the project site is surround by an RV dealership to the north, a nursery to the south and multi-family residential to the east and west. Mr. Batres explained the proposed project is a Development Plan of apartment homes which would be four stories and have 75 units on approximately 2.5 acres of land. He shared the project will be composed of two buildings and gave various sizes and background on the apartments, along with the two points of access into the property, which are on Magnolia Avenue and Mission Boulevard. He also explained some of the proposed parking elements and landscape highlights. The amenities included on the site are a club house, dog-park and pool with cabanas. Mr. Batres also explained some of the street and lighting improvements and he stated the project is consistent with the high-density zoning, but it is not consistent with the current housing element of The General Plan. He explained the Housing Element of the General Plan Element requirement is 79 units and to provide a density of 30 units per acre. He stated a General Plan Amendment is being proposed to help with this project and will be presented following this project. He stated the permits for this development will not be given until the General Plan Amendment is approved by the City Council. Before he concluded, Mr. Batres stated he had received one piece of correspondence in objection of the project. Each of the Commissioners had received a copy and it was made available to the public for viewing. He stated that staff is recommending the Planning Commission approve File No. PDEV15-023, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Downs asked about the landscape setbacks along Mission and Magnolia.

Mr. Batres stated the landscape setbacks were 10 feet along Mission and Magnolia.

Mr. Downs asked if there were other four-story units similar to this in the city.

Mr. Batres stated there is another four-story project on Haven Avenue.

Mr. Murphy stated there is a project west of the project on Haven, south on Fourth Street. He said they have ground parking with three-stories above and it was built in the late 80s.

Mr. Willoughby asked about the large open drainage on Magnolia; he said Engineering might be the best to answer.

Mr. Do stated that was an existing bubbler that takes water from the north side of Mission to keep the intersection dry. He stated that part of the Engineering conditions of approval

is to modify that and to incorporate that opening by combining in into the widening and curb.

Mr. Willoughby asked if would be taken into the storm drain.

Mr. Do stated there is no storm drain in this system; it's in the master plan and when funding becomes available it will be addressed.

Mr. Willoughby asked how many entry doors there are off of Mission and off of Magnolia.

Mr. Batres stated that off of Magnolia there are three entrances; one on each building and off of Mission there is one primary entrance.

Mr. Willoughby asked if they [the doors] are to be locked and only accessible by residents. He stated that might be a question for the applicant.

The applicant nodded [yes] from the audience.

Mr. Willoughby asked how guest parking was determined; if there was a formula.

Mr. Batres stated that based on Code requirements, they have 15 guest parking spaces.

### **PUBLIC TESTIMONY**

Jeff Moore, the Applicant from RC Hobbs, came up to speak. He stated they have been working with Mr. Batres for over a year and they were pleased to work with the Planning staff and City. He stated he felt they have worked with Planning and had some challenges which worked to their advantage. He stated they were excited to get back into the multi-family projects. He said he would answer any questions.

Mr. Ricci asked if property management would be within city boundaries.

Mr. Moore stated a third party would be hired and would be on-site. He stated that because of the in-fill nature of this site, a third party with expertise in medium size properties would be hired and have offices on site.

Mr. Ricci questioned about public facilities or telecommunication which will be offered.

Mr. Moore stated that are still in development stages but there were conditions for fiber optic which will need installed to be followed as part of their project. He stated they will work closely with local cable providers. He stated most apartment complexes today offer a base package as part of the rent and then there are upgrades available to each individual tenant. He said they are favorable to looking at that, but it hasn't been fully determined yet.

Mr. Ricci asked if they plan to bring in fiber [optics].

Mr. Moore stated yes, the Engineering department had told them to do that and have

already given them an outline and they have the backbone ready.

Ms. DeDiemar asked where RC Hobbs was located and if they have any other projects in Ontario.

Mr. Moore stated they were located in Orange County and they currently don't have any other projects in Ontario, but are always looking.

Mr. Willoughby questioned how the garages will be allocated with 75 units and 41 garages.

Mr. Moore stated that is part of the conditions of approval and they are still working with Luis on that part; which they will actively dictate which units are assigned those garages as well as the carports. That way, all 75 units are ensured their covered space.

Mr. Willoughby stated that he has seen some complexes have rented garage space and he wondered if that would happen here.

Mr. Moore stated that Planning really pushed them to give dedicated garages to specific units, although it would be added income for them. They are willing to comply; it's better for the community.

Mr. Willoughby questioned if on-site security would be 24-hour or during business hours or, if it's too early.

Mr. Moore stated they have looked at both scenarios, but have not yet budgeted both scenarios so he's not yet at a place where he can answer.

Mr. Downs asked why the project wasn't fenced.

Mr. Moore stated that in order to get the units and parking, they couldn't get the gates. It is not yet eliminated. He stated as it stands right now, it is not yet gated.

Mr. Willoughby clarified the second entrance is gated and locked with Knox box which means it will not be used for public access.

Mr. Moore stated that was correct; it's truly just a secondary access for the Fire Department or trash pick-up. It's not for public circulation on the site.

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

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

***It was moved by Ricci, seconded by Gregorek, to adopt of the CEQA Determination and Mitigated Negative Declaration, File No. PDEV15-023. Roll call vote: AYES, DeDiemar, Delman, Downs, Gregorek, Ricci, and Willoughby;***

*NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.*

*It was moved by Ricci, seconded by Delman, to adopt a resolution to approve the Development Plan, File No. PDEV15-023, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.*

- D. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA16-003:** Amend the Housing Element Available Land Inventory (Appendix A) by updating the available sites inventory that meet HCD's siting criteria, providing the current status of the sites and allowing periodic updating of the Land Inventory administratively as long as the number of units allocated to each income category does not fall below the City's Regional Housing Needs Assessment (RHNA) allocation. The environmental impacts of this project were previously analyzed in an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on October 15, 2013, in conjunction with File No. PGPA13-003. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: Not Applicable); **submitted by City of Ontario. City Council action is required.**

Senior Planner, Melanie Mullis, presented the staff report. Ms. Mullis gave an explanation of the Housing Elements and how they are part of the General Plan pursuant of State law which was adopted in 2013. She stated that the Housing Element included a list of properties to help achieve the reallocation per income needs for the City of Ontario. By showing a table she explained the underutilized sites that can meet the City's Regional Housing Needs Assessment (RHNA) obligation. She stated with the proposed revision they would be able to modify the list on an ongoing basis, monitor it, and change it as needed as long as they are meeting the minimum criteria noted on the slide. Staff is asking Planning Commission to modify the inventory list so staff can keep the list up to date and show the changes. She stated that staff is recommending the Planning Commission recommend to City Council the approval of File No. PGPA16-003, pursuant to the facts and reasons contained in the staff report and attached resolution.

No one responded.

#### **PUBLIC TESTIMONY**

Or no one responded.

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

There was no Planning Commission deliberation.

#### **PLANNING COMMISSION ACTION**

*It was moved by Downs, seconded by DeDiemar, to recommend adoption of a*

*resolution to approve the General Plan Amendment, File No. PGPA16-003. Roll call vote: AYES, DeDiemar, Delman, Downs, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.*

**E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-003:**

A Development Code Amendment proposing various modifications and clarifications to the following provisions of the Ontario Development Code:

[1] Amend Table 5.02-1 (Land Use Matrix), as follows: [i] prohibit “Used Car Sales” (NAICS441120) within the CC (Community Commercial) zoning district and ICC (Interim Community Commercial) Overlay district; [ii] allow “Fitness and Recreation Sport Centers” (NAICS71394), 10,000 square feet or more in area, as a conditionally permitted land use within the CN (Neighborhood Commercial) zoning district, and [iii] allow “Wireless Telecommunications Facilities” as a conditionally permitted land use in the AG (Agriculture) Overlay district;

[2] Amend Section 5.03.150 (Drive-Thru Facilities), Subsection A (Location Standards), to prohibit drive-thru facilities within the MU-1 (Downtown Mixed-Use) zoning district;

[3] Amend Section 5.03.420 (Wireless Telecommunications Facilities), amending Paragraph E.6 to allow a maximum height of 75 feet for collocated antennas in the IL (Light Industrial), IG (General Industrial), and IH (Heavy Industrial) zoning districts;

[4] Amend Section 6.01.035 (Overlay Zoning Districts), clarifying that medical offices shall be allowed on the first floor of buildings located within the EA (Euclid Avenue) Overlay district, except within the MU-1 (Downtown Mixed-Use) zoning district;

[5] Amend Table 2.02-1 (Review Matrix), clarifying that public hearing notification is not required for a Development Advisory Board action, when made as a recommendation to the Planning Commission;

[6] Amend Section 8.01.020 (Sign Standards), Subsection C (Freestanding Signs), adding Subparagraph 1.g, to clarify that freestanding signs cannot encroach within the public right-of-way, and must be wholly located behind the right-of-way line;

[7] Amend Section 8.1.025 (Design Guidelines), Subsection D (Freestanding Signs), adding Paragraph 6, to clarify that monument signs should be provided with a base, which measures from 12 to 18 inches in height, to accommodate the growth of landscaping around the sign base, without interrupting view of the sign face;

[8] Revise Section 9.01.010 (Terms and Phrases), adding a definition for “Density,” including rules for rounding density calculations; and

[9] Amend Municipal Code Section 5-29.04 (Exterior Noise Standards), Subsection (a), revising the Allowed Equivalent Noise Level for Noise Zone IV (Residential Portion of Mixed Use), to read the same as Noise Zone II (Multi-Family Residential and Mobile Home Parks (65 DBA for 7:00AM to 10:00PM, and 50 DBA for 10:00PM to 7:00AM).

The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Ontario Plan Environmental Impact Report (SCH# 2008101140) prepared for File No. PDCA11-003, which was adopted by the Ontario City Council (by Resolution No. 2015-095) on September 1, 2015. This Application introduces no new significant environmental impacts. 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). **City Initiated. City Council action is required.**

Senior Planner, Chuck Mercier, presented the staff report. He stated that the nine changes have been initiated by staff to clarify certain provisions of the comprehensive update to the Development Code. He said staff is recommending the Planning Commission recommend approval to City Council for File No. PDCA16-003, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby questioned the boundaries of the MU-1 zone.

Mr. Mercier stated they are generally Sultana to Vine going east to west and to the south are the railroad tracks just south of Holt Blvd. and just past G Street on the north.

Mr. Willoughby asked for clarification of “no medical office on the first floor” or if that was on of any building.

Mr. Mercier stated that was correct; it would not be allowed in the MU-1 district, but it would be allowed anywhere else on the Euclid corridor.

Mr. Willoughby asked for clarification that there could not be any located between Holt and G street.

Mr. Mercier stated that was correct.

Mr. Ricci questioned what the purpose of not having medical offices on the first floor in the MU-1 zone were.

Mr. Murphy stated that several years ago there was concern expressed by the City Council in the downtown area, in particular, and it spilled over into the entire Euclid Ave. Corridor about the ratio or percentage to retail space and office use and in particular to medical use. He stated the concern with the downtown area was that there was influx of office space which was taking that retail space that the Council felt should be dedicated to retail use, restaurants, what have you. He explained that several years ago there was a policy that explained, block by block, how much ground floor could be office and retail space. He said that after some time they stated that no office space was allowed on the ground floor and now they’re loosening it up some and stating no medical offices are allowed within the downtown area; but they are allowed outside of the downtown area.

Mr. Ricci stated that clarifies his inquiry.

Mr. Willoughby asked that it would not affect any existing business.

Mr. Murphy stated that was correct.

### **PUBLIC TESTIMONY**

Or no one responded.

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

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Delman, seconded by Ricci, to recommend adoption of a resolution to approve the Development Code Amendment, File No. PDCA16-003. Roll call vote: AYES, DeDiemar, Delman, Downs, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.*

### **HISTORIC PRESERVATION COMMITTEE ITEMS**

- F. A presentation on 3 case studies entitled “How do historic districts add value to Ontario?” which examines the economic benefits of Ontario’s historic districts; **submitted by City of Ontario.**

Planning Intern, Sandra Schmitz, gave the presentation. She began with explaining the methodology of their research. She presented three case studies and gave examples of one home in an historic district, one home which was built during the same historic time (not within a historic district) and one home which was built during a more contemporary time; all within the Ontario Ranch. She presented images and shared various amenities of each home and compared their current values using square footage for comparison as well. She explained that amenities such as the Mills Act, Model Colony Awards and living near a historic district all played roles in giving historic homes greater value in the current housing market.

Mr. Willoughby questioned if there was a certain historic district within the city which had a greater value out of the seven in Ontario.

Ms. Schmitz stated since staff didn’t go into enough detail to look at that; only two historic districts were researched, Armsley Square and LaDeney for this project. She stated it that was a great question and really interesting to look into further.

Mr. Willoughby stated it’s fantastic the City has seven historic districts; there are phenomenal homes within Ontario and it’s great to see how homeowners keep them up and are purchasing them. He said this was just observed at the Model Colony Awards.

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

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

**Historic Preservation (Standing):** This subcommittee was cancelled for the month of May.

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

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

#### **New Business**

### **NOMINATIONS FOR SPECIAL RECOGNITION**



None at this time.

**DIRECTOR'S REPORT**

Mr. Murphy stated there were no Monthly Activity Reports this month; Chuck was too busy writing the description for the Development Code.

**ADJOURNMENT**

Gregorek motioned to adjourn, seconded by Ricci. The meeting was adjourned at 7:56 PM.

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Secretary Pro Tempore

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Chairman, Planning Commission



# PLANNING COMMISSION STAFF REPORT

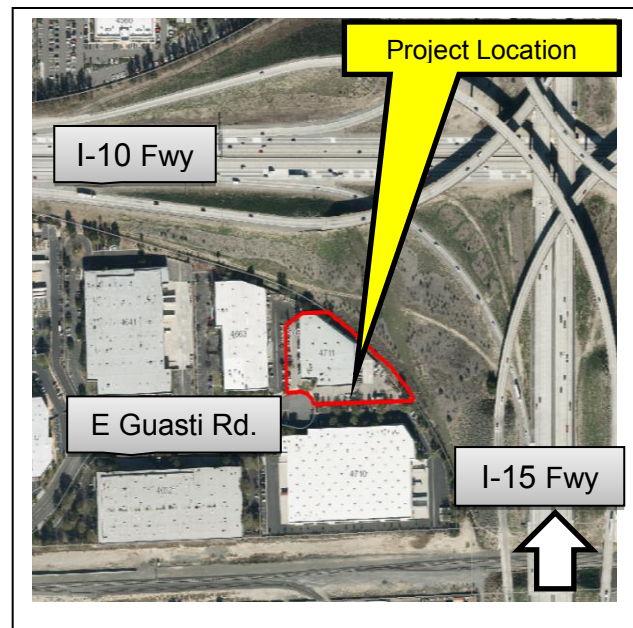
June 28, 2016

**SUBJECT:** A Development Plan (File No. PDEV15-033) to construct and operate a 74-foot tall monopine telecommunication facility with a 107 square foot equipment enclosure for Verizon Wireless, on 2.1 acres of land, and a Variance (File No. PVAR16-002) request to allow the telecommunication facility to exceed the height limit of 65 feet to 74 feet, for property within the IG (General Industrial) zoning district located at 4711 East Guasti Road. (APN: 0238-042-23); **submitted by Verizon Wireless.**

**PROPERTY OWNER:** Russell and Patricia Wells

**RECOMMENDED ACTION:** That the Planning Commission adopt a Mitigated Negative Declaration and approve File Nos. PDEV15-033 and PVAR16-002, pursuant to the facts and reasons contained in the staff report and attached resolutions and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 2.1 acres of land located at 4711 East Guasti Road, within the IG (Industrial General) zoning district, and is depicted in **Figure 1: Project Location**, below. Several industrial buildings surround the project site, mainly along the west and south sides of the property. The I-10 freeway is located to the north and the I-15 freeway is located to the east of the subject property. The project site is an irregularly shaped parcel located at the end of a cul-de-sac. The property is developed with a 35,858 square foot industrial building, two other telecommunication towers and a parking lot with 71 parking spaces (**Exhibit A: Site Plan**).



**Figure 1: Project Location**

## PROJECT ANALYSIS:

[1] Background — On September 30, 2015, Verizon Wireless submitted a development plan application (PDEV15-033) requesting approval to construct and operate a 74-foot tall stealth

Case Planner:	Denny D Chen	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	06/06/16	Approved	Recommend
Submittal Date:	09/30/2015	ZA			
Hearing Deadline:	08/30/2016	PC	06/28/16		Final
		CC			

telecommunications facility. A Variance application (File No. PVAR16-002) was also submitted to allow the monopine to exceed the height limit of 65 feet to 74 feet. The proposed project will occupy a 12' x 16' lease area located along the southeast portion of the property.

On June 6, 2016, the Development Advisory Board reviewed the subject applications and recommended that the Planning Commission approve the proposed project.

[2] Site Design — The proposed monopine wireless telecommunication tower will be located along the southeast portion of the site. The tower will measure 74 feet to the top of the proposed antennas and will include an additional 6 feet to the top of the branch foliage to help screen the antennas and give a more natural pine tree appearance. The tower will provide a 13-foot setback from the east property line.

Along with the cell tower, the proposed facility will include a 107-square foot (12.5' x 8.5') equipment area, which will house the tower's operating equipment. The equipment includes two macro cell cabinets and one emergency back-up generator. The cabinets and back-up generator will be painted with earth toned colors to match the monopine tree trunk. The equipment cabinets will be setback 23 feet from the east property line. The equipment cabinets will be screened from street views by the existing industrial building, therefore, a screening block wall enclosure is not proposed. To protect the equipment cabinets from vehicles or trucks within the parking lot, eleven 3-foot tall bollards are proposed to surround the equipment cabinets for protection (**Exhibit C: Elevations**).

The proposed site location allows Verizon an opportunity to provide additional coverage (**Exhibits D-1 and D-2: Coverage Maps**) in the area. The wireless coverage maps depict wireless coverage before and after the activation for the proposed Verizon wireless telecommunications facility and demonstrates the lack of coverage within the area. The proposed facility will enhance wireless coverage for Verizon within the area and, when installed, the wireless facility will provide better communication reception in the form of fewer dropped calls and improvement in public safety.

[3] Site Access and Circulation — The subject property has street frontage and vehicular access on East Guasti Road. Access to the site will be provided through an existing 26-foot wide driveway located at the end of the Guasti Road cul-de-sac. All adjacent streets are fully improved and no improvements are being requested as part of this project.

[4] Parking - In accordance with the Ontario Development Code, the project will be required to provide one parking space, which will be used once or twice a month when maintenance engineers visit to service the facility. The subject property has a total of 71 parking spaces, Code only requires 66 spaces. Therefore, a shortage of parking is not anticipated.

[5] Architecture — The telecommunication facility proposes a monopine stealth design to mitigate its visual impact and has been designed for collocation, which will potentially eliminate the need for an additional facility in the area. The addition of two live pine trees will be planted adjacent to the facility to integrate the stealth monopine into the surrounding scenery. The proposed design is consistent with the design guidelines set forth in the Ontario Development Code. The proposed monopine tower meets the City's design guidelines and will blend in with the surrounding scenery. To further enhance its look, the following conditions of approval have been placed on the project to assure that it blends well with the area:

- The monopine shall include heavy, dense foliage. The branch count shall be a minimum of 2.5 branches per foot.
- Branches shall be of differing lengths and installed at differing angles to give the tree a natural tapered shape and appearance. Branch density shall be consistent throughout the tree and shall not be concentrated in any one area.
- Branches shall extend beyond all antenna arrays a minimum of 2 feet in order to provide sufficient screening. Antennas shall be wrapped in pine foliage.
- The decorative bark shall extend the full height of the monopine trunk.
- Stealth design and screening shall be verified prior to final occupancy.

[6] Landscaping —The applicant proposes the installation of new landscaping adjacent to the new monopine cell site, in the form of two new 48-inch box Canary Island pine trees. The goal of the site improvements is to make the monopine tower look as natural as possible in the area. Conditions of approval have also been placed on the project requiring the applicant and property owner to replace any dead or missing landscaping on the property.

[7] Signage — Pursuant to Development Code requirements, an informational sign measuring 2 feet x 2 feet, which will include the carrier's information and an emergency contact number, will be installed on the facility.

[8] Variance – The maximum height prescribed by the Ontario Development Code for a freestanding telecommunications facility located within the IG (General Industrial) zone is 65 feet, measured at the top of the antenna array. The Development Code further provides that branches may extend above this height to ensure a natural appearance for monopine stealth telecommunication facilities.

The applicant is requesting approval of a Variance to exceed the array height limit of 65 feet to a height of 74 feet and a total monopine height of 80 feet for branch foliage. The

additional height is needed for the facility to operate, to meet the coverage objectives, and allow for the facility to be designed for co-location. Currently, the height of both the I-10 and I-15 freeway interchange, located to the north and northeast of the project site, interferes with the Verizon wireless signal. The height of the interchange causes the Verizon radio signals to bounce off the freeway interchange ramps and, therefore, not reaching their destination. The freeway interchange is approximately 70 to 90 feet higher than the project site, which makes it difficult for the Verizon to adequately transmit and receive radio signals at the maximum height of 65 feet. Increasing the array height to 74 feet, allows Verizon wireless signal to be sent above the freeway interchange ramps.

There are currently two existing wireless facilities located on the project site. The first, is a 59-foot tall non-stealth pole, located on the southeast corner of the property. The second, is a 72-foot tall monopine located on the northwest corner of the property. Both of these facilities could not provide the necessary height to meet Verizon's radio frequency requirements.

Further, on May 26, 2016, the Planning Commission recommended to City Council approval of a Development Code Amendment to increase the maximum height of wireless telecommunications facilities in industrial zones from 65 feet to 75 feet. The Development Code Amendment goes before the City Council on July 5, 2016. However, due to project time constraints, the applicant requested to proceed with the Variance request.

In acting on a Variance request, the Planning Commission must consider and clearly establish certain findings of fact, which are prescribed by State law and the City's Development Code. The following facts and reasons have been provided as basis for approval of the requested Variance:

- A. Finding - The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code.

*Staff Comment – At the allowed antenna height of 65-feet, the proposed Verizon telecommunication facility will not be able to transmit and receive signals to and from other cell sites, due to the grade separation difference between the project site and the I-10 and I-15 Freeways. Keeping the tower height below 65 feet would create an unnecessary hardship. The additional tower height increase is necessary in order to provide adequate level of service within the project area and also improve public safety.*

- B. Finding - There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that

do not apply generally to other properties in the vicinity and in the same zoning district.

*Staff Comment – The proposed telecommunications facility is located on the southwest quadrant of the I-10 and I-15 Freeway interchanges and is surrounded by industrial properties to the west and south. The multiple high grade levels of the freeway interchanges provide 70 to 90-foot high obstructions, over which the proposed wireless facility must broadcast its radio signals. Therefore, due to the topography of the land and the existing developments of the interchange structures, a height increase is necessary in order for the Verizon to provide adequate service to its wireless system.*

- C. Finding - The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.

*Staff Comment – The proposed telecommunications facility, at the currently allowed antenna height of 65-feet, will not be able transmit and receive signals, due to the signal obstruction created by the I-10 and I-15 freeway interchanges. Without the height increase, approximately two or three more facilities would be required, thus significantly delaying the deployment of wireless services to the public. The requested height will allow for the substantial improvement of telecommunication services, including emergency call services. With these previous approvals, the Commission approved the additional height based on the design of the facility blending in with the surrounding area, whether as a tree design (monopalm/monopine), clock tower, building cupola or other architectural feature. Like the prior approvals, the current proposal is a stealth design that blends into the surrounding area.*

- D. Finding - The granting of the Minor Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.

*Staff Comment – The accompanying Mitigated Negative Declaration (MND) has analyzed the potential impacts resulting from the construction of the new telecommunication tower. Through certain design mitigation measures, such as making the new telecommunication facility of a proper stealth design, the impacts are less than significant. Two pine trees will also be planted along with the new telecommunication facility, which will improve the site with additional landscaping. Therefore, the new telecommunications facility will not have negative impacts to the surrounding industrial area, or be materially injurious to properties in the vicinity, and will not be detrimental to the public health, safety or welfare.*

- E. The proposed Variance 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 the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.

*Staff Comment – 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; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented with the conditions of approval, to be consistent with the applicable Development Code. The stealth monopine design, along with the two live pine trees, will help the project blend into the surrounding scenery. The new telecommunication facility design will complement and enhance the project site and be consistent with the goals, policies, plans and exhibits of the Policy Plan (General Plan).*

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

[1] City Council Priorities

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

**Supporting Goals:**

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner

[2] Policy Plan (General Plan)

**Land Use Element — Compatibility**

- Goal LU2: Compatibility between a wide range of uses.
  - LU1-6: Complete Community. We incorporate a variety of land uses and buildings types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and

visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

- LU2-6: Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.
- LU2-5: Regulation of Use. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.
- LU4-1: Commitment to Vision. We are committed to achieving our vision but realize that it may take time and several interim steps to get there.

### **Community Economics Element — Place Making**

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

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

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

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

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

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

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

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

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



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

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

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

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

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

### **Community Design — Protection of Investment**

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

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

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

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

Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. The environmental documentation for this project is available for review at the Planning Department public counter.

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

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

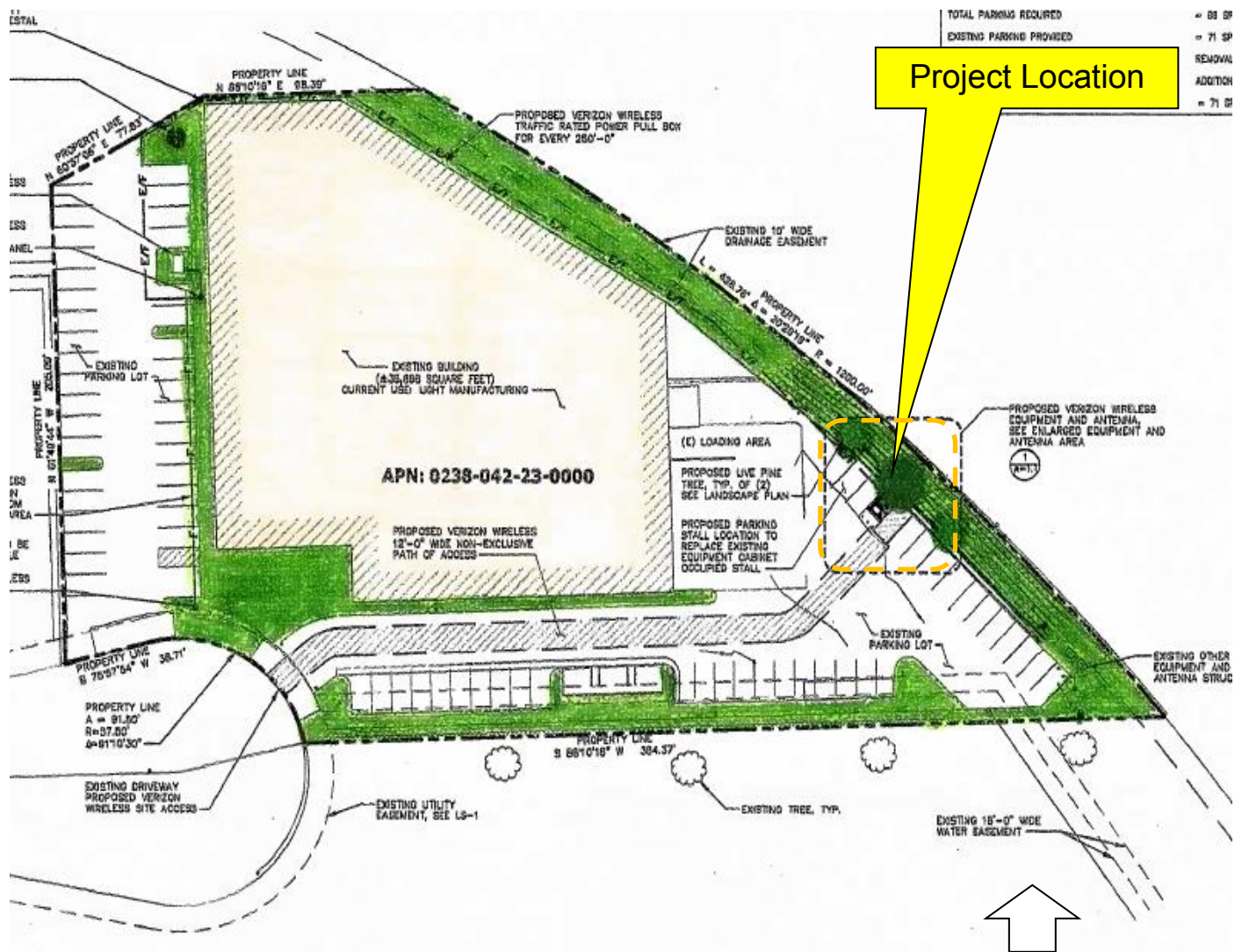
	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Industrial Building	Industrial	IG (Industrial General)	n/a
<i>North</i>	I-10 Freeway	Freeway	I-10 Freeway	n/a
<i>South</i>	Industrial Building	Industrial	IG (Industrial General)	n/a
<i>East</i>	I-15 Freeway	Freeway	I-15 Freeway	n/a
<i>West</i>	Industrial Building	Industrial	IG (Industrial General)	n/a

## EXHIBITS

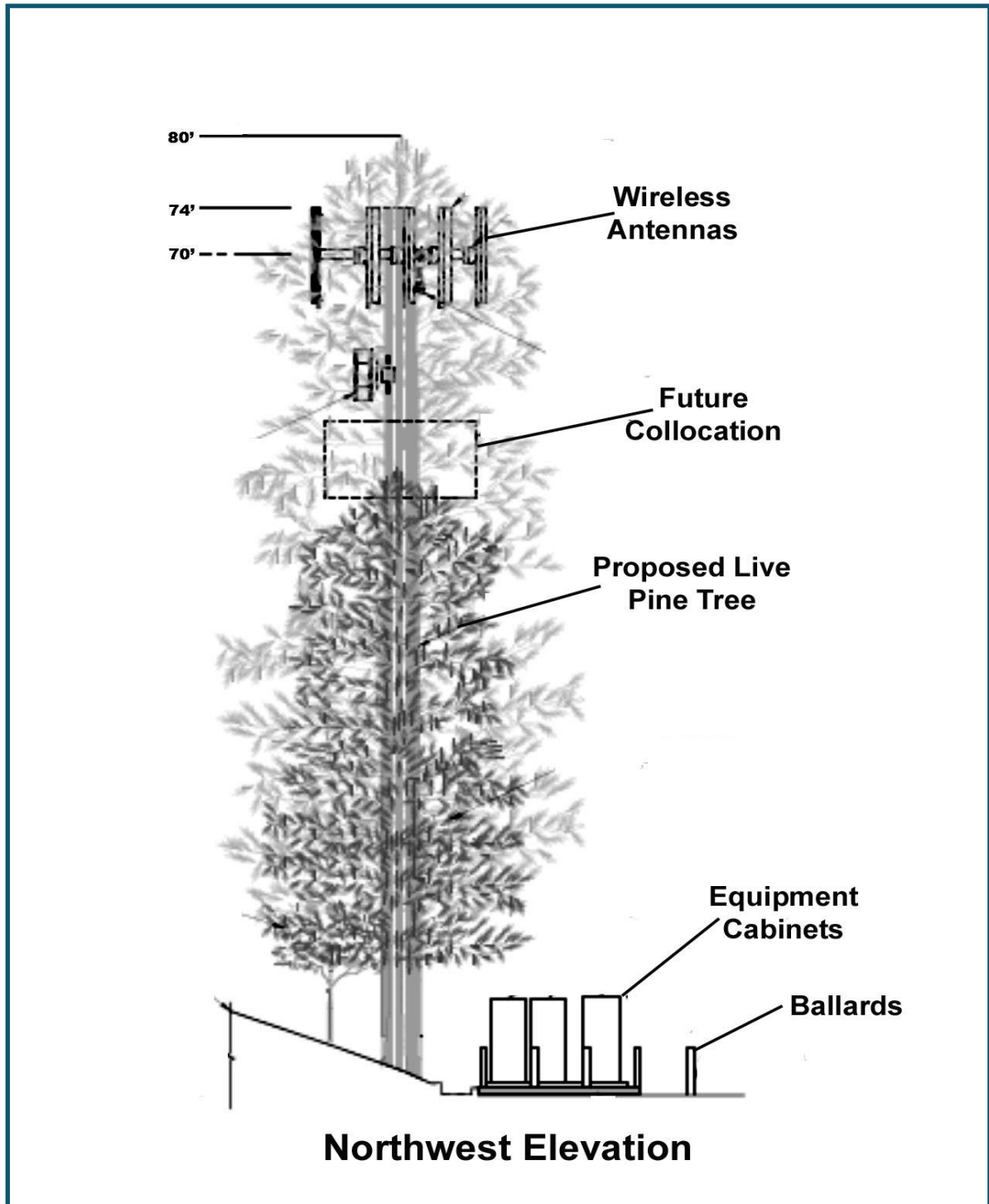
### EXHIBIT A: Aerial Map



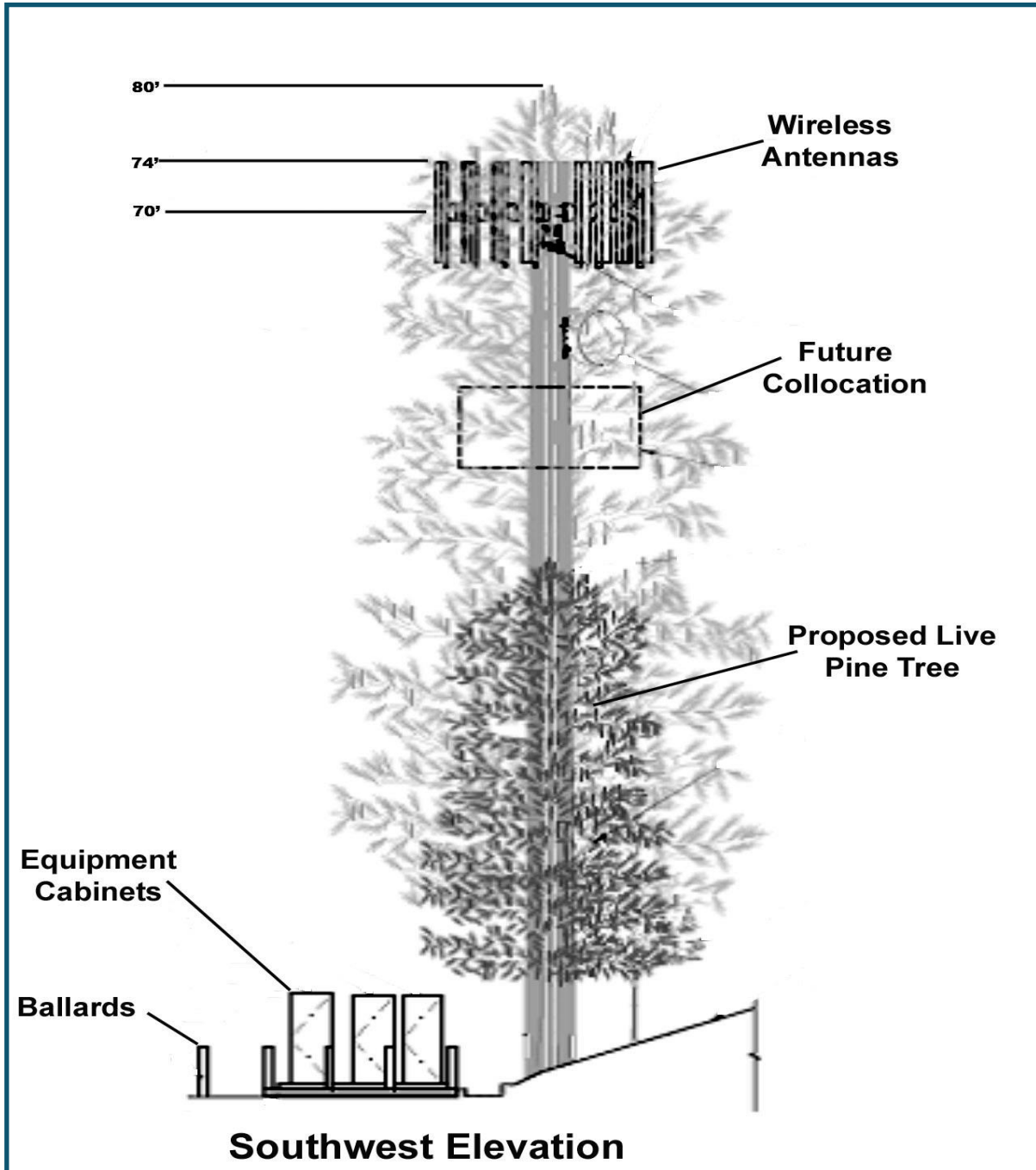
### EXHIBIT B: Site Plan



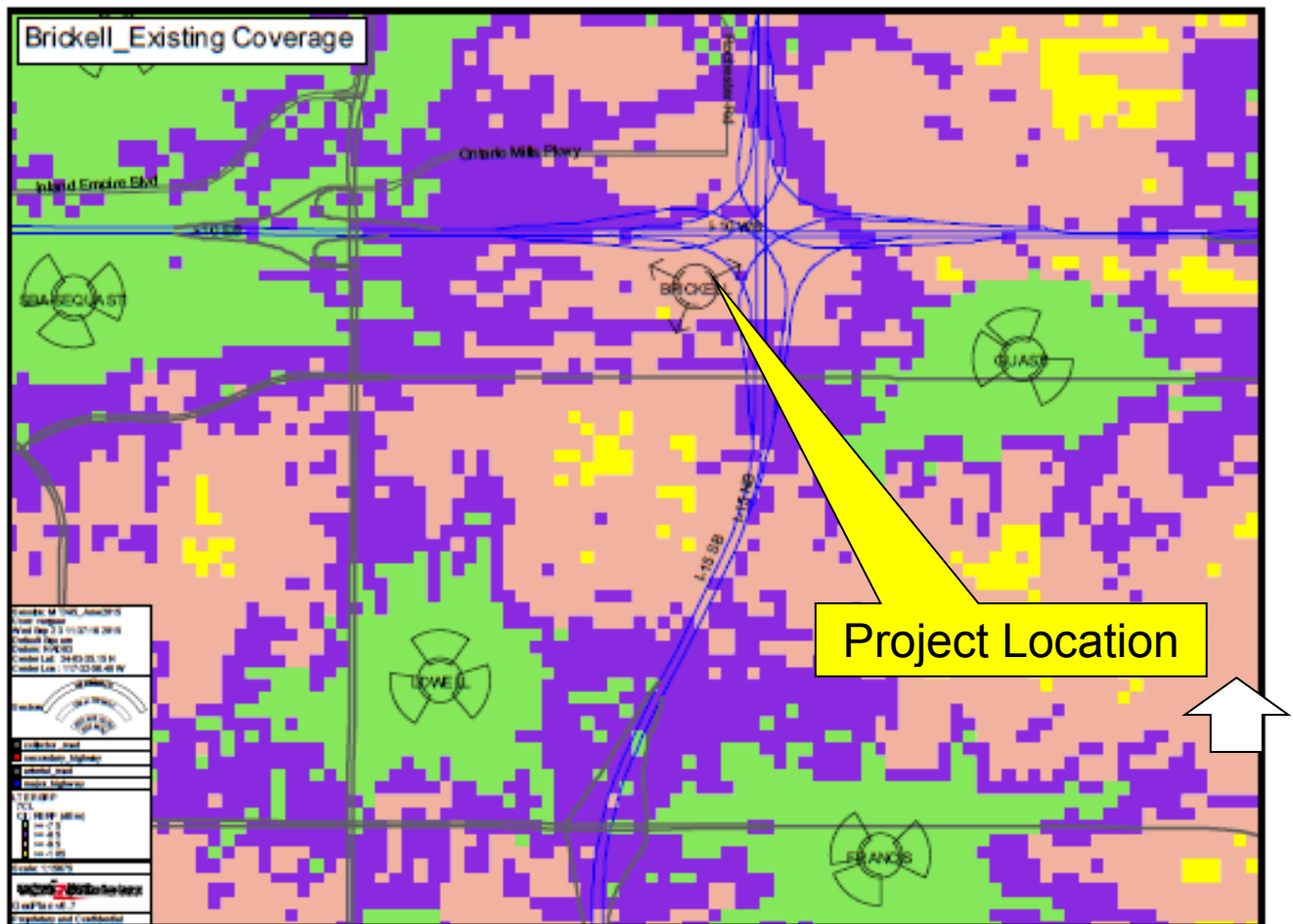
**Exhibit C: ELEVATIONS**



**Exhibit C Cont.: ELEVATIONS**

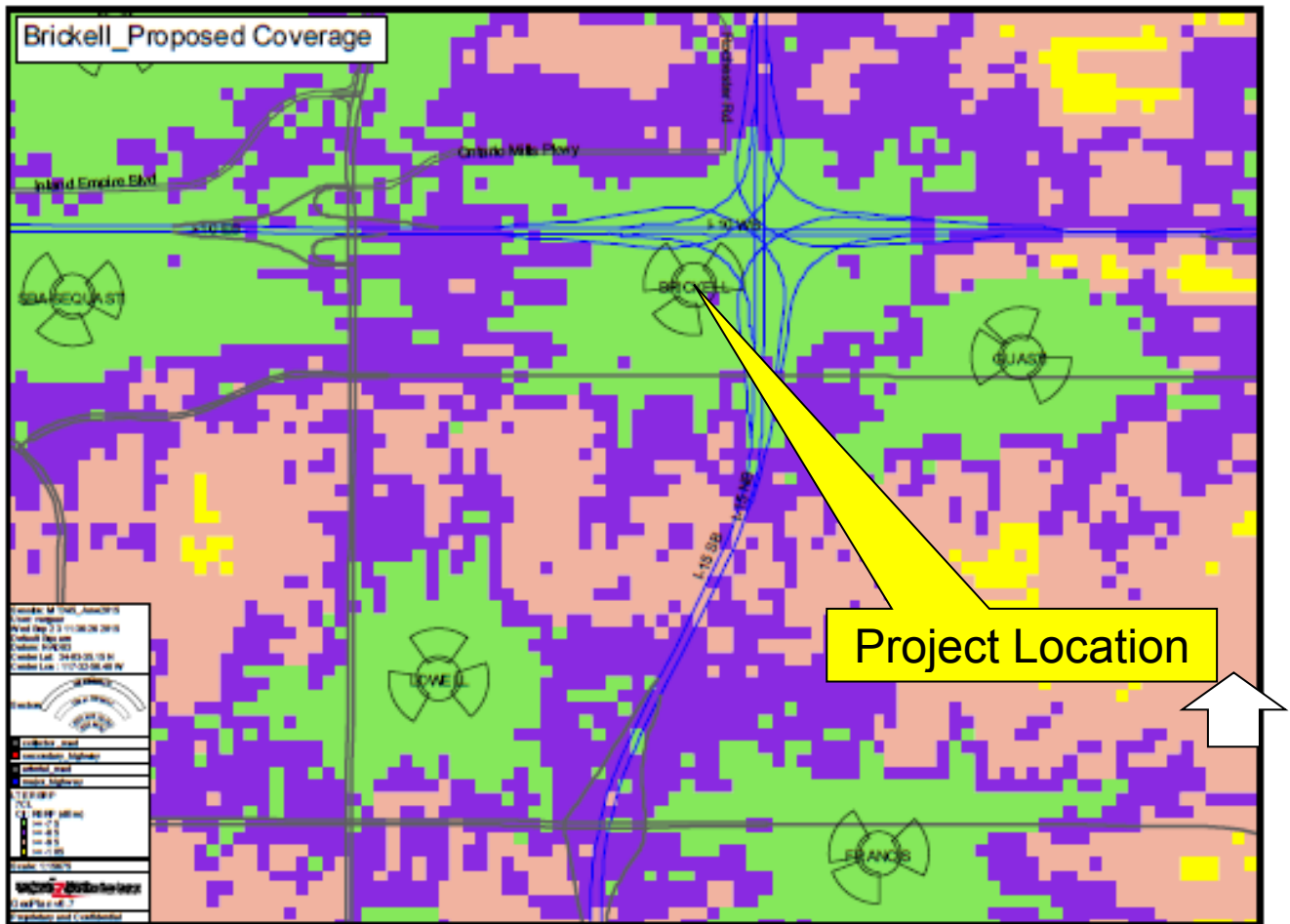


### EXHIBIT D-1: WIRELESS COVERAGE MAP (EXISTING)





### EXHIBIT D-2: WIRELESS COVERAGE MAP (WITH MONOPINE)



## EXHIBIT E: PHOTO SIMULATIONS



**Looking East from East Guasti Road**



**View Looking South from the I-10 Freeway**



**View Looking West from the I-15 Freeway**

## **EXHIBIT F: PROJECT AREA PHOTOS**



**Looking South from Project Site**



**Site Looking West from Project Site**



**Looking East from Guasti Road**

# California Environmental Quality Act Environmental Checklist Form

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



**Project Title/File No.:** PDEV15-033 & PVAR16-002

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

**Contact Person:** Denny D. Chen, 909-395-2424

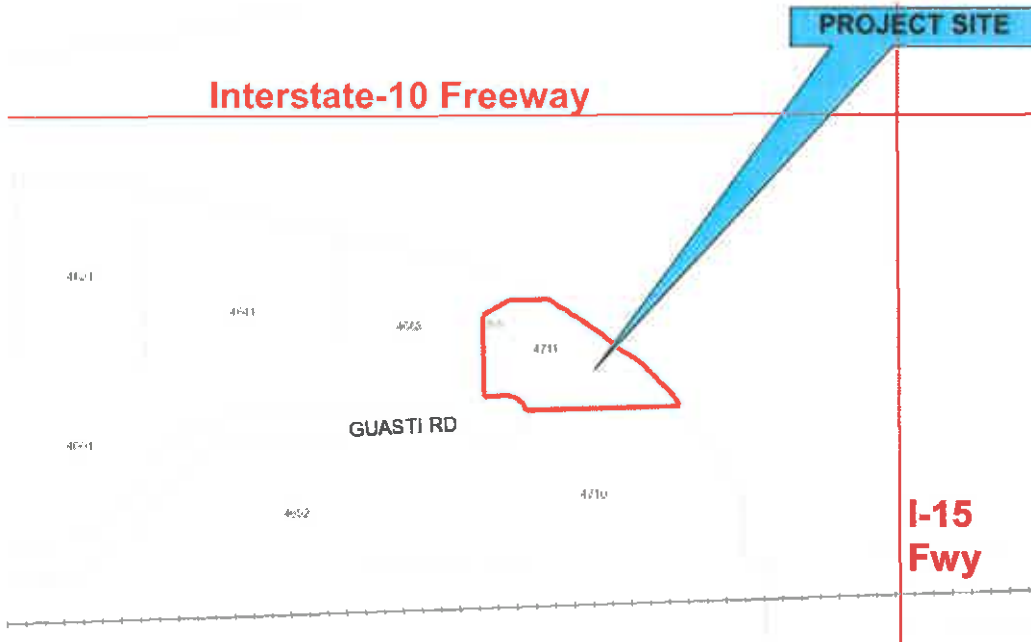
**Project Sponsor:** Jeannie Le, Verizon Wireless, 15505 Sand Canyon Avenue, D-1, Irvine, CA 92618

**Project Location:** The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the project site is located 4711 East Guasti Road.

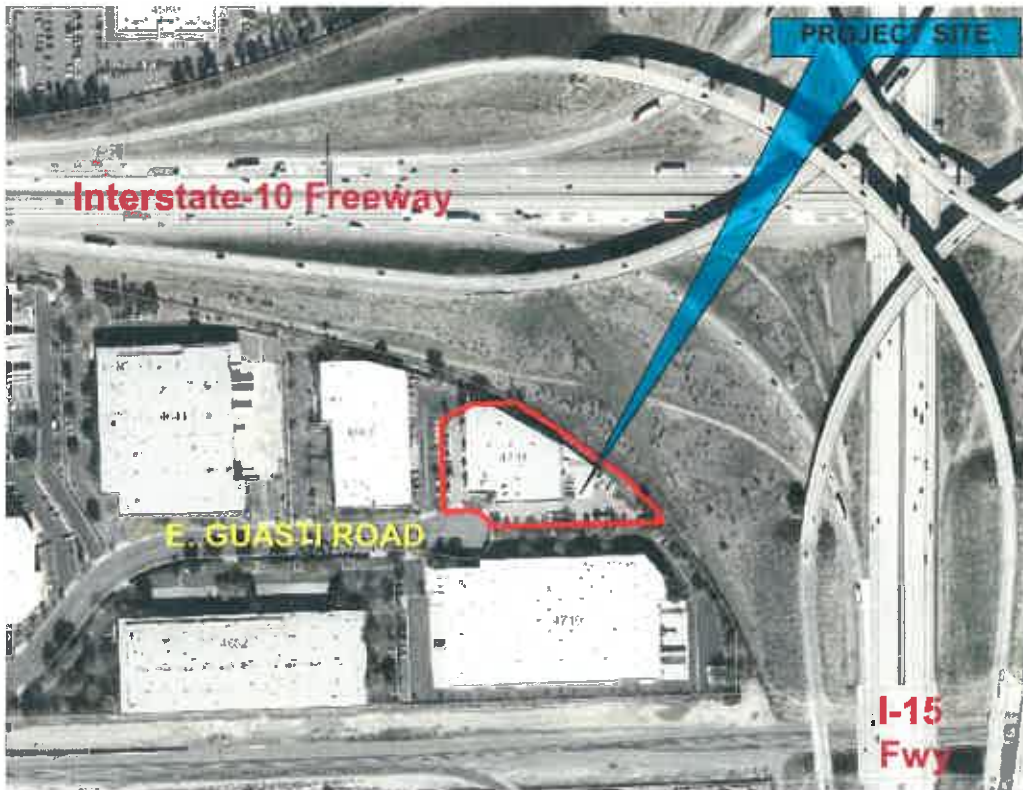
**Figure 1—REGIONAL LOCATION MAP**



**Figure 2—VICINITY MAP**



**Figure 3—AERIAL PHOTOGRAPH**



**General Plan Designation:** IND-Industrial

**Zoning:** IG-Industrial General

**Description of Project:** A Development Plan to construct and operate a 74-foot monopine telecommunication facility with a 107 square foot equipment enclosure for Verizon Wireless (File No. PDEV15-033), on 2.1 acres of developed land, and a Variance (PVAR16-002) request to allow the telecommunication facility to exceed the height limit of 65 feet to 74 feet, for property located at 4711 East Guasti Road, within the IG (Industrial General) zoning district.

**Project Setting:** The project site is located at 4711 East Guasti Road, within a 2.1 acre site containing a 36,264 square foot industrial warehouse building. The proposed project includes the construction of new 74-foot tall monopine telecommunications facility with a 107 square foot equipment enclosure.

The project will be designed to provide coverage for the surrounding industrial areas.

**Surrounding Land Uses:**

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	San Bernardino Freeway	I-10 Freeway
▪ South—	IG (Industrial General)	Industrial Building
▪ East—	Ontario Freeway	I-15 Freeway
▪ West—	IG (Industrial General)	Industrial Building

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.



- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

05/16/2016  
\_\_\_\_\_  
Date

Denny D. Chen, Associate Planner  
\_\_\_\_\_  
Printed Name and Title

City of Ontario Planning Department  
\_\_\_\_\_  
For

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

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

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

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

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

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16) TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17) UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

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

**EXPLANATION OF ISSUES**

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

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

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

Mitigation: None required.

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

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

environmental impacts.

Mitigation: None required.

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

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

The proposed project will substantially improve the visual quality of the area through development of the site with stealth designed telecommunications tower (monopine), which will be consistent with the policies of the Community Design Element of the Policy Plan (General Plan) and zoning designations on the property, as well as with the industrial development in the surrounding area.

Therefore, no adverse impacts are anticipated. The following standard design criteria apply to all telecommunication towers constructed within the City of Ontario in an attempt to make them look more natural and real, whereby mitigation measures are part of the project design.

Mitigation:

1) The monopine shall include heavy, dense foliage. The branch count shall be a minimum of 2.5 branches per foot of height covered. Branches shall be of differing lengths and installed at differing angles to give the tree a natural tapered shape and appearance. Branch density shall be consistent throughout the tree and shall not be concentrated in any one area. The branches shall have a natural shape and appearance.

2) Branches on the monopine shall extend beyond all antenna arrays, a minimum of 2 feet, in order to provide sufficient screening. Antennas shall be wrapped in pine foliage. Stealth design and screening shall be verified prior to final occupancy. Additional branches and/or longer branches may be required if antenna equipment is insufficiently screened. Construction drawings shall include information indicating the length of branches at the level of the antennas and the distance that the antennas extend from the trunk.

3) Decorative bark shall extend the full height of the monopine trunk.

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

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

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

Mitigation: None required.

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

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

Discussion of Effects: The project site is developed with an existing 36,264 square foot industrial building and it does not contain any agricultural uses. Further, the site is identified as an urban area on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is not zoned for agricultural use. The project site zoned is IG – Industrial General zone. The proposed project is consistent with the development standards and allowed land uses of the proposed zone. Furthermore, there is no Williamson Act contract in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

Mitigation: None required.

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

Discussion of Effects: The project is zoned IG (Industrial General). The proposed project is consistent with the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and the development standards and allowed land uses of the IG (Industrial General) zone. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project site is currently zoned IG (Industrial General) and is not designated as Farmland. The project site is developed with a 36,264 square foot industrial building and there are no agricultural uses occurring onsite. As a result, to the extent that the project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agricultural use.

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

Mitigation Required: None required.

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

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

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

The proposed project is consistent with The Ontario Plan, for which the EIR was prepared and impacts evaluated. Furthermore, the project is consistent with the City's participation in the Air Quality Management Plan and, because of the project's limited size and scope, will not conflict with or obstruct implementation of the plan. However, out of an abundance of caution, the project will use low emission fuel, use low VOC architectural coatings and implement an alternative transportation program (which may include incentives to participate in carpool or vanpool) as recommended by the South Coast Air Quality Management District's Air Quality modeling program.

Mitigation: None required.

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

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

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

- i) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
  - ii) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
    - (1) Scheduling receipt of construction materials to non-peak travel periods.
    - (2) Routing construction traffic through areas of least impact sensitivity.
    - (3) Limiting lane closures and detours to off-peak travel periods.
    - (4) Providing rideshare incentives for contractor and subcontractor personnel.
  - iii) After clearing, grading or earth moving:
    - (1) Seed and water until plant cover is established;
    - (2) Spread soil binders;
    - (3) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
    - (4) Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
  - iv) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?**

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

Mitigation: None required.

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

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

The project will not expose sensitive receptors to any increase in pollutant concentrations because there are no sensitive receptors located within close proximity of the project site. Further, there is limited potential for sensitive receptors to be located within close proximity of the site because the project site is zoned IG (Industrial General) and the types of uses that would potentially impact sensitive receptors would not be supported on the property pursuant to the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and zoning designations on the property. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The uses proposed on the subject site will NOT create objectionable odors. Further, the project shall comply with the policies of the Ontario Municipal Code and the Policy Plan (General Plan). Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: The project site is already developed, therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The site is already developed, therefore, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The site has an existing 36,264 square foot industrial building and is bounded on all four sides by development. As a result, there are no wildlife corridors connecting this site to other areas. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The City of Ontario does not have any ordinances protecting biological resources. Further, the site does not contain any mature trees necessitating the need for preservation. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects:

The project does not propose demolition and/or alterations of existing buildings that were not constructed more than 50 years of age and cannot be considered for eligibility for listing in the California Register of Historic Resources. The project site has not been identified as a "Historic Resource" per the standards of Ordinance No. 2509 (Historic Preservation). Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The Ontario Plan FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City of Ontario.

Mitigation: None required.

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

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

determined to be significant, avoidance or other appropriate measures shall be implemented.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The proposed project is in an area that has been previously disturbed by development. No known Tribal Cultural Resources exist within the project area.

Mitigation: None required.

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

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

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

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

Mitigation: None required.

ii) **Strong seismic ground shaking?**

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

Mitigation: None required.

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

Discussion of Effects: As identified in the TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths

shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the project site during the winter months is estimated to be between 250 to 450 feet below ground surface. Therefore, the liquefaction potential within the project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: None required.

iv) **Landslides?**

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

Mitigation: None required.

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

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

Mitigation: The following mitigation measures shall be implemented:

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

c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

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



Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

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

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

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

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

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

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

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

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

While Public Resources Code section 21083.3 requires that relevant mitigation measures from a General Plan EIR be imposed on a project that is invoking that section's limited exemption from CEQA, these mitigation measures impose obligations on the City, not applicants, and hence are

not directly relevant. However, the mitigation proposed below carries out, on a project-level, the intent of The Ontario Plan's mitigation on this subject.

Mitigation Required: The following mitigation measures shall be required:

- i) The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project:
  - ii) Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant , low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects;
  - iii) Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors;
  - iv) Pursuant to the City of Ontario's CAP, the project will be required to implement the following design features:
    - Energy efficiency of at least 5 percent greater than 2010 Title 24 requirements and
    - Water conservation measures that matches the California Green Building Code in effect as of January 2011
- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

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

Mitigation Required: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: According to Land Use Element (Exhibit LU-06 Airport Environs) of the Policy Plan (General Plan), the proposed site is not located within the airport land use plan. Therefore, any impacts would be reduced to a less than significant level.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: No increases in the current amount of water flow to the project site are anticipated, and the proposed project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property will be negligible. The development of the site will require the grading of the site and excavation is expected to be less than three feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface. No adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: There are no lakes or substantial reservoirs near the project site; therefore, impacts from seiche are not anticipated. The City of Ontario has relatively flat topography, less than

two percent across the City, and the chance of mudflow is remote. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: The project site is located in an area that is currently developed with urban land uses. This project will be of similar design and size to surrounding development. The project will become a part of the larger industrial community. No adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The proposed project is inconsistent with the Ontario Development Code height restrictions for telecommunication towers within the IG (Industrial General) zone. However, a variance has been filed with the development application in order to allow the telecommunication tower to increase from 65 feet to 74 feet. Staff is in support of the variance request, subject to conditions of approval included in the Development Advisory Board (DAB) report. As such, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project will not be a significant noise generator and will not cause a substantial permanent increase in ambient noise levels because of the limited size and scope of the project. Moreover, the proposed use will be required to operate within the noise levels permitted for commercial development, pursuant to City of Ontario Development Code. Therefore, no increases in noise levels within the vicinity of the project are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: According to the Safety Element in The Ontario Plan, the proposed site is located within the airport land use plan. However, the project is located outside of the 65CNEL noise contour. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects: The project is located in a developed area and will not induce population growth. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is currently developed within a predominantly industrial area, where no houses exist. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is currently developed with a 36,264 square foot industrial building. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

i) **Fire protection?**

Discussion of Effects: The site is in a developed area currently served by the Ontario Fire Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

ii) **Police protection?**

Discussion of Effects: The site is in a developed area, currently served by the Ontario Police Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

iii) **Schools?**

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

Mitigation: None required.

iv) **Parks?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

v) **Other public facilities?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: This project is not proposing any significant new housing or large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required.



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

Discussion of Effects: This project is not proposing any new significant housing or large employment generator that would require the construction of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: The project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to be increased significantly. Therefore, the project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Less than significant impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project is in an area that is mostly developed with all street improvements existing. The project will not conflict with an applicable congestion management program or negatively impact the level of service standards on adjacent arterials, as the amount of trips to be generated are minimal in comparison to existing capacity in the congestion management program. Less than significant impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport. No impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: The proposed project is served by the City of Ontario sewer system and which has waste treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. RP-1 is not at capacity and this project will not cause RP-1 to exceed capacity. The project will therefore not require the construction of new wastewater treatment facilities, or the expansion of existing facilities. No impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The proposed project is served by the City of Ontario. The project is required to meet the requirements of the Ontario Engineering Department regarding storm drain facilities. No impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project is served by the City of Ontario water system. There is currently a sufficient water supply available to the City of Ontario to serve this project. No impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. RP-1 is not at capacity and this project will not cause RP-1 to exceed capacity. No impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

#### 18) MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion of Effects: The proposed project does not have the potential to reduce wildlife habitat and threaten a wildlife species. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

#### EARLIER ANALYZES

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

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
- The Ontario Plan Final EIR
  - The Ontario Plan

c) City of Ontario Zoning

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

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

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

### MITIGATION MEASURES

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

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

- a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
- b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
  - i) Scheduling receipt of construction materials to non-peak travel periods.
  - ii) Routing construction traffic through areas of least impact sensitivity.
  - iii) Limiting lane closures and detours to off-peak travel periods.
  - iv) Providing rideshare incentives for contractor and subcontractor personnel.
- c) After clearing, grading or earth moving:
  - i) Seed and water until plant cover is established;
  - ii) Spread soil binders;
  - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
  - iv) Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
- d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.

2) **Geology and Soils**—The following mitigation measures shall be implemented:

- a) Prior to issuance of grading permits, the applicant shall submit an erosion control plan to reduce wind erosion impacts.
- b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.
- c) After clearing, grading, or earth moving:
  - i) Seed and water until plant cover is established;

- ii) Spread soil binders;
  - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
- 3) Sweep streets if silt is carried to adjacent public thoroughfares.
- a) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.
- 4) **Greenhouse Gas Emissions**—The following mitigation measures shall be implemented:
- a) The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project:
    - i) Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant , low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects;
    - ii) Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors;
    - iii) Reduce heat gain from pavement and other similar hardscaping;
    - iv) Pursuant to the City of Ontario's CAP, the project will be required to implement the following design features:
      - Energy efficiency of at least 5 percent greater than 2010 Title 24 requirements and
      - Water conservation measures that matches the California Green Building Code in effect as of January 2011
- 5) **Aesthetics**— The following mitigation measures shall be implemented:
- i) The monopine shall include heavy, dense foliage. The branch count shall be a minimum of 2.5 branches per foot of height covered. Branches shall be of differing lengths and installed at differing angles to give the tree a natural tapered shape and appearance. Branch density shall be consistent throughout the tree and shall not be concentrated in any one area. The branches shall have a natural shape and appearance.
  - ii) Branches on the monopine shall extend beyond all antenna arrays, a minimum of 2 feet, in order to provide sufficient screening. Antennas shall be wrapped in pine foliage. Stealth design and screening shall be verified prior to final occupancy. Additional branches and/or longer branches may be required if antenna equipment is insufficiently screened. Construction drawings shall include information indicating the length of branches at the level of the antennas and the distance that the antennas extend from the trunk.
  - iii) Decorative bark shall extend the full height of the monopine trunk.

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Project File No.:** PDEV15-033 & PVAR16-002

**Project Sponsor:** Jeannie Le, Verizon Wireless, 15505 Sand Canyon Avenue, D-1, Irvine, CA 92618

**Lead Agency/Contact Person:** Denny D Chen, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>1) AIR QUALITY</b>						
a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures: i) Scheduling receipt of construction materials to non-peak travel periods. ii) Routing construction traffic through areas of least impact sensitivity. iii) Limiting lane closures and detours to off-peak travel periods. iv) Providing rideshare incentives for contractor and subcontractor personnel.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
c) After clearing, grading or earth moving: i) Seed and water until plant cover is established. ii) Spread soil binders. iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. iv) Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
d) Emissions control from on-site equipment through a	Building Dept &	Throughout	As necessary	On-site inspection		Stop work order; or

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

Mitigation Measures/Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified (Initial/Date)	Sanctions for Non-Compliance
<p>handscaping.</p> <p>iv) Pursuant to the City of Ontario's CAP, the project will be required to implement the following design features:</p> <ul style="list-style-type: none"> <li>• Energy efficiency of at least 5 percent greater than 2010 Title 24 requirements and</li> <li>• Water conservation measures that matches the California Green Building Code in effect as of January 2011</li> </ul>						
<b>4) AESTHETICS</b>						
<p>i) The monopine shall include heavy, dense foliage. The branch count shall be a minimum of 2.5 branches per foot of height covered. Branches shall be of differing lengths and installed at differing angles to give the tree a natural tapered shape and appearance. Branch density shall be consistent throughout the tree and shall not be concentrated in any one area. The branches shall have a natural shape and appearance.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	Plan check/On-site inspection		Stop work order; or withhold a final
<p>ii) Branches on the monopine shall extend beyond all antenna arrays, a minimum of 2 feet, in order to provide sufficient screening. Antennas shall be wrapped in pine foliage. Stealth design and screening shall be verified prior to final occupancy. Additional branches and/or longer branches may be required if antenna equipment is insufficiently screened. Construction drawings shall include information indicating the length of branches at the level of the antennas and the distance that the antennas extend from the trunk.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	Plan check/On-site inspection		Stop work order; or withhold a final
<p>iii) Decorative bark shall extend the full height of the monopine trunk.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	Plan check/On-site inspection		Stop work order; or withhold a final



## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO APPROVING A MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NOS. PDEV15-033 AND PVAR16-002.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study, and approved for circulation, a Mitigated Negative Declaration for File Nos. PDEV15-033 & PVAR16-002 (hereinafter referred to as "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act, together with state and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, File Nos. PDEV15-033 and PVAR16-002, analyzed under the Initial Study/Mitigated Negative Declaration, consists of a Development Plan (File No. PDEV15-033) to construct and operate a 74-foot monopine telecommunication facility with a 107 square foot equipment enclosure for Verizon Wireless, on 2.1 acres of developed land, and a Variance request (File No. PVAR16-002) to allow the telecommunication facility to exceed the height limit of 65 feet to 74 feet, for property within the IG (Industrial General) zoning district, located at 4711 East Guasti Road, in the City of Ontario, California (hereinafter referred to as the "Project"); and

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

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

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

WHEREAS, the City of Ontario is the lead agency on the Project and the Planning Commission is the approving authority for the proposed Project; and

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

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

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

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

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

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

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

SECTION 2: The Planning Commission does hereby find that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will have a significant effect on the environment and

does hereby adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project.

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28<sup>th</sup> day of June 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 28, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marci Callejo  
Secretary Pro Tempore

***Exhibit A: Mitigated Negative Declaration (Environmental Checklist Form  
and Mitigation Monitoring and Reporting Program)***

*(Exhibit A follows this page)*

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Project File No.:** PDEV15-033 & PVAR16-002

**Project Sponsor:** Jeannie Le, Verizon Wireless, 15505 Sand Canyon Avenue, D-1, Irvine, CA 92618

**Lead Agency/Contact Person:** Denny D Chen, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>1) AIR QUALITY</b>						
<b>a)</b> Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>b)</b> Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures: <b>i)</b> Scheduling receipt of construction materials to non-peak travel periods. <b>ii)</b> Routing construction traffic through areas of least impact sensitivity. <b>iii)</b> Limiting lane closures and detours to off-peak travel periods. <b>iv)</b> Providing rideshare incentives for contractor and subcontractor personnel.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>c)</b> After clearing, grading or earth moving: <b>i)</b> Seed and water until plant cover is established. <b>ii)</b> Spread soil binders. <b>iii)</b> Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. <b>iv)</b> Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>d)</b> Emissions control from on-site equipment through a	Building Dept &	Throughout	As necessary	On-site inspection		Stop work order; or

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

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<p>hardscaping.</p> <p>iv) Pursuant to the City of Ontario's CAP, the project will be required to implement the following design features:</p> <ul style="list-style-type: none"> <li>• Energy efficiency of at least 5 percent greater than 2010 Title 24 requirements and</li> <li>• Water conservation measures that matches the California Green Building Code in effect as of January 2011</li> </ul>						
<b>4) AESTHETICS</b>						
<p>i) The monopine shall include heavy, dense foliage. The branch count shall be a minimum of 2.5 branches per foot of height covered. Branches shall be of differing lengths and installed at differing angles to give the tree a natural tapered shape and appearance. Branch density shall be consistent throughout the tree and shall not be concentrated in any one area. The branches shall have a natural shape and appearance.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	Plan check/On-site inspection		Stop work order; or withhold a final
<p>ii) Branches on the monopine shall extend beyond all antenna arrays, a minimum of 2 feet, in order to provide sufficient screening. Antennas shall be wrapped in pine foliage. Stealth design and screening shall be verified prior to final occupancy. Additional branches and/or longer branches may be required if antenna equipment is insufficiently screened. Construction drawings shall include information indicating the length of branches at the level of the antennas and the distance that the antennas extend from the trunk.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	Plan check/On-site inspection		Stop work order; or withhold a final
<p>iii) Decorative bark shall extend the full height of the monopine trunk.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	Plan check/On-site inspection		Stop work order; or withhold a final



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PVAR16-002, A VARIANCE REQUEST TO EXCEED THE MAXIMUM ALLOWABLE TELECOMMUNICATION TOWER HEIGHT FROM 65-FEET TO 74-FEET ON 2.1 ACRES OF LAND, WITHIN THE (IG) INDUSTRIAL GENERAL ZONING DISTRICT, LOCATED AT 4711 EAST GUASTI ROAD AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-042-23.

WHEREAS, VERIZON WIRELESS ("Applicant") has filed an Application for the approval of a Variance, File No. PVAR16-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.1 acres of land generally located north of Guasti Road and west of the I-15 Freeway, at 4711 East Guasti Road within the IG (Industrial General) zone, and is presently improved with a 36,264 square foot industrial building; and

WHEREAS, the property to the north of the project site is located within Caltrans right of way and is improved with the I-10 Freeway. The property to the east is located within Caltrans right of way and is improved with the I-15 Freeway. The property to the south is within the IG (Industrial General) zoning district and is developed with an industrial building. The property to the west is within the IG (Industrial General) zoning district and is also developed with an industrial building; and

WHEREAS, approval of an accompanying Development Plan (File No. PDEV15-033) will allow for the extension of the proposed telecommunication facility from 65-feet to 74-feet, in conjunction with 107 square foot equipment enclosure; and

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

WHEREAS, on the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration ("MND") and a Mitigation Monitoring and Reporting Program were prepared pursuant to CEQA, and the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

WHEREAS, the Mitigated Negative Declaration was made available to the public and to all interested agencies for review and comment pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

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

WHEREAS, on June 6, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-022 recommending the Planning Commission approve the Application; and

WHEREAS, as the first action on the Project on June 28, 2016, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program, prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

WHEREAS, on June 28, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the MND, the initial study, and the Project, and concluded said hearing on that date; and

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

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

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

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

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

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

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

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

a. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code. At the allowed antenna height of 65-feet, the proposed Verizon telecommunication facility will not be able to transmit and receive signals to and from other cell sites, due to the grade separation difference between the project site and the I-10 and I-15 Freeways. By not allowing the tower height to exceed 65-feet, it would create an unnecessary hardship. The additional tower height increase is necessary in order to provide adequate level of service within the project area and also improve public safety.

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district. The proposed telecommunications facility is located on the southwest quadrant of the I-10 and I-15 Freeway interchanges, and is surrounded by industrial properties to the west and south. The multiple high grade levels of the freeway interchanges provide 70 to 90-foot high obstructions, over which the proposed wireless facility must broadcast its radio signals. Therefore, due to the topography of the land and the existing developments of the interchange structures, a height increase is necessary in order for the Verizon to provide adequate service to its wireless system.

c. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district. The proposed telecommunications facility, at the currently allowed antenna height of 65-feet, will not be able transmit and receive signals, due to the signal obstruction created by the I-10 and I-15 freeway interchanges. Without the height increase, approximately two or three more facilities would be required, thus significantly delaying the deployment of wireless services to the public. The requested height will allow for the substantial improvement of telecommunication services, including emergency call services. With these previous approvals, the Commission approved the additional height based on the design of the facility blending in with the surrounding area, whether as a tree design (monopalm/monopine), clock tower, building cupola or other architectural feature. Like the prior approvals, the current proposal is a stealth design that blends into the surrounding area.

d. The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity. The accompanying Mitigated Negative Declaration (MND) has analyzed the potential impacts resulting from the construction of the new telecommunication tower. The proposed telecommunications facility, at the currently allowed antenna height of 65-feet, will not be able transmit and receive signals, due to the signal obstruction created by the I-10 and I-15 freeway interchanges. Without the height increase, approximately two or three more facilities would be required, thus significantly delaying the deployment of wireless services to the public. The requested height will allow for the substantial improvement of telecommunication services, including emergency call services.

e. The proposed Variance 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 the purposes of any applicable specific plan or planned unit development, or the Ontario Development Code. 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; 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. The stealth monopine design, along with the two live pine trees will help the project blend into the surrounding scenery. The new telecommunication facility design will complement and enhance the project site and be consistent with the goals, policies, plans and exhibits of the Policy Plan (General Plan).

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby APPROVES the herein described Application.

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28<sup>th</sup> day of June 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PVAR16-002  
June 28, 2016  
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 28, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV15-033, A DEVELOPMENT PLAN TO CONSTRUCT AND OPERATE A 74-FOOT TALL MONOPINE TELECOMMUNICATION FACILITY WITH A 107 SQUARE FOOT EQUIPMENT ENCLOSURE ON 2.1 ACRES OF LAND, FOR PROPERTY WITHIN THE IG (INDUSTRIAL GENERAL) ZONING DISTRICT, LOCATED AT 4711 EAST GUASTI ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-042-23.

WHEREAS, VERIZON WIRELESS ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV15-033, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.1 acres of land generally located north of Guasti Road and west of the I-15 Freeway, at 4711 East Guasti Road, within the IG (Industrial General) zone, and is presently improved with a 36,264 square foot industrial building; and

WHEREAS, the property to the north of the project site is located within Caltrans right of way and is improved with the I-10 Freeway. The property to the east is located within Caltrans right of way and is improved with the I-15 Freeway. The property to the south is within the IG (Industrial General) zoning district and is developed with an industrial building. The property to the west is within the IG (Industrial General) zoning district and is also developed with an industrial building; and

WHEREAS, approval of an accompanying Variance (File No. PVAR16-002) will allow the proposed telecommunication facility to exceed the maximum allowable height of 65-feet to 74-feet; and

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

WHEREAS, on the basis of the initial study, which indicated that all potential environmental impacts from the project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration ("MND") and a Mitigation Monitoring and Reporting Program were prepared pursuant to CEQA, and the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

WHEREAS, a Mitigated Negative Declaration was made available to the public and to all interested agencies for review and comment pursuant to CEQA, the State of CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

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

WHEREAS, on June 6, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-021 recommending the Planning Commission approve the application; and

WHEREAS, as the first action on the project, on June 28, 2016, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program, prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the project were less than significant or could be mitigated to a level of significance; and

WHEREAS, on June 28, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the MND, the initial study, and the project, and concluded said hearing on that date; and

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

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

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

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

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

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



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

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

a. The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. Based upon the tower's location, it will not visually or negatively impact the surrounding industrial neighborhood. The project has been designed consistent with the requirements of the City of Ontario Development Code and the IG (Industrial General) zoning district, including standards relative to the particular land use proposed, industrial land use designation, as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions. The proposed telecommunication facility has been designed as a monopine to resemble a 74-foot tall pine tree. In addition, two live pine trees will be planted adjacent to the monopine to give it a more natural look; and

c. The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The proposed location of the project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare. The proposed telecommunication facility will be designed as a stealth monopine tree and two live pine trees will be planted next to the monopine to further complement and help it blend in with the area; and

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code. 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; 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. The stealth monopine, along with the two live pine trees, will make the monopine facility blend in with the site; and

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

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

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

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

-----

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28th day of June 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PDEV15-033  
June 28, 2016  
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 28, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marci Callejo  
Secretary Pro Tempore



# Planning Department Conditions of Approval

**Prepared:** 06/15/2016  
**File Nos:** PDEV15-033 and PVAR16-002

**Project Description:** A Development Plan (File No. PDEV15-033) to construct and operate a 74-foot monopine telecommunication facility with a 107 square foot equipment enclosure for Verizon Wireless, on 2.1 acres of land, and a Variance (PVAR16-002) request to allow the monopine telecommunication facility to exceed the height limit of 65 feet to 74 feet, for property within the IG (Industrial General) zoning district, located at 4711 East Guasti Road. (APN: 0238-042-23); **submitted by Verizon Wireless**

**Prepared by:** Denny D. Chen, Associate Planner 

**Phone:** (909) 395-2036; **Email:** dchen@ontarioca.gov

## CONDITIONS OF APPROVAL

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

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 1020-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department 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.** Project approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 Maintenance**

**(a)** Verizon Wireless is required to maintain their portion of the site. The facility shall be repaired/repainted as necessary over time. The monopine structure shall be repaired/replaced with new branches over time, as needed.

**(b)** All new landscaping that is required to be installed in conjunction with this project shall be adequately watered and maintained. Should plant material die-off, replacement of similar plant material is required.

**2.3 Parking, Circulation and Access**

**(a)** One parking space must be designated for the project.

**2.4 Monopine Design Details**

(a) The monopine shall include heavy, dense foliage. The branch count shall be a minimum of 2.5 branches per foot of height covered. Branches shall be of differing lengths and installed at differing angles to give the tree a natural tapered shape and appearance. Branch density shall be consistent throughout the tree and shall not be concentrated in any one area. The branches shall have a natural shape and appearance.

(b) Branches of the monopine shall extend beyond all antenna arrays a minimum of 2 feet in order to provide sufficient screening. Antennas shall be wrapped in pine foliage. Stealth design and screening shall be verified prior to final occupancy. Additional branches and/or longer branches may be required if antenna equipment is insufficiently screened. Construction drawings shall include information indicating the length of branches at the level of the antennas and the distance that the antennas extend from the trunk.

(c) The decorative bark shall extend the full height of the monopine trunk.

## 2.5 Signs.

(a) An informational sign which includes carrier information and emergency contact number shall be installed on the facility. The specific sign size and location specifications shall be consistent with the requirements of the Federal Communications Commission (FCC)

## 2.6 Environmental Review

(a) The proposed project will not have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared. All mitigation measures listed in the Initial Study shall be a condition of project approval and are incorporated herein by reference.

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

(c) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner.

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

## 2.7 Additional Fees

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

(b) Within 5 days following final application approval, the  Notice of Determination (NOD),  Notice of Exemption (NOE), filing fee (\$50.00) shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which will be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act

(CEQA). Failure to provide said fee within the time specified may result in the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

**2.8**     Additional Requirements.

**(a)**     Verizon Wireless is required to obtain and maintain a City Business License for the operation of the facility.

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

**CONDITIONS OF APPROVAL**  
Sign Off

*Carolyn Bell*  
Carolyn Bell, Sr. Landscape Planner

11/4/15  
Date

Reviewer's Name:  
**Carolyn Bell, Sr. Landscape Planner**

Phone:  
**(909) 395-2237**

D.A.B. File No.:  
PDEV 15-033

Case Planner:  
Luis Batres

Project Name and Location:  
Verizon Brickell  
4711 E Guasti Road

Applicant/Representative:  
Smart link- James Rogers  
18401 Von Karmen Ave  
Irvine, Ca 92612

<input checked="" type="checkbox"/>	<b>A Preliminary Landscape Plan (dated 9/18/15) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b>
<input type="checkbox"/>	<b>A Preliminary Landscape Plan (dated ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>

**CORRECTIONS REQUIRED**

1. A-1.1 Add dimensions for 30' from the mono-pine to each new live tree, on center spacing.
2. L-1 change to 4 pop up 5FB full head stream bubblers for each 48" box tree.
3. Change tree planting and staking detail to a tree planting detail and include root ball anchors for specimen sized trees up to 6" diameter such as earth anchor root ball system Model 88RBK.





# CITY OF ONTARIO

## MEMORANDUM

TO: Otto Kroutif, 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  
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)  
Julie Bjork, Housing Manager  
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: Luis Batres,

DATE: October 06, 2015

SUBJECT: FILE #: PDEV15-033 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, October 20, 2015**.

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

**PROJECT DESCRIPTION:** A Development Plan to construct a wireless telecommunications facility (monopine) totaling 137 square feet on approximately 2.1 acres of land located at 4711 East Guasti Road, within the M3 (General Industrial) zoning district (APN: 0238-042-23).

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

POLICE  
Department

DOUGLAS SOREL  
Signature

MANAGEMENT  
ANALYST  
Title

10/21/15  
Date

# AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-033  
 Address: 4711 East Guasti Road  
 APN: 0238-042-23  
 Existing Land Use: Industrial Building  
 Proposed Land Use: Ancillary monopine wireless facility  
 Site Acreage: 2.1 Proposed Structure Height: 81'  
 ONT-IAC Project Review: n/a  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Luis Batres  
 Date: 12/8/15  
 CD No.: 2015-051  
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input type="radio"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 120'	
<input type="radio"/> Zone 5			

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

Zone A     
  Zone B1     
  Zone C     
  Zone D     
  Zone E

## CONSISTENCY DETERMINATION

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

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

The project applicant is required to file a FAA Form 7460-1 due to potential electronic interference to aircraft in flight and receive a determination of "No Hazard" from FAA prior to project approval.

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



# PLANNING COMMISSION STAFF REPORT

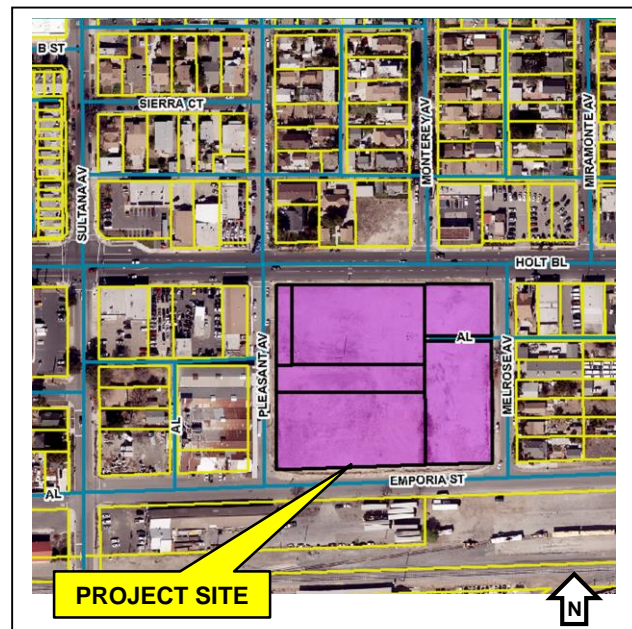
June 28, 2016

**SUBJECT:** 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 a 6,816-square foot retail building (AutoZone), a 28,432-square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC.**

**PROPERTY OWNER:** Holt Melrose, LLC

**RECOMMENDED ACTION:** That the Planning Commission approve File Nos. PMTT15-004 and PDEV15-037 pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 3.96 acres of land located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development, and is depicted in **Figure 1: Project Location**, to the right. 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 to the south. The existing surrounding land uses, zoning and general plan land use designations are listed in the “Surrounding Zoning & Land Uses” table located in the Technical Appendix of this report.



**Figure 1: Project Location**

Case Planner:	Jeanie Irene Aguilo	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	06/20/16	Approved	Recommend
Submittal Date:	11/16/15	ZA			
Hearing Deadline:		PC	06/28/16		Final
		CC			

## PROJECT ANALYSIS:

[1] Background — On November 16, 2015, Holt Melrose, LLC, 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 a 6,816-square foot retail building (AutoZone), a 28,432-square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, depicted in Exhibit A: Aerial Map, attached.

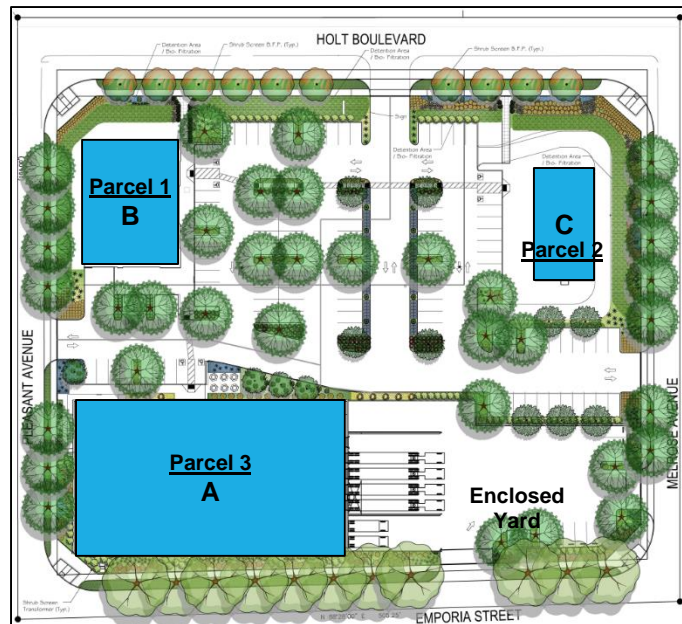
On June 20, 2016, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the proposed project, subject to the departmental conditions of approval included with this report.

[2] Site Design/Building Layout/Parcel Map — The Project site is proposed to be subdivided into three parcels - 0.98 acres (Parcel No. 1), 1.14 acres (Parcel No. 2), and 1.53 (Parcel No. 3) acres in area. The proposed lot areas exceed the minimum 10,000-square foot (0.23 acre) lot size required by the Light Industrial and Commercial land use districts of the Melrose Plaza PUD (see **Figure 2: Site Plan**, below, and **Exhibit B: Site Plan**, attached).

Parcel No. 1 (Building B) is proposed for development with a 6,816-square foot retail building (AutoZone). The building is situated on the northwest portion of the site with a 20-foot setback from Pleasant Avenue (to the west) and 35.75-foot setback from Holt Boulevard. The front of the building is oriented to the east, toward the parking lot. Parking will be primarily situated to the east of the building.

Parcel No. 3 (Building A) is proposed for development with a 24,360-square foot industrial warehouse building, in which the front of the building is oriented to the north. The building is setback 22 feet from Pleasant Avenue (to the west) and 10 feet from Emporia Street (to the south).

A yard area designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging is located on the east side of the proposed building, adjacent to Melrose



**Figure 2: Site Plan**

Avenue and Emporia Street. The yard area will be screened from view of public streets by a combination of building walls and screen walls with view-obstructing gates. The screen walls are proposed at 8-feet in height, and are to be constructed of tilt-up concrete, matching the architecture of the building.

Parcel No. 2 (Building C) is proposed to establish building pad for a future 3,825-square foot retail/restaurant pad on the project site. The type of retail/restaurant use is undetermined at this time; however, the site will accommodate a drive-thru, if proposed. The front of the building will be oriented to the west, toward the west of the building. The pad is situated on the north side of the project site, with a 35-foot building setback from Melrose Avenue (to the east) and a 55-foot setback from Holt Boulevard (to the north).

[3] Site Access/Circulation — The main access to the commercial portion of the Project site is from Holt Boulevard, with driveway access located between AutoZone (Parcel 1/Building B) and the future retail/restaurant (Parcel 3/Building C). There will be additional access points on Pleasant Avenue and Melrose Avenue. The Pleasant Avenue access may be utilized for office and visitor parking for the industrial warehouse building. Trucks will access the project site from a single point along Emporia Street. The Melrose Avenue driveway at the industrial yard area will be restricted to truck exiting only, due to the existing residential uses located east of the project site. Pursuant to the conditions of approval, decorative pavement will be provided at the five driveway approaches, which will extend from the back of the driveway apron, to the first intersecting drive aisle or parking space.

Parking — The Project has provided off-street parking pursuant to the “Warehouse and Distribution”, “Motor Vehicles Parts and Accessories”, and “Fast Food Restaurants” parking standards specified in the Development Code and as demonstrated in the tables below. The minimum off-street parking requirements for the commercial parcels is 78 parking stalls and total of 89 parking stalls will be provided. The industrial building will require a total of 22 parking spaces and 28 are proposed. In addition, a minimum of one tractor-trailer parking space for each four dock-high loading spaces. One tractor-trailer parking space has been provided, meeting the minimum requirement for the Project.

Covenants, Conditions and Restrictions (CC&Rs) have been required as a condition of approval to ensure that shared parking agreements will be in place to provide adequate parking for each building within the Project.

<b>INDUSTRIAL BUILDING</b>				
<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehouse/Distribution (Building A/Parcel 3)	24,360 SF	One space per 1,000 SF (0.001/SF) for portion of GFA < 20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; plus one tractor-trailer parking space per 4 dock-high loading doors; plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building GFA.	22	28
<b>TOTAL</b>	<b>24,360 SF</b>		<b>22</b>	<b>28</b>

<b>COMMERCIAL BUILDINGS</b>				
<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Motor Vehicles Parts and Accessories (Building B/Parcel 1)	6,816 SF	4 spaces per 1,000 SF (0.004/SF) of GFA	27	47
Fast Food Restaurants (Building C/Parcel 3)	3,825 SF	13.3 spaces per 1,000 SF (0.0133/SF) of GFA (includes outdoor seating area up to 25 percent of GFA). Restaurants with drive-thru may be credited one space for each 24 lineal FT of drive-thru lane behind the pickup window	51	42
<b>TOTAL</b>	<b>10,641</b>		<b>78</b>	<b>89</b>

[4] Architecture — The exterior of the proposed AutoZone building will incorporate a stucco finish with V-groove reveals, with natural beige and sand coloring. Additionally, a cultured stone veneer is provided as a base treatment on all four sides of the building and at the building entry, providing full 360-degree architecture. Clerestory windows with red framing, along with clear and black opaque glazing, will be featured at the front of the building. Fixed glass windows with white framing and black opaque glazing is featured throughout the top portion of the building on all four sides. Also, vertical metal trellises have been placed along the east, west, and south elevations for landscaping treatments along the walls (see **Exhibit C: Elevations – AutoZone**).

The proposed industrial warehouse building is concrete tilt-up construction. Architecturally, the building incorporates smooth-painted concrete, concrete reveals, storefront windows with anodized aluminum mullions and clear glazing, and metal-clad canopies at the main office entries. Stone veneer is included as a base treatment and to accentuate the building entry (see **Exhibit D: Elevations – Industrial Warehouse Building**).

The mechanical equipment for both buildings will be roof-mounted and obscured from public view by the parapet walls and, if necessary, equipment screens, which will incorporate design features consistent with the building architecture.

Staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code. This is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;
  - Articulation in the building parapet/roof line, which serves to accentuate the building's entries and breaks up large expanses of building wall;
  - A mix of exterior materials, finishes and fixtures; and
  - Incorporation of base and top treatments defined by changes in color, materials and recessed wall areas.
- Designed to ensure that it's massing and proportion, along with its colors and architectural detailing, are consistent on all building walls, giving a four-sided (360-degree) appearance.

[5] Landscaping — In general, the Project provides substantial landscaping for the length of each Project street frontage, for both AutoZone and the industrial warehouse building, throughout the guest and customer parking areas and in front of the screened loading and tractor-trailer yard area. Varying landscaped setbacks have been provided along each street frontage, including 28 feet along Holt Boulevard, 18 feet along Emporia Street, 26 feet along a portion of Pleasant Avenue (at AutoZone), 17 feet along the balance of Pleasant Avenue (at the industrial warehouse building), 25 feet along a portion of Melrose Avenue (at AutoZone), and 15 feet along the balance of Melrose Avenue (at the industrial warehouse building) (see Exhibit F: Landscape Plan).

[6] Signage — Pursuant to the Melrose Plaza Planned Unit Development, a sign program will be required for this development plan which will regulate the amount and location of signage for the Project. More specifically, the Sign Program will:

- Provide coordinated signing within a development project;
- Utilize common design elements; and
- Include sign designs with the context of the building and landscape design, to form a unified architectural statement.

The Sign Program may include deviations from the standard requirements within the Development Code, including a minor increases in maximum sign area and the number of signs allowed. Staff will work with the applicant to create a Sign Program that will contribute to the overall design quality of the site and surrounding area. A separate applications will be required to be approved prior to any signage installation.

[7] Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes a stormwater infiltration basin and vegetated swale beneath the yard loading/parking lot area located to the southeast of the site. Any overflow drainage will be conveyed to public streets by way of parkway culverts.

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

[1] City Council Priorities

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

**Supporting Goals:**

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

[2] Policy Plan (General Plan)

**Land Use Element — Compatibility**

- Goal LU2: Compatibility between a wide range of uses.
  - LU2-6: Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.

**Community Economics Element — Place Making**

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



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

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

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

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

### **Safety Element — Seismic & Geologic Hazards**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Community Design — Pedestrian & Transit Environments**

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

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

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

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

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

### **Community Design — Protection of Investment**

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

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

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

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, 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.

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

**ENVIRONMENTAL REVIEW:** The proposed Tentative Parcel Map, File no. PMTT15-004, 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 15315 (Class 15, Minor Land Divisions), of the CEQA Guidelines, meeting each of the following conditions: [1] the subdivision of the property in urbanized areas, zoned for commercial or industrial use, into four or fewer parcels; [2] the subdivision is in conformance with the General Plan and zoning, no variances or exceptions are required,

all services are available, and access to the proposed parcels is consistent with local standards; [3] the project site was not involved in a division of a larger parcel with the previous 2 years; and [4] the parcel does not have an average slope greater than 20 percent.

The proposed Development Plan, File no. PDEV15-037, is categorically exempt from the requirements of CEQA, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 33, In-Fill Development Projects) of the CEQA Guidelines, meeting each of the following conditions: [1] 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; [2] the proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses; [3] the project site has no value as habitat for endangered, rare, or threatened species; [4] approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and [5] the Project site can be adequately served by all required utilities and public services

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

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

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

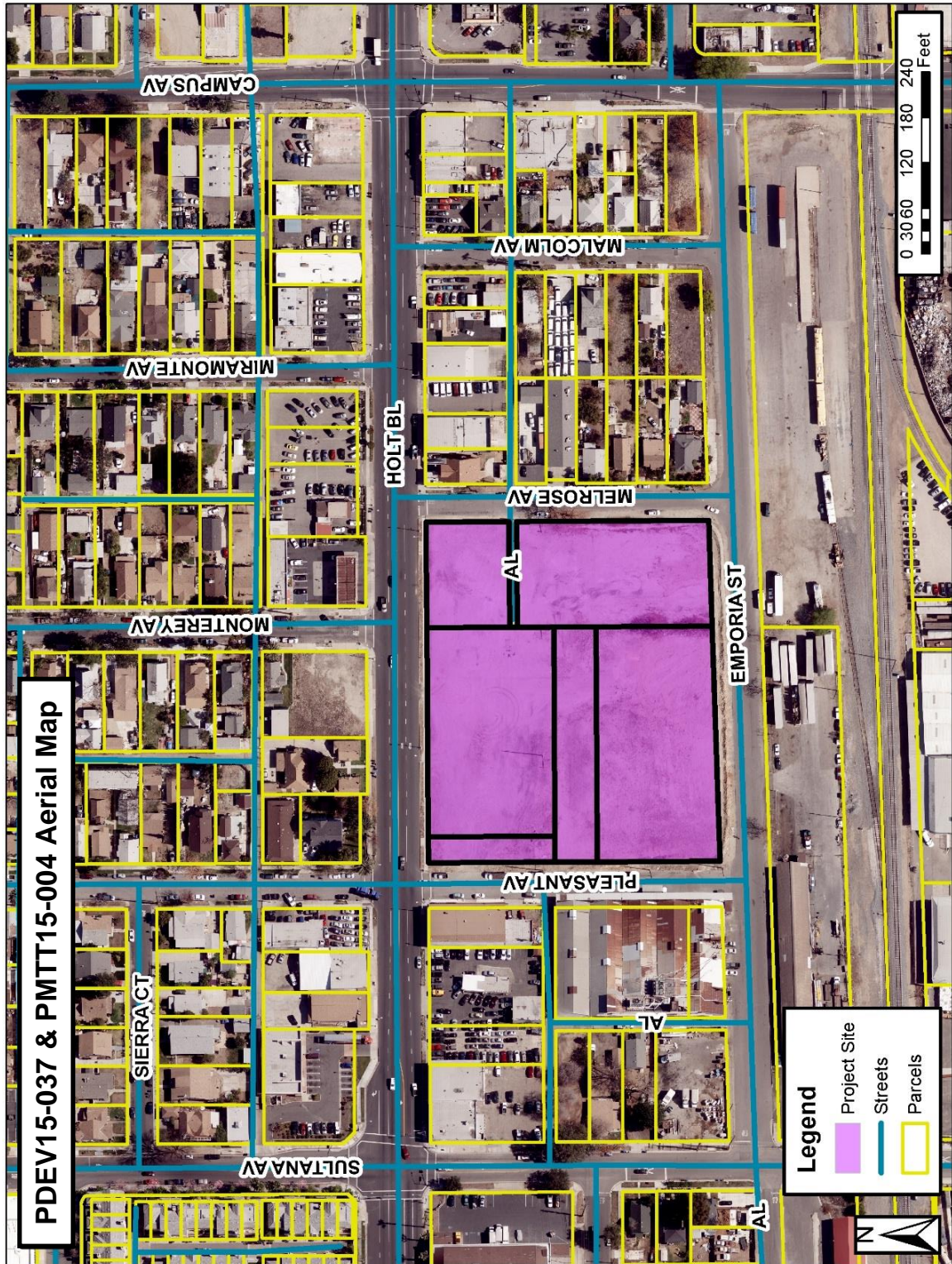
**General Site & Building Statistics**

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area (in Acres):</i>	3.96 AC	N/A	
<i>Lot/Parcel Size:</i>		10,000 SF (0.23 AC) Min.	
<ul style="list-style-type: none"> <li>• <i>Parcel 1 –</i></li> <li>• <i>Parcel 2 –</i></li> <li>• <i>Parcel 3 –</i></li> </ul>	0.98 AC 1.14 AC 1.53 AC		
<i>Building Area:</i>	35,001 SF	N/A	
<i>Floor Area Ratio:</i>	0.37	0.55 (Max.)	
<i>Building Height:</i>			
<ul style="list-style-type: none"> <li>• <i>Parcel 1 (AutoZone)</i></li> <li>• <i>Parcel 2 (Not-a-Part)</i></li> <li>• <i>Parcel 3 (Ind. Bldg.)</i></li> </ul>	30 FT N/A 30 FT	35 FT (Max.) 35 FT (Max.) 45 FT (Max.)	

**Off-Street Parking:**

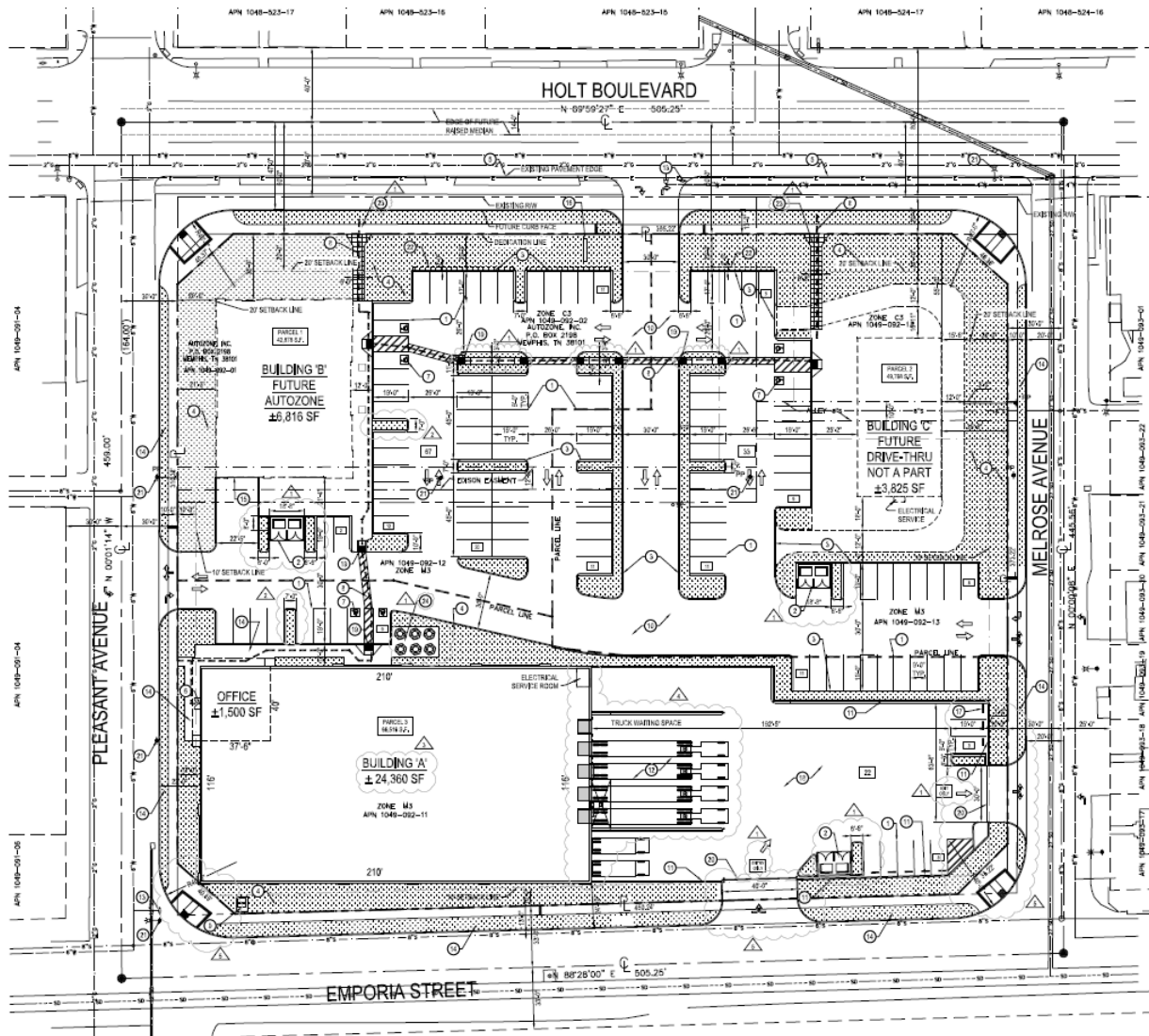
<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehouse/Distribution (Building A/Parcel 3)	24,360 SF	One space per 1,000 SF (0.001/SF) for portion of GFA < 20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; plus one tractor-trailer parking space per 4 dock-high loading doors; plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building GFA.	22	28
Motor Vehicles Parts and Accessories (Building B/Parcel 1)	6,816 SF	4 spaces per 1,000 SF (0.004/SF) of GFA	27	47
Fast Food Restaurants (Building C/Parcel 3)	3,825 SF	13.3 spaces per 1,000 SF (0.0133/SF) of GFA (includes outdoor seating area up to 25 percent of GFA). Restaurants with drive-thru may be credited one space for each 24 lineal FT of drive-thru lane behind the pickup window	51	42
<b>TOTAL</b>	35,001 SF		<b>100</b>	<b>117</b>

Exhibit A: Aerial Map



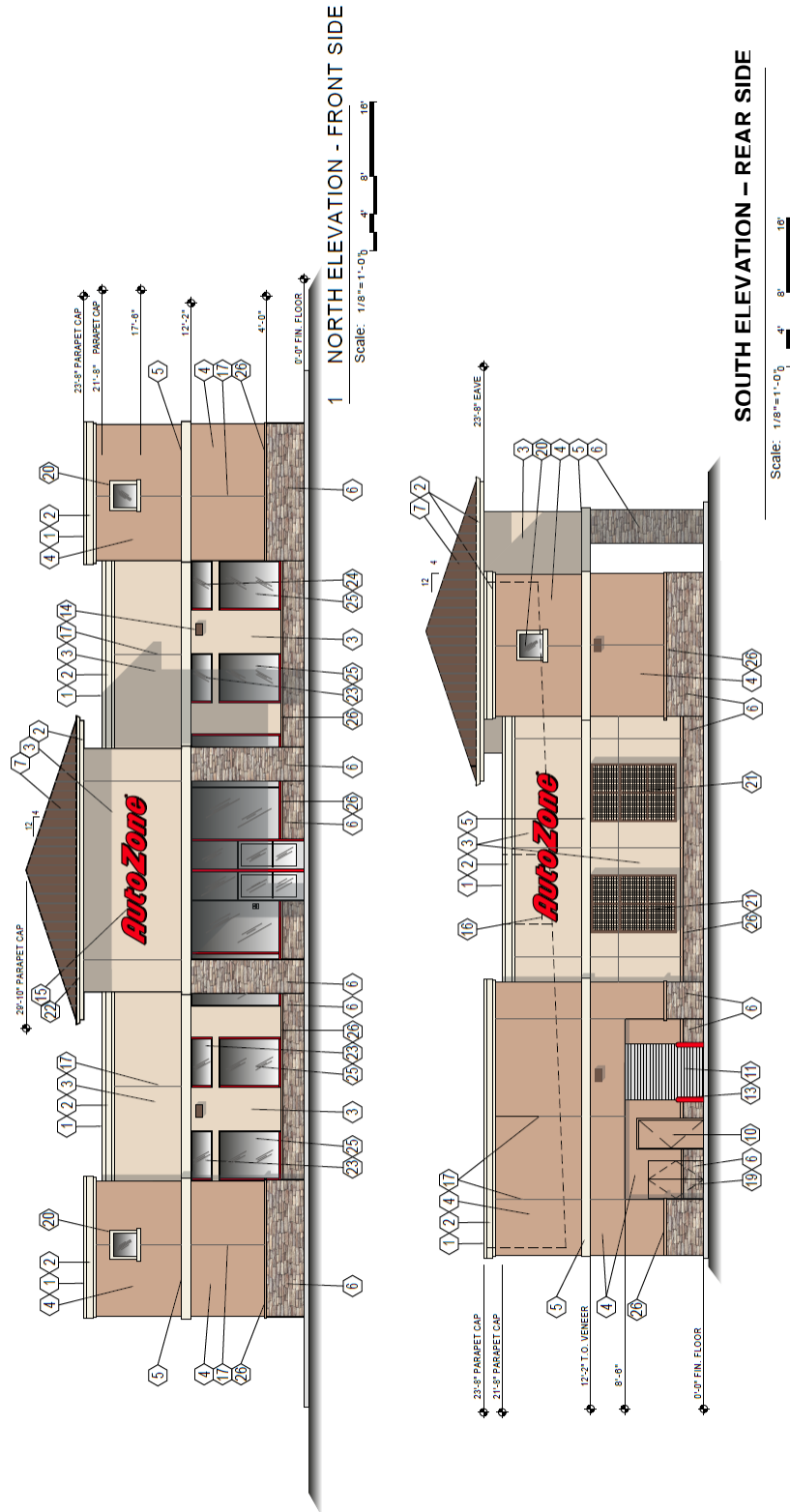
PDEV15-037 & PMTT15-004 Aerial Map

**Exhibit B: Site Plan**

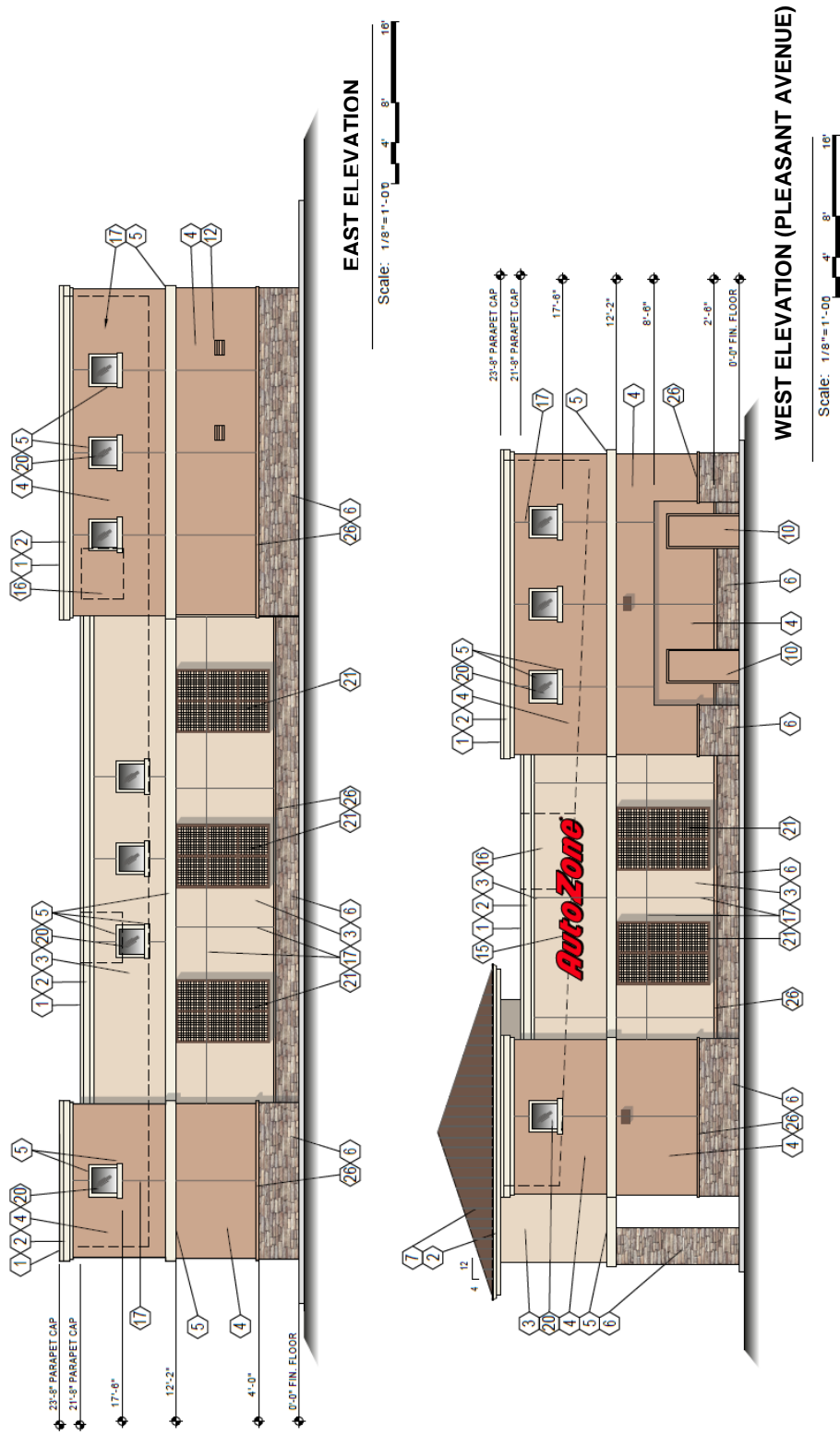




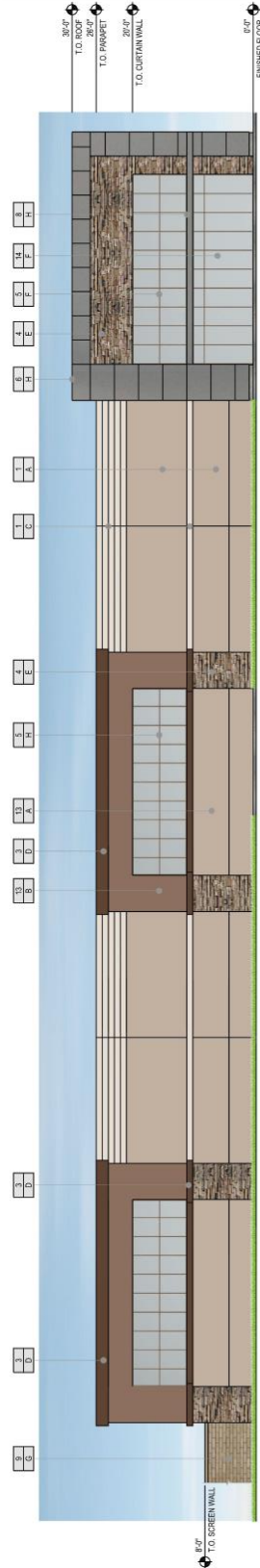
**Exhibit C: Elevations – AutoZone**



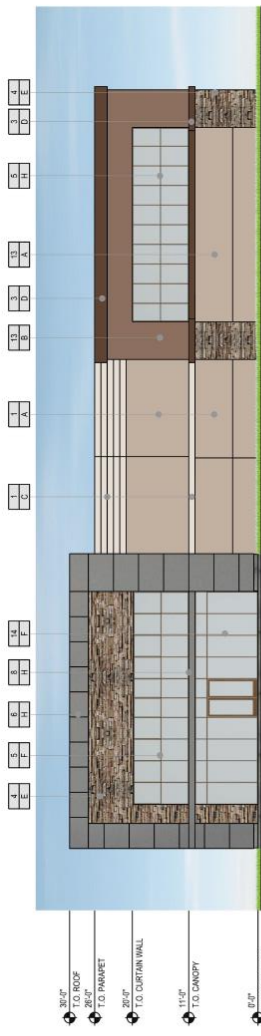
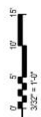
**Exhibit C: Elevations – AutoZone (continued)**



**Exhibit D: Elevations – Industrial Warehouse Building**



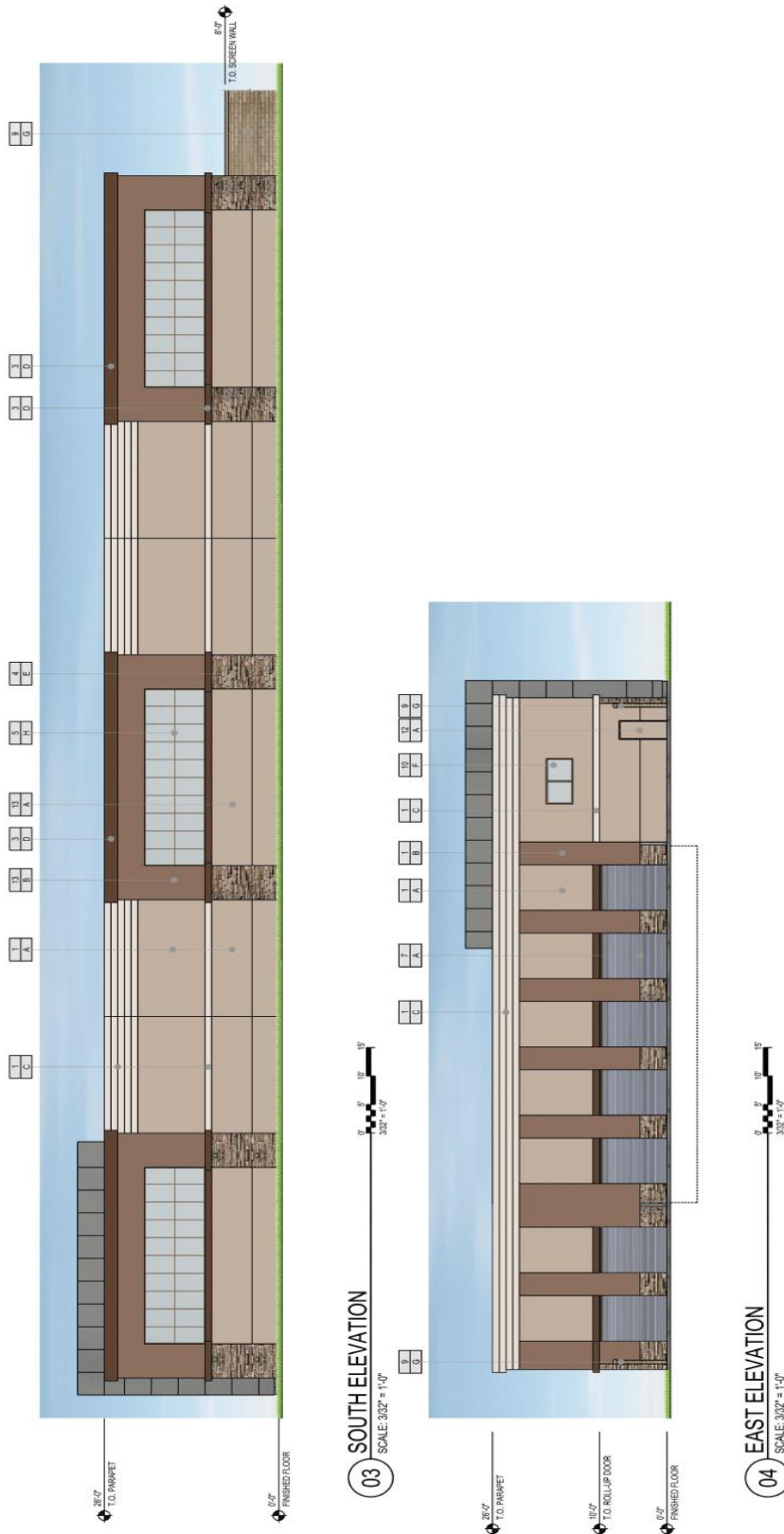
**01 NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**02 WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**Exhibit D: Elevations – Industrial Warehouse Building (continued)**



**Exhibit F: Landscape Plan**



RESOLUTION NO. PC16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV15-037, TO CONSTRUCT A 6,816-SQUARE FOOT RETAIL BUILDING (AUTOZONE), A 28,432 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING, AND A 3,825-SQUARE FOOT FUTURE RETAIL/RESTAURANT PAD ON 3.96 ACRES LOCATED AT THE SOUTHEAST CORNER OF HOLT BOULEVARD AND PLEASANT AVENUE, WITHIN THE COMMERCIAL AND LIGHT INDUSTRIAL LAND USE DISTRICTS OF THE MELROSE PLAZA PLANNED UNIT DEVELOPMENT, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, AND 1049-092-13.

WHEREAS, Holt Melrose, LLC ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV15-037, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to three vacant parcels totaling 3.96 acres, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial Districts of the Melrose Plaza Planned Unit Development; and

WHEREAS, the properties north of the Project site, across Holt Boulevard, are within the CC (Community Commercial) zoning district and are developed with a mix of nonconforming residential land uses, a gas station with convenience store, and automobile repair facilities. The properties east of the Project site, across Melrose Avenue, are within the IL (Light Industrial) and CC zoning districts and are developed with a mix of nonconforming residential uses, industrial uses, and a restaurant. The properties south of the Project site, across Emporia Street, are within the IL zoning district, and are developed with industrial and railroad uses. The properties west of the Project site, across Pleasant Avenue, are within the IL and CC zoning districts and are developed with a mix of commercial and industrial land uses; and

WHEREAS, the Development Plan was submitted in conjunction with a Tentative Parcel Map (File No. PMTT15-004), which is necessary to facilitate the proposed Project; and

WHEREAS, Parcel No. 1 (Building B) is proposed for development with a 6,816-square foot retail building (AutoZone). The building is located on the northwest corner of the project site, with a 20-foot setback from Pleasant Avenue (to the west) and a 35.75-foot setback from Holt Boulevard. Parking will be primarily situated to the east of the building; and

WHEREAS, Parcel No. 2 (Building C) is a proposed building pad for a future 3,825-square foot retail/restaurant building on the Project site. The type of retail/restaurant use is undetermined at this time; however, the site will accommodate a drive-thru, if proposed. The pad is located on the northeast corner of the project site, with a 35-foot building setback from Melrose Avenue (to the east) and a 55-foot setback from Holt Boulevard (to the north). Parking will be primarily situated to the west of the building; and

WHEREAS, Parcel No. 3 (Building A) is proposed for development with a 24,360-square foot industrial warehouse building. The building is setback 22 feet from Pleasant Avenue (to the west) and 10 feet from Emporia Street (to the south); and

WHEREAS, the yard area for the industrial building, designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is located on the east side of proposed Building A, adjacent to Melrose Avenue and Emporia Street. The yard area will be screened from public view by a combination of building walls and screen walls with view-obstructing gates. The screen walls are proposed at 8 feet in height and are to be constructed of tilt-up concrete, matching the architecture of the building ;and

WHEREAS, the main access to the commercial portion of the Project site is from Holt Boulevard, with driveway access located between AutoZone (Parcel 1/Building B) and the future retail/restaurant (Parcel 3/Building C). There will be additional access points on Pleasant Avenue and Melrose Avenue. The Pleasant Avenue access may be utilized for office and visitor parking for the industrial warehouse building (Parcel 3/Building A). Trucks will access the project site from a single point along Emporia Street. The Melrose Avenue driveway, at the industrial yard area, will be restricted to truck exiting only due to the existing residential uses located east of the Project site. Pursuant to the conditions of approval, decorative pavement will be provided at the five driveway approaches, which will extend from the back of the driveway apron to the first intersecting drive aisle or parking space; and

WHEREAS, The Project has provided off-street parking pursuant to the “Warehouse and Distribution”, “Motor Vehicles Parts and Accessories”, and “Fast Food Restaurants” parking standards specified in the Development Code. The minimum off-street parking requirements for the Project have been exceed – a total of 100 off-street parking spaces are required and 117 off-street parking spaces have been provided; and

WHEREAS, the exterior of the proposed AutoZone building will incorporate a stucco finish with V-groove reveals, with natural beige and sand coloring. A cultured stone veneer is provided as a base treatment on all four sides of the building and at the building entry, providing full 360-degree architecture. Clerestory windows with red framing, along with clear and black opaque glazing, will be featured at the front of the building. Fixed glass windows with white framing and black opaque glazing is featured throughout the top portion of the building, on all four sides. Also, vertical metal trellises have been placed

along the east, west, and south elevations for landscaping treatments along the walls; and

WHEREAS, the proposed industrial warehouse building is concrete tilt-up construction. Architecturally, the building incorporates smooth-painted concrete, concrete reveals, storefront windows with anodized aluminum mullions and clear glazing, and metal-clad canopies at the main office entries. Stone veneer is included as a base treatment and to accentuate the building entry. This is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;
- Articulation in the building parapet/roof line, which serves to accentuate the building's entries and breaks up large expanses of building wall;
  - A mix of exterior materials, finishes and fixtures; and
  - Incorporation of base and top treatments defined by changes in color, materials and recessed wall areas.
- Designed to ensure that it's massing and proportion, along with its colors and architectural detailing, are consistent on all building walls, giving a four-sided (360-degree) appearance.

WHEREAS, in general, the Project provides substantial landscaping for the length of each Project street frontage, for both AutoZone and the industrial warehouse building throughout the guest and customer parking areas and in front of the screened loading and tractor-trailer yard area. Varying landscaped setbacks have been provided along each street frontage, including 28 feet along Holt Boulevard, 18 feet along Emporia Street, 26 feet along a portion of Pleasant Avenue (at AutoZone), 17 feet along the balance of Pleasant Avenue (at the industrial warehouse building), 25 feet along a portion of Melrose Avenue (at AutoZone), and 15 feet along the balance of Melrose Avenue (at the industrial warehouse building); and

WHEREAS, pursuant to the Melrose Plaza Planned Unit Development, a sign program will be required for this development plan, which will regulate the amount and location of signage for the Project; and

WHEREAS, public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes a stormwater infiltration basin and vegetated swale beneath the yard loading/parking lot area located to the



southeast of the site. Any overflow drainage will be conveyed to public streets by way of parkway culverts; and

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

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); 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, on June 20, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-023 recommending the Planning Commission approve the Application; and

WHEREAS, on June 28, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the 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 Planning Commission, the Planning Commission finds as follows:

a. The 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 33, In-Fill Development Projects) of the CEQA Guidelines, meeting each of the following conditions: [1] 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; [2] the proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses; [3] the project site has no value as habitat for

endangered, rare, or threatened species; [4] approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and [5] the Project site can be adequately served by all required utilities and public services; and

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

c. The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

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

a. The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The project is a compatible use with the project site, and the surrounding area. The proposed industrial warehouse building and AutoZone has been architecturally designed to complement the existing site and surrounding area. Once completed, the proposed industrial warehouse building and AutoZone will appear as an integral part of the original development of the site.

c. The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The industrial warehouse building and AutoZone will provide on-site and street improvements for a currently vacant site. By improving the site, this will also improve public safety because in regards to enhanced visibility and site lighting.

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development. The project is consistent with the development standards set forth in the Ontario Development Code. The project is not requesting any variances.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby APPROVES the herein described Application

subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28th day of June 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-\_\_\_ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 28, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



## **Planning Department Conditions of Approval**

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**Prepared:** June 14, 2016  
**File No:** PDEV15-037 & PMTT15-004  
**Related Files:** PUD10-001 (Melrose Plaza Planned Unit Development)

**Project Description:** 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 a 6,816-square foot retail building (AutoZone) and a 28,432-square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC.**

**Prepared by:** Jeanie Irene Aguilo, Assistant Planner  
**Phone:** (909) 395-2036; **Email:** jaguilo@ontarioca.gov; **Fax:** (909) 395-2420

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### **CONDITIONS OF APPROVAL**

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

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 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.** Project approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 Subdivision Map.** The final tract map or parcel map shall be in conformance with the approved tentative tract map or parcel map on file with the City. Any substantial variation from the approved tentative tract map or parcel map must be reviewed and approved by the Planning Department.

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

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

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

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

**2.4** Landscaping.

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

**(b)** 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 Approving Authority.

**(c)** 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 Approving Authority, prior to the commencement of the changes.

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

**2.6** Parking, Circulation and Access.

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

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

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

**(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).

**2.7** Outdoor Loading and Storage Areas.

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

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

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

(d) Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

(i) Gates 8 feet or less in height shall be provided with a perforated metal sheet affixed to the inside of the gate surface (providing minimum 50 percent screen);

(ii) Gates greater than 8 feet in height shall be constructed of minimum one-inch square tube steel pickets spaced at maximum 2-inches apart (3 inches o/c), (providing minimum 33.3 percent screen); or

(iii) The Planning Director may approve alternate screening methods.

(e) The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

<i>Screen Wall Height</i>	<i>Minimum Gate Height</i>
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

**2.8** Site Lighting.

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

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

**2.9** Mechanical and Rooftop Equipment.

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

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

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

**2.11** Signs.

(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.

**2.12** 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).

**2.13** 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.

**2.14** 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) and Section 15315 (15, Minor Land Divisions) of the CEQA Guidelines.



**(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.

**2.15 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.

**2.16 Additional Fees.**

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

- (i)** Plan Check Fee – \$1,301.00
- (ii)** Inspection Fee – \$278.00

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

- (i)** Notice of Exemption Fee – \$50.00

**2.17 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.

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

**DAB CONDITIONS OF APPROVAL**

**Sign Off**

	6/14/16
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: <b>Carolyn Bell, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
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D.A.B. File No.: PDEV15-037 Rev 3	Case Planner: Jeanie Aguilo
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Project Name and Location: Melrose Plaza/ Holt Melrose LLC. Southwest corner of Holt Blvd. & Melrose Ave.
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Applicant/Representative: Holt Melrose. LLC. EGLA landscape Architect. 567 San Nicholas Dr. Newport Beach, Ca 92660
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<input checked="" type="checkbox"/>	<b>A Preliminary Landscape Plan ( dated 6/2/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b>
<input type="checkbox"/>	<b>A Preliminary Landscape Plan dated ( ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>

**CORRECTIONS REQUIRED**

1. Revise Building 'A' design so the SW corner is setback from paving with landscape.
2. Coordinate the Landscape plan with the civil plans to show utilities and storm water infiltration basins. Add landscape areas per civil plans.
3. Design spaces so utilities such as backflows and transformers are screened with 5' of landscape. Show backflows behind ROW line including DC fire backflows 5' from sidewalk. (Show all backflows behind the ROW on level ground 5' from sidewalk.) . Use strappy leaf shrubs such as Dietes, Deer grass, or Dianella min 3' high for screening and repeat masses.
4. Design spaces so light standards, fire hydrants, water and sewer lines do not conflict with required tree locations. Show utilities on landscape plans.
5. Show parkway landscape and street trees spaces 30' apart. (Show utilities on landscape plans to identify conflicts with proposed trees.)
6. Limit use of Agaves and Aloes, only where protected from frost or in containers.
7. Avoid short lived or high maintenance plants such as Bamboo, Dasylyrion, Lantana and Lavender.
8. Change Carpinus 'Fastigiata' to Pinus elderica, Tristania or similar low water screening tree.
9. Add accent trees at Holt Blvd. corners both sides.
10. Add evergreen background trees at Holt Blvd near buildings where missing and add trees at parking lot row ends.
11. Show all proposed sign locations to avoid conflicts with trees, shrubs or basin areas.
12. Show outline and dimension basins and swales to be no greater than 50% of the onsite landscape area to allow for ornamental landscape. Provide a level grade minimum 3' from pedestrian paving for safety. Or show underground storm water infiltration chambers.
13. On civil plans, 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 or note for erosion control blankets.
14. The site shall have agronomical soil testing with report and amendments on landscape plans.
15. Show accent tree and planting at driveways,
16. Show outdoor employee break area for warehouse building with shade tree on the west side
17. Show trees and shrubs at 3/4 mature size.
18. Add shrubs in masses and groundcover in masses. Do not show groundcover through plants.
19. Show corner ramps and match standard drawing number 1213, 10' max ramp and walkway at corners, see section A-A.
20. Show windows and doors on buildings.

# TOP-Zoning Consistency Determination



File No.: PDEV15-037 & PMTT15-004 (Resubmittal 1, 1/29/16)

Prepared By:  
Clarice Burden

Location: Southeast corner of Holt Blvd. & Pleasant Ave.

Date:  
2/4/16

Project Description:

A Parcel Map to subdivide 4.2 acres into 3 parcels, & A Development Plan for an Autozone, industrial warehouse building, and future restaurant pad within the Commercial & Light Industrial Districts of the Melrose Plaza PUD, located on the southeast corner of Holt Blvd. & Pleasant Ave. APN's 1049-092-11, 12, & 13.

Signature:  
Clarice Burden

This project has been reviewed for consistency with The Ontario Plan Zoning Consistency project. The following was found:

- The existing TOP land use designation of the property is: Industrial & Neighborhood Commercial  
The existing zoning of the property is: PUD, Planned Unit Development
  
- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:  
This proposed TOP land use change will:
  - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
  - Make the proposed project consistent with The Ontario Plan.
  
- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:  
This proposed zone change will:
  - Make the zoning of the property consistent with The Ontario Plan;
  - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.
  
- Additional Comments:  
The zoning of the properties is consistent with the General Plan land use designations. No change is necessary prior to approval of the subdivision and development.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-037  
 Address: 115 South Pleasant Ave  
 APN: 1049-092-11,12 &13  
 Existing Land Use: Vacant  
 Proposed Land Use: 23,432 SF Industrial Warehouse Building  
 Site Acreage: 3.65 Proposed Structure Height: 35 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: 1/8/16  
 CD No.: 2015-057  
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input 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 checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 60 - 100 ft	
<input type="radio"/> Zone 5			

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

Zone A   
  Zone B1   
  Zone C   
  Zone D   
  Zone E

### CONSISTENCY DETERMINATION

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

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

1. This project is located within an Airspace Avigation Easement Area and is required to file and record an Avigation Easement with the City of Ontario prior to obtaining a Certificate of Occupancy.

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  
 Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)  
 Julie Bjork, Housing Manager  
 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: Jeanie Aguilo,

DATE: November 16, 2015

SUBJECT: FILE #: PDEV15-037 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 30, 2015**.

- 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

-35'  
60-65  
60'

**PROJECT DESCRIPTION:** A Development Plan to construct a 6,816 square foot retail building (Autozone), a 28,432 square foot industrial warehouse building and a 3,825 square foot future retail/resuarant pad, within the Commerical and Light Industrial Districts of the Melrose Plaza PUD, located on the southeast corner of Holt Blvd. and Pleasant Avenue. (APN's 1049-092-11,12 and 13.

- 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: Planning      Signature: Lorena Mejia      Title: Associate Planner      Date: 1/8/15

CD: 2015-057

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** November 18, 2015  
**SUBJECT:** PDEV15-037

- 
- 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:kb

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** November 18, 2015  
**SUBJECT:** PMTT15-004

- 
- 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:kb



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Aguilo, Assistant Planner  
Planning Department

**FROM:** Adam A. Panos, Fire Protection Analyst  
Fire Department

**DATE:** December 18, 2015

**SUBJECT:** A Development Plan to construct a 6,816-square foot retail building (AutoZone), a 28,432 square foot industrial warehouse building, and a 3,825-square foot future retail/restaurant pad, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development (APNs: 1049-092-11, 12 and 13).

- 
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
  - Standard Conditions of Approval apply, as stated below.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

---

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

- A. 2013 CBC Type of Construction: V-B Wood frame / concrete tilt up – non rated
- B. Type of Roof Materials: Non-rated
- C. Ground Floor Area(s):

Retail building	6,816 sq. ft.
Restaurant building	3,825 sq. ft.
Warehouse building	28,432 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 39,073 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, M, F-2, S-2



## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ci.ontario.ca.us](http://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.
- ☒ 2.4 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 2250 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 street fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- ☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

#### **4.0 FIRE PROTECTION SYSTEMS**

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

Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

## **6.0 OTHER SPECIAL USES**

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

## **7.0 OTHER PROJECT SPECIFIC CONDITIONS**

- 7.1 NONE



# CITY OF ONTARIO

## MEMORANDUM

**TO: JEANIE AGUILO, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, ONTARIO POLICE DEPARTMENT**

**DATE: JUNE 6, 2016**

**SUBJECT: PDEV15-037 – A DEVELOPMENT PLAN TO CONSTRUCT THREE BUILDINGS ON VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF HOLT BLVD. AND PLEASANT AVE.**

---

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

- Required lighting for walkways, driveways, doorways and other areas used by the public shall be provided. Required lighting shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- Trash enclosures will be locked and secured at all times in order to prevent transients from residing in the enclosure and scavenging for recyclables. The enclosure will be unlocked on the day of trash pickup and must be re-secured after the receptacle is emptied.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at least 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 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.

# Pdev15-037 v.1

Engineer: Manoj Hariya  
6-7-16

Please refer to the Fiber Optic Master for additional detail and information.

All conduit shall begin and terminate in a hand hole

Commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet

Multifamily dwellings are considered commercial property.

Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the right-of-way at the extreme edge of a property.

Install Ontario Fiber Optic Hand Holes. Per City Standard 1316. Conduits Sweeping into Hand Holes Shall Enter in Flush with the Cut Out Mouse Holes Aligned Parallel to the Bottom of the Box and Come In Perpendicular to the Wall of the Box. Conduits Shall Not Enter at any Angle Other Than Parallel. Provide 5' Min. Clearance From Existing /Proposed Utilities.

Construct and Install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

Construct and Install Fiber Optic Conduit at a Minimum Dept of 36". Trenching Shall be Per City Standard for Commercial Buildings. (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

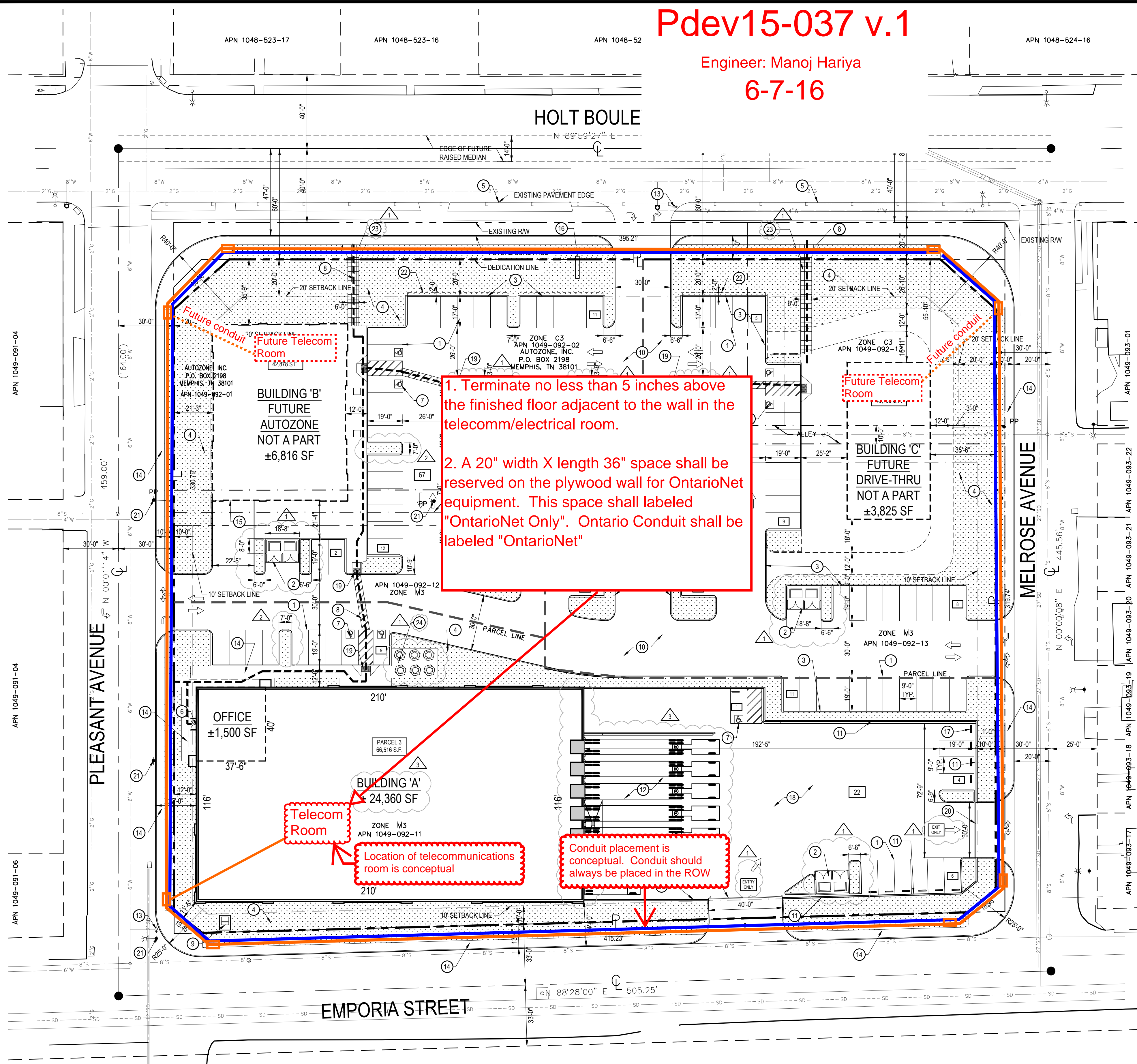
Comments / Reviewed By Anna Vaca 06-07-2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polyconcrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)

- HH-1/\*15 - FCA132418T-90062 - Size 13" x 24" x 18"
- HH-1/\*22 - PCA132418-90087 - Size 13" x 24" x 18"
- HH-2/\*15 - FCA173024T-90077 - Size 17" x 30" x 24"
- HH-2/\*22 - PCA173024-90116 - Size 17" x 30" x 24"
- HH-2A/\*15 - FCA243630T-90014 - Size 24" x 36" x 30"
- HH-2A/\*22 - PCA243630-90064 - Size 24" x 36" x 30"
- HH-3/\*22 - PCA304836-90244 - Size 30" x 48" x 36"
- HH-4/\*22 - PCA366036-90146 - Size 36" x 60" x 36"

2 SCREEN FENCE 3'-1'-0"

VICINITY MAP N.T.S.

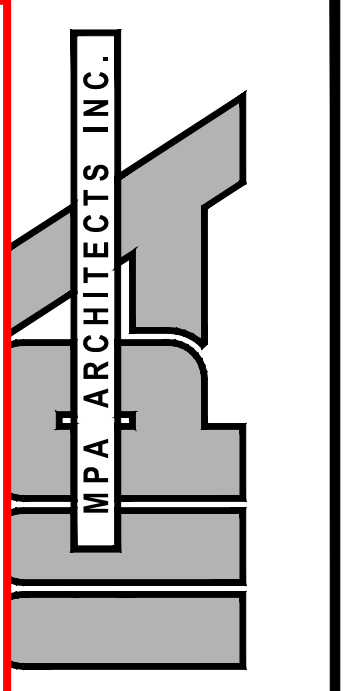
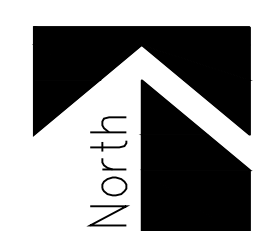
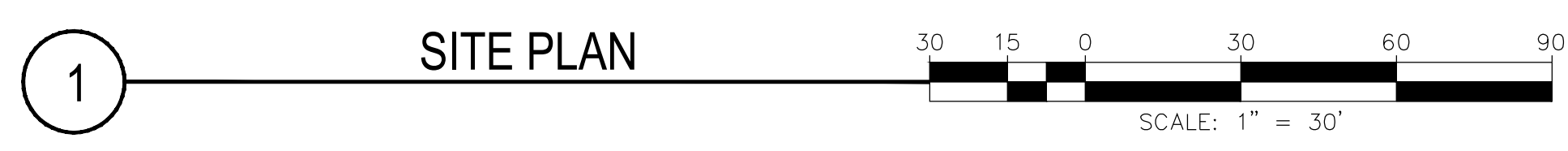


1. Terminate no less than 5 inches above the finished floor adjacent to the wall in the telecomm/electrical room.
2. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet"

Telecom Room

Location of telecommunications room is conceptual

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



3578 30th Street  
San Diego, CA 92104  
V. 619.236.0595  
F. 619.236.0557  
www.mpa-architects.com

MEMBER  
ICAN INSTITUTE OF ARCHITECTS

CLIENT

T MELROSE, LLC  
SAN NICHOLAS DRIVE  
SUITE 130  
PORT BEACH, CA 92660  
EL: (949) 955-0066  
AX: (949) 955-0067  
ogdenjr@baycrestco.com

PROJECT

SOUTHWEST CORNER OF  
HOLT BLVD. & MELROSE AVE.  
ONTARIO, CA 91764

REVISIONS	DESCRIPTION	DATE
1	PLANNING D&B COMMENT	12-21-15
2	PLANNING D&B COMMENT	1-27-16
3	DESIGN REVISION	3-29-16

SHEET TITLE  
SITE PLAN

DATE: 10.28.15 SCALE: AS NOTED  
DRAWN BY: RP DATABASE:  
CHECKED BY: PROJECT NUMBER:  
PROJECT NO: 10107 SHEET NUMBER:  
AS 1



# 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  
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)  
Julie Bjork, Housing Manager  
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: Jeanie Aguilo,

DATE: November 16, 2015

SUBJECT: FILE #: PMTT15-004

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 30, 2015**.

- 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 to subdivide 4.20 acres of land into 3 parcels within the Commercial and Light Industrial District of the Melrose Plaza PUD, located at the southeast corner of Holt Blvd. and Pleasant Avenue. APN's 1049-092, 11, 12 and 13.

- 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.

Housing & Municipal Services  
Department

Signature

Housing & Municipal Services Dir.  
Title

Date



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

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

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> <b>OTHER</b>	<input checked="" type="checkbox"/> <b>PARCEL MAP</b> <input type="checkbox"/> <b>TRACT MAP</b> <input type="checkbox"/> <b>FOR CONDOMINIUM PURPOSES</b>
<p><b>PROJECT FILE NO. PM 19706</b></p> <p><b>RELATED FILE NO(S). PMTT15-004, PDEV15-037</b></p>	
<input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> <b>REVISED: ___/___/___</b>	

CITY PROJECT ENGINEER & PHONE NO:      Manoj Hariya, P.E., Sr. Associate Civil Engineer,  
(909) 395-2155

CITY PROJECT PLANNER & PHONE NO:      Jeanie Irene Aguilo, Assistant Planner,  
(909) 395-2418

DAB MEETING DATE:      06/20/2016

PROJECT NAME / DESCRIPTION:      A Tentative Parcel Map to subdivide 3.96 acres of land into 3 lots, and a Development Plan (File No. PDEV15-037) to construct a 6,816-square foot retail building (AutoZone) and a 28,432-square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site.

LOCATION:      Located at the southeast corner of Holt Boulevard and Pleasant Avenue,

APPLICANT:      Brent Ogden, Jr.  
Holt Melrose LLC.  
949-955-0066

REVIEWED BY:        
Omar Gonzalez, P.E.  
Sr. Associate Civil Engineer

6/13/16  
Date

APPROVED BY:        
Khoi Do, P.E.  
Assistant City Engineer

6/13/16  
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 FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

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

- 1.01 Dedicate to the City of Ontario in fee simple, the right-of-way, described below: 
  - 1. 20 feet of Right of Way along the project frontage on Holt Boulevard (Ultimate width of 120 ft. Right of Way to Right of Way and 94 ft. curb to curb).
  - 2. 5 feet of Right of Way along the project frontage on Melrose Avenue (Ultimate width of 60 ft. Right of Way to Right of Way and 40 ft. curb to curb).
  - 3. Property line corner 'cut-back' per Standard Drawing no. 1301 at the following intersections :
    - A. Intersection of Holt Boulevard and Pleasant Avenue.
    - B. Intersection of Holt Boulevard and Melrose Avenue.
    - C. Intersection of Pleasant Avenue and Emporia Avenue.
    - D. Intersection of Melrose Avenue and Emporia Avenue.
  
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_
  
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following easement(s): 
  - 1. Existing 12 feet wide Southern California Edison's Easement on property.
  - 2. Existing 10 feet wide Sewer Easement on property.
  
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common parking, ingress and egress and joint maintenance of all common access areas and drive aisles.
  
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
  
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement. 
  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_
  
- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall



be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.

- 1.09 **File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.**
- 1.10 **New Model Colony (NMC) Developments:** 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.11 **Other conditions:** \_\_\_\_\_

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

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

- 2.01 **Record Parcel Map No. 19706 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. Submit electronic copies on .pdf format of all the recorded map.**
- 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)**

**Existing storm drain along Emporia Avenue belongs to San Bernardino County Flood Control District. Proposed storm drain connections to existing storm drain along Emporia Avenue require permit from San Bernardino County Flood Control District.**

- 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. 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 Other conditions: \_\_\_\_\_



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

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

Improvement	Holt Blvd	Pleasant Ave	Melrose Ave	Emporia Ave
<b>Curb and Gutter</b> (see Sec. 2.35)	<input checked="" type="checkbox"/> New; 47 ft. from C/L along project frontage (South side of Holt Blvd.) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New ; 20 ft. from C/L along project frontage (East side of Pleasant Ave) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New ; 20 ft. from C/L along project frontage (West side of Melrose Ave) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New ; 20 ft. from C/L along project frontage (North side of Emporia Ave) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement</b> (see Sec. 2.35)	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen
<b>PCC Pavement</b> (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> 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
<b>Sidewalk</b> (Std Drawing 1210)	<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
<b>ADA Access Ramp</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Parkway</b>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)
<b>Raised Landscaped Median</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
<b>Sewer</b> (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral
<b>Water</b>	<input type="checkbox"/> Main	<input type="checkbox"/> Main	<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main



(see Sec. 2.D)	<input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input 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 Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Fiber Optic Conduits (see Sec. 2.18)	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New
Other Improvements	_____	_____	_____	_____

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

- 2.15 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_
- 2.16 Reconstruct the full pavement structural section 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.
- 2.17 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.
- 2.18 Other conditions: 
  1. Design and install fiber optic conduits along the project frontages per attached Fiber optic conduit exhibit.



**C. SEWER**

- 2.19 **8 inch sewer main is available for connection by this project in Pleasant Avenue, Melrose Avenue and Emporia Avenue.**
- 2.20 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.21 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.
- 2.22 **Other conditions:**   
**Before construction of street improvements along Emporia Avenue, perform CCTV inspection for existing 8 inch sewer main in Emporia Avenue along project frontage and submit copy of CCTV inspection and report to OMUC.**  
  
**If OMUC determines the need to replace the existing Emporia Ave sewer, applicant/developer shall design and replace existing sewer from intersection of Melrose Avenue to intersection of Pleasant Avenue.**  
  
**If OMUC determines the existing Emporia Ave sewer is in good condition, applicant/Developer relocate sewer Manhole KT14MH110 to intersection of Pleasant Ave & Emporia Ave and remove sewer Manhole KT14MH108, as shown in attached sewer exhibit (K14 Sewer Atlas). Additionally perform CCTV inspection for 8 inch existing sewer in Emporia Avenue along project frontage after construction of street improvements along Emporia Avenue, and submit copy of CCTV inspection and report to OMUC.**

**D. WATER**

- 2.23 **8 inch water main in Holt Boulevard, 8 inch water main in Melrose Avenue, 8 inch water main in Emporia Avenue and 6 inch water main in pleasant avenue is available for connection by this project.**
- 2.24 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.25 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.26 Design and construct appropriate cross-connection protection for new potable water and fire service connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.
- 2.27 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website ([www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.
- 2.28 **Other conditions: Design and construct following :**   
**1. Upsize the existing 4 inch domestic water line in Melrose Avenue to 8-inch between Holt Blvd. and Emporia Ave.**



**2. Install new 8 inch domestic water line in Emporia Street between Pleasant Ave and Melrose Ave.**

**E. RECYCLED WATER**

- 2.29 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_.   
(Ref: Recycled Water plan bar code: \_\_\_\_\_)
- 2.30 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.31 **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.**
- 2.32 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.   
  
Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.
- 2.33 Other conditions: \_\_\_\_\_

**F. TRAFFIC / TRANSPORTATION**

- 2.34 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
- 2.35 **Other conditions:** 
  - 1. **The applicant/developer shall design and construct ultimate street improvements widening along Holt Boulevard, Pleasant Avenue, Emporia Street and Melrose Avenue frontages including but not limited to: public streetlights (LED lamp type), sidewalk, curb & gutter, curb ramps, parkway landscaping, and signing and striping. Sidewalk along property frontage shall be adjacent to Right-of-Way per Standard drawing 1210.**
  - 2. **The applicant/developer shall be responsible to design and construct the all four intersections corners of project in accordance with the City's requirements for a 40-foot curb return radius (Standard Drawing No. 1106), curb ramp (Standard Drawing No. 1213) and property line corner cut-back dedication (City Standard Drawing No. 1301).**

**G. DRAINAGE / HYDROLOGY**

- 2.36 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.37 Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans.
- 2.38 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the



Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.

- 2.39 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.40 **Pay Storm Drain Impact Fees.**
- 2.41 **Other conditions:**  
**Existing storm drain along Emporia Avenue belongs to San Bernardino County Flood Control District. Proposed storm drain connections to existing storm drain along Emporia Avenue require permit from San Bernardino County Flood Control District.**

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

- 2.42 401 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.
- 2.43 **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>.**
- 2.44 Other conditions: \_\_\_\_\_

**J. SPECIAL DISTRICTS**

- 2.45 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.46 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.
- 2.47 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 Confirm payment of all Development Impact Fees (DIF) to the Building Department.**
- 3.04 Submit electronic copies of all approved studies/reports (i.e. hydrology, traffic, WQMP, etc.).**
- 3.05 Submit electronic copies on .pdf format of all approved/accepted improvement plans.**



**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

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Project Number: PDEV15-037 and Parcel Map No. 19706

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

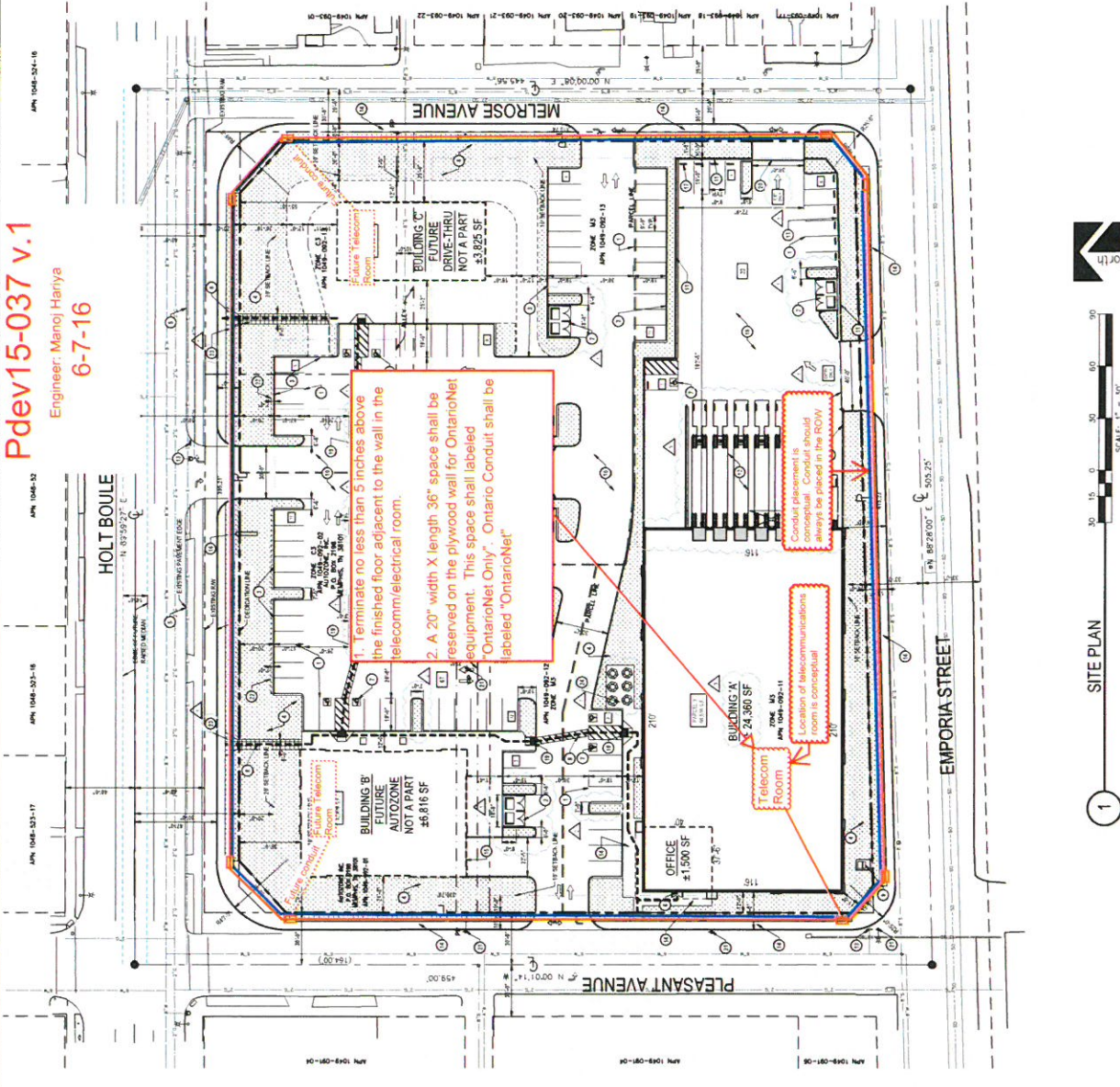
1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (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 ( Proposed storm drain connections to existing storm drain along Emporia Avenue requires permit from San Bernardino County Flood Control District.)**
12.  **Three (3) sets of Public Street Light improvement plan**
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Specifications available at [http:// www.ci.ca.us/index.aspx?page=278](http://www.ci.ca.us/index.aspx?page=278).
15.  **Two (2) copies of Water Quality Management Plan (WQMP)**
16.  One (1) copy of Hydrology/Drainage study
17.  **One (1) copy of Soils/Geology report**
18.  **Payment for Final Map/Parcel Map processing fee**
19.  **Three (3) copies of Final Map/Parcel Map**
20.  **One (1) copy of approved Tentative Map**
21.  **One (1) copy of Preliminary Title Report (current within 30 days)**
22.  **One (1) copy of Traverse Closure Calculations**
23.  **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**

Project File No. PM 19706  
Project Engineer: Manoj Hariya  
DAB Date: 06/20/2016



24.  Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
25.  **Three (3) copies of fiber optic plans.**

**Pdev15-037 v.1**  
 Engineer: Manoj Hanjya  
 6-7-16



Please refer to the Fiber Optic Master for additional detail and information.

All conduit shall begin and terminate in a hand hole

Commercial properties shall terminate conduit in a electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet

Multifamily dwellings are considered commercial property.

Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the right-of-way at the extreme edge of a property.

Install Ontario Fiber Optic Hand Holes. Per City Standard 1316. Conduits Sweeping into Hand Holes Shall Enter in Flush with the Cut Out Mouse Holes Aligned Parallel to the Bottom of the Box and Come in Perpendicular to the Wall of the Box. Conduits Shall Not Enter at any Angle Other Than Parallel. Provide 5' Min. Clearance From Existing /Proposed Utilities.

Construct and install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

Construct and install Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard for Commercial Buildings. (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

Comments / Reviewed By Anna Vaca 06-07-2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)

HH-17/15	- FCA132418T-90062	- Size 13" x 24" x 18"
HH-17/22	- FCA132418-90087	- Size 13" x 24" x 18"
HH-27/15	- FCA173024T-90077	- Size 17" x 30" x 24"
HH-27/22	- FCA173024-90116	- Size 17" x 30" x 24"
HH-37/15	- PCA243630-90014	- Size 24" x 36" x 30"
HH-37/22	- PCA243630-90014	- Size 24" x 36" x 30"
HH-47/22	- PCA304836-90244	- Size 30" x 48" x 36"
HH-47/22	- PCA366036-90146	- Size 36" x 60" x 36"

2 SCREEN FENCE



1 SITE PLAN

**RPA ARCHITECTS INC.**  
 2418 38th Street  
 San Diego, CA 92104  
 V: 619.236.2622  
 F: 619.236.2623  
 WWW.RPAARCHITECTS.COM

**CLIENT**  
 T. MELROSE LLC  
 141 NICHOLAS DRIVE  
 SUITE 110  
 SAN DIEGO, CA 92106  
 TEL: (619) 665-0966  
 FAX: (619) 665-0967  
 info@melrosellc.com

**PROJECT**  
 SOUTHWEST CORNER OF  
 HOLT BLVD. & MELROSE AVE.  
 ONTARIO, CA 91764

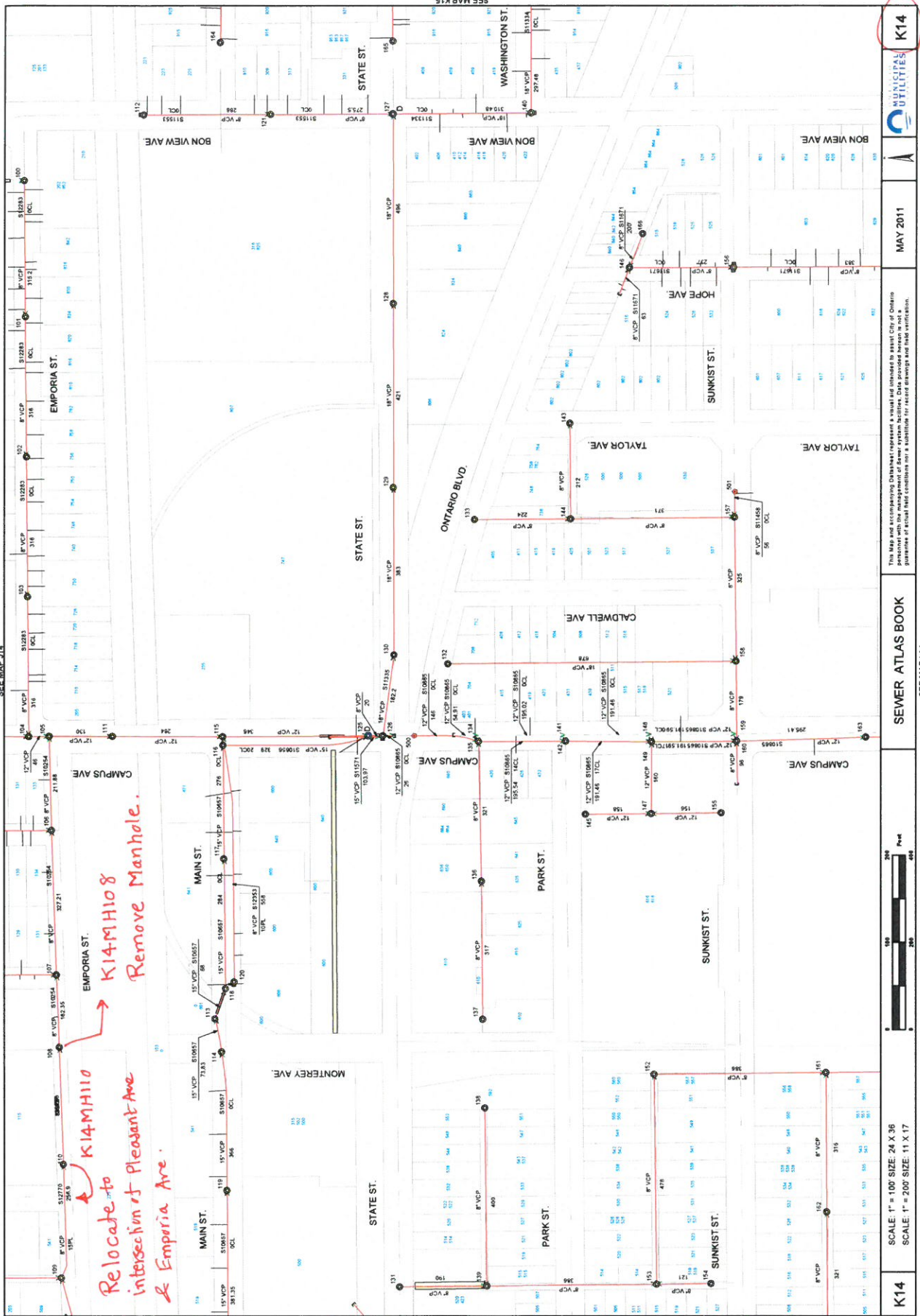
REVISIONS	DATE	BY	CHKD	APP'D

**SHEET TITLE**  
 SITE PLAN

**DATE**  
 06/07/2016

**SCALE**  
 1" = 30'

**AS.1**



SEE MAP J14

SEE MAP K13

*Relocate to intersection of Pleasant Ave & Emporia Ave.*

*Remove Manhole. K14MH108*

	<p>MAY 2011</p>	<p>SEE MAP L14</p>	<p>SEWER ATLAS BOOK</p>	<p>K14</p>
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SCALE: 1" = 100' SIZE: 24 X 36  
SCALE: 1" = 200' SIZE: 11 X 17

The Map and accompanying Database represent a visual and intended to assist City of Ontario personnel with the management of Sewer system facilities. Data provided herein is not a guarantee of actual field conditions nor a substitute for record drawings and field verification.

*Sewer Exhibit*

RESOLUTION NO. PC16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PMTT15-004, TO SUBDIVIDE 3.96 ACRES OF LAND INTO THREE PARCELS LOCATED AT THE SOUTHEAST CORNER OF HOLT BOULEVARD AND PLEASANT AVENUE, WITHIN THE COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT OF THE MELROSE PLAZA PLANNED UNIT DEVELOPMENT, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, AND 1049-092-13.

WHEREAS, HOLT MELROSE, LLC ("Applicant") has filed an Application for the approval of a Tentative Parcel Map, File No. PMTT15-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to three vacant parcels totaling 3.96 acres located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial Districts of the Melrose Plaza Planned Unit Development; and

WHEREAS, the properties north of the Project site, across Holt Boulevard, are within the CC (Community Commercial) zoning district and are developed with a mix of nonconforming residential land uses, a gas station with convenience store, and automobile repair facilities. The properties east of the Project site, across Melrose Avenue, are within the IL (Light Industrial) and CC zoning districts and are developed with a mix of nonconforming residential uses, industrial uses, and a restaurant. The properties south of the Project site, across Emporia Street, are within the IL zoning district and are developed with industrial and railroad uses. The properties west of the Project site, across Pleasant Avenue, are within the IL and CC zoning districts and are developed with a mix of commercial and industrial land uses; and

WHEREAS, the proposed Tentative Parcel Map was submitted in conjunction with a Development Plan, File No. PDEV15-037, and will subdivide the 3.96-acre Project site into three parcels of land ranging in size from 0.98 acre to 1.53 acres in area. The proposed lot areas exceed the minimum 10,000-square foot (0.23 acre) lot size required by the Light Industrial and Commercial land use districts of the Melrose Plaza PUD; and

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

WHEREAS, the proposed Project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); 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, on June 20, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-023 recommending the Planning Commission approve the Application; and

WHEREAS, on June 28, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the 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 Planning Commission, the Planning Commission finds as follows:

a. The 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 15315 (Class 15, Minor Land Divisions), of the CEQA Guidelines, meeting each of the following conditions: [1] the subdivision of the property in urbanized areas, zoned for commercial or industrial use, into four or fewer parcels; [2] the subdivision is in conformance with the General Plan and zoning, no variances or exceptions are required, all services are available, and access to the proposed parcels is consistent with local standards; [3] the Project site was not involved in a division of a larger parcel with the previous 2 years; and [4] the parcel does not have an average slope greater than 20 percent; and

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

c. The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

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

a. The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments. The subdivision is consistent with The Ontario Plan Policy Plan (General Plan) and the Melrose Plaza Planned Unit Development in that the proposed subdivision and lot sizes comply with the objectives and development standards of the Planned Unit Development.

b. The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments. The design or improvement of the subdivision is consistent with all applicable general and specific plans. The Tentative Parcel Map meets all minimum size requirements specified within the Commercial and Light Industrial Land Use Districts of the Melrose Plaza Planned Unit Development.

c. The site is physically suitable for the type of development proposed. The lots that will be created with the Tentative Parcel Map subdivision will utilize existing streets (Holt Boulevard, Pleasant Avenue, Emporia Street, and Melrose Avenue) and will include interior circulation to connect all parcels.

d. The site is physically suitable for the proposed density of development. The lots that will be created with the Parcel Map subdivision meet the development standards of the Melrose Plaza Planned Unit Development and the Ontario Development Code. The Ontario Development Code has a maximum of 0.55 floor area ratio. The proposed floor area ratio is 0.37.

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The surrounding site is fully developed with urban uses.

f. The design of the subdivision or type of improvements are not likely to cause serious public health problems.

g. 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.



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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28<sup>th</sup> day of June 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16- was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 28, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



## **Planning Department Conditions of Approval**

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**Prepared:** June 14, 2016  
**File No:** PDEV15-037 & PMTT15-004  
**Related Files:** PUD10-001 (Melrose Plaza Planned Unit Development)

**Project Description:** 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 a 6,816-square foot retail building (AutoZone) and a 28,432-square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC.**

**Prepared by:** Jeanie Irene Aguilo, Assistant Planner  
**Phone:** (909) 395-2036; **Email:** jaguilo@ontarioca.gov; **Fax:** (909) 395-2420

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### **CONDITIONS OF APPROVAL**

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

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 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.** Project approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 Subdivision Map.** The final tract map or parcel map shall be in conformance with the approved tentative tract map or parcel map on file with the City. Any substantial variation from the approved tentative tract map or parcel map must be reviewed and approved by the Planning Department.

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

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

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

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

**2.4** Landscaping.

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

**(b)** 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 Approving Authority.

**(c)** 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 Approving Authority, prior to the commencement of the changes.

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

**2.6** Parking, Circulation and Access.

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

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

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

**(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).

**2.7** Outdoor Loading and Storage Areas.

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

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

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

(d) Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

(i) Gates 8 feet or less in height shall be provided with a perforated metal sheet affixed to the inside of the gate surface (providing minimum 50 percent screen);

(ii) Gates greater than 8 feet in height shall be constructed of minimum one-inch square tube steel pickets spaced at maximum 2-inches apart (3 inches o/c), (providing minimum 33.3 percent screen); or

(iii) The Planning Director may approve alternate screening methods.

(e) The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

<i>Screen Wall Height</i>	<i>Minimum Gate Height</i>
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

## **2.8** Site Lighting.

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

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

## **2.9** Mechanical and Rooftop Equipment.

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

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

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

**2.11** Signs.

(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.

**2.12** 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).

**2.13** 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.

**2.14** 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) and Section 15315 (15, Minor Land Divisions) of the CEQA Guidelines.

**(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.

**2.15 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.

**2.16 Additional Fees.**

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

- (i)** Plan Check Fee – \$1,301.00
- (ii)** Inspection Fee – \$278.00

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

- (i)** Notice of Exemption Fee – \$50.00

**2.17 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.



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

**DAB CONDITIONS OF APPROVAL**

**Sign Off**

	6/14/16
Carolyn Bell, Sr. Landscape Planner	Date

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

D.A.B. File No.: PDEV15-037 Rev 3	Case Planner: Jeanie Aguilo
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Project Name and Location: Melrose Plaza/ Holt Melrose LLC. Southwest corner of Holt Blvd. & Melrose Ave.
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Applicant/Representative: Holt Melrose. LLC. EGLA landscape Architect. 567 San Nicholas Dr. Newport Beach, Ca 92660
--

<input checked="" type="checkbox"/>	<b>A Preliminary Landscape Plan ( dated 6/2/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b>
<input type="checkbox"/>	<b>A Preliminary Landscape Plan dated ( ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>

**CORRECTIONS REQUIRED**

1. Revise Building 'A' design so the SW corner is setback from paving with landscape.
2. Coordinate the Landscape plan with the civil plans to show utilities and storm water infiltration basins. Add landscape areas per civil plans.
3. Design spaces so utilities such as backflows and transformers are screened with 5' of landscape. Show backflows behind ROW line including DC fire backflows 5' from sidewalk. (Show all backflows behind the ROW on level ground 5' from sidewalk.) . Use strappy leaf shrubs such as Dietes, Deer grass, or Dianella min 3' high for screening and repeat masses.
4. Design spaces so light standards, fire hydrants, water and sewer lines do not conflict with required tree locations. Show utilities on landscape plans.
5. Show parkway landscape and street trees spaces 30' apart. (Show utilities on landscape plans to identify conflicts with proposed trees.)
6. Limit use of Agaves and Aloes, only where protected from frost or in containers.
7. Avoid short lived or high maintenance plants such as Bamboo, Dasylyrion, Lantana and Lavender.
8. Change Carpinus 'Fastigiata' to Pinus elderica, Tristania or similar low water screening tree.
9. Add accent trees at Holt Blvd. corners both sides.
10. Add evergreen background trees at Holt Blvd near buildings where missing and add trees at parking lot row ends.
11. Show all proposed sign locations to avoid conflicts with trees, shrubs or basin areas.
12. Show outline and dimension basins and swales to be no greater than 50% of the onsite landscape area to allow for ornamental landscape. Provide a level grade minimum 3' from pedestrian paving for safety. Or show underground storm water infiltration chambers.
13. On civil plans, 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 or note for erosion control blankets.
14. The site shall have agronomical soil testing with report and amendments on landscape plans.
15. Show accent tree and planting at driveways,
16. Show outdoor employee break area for warehouse building with shade tree on the west side
17. Show trees and shrubs at 3/4 mature size.
18. Add shrubs in masses and groundcover in masses. Do not show groundcover through plants.
19. Show corner ramps and match standard drawing number 1213, 10' max ramp and walkway at corners, see section A-A.
20. Show windows and doors on buildings.

# TOP-Zoning Consistency Determination



File No.: PDEV15-037 & PMTT15-004 (Resubmittal 1, 1/29/16)

Prepared By:  
Clarice Burden

Location: Southeast corner of Holt Blvd. & Pleasant Ave.

Date:  
2/4/16

Project Description:

A Parcel Map to subdivide 4.2 acres into 3 parcels, & A Development Plan for an Autozone, industrial warehouse building, and future restaurant pad within the Commercial & Light Industrial Districts of the Melrose Plaza PUD, located on the southeast corner of Holt Blvd. & Pleasant Ave. APN's 1049-092-11, 12, & 13.

Signature:  
Clarice Burden

This project has been reviewed for consistency with The Ontario Plan Zoning Consistency project. The following was found:

- The existing TOP land use designation of the property is: Industrial & Neighborhood Commercial  
The existing zoning of the property is: PUD, Planned Unit Development
  
- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:  
This proposed TOP land use change will:
  - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
  - Make the proposed project consistent with The Ontario Plan.
  
- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:  
This proposed zone change will:
  - Make the zoning of the property consistent with The Ontario Plan;
  - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.
  
- Additional Comments:  
The zoning of the properties is consistent with the General Plan land use designations. No change is necessary prior to approval of the subdivision and development.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-037  
 Address: 115 South Pleasant Ave  
 APN: 1049-092-11,12 &13  
 Existing Land Use: Vacant  
 Proposed Land Use: 23,432 SF Industrial Warehouse Building  
 Site Acreage: 3.65 Proposed Structure Height: 35 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: 1/8/16  
 CD No.: 2015-057  
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input 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 checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 60 - 100 ft	
<input type="radio"/> Zone 5			

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

Zone A    
  Zone B1    
  Zone C    
  Zone D    
  Zone E

### CONSISTENCY DETERMINATION

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

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

1. This project is located within an Airspace Avigation Easement Area and is required to file and record an Avigation Easement with the City of Ontario prior to obtaining a Certificate of Occupancy.

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  
 Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)  
 Julie Bjork, Housing Manager  
 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: Jeanie Aguilo,

DATE: November 16, 2015

SUBJECT: FILE #: PDEV15-037 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 30, 2015.**

- 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

-35'  
60-65  
60'

**PROJECT DESCRIPTION:** A Development Plan to construct a 6,816 square foot retail building (Autozone), a 28,432 square foot industrial warehouse building and a 3,825 square foot future retail/resuarant pad, within the Commerical and Light Industrial Districts of the Melrose Plaza PUD, located on the southeast corner of Holt Blvd. and Pleasant Avenue. (APN's 1049-092-11,12 and 13.

- 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.

Planning     
 L. Aguilo     
 Associate Planner     
 1/8/15  
 Department                      Signature                      Title                      Date

CD: 2015-057

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** November 18, 2015  
**SUBJECT:** PDEV15-037

- 
- 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:kb

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** November 18, 2015  
**SUBJECT:** PMTT15-004

- 
- 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:kb



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Aguilo, Assistant Planner  
Planning Department

**FROM:** Adam A. Panos, Fire Protection Analyst  
Fire Department

**DATE:** December 18, 2015

**SUBJECT:** A Development Plan to construct a 6,816-square foot retail building (AutoZone), a 28,432 square foot industrial warehouse building, and a 3,825-square foot future retail/restaurant pad, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development (APNs: 1049-092-11, 12 and 13).

- 
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
  - Standard Conditions of Approval apply, as stated below.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

---

### SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: V-B Wood frame / concrete tilt up – non rated
- B. Type of Roof Materials: Non-rated
- C. Ground Floor Area(s):

Retail building	6,816 sq. ft.
Restaurant building	3,825 sq. ft.
Warehouse building	28,432 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 39,073 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, M, F-2, S-2

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ci.ontario.ca.us](http://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.
- ☒ 2.4 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 2250 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 street fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

#### **4.0 FIRE PROTECTION SYSTEMS**

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

Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

## **6.0 OTHER SPECIAL USES**

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

## **7.0 OTHER PROJECT SPECIFIC CONDITIONS**

- 7.1 NONE



# CITY OF ONTARIO

## MEMORANDUM

**TO: JEANIE AGUILO, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, ONTARIO POLICE DEPARTMENT**

**DATE: JUNE 6, 2016**

**SUBJECT: PDEV15-037 – A DEVELOPMENT PLAN TO CONSTRUCT THREE BUILDINGS ON VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF HOLT BLVD. AND PLEASANT AVE.**

---

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

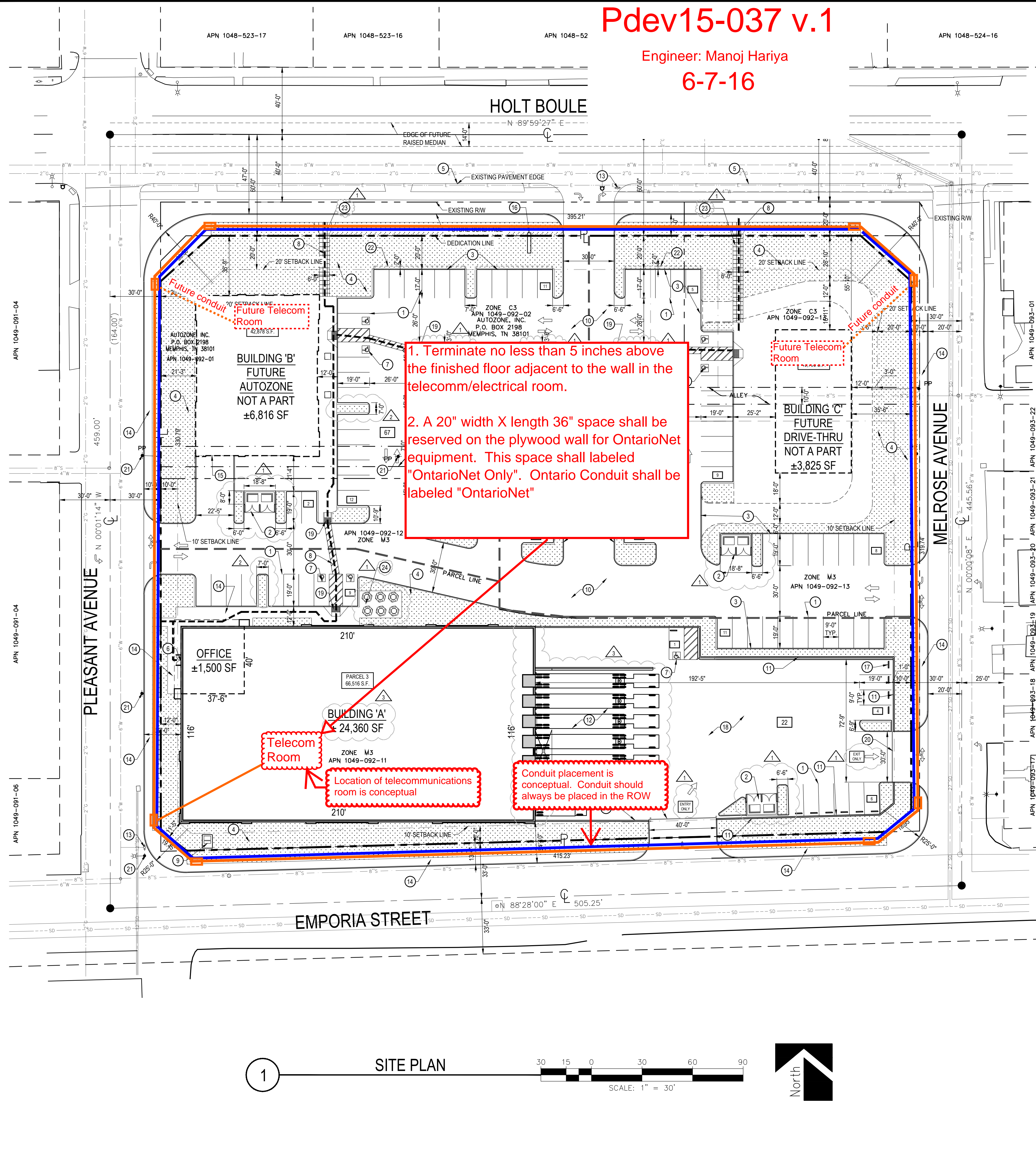
- Required lighting for walkways, driveways, doorways and other areas used by the public shall be provided. Required lighting shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- Trash enclosures will be locked and secured at all times in order to prevent transients from residing in the enclosure and scavenging for recyclables. The enclosure will be unlocked on the day of trash pickup and must be re-secured after the receptacle is emptied.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at least 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 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.

# Pdev15-037 v.1

Engineer: Manoj Hariya

6-7-16



1. Terminate no less than 5 inches above the finished floor adjacent to the wall in the telecomm/electrical room.

2. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet"

Telecom Room

Location of telecommunications room is conceptual

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

Please refer to the Fiber Optic Master for additional detail and information.

All conduit shall begin and terminate in a hand hole

Commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet

Multifamily dwellings are considered commercial property.

Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the right-of-way at the extreme edge of a property.

Install Ontario Fiber Optic Hand Holes. Per City Standard 1316. Conduits Sweeping into Hand Holes Shall Enter in Flush with the Cut Out Mouse Holes Aligned Parallel to the Bottom of the Box and Come In Perpendicular to the Wall of the Box. Conduits Shall Not Enter at any Angle Other Than Parallel. Provide 5' Min. Clearance From Existing /Proposed Utilities.

Construct and Install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

Construct and Install Fiber Optic Conduit at a Minimum Dept of 36". Trenching Shall be Per City Standard for Commercial Buildings. (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

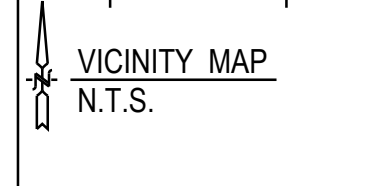
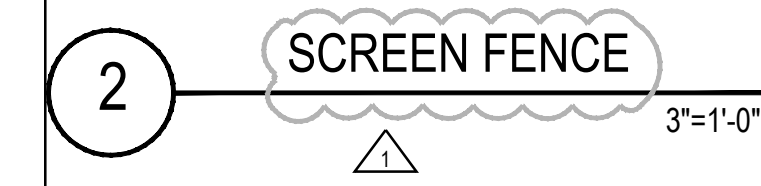
All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

Comments / Reviewed By Anna Vaca 06-07-2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polyconcrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)

HH-1/*15	- FCA132418T-90062	- Size 13" x 24" x 18"
HH-1/*22	- PCA132418-90087	- Size 13" x 24" x 18"
HH-2/*15	- FCA173024T-90077	- Size 17" x 30" x 24"
HH-2/*22	- PCA173024-90116	- Size 17" x 30" x 24"
HH-2A/*15	- FCA243630T-90014	- Size 24" x 36" x 30"
HH-2A/*22	- PCA243630-90064	- Size 24" x 36" x 30"
HH-3/*22	- PCA304836-90244	- Size 30" x 48" x 36"
HH-4/*22	- PCA366036-90146	- Size 36" x 60" x 36"



3578 30th Street  
San Diego, CA 92104  
V. 619.236.0595  
F. 619.236.0557  
www.mpa-architects.com

MEMBER  
CAN INSTITUTE OF ARCHITECTS

CLIENT  
T MELROSE, LLC  
SAN NICHOLAS DRIVE  
SUITE 130  
PORT BEACH, CA 92660  
EL: (949) 955-0066  
AX: (949) 955-0067  
ogdenjr@baycrestco.com

PROJECT  
SOUTHWEST CORNER OF  
HOLT BLVD. & MELROSE AVE.  
ONTARIO, CA 91764

REVISIONS	DESCRIPTION	DATE
PLANNING D&B COMMENT		12-21-15
PLANNING D&B COMMENT		1-27-16
DESIGN REVISION		3-29-16

SHEET TITLE  
**SITE PLAN**

DATE: 10.28.15  
SCALE: AS NOTED

DRAWN BY: RP  
DATABASE:

CHECKED BY:  
SHEET NUMBER:

PROJECT NO: 10107  
AS 1

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# 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  
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)  
Julie Bjork, Housing Manager  
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: Jeanie Aguilo,

DATE: November 16, 2015

SUBJECT: FILE #: PMTT15-004

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 30, 2015**.

- 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 to subdivide 4.20 acres of land into 3 parcels within the Commercial and Light Industrial District of the Melrose Plaza PUD, located at the southeast corner of Holt Blvd. and Pleasant Avenue. APN's 1049-092, 11, 12 and 13.

- 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.

Housing & Municipal Services  
Department

Signature

Housing & Municipal Services Dir.  
Title

Date



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

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

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> <b>OTHER</b>	<input checked="" type="checkbox"/> <b>PARCEL MAP</b> <input type="checkbox"/> <b>TRACT MAP</b> <input type="checkbox"/> <b>FOR CONDOMINIUM PURPOSES</b>
<p><b>PROJECT FILE NO. PM 19706</b></p> <p><b>RELATED FILE NO(S). PMTT15-004, PDEV15-037</b></p>	
<input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> <b>REVISED: ___/___/___</b>	

CITY PROJECT ENGINEER & PHONE NO:      Manoj Hariya, P.E., Sr. Associate Civil Engineer,  
(909) 395-2155

CITY PROJECT PLANNER & PHONE NO:      Jeanie Irene Aguilo, Assistant Planner,  
(909) 395-2418

DAB MEETING DATE:      06/20/2016

PROJECT NAME / DESCRIPTION:      A Tentative Parcel Map to subdivide 3.96 acres of land into 3 lots, and a Development Plan (File No. PDEV15-037) to construct a 6,816-square foot retail building (AutoZone) and a 28,432-square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site.

LOCATION:      Located at the southeast corner of Holt Boulevard and Pleasant Avenue,

APPLICANT:      Brent Ogden, Jr.  
Holt Melrose LLC.  
949-955-0066

REVIEWED BY:        
Omar Gonzalez, P.E.  
Sr. Associate Civil Engineer

6/13/16  
Date

APPROVED BY:        
Khoi Do, P.E.  
Assistant City Engineer

6/13/16  
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 FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

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

- 1.01 Dedicate to the City of Ontario in fee simple, the right-of-way, described below: 
  - 1. 20 feet of Right of Way along the project frontage on Holt Boulevard (Ultimate width of 120 ft. Right of Way to Right of Way and 94 ft. curb to curb).
  - 2. 5 feet of Right of Way along the project frontage on Melrose Avenue (Ultimate width of 60 ft. Right of Way to Right of Way and 40 ft. curb to curb).
  - 3. Property line corner 'cut-back' per Standard Drawing no. 1301 at the following intersections :
    - A. Intersection of Holt Boulevard and Pleasant Avenue.
    - B. Intersection of Holt Boulevard and Melrose Avenue.
    - C. Intersection of Pleasant Avenue and Emporia Avenue.
    - D. Intersection of Melrose Avenue and Emporia Avenue.
  
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_
  
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following easement(s): 
  - 1. Existing 12 feet wide Southern California Edison's Easement on property.
  - 2. Existing 10 feet wide Sewer Easement on property.
  
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common parking, ingress and egress and joint maintenance of all common access areas and drive aisles.
  
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
  
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement. 
  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_
  
- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall





be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.

- 1.09 **File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.**
- 1.10 **New Model Colony (NMC) Developments:** 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.11 **Other conditions:** \_\_\_\_\_

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

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

- 2.01 **Record Parcel Map No. 19706 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. Submit electronic copies on .pdf format of all the recorded map.**
- 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)**

**Existing storm drain along Emporia Avenue belongs to San Bernardino County Flood Control District. Proposed storm drain connections to existing storm drain along Emporia Avenue require permit from San Bernardino County Flood Control District.**

- 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. 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 Other conditions: \_\_\_\_\_



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

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

Improvement	Holt Blvd	Pleasant Ave	Melrose Ave	Emporia Ave
<b>Curb and Gutter</b> (see Sec. 2.35)	<input checked="" type="checkbox"/> New; 47 ft. from C/L along project frontage (South side of Holt Blvd.) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New ; 20 ft. from C/L along project frontage (East side of Pleasant Ave) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New ; 20 ft. from C/L along project frontage (West side of Melrose Ave) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New ; 20 ft. from C/L along project frontage (North side of Emporia Ave) <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement</b> (see Sec. 2.35)	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen
<b>PCC Pavement</b> (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> 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
<b>Sidewalk</b> (Std Drawing 1210)	<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
<b>ADA Access Ramp</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Parkway</b>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)
<b>Raised Landscaped Median</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
<b>Sewer</b> (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral
<b>Water</b>	<input type="checkbox"/> Main	<input type="checkbox"/> Main	<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main



(see Sec. 2.D)	<input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input 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 Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Fiber Optic Conduits (see Sec. 2.18)	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New
Other Improvements	_____	_____	_____	_____

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

- 2.15 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_
- 2.16 Reconstruct the full pavement structural section 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.
- 2.17 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.
- 2.18 Other conditions: 
  1. Design and install fiber optic conduits along the project frontages per attached Fiber optic conduit exhibit.



**C. SEWER**

- 2.19 **8 inch sewer main is available for connection by this project in Pleasant Avenue, Melrose Avenue and Emporia Avenue.**
- 2.20 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.21 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.
- 2.22 **Other conditions:**   
**Before construction of street improvements along Emporia Avenue, perform CCTV inspection for existing 8 inch sewer main in Emporia Avenue along project frontage and submit copy of CCTV inspection and report to OMUC.**

**If OMUC determines the need to replace the existing Emporia Ave sewer, applicant/developer shall design and replace existing sewer from intersection of Melrose Avenue to intersection of Pleasant Avenue.**

**If OMUC determines the existing Emporia Ave sewer is in good condition, applicant/Developer relocate sewer Manhole KT14MH110 to intersection of Pleasant Ave & Emporia Ave and remove sewer Manhole KT14MH108, as shown in attached sewer exhibit (K14 Sewer Atlas). Additionally perform CCTV inspection for 8 inch existing sewer in Emporia Avenue along project frontage after construction of street improvements along Emporia Avenue, and submit copy of CCTV inspection and report to OMUC.**

**D. WATER**

- 2.23 **8 inch water main in Holt Boulevard, 8 inch water main in Melrose Avenue, 8 inch water main in Emporia Avenue and 6 inch water main in pleasant avenue is available for connection by this project.**
- 2.24 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.25 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.26 Design and construct appropriate cross-connection protection for new potable water and fire service connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.
- 2.27 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website ([www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.
- 2.28 **Other conditions: Design and construct following :**   
**1. Upsize the existing 4 inch domestic water line in Melrose Avenue to 8-inch between Holt Blvd. and Emporia Ave.**



**2. Install new 8 inch domestic water line in Emporia Street between Pleasant Ave and Melrose Ave.**

**E. RECYCLED WATER**

- 2.29 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_.   
(Ref: Recycled Water plan bar code: \_\_\_\_\_)
- 2.30 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.31 **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.**
- 2.32 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.   
  
Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.
- 2.33 Other conditions: \_\_\_\_\_

**F. TRAFFIC / TRANSPORTATION**

- 2.34 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
- 2.35 **Other conditions:** 
  - 1. **The applicant/developer shall design and construct ultimate street improvements widening along Holt Boulevard, Pleasant Avenue, Emporia Street and Melrose Avenue frontages including but not limited to: public streetlights (LED lamp type), sidewalk, curb & gutter, curb ramps, parkway landscaping, and signing and striping. Sidewalk along property frontage shall be adjacent to Right-of-Way per Standard drawing 1210.**
  - 2. **The applicant/developer shall be responsible to design and construct the all four intersections corners of project in accordance with the City's requirements for a 40-foot curb return radius (Standard Drawing No. 1106), curb ramp (Standard Drawing No. 1213) and property line corner cut-back dedication (City Standard Drawing No. 1301).**

**G. DRAINAGE / HYDROLOGY**

- 2.36 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.37 Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans.
- 2.38 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the



Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.

- 2.39 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.40 **Pay Storm Drain Impact Fees.**
- 2.41 **Other conditions:**  
**Existing storm drain along Emporia Avenue belongs to San Bernardino County Flood Control District. Proposed storm drain connections to existing storm drain along Emporia Avenue require permit from San Bernardino County Flood Control District.**

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

- 2.42 401 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.
- 2.43 **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>.**
- 2.44 Other conditions: \_\_\_\_\_

**J. SPECIAL DISTRICTS**

- 2.45 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.46 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.
- 2.47 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 **Confirm payment of all Development Impact Fees (DIF) to the Building Department.**
- 3.04 **Submit electronic copies of all approved studies/reports (i.e. hydrology, traffic, WQMP, etc.).**
- 3.05 **Submit electronic copies on .pdf format of all approved/accepted improvement plans.**





**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

---

Project Number: **PDEV15-037 and Parcel Map No. 19706**

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

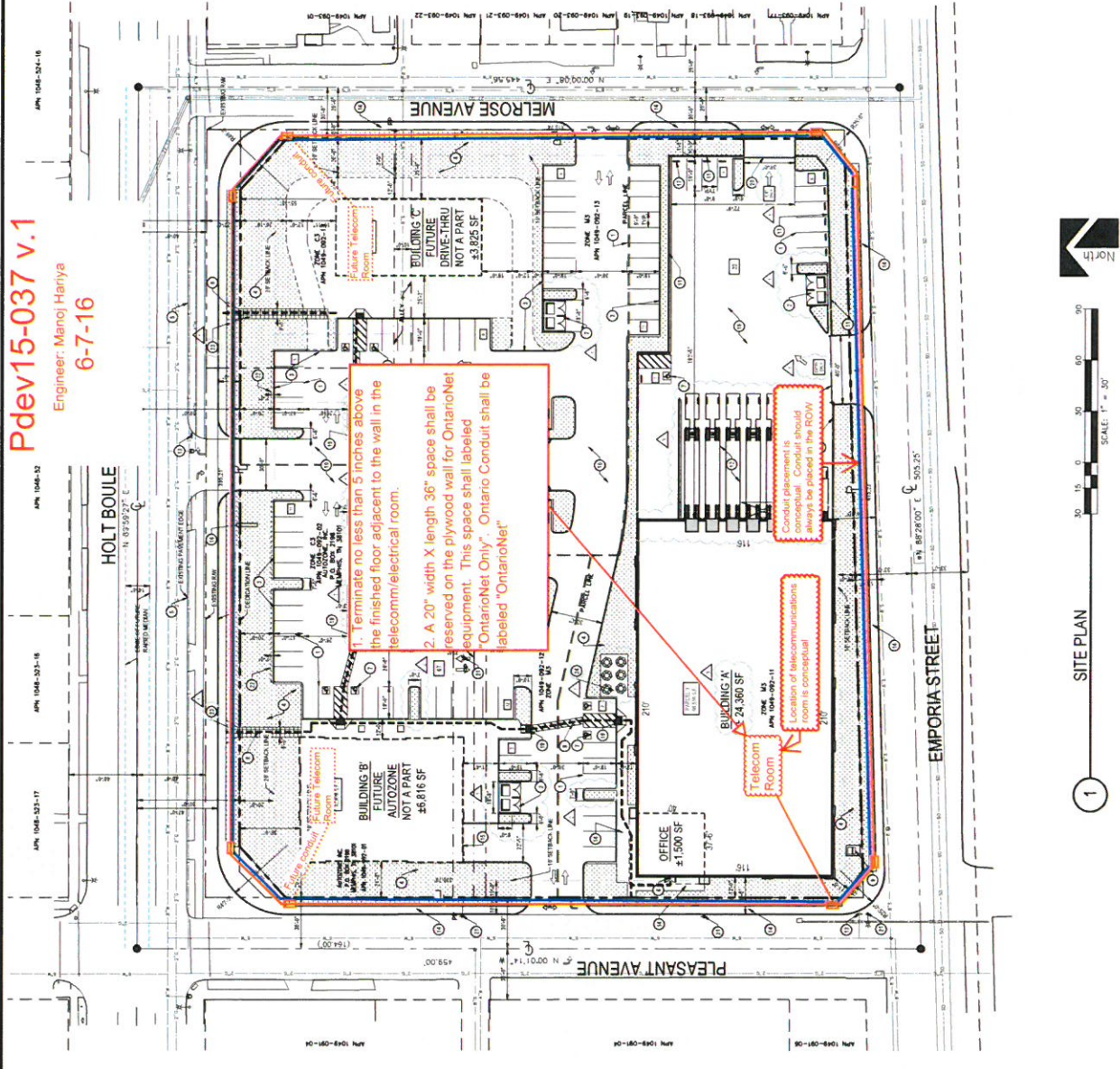
1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (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 ( Proposed storm drain connections to existing storm drain along Emporia Avenue requires permit from San Bernardino County Flood Control District.)**
12.  **Three (3) sets of Public Street Light improvement plan**
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Specifications available at [http:// www.ci.ca.us/index.aspx?page=278](http://www.ci.ca.us/index.aspx?page=278).
15.  **Two (2) copies of Water Quality Management Plan (WQMP)**
16.  One (1) copy of Hydrology/Drainage study
17.  **One (1) copy of Soils/Geology report**
18.  **Payment for Final Map/Parcel Map processing fee**
19.  **Three (3) copies of Final Map/Parcel Map**
20.  **One (1) copy of approved Tentative Map**
21.  **One (1) copy of Preliminary Title Report (current within 30 days)**
22.  **One (1) copy of Traverse Closure Calculations**
23.  **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**

Project File No. PM 19706  
Project Engineer: Manoj Hariya  
DAB Date: 06/20/2016



24.  Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
25.  **Three (3) copies of fiber optic plans.**

**Pdev15-037 v.1**  
 Engineer: Manoj Hanjya  
 6-7-16



**RPA ARCHITECTS INC.**  
 2411 38th Street  
 San Diego, CA 92104  
 V: 619.236.2622  
 F: 619.236.2623  
 WWW.RPA-ARCHITECTS.COM

CLIENT  
**T. MELROSE LLC**  
 141 NICHOLAS DRIVE  
 SUITE 100  
 SAN DIEGO, CA 92106  
 TEL: (619) 665-0966  
 FAX: (619) 665-0967  
 info@melrosellc.com

PROJECT  
**SOUTHWEST CORNER OF  
 HOLT BLVD. & MELROSE AVE.**  
 ONTARIO, CA 91764

REVISIONS	DATE	BY	CHKD	APP'D

Please refer to the Fiber Optic Master for additional detail and information.  
 All conduit shall begin and terminate in a hand hole  
 Commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet  
 Multifamily dwellings are considered commercial property.

Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the right-of-way at the extreme edge of a property.  
 Install Ontario Fiber Optic Hand Holes. Per City Standard 1316. Conduits Sweeping into Hand Holes Shall Enter in Flush with the Cut Out Mouse Holes Aligned Parallel to the Bottom of the Box and Come in Perpendicular to the Wall of the Box. Conduits Shall Not Enter at any Angle Other Than Parallel. Provide 5" Min. Clearance From Existing /Proposed Utilities.

Construct and install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.  
 Construct and install Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard for Commercial Buildings. (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.  
 All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.  
 Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.  
 Comments / Reviewed By Anna Vacca 06-07-2016

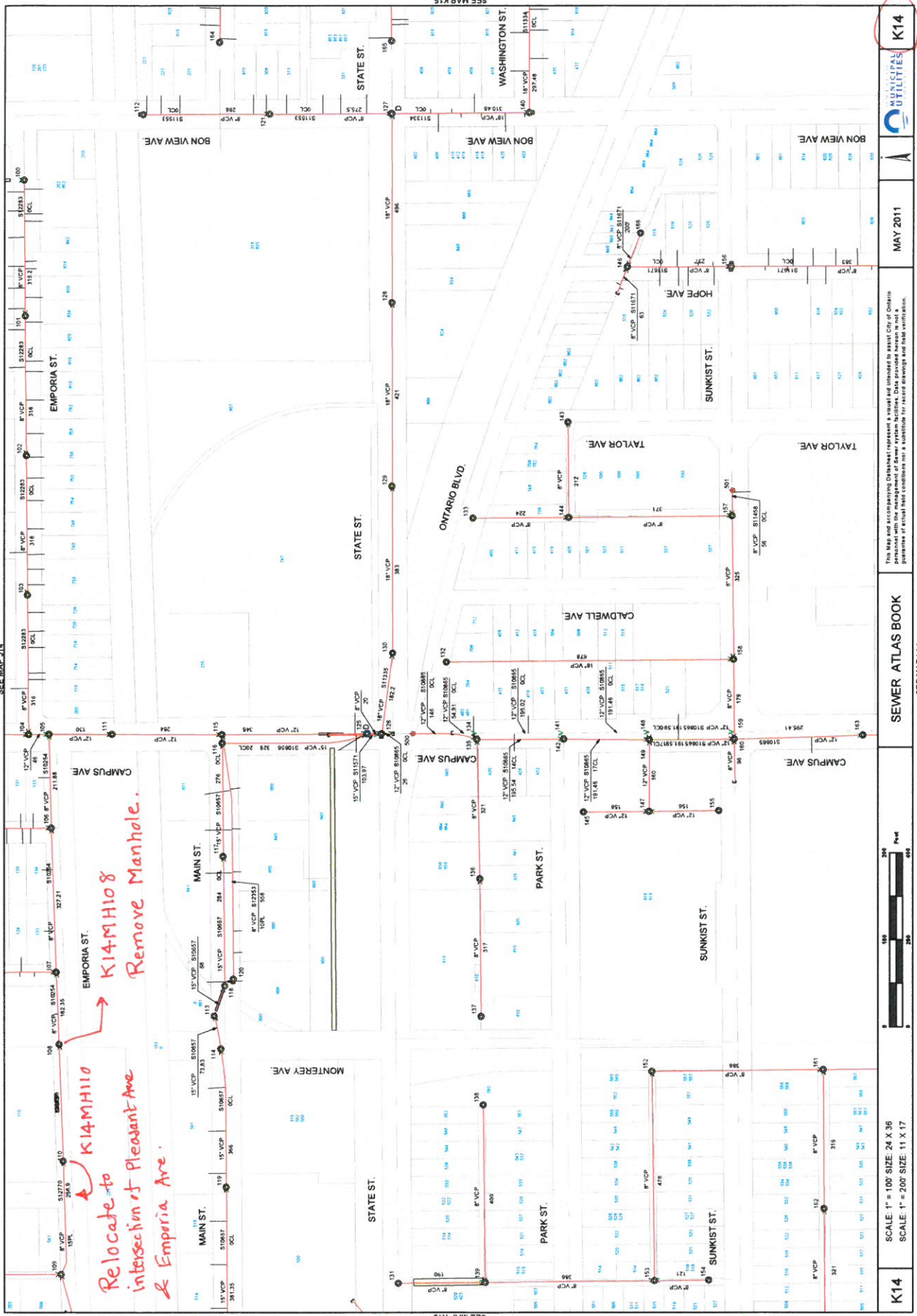
- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)

**SITE PLAN**

AS.1

HH-17/15 - FCA13241817-90062 - Size 13" x 24" x 18"  
 HH-17/22 - FCA13241817-90067 - Size 13" x 24" x 18"  
 HH-27/15 - FCA17302417-90077 - Size 17" x 30" x 24"  
 HH-27/22 - FCA17302417-90116 - Size 17" x 30" x 24"  
 HH-30/15 - PCA243820100014 - Size 24" x 36" x 30"  
 HH-30/22 - PCA243820100014 - Size 24" x 36" x 30"  
 HH-37/22 - PCA304835190244 - Size 30" x 48" x 36"  
 HH-47/22 - PCA366036190146 - Size 36" x 60" x 36"

2 SCREEN FENCE



*Sewer Exhibit*

The Map and accompanying Database represent a visual and not intended to assist City of Ontario personnel with the management of Sewer system facilities. Data provided herein is not a guarantee of actual field conditions nor a substitute for record drawings and field verifications.



# PLANNING COMMISSION STAFF REPORT

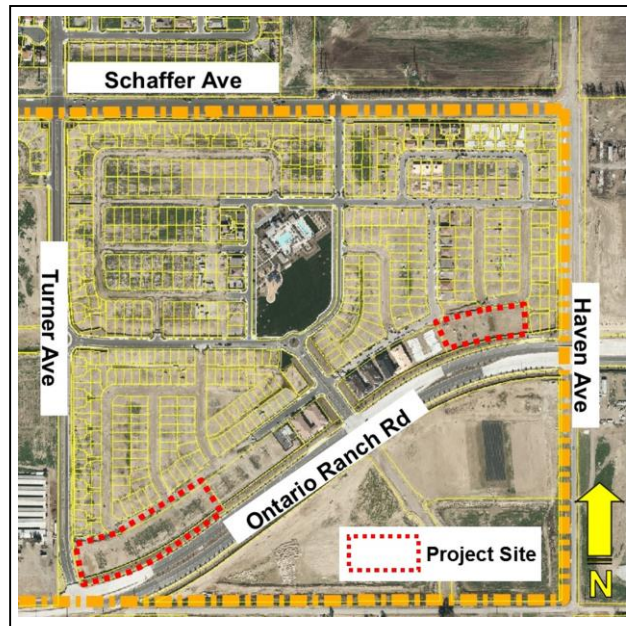
June 28, 2016

**SUBJECT:** A Tentative Tract Map File No. PMTT16-008 (TT18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential.**

**PROPERTY OWNER:** Brookcal Ontario, LLC

**RECOMMENDED ACTION:** That the Planning Commission approve File No. PMTT16-008 (TT18996), pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 5.04 acres of land generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue, within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, and is depicted in **Figure 1: Project Location**, below. The project site gently slopes from north to south and is currently mass graded. The property to the north and east of the project site is within the Medium Density Residential district of Planning Area 10A of The Avenue Specific Plan and is mass graded for single-family residential uses. The property to the south is within the Medium Density Residential and Retail districts of Planning Areas 10B and 11 of The Avenue Specific Plan and is vacant with previous agricultural/dairy uses. The property to the west is within the Low Density Residential district of Planning Area 8B of The Avenue Specific Plan and is developed with Agricultural/Dairy uses.



**Figure 1: Project Location**

Case Planner:	Henry K. Noh	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	6/20/16	6/20/16	Recommend
Submittal Date:	4/5/16	ZA			
Hearing Deadline:	N/A	PC	6/28/16		Final
		CC			

## PROJECT ANALYSIS:

[1] Background — The Avenue Specific Plan and Environmental Impact Report (EIR) were approved by the City Council on December 19, 2006. The Avenue Specific Plan establishes the land use designations, development standards, and design guidelines for 568 acres, which includes the potential development of 2,875 dwelling units and approximately 131,000 square feet of commercial.

On April 8, 2014, the Planning Commission approved Tentative Tract Map 18922 (referred to as an “A” Map) for Planning Areas 9A and 10A of The Avenue Specific Plan. The approved “A” Map facilitates the backbone infrastructure improvements (major streets, sewer, water and storm drain facilities) and the creation of park/recreational facilities and residential neighborhoods in the eastern portion of the Specific Plan (see **Figure 2: The Avenue Specific Plan Land Use Plan**, below).



**Figure 2: The Avenue Specific Plan Land Use Map**

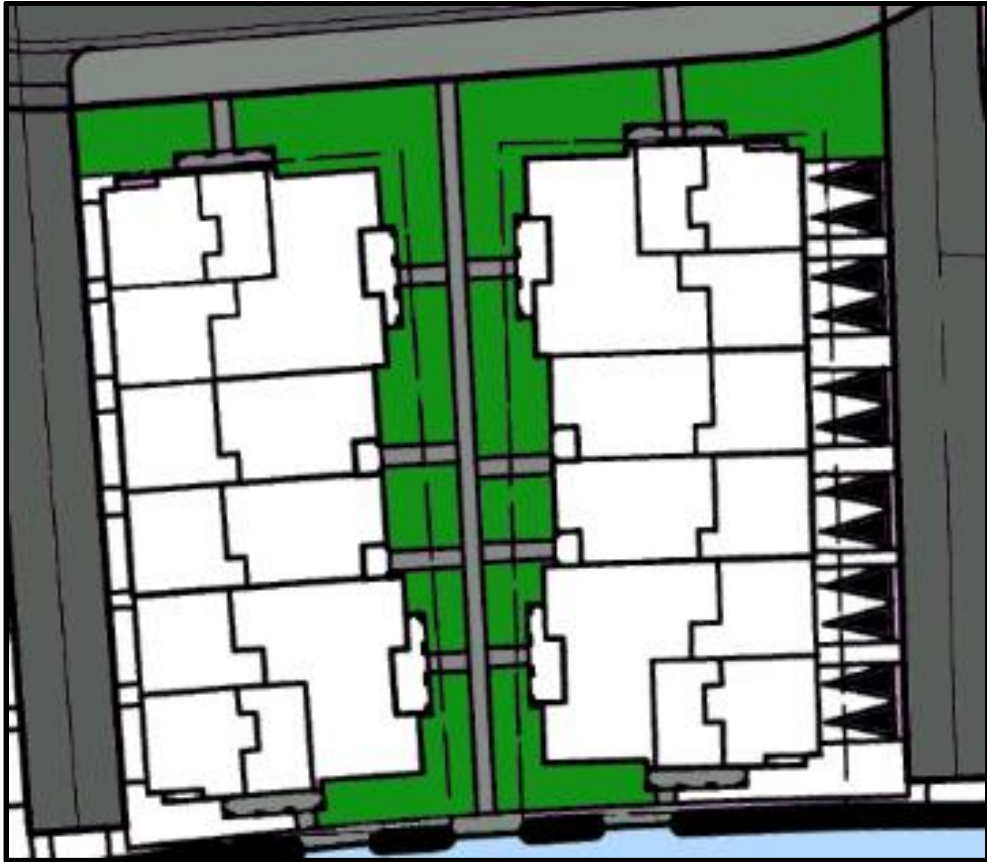
On August 26, 2014, the Planning Commission approved Tentative Tract Maps 18991, 18992, 18993 and 18994 (referred to as “B” Maps) for the subdivision of Planning Areas 9A and 10A of The Avenue Specific Plan. The approval of tentative tract maps subdivided the area into a combination of residential lots and lettered lots (private drive aisles, alleys, landscape buffers and parking) to accommodate conventional, alley loaded, cluster (6-pack) single-family products and multi-family rowtown and autocourt products being marketed as the New Haven community.

The Applicant, Brookfield Residential, has submitted a tentative tract map for condominium purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered

lots for the construction of 91 multi-family townhomes (see **Figure 3: Conceptual Townhome Site Plan**). Originally this area was to be developed with an attached 12-unit rowtown product (see **Figure 4: Conceptual Rowtown Site Plan**), but due to high market demand for the “Holiday” townhome product (14-pack autocourt product) the applicant is requesting to eliminate the rowtown product and replace it with an additional 91 townhome units. Currently, staff is working with the applicant on the development plan for the proposed 91 townhomes. Variations in architecture styles from recently constructed and approved townhomes will be required to ensure an enhanced and varied streetscape. The development plan for the townhome product will be brought before the Planning Commission at a future date.



**Figure 3: Conceptual Townhome Site Plan**



*Figure 4: Conceptual Rowtown Site Plan*

To date there have been six development plans approved for the New Haven community that include:

- Holiday – A 98-unit autocourt project consisting of seven two-story buildings;
- Summerset - 112 single-family conventional homes (55'x90' lots);
- Waverly – A 6-pack cluster product with 135 single-family homes;
- Marigold - 149 single-family conventional homes (45'x90' lots);
- Poppy – A 6-pack cluster product with 104 single-family homes; and
- Arborel – 91 single-family alley loaded homes.

[2] Tract Map Subdivision – The proposed Tentative Tract Map (TT18996) for Condominium Purposes will provide additional attached multi-family products that will be developed along the southern portion of Planning Area 10A of The Avenue Specific Plan as illustrated in (**Exhibit A: Tentative Tract Map 18996**). The two residential lots range in size from 67,239 to 119,218 square feet. The lots proposed exceeds the Specific Plan's minimum lot requirement of 14,000 square feet.



[3] 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 eastern portion (Planning Area 10A) of The Avenue Specific Plan community from Ontario Ranch Road, Schaefer Avenue and Haven Avenue. The approved “B” Maps for Planning Area 10A (TT18991, TT18992, TT18993 and TT18994) facilitated the construction of the interior neighborhood streets serving the project site. The project site will have access from Yountville Drive, which runs east and west along the frontage of the site. Yountville Drive provides access to New Haven Drive, which has direct access to Ontario Ranch Road.

[4] Open Space — The Tentative Tract Map features sidewalks separated by landscaped parkways and interior landscaped green courts that include accent trees and decorative lighted bollards, which provides visual interest and promotes pedestrian mobility.

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 0.61 acre park to meet the minimum TOP private park requirement. To satisfy the park requirement, a 6.8 acre park, as part of the related “A” Map (TT18922), was constructed at the center of Planning Area 10A, to the 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 will have access to the park and all park amenities.

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

[1] City Council Priorities

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

**Supporting Goals:**

- Invest in the Growth and Evolution of the City’s Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario’s Commercial and Residential Neighborhoods
- Invest in the City’s Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
  - Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

[2] Policy Plan (General Plan)

**Community Economics Element — Place Making**

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.
  - CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.
  - CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.
  - CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
  - CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Community Design Element — Image & Identity**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.
  - CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

**Community Design Element — Design Quality**

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.
  - CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

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

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

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

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

### **Community Design — Pedestrian & Transit Environments**

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

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

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

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

### **Community Design — Protection of Investment**

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

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

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

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (91) and density (18.06 DU/Acre) specified in the Available Land Inventory.

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

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan Amendment (PSPA13-003), for which an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference.

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

**TECHNICAL APPENDIX:**

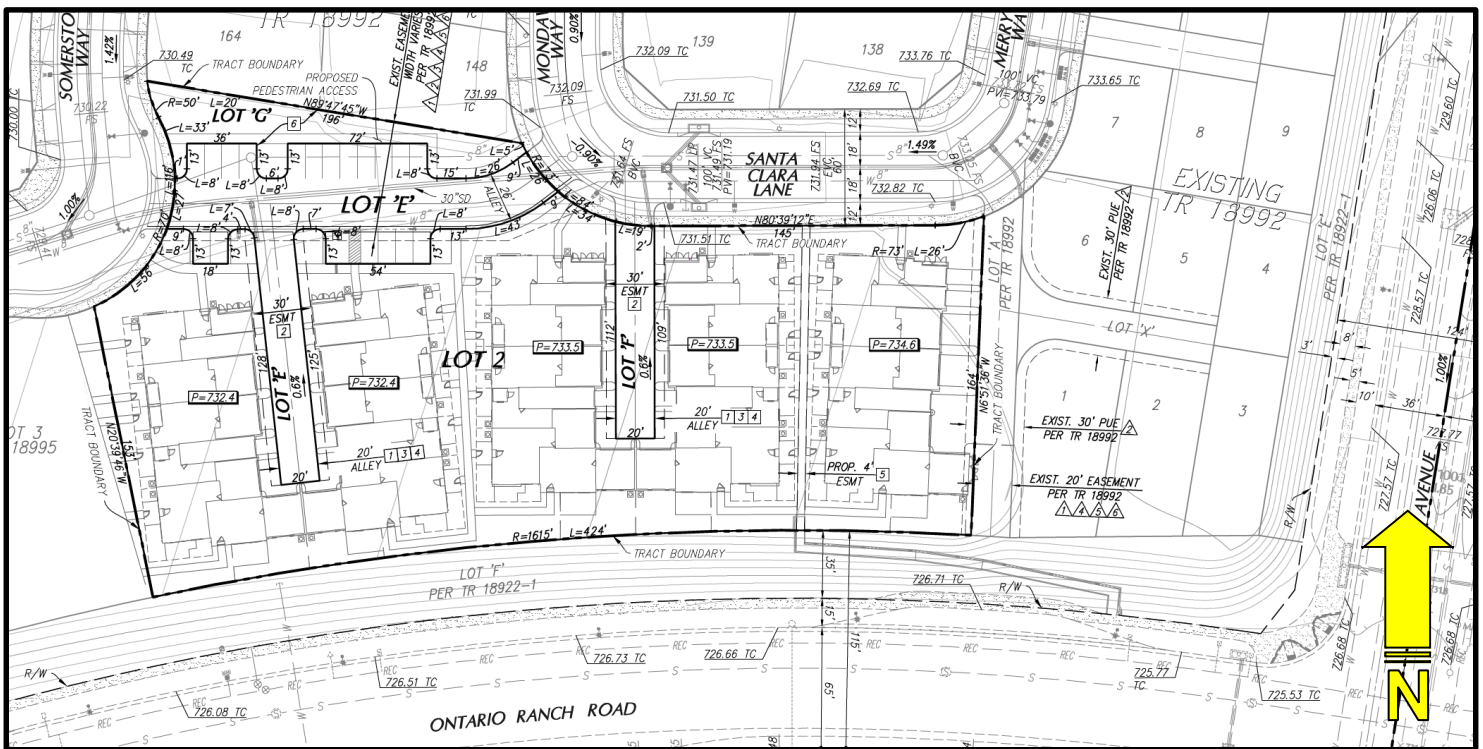
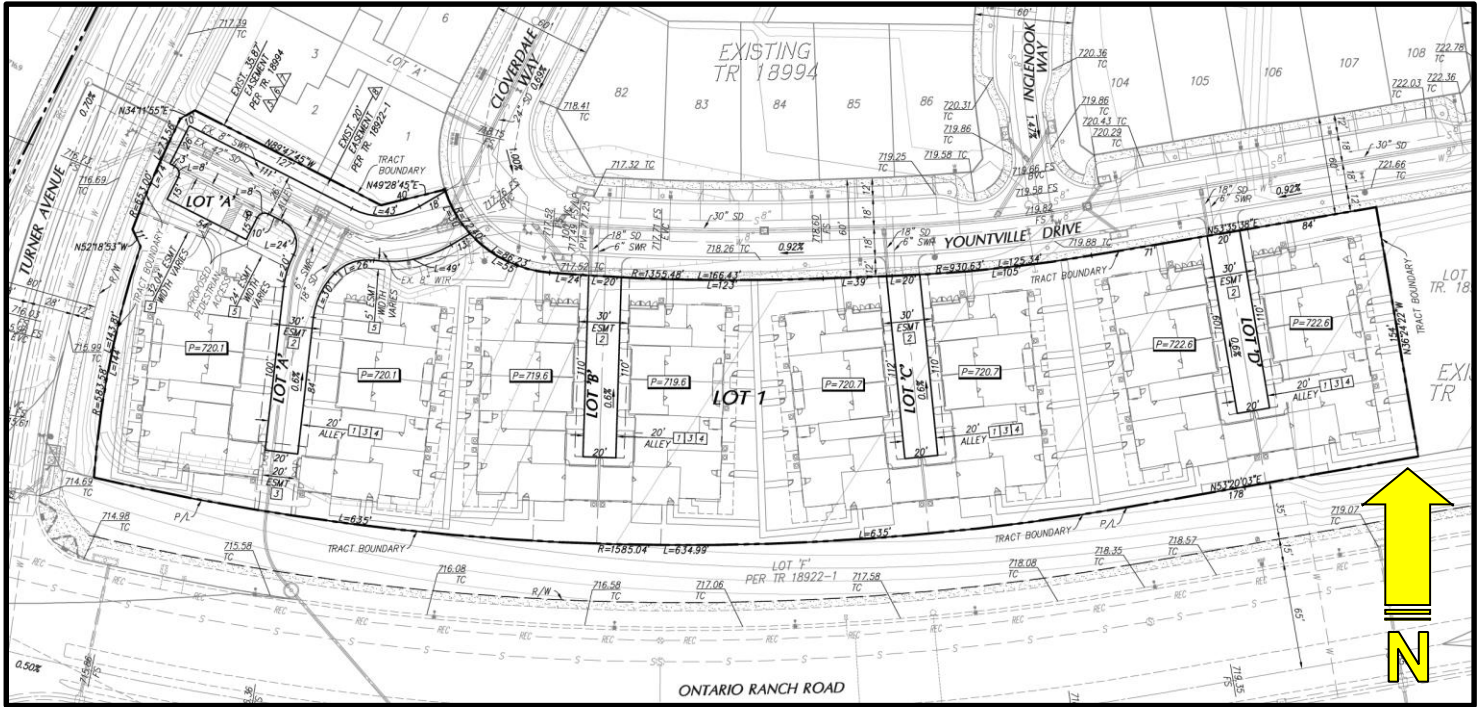
**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Medium Density Residential	The Avenue Specific Plan	PA-10A: Medium Density Residential
<i>North</i>	Vacant	Medium Density Residential	The Avenue Specific Plan	PA-10A: Medium Density Residential
<i>South</i>	Vacant Agricultural/Dairy Uses	Medium Density Residential and Neighborhood Commercial	The Avenue Specific Plan	PA-11 and PA-10B: Medium Density Residential and Retail
<i>East</i>	Vacant	Medium Density Residential	The Avenue Specific Plan	PA-10A: Medium Density Residential
<i>West</i>	Agricultural/Dairy Uses	Low Density Residential	The Avenue Specific Plan	PA-8B: Low Density Residential

**Tentative Tract Map Summary:**

<i>Item</i>	<i>TT18996</i>
<i>Total Area Gross (AC)</i>	5.04
<i>Total Area Net (AC)</i>	5.04
<i>Min. Lot Size (Sq. Ft.)</i>	67,239
<i>Max. Lot Size (Sq. Ft.)</i>	119,218
<i>Avg. Lot Size (Sq. Ft.)</i>	93,229
<i>No. of Numbered Lots/Units</i>	2 (91)
<i>No. of Lettered Lots</i>	7
<i>Gross Density (du/gross ac)</i>	18.06
<i>Net Density (du/net ac)</i>	18.06

**EXHIBIT "A"**  
**Tentative Tract Map 18996**



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PMTT16-008, A TENTATIVE TRACT MAP (TT18996) FOR CONDOMINIUM PURPOSES TO SUBDIVIDE 5.04 ACRES OF LAND INTO 2 NUMBERED LOTS AND 7 LETTERED LOTS WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT OF PLANNING AREA 10A OF THE AVENUE SPECIFIC PLAN, GENERALLY LOCATED NORTH OF ONTARIO RANCH ROAD, EAST OF TURNER AVENUE AND WEST OF HAVEN AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF—APN(S): 0218-462-80 AND 0218-513-24.

WHEREAS, Brookfield Residential ("Applicant") has filed an Application for the approval of a Tentative Tract Map, File No. PMTT16-008, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.04 acres of land generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue, located within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, and is presently mass graded; and

WHEREAS, the property to the north and east of the Project site is within the Medium Density Residential district of Planning Area 10A of The Avenue Specific Plan and is mass graded for single-family residential use. The property to the south is within the Medium Density Residential and Retail districts of Planning Areas 10B and 11 of The Avenue Specific Plan and is vacant with previous agricultural/dairy uses. The property to the west is within the Low Density Residential district of Planning Area 8B of The Avenue Specific Plan and is developed with Agricultural/Dairy uses; and

WHEREAS, the Tentative Tract Map 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 Tentative Tract Map is located within Planning Area 10A (Medium Density Residential – Product Type 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 766 dwelling units; and

WHEREAS, the proposed Tentative Tract Map will subdivide 5.04 acres of land into 2 numbered residential lots and 7 lettered lots. The residential lots range in size from 67,239 square feet to 119,218 square feet, with an average lot size of 93,229 square feet. The Tentative Tract Map is consistent with The Avenue Specific Plan; and

WHEREAS, TOP Policy PR1-1 requires new developments to provide a minimum of 2 acres of private park land per 1,000 residents, resulting in a park area requirement of 0.61-acres for the proposed Tentative Tract Map. To satisfy the park requirement, a 6.8 acre park, as part of the related "A" Map (TT18922), was constructed at the center of Planning Area 10A, to the 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 will have access to the park and all park amenities; and

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

WHEREAS, the 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 (91) and density (18.06 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 ONT Airport Land Use Compatibility Plan (ALUCP); and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan Amendment (PSPA13-003), for which an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; and

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

WHEREAS, on June 20, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-025, recommending the Planning Commission approve the Application; and

WHEREAS, on June 28, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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



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

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the previously adopted 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 Planning Commission finds as follows:

a. 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

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

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

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

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

a. The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments. The subdivision is consistent with The Ontario Plan Policy Plan (General Plan) and The Avenue Specific Plan in that the proposed subdivision and lot sizes comply with the objectives and development standards of the Specific Plan.

b. The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments. The design or improvement of the subdivision is consistent with all applicable general and specific plans. The Tentative Tract Map meets all minimum size requirements specified within the Medium Density Residential (Planning Area 10A –

Product Type 7) land use districts and Development Standards of The Avenue Specific Plan.

c. The site is physically suitable for the type of development proposed. The Tentative Tract Map proposes to subdivide 5.04 acres of land into 2 numbered lots for the construction of 91 townhomes within (Planning Area 10A) of The Avenue Specific Plan. The proposed lots range in size from 67,239 to 119,218 square feet, which exceeds the Specific Plan's minimum lot requirement of 14,000 square feet.

d. The site is physically suitable for the proposed density of development. The lots that will be created with the Tract Map subdivision meet the development standards of The Avenue Specific Plan – Medium Density Residential (Product Type 7). The Specific Plan provides for the development of up to 766 residential dwelling units and the density of 6.70 dwelling units per acre. The Tentative Tract Map proposes 2 numbered lots (91 dwelling units) at a density of 18.06 dwelling units per acre.

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The environmental impacts of this project were previously reviewed in conjunction with an addendum to The Avenue Specific Plan EIR (SCH# 2005071109). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

f. The design of the subdivision or type of improvements are not likely to cause serious public health problems. 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 the addendum to The Avenue Specific Plan EIR (SCH# 2005071109). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. 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.

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

SECTION 4. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28<sup>th</sup> day of June 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PMTT16-008  
June 28, 2016  
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 28, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marci Callejo  
Secretary Pro Tempore




**PLANNING DEPARTMENT  
CONDITIONS OF APPROVAL**

**File No(s). PMTT16-008**

**Date:** June 20, 2016

**Project Description:** A Tentative Tract Map (TT 18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. Related File: PDEV16-013; APN(s): 0218-462-80 and 0218-513-24; **submitted by Brookfield Residential.**

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**Reviewed by:** Henry K. Noh, Senior Planner   
**Phone:** (909) 395-2429; **Fax:** (909) 395-2420

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**CONDITIONS OF APPROVAL**

**The above-described Development Plan application shall comply with the following conditions of approval:**

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 1020-021, on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or the City Clerk. Additionally, the project shall comply with the regulations of the Subarea 29 Specific Plan.

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

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

**2.2** Subdivision Map. The final tract map or parcel map shall be in conformance with the approved tentative tract map or parcel map on file with the City. Any substantial variation from the approved tentative tract map or parcel map must be reviewed and approved by the Planning Department.

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

**2.4** All applicable conditions of approval of The Avenue Specific Plan shall apply to this tract.

**2.5** 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 18994 (File No. PMTT14-016) shall apply to this tract.

**2.6** Parcelization.

**(a)** Any future development of this subdivision shall require Development Advisory Board and Planning Commission approval.

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

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

**(b)** CC&R's shall include requirements for the home owner's association to be responsible for maintaining any required landscaping and irrigation systems within common areas as well as parkway improvements within the right-of-way of local streets adjacent to residential areas.

**(c)** CC&Rs shall ensure the maintenance of common area landscape improvements. Private improvements to be maintained by the homeowner's association include:

- (i)** Parkway improvements within the right-of-way of local streets adjacent to residential areas and along private Neighborhood Streets;
- (ii)** All private neighborhood streets and private drive aisles;
- (iii)** On-site private NPDES interim detention basins;
- (iv)** Internal slopes fronting streets and slope areas in the rear of homes;
- (v)** All internal open spaces, walkways, parks, and common areas at neighborhood entries;
- (vi)** Private recreational areas;
- (vii)** Landscaping adjacent to private drive aisle right of way;

- (viii) Paseos;
- (ix) All public non-exclusive use landscaped area;
- (x) Community theme wall and entries;
- (xi) Entry monuments;
- (xii) Landscaping and irrigation systems within common areas and parkways.

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

(e) The CC&R'S shall grant the City of Ontario the right of enforcement of the CC&R provisions.

(f) A specific methodology/procedure shall be established within the CC&R's 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 homeowners association for all costs incurred.

(g) Adequate safeguards shall be incorporated into the CC&R's to guarantee the homeowners association maintains adequate cash reserves for long-term project maintenance (enforcement of the Davis-Sterling Act), such as, but not limited to, requiring that reserve funding studies are performed at regular intervals by the homeowners association and that the association's reserves do not fall below the level initially approved by the State of California Department of Real Estate.

## **2.8** Disclosure Statements.

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

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

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

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

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

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

#### NOTICE OF AIRPORT IN VICINITY

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

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

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

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



shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.10 Additional Fees.**

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

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

**2.11 Additional Requirements.**

(a) 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.



## ENGINEERING DEPARTMENT

### CONDITIONS OF APPROVAL

(Traffic/Transportation Division, Engineering Services Division and Ontario Municipal Utilities Company Conditions incorporated)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input checked="" type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> TRACT MAP
<b>PROJECT FILE NO. PMTT16-008/TTM18996 AND PDEV16-013</b>		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED		

**CITY PROJECT ENGINEER & PHONE:**      Naim Khoury, Associate Engineer *NKR*  
 (909) 395-2152

**CITY PROJECT PLANNER:**                Henry Noh, Senior Planner  
 (909) 395-2429

**DATE:**    June 20, 2016

**PROJECT NAME/ DESCRIPTION:**        Subdivide of 4.29 Acres into 2 Lots  
 for the construction of 91  
 townhomes within The Avenue SP

**LOCATION:**                                      North of Ontario Ranch Road and  
 west of Haven Avenue

**APPLICANT:**                                 BrookCal, LLC -  
 Brookfield Residential

**REVIEWED BY:**                              *[Signature]*                              6/13/16  
 Omar Gonzalez, PE                              Date  
 Sr. Associate Civil Engineer

**APPROVED BY:**                              *[Signature]*                              6/13/16  
 Khoi Do, PE    Date  
 Assistant City Engineer



**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT-SPECIFIC CONDITIONS SPECIFIED IN THE REPORT (ONLY APPLICABLE CONDITIONS ARE CHECKED IN THIS REPORT). THE APPLICANT AND/OR APPLICANT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS (STANDARD AND PROJECT SPECIFIC CONDITIONS) PRIOR TO OCCUPANCY, AS SPECIFIED IN THIS REPORT PLUS THE CONDITIONS OF APPROVAL FOR TM18922-1, TM18922-2, TM18922-3, TM18991, TM18992 and TM18994.**

**1. PRIOR TO THE FINAL MAP RECORDATION** Check When Complete

- 1.01 A. Prior to TM18996 recordation, dedicate to the City of Ontario in fee simple the following right-of-way ROW in locations listed below.
- 1.02 Dedicate the following public easements: 
  - a) Dedicate variable width easement for pedestrian access and paseo purposes across lots 1 and A as shown on the tentative tract map.
  - b) Dedicate 4-foot easement for pedestrian access and paseo purposes across lots 2, E and G as shown on the tentative tract map.
- 1.03 Restrict vehicular access as follows: 

Access to subdivision shall only be granted at those locations shown in the approved Tentative Map and The Avenue Plan Specific Plan.
- 1.04 Vacate the following streets and easements:
- 1.05 Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives, landscaping, and raised median landscape.
- 1.06 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, emergency access, joint maintenance of all common access improvements, cost for additional refuse collection pick up services, waste can pickup locations, 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. The CC&Rs / HOA shall define areas whereby tenants place their waste cans for pickup by service vehicles. Said policy shall be reviewed and approved by the Solid Waste Department.
- 1.07 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.08 Provide a monument bond (i.e. cash deposit) in an amount determined by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or as specified in writing by the applicant's California Registered Professional Engineer or California Registered Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.09 Provide a preliminary title report not older than 30 days to the Engineering Department.



- 1.10 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) \_\_\_\_\_
  - 1.11 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
  - 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) for all phases pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to recordation of TM18991, and the CFD shall be established prior to recordation of TM18991 approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
  - 1.13 New Model Colony (NMC) Developments: Submit 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
  - 1.1 Provide for the sale of a portion of the subject property to the City of Ontario, to be used for the construction of public water well.
  - 1.15 The developer shall submit evidence of sufficient Water Availability Equivalents to Management Services (Certificate of Net MDD Availability) for this tract prior to the recordation of final map.
  - 1.16 The developer shall submit evidence of Storm Water Capacity Availability Equivalents (Certificate of Storm Water Treatment Capacity Availability) to the Engineering Department for this tract prior to the recordation of final map.
  - 1.17 **Other Conditions:**
- The public and private improvements constructed within this tentative tract map shall be maintained through the combination of public and private entities as described in Section 5.5 and Table 4, "Maintenance Responsibilities" of The Avenue Specific Plan.**

**2. PRIOR TO PERMITTING (GRADING, BUILDING, ENCROACHMENT, ETC)**

**A. GENERAL**

- 2.01 Tract Map No. \_\_\_\_\_ shall be recorded pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo Mylar of the recorded map to the City Engineer's office.
- 2.02 The subject parcel is unrecognized. A certificate of compliance is required to be recorded for the parcel to become recognized.



- 2.03 The onsite easements that are in conflict with the proposed development shall be quit claimed/abandoned by easement owners prior to the issuance of any permits. No permanent structures are allowed on easements.
- 2.04 Easement dedication for \_\_\_\_\_ is required behind driveway approaches at the proposed driveway locations.
- 2.05 This project requires the following: \_\_\_\_\_
- 2.06 **All required public improvement plans and studies shall be prepared by a Registered Professional Civil Engineer in the State of California, and submitted to the City Engineer for review and approval.**
- 2.07 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's.
- 2.08 **The applicant shall obtain an Encroachment Permit and Traffic Control Permit, as required, for all work within the public right-of-way/public easement. Prior to issuance of the Encroachment Permit, all public improvement plans, which include but are not limited to, street, water, sewer, lighting, signing and striping, etc. shall be reviewed and approved by the City Engineer.**
- 2.09 In lieu of constructing the required public improvements, an agreement and security in an amount acceptable to the City Engineer may be submitted to guarantee proper construction of the public improvements. All security must be acceptable to City Attorney's office, pursuant to Government Code, Section 66499 and City's Subdivision Ordinance.
- 2.10 **All Development Impact Fees (DIF) shall be paid to the Building Department prior to permit issuance.**
- 2.11 **All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements, monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to set new monuments, to the satisfaction of the City Engineer.**
- 2.12 Detailed on-site utility information shall be shown on the grading plan, which includes but is not limited to, location of monitoring manholes, backflow prevention devices, exact location of laterals, etc. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- 2.14 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5.



2.15 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agency:

- Caltrans
- California Department of Public Health for recycled water
- San Bernardino County Flood Control District (SBCFCD) for storm drain connection
- San Bernardino County Health Department for existing water wells
- Southern California Edison
- Army Corps of Engineers (ACOE)
- California Department of Fish & Game
- Inland Empire Utilities Agency for sewer connection to Eastern Sewer trunk line and recycled water line

2.16 Dedicate the following right-of-way in locations listed below:

2.17 NMC Developments

1. On site wells shall be destroyed/ abandoned per the Department of Water Resources Guidelines and require permitting from the County Health Department. A copy of such permit shall be provided to the Engineering Department and the Ontario Municipal Utilities Company prior to issuance of grading and/or building permits. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system.

2. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

2.18 Other Conditions:

a) All proposed public pedestrian access pathways shown on lots 1, 2, A, E and G shall comply with the ADA requirements and shall include ADA ramps as needed.

**Fiber Optic System**

b) The applicant/developer shall provide fiber optic connection to each townhome unit per city standards and guidelines.

**3. PRIOR TO CERTIFICATE OF OCCUPANCY OF ANY PHASE**

3.01 All remaining fees/ deposits required by the Engineering Department must be paid in full prior to issuance of a Certificate of Occupancy.

3.02 Complete all required public improvements to the satisfaction of the City Engineer.

3.03 Submit a set of Record Drawings on mylar of all Engineering Department approved plans for review.

3.04 Record an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available at the City's website.

3.05 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the satisfaction of the City.



- a) The City shall coordinate with the California Department of Public Health (CDPH) to obtain an approval of Engineer's Report (ER) for the use of recycled water. See items 2.53-2.55 for additional details.
- b) Installation of all recycled water improvements must be completed and successfully pass start-up and cross connection tests of recycle water lines upon availability/usage of recycled water.

Complete training of on-site personnel for the use of recycled water, as determined in the ER upon availability/usage of recycled water.

3.07 **All Development Impact Fees (DIF) must be paid in full to the Building Department**





**EXHIBIT 'A'**

**ENGINEERING SERVICES DIVISION  
First Plan Check Submittal Checklist for each phase**

If any of the checked items below are missing, your submittal will be returned, un-checked, until all required items are submitted.

Project Number: Tentative Tract Map No. PMTT16-008/18996 and PDEV16-013

**Items Required for First Plan Check Submittal:**

(PDF copies of all required documents listed below are required with each submittal. For subsequent submittals, PDF copies of the City's previous redline comments are also required)

- A COPY OF THIS CHECK LIST MUST BE SUBMITTED WITH THE FIRST PLAN CHECK**
- Check(s) for Plan Check fees (Engineering & NPDES)
- 1 Copy of Engineering Cost Estimate (On City forms) with Engineer's Wet Signature and Stamp
- Copy of approved Conditions of Approval**
- 2 Sets of Potable 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).
- 4 Sets of Public Street Improvement Plans with Street Cross-Sections
- Private street improvement plans shall be prepared and submitted for review by the Engineering Department.
- 4 Sets of Public Water Plans (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- 4 Sets of Recycled Water Plans (include Recycled water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size)
- 1 copy of Engineering Report and an electronic file (PDF format on compact disc) for recycled water use
- 4 Sets of Public Sewer Plans
- 5 Sets Public Storm Drain Plans
- 3 Sets of Street Light Plans
- 3 Sets of Fiber Optic Plans**
- 3 Sets of Signing and Striping Plans
- 3 Sets of Traffic Signal Plans and Specifications
- 3 Copies of Water Quality Management Plan (WQMP) and 1 copy of Storm Pollution Prevention Plan
- 3 Copies of Hydrology/Drainage Study
- Soils/ Geology Report
- Check for Final Map processing fees**
- 1 copy of the approved Tentative Map**
- 4 Sets of Final Map**

PROJECT FILE: TENTATIVE TRACT NO. PMTT16-008/TTM18996 & PDEV14-013  
PROJECT. ENG: Naim Houry  
DATE: June 20, 2016



- 2 Copies of Preliminary Title Report (within last 30 days)
- 2 Copies of Closure Calculations
- 1 Set of Supporting Documents and Maps (legible copies): referenced record Final Maps (full size, 18"x26"), Assessor's Parcel Map (full size, 11"x17"), recorded documents such as Deeds, Lot Line Adjustments, easements, etc.
- Grading/drainage plans shall be submitted to the Building Department for processing.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Henry Noh  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** April 11, 2016  
**SUBJECT:** PMTT16-008

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

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

TO: 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 07, 2016

SUBJECT: FILE #: PMTT16-008 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, April 21, 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 request for Tentative Tract Map for Common Interest Subdivision Purposes approval, to subdivide approximately 5.04 acres of land into 2 lots and 7 common lots, 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 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

4/25/16  
Date

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-013 & PMTT16-008

Address: NEC Turner Ave & Ontario Ranch Road

APN: 0218-462-80 & 0218-513-24

Existing Land Use: Vacant

Proposed Land Use: Subdivision for common interest and the development 6 (14-plex) and 1 (7-plex) multi-family residential buildings totaling 91 units

Site Acreage: 5.04 acres Proposed Structure Height: 31

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.: 2016-019

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.

The following condition applies: see attached

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

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2016-018

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, Senior Planner  
Planning Department

**FROM:** Adam A. Panos, Fire Protection Analyst  
Fire Department

**DATE:** April 29, 2016

**SUBJECT:** PMTT16-008 / A request for Tentative Tract Map for Common Interest Subdivision Purposes approval, to subdivide approximately 5.04 acres of land into 2 lots and 7 common lots, 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.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

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

- A. 2013 CBC Type of Construction: N/A
- B. Type of Roof Materials: N/A
- C. Ground Floor Area(s): N/A
- D. Number of Stories: N/A
- E. Total Square Footage: N/A
- F. 2013 CBC Occupancy Classification(s): N/A

## **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](http://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.
- 2.4 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 \_\_\_\_\_ gallons per minute (g.p.m.) for \_\_\_\_\_ hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.



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

#### **4.0 FIRE PROTECTION SYSTEMS**

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

Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

## 6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

## 7.0 OTHER PROJECT SPECIFIC CONDITIONS

- 7.1 NONE

<END.>



# 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 07, 2016

SUBJECT: FILE #: PMTT16-008 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, April 21, 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 request for Tentative Tract Map for Common Interest Subdivision Purposes approval, to subdivide approximately 5.04 acres of land into 2 lots and 7 common lots, 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 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.

5/3/16

Landscape Planning Carolyn Bell Landscape Planner  
 Department Signature Title Date

# PLANNING / HISTORIC PRESERVATION COMMISSION STAFF REPORT



**DATE:** June 28, 2016

**FILE NOS.:** PCUP16-007 and PHP16-007

**SUBJECT:** A request to modify a previously approved Conditional Use Permit (File No. PCUP09-001), which established a restaurant, banquet hall facility, and live entertainment with a Type 47 ABC license (On-Sale General Eating Place), to reconfigure the floor plan of a restaurant, patio area, and banquet facility and adjust hours of operation (File No. PCUP16-007) and for a Certificate of Appropriateness (File No. PHP16-007) to construct exterior modifications to an existing commercial building, designated Local Landmark No. 6 (the Ontario Laundry Co. Building) on 0.38 acres of land at 401 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. (APN: 1048-354-11). (Related File No. PCUP09-001).

**LOCATION:** 401 North Euclid Avenue

**APPLICANT/  
PROPERTY  
OWNER:** Gloria Campuzano

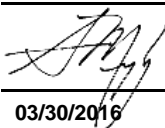
**RECOMMENDATION:** That the Planning Commission/Historic Preservation Commission approve File Nos. PCUP16-007 and PHP16-007, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 0.38 acres of land at the northwest corner of North Euclid Avenue and D Street at 401 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) zoning district, and is depicted in *Figure 1: Project Location*.



*Figure 1: Project Location*

Case Planner: Elly Antuna, Assistant Planner

Planning Director Approval: 

Submission Date: 03/30/2016

Hearing Deadline: 08/23/2016

Hearing Body	Date	Decision	Action
HPSC:	06/09/2016	Approve	Recommend
PC / HPC:	06/28/2016		Final
CC:			

The property surrounding the Project site is characterized by commercial land uses to the north, east and south. A public parking lot is located to the west. The existing land uses and General Plan and zoning designations, on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Commercial – Vacant	Mixed Use	MU-1 (Downtown Mixed-Use)
<i>North</i>	Commercial – Flower Shop	Mixed Use	MU-1 (Downtown Mixed-Use)
<i>South</i>	Commercial – Bank	Mixed Use	MU-1 (Downtown Mixed-Use)
<i>East</i>	Commercial – Grocery Store	Mixed Use	MU-1 (Downtown Mixed-Use)
<i>West</i>	Parking Lot	Mixed Use	MU-1 (Downtown Mixed-Use)

**PROJECT ANALYSIS:**

[1] Background – The 10,980 square foot, 2-story building, (*Figure 2: Site-view looking northwest* and *Figure 3: Historic Photograph*), was constructed in the 1940s in the Streamline Moderne/Art Deco architectural style and was designated by Ontario City Council as Local Landmark No. 6 on June 6, 1995. The site was home to laundries since 1896 including the “Ontario Laundry Company” (est. 1911), and the building is commonly known as the “Blue Seal” building.



*Figure 2 (Above): Site – View looking northwest*



*Figure 3 (Right): Site – Historic Photograph*

On April 27, 2009, a Conditional Use Permit (File No. PCUP09-001) was approved for Chula’s Restaurant and Sports Bar, establishing alcoholic beverage sales (Type 47 ABC License – On-Sale General Eating Place), banquet facilities and live entertainment in conjunction with a restaurant. In 2012, Laura’s House Restaurant occupied the building and was in operation until 2013. The site has been vacant since.

In September 2015, it came to the attention of the Planning Department that certain exterior alterations, including removal of the original Art Deco style blue tile on the base of the building façade and removal of the patio area, were completed without approval. The property owner and tenants were noticed by the Building Department and all construction activity ceased. On March 30, 2016, Gloria’s Cocina submitted a Conditional Use Permit (File No. PCUP16-007) to modify

the restaurant’s floor plan and hours of operation that were previously approved and a Certificate of Appropriateness (File No. PHP16-007) to allow for the construction of exterior modifications to the existing commercial building.

[2] Conditional Use Permit

The Applicant is requesting the Conditional Use Permit (CUP) modification to accommodate the operation of a new full service restaurant, Gloria’s Cocina. The restaurant will be modeled after the original Gloria’s Cocina restaurant operated by the applicant, located in Downey, CA. The menu features authentic Mexican dishes and will include breakfast, lunch and dinner options. The restaurant will include a tortilla station where tortillas are handmade and cooked in front of the patrons. The restaurant will offer general dining seating indoors and in the patio area. A bar/lounge area will provide additional seating and will feature live karaoke Tuesday through Friday. A banquet space, with an outdoor lounge area, will also be available to accommodate special events such as weddings, anniversaries, and birthdays with live entertainment (DJ, live musicians, etc.). Additionally, a live mariachi band will play throughout the restaurant, bar/lounge and banquet areas.

- a. Floor Plan – The Applicant proposes to occupy the entire 10,980 square foot 2-story building (*Figure 4: Floorplan Utilization*). The partial 2<sup>nd</sup> story is limited to the southeast corner of the building and is approximately 600 square feet. The partial 2<sup>nd</sup> story was used as an office with the previous tenant and no modifications to this area are proposed with this application. The previously approved CUP (File No. PCUP09-001) allowed banquet, dining, sports bar, outdoor dining, and storage areas with the remaining area devoted to kitchen, restrooms and hallways. The Applicant’s proposed floor plan modifies the previously approved plan to reduce the square footage devoted to banquet area and increase the square footage of the dining and bar areas. Total square footages dedicated for each use are listed in the table below. Additionally, the Applicant proposes to relocate the bar and lounge area from the southwest corner at the rear of the restaurant to the front of the restaurant in a central location to service the dining, banquet, and patio areas. Primary access to the restaurant will continue to be from North Euclid Avenue with secondary access from the rear public parking lot.

USE	PREVIOUSLY APPROVED FLOOR PLAN	PROPOSED FLOOR PLAN	↑/↓ IN SQUARE FOOTAGE
Dining	1,234 sf	3,408 sf	↑ 2,174 sf
Banquet	4,405 sf	1,377 sf	↓ 3,028 sf
Bar	756 sf	1,152 sf	↑ 396 sf
Kitchen/Restrooms/Hallways	2,955 sf	3,411 sf	↑ 456 sf
Storage	1,630 sf	1,632 sf	↑ 2 sf
<b>Total Building Sf</b>	<b>10,980 sf</b>	<b>10,980 sf</b>	
Outdoor Dining	2,200 sf	1,656 sf	↓ 544 sf
Outdoor Banquet	-	642 sf	↑ 642 sf

The Applicant proposes to convert 642 square feet of the north outdoor dining area to a private lounge that will be accessible from the banquet room. The remainder of the outdoor patio area will continue to be used for waiting, dining, and service of alcoholic beverages.

The previous approval required a 5-foot tall plexiglass fence to enclose the patio area. According to the Police Department, the purpose of this requirement is to create a barrier which discourages passing of alcoholic beverages to non-patrons. In lieu of the plexiglass, the Applicant proposes to construct a 5-foot tall decorative iron fence and gates in an Art Deco design to achieve maximum architectural compatibility and provide an equally adequate barrier. The Police Department has included a condition of approval on the Project requiring narrow spacing on the fence design to prevent the pass through of alcohol.

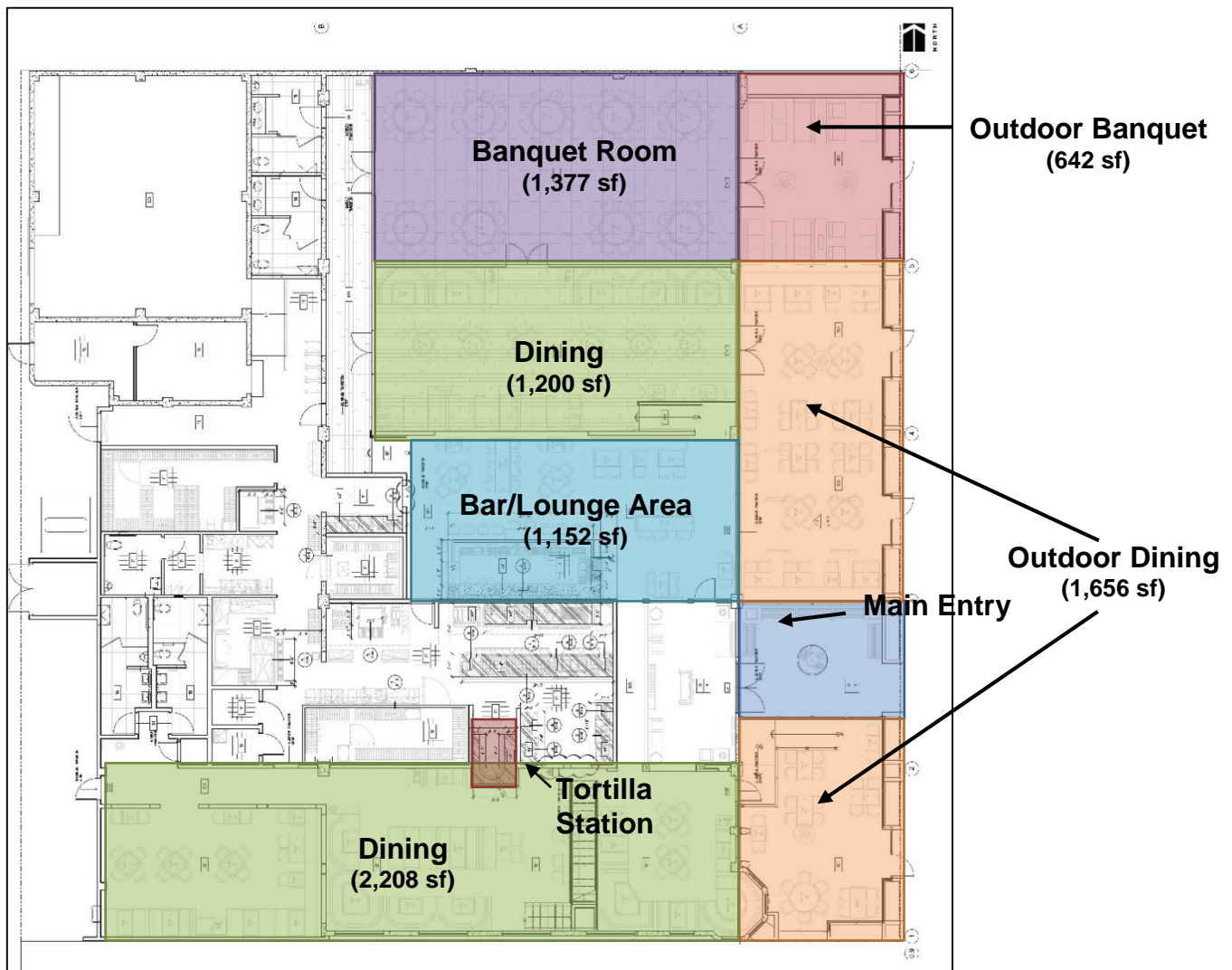


Figure 4: Floorplan Utilization

- b. Hours of Operation –The previous CUP was approved to allow for the restaurant and banquet to operate from 8:00 a.m. to 9:00 p.m. (Sunday through Thursday) and from 8:00 a.m. to 2:00 a.m. (Friday and Saturday). The Applicant is proposing to extend Sunday through Thursday operation hours to 12:00 a.m.



- c. Live Entertainment – The previously approved CUP allowed banquets for weddings, birthdays, anniversaries, quinceañeras, meetings, private parties and similar events with the ability to have live entertainment, including live musicians and DJs. The CUP conditioned live mariachi music to be performed daily between 10:00 a.m. and 9:00 p.m. The Applicant is proposing to extend the hours of live mariachis music to 11:00 p.m. on Thursdays, Fridays and Saturdays throughout the restaurant, including the bar and banquet areas to coincide with the proposed hours of operation. In addition, the Applicant is proposing live karaoke in the bar/lounge area Tuesday through Fridays from 7:00 p.m. to 11:00 p.m.
- d. Parking – As established in the Ontario Development Code, a full service restaurant use requires 1 parking stall per 100 square feet of gross floor area, a banquet use requires 1 parking stall per 40 square feet of gross floor area and a storage use requires 1 parking stall per 1,000 square feet of gross floor area. Staff determined that with proposed floor plan modifications, 99 parking spaces are required which represents a reduction of 32 required parking spaces from the previously approved CUP. This reduction is due to the modified floor plan which reduces the area devoted to banquet use by 3,028 square feet. The required parking for a banquet use is 2.5 times greater than that required for a dining use.

Since Downtown Ontario has access to street parking and public parking lots, the Ontario Development Code allows parking to be analyzed using the Downtown Ontario Parking Model for developed sites where on-site parking is non-attainable. The Parking Model specifically evaluates each block within the downtown at maximum build out, and provides an estimate of parking availability (public and private lots and street parking combined) with shared parking as the premise. The previously approved CUP utilized the Parking Model which concluded that sufficient parking existed adjacent to the project site to support the proposed use.

Based on the proposed floor plan modifications, staff performed a parking analysis using the Parking Model and found adequate parking availability to fulfill the parking requirement. Therefore, staff has determined that, based upon the Downtown Ontario Parking Model and reduction of required spaces, sufficient parking exists to support the proposed use with the modified floor plan.

- e. ABC License – The applicant has applied for a Type 47 On-Sale General Eating Place license located within Census Tract 14. The Department of Alcoholic Beverage Control (ABC) has allotted two on-sale licenses within this tract and there are currently ten. Since Gloria's Cocina will operate as a "Bona Fide Public Eating Place" and a Conditional Use Permit was previously approved for a Type 47 license, the Police Department does not object to allowing the license, subject to an added condition that the openings in the proposed wrought iron perimeter fencing be narrower than beverage containers to discourage the passing of alcoholic beverages to non-patrons. Also, the location must follow all Department of Alcoholic Beverage Control laws, rules and conditions.

- f. Land Use Compatibility — A Conditional Use Permit review is required to ensure the compatibility of adjacent uses by identifying potential nuisance activities and establishing measures for mitigation accordingly. The subject site is located in the MU-1 (Downtown Mixed-Use) Zoning district within the downtown. The proposed restaurant with a Type 47 (On-sale General-Eating Place) ABC license is a conditionally permitted land use. The Ontario Plan (TOP) identifies Downtown as a Focused Growth Area. The downtown is envisioned as an intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown. New restaurants within the downtown provide much needed dining and entertainment opportunities to downtown residents and visitors. The proposed restaurant is located on Euclid Avenue which is developed with various retail, office, banks and residential (mixed-use) uses. As evidenced by the previous CUP approval, a restaurant use is compatible with the surrounding land uses and will help to attract people to support the surrounding uses.

Staff believes that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use/the modification to the CUP and the proposed use is compatible with adjacent land uses.

The Planning Commission, acting as the approving authority, must consider and clearly establish certain findings of facts for all Conditional Use Permit applications.

- 1) *Finding: The scale and intensity of the proposed land use is consistent with the scale and intensity of land uses intended for the particular zoning or land use district.*

Fact: The proposed location of the requested Conditional Use Permit Modification, and the proposed conditions under which it will be operated or maintained, will be consistent with the scale and intensity of land uses in the MU-1 (Downtown Mixed-Use) zoning district. The proposed restaurant in conjunction with the previously approved CUP (PCUP09-001) for the on-site sale and consumption of beer, wine and distilled spirits (Type 47 ABC License) is located within an existing commercial building surrounded by commercial uses. The downtown is envisioned as an intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown.

- 2) *Finding: The proposed use at the proposed location, and the manner in which it will be operated 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.*

Fact: The proposed location of the requested Conditional Use Permit Modification, and the proposed conditions under which it will be operated or maintained, is consistent with the Policy Plan component of The Ontario Plan and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed restaurant in conjunction with the proposed on-site sale and consumption of beer, wine and distilled spirits (Type 47 ABC License) is located within the MU-1 (Downtown Mixed-Use) zoning district and is subject to all conditions contained in the attached Conditions of Approval of this report. The Ontario Plan (TOP) identifies Downtown as a Focused Growth Area. The downtown is envisioned as an

intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown. New restaurants within the downtown provide much needed dining and entertainment opportunities to downtown residents and visitors.

- 3) *Finding: The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and any applicable specific plan or planned unit development.*

Fact: The proposed location of the Conditional Use Permit Modification is in accord with the objectives and purposes of the Ontario Development Code and the zoning designation within which the site is located. The use will be operated in accordance with the Ontario Development Code and the use meets the objectives and purposes as required in the MU-1 (Downtown Mixed-Use) zoning district. Projects within the MU-1 (Downtown Mixed-Use) zoning district are intended to maintain a pedestrian friendly atmosphere, while enhancing the historic character of the area. The projects outdoor dining area and restoration of the historic building will meet these objectives.

- 4) *Finding: The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.*

Fact: 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).

- 5) *Finding: The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.*

Fact: The project site is located within the MU-1 (Downtown Mixed-Use) zoning district, for which restaurants are permitted uses and alcoholic beverage sales and live entertainment are conditionally permitted uses. A CUP (PCUP09-001) has been approved at the location for Type 47 ABC License (On-Sale General Eating Establishment). Alcoholic beverage sales and live entertainment are consistent with the allowed types of uses specified within the zoning district. The project will be conditioned to ensure that it will operate and be properly maintained, therefore the project will not be detrimental or injurious to surrounding property and improvements.

For On-Sale alcoholic beverage license types located within over concentrated census tracts (high density of alcoholic beverage sales locations as defined by the Alcoholic Beverage Control Act (commencing with Business and Professions Code Section 23000 et Seq.), the Planning Commission must make the following Public Convenience and Necessity ("PCN") findings:

- 1) *Finding: The proposed retail alcohol license is not located within a high crime area, defined as an area characterized by a high ratio of Police Department calls for service*

*to alcohol-related incidences, not to exceed 20 percent greater than the average number of alcohol-related incidences reported for the City as a whole.*

Fact: The application was reviewed by the Ontario Police Department and it was determined that the project site is not located within a high crime area as it relates to alcohol related incidents. The use is consistent with the MU-1 (Downtown Mixed-Use) zone and other similar uses in the area. The use will be providing a convenience for those individuals that would like to purchase alcoholic beverages when they dine in the restaurant.

- 2) *Finding: The property/building/use has no outstanding Building or Health Code violations or Code Enforcement activity.*

Fact: The existing commercial building is in good operating condition and has no outstanding enforcement violations.

- 3) *Finding: The site is properly maintained, including building improvements, landscaping, and lighting.*

Fact: The project site has been vacant for several years and has been adequately maintained during that time. The applicant has submitted plans for building permits to construct certain tenant improvements including: modifications to the floor plan, upgrading of lighting fixtures and equipment, repair and painting of exterior windows, installation of new flooring and doors and installation of landscaping in exterior planter areas. The proposed tenant improvements are professionally reviewed and inspected by the City to ensure buildings and projects are built and developed in compliance with all applicable municipal and state code requirements to ensure a healthy and safe environment.

### [3] Certificate of Appropriateness

Section 4.02.050 (Historic Preservation-Certificates of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code requires a Certificate of Appropriateness for any alteration, addition, restoration, rehabilitation, remodeling, relocation, repainting, and/or resurfacing of an eligible or designated historic resource. The proposed exterior alterations include paint, new entry doors, removal of awnings, replacement of exterior tile along the base of the building on the front façade, new fencing, new flooring, construction of a wood trellis, new exterior light fixtures and painting of a mural in the patio area and are depicted in *Figure 5: Conceptual Elevation* below.



*Figure 5: Conceptual Elevation*

The building will be painted an off-white color with black trim for contrast, which is typical of the style. All existing steel frame windows are to remain and trim will also be painted black. The existing modern aluminum storefront doors will be replaced with simple wood frame doors with glass with an art deco iron design. All exterior light fixtures will be replaced with period appropriate wall lanterns and light posts (*Figure 6: Exterior Light Fixtures*).



*Figure 6: Exterior Light Fixtures*

- a. Replacement Tile – The glazed ceramic tile that was removed from the building façade at the base and is pictured in *Figure 7: Original Ceramic Tile*, has a distinct cobalt blue color with a unique beveled design and is believed to have been original. The patio flooring was not original to the building, the area in front of the building originally served as a driveway when the building was being used as a laundry. The original ceramic tile that was removed from the base of the building façade was produced by Pomona Tile, whose offices and factory were located in Pomona, California. The company specialized initially in unglazed ceramic mosaics, but eventually began producing both ceramic floor and wall tiles.

Replacement with a like material was considered, but because Pomona Tile has been closed for business since 1976 it is no longer possible to purchase the same tile from the original manufacturer. The applicant considered many alternatives for a replacement, including ordering a custom tile, but found that for the small area to be tiled this would not be feasible. Ultimately, the applicant was able to find a tile (*Figure 8: Proposed Tile*) that

closely matched the original tile in material, size, shape, color and design. The “Metro Ceramic Cobalt Blue Tile” was originally designed for the restoration of the Paris Metro. The proposed tile is not an exact replica of the original but it provides the same look and feel as the original tile. The replacement tile will be installed in the same locations, orientation, and patterns as the original tile.



*Figure 7: Original Ceramic Tile*



*Figure 8: Proposed Tile*

- b. Patio Finishes – The outdoor dining area will be surrounded by a combination of new decorative iron fencing and existing planters, for a total height of 5 feet as required by the Police Department, and will include stained concrete flooring. The decorative iron fencing will feature an art deco design and the existing planters will be landscaped with a combination of succulents and shrubs. The main entryway will contain Saltillo tile flooring in a basket weave pattern with cobalt blue tile accents. A wood trellis will cover the central patio dining area. The patio area will be furnished with contemporary patio furniture and umbrellas.
  
- c. Mural – The applicant is proposing a mural in the patio area that would be directly painted on the exterior wall of the adjacent building to the north at 413 North Euclid Avenue. The mural’s concept is an abstract rendering of a ballet folklorico or flamenco dancer. The mural would be an original work painted by local Huntington Beach artist, JW Cronin. Conceptual images of the mural are pictured in *Figure 9: Conceptual Mural Images*. A condition has been included requiring that the applicant submit a notarized agreement with the adjacent property owner that has been recorded with the County of San Bernardino that allows for the mural to be placed on the exterior wall within the banquet patio area to the Planning Department prior to installation.



*Figure 9 Conceptual Mural Images*

On June 9, 2016, the Historic Preservation Subcommittee (HPSC) reviewed the Certificate of Appropriateness application and recommended approval to the Planning/Historic Preservation Commission subject to conditions of approval as contained in Exhibit A of the Resolution.

The Planning Commission, serving as the Historic Preservation Commission, must consider and clearly establish certain findings of facts for all Certificate of Appropriateness applications. The exterior alterations, in whole or in part:

- a. *Finding: Will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource.*

Fact: The building has had minimal alterations since its construction in 1942, one of which has been the removal of the ceramic tile along the base of the façade. The proposed replacement tile is very similar to the original tile in size, shape, style, material and color. The other proposed exterior alterations consist of finish materials and fixtures and are easily reversible, and therefore will not adversely change or affect any significant architectural features of the resource; and

- b. *Finding: Will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.*

Fact: The proposed landscaping, exterior finishes and fixtures are all consistent with the Streamline Moderne/Art Deco architectural style of the building, and therefore will not detrimentally change, destroy or adversely affect the historic character or value of the resource; and

- c. *Finding: Will be compatible with the exterior character-defining features of the historic resource.*

Fact: Through appropriate landscaping, exterior finishes and fixtures in the Streamline Moderne/Art Deco architectural styles, the proposed project will be compatible with the exterior character-defining features of the historic resource.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Governance, (3) Policy Plan (General Plan) and (4) City Council Priorities in the following ways:

[1] City Council Priorities

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

**Supporting Goals:**

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

[2] Vision

**Dynamic Balance**

- An appreciation for the "personality and charm" of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be.

**Prosperous Economy**

- Extensively revitalized sectors of the Original Model Colony and mature mixed use centers in key opportunity areas.

**Distinctive Development**

- Diverse and highly successful villages that benefit from preservation, enhancement and selective intensification (Original Model Colony)

[3] Governance

**Governance – Decision Making**

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



[4] Policy Plan

**Land Use Element – Compatibility**

- Goal LU2: Compatibility between a wide range of uses.
  - LU2-1 Land Use Decisions. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.
  - LU2-5 Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses

**Community Economics – Complete Community**

- Goal CE1: A complete community that provides for all incomes and stages of life.
  - CE1-7 Retail Goods and Services. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.
  - CE1-8 Regional Attraction. We encourage the development and programming of regional, cultural, and entertainment destinations in Ontario.

**Community Design Element — Image & Identity**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.
  - CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.
  - CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

**Community Design Element — Design Quality**

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.
  - CD2-3 Commercial Centers. We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.

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

### **Community Design Element — Historic Preservation**

- Goal CD4: Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.
  - CD4-2 Collaboration with Property Owners and Developers. We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods
  - CD4-5 Adaptive Reuse. We actively promote and support the adaptive reuse of historic sites and buildings to preserve and maintain their viability.

### **Social Resources Element — Entertainment & Culture**

- Goal SR5: Local heritage, entertainment and cultural experiences that enrich the lives of Ontario's residents, workers, and visitors and serve to attract residents and businesses to the City.
  - SR5-1 Provision of Entertainment and Culture. We support a range of entertainment and cultural experiences such as public art, exhibitions and performances.
  - SR5-3 Public Art. We encourage public art in buildings, parks, open spaces and other public and private spaces.

**ENVIRONMENTAL REVIEW**: Staff independently reviewed, evaluated and exercised judgment over the project and the project's environmental impacts and determined that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15301 Class 1 Existing Facilities and § 15331 Class 31 Historical Resource Restoration/Rehabilitation.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PCUP16-007, A REQUEST TO MODIFY A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (FILE NO. PCUP09-001), WHICH ESTABLISHED A RESTAURANT, BANQUET HALL FACILITY, AND LIVE ENTERTAINMENT WITH A TYPE 47 ABC LICENSE (ON-SALE GENERAL EATING PLACE), TO RECONFIGURE THE FLOOR PLAN OF THE RESTAURANT, PATIO AREA, AND BANQUET FACILITY AND ADJUST HOURS OF OPERATION, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1048-354-11.

WHEREAS, Gloria Campuzano ("Applicant") has filed an Application for the approval of a Conditional Use Permit Modification, File No. PCUP16-007, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.38 acres of land generally located at the northwest corner of North Euclid Avenue and D Street, at 401 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use), and is presently improved with an approximate 11,000-square foot commercial building; and

WHEREAS, the surrounding properties to the Project site are within the MU-1 (Downtown Mixed-Use) zoning district and are developed with commercial buildings and a parking lot; and

WHEREAS, on April 6, 2009, the Deputy Zoning Administrator held a public hearing to consider Conditional Use Permit File No. PCUP09-001 and concluded said hearing on that date; and

WHEREAS, on April 27, 2009, the Deputy Zoning Administrator rendered Decision No. 2009-03 approving Conditional Use Permit File No. PCUP09-001; and

WHEREAS, on March 29, 2016, the applicant submitted File No. PCUP16-007 requesting approval to modify Conditional Use Permit File No. PCUP09-001; and

WHEREAS, all members of the Development Advisory Board of the City of Ontario were provided the opportunity to review and comment on the requested Conditional Use Permit, and no comments were received opposing the proposed use; and

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

WHEREAS, the 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); and

WHEREAS, on March 30, 2016 the Applicant submitted File No. PHP16-007 requesting approval for a Certificate of Appropriateness to construct certain exterior improvements related to this project in conjunction with the Conditional Use Permit Modification application (File No. PCUP16-007); and

WHEREAS, the Conditions of Approval for Certificate of Appropriateness application File No. PHP16-007 are attached herein and by this reference (Exhibit B).

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, on June 28, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Project and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the 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 Planning Commission, the Planning Commission finds as follows:

a. 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 or no expansion of use beyond that existing at the time of the lead agency's determination; and

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

c. The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

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

a. The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district. The proposed location of the requested Conditional Use Permit Modification, and the proposed conditions under which it will be operated or maintained, will be consistent with the scale and intensity of land uses in the MU-1 (Downtown Mixed-Use) zoning district. The proposed restaurant in conjunction with the proposed on-site sale and consumption of beer, wine and distilled spirits (Type 47 ABC License) is located within an existing commercial building surrounded by commercial uses. The downtown is envisioned as an intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown.

b. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed location of the requested Conditional Use Permit Modification, and the proposed conditions under which it will be operated or maintained, will be consistent with the Policy Plan component of The Ontario Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed restaurant in conjunction with the proposed on-site sale and consumption of beer, wine and distilled spirits (Type 47 ABC License) is located within the MU-1 (Downtown Mixed-Use) zoning district and will be subject to all conditions contained in the attached Conditions of Approval of this report. The Ontario Plan (TOP) identifies Downtown as a Focused Growth Area. The downtown is envisioned as an intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown. New restaurants within the downtown provide much needed dining and entertainment opportunities to downtown residents and visitors.

c. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and any applicable specific plan or planned unit development. The proposed location of the Conditional Use Permit Modification is in accord with the objectives and purposes of the Ontario Development Code and the zoning designation within which the site is located. The use will be operated in accordance with the Ontario Development Code and the use meets the objectives and purposes as required in the

MU-1 (Downtown Mixed-Use) zoning district. Projects within the MU-1 (Downtown Mixed-Use) zoning district are intended to maintain a pedestrian friendly atmosphere, while enhancing the historic character of the area. The projects outdoor dining area and restoration of the historic building will meet these objectives.

d. The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan. 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).

e. The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The project site is located within the MU-1 (Downtown Mixed-Use) zoning district, for which alcoholic beverage sales and live entertainment are conditionally permitted uses. Alcoholic beverage sales and live entertainment are consistent with the allowed types of uses specified within the zoning district. The project will be conditioned to ensure that it will operate and be properly maintained, therefore the project will not be detrimental or injurious to surrounding property and improvements.

f. For On-Sale alcoholic beverage license types located within over concentrated census tracts (high density of alcoholic beverage sales locations as defined by the Alcoholic Beverage Control Act (commencing with Business and Professions Code Section 23000 et Seq.), the Planning Commission hereby makes the following Public Convenience and Necessity ("PCN") findings:

Finding: The proposed retail alcohol license is not located within a high crime area, defined as an area characterized by a high ratio of Police Department calls for service to alcohol-related incidences, not to exceed 20 percent greater than the average number of alcohol-related incidences reported for the City as a whole.

Fact: The application was reviewed by the Ontario Police Department and it was determined that the project site is not located within a high crime area as it relates to alcohol related incidents. The use is consistent with the MU-1 (Downtown Mixed-Use) zone and other similar uses in the area. The use will be providing a convenience for those individuals that would like to purchase alcoholic beverages when they dine in the restaurant.

Finding: The property/building/use has no outstanding Building or Health Code violations or Code Enforcement activity.

Fact: The existing commercial building is in good operating condition and has no outstanding enforcement violations.

Finding: The site is properly maintained, including building improvements, landscaping, and lighting.

Fact: The project site has been vacant for several years and has been adequately maintained during that time. The applicant has submitted plans for building permits to construct certain tenant improvements including: modifications to the floor plan, upgrading of lighting fixtures and equipment, repair and painting of exterior windows, installation of new flooring and doors and installation of landscaping in exterior planter areas. The proposed tenant improvements are professionally reviewed and inspected by the City to ensure buildings and projects are built and developed in compliance with all applicable municipal and state code requirements to ensure a healthy and safe environment.

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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28<sup>th</sup> day of June 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission



Planning Commission Resolution  
File No. PCUP16-007  
June 28, 2016  
Page 7

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 28, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore

Exhibit A-Conditions of Approval

**1.0 General Requirements.**

**1.1** Failure to maintain compliance with the herein-listed conditions of approval shall be deemed just cause for revocation of conditional use permit approval.

**1.2** The use shall be operated in full conformance with the description and requirements of the Conditional Use Permit on file with the City. Any variations from, or changes in, the approved use (i.e., increase in hours/days of operation, expansion or intensification of use, etc.) must be first reviewed and approved by the Zoning Administrator prior to commencement of the changes.

**1.3** The approved use is subject to all conditions, requirements and recommendations from all other affected departments/agencies, provided on the attached reports/memorandums.

**1.4** A copy of the herein-listed conditions of approval shall be maintained on the subject premises at all times.

**1.5** The Planning Department may, from time to time, conduct a review of the approved use to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Zoning Administrator for possible action.

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

**2.1 Parking, Circulation and Access.**

**(a)** The Ontario Development Code allows parking analysis using the Downtown Ontario Parking Model for project sites which are located within the downtown area because on-site parking is non-attainable. The project shall maintain the following square footage totals to ensure adequate parking is available:

<i>Use</i>	<i>Areas (In SF)</i>
Restaurant/Dining	6,316
Banquet	1,377
Storage	1,632
<b>TOTAL</b>	<b>9,325</b>

**2.2** Site Lighting.

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

**2.3** Loading and Outdoor Storage Areas.

(a) Areas designated for off-street parking, loading, required access drives and maneuvering areas shall not be used for the outdoor storage of materials.

**2.4** Trash Enclosures.

(a) All refuse shall be stored in an appropriate refuse container per City Standards.

**2.5** Signs.

(a) The location, quantity, size, and design of all signage shall, including but not limited to wall, pedestrian, rear and window signs, comply with the Ontario Development Code pursuant to the zoning district for which the project site is located within and the Downtown Ontario Design Guidelines.

(b) Window signs shall be placed and maintained in a manner so that there is clear and unobstructed view of the interior of the premises from the building exterior.

(c) View obscuring material that is applied to any window, preventing direct view into or outside of the building is prohibited. Additionally, any furniture, shelving system, or product stacked in front of a window which prevents an unobstructed view into or outside of the building is prohibited.

**2.6** Alcoholic Beverage Sales—General.

(a) No upgrade/change of an alcoholic beverage license type may occur until a minimum one-year of operations under the approved license type has occurred.

(b) The business shall be operated in strict compliance with the rules, regulations and orders of the State of California Department of Alcoholic Beverage Control. Failure to comply with this requirement shall be deemed just cause for revocation of conditional use permit approval.

(c) Coinciding with the annual Police Department inspection, the Planning Department shall conduct a review of the approved use and shall prepare for Zoning Administrator consideration, a status report identifying impacts associated with

the use and any non-compliance with the conditions of approval. In addition, such status report shall contain a police report regarding calls for service to the subject premises during the prior one year period. Nothing herein shall modify or limit the City's ability to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public health, safety and welfare.

**(d)** The rear doors shall be kept closed at all times during the operation of the premises, except in case of emergency or to permit deliveries.

**(e)** In the event that security problems occur as a result of the approved subject use and at the request of the Police Department, the permittee, at his/her own expense, shall provide a California licensed, uniformed security guard(s) on the subject premises, during such hours and in such number as requested by the Police Department.

**(f)** The licensee shall attend a LEAD (Licensee Education on Alcohol and Drugs) training secession sponsored by the State of California Department of Alcoholic Beverage Control, within 6 months following commencement of the approved use.

**(g)** A clearly legible copy of the herein-listed conditions of approval shall be posted at all times at a prominent place in the interior of the premises.

**(h)** Amplified prerecorded music may be permitted; however, the sound emitted from the premises shall not be audible outside the walls of the business establishment.

**(i)** Electronic arcade and amusement games shall be prohibited on-site, unless specifically permitted by the Police Department and shown on the approved site plan.

## **2.7** Alcoholic Beverage Sales—Restaurants.

**(a)** The establishment shall be operated as a "bona fide public eating place" as defined by Business and Professions Code Section 23038. The restaurant shall contain full kitchen facilities for the cooking of an assortment of foods required for ordinary meals. The kitchen shall be open for the serving of meals to guests during all hours the establishment is open. The establishment shall provide an assortment of foods commonly ordered at various hours of the day. The service of sandwiches or salads shall not be deemed in compliance with this requirement.

**(b)** The sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall be less than 50 percent of the restaurants total sales, which includes all food, and alcoholic and non-alcoholic

beverages. The owner of the establishment, upon request, shall provide the City of Ontario with an audited report of the sales ratio of food and non-alcoholic beverages to alcoholic beverages.

(c) No alcoholic beverage shall be consumed outside of the enclosed building, except within the approved outdoor eating area, which has been designed so as to be adequately separated from direct public access.

## **2.8** 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.

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

## **2.9** Additional Fees.

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

## **2.10** Additional Requirements.

(a) Building and use shall comply with all Building and Safety requirements, including but not limited to a sizable grease interceptor, prior to opening for business.

(b) The conducting of any special event which is beyond the scope of this Conditional Use Permit, such as outdoor events or special promotional events, shall require approval of a Temporary Use Permit by the City prior to commencement of that special event.

**(c)** Hours of operation shall be from 8:00 a.m. to 12:00 a.m., Sunday through Thursday, and 8:00 a.m. to 2:00 a.m. Friday and Saturday.

**(d)** All loading required to conduct business operations shall occur at the rear entrance.

**(e)** A 5-foot high decorative fence with gates for access, shall be constructed around all outdoor dining areas in the patio. The patio fences shall be constructed of wrought iron or tubular steel and shall be constructed in an art deco design. Spacing between the fencing shall be constructed so as to be close enough together to prevent alcohol beverages from being passed through the opening.



**CITY OF ONTARIO**  
**MEMORANDUM**  
*“Excellence Through Teamwork”*



**TO:** Zulema Antuna, Associate Planner

**FROM:** Officer Quinones, COPS Unit, ABC Detail

**DATE:** May 6, 2016

**SUBJECT:** FILE NO. PCUP16-007 – GLORIA’S COCINA  
401 NORTH EUCLID AV, ONTARIO, CA 91762

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This location has a type 47 On-Sale General-Eating Place license located within Census Tract Number 14.00. According to the Department of Alcoholic Beverage Control (ABC), there are currently nine on-sale licenses within this Census Tract. This location will operate as a “Bona Fide Public Eating Place.” The Ontario Police Department does not object to allowing the license. The location must follow all federal, State, local, and Department of Alcoholic Beverage Control laws, rules, and conditions. In addition, the following conditions of approval shall be imposed by the Police Department:

**BUSINESS CONDITIONS**

1. The business hours permitted will be 8:00AM to 12:00AM Sunday through Thursday, and 8:00AM-2:00AM Friday and Saturday.
2. Last call for alcohol will be no later than 45 minutes prior to closing, and not later than 1:15AM.
3. The business shall maintain the ability to make substantial meals until last call. A limited menu will be permitted after 9:00PM.
4. During hours of entertainment, employees serving alcohol in the Bar/Cantina area will be at least 21 years of age.
5. No sales of alcoholic beverages to minors.
6. No sales of alcohol to obviously intoxicated patrons.

7. No alcohol shall be sold/removed from the establishment for consumption.
8. No self-serve alcohol displays or machines.
9. Smoking is not permitted inside of the establishment, including electronic nicotine delivery devices.
10. There will be no narcotic sales or usage on the premises at any time.
11. Applicant, managers, and all employees serving alcohol must attend an Alcoholic Beverage Control (ABC) L.E.A.D. training class or a certified responsible beverage service class, which has been approved by the Ontario Police Department, within six months of this approved conditional use permit (CUP). Proof of re-certification is required every 3 years. This class is given free of charge by the Ontario Police Department.
12. Lighting within the restaurant must be kept at a reasonable level for safe movement of patrons.
13. Back door must be alarmed and closed at all times.
14. Address to establishment must be illuminated for easy identification of safety personnel.
15. Roof top numbers shall be installed on the commercial building. They shall be a minimum of 3 feet in length and 1 foot in width. Numbers shall be painted in reflective white paint on a flat black background away from roof obstacles. Roof top numbers must be maintained every 3 years.
16. The parking lot will need adequate lighting (minimum 1 foot candle) from dusk to dawn.
17. Restrooms must be kept free of graffiti.
18. No arcade video game machines or pool tables will be allowed in the premises.
19. All hallways must be kept clear from merchandise, storage, and patrons blocking pathway.
20. 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.

21. The restaurant managers shall be qualified per ABC rules. Anyone to whom a licensee delegates discretionary power to organize, direct, carry on, or control operations of the licensed business is presumed to be the manager of the business.  
(Business and Professions Code Section 23788.5, Rules 57.5 and 57.6 CCR).
22. Any special event outside the scope of the Conditional Use Permit will require a TUP (Temporary Use Permit) which will be processed by the Planning Department and conditioned by the Ontario Police Department. (For example a radio station promotion held at the restaurant, or an outdoor event with alcoholic beverages would be a special event requiring Police or security personnel.) Situations may arise where the applicant/business owner will request an event that does not violate the intent of this Conditional Use Permit. The applicant/business owner will notify the Police Department within a reasonable time frame, but not less than fifteen (15) days prior to the event, to determine the necessity for a Temporary Use Permit.

### **SECURITY CONDITIONS**

1. Businesses that include a combination of live entertainment (disc jockey or bands) and dancing shall be required to provide security. A minimum of four security guards at the above business location are required. Two armed security guards in the parking lot area to patrol and proactively monitor patrons. Two security guards inside the location to check identifications and enforce the code of conduct. Example: If a disc jockey and dancing starts at 9:00PM, security must be on-duty at the location at 9:00PM.
2. In addition to the security required above, the establishment will provide internal staff not part of the restaurant or alcohol serving operation staff, to control and proactively monitor patrons inside the establishment. (Example is Lounge Host, Bouncer, assistant manager). This employee will also maintain a count of the number of patrons inside the Bar/Cantina area to ensure occupancy limits are followed.
3. The business shall maintain a security camera surveillance system in proper working order. A minimum of one camera will record the Bar/Cantina area and a minimum of one camera will record the parking lot. Each camera will record at least 640x480 recording resolution levels, and at least fifteen (15) frames per second. The field of view for each camera will be to maximize the coverage of

patrons. Recorded video will be stored for a minimum of 30 days and made available to the Police Department upon request.

4. In the event security problems occur as a result of the use, the Police Department may request a public hearing before the Zoning Administrator to consider modifications, including but not limited to, additional security guards, additional hours for security guards, and replacement of security guards with Ontario Police officers. The public hearing process shall be conducted in accordance with the requirements of the City's Development Code.
5. A Code of Conduct will be required to be used and posted at all public entrances of the establishment. The Code of Conduct will include a dress code and shall be utilized on days/nights of entertainment and special events. A copy of the code conduct will be on file with the police department.
6. Ontario Police Officers have the right to limit or reduce the occupancy inside the establishment, if situations arise that may compromise the safety of patrons and the officer. Any additional police resources requested to bring peace in the establishment may be charged to the business owner.
7. Security personnel will be required to follow Ontario Municipal Code Article 6, Title 3, Section 3-1.601-621 (security regulations), which states in part that the security company and guards used will be registered with the City.
8. Security personnel will remain on-duty until the parking lot is clear of all patrons.

### **ENTERTAINMENT CONDITIONS**

1. The entertainment area must be designated on a plan check, and will be called the Bar/Cantina and Banquet area.
2. The entertainment allowed at the location will be live band/musicians, and Karaoke.
3. Mariachi musicians will be allowed throughout the location on Sunday, Monday, Tuesday Wednesday from 10:00AM-9:00PM
4. Mariachi musicians will be allowed throughout the location on Thursday, Friday, and Saturday from 10:00AM-11:00PM.
5. Karaoke will be allowed between the hours of 7:00PM and 11:00PM Tuesday through Friday in the Bar/Lounge area only.
6. **The business shall not utilize promoters or allow "Flyer Parties".**

7. During entertainment in the Bar/Cantina area wristbands will be issued to patrons 21 and over after being checked for bone fide identification. This condition will not apply if the Bar/Cantina area is restricted to patrons that are 21 and over.
8. Entertainment sounds must be confined within the business and cannot expand outside to the parking lot.
9. The business is required to have in place driver license and/or ID card reading devices.
10. The business will not violate section 143.2 (Attire and Conduct), or section 143.3 (Entertainers and Conduct) of the California Code of Regulations, Title 4, Division 1.

### **PATIO CONDITIONS**

1. Patio fencing needs to be a minimum height of 5 feet to prevent patrons from passing alcohol drinks to minors or outside the licensed premises. Also, the spacing between the fencing needs to be close enough together to prevent alcohol beverages from being passed through the opening.
2. Patio exits must be gated and closed at all times. Emergency sounding devices and panic hardware must be installed on gates.
3. Outdoor tables shall not be removed or rearranged to increase occupancy.
4. No sounds emitted to the patio shall be heard outside of the patio area.

### **Conclusion**

If alcohol related crimes at this location are higher than other similar establishments in the overall City during any quarter, the CUP will automatically be referred to the Zoning Administrator for review and re-conditioning, or revocation of the permit. The Police Department may, at their sole discretion, request a revocation hearing if they determine that the establishment is being operated in violation of this CUP or has violated the laws of the State or City, or the intent of this action.

A copy of the listed conditions of approval must be posted with your ABC license at all times in a prominent place in the interior of the premises.

The Ontario Police Department and the Ontario Planning Department will conduct an inspection before the opening of the restaurant with the conditional use permit.

If you have any questions please call Officer Quinones at (909) 395-2812

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

<b>DAB CONDITIONS OF APPROVAL</b>	
Sign Off	
<i>Carolyn Bell</i>	4/18/16
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: <b>Carolyn Bell, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
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D.A.B. File No.: PCUP16-007	Related Files:	Case Planner: Zulema Antuna
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Project Name and Location: Gloria Cocina 401 N Euclid Ave
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Applicant/Representative: Gloria Campuzano / Chad Keuner P.O. Box 4050 Dana Point, CA 92629
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<input checked="" type="checkbox"/>	<b>A site plan (dated 3/29/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.</b>
<input type="checkbox"/>	<b>A site plan date has not been approved. Corrections noted below are required prior to DAB approval.</b>

**CONDITIONS OF APPROVAL**

1. Provide landscape and irrigation plans for patio planters. Add to Building permit plans B2015-3352. Submit to building dept or ok to email PDF's to this department at [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)  
 For example,
  - a. Install 1 gallon succulents (Aeonium, Sedum, Bulbine, Kangaroo paw, etc.) spaced 16" oc.
  - b. Install 1 gallon tall, narrow shrubs, where appropriate, Nandina domestica, Osmanthus fragrans, etc.
  - c. Replace and amend soil with raised planter mix appropriate for plants proposed.
  - d. Show existing drainage in raised planters or provide drainage.
  - e. Call out drip irrigation system in all outdoor planters including anti-siphon valves, flow meter, pressure regulator, 200 mesh filter and irrigation controller.
  - f. Identify if existing palm trees are to remain or be removed.
2. Show existing street tree to remain and add new street tree (Liriodendron tulipifera 24" box) where missing. Replace soil in tree well 4'x4' and add drip bubbler irrigation and connect to controller. Install tree per city standard detail.
3. Provide trellis plans and details.



## CITY OF ONTARIO MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**DATE:** 05/17/16

**PROJECT:** PCUP16-007, a modification to a previously approved Conditional Use Permit (File No. PCUP09-001) establishing alcoholic beverage sales for consumption on the premises in conjunction with a restaurant (Gloria's Cocina) and banquet hall with live entertainment, located within the MU-1 (Downtown Mixed-Use) zoning district and the Euclid Avenue Overlay District.

**APN:** 1048-354-11

**LOCATION:** 401 North Euclid Avenue

**PROJECT ENGINEER:** Antonio Alejos

**PROJECT PLANNER:** Zulema Antuna

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

1. Project shall comply with the requirements as set forth in the 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.
2. The Developer/Applicant shall apply for a Waste Water Discharge Permit for their Establishment, and shall comply with all the requirements for their Wastewater Discharge Permit. Requirements of the Wastewater Discharge Permit may include, but are not limited to the installation of a wastewater pretreatment device, such as a clarifier. Please contact Virginia Lopez, Environmental Technician at (909) 395-2671 for more information.

## RESOLUTION NO. PC

A RESOLUTION OF THE ONTARIO HISTORIC PRESERVATION COMMISSION APPROVING FILE NO. PHP16-007, A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT EXTERIOR MODIFICATIONS TO AN EXISTING COMMERCIAL BUILDING, DESIGNATED LOCAL LANDMARK NO. 6 (THE ONTARIO LAUNDRY CO. BUILDING) ON 0.38 ACRES OF LAND AT 401 NORTH EUCLID AVENUE, WITHIN THE MU-1 (DOWNTOWN MIXED-USE) AND EA (EUCLID AVENUE OVERLAY) ZONING DISTRICTS. (APN: 1048-354-11)

WHEREAS, Gloria Campuzano, (“Applicant”) has filed an application for the approval of a Certificate of Appropriateness, File No. PHP16-007, as described in the title of this Resolution (hereinafter referred to as “Project”); and

WHEREAS, the City’s character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the “Model Colony” as declared by an act of the Congress of the United States and presented at the St. Louis World’s Fair in 1904; and

WHEREAS, the City’s historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City’s past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario’s rich heritage; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources Elements of the Policy Plan Component of the Ontario Plan sets forth Goals and Policies to conserve Ontario’s historic buildings and districts; and

WHEREAS, Section 4.02.050 (Historic Preservation - Certificates of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code requires approval of a Certificate of Appropriateness for any alteration, restoration and/or resurfacing of a designated historic resource; and

WHEREAS, the Ontario Laundry Co. building is worthy of preservation and was designated by the City Council on June 6, 1995 as Local Landmark No. 6; and

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

WHEREAS, 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, 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 March 29, 2016, the Applicant submitted File No. PCUP16-007 requesting approval to modify Conditional Use Permit File No. PCUP09-001 in conjunction with the Certificate of Appropriateness application (File No. PHP16-007); and

WHEREAS, on June 9, 2016, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing on the Application and issued Decision No. HPSC16-007 recommending the Planning Commission approve the Application; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Commission of the City of Ontario as follows:

SECTION 1. As the decision-making body for the Project, the Historic Preservation/Planning Commission 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 Historic Preservation Commission, the Historic Preservation Commission finds as follows:

a. The Project is categorically exempt from environmental review pursuant to Section 15331 (Class 31—Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; and

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

c. The determination of CEQA exemption reflects the independent judgment of the Historic Preservation Commission.

SECTION 2. Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Historic Preservation Commission hereby concludes that the new construction, in whole or in part:

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. The building has had minimal alterations since its

construction in 1942, one of which has been the removal of the ceramic tile along the base of the façade. The proposed replacement tile is very similar to the original tile in size, shape, style, material and color. The other proposed exterior alterations consist of finish materials and fixtures and are easily reversible and, therefore, will not adversely change or affect any significant architectural features of the resource; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The proposed landscaping, exterior finishes and fixtures are all consistent with the Streamline Moderne/Art Deco architectural style of the building and, therefore, will not detrimentally change, destroy or adversely affect the historic character or value of the resource; and

c. Will be compatible with the exterior character-defining features of the historic resource. Through appropriate landscaping, exterior finishes and fixtures in the Streamline Moderne/Art Deco architectural styles, the proposed project will be compatible with the exterior character-defining features of the historic resource; and

SECTION 3. Based upon findings set forth in Sections 1 and 2 above, the Historic Preservation Commission hereby APPROVES the Certificate of Appropriateness, subject to the conditions attached herein and by this reference (Exhibit A).

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 incorporate fully in the defense.

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

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

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Historic Preservation Commission Resolution  
File No. PHP16-007  
June 28, 2016  
Page 4

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 28<sup>th</sup> day of June 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Historic Preservation Commission  
Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Historic  
Preservation Commission

Historic Preservation Commission Resolution  
File No. PHP16-007  
June 28, 2016  
Page 5

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC\*\*\_\*\*\* was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 28, 2016 by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marci Callejo  
Secretary Pro Tempore

Exhibit A- Conditions of Approval

1. Time Limits.

1.1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2. Finished Material.

2.1. Tile to be placed at the base of the building façade shall match the original tile in placement, size, shape, style material and color. Tile shall be a ceramic tile measuring 3" x 6" with a beveled edge in cobalt blue.

2.2. Patio floor in outdoor dining area shall be a stained concrete floor.

2.3. Entry area flooring at patio shall be a Saltillo floor tile in a basket weave pattern with cobalt blue accents.

2.4. Building shall be painted "Westhighland White" with "Bohemian Black" trim, or comparable colors.

3. Doors.

3.1. Storefront doors shall be replaced with a simple wood door with glass. Any design incorporated into the design of the door shall be compatible with the Streamline Moderne/Art Deco architectural style and shall be reviewed and approved by the Planning Department prior to installation.

4. Landscaping.

4.1. Patio planters shall be landscaped with succulents and shrubs.

4.2. Missing street tree shall be replaced with a Liriodendron tulipifera 24" box tree.

5. Walls/Fences.

5.1. A 5-foot high decorative fence with gates for access, shall be constructed around all outdoor dining areas in the patio.

5.2. Patio fences shall be constructed of wrought iron or tubular steel and shall be constructed in an art deco design.

5.3. Spacing between the fencing shall be constructed so as to be close enough together to prevent alcohol beverages from being passed through the opening.

6. Lighting.

6.1. Exterior light fixtures shall be period appropriate and shall complement the building's Streamline Moderne/Art Deco style. Submit a cut sheet to Planning for review and approval prior to installation.

7. Trellis.

7.1. Trellis shall measure approximately 23' x 18' and be centered on the patio. The trellis shall be constructed of wood and shall be stained a complementary dark brown color.

8. Mural.

8.1. A notarized agreement with adjacent property owner that allows for mural to be placed on exterior wall within banquet patio area shall be recorded with the County of San Bernardino and submitted to the Planning Department prior to installation.

8.2. Exterior wall mural shall be limited to the north building wall within the banquet patio area

8.3. Mural design shall consist of an abstract rendering of a ballet folklorico or flamenco dancer, or similar.

9. The applicant shall obtain a building permit prior to any demolition or construction.

10. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.

11. Construction plans shall be submitted and shall include all finished material, lighting, gates and doors for review and approval and issuance of permits prior to construction, alterations, or commencement of use. Conditions of Approval shall be reproduced onto the plans submitted for permits.

12. Prior to Occupancy the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.



# CITY OF ONTARIO MEMORANDUM

**TO:** Chairman and Members of the Planning Commission

**FROM:** Scott Murphy, Planning Director *SM*

**DATE:** June 28, 2016

**SUBJECT:** MONTHLY PLANNING DEPARTMENT ACTIVITY REPORTS;  
MONTHS OF APRIL 2016 AND MAY 2016

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Attached, you will find the Planning Department Monthly Activity Report for the months of April 2016 and May 2016. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site at [www.ci.ontario.ca.us/index.cfm/22418](http://www.ci.ontario.ca.us/index.cfm/22418).

## Monthly Activity Report—New Applications

Month of April 2016

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**PADX16-001:** **Submitted by Palmer Ontario Properties LP, a California LP**

An Administrative Exception for a reduction in the required number of off-street parking spaces in conjunction with the construction of 800 multiple-family dwellings on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan (APNs: 0110-311-56, 0110-311-57, & 0110-311-58).

**PCUP16-008:** **Submitted by AMREP Inc.**

A Conditional Use Permit to establish the manufacturing of hydraulic cylinders for refuse trucks within a 27,737-square foot industrial building on approximately 3.15 acres of land located at the southeast corner of Belmont Street and Sultana Avenue, at 1201 South Sultana Avenue, within the IL (Light Industrial) zoning district (APNs: 1049-491-01, 1049-491-02 & 1049-491-03). Related File: PDEV16-012.

**PCUP16-009:** **Submitted by Capri Lounge & Restaurant**

A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits for consumption on the premises (Type 48 ABC License), in conjunction with an existing bar and restaurant (Capri Lounge & Restaurant), on approximately 1.19 acres of land located at 1227 East Holt Boulevard, within the CC (Community Commercial) zoning district (APN: 0110-061-21).

**PCUP16-010:** **Submitted by Big Al's**

A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits for consumption on the premises (Type 47 ABC License), in conjunction with a proposed 47,130-square foot bowling alley (Big Al's), video arcade, restaurant, and sports bar (formerly Best Buy), located at 4120 East Fourth Street, Suite A, within the Piemonte Overlay area of the Ontario Center Specific Plan (APN: 0210-204-24).

**PCUP16-011:** **Submitted by Global Brands Import**

Modification to a previously approved Conditional Use Permit (File No. PCUP05-014), to: **[1]** eliminate the establishment of a full service sit down restaurant with alcoholic beverage sales (Type 47 ABC License); **[2]** establish a 9,332 square foot banquet facility with live entertainment and dancing; and **[3]** authorize alcoholic beverage sales for consumption on the premises with a catering permit, in conjunction with the banquet facility, in the basement level of an existing building on 0.41 acres of land, located at 317 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) zoning district and the EA (Euclid Avenue) Overlay District (APN: 1048-566-05).

**PCUP16-012:** **Submitted by Alcoholic Beverage Consulting**

A Conditional Use Permit to establish alcoholic sales, limited to beer and wine, for consumption off the premises (Type 20 ABC License), in conjunction with an existing retail store (99 Cents Only

City of Ontario Planning Department  
**Monthly Activity Report—New Applications**  
Month of April 2016

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Store), on 3.37 acres of land located at 2522 South Grove Avenue, within the CN (Commercial Neighborhood) zoning district (APN: 1051-321-62).

**PCUP16-013:** **Submitted by Empire Design Group**

A Conditional Use Permit to establish and operate a drive-thru carwash in conjunction with an existing 3,808 square foot Arco gas station and AM/PM store on 1.20 acres of land located within the Commercial Zone of the Exchange Specific Plan, located at 5020 Fourth Street (APN:0238-012-26). Related File: PDEV16-022.

**PDA-16-001:** **Submitted by CLDFI Remington LLC**

A Development Agreement between CLDFI Remington LLC, and the City of Ontario for the development of up to 1,571,645 square feet of industrial development on 65.60 acres of land within the Industrial zone (PA 2) of the Colony Commerce Specific Plan, located on the northeast corner of Carpenter Avenue and Remington Avenue (APN: 218-261-24, 218-292-05, 218-311-11, 281-292-09, 10, 12, 13, and 14).

**PDCA16-003:** **Submitted by City of Ontario**

A Development Code Amendment proposing various clarifications to the Ontario Development Code, as follows: **[1]** Amend Table 5.02-1 (Land Use Matrix) to prohibit “Used Car Sales” (NAICS441120) within the CC (Community Commercial) zone and ICC (Interim Community Commercial) Overlay district, allow “Fitness and Recreation Sport Centers” (NAICS71394), 10,000 square feet or more in area, as a conditionally permitted land use within the CN (Neighborhood Commercial) zone, and allow “Wireless Telecommunications Facilities” as a conditionally permitted land use in the AG (Agriculture) Overlay district; **[2]** Amend Section 5.03.150 (Drive-Thru Facilities) to prohibit drive-thru facilities within the MU-1 (Downtown Mixed-Use) zoning district; **[3]** Amend Section 5.03.420 (Wireless Telecommunications Facilities) to allow a maximum height of 75 feet for collocated antennas within the IL (Light Industrial), IG (General Industrial), and IH (Heavy Industrial) zones; **[4]** Amend Section 6.01.035 (Overlay Zoning Districts) to clarify that medical offices are allowed on the first floor of buildings located within the EA (Euclid Avenue) Overlay district, except within the MU-1 (Downtown Mixed-Use) zone; **[5]** Amend Table 2.02-1 (Review Matrix) to clarify that public notification is not required for a Development Advisory Board recommendation to the Planning Commission; **[6]** Amend Section 8.01.020 (Sign Standards) to clarify that freestanding signs cannot encroach within the public right-of-way, and must be wholly located behind the right-of-way line; **[7]** Amend Section 8.1.025 (Design Guidelines) to clarify that monument signs should be provided with a 12- to 18-inch high base; **[8]** Revise Section 9.01.010 (Terms and Phrases) to clarify the definition for “Density,” including rules for rounding density calculations; and **[9]** Amend Municipal Code Section 5-29.04 (Exterior Noise Standards) to correct the Allowed Equivalent Noise Level for Noise Zone IV (Residential Portion of Mixed Use), to be consistent with Noise Zone II (Multi-Family Residential and Mobile Home Parks).

## Monthly Activity Report—New Applications

Month of April 2016

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**PDET16-001:** **Submitted by Emmanuel Izquierdo**

A Determination of Use to establish whether food manufacturing use is no more objectionable than light manufacturing uses permitted within the Business Park land use designation of the Grove Avenue Specific Plan.

**PDEV16-012:** **Submitted by AMREP Inc.**

A Development Plan to construct one industrial building totaling 27,737 square feet on approximately 3.15 acres of land, located at the southeast corner of Belmont Street and Sultana Avenue, at 1201 South Sultana Avenue, within the IL (Light Industrial) zoning district (APN: 1049-491-01, 1049-491-02 & 1049-491-03). Related File: PCUP16-008.

**PDEV16-013:** **Submitted by Brookcal Ontario, LLC**

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.

**PDEV16-014:** **Submitted by Palmer Ontario Properties LP, a California LP**

A Development Plan to construct 800 multiple-family dwellings on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan (APNs: 0110-311-56, 0110-311-57, & 0110-311-58).

**PDEV16-015:** **Submitted by Shaw Development Company, LLC**

A Development Plan to construct 2 industrial buildings totaling 112,430 square feet, on approximately 4.7 acres of land, located at 530 South Magnolia Avenue, within the IG (General Industrial) zoning district (APNs: 1011-201-10 & 1011-201-11). Related File: PMTT16-009.

**PDEV16-016:** **Submitted by Orbis Real Estate Partners**

A Development Plan to construct 4 industrial buildings totaling 225,000 square feet on 10.59 acres of land, located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway, within the Industrial Park District of the Exchange Specific Plan (APN: 0238-012-19). Related Files: PSPA16-002 and PMTT16-016.

**PDEV16-017:** **Submitted by UPS**

A Development Plan to construct a 46,306-square foot industrial building for occupancy by a truck repair facility operated by UPS, on 31.72 acres of land located at the northwest corner of Jurupa Street and Archibald Avenue, within the IG (General Industrial) zoning district (APNs: 0211-191-09, 0211-191-10, & 0211-191-11).



## Monthly Activity Report—New Applications

Month of April 2016

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### **PDEV16-018:**

**Submitted by Panattoni**

A Development Plan to construct a 65,000-square foot addition to an existing 171,406-square foot industrial building, for a total of 236,406 square feet, on approximately 10.77 acres of land, generally located at the southeast corner of Cedar Street and Proforma Avenue, at 2151 South Proforma Avenue, within the Business Park land use district of the California Commerce Center South Specific Plan (APN: 0211-242-62).

### **NOTE: THE LANDSCAPE REDUCTION REQUIRES AN ADMINISTRATIVE EXCEPTION APPLICATION (PADX16-002)!!!**

Related: An Administrative Exception for a 10% reduction in the minimum required 15% landscape coverage for corner lots, in conjunction with a 65,000-square foot addition to an existing 171,406-square foot industrial building, for a total of 236,406 square feet, on approximately 10.77 acres of land, generally located at the southeast corner of Cedar Street and Proforma Avenue, at 2151 South Proforma Avenue, within the Business Park land use district of the California Commerce Center South Specific Plan (APN: 0211-242-62).

### **PDEV16-019:**

**Submitted by Miken Construction**

A Development Plan to construct 57 multiple-family dwellings (townhomes) on 3.47 acres of land, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, within the MDR-25 (Medium-High Density Residential—18.1 to 25.0 DUs/Acre) zoning district (APN: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 & 1050-381-09).

### **PDEV16-020:**

**Submitted by Mathis Properties California, LLC**

A Development Plan to construct a commercial building totaling 8,000 square feet and a 25,748 square foot addition to an existing 400,658-square foot furniture store and office building on approximately 19.23 acres of land located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan. Related File: PDEV05-061.

### **PDEV16-021:**

**Submitted by Dedeaux Properties**

A Development Plan to construct a 48,370 square foot retail center, and 3 industrial buildings totaling 514,940 square feet, located at the southwest corner of Riverside Drive and Hamner, within the Commercial and Business Park land use districts of the Eden Glen Specific Plan (APN: 0218-171-27).

### **PDEV16-022:**

**Submitted by Empire Design Group**

A Development Plan to construct an 880-square foot drive-thru carwash in conjunction with an existing 3,808-square foot Arco gas station and AM/PM convenience store on 1.20 acres of land, located at 5020 Fourth Street, within the Commercial land use district of the Exchange Specific Plan (APN: 0218-012-026). Related File: PCUP16-013.

## Monthly Activity Report—New Applications

Month of April 2016

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**PDEV16-023:**

**Submitted by Kevin Cheung**

A Development Plan to construct 35 multiple-family dwellings on three parcels totaling 1.42 acres of land, generally located at the northwest corner of Fourth Street and Corona Avenue, at 1719 East Fourth Street, within the HDR-45 (High Density Residential—25.1 to 45.0 DUs/Acre) zoning district (APNs: 0108-551-34, 0108-551-35 & 0108-551-01). Related File: PMTT16-014 (TT 20028).

**PGPA16-003:**

**Submitted by City of Ontario**

A General Plan Amendment, revising the Housing Element Available Land Inventory (Appendix A), by updating the available sites inventory that meet the Department of Housing and Community Development's siting criteria, providing the current status of the sites and allowing the periodic administrative updating of the Land Inventory, provided that the number of units allocated to each income category does not fall below the City's Regional Housing Needs Assessment (RHNA) allocation.

**PHP-16-008:**

**Submitted by GAA Architects**

A Certificate of Appropriateness to demolish or relocate an existing historic structure to allow for the construction of 2 industrial buildings, located at 530 South Magnolia Avenue, within the IG (General Industrial) zoning district (APNs: 1011-201-10 & 1011-201-11).

**PMISC-00004:**

**Submitted by Golden Land Engineering Co.**

Copy Fees - PM 19552 / 1420 S Euclid Ave

**PMISC-00005:**

**Submitted by Simon Company**

Review of the modification to the Sign Program for Ontario Mills.

**PMTT16-008:**

**Submitted by Brookfield Homes**

A Tentative Tract Map (TT 18996) for common interest subdivision purposes, to subdivide approximately 5.04 acres of land into 2 lots and 7 common lots, generally located at the northeast corner of Turner Avenue and Ontario Ranch Road, within Planning Area 10A of The Avenue Specific Plan.

**PMTT16-009:**

**Submitted by Shaw Development Company, LLC**

A Tentative Parcel Map (PM 19737) to subdivide approximately 4.7 acres of land into 2 parcels, located at 530 South Magnolia Avenue, within the IG (General Industrial) zoning district (APNs: 1011-201-10 & 1011-201-11). Related File: PDEV16-015.

## Monthly Activity Report—New Applications

Month of April 2016

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**PMTT16-010:** Submitted by **GDIC\_RCCD-LP**

A Tentative Parcel Map (PM 19725) to combine 4 lots into a single 40.10-acre lot, located at the southeast corner of Mill Creek Avenue and Ontario Ranch Road, within the Regional Commercial land use district of the Rich-Haven Specific Plan, (APN: 0218-211-12 and 25).

**PMTT16-011:** Submitted by **GDIC-RCCD -LP**

A Tentative Parcel Map (PM 19741) to combine four lots into a single 19.64-acre lot, located at the southwest corner of Ontario Ranch Road and Hamner Avenue, within the Regional Commercial Land Use Designation (PA6) of the Rich-Haven Specific Plan (APN: 0218-211-25).

**PMTT16-012:** Submitted by **Orbis Real Estate Partners**

A Tentative Parcel Map (PM 19715) to subdivide 10.59 acres of land into 4 lots, located on the north side of Ontario Mills Parkway, adjacent to the east side of Interstate 15, within the Industrial Park land use district of the Exchange Specific Plan (APN: 0238-012-019). Related Files: PSPA16-002 and PMTT16-012.

**PMTT16-013:** Submitted by **Miken Construction**

A Tentative Tract Map (TT 20036) to subdivide 3.47 acres of land for condominium purposes, to facilitate the development of 57 condominium units and common area, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, within the MDR-25 (Medium-High Density Residential—18.1 to 25.0 DUs/Acre) zoning district (APN: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 & 1050-381-09).

**PMTT16-014:** Submitted by **KEVIN CHEUNG**

A Tentative Tract Map (TT 20028) to subdivide 1.42 acres of land into a single lot for condominium purposes, to facilitate the development of 35-condominium units, generally located at the northwest corner of Fourth Street and Corona Avenue, at 1719 East Fourth Street, within the HDR-45 (High Density Residential—25.1 to 45.0 DUs/Acre) zoning district (APNs: 0108-551-34, 0108-551-35 & 0108-551-01). Related File: PDEV16-023.

**PSGN16-043:** Submitted by **DON'T KNOW**

A Sign Plan to install one internally illuminated wall sign for WABA GRILL, located at 1337 North Mountain Avenue, Unit 4. Per Sign Program No. PSGP15-007.

**PSGN16-044:** Submitted by **Sign Industries Inc.**

A Sign Plan to install 2 replacement wall signs for JC Penney's, to be replaced by ONTARIO MILLS MALL Identification signs, located at 1 East Mills Circle, #100.

## Monthly Activity Report—New Applications

Month of April 2016

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**PSGN16-045:** **Submitted by GIG SIGNS**

A Sign Plan to install one internally illuminated wall sign for CHERRY CHILL, located at 2448 South Vineyard Avenue, Unit 110.

**PSGN16-046:** **Submitted by Megahertz Elect. MC**

A Sign Plan to reface existing signs for Mercedes Benz of Ontario car dealership, 3787 Guasti Road, from white on blue background to white on black background. All dimensions of text and signs to remain the same. 1-monument sign 3-wall signs 4-wall logo signs and 3-directional signs.

**PSGN16-047:** **Submitted by Gig Signs**

A Sign Plan to install two 20-squsre foot internally illuminated wall signs, located at 2598 South Archibald Avenue, Suite H.

**PSGN16-048:** **Submitted by TNT Electric Sign Inc.**

A Sign Plan to install one wall sign located at 1008 North Mountain Avenue.

**PSGN16-049:** **Submitted by Graphical Dimensions**

A Sign Plan to install a wall sign for ARROW STAFFING, located at 1600 South Grove Avenue, Suite #B.

**PSGN16-050:** **Submitted by Diversity Business Solutions, Inc.**

A Sign Plan to install a wall sign for DIVERSITY BUSINESS SOLUTIONS, located at 2515 South Euclid Avenue.

**PSGN16-051:** **Submitted by M Anies Khan/Fast Signs**

A Sign Plan to install a wall sign for TAYLOR COMMUNICATIONS, located at 425 South Rockefeller Avenue.

**PSGN16-052:** **Submitted by Signature Signs**

A Sign Plan to reface an existing pylon sign, and remove an existing wall sign and replace with new signage, located at 1841 East Fourth Street.

**PSGN16-053:** **Submitted by Ace Sign Design**

A Sign Plan to install a 40 square foot wall sign located at 740 South Rochester Avenue, Suite E.

**PSGN16-054:** **Submitted by BMW Ontario**

A Sign Plan to install wall signs, and monument and directional signs for BMW, located at 1350 South Auto Center Drive.

## Monthly Activity Report—New Applications

Month of April 2016

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**PSGN16-055:** **Submitted by Signs of Success**

A Sign Plan to install a 25-square foot interior illuminated wall sign located at 964 North Mountain Avenue.

**PSGP16-001:** **Submitted by AD/S Companies**

A Sign Program updating the existing "Piemonte" sign program, bounded by Haven Avenue on the west, Fourth Street to the north, Milliken to the East and Concours Avenue to the South.

**PSPA16-002:** **Submitted by Orbis Real Estate Partners**

An Amendment to the Exchange Specific Plan, incorporating development standards, design guidelines, and updated exhibits and language, to reflect proposed changes for the Industrial Park land use district, on 10.59 acres of land located on north side Ontario Mills Parkway, adjacent to the east side of Interstate 15 Freeway (APN: 0238-012-19). Related Files: PDEV16-016 and PMTT16-012 (TT 19715).

**PTUP16-020:** **Submitted by American Career College**

A Temporary Use Permit for the Spring Health Fair, in conjunction with American Career College, located at 3130 East Sedona Court, to be held on 4/6/2016.

**PTUP16-021:** **Submitted by University of la Verne College of Law**

A Temporary Use Permit for a University of La Verne, College of Law, special event, to celebrate the College's recent ABA accreditation, including a live band and catered beer and wine, and food, located at 320 East D Street. The event is to be held on 4/28/2016, 6:00PM to 8:00PM.

**PTUP16-022:** **Submitted by National MS Society of Southern California**

A Temporary Use Permit for a National MS Society of Southern California special event, including a 1K/5K fundraiser and awareness walk, located at the Citizen's Business Bank Arena, 4000 East Ontario Center Parkway. The event is to be held on 4/23/2016.

**PTUP16-023:** **Submitted by Iglesia de Dios De la Profecia**

A Temporary Use Permit for a fundraising event for Iglesia de Dios de la Profecia Church, consisting of retail flower sales for Mother's Day, located at 1130 South Campus Avenue. To be held on 5/7/2016 and 5/8/2016.

**PTUP16-024:** **Submitted by California Financial Center**

A Temporary Use Permit for a Grand Opening event for California Financial Center, consisting of food and raffle and entertainment, with Spanish radio station (93.9) booth, located at 2598 South Archibald Avenue, Suite A.

## Monthly Activity Report—New Applications

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**PTUP16-025:**

**Submitted by QE Productions**

A Temporary Use Permit for a carnival located at 1323 E Fourth Street, to be held on 5/13/2016 through 5/15/2016.

**PTUP16-026:**

**Submitted by KABC TV7**

A Temporary Use Permit for a fundraising event ("Stuff a Truck" food drive) conducted by KABC TV7, located at 4105 East Inland Empire Boulevard (Mathis Bros Furniture Store parking lot). Event to be held on 6/24/2016.

**PTUP16-027:**

**Submitted by Quang Thien Buddhist Temple**

A Temporary Use Permit for the annual ceremony of Buddha's Birthday, hosted by Quang Thien Buddhist Temple, located at 704 East E Street. Event to be held on 5/22/2016.

**PTUP16-028:**

**Submitted by Montecito Baptist Church**

A Temporary Use Permit for the Montecito Baptist Church Annual Pastor's Conference, located at 2560 South Archibald Avenue. Event to be held on 6/6/2016 through 6/9/2016.

**PTUP16-029:**

**Submitted by Bob Hope USO Ontario**

A Temporary Use Permit for the Bob Hope USO Car Show fundraising event, to include entertainment, vendors and food, located at Ontario International Airport, 1923 Avion Street. Event to be held on 5/21/2016 through 5/22/2016.

**PVAR16-002:**

**Submitted by Verizon Wireless**

A Variance to exceed the height limitation for wireless telecommunications facilities antennas, from 65 feet to 74 feet, in conjunction with a Development Plan to construct and operate a wireless (monopine) telecommunication facility (Verizon Wireless) with a 107-square foot equipment area on 2.1 acres of land, generally located north of Guasti Road and west of Interstate-15, at 4711 East Guasti Road, within the IG (General Industrial) zoning district (APN: 0238-042-23). Related File: PDEV15-033.

**PVER16-018:**

**Submitted by Dickinson Wright, PLLC**

A Zoning Verification for 2970 East Inland Empire Boulevard (APN: 0210-191-15).

**PVER16-019:**

**Submitted by First American CDS**

A Zoning Verification for vacant property generally located on the west side of Haven Avenue, approximately 580 feet south of Philadelphia Street (APN: 1083-151-12).

**PVER16-020:**

**Submitted by PZR**

A Zoning Verification for 1000 South Cucamonga Avenue (APN: 1049-442-19).

## Monthly Activity Report—New Applications

Month of April 2016

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**PVER16-021:**

**Submitted by Patrice Christy**

A Zoning Verification for 3633 and 4141 East Inland Empire Boulevard, and 3800 and 4200 East Concours Drive.

**PVER16-022:**

**Submitted by Shark Investments LLC**

A Zoning Verification for 816 East Emporia Street (APN: 1049-102-16).

**PWIL16-001:**

**Submitted by James Borba**

A Williamson Act Contract request for Non-Renewal of Contract No. 73-406, on 16 acres of land located at the southwest corner of Carpenter Avenue and Eucalyptus Avenue (APN: 0218-261-23).

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-024:** A Tentative Tract Map (TT 19907) to subdivide 27.09 acres of land into 108 single-family lots and 20 lettered lots, located at the southwest corner of Haven Avenue and Park View Street, within the Conventional Medium Lot Residential district of Planning Area 29 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APNs: 0218-321-17); **submitted by Brookcal Ontario, LLC.** Planning Commission action is required.

**Action:** Continued to the 4/18/2016 meeting.

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-025:** A Tentative Tract Map (TT 19909) to subdivide 26.81 acres of land into 118 single-family lots and 17 lettered lots, located at the northwest corner of Haven Avenue and Merrill Avenue, within the Conventional Medium Lot Residential district of Planning Area 28 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APNs: 0218-321-30); **submitted by Richland Ontario Developers, LLC.** Planning Commission action is required.

**Action:** Continued to the 4/18/2016 meeting.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-036:** A revision to a previously approved Development Plan (File No. PDEV07-042), to construct a 68,230 square foot, 128-room, Springhill Suites Hotel on 3.3 acres of land, located at 3595 East Guasti Road, within the Entertainment District of the Ontario Gateway Specific Plan. The environmental impacts for the project were previously analyzed in the Ontario Gateway Specific Plan Environmental Impact Report (prepared for File No. PSP05-005). 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 (APNs: 210-212-58); **submitted by Don Cape.**

**Action:** The Project was approved subject to conditions of approval.



City of Ontario Planning Department  
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**ZONING ADMINISTRATOR**

**April 4, 2016**

*Meeting Cancelled*

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**CITY COUNCIL**

**April 5, 2016**

**ENVIRONMENTAL ASSESSMENT AND APPEAL OF CONDITIONAL USE PERMIT FOR FILE NO.**

**PCUP15-016:** Consideration of an Appeal of the Planning Commission’s action of January 26, 2016, to uphold the Zoning Administrator’s denial of a Conditional Use Permit for the establishment of, and operation of, an organic materials facility (composting of green waste, manure, and food materials) on a 34.76 acre portion of 37.4 acre parcel of land within the AG (Agriculture Overlay) zoning district, located at the southwest corner of Schaefer Avenue and Campus Avenue, at 7435 East Schaefer Avenue. A Mitigated Negative Declaration was prepared for the project pursuant to the California Environmental Quality Act (CEQA) and the Guidelines promulgated thereunder. 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 (APNs: 1053-101-01, -02, and 1053-091-01); **submitted by: Harvest Power.**

**Action: Upheld the Planning Commission’s action and denied the appeal.**

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**DEVELOPMENT ADVISORY BOARD**

**April 18, 2016**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-**

**024:** A Tentative Tract Map (TT 19907) to subdivide 27.09 acres of land into 108 single-family lots and 20 lettered lots, located at the southwest corner of Haven Avenue and Park View Street, within the Conventional Medium Lot Residential district of Planning Area 29 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APNs: 0218-321-17); **submitted by Brookcal Ontario, LLC.** Planning Commission action is required. Continued from the 4/4/2016 meeting.

**Action: Recommended the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-**

**025:** A Tentative Tract Map (TT 19909) to subdivide 26.81 acres of land into 118 single-family lots and 17 lettered lots, located at the northwest corner of Haven Avenue and Merrill Avenue, within the Conventional Medium Lot Residential district of Planning Area 28 of the Subarea 29 Specific

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**Monthly Activity Report—Actions**  
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Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APNs: 0218-321-30); **submitted by Richland Ontario Developers, LLC**. Planning Commission action is required. Continued from the 4/4/2016 meeting.

**Action: Recommended the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-046:**

A Development Plan to construct 104 single-family homes on approximately 8.25 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-472-01 thru 19, 218-445-01 thru 15, 218-442-40 thru 70, 218-442-01 thru 09 and 218-462-01 thru 15); **submitted by Brookfield Residential**. Planning Commission action is required.

**Action: Recommended the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-028:**

A Development Plan to construct 91 alley loaded single-family homes on approximately 7.34 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-462-53 thru 79, 218-502-37 thru 70, 218-452-13 thru 16 and 218-513-01 thru 22); **submitted by Brookfield Residential**. Planning Commission action is required.

**Action: Recommended the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-030:**

A Development Plan (File No. PDEV15-030) to construct a 59-foot tall stealth wireless telecommunication facility (mono-Eucalyptus) on approximately 4.137 acres of land located at the southwest corner of Riverside Drive and Vineyard Avenue, at 8875 East Riverside Drive, within the AG (Agriculture Overlay) zoning district. Staff has determined that the project is

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categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § Section 15332 (Class 32: In-Fill Development Projects) of the State CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0216-174-17); **submitted by Verizon Wireless**. Planning Commission action is required.

**Action: Recommended the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-032:**

A Development Plan (File No. PDEV15-032) to construct a 150,000-square foot industrial building on a 7.81 acres of land located at 2150 South Parco Avenue, within the IL (Light Industrial) zoning district Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are recommended that will reduce identified effects to a level of nonsignificance; therefore, adoption of a Mitigated Negative Declaration of environmental effects is recommended. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0113-451-30 & 31); **submitted by Parco Land LLC**.

**Action: The Project was approved subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-038:**

A Development Plan for the phased construction of additions to the UPS facility, including: **[1]** a 129,509-square foot addition to the existing 660,750-square foot UPS Main Sort Building, for a total of 790,259 square feet; **[2]** a 24,195-square foot addition to the existing 24,167-square foot auto shop building; **[3]** a new employee parking area; and **[4]** a new site access from Francis Street, with a 875-square foot guardhouse; on 110.9 acres of land generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use district of the United Parcel Service Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the UPS Ontario Air Cargo Hub Specific Plan Environmental Impact Report and 1992 Acco Airport Center Specific Plan Environmental Impact Report (UPS Ontario Expansion Project), adopted July 7, 2014, by the City of Ontario Development Advisory Board. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APNs: 0211-263-19, 26, 42, 43 & 45) **submitted by United Parcel Service, Inc.**

**Action: Continued to the 5/2/2016 meeting.**

City of Ontario Planning Department  
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**ZONING ADMINISTRATOR**

April 18, 2016

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP16-002:** A revision to a previously approved Conditional Use Permit (File No. PCUP14-001), upgrading an existing Type 20 ABC License (Off-Sale Beer & Wine) to a Type 21 ABC License (Off-Sale Beer, Wine and Distilled Spirits), in conjunction with an existing convenience store and fueling station (Mobil Mart), on 1.3 acres of land located at 670 North Archibald Avenue, within the CC (Community Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (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 (APN: 0210-191-24); **submitted by Steve S. Bhatia.**

**Action:** The Project was approved subject to conditions of approval.

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**CITY COUNCIL**

April 19, 2016

**HEAL ZONE PHASE II GRANT:** Acceptance of Kaiser HEAL Zone Phase II grant of \$1,000,000 over a 3 year period. Grant starts on April 1, 2016, and commences on March 31, 2019.

**Action:** The Project was approved.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA16-002:** A Development Code Amendment, File No. PDCA16-002, proposing various clarifications to the Ontario Development Code, modifying certain provisions of Division 3.02 (Nonconforming Signs), Division 5.02 (Land Use), Division 5.03 (Standards for Certain Land Uses, Activities and Facilities), Division 6.01 (District Standards and Guidelines), and Division 8.01 (Sign Regulations). The Planning Commission recommended approval of this item on March 22, 2016 with a vote of 6 to 0.

**Action:** Introduced and waived further reading of the ordinance approving the Development Code Amendment.

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**PLANNING COMMISSION**

April 26, 2016

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-030:**

A Development Plan (File No. PDEV15-030) to construct a 59-foot tall stealth wireless telecommunication facility (mono-Eucalyptus) on approximately 4.137 acres of land located at the southwest corner of Riverside Drive and Vineyard Avenue, at 8875 East Riverside Drive, within the AG (Agriculture Overlay) zoning district. Staff has determined that the project is

City of Ontario Planning Department  
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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: 0216-174-17); **submitted by Verizon Wireless.**

**Action: The Project was approved subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-028:**

A Development Plan to construct 91 alley loaded single-family homes on approximately 7.34 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109), adopted by the City Council on June 17, 2014. 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 (APNs: 218-462-53 thru 79, 218-502-37 thru 70, 218-452-13 thru 16 and 218-513-01 thru 22); **submitted by Brookfield Residential.**

**Action: The Project was approved subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-046:**

A Development Plan to construct 104 single-family homes on approximately 8.25 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-472-01 thru 19, 218-445-01 thru 15, 218-442-40 thru 70, 218-442-01 thru 09 and 218-462-01 thru 15); **submitted by Brookfield Residential.** Planning Commission action is required.

**Action: The Project was approved subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP15-027:**

An Appeal of the Zoning Administrator's decision to deny a Conditional Use Permit request to establish an approximate 5,100 square-foot bar/nightclub and live entertainment for Mix Champagne Bar Lounge, on approximately 3.44 acres of land, located at 4481 Ontario Mills Parkway, within the Commercial/Office land use district of the California Commerce Center North (The Mills) Specific Plan. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and

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found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APN: 0238-014-10); **submitted by Mix Champagne Bar Lounge.**

**Action: The Planning Commission directed staff to prepare a resolution approving the appeal and approving the Conditional Use Permit subject to conditions of approval, for consideration at the 5/24/2016 meeting.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-005:** A

Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 108 residential units (TT19907) on 27.09 acres of land within the Conventional Medium Lot Residential district (Planning Area 29) of the Subarea 29 Specific Plan, located at the southwest corner of Haven Avenue and Park View Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports (APN: 0218-321-17); **submitted by Brookcal Ontario, LLC.** City Council action is required.

**Action: Recommended the City Council approve the Project.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-**

**024:** A Tentative Tract Map (TT 19907) to subdivide 27.09 acres of land into 108 single-family lots and 20 lettered lots, located at the southwest corner of Haven Avenue and Park View Street, within the Conventional Medium Lot Residential district of Planning Area 29 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APNs: 0218-321-17); **submitted by Brookcal Ontario, LLC.**

**Action: The Project was approved subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-006:** A

Development Agreement between the City of Ontario and Roseville NMC, LLC, for the development of up to 118 residential units (TT19909) on 26.81 gross acres of land within the Conventional Medium Lot Residential district (Planning Area 28) of the Subarea 29 Specific Plan, located at the northwest corner of Haven Avenue and Merrill Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of April 2016

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Compatibility Plan (ALUCP) for both airports (APN: 0218-321-30); **submitted by Richland Ontario Developers, LLC.** City Council action is required.

**Action: Recommended the City Council approve the Project.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-**

**025:** A Tentative Tract Map (TT 19909) to subdivide 26.81 acres of land into 118 single-family lots and 17 lettered lots, located at the northwest corner of Haven Avenue and Merrill Avenue, within the Conventional Medium Lot Residential district of Planning Area 28 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports (APNs: 0218-321-30); **submitted by Richland Ontario Developers, LLC.**

**Action: The Project was approved subject to conditions of approval.**

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## Monthly Activity Report—New Applications

Month of May 2016

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**PCUP16-014:** **Submitted by Airport Mobil Inc.**

A request for Conditional Use Permit approval to establish a 9,468-square foot towing yard with on-site vehicle storage on approximately 1.75 acres of land, located at the northeast corner of California Street and Cucamonga Avenue, at 1101 East California Street, within the IG (General Industrial) zoning district (APN: 1049-172-05).

**PCUP16-015:** **Submitted by The Church of God - Restoration**

A Conditional Use Permit to establish religious assembly and a school on approximately 2.09 acres of land, located at 1415 West Fifth Street, within the LDR5 (Low Density Residential—2.1 to 5.0 DUs/Acre) zoning district.

**PCUP16-016:** **Submitted by RCA Construction**

A Conditional Use Permit to establish a contractors storage yard on an approximate 0.89-acre property, located at 1639-B South Campus Avenue, within the LI (Light Industrial) zoning district (APN: 1050-211-04).

**PCUP16-017:** **Submitted by Nickolas Steel, Inc.**

A Conditional Use Permit to establish architectural and structural metals manufacturing on an approximate 0.70-acre property, located at 816 South Cucamonga Avenue, within the IL (Light Industrial) zoning district (APN: 1049-381-02).

**PDEV16-024:** **Submitted by Archifield, Inc.**

A Development Plan to construct two industrial buildings totaling 82,337 square feet on approximately 4.15 acres of land, generally located at the southwest corner of Holt Boulevard and Grove Avenue, at 1124 East Holt Boulevard, within the IP (Industrial Park) zoning district (APNs: 1049-141-18, 1049-141-19, 1049-141-20, 1049-141-21, 1049-141-22, and 1049-141-23).

**PDEV16-025:** **Submitted by Amor Architectural Corporation**

A Development Plan to construct a 5,175-square foot multiple tenant commercial building on an approximate 0.4-acre lot, generally located at the northeast corner of Grove Avenue and Fourth Street, at 1305 East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 108-381-05). Related File PVAR16-003.

**PDEV16-026:** **Submitted by Core Development services**

A Development Plan to install a new wireless telecommunications facility antenna (Verizon Wireless) on an existing Southern California Edison transmission tower, located at 13456 South Walker Avenue, within the SP(AG) (Specific Plan/Agriculture Overlay District) zoning district (APN: 0216-212-08).



## Monthly Activity Report—New Applications

Month of May 2016

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**PDEV16-027:** **Submitted by On Behalf of AT&T**

A Development Plan to remove and replace wireless telecommunications facility antennas (AT&T) on an existing facility located at 2132 South Grove Avenue, within the SP (Specific Plan) zoning district (APN: 1050-491-04). Related File: B201600950.

**PDEV16-028:** **Submitted by Henry Hong**

A Development Plan to construct a 32,684-square foot industrial building on approximately 1.41 acres of land, generally located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district (APN: 1011-221-16).

**PHP-16-010:** **Submitted by Steven D. Romero**

A Plaque for a contributor within the designated Euclid Avenue Historic District, for the Dr. Ben Henke House, a single family residence constructed in the Spanish Colonial Bungalow architectural style, located at 1458 North Euclid Avenue, within the LDR-5 (Low Density Residential—2.1 to 5.0 DUs/Acre) zoning district (APN: 1047-352-14).

**PMTT16-015:** **Submitted by Brookfield Residential**

A Tentative Tract Map (TT 20025) to subdivide approximately 61 acres of land into 6 lots, generally located on the southwest corner of La Avenida Drive and New Haven Drive, within Planning Area 10A of The Avenue Specific Plan (APN: 0218-452-16).

**PMTT16-016:** **Submitted by Pacific Communities Builders**

A Tentative Tract Map (TT 19999) to subdivide 38.59 acres of land into 192 single family lots and 32 lettered lots, located at the southeast corner of Riverside Drive and Vineyard Avenue, within Planning Area 1 (Low Density Residential) of the proposed Armstrong Specific Plan (APNs: 0218-101-03, 0218-101-04, 0218-101-05, and 0218-101-06).

**PMTT16-017:** **Submitted by LLDC**

A Parcel Map (PM 19732) to subdivide approximately 4.29 acres of land into 2 parcels, located at 3380 East Shelby Street, within the Urban Commercial land use district of the Ontario Center Specific Plan (APN: 0210-193-16).

**PSGN16-056:** **Submitted by FX SIGNS**

A Sign Plan for the installation of one interior illuminated wall sign (38 SF) for VESPERTINE HAIR DESIGN, located at 745 N Franklin Avenue, Suite 101 (APN: 0238-014-11).

**PSGN16-057:** **Submitted by Western Sign & Awning**

A Sign Plan for the installation of two interior illuminated wall signs for TOMMY HILFIGER, located at 4410 East Mills Circle (Ontario Mills Mall).

## Monthly Activity Report—New Applications

Month of May 2016

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**PSGN16-058:** **Submitted by Black Coffee Sign Fabricators**

A Sign Plan for the installation of one interior illuminated wall sign for COFFEELAND, located at 2121 South Business Parkway (APN: 0211-275-54).

**PSGN16-059:** **Submitted by Black Coffee Sign Fabricators**

A Sign Plan for the installation of three interior illuminated wall signs for CREAM (including two signs at 15 SF on the east and south elevations, and one sign at 18.36 SF on the south elevation), located at 960 North Ontario Mills Drive (APN: 0238-014-04).

**PSGN16-060:** **Submitted by AZZ Signs**

A Sign Plan for the installation of an interior illuminated tenant identification wall sign for KENDREW, INC., located at 3595 East Inland Empire Boulevard, Building 1.

**PSGN16-061:** **Submitted by Lucia Francia**

A Sign Plan for the installation of an interior illuminated tenant identification wall sign for FRANCIA TRUCKING, INC., located at 2665 East Riverside Drive, Unit C.

**PSGN16-062:** **Submitted by Lucia Francia**

A Sign Plan for the installation of an interior illuminated tenant identification wall sign for FRANCIA TRUCKING, INC., located at 2665 East Riverside Drive, Unit C.

**PSGN16-063:** **Submitted by Electricore Signs**

A Sign Plan for the installation of a 54-SF interior illuminated tenant identification wall sign for HERRADURA DE ORO, located at 217 North Euclid Avenue (APN: 1048-565-06).

**PSGN16-064:** **Submitted by Artificial Grass Liquidators**

A Sign Plan for the installation of a 50-SF temporary banner sign (5/15/2016 to 6/15/2016), located at 1920 South Rochester Avenue, Suite 105.

**PSGN16-065:** **Submitted by Dynamite Sign Group**

A Sign Plan for the installation of three monument signs (one sign per street frontage) for TOWER RV STORAGE, located at 3941 East Earlstone Drive.

**PSGN16-066:** **Submitted by M-Vision Graphics**

A nonilluminated wall sign (40 SF) for ETE - FITNESS EQUIPMENT, located at 4230 East Airport Drive, Suite 110 (per Sign Program No. PSGP03-005).

## Monthly Activity Report—New Applications

Month of May 2016

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**PSGN16-067:** **Submitted by All California Signs**

A Sign Plan for the reface of an existing tenant identification wall sign for FRONTIER, located at 207 West D Street.

**PSGN16-068:** **Submitted by All California Signs**

A Sign Plan for the reface of an existing tenant identification wall sign for FRONTIER, located at 211 West D Street (APN: 1048-561-13).

**PSGN16-069:** **Submitted by Tran's Signs**

A Sign Plan for the installation of a 20-SF nonilluminated wall sign for iMOBILE, located at 555 West Holt Boulevard (APN: 1049-021-08).

**PSP16-003:** **Submitted by Cap Rock**

A Specific Plan (Colony Commerce Center East) to establish land use designations, development standards, design guidelines, and infrastructure improvements, on approximately 94.42 acres of land with a Policy Plan Land Use designation of Business Park (0.60 FAR) and Industrial (0.55 FAR), generally located west of Archibald Avenue, south of Merrill Avenue, east of the Cucamonga Creek flood control channel, and north of the San Bernardino/Riverside County line (APNs: 0218-311-02, 0218-311-10, 0218-311-03, and 0218-311-08).

**PTUP16-030:** **Submitted by Dolphin Rents**

A Temporary Use Permit for UNIVERSITY OF PHOENIX commencement ceremonies, located at Citizen's Business Bank Arena, 4000 East Ontario Center Parkway. To be held on 5/21/2016.

**PTUP16-031:** **Submitted by Lorraine Chapman**

A Temporary Use Permit for HUCK FINN JUBILEE 2016, Bluegrass Music Festival, located at 800 North Archibald Avenue. To be held 6/10/2016 to 6/12/2016 (with setup on 6/8/2016 setup and takedown on 6/13/2016).

**PTUP16-032:** **Submitted by Five Star Catering for Mark Christopher Chevrolet**

A Temporary Use Permit for MARK CHRISTOPHER CHEVROLET, ribbon cutting ceremony, located at 2131 East Convention Center Way. To be held 6/1/2016.

**PTUP16-033:** **Submitted by Cream**

A Temporary Use Permit for CREAM ICE CREAM SANDWICH STORE, grand opening event, located at 960 North Ontario Mills Drive (APN: 0238-014-04). To be held 6/4/2016, 10:00AM to 12:00PM.

**PVAR16-003:** **Submitted by Amor Architectural Corporation**

A Variance to deviate from the arterial street minimum landscape setback requirement, from 20 feet to 15 feet, in conjunction with a Development Plan to construct a 5,175-square foot multiple

City of Ontario Planning Department  
**Monthly Activity Report—New Applications**  
Month of May 2016

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tenant commercial building on an approximate 0.4-acre lot, generally located at the northeast corner of Grove Avenue and Fourth Street, at 1305 East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 108-381-05). Related File PDEV16-025.

**PVER16-023:** Submitted by Dorsey & Whitney, LLP

A Zoning Verification for 5355 East Airport Drive (APN: 0238-052-29).

**PVER16-024:** Submitted by Culichitown Restaurant, Inc.

A Zoning Verification for 1500 South Milliken Avenue, Unit A (APN: 0211-281-63).

**PVER16-025:** Submitted by Tracy Industries

A Zoning Verification for 1455 South Archibald Avenue (APN: 0211-261-17).

**PVER16-026:** Submitted by Donovan Roberts

A Zoning Verification for 602 South Rockefeller Avenue (APN: 0238-193-14).

**PVER16-027:** Submitted by Donovan Roberts

A Zoning Verification for 1150 South Etiwanda Avenue (APN: 0238-101-68).

City of Ontario Planning Department  
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Month of May 2016

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**DEVELOPMENT ADVISORY BOARD**

May 2, 2016

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-038:**

A Development Plan for the phased construction of additions to the UPS facility, including: [1] a 129,509-square foot addition to the existing 660,750-square foot UPS Main Sort Building, for a total of 790,259 square feet; [2] a 24,195-square foot addition to the existing 24,167-square foot auto shop building; [3] a new employee parking area; and [4] a new site access from Francis Street, with a 875-square foot guardhouse; on 110.9 acres of land generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use district of the United Parcel Service Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the UPS Ontario Air Cargo Hub Specific Plan Environmental Impact Report and 1992 Acco Airport Center Specific Plan Environmental Impact Report (UPS Ontario Expansion Project), adopted July 7, 2014, by the City of Ontario Development Advisory Board. This application introduces no new significant environmental impacts. 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 (APNs: 0211-263-19, 26, 42, 43 & 45); **submitted by United Parcel Service, Inc.** Continued from the 4/18/2016 meeting.

**Action:** Continued to the 5/16/2016 meeting.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV16-001:**

A Development Plan to construct two industrial buildings totaling approximately 109,000 square feet on 5.97 acres of land, generally located at the northwest corner of Airport Drive and Loop Drive, within the (IH) Heavy Industrial and (IG) General Industrial zones. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APNs: 0238-052-11 and 12 and 0238-052-49); **submitted by: Loop Industrial Partners, LP.**

**Action:** The Project was approved subject to conditions of approval.

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**ZONING ADMINISTRATOR**

May 2, 2016

*Meeting Cancelled*

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City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2016

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**CITY COUNCIL**

**May 3, 2016**

**SIXTEENTH ANNUAL MODEL COLONY AWARDS FOR FILE NO. PADV16-001:** Presentation of Model Colony Awards to the recipients for the Sixteenth Annual Model Colony Awards; submitted by City of Ontario.

**Action: Approved.**

**RECOGNITION OF “HISTORIC PRESERVATION MONTH” IN THE CITY OF ONTARIO:** Recognize the month of May 2016, as “Historic Preservation Month” in the City of Ontario.

**Action: Approved.**

**HOUSING ELEMENT ANNUAL PROGRESS REPORT REVIEW FOR FILE NO. PADV16-002:** Housing Element Annual Progress Report for Calendar Year 2015.

**Action: Approved**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-002:** A Development Code Amendment, File No. PDCA16-002, proposing various clarifications to the Ontario Development Code, modifying certain provisions of Division 3.02 (Nonconforming Signs), Division 5.02 (Land Use), Division 5.03 (Standards for Certain Land Uses, Activities and Facilities), Division 6.01 (District Standards and Guidelines), and Division 8.01 (Sign Regulations).

**Action: Approved and waived further reading of an ordinance approving the Development Code Amendment.**

**ENVIRONMENTAL ASSESSMENT, AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA16-001:** A City initiated request to change the General Plan land use designations on 83 properties generally located south of Fourth Street and west of Euclid Avenue, and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03). Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: Various) City initiated. The Planning Commission recommended approval of this item on March 22, 2016 with a vote of 6 to 0.

**Action: [1] Approved an Addendum to The Ontario Plan Environmental Impact Report; and [2] approved a resolution approving the General Plan Amendment.**

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2016

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**ENVIRONMENTAL ASSESSMENT, AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-001:** A City initiated request to change the zoning designations on 881 properties generally located south of Fourth Street and west of Euclid Avenue, 127 properties along East Holt Boulevard, and 37 other properties located throughout the City in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: Various) City initiated. The Planning Commission recommended approval of this item on March 22, 2016 with a vote of 6 to 0.

**Action: Introduced and waived further reading of an ordinance approving the zone change.**

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**DEVELOPMENT ADVISORY BOARD**

**May 16, 2016**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-038:** A Development Plan for the phased construction of additions to the UPS facility, including: [1] a 129,509-square foot addition to the existing 660,750-square foot UPS Main Sort Building, for a total of 790,259 square feet; [2] a 24,195-square foot addition to the existing 24,167-square foot auto shop building; [3] a new employee parking area; and [4] a new site access from Francis Street, with a 875-square foot guardhouse; on 110.9 acres of land generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use district of the United Parcel Service Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the UPS Ontario Air Cargo Hub Specific Plan Environmental Impact Report and 1992 Acco Airport Center Specific Plan Environmental Impact Report (UPS Ontario Expansion Project), adopted July 7, 2014, by the City of Ontario Development Advisory Board. This application introduces no new significant environmental impacts. 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 (APNs: 0211-263-19, 26, 42, 43 & 45); **submitted by United Parcel Service, Inc.** Continued from the 05/02/16 meeting.

**Action: The Project was approved subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-023:** A Development Plan for the construction of a four-story, 75-unit residential apartment complex on 2.67 acres of land, located along the southwest corner of Mission Boulevard and Magnolia Avenue, within the High Density Residential (HDR-45) zoning district. Pursuant to the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the

City of Ontario Planning Department  
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ONT Airport Land Use Compatibility Plan (APNs: 1011-371-12, 13 &14); **submitted by RC Hobbs Company**. Planning Commission action is required.

**Action: The Project was approved subject to conditions of approval.**

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**ZONING ADMINISTRATOR**

**May 16, 2016**

*Meeting Cancelled*

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**CITY COUNCIL**

**May 17, 2016**

**ENVIRONMENTAL ASSESSMENT, AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-001:** A City initiated request to change the zoning designations on 881 properties generally located south of Fourth Street and west of Euclid Avenue, 127 properties along East Holt Boulevard, and 37 other properties located throughout the City in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: Various) **City initiated**. The Planning Commission recommended approval of this item on March 22, 2016 with a vote of 6 to 0.

**Action: Approved and waived further reading of an ordinance approving the zone change.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-005:** A Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 108 residential units (TT19907) on 27.09 acres of land within the Conventional Medium Lot Residential district (Planning Area 29) of the Subarea 29 Specific Plan, located at the southwest corner of Haven Avenue and Park View Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports (APN: 0218-321-17); **submitted by Brookcal Ontario, LLC**. The Planning Commission recommended approval of this item on April 26, 2016, with a vote of 5 to 0.

**Action: Introduced and waived further reading of an ordinance approving the Development Agreement.**



City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2016

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**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-006:** A Development Agreement between the City of Ontario and Roseville NMC, LLC, for the development of up to 118 residential units (TT19909) on 26.81 gross acres of land within the Conventional Medium Lot Residential district (Planning Area 28) of the Subarea 29 Specific Plan, located at the northwest corner of Haven Avenue and Merrill Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports (APN: 0218-321-30); **submitted by Richland Ontario Developers, LLC.** The Planning Commission recommended approval of this item on April 26, 2016, with a vote of 5 to 0.

**Action:** Introduced and waived further reading of an ordinance approving the Development Agreement.

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**PLANNING COMMISSION**

**May 24, 2016**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP15-027:** An Appeal of the Zoning Administrator’s decision to deny a Conditional Use Permit request to establish an approximate 5,100 square-foot bar/nightclub and live entertainment for Mix Champagne Bar Lounge, on approximately 3.44 acres of land, located at 4481 Ontario Mills Parkway, within the Commercial/Office land use district of the California Commerce Center North (The Mills) Specific Plan. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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: 0238-014-10); **submitted by: Mix Champagne Bar Lounge.** Continued from April 26, 2016.

**Action:** Approved the appeal and approved the Conditional Use Permit subject to conditions of approval.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-023:** A Development Plan for the construction of a four-story, 75-unit residential apartment complex on 2.67 acres of land, located along the southwest corner of Mission Boulevard and Magnolia Avenue, within the High Density Residential (HDR-45) zoning district. Pursuant to the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1011-371-12, 1011-371-13 & 1011-371-14); **submitted by RC Hobbs Company.**

**Action:** The Project was approved subject to conditions of approval.

**ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE**

**NO.PGPA16-003:** Amend the Housing Element Available Land Inventory (Appendix A) by updating the available sites inventory that meet HCD's siting criteria, providing the current status of the sites and allowing periodic updating of the Land Inventory administratively as long as the number of units allocated to each income category does not fall below the City's Regional Housing Needs Assessment (RHNA) allocation. The environmental impacts of this project were previously analyzed in an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on October 15, 2013, in conjunction with File No. PGPA13-003. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: Not Applicable); **City Initiated.** City Council action is required.

**Action:** Recommended the City Council approve the Project.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA16-003:** A Development Code Amendment proposing various modifications and clarifications to the following provisions of the Ontario Development Code:

[1] Amend Table 5.02-1 (Land Use Matrix), as follows: [i] prohibit “Used Car Sales” (NAICS441120) within the CC (Community Commercial) zoning district and ICC (Interim Community Commercial) Overlay district; [ii] allow “Fitness and Recreation Sport Centers” (NAICS71394), 10,000 square feet or more in area, as a conditionally permitted land use within the CN (Neighborhood Commercial) zoning district, and [iii] allow “Wireless Telecommunications Facilities” as a conditionally permitted land use in the AG (Agriculture) Overlay district;

[2] Amend Section 5.03.150 (Drive-Thru Facilities), Subsection A (Location Standards), to prohibit drive-thru facilities within the MU-1 (Downtown Mixed-Use) zoning district;

[3] Amend Section 5.03.420 (Wireless Telecommunications Facilities), amending Paragraph E.6 to allow a maximum height of 75 feet for collocated antennas in the IL (Light Industrial), IG (General Industrial), and IH (Heavy Industrial) zoning districts;

[4] Amend Section 6.01.035 (Overlay Zoning Districts), clarifying that medical offices shall be allowed on the first floor of buildings located within the EA (Euclid Avenue) Overlay district, except within the MU-1 (Downtown Mixed-Use) zoning district;

[5] Amend Table 2.02-1 (Review Matrix), clarifying that public hearing notification is not required for a Development Advisory Board action, when made as a recommendation to the Planning Commission;

[6] Amend Section 8.01.020 (Sign Standards), Subsection C (Freestanding Signs), adding Subparagraph 1.g, to clarify that freestanding signs cannot encroach within the public right-of-way, and must be wholly located behind the right-of-way line;

[7] Amend Section 8.1.025 (Design Guidelines), Subsection D (Freestanding Signs), adding Paragraph 6, to clarify that monument signs should be provided with a base, which measures

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from 12 to 18 inches in height, to accommodate the growth of landscaping around the sign base, without interrupting view of the sign face;

[8] Revise Section 9.01.010 (Terms and Phrases), adding a definition for “Density,” including rules for rounding density calculations; and

[9] Amend Municipal Code Section 5-29.04 (Exterior Noise Standards), Subsection (a), revising the Allowed Equivalent Noise Level for Noise Zone IV (Residential Portion of Mixed Use), to read the same as Noise Zone II (Multi-Family Residential and Mobile Home Parks (65 DBA for 7:00AM to 10:00PM, and 50 DBA for 10:00PM to 7:00AM)).

The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Ontario Plan Environmental Impact Report (SCH# 2008101140) prepared for File No. PDCA11-003, which was adopted by the Ontario City Council (by Resolution No. 2015-095) on September 1, 2015. This Application introduces no new significant environmental impacts. 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). **City Initiated.** City Council action is required.

**Action: Recommended the City Council approve the Project.**

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