

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

February 25, 2020

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 \_\_ Downs \_\_ Gage \_\_ Gregorek \_\_ Reyes \_\_ 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 January 28, 2020, approved as written.

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

**FOR FILE NO. PDEV19-044:** A Development Plan to construct one industrial building totaling 127,100 square feet on 5.57 acres of land located at 1236 East Airport Drive, within the IG (General Industrial) zoning district. The environmental impacts of this project were previously analyzed with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 113-221-31) **submitted by Oakmont Industrial Group.**

**A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV19-048:** A Development Plan to construct two industrial buildings totaling 83,416 square feet on 3.35 acres of land located at 1626, 1634, 1654, and 1650 East Holt Boulevard, within the BP (Business Park) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the

policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0110-111-02, 0110-111-03, 0110-111-11, and 0110-111-12) **submitted by Holt LPIV 3 LLC.**

- A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-058:** A Development Plan to construct 94 single-family dwellings and a 1.09-acre pocket park on approximately 30.38 gross acres of land located at the northwest corner of Schaefer and Haven Avenues, within Planning Area 8 of the West Haven Specific Plan. The environmental impacts of this project were previously analyzed with the West Haven Specific Plan (File No. PSP03-006) Environmental Impact Report (SCH#200407095) certified by the City Council on January 16, 2007. This application introduces no new significant environmental impacts, and all previously adopted measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan; (APN: 0218-151-38) **submitted by Pulte Homes.**

### **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/Historic Preservation 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.*

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

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing): Did not meet this month.
- 2) New Business
- 3) Nominations for Special Recognition

### **DIRECTOR'S REPORT**

- 1) Monthly Activity Report

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

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

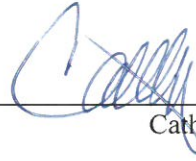
*prior to, the public hearing.*



I, Gwen Berendsen, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **February 21, 2020**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



\_\_\_\_\_  
Gwen Berendsen, Secretary Pro Tempore



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Cathy Wahlstrom, Planning Director  
Planning/Historic Preservation  
Commission Secretary

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

**MINUTES**

**January 28, 2020**

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

**MINUTES**

**January 28, 2020**

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

**COMMISSIONERS**

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

**Absent:** None

**OTHERS PRESENT:** Executive Development Director Murphy, Planning Director Wahlstrom, City Attorney Graham, Assistant City Engineer Lee, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

**ANNOUNCEMENTS**

Ms. Wahlstrom stated the items before them are the updated redline version of the Buildout Table, for Item B.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of December 16, 2019, approved as written.

*It was moved by Gregorek, seconded by Downs, to approve the Planning Commission Minutes of December 16, 2019, as written. The motion was carried 7 to 0.*

**PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA20-001: A General Plan Amendment (File No.**

PGPA20-001) to modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation change for the approved Amendment (File No. PSPA19-002) to the Meredith International Centre Specific Plan that established a Mixed-Use Overlay district, on 22.39 acres of land within a portion of Planning Area 2 (Urban Commercial) land use district. The proposed modification to the Future Buildout Table (Exhibit LU-03) will be updated to reflect the addition of the 925 multi-family units. The environmental impacts of this project were previously reviewed in conjunction with an Addendum, to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH# 2014051020), approved by City Council on December 17, 2019. This Application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by City of Ontario. City Council action is required**

Planning Director Wahlstrom, presented the staff report. She described the history of the addendum to the Meredith International Centre SP, which required changes to the Buildout Table and the Buildout Methodology. She stated that staff is recommending the Planning Commission recommend approval to the City Council for File No. PGPA20-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

### **PUBLIC TESTIMONY**

No one responded.

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

Mr. Gage wanted clarification if the only change to the buildout methodology was to the Meredith area.

Ms. Wahlstrom stated yes, it will only be changing the Meredith Mixed-use area and the totals at the bottom of the buildout table.

Mr. Willoughby clarified that the changes were from 800 to 1725 residential units and the reduction of the square footage was for non-residential.

Ms. Wahlstrom stated that is correct.

### **PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by DeDiemar, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA20-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA20-001**: A request to amend Ontario Development Code Section 4.02.010.D.2.f, Billboard Relocation Agreements, Interagency Relocation Exception, to revise the locational criteria and the number of billboards to be eliminated within the City. Staff has determined that the application is exempt from the requirements the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) (General Rule). 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.**

Executive Director of Development, Mr. Murphy, presented the staff report. He described the history of the original billboard relocation agreement code amendment. He stated that SBCTA is getting ready for the 10 freeway expansion and the billboard north of the 10 freeway between Vineyard Avenue and Fourth Street needs to be relocated, which would require a revision of the billboard relocation agreement language within the Development Code. He stated that staff is recommending the Planning Commission approve File No. PDCA20-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wants clarification on the language “outside”, if that meant outside the map of the city.

Mr. Murphy stated it was outside the map of the city.

Mr. Reyes wanted clarification on why that would include us.

Mr. Murphy described the 10/215 billboard relocation from outside the city.

Mr. Downs wanted to clarify that these are digital billboards.

Mr. Murphy stated that is correct.

Mr. Down wanted to know if we are allowing digital billboards to come into the city.

Mr. Murphy stated that we did for the billboard at Mountain and the 10 freeway, which was the billboard that was relocated from the 10/215 area in Colton.

Mr. Downs wanted clarity about what Caltrans would do at Fourth Street, after the billboard was removed.

Mr. Murphy stated they will be expanding the underpass at Fourth Street from 2 to 4 lanes.

Mr. Willoughby wanted to know if this billboard would be digital.

Mr. Murphy stated yes.

Mr. Willoughby wanted to know how many billboards Ontario has along the freeways within our city limits.



Mr. Murphy stated only about 3 or 4 actual billboards.

Mr. Willoughby wanted clarification about the ones on the 15 freeway, if they are in Eastvale.

Mr. Murphy stated there are a couple in Eastvale and as you go north on the 15 freeway there are a couple in Rancho Cucamonga.

Mr. Willoughby wanted to know how it would work if they wanted to replace the older billboard on the 10 freeway with a digital billboard.

Mr. Murphy stated without a relocation agreement with the city, it is against our ordinance to relocate or replace the existing billboards, as they are legal non-conforming.

Mr. Willoughby stated he liked the change in wording to inside or outside, as that is much better for the city.

### **PUBLIC TESTIMONY**

No one responded.

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

Mr. Reyes stated he thinks the intent is correct to get rid of old billboards and clean up the city. He wanted clarification that the wording “they have to exchange” is referring to the owner of the billboard.

Mr. Murphy stated that is correct.

Mr. Downs wanted to know if the city could regulate the content that is displayed on the billboards.

Mr. Murphy stated we have to be careful regulating language and from time to time we can try to negotiate with the owner, regarding content.

Mr. Downs wanted to know if the billboards advertise our own city offerings.

Mr. Murphy stated absolutely, we can usually work with the company and get public service announcements incorporated into the content.

### **PLANNING COMMISSION ACTION**

*It was moved by Downs, seconded by Gregorek, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA20-001, with the revised language and subject to the conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee did not meet.

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

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

**New Business**

Mr. Willoughby stated the Sam Maloof Exhibit VIP event at the Ontario Museum was phenomenal and encouraged everyone to go see it.

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Ms. Wahlstrom stated the Monthly Activity Reports are in their packet.

**ADJOURNMENT**

Mr. Willoughby motioned to adjourn and all agreed. The meeting was adjourned at 6:57 PM.

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Secretary Pro Tempore

\_\_\_\_\_  
Chairman, Planning Commission



# PLANNING COMMISSION STAFF REPORT

February 25, 2020

**FILE NO.:** PDEV19-044

**SUBJECT:** A Development Plan to construct one industrial building totaling 127,100 square feet on 5.57 acres of land located at 1236 East Airport Drive, within the IG (General Industrial) zoning district (APN: 113-221-31); **submitted by Oakmont Industrial Group.**

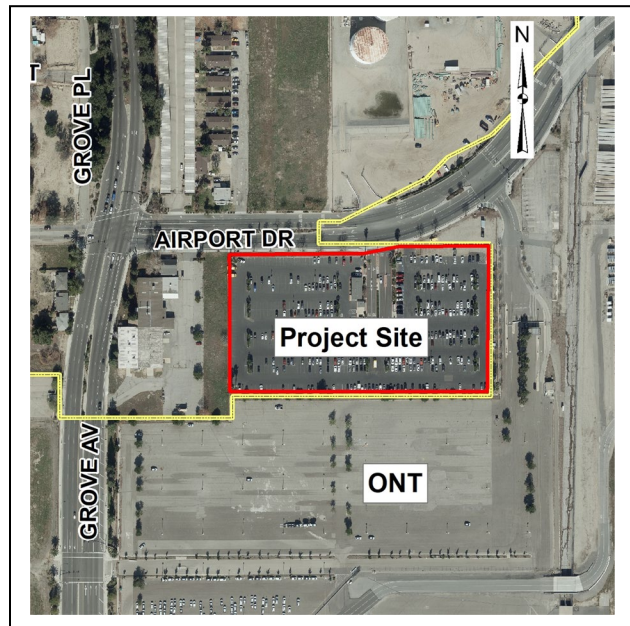
**PROPERTY OWNER:** Airport Drive Industrial Owner, LP.

**RECOMMENDED ACTION:** That the Planning Commission consider and approve File No. PDEV19-044 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 5.57 acres of land located at 1236 East Airport Drive, within the IG (General Industrial) zoning district, and is depicted in Figure 1: Project Location, below. The project site is currently developed as a parking lot. Land uses immediately surrounding the project site include industrial to the north and west; and Ontario International Airport to the south and east. The surrounding existing land uses, Policy Plan (General Plan) and zoning information are tabulated in the Technical Appendix Section of this report.

**PROJECT ANALYSIS:**

[1] Background — The project site was developed in the 1980s as a privately-owned long-term parking lot to accommodate customers from Ontario International Airport. The site is presently developed with two structures totaling 1,500 square feet that consist of a toll booth and modular office building. The site was sold to the Applicant in 2019 and is no longer operating as a parking lot.



**Figure 1: Project Location**

Case Planner:	Lorena Mejia
Planning Director Approval:	
Submittal Date:	07/25/2019

Hearing Body	Date	Decision	Action
DAB	2/19/2020	Approved	Recommend
PC	2/25/2020		Final
CC			

The Applicant submitted a Development Plan on July 25, 2019, requesting to develop the project site with an industrial warehouse building.

On February 19, 2020, the Development Advisory Board (DAB) conducted a hearing to consider the subject Development Plan and concluded the hearing voting to recommend that the Planning Commission approve the Application subject to conditions of approval, which have been included with the Planning Commission resolution.

[2] Site Design/Building Layout — The applicant is proposing to construct a 127,100-square foot industrial building with a floor area ratio (FAR) of 0.52. The rectangular building is located along the northern portion of the site, with the front of the building and two office entries located at the northeast and northwest corners of the building, and oriented to the north, facing Airport Drive. The building is setback approximately 20 feet from the north (Airport Drive) property line, approximately 60 feet from the south property line, 73 feet from the west property line, and 42 feet from the east property line. The project will provide the majority of their parking along the western and southern portions of the site in addition to a smaller parking area located at the northeast corner of the site to serve office employees and visitors (see Exhibit B—Site Plan, attached).

A yard area is designed for tractor-trailer parking, truck maneuvering, loading activities and outdoor staging, and is centrally located on the south side of the proposed building, out of view from Airport Drive. The yard area will also be screened from view from Ontario International Airport along the project's east property line, by a 9-foot high concrete tilt-up wall that will match the architecture of the building. A 9-foot high tube steel fence will be constructed along the project's south and west property lines, as a portion of the rear area of site is located within the Runway Protection Zone, thereby restricting the ability to construct concrete tilt-up walls along these property lines.

[3] Site Access/Circulation — The Project has two points of vehicular access from Airport Drive, including a 44-foot wide driveway located at the northwest corner of the site and a 26-foot wide driveway located at the northeast corner of the site, that will be shared by both standard vehicles and tractor-trailers accessing the yard area and parking lot. A 26-foot to 30-foot wide drive-aisle is proposed along the western, southern and eastern portions of the site, connecting the two points of access. This will allow vehicles to enter the site via the western driveway and exit via the eastern driveway and continue eastbound on Airport Drive. Additionally, an existing median located along the project frontage will prevent vehicles exiting the project site from turning left onto Airport Drive.

[4] Parking — The Project has provided off-street parking pursuant to the “Warehouse and Distribution” parking standards specified in the Development Code. The industrial building requires a total of 74 off-street parking spaces, and 101 spaces have been provided. In addition, a minimum of one tractor-trailer parking space for each 4 dock-high loading spaces is required to be provided. There are 3 dock-high loading doors proposed, requiring 4 tractor-trailer parking spaces, which have been provided.

[5] Architecture — The proposed industrial warehouse building will be of concrete tilt-up construction. Architecturally, the building incorporates smooth-painted concrete, horizontal reveals, color blocking, clerestory windows with clear anodized aluminum mullions and blue glazing glass, and steel canopies over the main office entries and first story windows (see Exhibit C—Elevations, attached). The mechanical equipment will be roof-mounted and obscured from public view by parapet walls and equipment screens, if necessary, which will be incorporated into the design of the building architecture. Staff believes that the proposed project illustrates the type of high-quality architecture that is promoted by the Development Code. This is exemplified by:

- 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
- Incorporation of base and top treatments defined by changes in color, materials, and recessed wall areas
- The building was designed to ensure that its massing and proportion, along with its colors and architectural detailing, are consistent throughout all four building elevations

[6] Landscaping — The project provides landscaping along Airport Drive and throughout the parking lot. The Development Code requires that the project provide a minimum 10 percent landscape coverage, which has been provided. Moreover, a combination of 24-inch, 36-inch, and 48-inch box accent and shade trees will be provided throughout the project site, in addition to a variety of shrubs and groundcovers that are low water usage and drought tolerant. The proposed on-site and off-site landscape improvements will assist towards creating a walkable, safe area for pedestrians to access the project site (see Exhibit D—Landscape Plan, attached). Additionally, the project has been conditioned to limit the height and canopy of any trees located along the southern portion of the site, adjacent to Ontario International Airport. Staff representing the Ontario International Airport Authority (“OIAA”) have requested to not have trees located along any shared property lines in order to prevent anyone from climbing over into their secure areas.

[7] Airport Land Use Compatibility — This 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 Ontario International Airport Land Use Compatibility Plan (“ALUCP”). The project site is located adjacent to ONT and is impacted by height restrictions, Safety Zone 1/FAA Runway Protection Zone (RPZ) and Safety Zone 3. The allowable building heights range from 70 feet along the northern portion of the site, to 20-feet on the southern portion of the project site. Also, the southwest corner of the site is clipped diagonally by the RPZ, which restricts structures from being built within Safety Zone 1 (see Exhibit E—FAA Height and Safety Zone Constraints attached). As a result, the building is proposed along the northern portion of the site, with lowered

building heights on the southern end of the building. The project site and building are located within Safety Zone 3 which requires sitewide average and single-acre occupancy limits. Zone 3 allows for a maximum sitewide average of 100 people per acre and allows a single acre intensity of 250 people. The project does not exceed Safety Zone 3 occupancy limits and will generate a sitewide average of 78 people per acre and a single-acre intensity of 55 people. The applicant was also required to submit their project to FAA for review and received a “Determination of No Hazard to Air Navigation” (Aeronautical Study No. 2019-AWP-8995-OE), issued on August 23, 2019. Special conditions of approval have been placed on the project to conform with OIAA, FAA and City standards, and are attached to this report.

[8] 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 on-site run-off will be collected by a catch basin and conveyed to an underground infiltration system located within the southeast quadrant of the site. Any overflow drainage will be conveyed to an 18-inch storm drain that will connect to an existing storm drain located on ONT property.

**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 Goals.

- Invest in the Growth and Evolution of the City’s Economy
- Pursue City’s Goals and Objectives by Working with Other Governmental Agencies
- Invest in the City’s Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

[2] Vision.

**Distinctive Development:**

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

[3] Governance.

**Decision Making:**

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

[4] Policy Plan (General Plan)

**Land Use Element:**

- Goal 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:**

- Goal CE1: A complete community that provides for all incomes and stages of life.
  - CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.
  - CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.
  - CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
  - CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

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

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

**Community Design Element:**

▪ Goal 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; and
- 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.

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

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

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

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



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

▪ Goal 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 (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. 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 ALUCP (See Section 7 of this staff report). Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) that was certified by the City Council on January 27, 2010. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this 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>	Parking Lot	Industrial	IG – General Industrial	N/A
<i>North</i>	Industrial	Industrial	IG – General Industrial	N/A
<i>South</i>	ONT Lot	Airport	ONT – Ontario International Airport	N/A
<i>East</i>	ONT Access Drive	Airport	ONT – Ontario International Airport	N/A
<i>West</i>	Vacant	Industrial	IG – General Industrial	N/A

**General Site & Building Statistics**

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Lot/Parcel Size:</i>	5.57	10,000 SF (Min.)	Y
<i>Building Area:</i>	127,000 SF	N/A	Y
<i>Floor Area Ratio:</i>	0.52	.55 (Max.)	Y
<i>Building Height:</i>	32 - 46 FT (ONT ALUCP Height Constraints)	25 – 55 FT (ONT ALUCP Height Constraints) (Max.)	Y

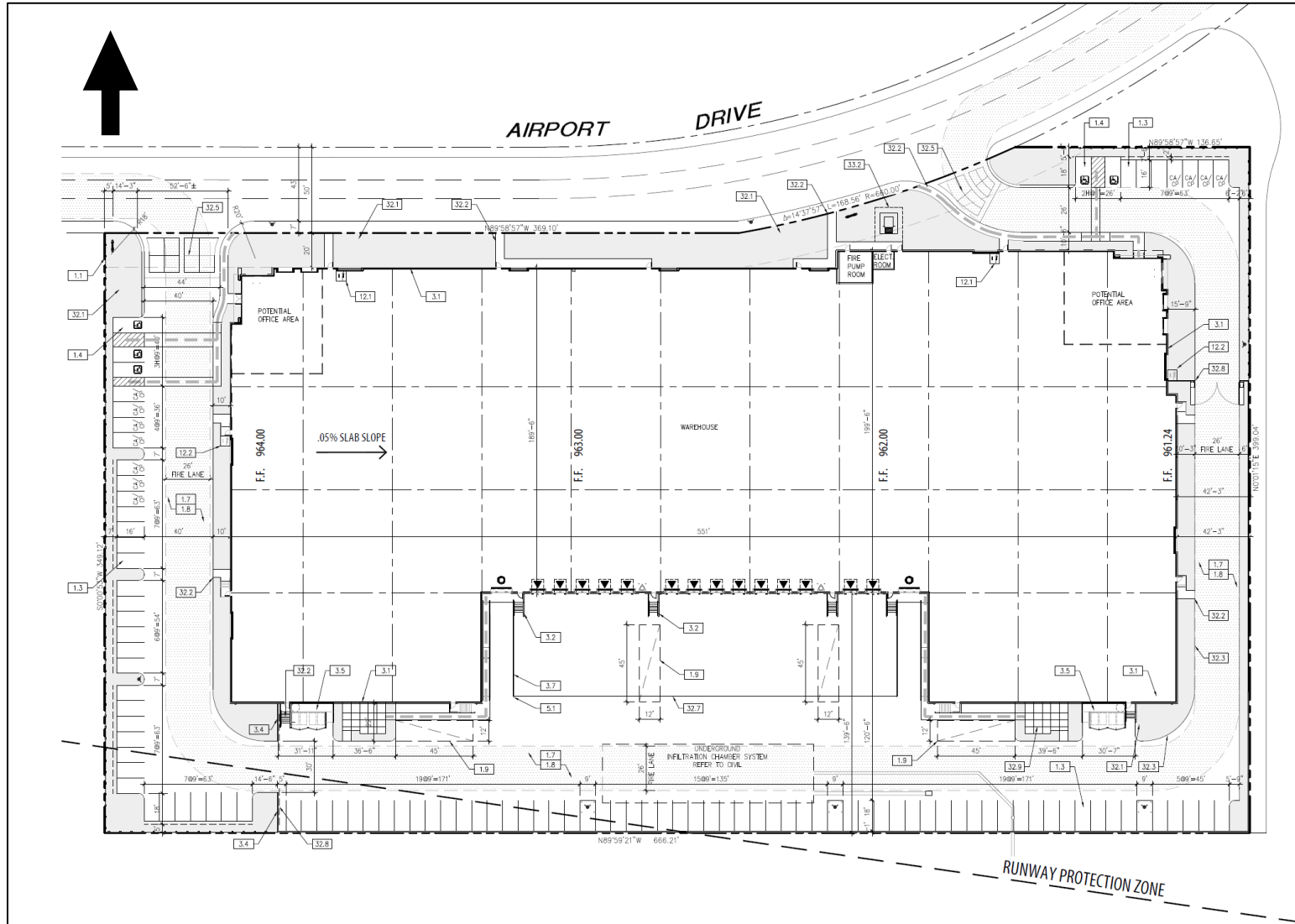
**Off-Street Parking:**

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Warehouse/Distribution:</i>	127,000 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	74	101
<ul style="list-style-type: none"> <li>• <i>Automobile Parking</i></li> <li>• <i>Tractor-Trailer Parking</i></li> </ul>		One tractor-trailer parking space per 4 dock-high loading doors (3 dock-high loading doors are proposed)	4	4

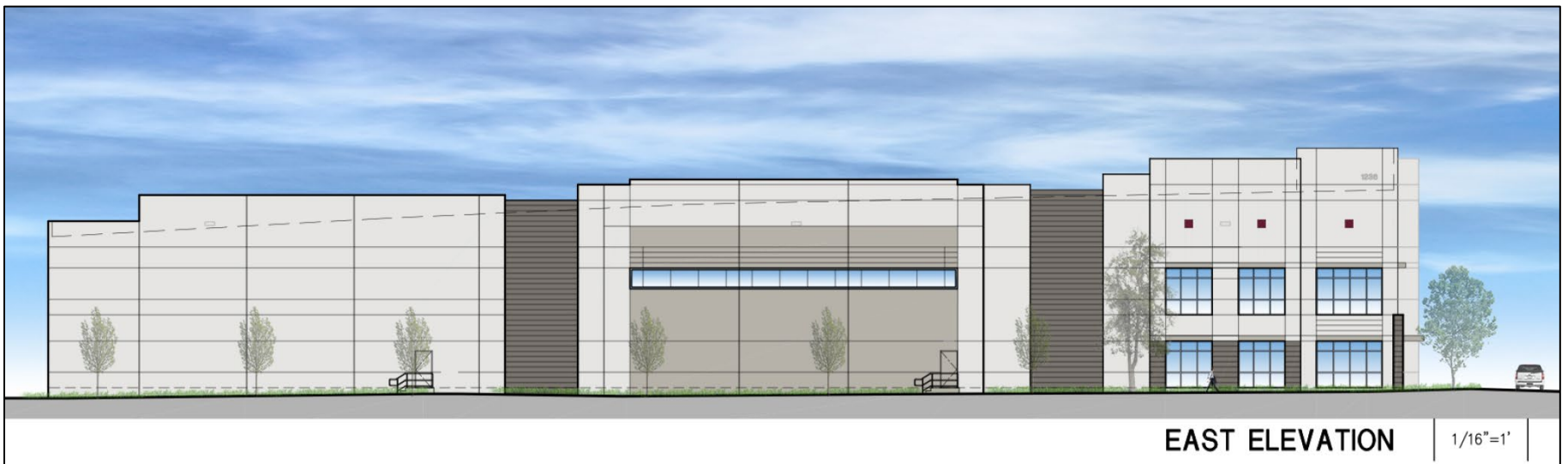
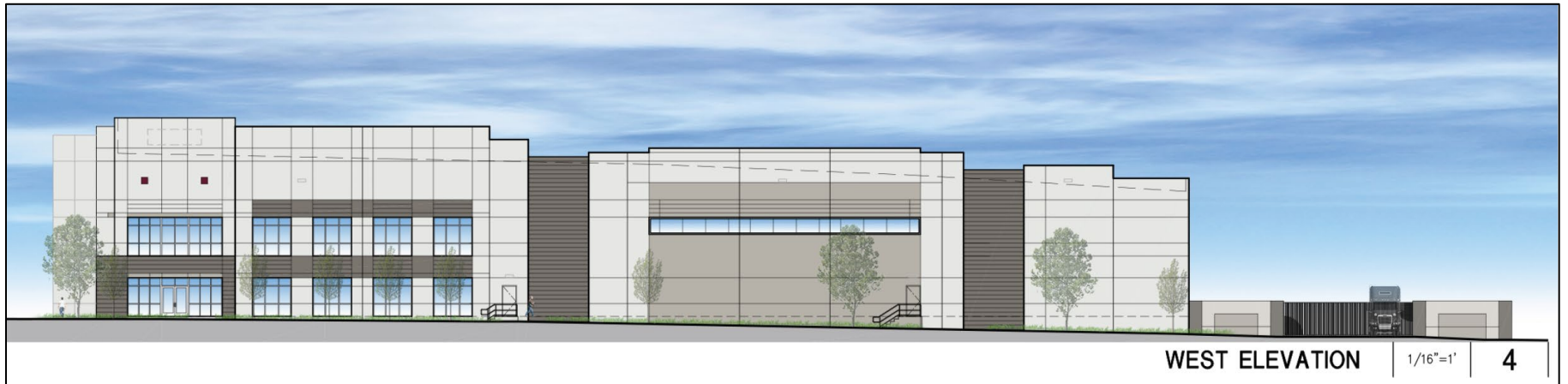
**Exhibit A—PROJECT LOCATION MAP**



**Exhibit B—SITE PLAN**



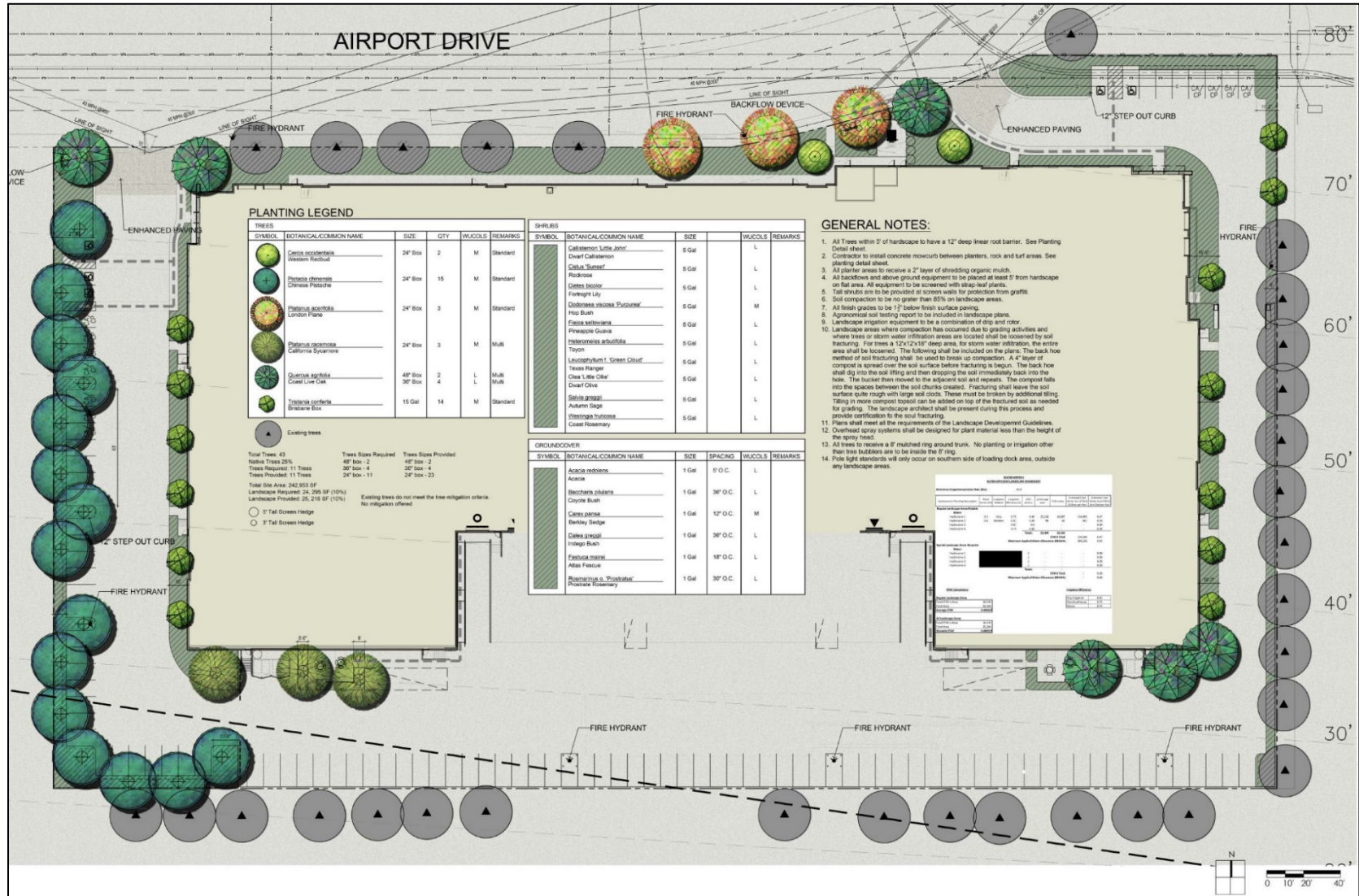
**Exhibit C—EXTERIOR ELEVATIONS**



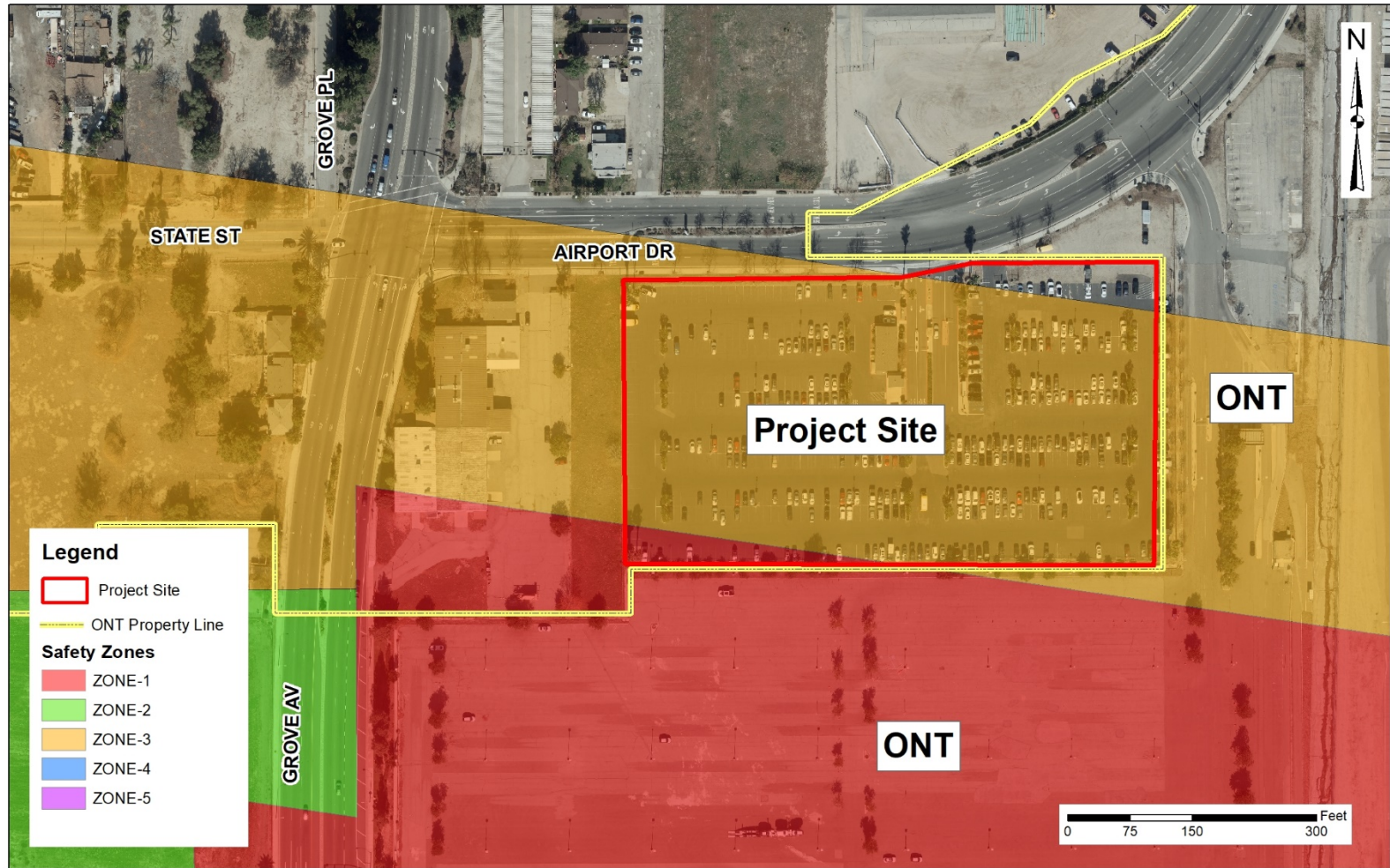
***Exhibit C—EXTERIOR ELEVATIONS CONTINUED***



**Exhibit D—LANDSCAPE PLAN**

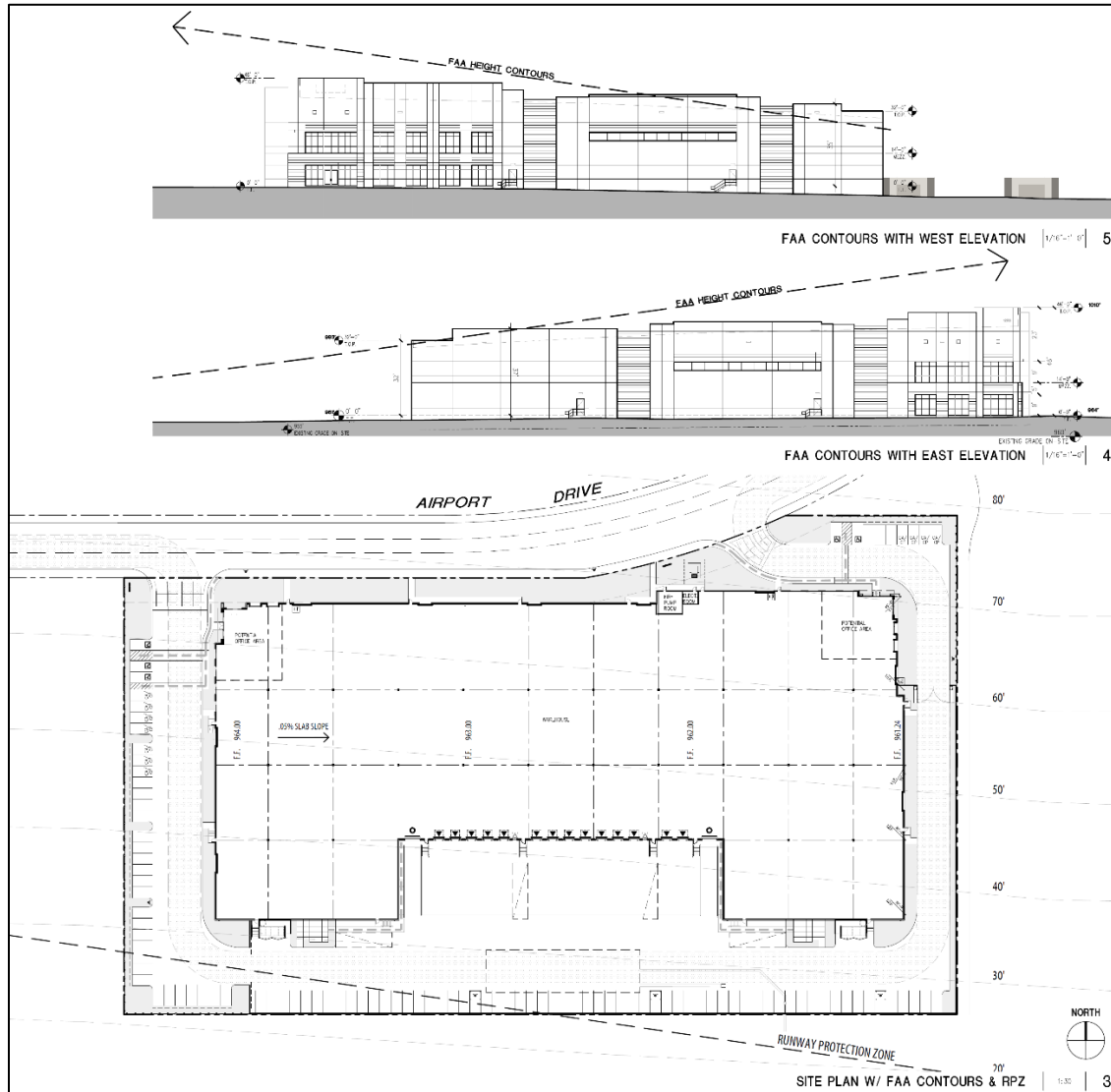


**Exhibit E—FAA HEIGHT AND SAFETY ZONE CONSTRAINTS**





**Exhibit E—FAA HEIGHT AND SAFETY ZONE CONSTRAINTS CONTINUED**



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV19-044, A DEVELOPMENT PLAN TO CONSTRUCT ONE INDUSTRIAL BUILDING TOTALING 127,100 SQUARE FEET ON 5.57 ACRES OF LAND LOCATED AT 1236 EAST AIRPORT DRIVE, WITHIN THE IG (GENERAL INDUSTRIAL) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 113-221-3.

WHEREAS, Oakmont Industrial Group ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV19-044, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.57 acres of land located 250 feet east of the southeast corner of Airport Drive and Grove Avenue, at 1236 East Airport Drive within the IG (General Industrial), and is presently improved with parking lot; and

WHEREAS, the properties to the north of the Project site are within the IG (General Industrial) zoning district and are developed with an industrial building currently under construction and above ground fuel tanks. The property to the east and south of the project site is within the ONT (Ontario International Airport) zoning district and is developed with a parking lot and access drive. The property to the west is within the IG (General Industrial) zoning district and is vacant; and

WHEREAS, the Applicant is requesting Development Plan approval to construct an industrial building totaling 127,100 square feet with a floor area ratio (FAR) of 0.52; and

WHEREAS, the rectangular building is located along the northern portion of the site, with the front of the building and two office entries located at the northeast and northwest corners of the building, and oriented to the north, facing Airport Drive. The project will provide parking along the western and southern portions of the site, in addition to a smaller parking area located at the northeast corner of the site; and

WHEREAS, a yard area, designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is centrally located on the south side of the proposed building, out of view from Airport Drive; and

WHEREAS, the Project has two points of vehicular access from Airport Drive, including a 44-foot wide driveway located at the northwest corner of the site and a 26-foot wide driveway located at the northeast corner of the site, that will be shared by both standard vehicles and tractor-trailers accessing the yard area and parking lot; and

WHEREAS, the Project has provided off-street parking pursuant to the “Warehouse and Distribution” parking standards specified in the Development Code. The industrial building requires a total of 74 off-street parking spaces, and 101 spaces have been provided. In addition, a minimum of one tractor-trailer parking space for each 4 dock-high loading spaces is required to be provided. There are 3 dock-high loading doors proposed, requiring 4 tractor-trailer parking spaces, which have been provided; and

WHEREAS, the proposed industrial warehouse building will be of concrete tilt-up construction. Architecturally, the building incorporates smooth-painted concrete, horizontal reveals, color blocking, clerestory windows with clear anodized aluminum mullions and blue glazing glass, and steel canopies over the main office entries and first story windows; and

WHEREAS, the project provides landscaping along Airport Drive and throughout the parking lot. The Development Code requires that the project provide a minimum 10 percent landscape coverage, which has been provided; and

WHEREAS, the project has been conditioned to limit the height and canopy of any trees located along the southern portion of the site, adjacent to Ontario International Airport. Staff representing the Ontario International Airport Authority (“OIAA”) have requested to not have trees located along any shared property lines in order to prevent anyone from climbing over into secure areas; and

WHEREAS, the project site is located adjacent to ONT and is impacted by height restrictions, Safety Zone 1/FAA Runway Protection Zone (RPZ) and Safety Zone 3. The allowable building heights range from 70 feet along the northern portion of the site, to 20-feet on the southern portion of the project site; and

WHEREAS, the building is proposed along the northern portion of site, with lowered building heights on the southern end of the building due to limitations on the project site from Safety Zone 1 (located on the southwest corner of the site) which restricts structures from being built within; and

WHEREAS, the project site and building are located within Safety Zone 3 which requires sitewide average and single-acre occupancy limits. Zone 3 allows for a maximum sitewide average of 100 people per acre and allows a single acre intensity of 250 people. The project does not exceed Safety Zone 3 occupancy limits and will generate a sitewide average of 78 people per acre and a single-acre intensity of 55 people; and

WHEREAS, the applicant received a “Determination of No Hazard to Air Navigation” (Aeronautical Study No. 2019-AWP-8995-OE) for the proposed building from the FAA on August 23, 2019; 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 on-site run-off will be collected by a catch basin and conveyed to an underground infiltration system located within the southeast quadrant of the site. Any overflow drainage will be conveyed to an 18-inch storm drain that will connect to an existing storm drain located on ONT property; and

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) that was certified by the City Council on January 27, 2010. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies

and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on February 19, 2020, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB20-004, recommending the Planning Commission approve the Application; and

WHEREAS, on February 25, 2020, 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: Environmental Determination and Findings.** As the decision-making authority for the Project, the Planning Commission has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) that was certified by the City Council on January 27, 2010.

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

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

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

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

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

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

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

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

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

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

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

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

**SECTION 3: Housing Element Compliance.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation,

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

**SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 5: *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial land use district of the Policy Plan Land Use Map, and the IG (General Industrial) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in***

**which the site is located.** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the IG (General Industrial) zoning district, including standards relative to the particular land use proposed (industrial warehouse), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Development Code that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed ([insert land use]). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code.

**SECTION 6: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

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



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

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

**SECTION 9: Certification to Adoption.** 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 25th day of February 2020, 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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Cathy Wahlstrom  
Planning Director and  
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 25, 2020, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore

**ATTACHMENT A:**

**File No. PDEV19-044  
Departmental Conditions of Approval**

*(Departmental conditions of approval to follow this page)*



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

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

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**Meeting Date:** February 25, 2020

**File No:** PDEV19-044

**Related Files:** N/A

**Project Description:** A Development Plan to construct one industrial building totaling 127,100 square feet on 5.57 acres of land located at 1236 East Airport Drive, within the IG (General Industrial) zoning district (APN: 113-221-31); **submitted by Oakmont Industrial Group.**

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

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

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

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

**2.1** Time Limits.

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

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

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

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

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

**2.3**    Landscaping.

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

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

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

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

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

**2.5**    Parking, Circulation and Access.

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

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

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

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

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

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

**2.6**    Outdoor Loading and Storage Areas.

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

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

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

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

(i) Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or

(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

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

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

## **2.7** Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (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.

## **2.8** Mechanical and Rooftop Equipment.

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

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

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

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

**2.11 Environmental Review.**

(a) The environmental impacts of this project were reviewed in conjunction with **The Ontario Plan Environmental Impact Report**, certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001 (City Council Resolution No. 2010-006). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval, and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, and are incorporated herein by this reference.

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

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

**2.12 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.

**2.13 Additional Fees.**

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

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

**2.14 Additional Requirements.**

(a) Trees located along the southern property line adjacent to Ontario International Airport shall have a height limit of 25-feet. Also, tree species shall be limited to narrow species without a branching canopy that would extend over the property line.

(b) The southwest corner of the site is located within the Runway Protection Zone, which restricts structures from being built within the zone. A 9-foot high tube steel fence will be constructed along the project's southern and western property lines instead of a concrete tilt-up wall. Also, if deemed necessary by Ontario International Airport (ONT) the applicant shall install barbed wire on top of the proposed fence/wall per ONT standards along the western and southern property lines.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV19-044  
 Address: 1236 East Airport Drive  
 APN: 113-221-31  
 Existing Land Use: Parking Lot  
 Proposed Land Use: 127,100 square foot industrial building  
 Site Acreage: 5.57 Proposed Structure Height: 46 FT  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Lorena Mejia  
 Date: 12/17/19  
 CD No.: 2019-087  
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input checked="" type="checkbox"/> Zone 1	<input type="checkbox"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input checked="" type="checkbox"/> Avigation Easement Dedication
<input type="checkbox"/> Zone 1A	<input checked="" type="checkbox"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input type="checkbox"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="checkbox"/> Real Estate Transaction Disclosure
<input checked="" type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="checkbox"/> Zone 4		Allowable Height: 25 - 70 FT	
<input type="checkbox"/> 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) was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

See Attached Conditions

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



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2019-087  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

1. Project is located within Safety Zone 1 and 3 and above ground storage of hazardous materials greater than 6,000 gallons is not allowed (ALUCP Policy S4b (Hazardous Material Storage)).
2. This project is located within Safety Zone 1 and 3 and is required to file and record an Avigation Easement with the OIAA prior to obtaining a Certificate of Occupancy.
3. The Land Use Intensity calculations proposed for this building have been met and are attached to this report. Future land uses that deviate from what is currently proposed must meet the policies and criteria of the ONT ALUCP.
4. New development located within any of the Ontario International Airport Safety Zones are required to have a "Property Located within Ontario International Airport Safety Zone Notification" appearing on the Property Deed and Title incorporating the following language:

(NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.) The property is presently located in a Safety Zone which limits land uses and the number of people on site. Land uses are required to meet the policies and criteria of the Ontario International Airport Land Use Compatibility Plan.

5. The maximum height limit for the project site is 25-70 feet and as such, any construction equipment such as cranes or any other equipment exceeding 25 feet in height will need a determination of "No Hazard" from the FAA. An FAA Form 7460-1 for any temporary objects will need to be filed and approved by the FAA prior to operating such equipment on the project site during construction.

## Intensity Calculations for PDEV19-044

CD No. 2019-087

				Load Factors	Sitewide Average Calculations (Zone 3 = 100 P/AC max)	Single Acre SF	Single Acre Intensity Calculations (Zone 3 = 250P/AC max)
Proposed Land Use	Land Use SF	Acreage	Safety Zone	ALUCP Load Factor	ALUCP Load Factor	Land Use SF	ALUCP Load Factor
Warehouse	121,100		3	1,000	121	40,560	41
Office	6,000		3	215	28	3,000	14
<b>Totals</b>	<b>127,100</b>	<b>1.91</b>			<b>78</b>		<b>55</b>
	<b>Sitewide Average Calculation</b>			<b>Single Acre Intensity Calculation</b>			
	<b>78</b>			<b>55</b>			
<p><b>Site Wide Average Calculation</b> is for Zone 3. ONT criteria for Zone 3 allows a maximum of 100 people. The proposed project would generate a site wide average of 78 people as indicated in the calculations above.</p>							
<p><b>Single Acre Intensity Calculation</b> is for Zone 3. ONT single acre criteria for Zone 3 allows a maximum of 250 people. The proposed project would generate a single acre intensity of 55 people as indicated in the above calculations.</p>							



## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> <b>OTHER</b>	<input type="checkbox"/> <b>PARCEL MAP</b> <input type="checkbox"/> <b>TRACT MAP</b> <input type="checkbox"/> <b>FOR CONDOMINIUM PURPOSES</b>
<b>PROJECT FILE NO. <u>PDEV19-044</u></b> <b>RELATED FILE NO(S). _____</b>	
<input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> <b>REVISED: __/__/__</b>	

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

**CITY PROJECT PLANNER & PHONE NO:** Lorena Mejia 909-395-2276

**DAB MEETING DATE:** February 19, 2020

**PROJECT NAME / DESCRIPTION:** PDEV19-044, A Development Plan to construct a new concrete tilt-up industrial building totaling 127,100 square feet on 5.79 acres of land within the General Industrial (IG) Zoning District (APN: 0113-221-31)

**LOCATION:** 1236 E. Airport Drive

**APPLICANT:** Oakmont Industrial Group

**REVIEWED BY:**

*[Signature]*  
Bryan Lirley, P.E.  
Principal Engineer

*2/12/20*  
Date

**APPROVED BY:**

*[Signature]*  
Raymond Lee, P.E.  
Assistant City Engineer

*2/12/20*  
Date



**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:   
\_\_\_\_\_ feet on \_\_\_\_\_  
Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
and \_\_\_\_\_.
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_   
\_\_\_\_\_
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s): \_\_\_\_\_
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.   
(1) \_\_\_\_\_  
(2) \_\_\_\_\_
- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.



- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.11 Provide a preliminary title report current to within 30 days.
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.13 New Model Colony (NMC) Developments: 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.14 Other conditions: \_\_\_\_\_

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

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

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per \_\_\_\_\_
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.
- 2.05 Apply for a:  Certificate of Compliance with a Record of Survey;  Lot Line Adjustment 
  - Make a Dedication of Easement  Conforming Grant Deed
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.



- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
  
- 2.08 **Submit a soils/geology report.**
  
- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)
  - California Department of Fish & Game
  - Inland Empire Utilities Agency (IEUA)
  - Other: submit a non-interference letter from the easement holders listed on the title report (SCE, OIAA, etc.)**
  
- 2.10 Dedicate to the City of Ontario the right-of-way described below: 

\_\_\_\_\_ feet on \_\_\_\_\_

Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
and \_\_\_\_\_
  
- 2.11 **Dedicate to the City of Ontario the following easement(s):** 
  - a. **Public utility easement in the previously vacated portion of Airport Drive generally located near the northeast corner of the property.**
  
  - b. **Public utility easement for sidewalk purposes. For sidewalk behind the proposed drive approaches.**
  
- 2.12 New Model Colony (NMC) Developments: 
  - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
  
  - 2) Make a formal request to the 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).



- 2.13** **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
  
- 2.14** **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
  
- 2.15** **Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately \$129,638.10, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
  
- 2.16** **Other conditions:** 
  - a. The applicant/developer shall obtain a private drainage easement from the property owner at APN: 0113-221-19 for the proposed storm drain connection along the southerly property line prior to obtaining a grading permit. A recorded copy shall be provided to the City. The site plan will need to be redesigned if the easement cannot be obtained which may require a new submittal and re-entitlement.**
  
  - b. The applicant/developer shall process a Lot Line Adjustment to eliminate the existing parcel line and consolidate the site into one (1) parcel. The Lot Line Adjustment and conforming grant deed shall be recorded prior to issuance of a building permit.**



**B. PUBLIC IMPROVEMENTS**  
 (See attached Exhibit 'A' for plan check submittal requirements.)

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

Improvement	Airport Drive	Grove Avenue	Street 3	Street 4
<b>Curb and Gutter</b>	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replace where existing drive approaches are being removed</b>	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement</b>	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> <b>New</b> <input checked="" type="checkbox"/> <b>Remove existing drive approaches</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
<b>Sidewalk<sup>(a)</sup></b>	<input checked="" type="checkbox"/> <b>New</b> <input checked="" type="checkbox"/> <b>Remove and replace</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
<b>ADA Access Ramp</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>Parkway</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
<b>Raised Landscaped Median<sup>(b)</sup></b>	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> <b>New / Upgrade</b> <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation





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

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

- a. **Install new sidewalk along existing drive approaches being removed. Remove and replace uplifted sidewalk panels along the project frontage. The existing sidewalk shall also be verified if it is ADA compliant. Sidewalk shall be removed and replaced if it does not meet ADA.**
- b. **The applicant/developer shall extend the existing raised median on Airport Drive to restrict westbound left-turn movement into the easterly project site entrance.**



- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s):  
Grove and Airport Drive per City Standard 1306 (due to sewer main and water main installation).**
- 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately \_\_\_\_\_, for undergrounding of utilities in accordance with Section 7-7.303.e of the City's Municipal Code.
- 2.22 Other conditions:** 
  - a. **The applicant/developer shall submit a Final Utilities Systems Map accompanying the Precise Grading Plan submittal that demonstrates compliance with the "Utilities Systems Map Requirements" and conforms to the Conceptual Utility Systems Map submitted on January 16, 2020.**

**C. SEWER**

- 2.23 A \_\_\_\_\_ inch sewer main is available for connection by this project in \_\_\_\_\_ (Ref: Sewer plan bar code: \_\_\_\_\_)
- 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately 1500 feet away.**
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 Other conditions:** 
  - a. **The applicant/developer shall design and construct a 21-inch sanitary sewer main running south along Grove Avenue from Airport Drive to the existing 21-inch sanitary sewer main.**
  - b. **The applicant/developer shall design and construct an 8-inch sewer main along Airport Drive, across the project property frontage, from Grove Avenue to past the easterly property line per PDEV18-023 sewer study as depicted in the project's conceptual utility systems map. The final design and location of the sewer line shall be determined during the review of the utility plans and final USM.**
  - c. **The applicant/developer shall design the sewer main from the easterly property line to Imperial Avenue.**
  - d. **The required sewer main improvements along Grove Avenue for this project may be eligible for reimbursement from the City through a Reimbursement Agreement, subject to approval from the City Council.**
  - e. **The applicant/developer shall construct a sewer monitoring manhole immediately behind the Public Right-of-Way within private property per City Standards with a connection to the proposed 8-inch sewer main within Airport Drive.**



- f. **The Occupant shall apply for a Wastewater Discharge Permit for their Establishment and shall comply will all the requirements of the Wastewater Discharge Permit (<http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit>).**  
**Requirements of the Wastewater Discharge Permit may include, but not limited to: Installation of wastewater pretreatment equipment, such as clarifiers. For wastewater permit application questions, please contact:**

**Michael Birmelin, Environmental Programs Manager**  
**Phone: (909) 395-2687;**  
**Email: [omucenvironmental@ontarioca.gov](mailto:omucenvironmental@ontarioca.gov)**

**D. WATER**

- 2.27 A \_\_\_\_\_ inch water main is available for connection by this project in \_\_\_\_\_.  
(Ref: Water plan bar code: \_\_\_\_\_)
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.29 **Other conditions:** 
  - a. **The applicant/developer shall design and Install a 16” water main on Airport Drive that shall extend from the east of the West Cucamonga Creek Chanel (approximately 30 feet east of the bridge, out of the concrete pavement) to the intersection of Grove Avenue and Airport Drive. The existing 12” Water Main located in Airport Drive shall be abandoned in place/protected in place for future use, as directed by the City Engineer. Potable water service for the project shall be provided from the new 16” water line. All existing potable water services within the limits described above shall be relocated to the new 16” water main.**
  - b. **The applicant/developer shall abandon all adjacent potable water services along the frontages of the project site not used to provide service to this development project shall be abandoned back to the main in accordance with City Standards and Practices.**
  - c. **The applicant/developer shall provide and install a backflow device for each service connected to the public potable water system per Std. 4206 located on private property, immediately adjacent to the property line and placed within 5-feet of the meter.**

**E. RECYCLED WATER**

- 2.30 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_.  
(Ref: Recycled Water plan bar code: \_\_\_\_\_)
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 **Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.**



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

**Note:** The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.

- 2.34 Other conditions:

- a. This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscaping irrigation for HOA maintained areas and parks. Appropriately sized public and private mains shall be installed throughout the Project to meet this requirement, as approved by the City.

#### F. TRAFFIC / TRANSPORTATION

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

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

- 2.37 Other conditions:

- a. The applicant/developer shall relocate the existing street light located approximately 150 feet east of the westerly property line. The street light is currently obstructing the sidewalk.
- b. The proposed driveway approach shall be designed and constructed in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Drive Approach. Drive approaches shall be limited to right-in/right-out.
- c. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
- d. The applicant/developer shall be responsible to replace any existing street light fixtures along Airport Drive with the current City approved LED equivalent fixture per the Traffic and Transportation Design Guidelines.
- e. The applicant/developer shall modify the existing signing and striping along Airport Drive as it relates to condition 2.17 b. of these conditions of approval.

#### G. DRAINAGE / HYDROLOGY

- 2.38 A \_\_\_\_\_ inch storm drain main is available to accept flows from this project in \_\_\_\_\_.   
(Ref: Storm Drain plan bar code: \_\_\_\_\_)

- 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.



- 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.41 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.43 Other conditions: \_\_\_\_\_

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

- 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
 If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant’s engineer shall be submitted.  
 Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.45 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.46 **Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.**
- 2.47 **Other conditions:** 
  - a. **This project requires an approved pretreatment trash device, such as the Contech CDS unit or equivalent. The Hydro-International First Defense unit being proposed is not a State Water Board approved device. For a list of approved devices please visit the link below: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/trash\\_implementation/a1\\_certified\\_fcd.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/a1_certified_fcd.pdf)**



**J. SPECIAL DISTRICTS**

- 2.48 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
  
- 2.49 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

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

**L. Solid Waste**

- 2.52 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:  
  
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
  
- 2.53 Other conditions: 
  - a. **Final Solid Waste Handling Plan (SWHP):** Prior to approval of the any building permits, a Final Solid Waste Handling Plan Sheet and shall be submitted accompanying the Precise Grading Plan Submittal to the City/OMUC for review and approval. See Solid Waste Handling Plan (SWHP) Requirements document for details. The Final SWHP shall conform to the conceptual Solid Waste Collection Site Plan submitted on January 16, 2020.
    - i. **Organics Separation and Collection:** This site shall comply with the Requirements of State Assembly Bill AM1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes.
    - ii. At minimum, the site shall have a three (3) 4CY bin trash enclosure (one 4CY bin for refuse, one 4CY bin for recycling, and one 4CY bin for organics) for office use on the site.
  
  - b. **Integrated Waste Management Report (IWMR):** The applicant shall submit an Integrated Waste Management Report for review and approval with the Precise Grading Plan. This report shall address the management of all integrated waste (Refuse, Recycling, Organics, etc.). The IWMR shall demonstrate compliance with the "Integrated Waste Management Report Requirements" document.



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

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**
- 3.02 Complete all requirements for recycled water usage.** 
  - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.**
  - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.**
  - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.**
- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.**
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.**
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).**

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

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



## **EXHIBIT 'A'**

### **ENGINEERING DEPARTMENT First Plan Check Submittal Checklist**

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**Project Number: PDEV 19-044**

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

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





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



# CITY OF ONTARIO

## MEMORANDUM

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

FROM: Lorena Mejia, Senior Planner

DATE: July 30, 2019

SUBJECT: FILE #: PDEV19-044 Finance Acct#:

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

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

**PROJECT DESCRIPTION:** Development Plan to construct a new concrete tilt-up industrial building totaling 127,100 square feet on 5.79 acres of land located at 1236 E Airport Drive in the City of Ontario within the General Industrial (IG) Zoning District. (APN 0113-221-31)

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

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

Broadband Operations  
Department

*Anna Vaca*  
Signature

Sr. Systems Analyst  
Title

09/04/2019  
Date

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

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Lorena Mejia  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** August 09, 2019  
**SUBJECT:** PDEV19-044

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

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### Conditions of Approval

1. The Site address for this project will be 1252 E. Airport Dr.
2. Standard conditions of approval apply.

KS:lr



# CITY OF ONTARIO

## MEMORANDUM

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

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

**DATE:** August 13, 2019

**SUBJECT:** PDEV19-044 – A Development Plan to construct a 127,100-square foot industrial building on 5.79 acres of land located at 1236 East Airport Drive, within the IG (General Industrial) zoning district (APN: 0113-221-31).

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

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

- A. 2016 CBC Type of Construction: Not Listed, Assumed II-B
- B. Type of Roof Materials: Panelized
- C. Ground Floor Area(s): 127,100 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 127,100 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): S

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

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

### 3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 3750 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### 4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.6 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.
- ☒ 4.7 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.

- ☒ 4.8 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- ☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

## **6.0 OTHER SPECIAL USES**

- ☒ 6.1 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.





# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Senior Planner

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

**DATE:** August 13, 2019

**SUBJECT:** PDEV19-044 – A DEVELOPMENT PLAN TO CONSTRUCT A 127,100 SQUARE FOOT CONCRETE TILT-UP INDUSTRIAL BUILDING LOACTED AT 1236 EAST AIRPORT DRIVE.

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

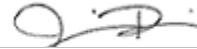
- Required lighting for all walkways, driveways, doorways, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 6 feet tall and 2 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 contact Officer Emily Hernandez at (909) 408-1755 with any questions or concerns regarding these conditions.

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

**DAB CONDITIONS OF APPROVAL**

**Sign Off**



1/27/20

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:

**Jamie Richardson, Sr. Landscape Planner**

Phone:

**(909) 395-2615**

D.A.B. File No.:

PDEV19-044

Case Planner:

Lorena Mejia

Project Name and Location:

Airport Drive Industrial Owner, LP  
 1236 E Airport Drive

Applicant/Representative:

Oakmont Industrial Group, John Atwell [jatwell@oakmontre.com](mailto:jatwell@oakmontre.com)  
 3250 Piedmont Road, NE Suite 100  
 Atlanta, GA 30305



**A Preliminary Landscape Plan (dated 11/19/19) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**



**A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

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

**DAB comments from 09/12/19:**

*Civil/ Site Plans*

1. Show and note (on landscape and demo plans) existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans to protect trees to remain.
2. Dimension all planters to have a minimum 5' wide inside dimension, see planter with seating area towards southern end of project area.

*Landscape Plans*

3. Cluster street trees along E Airport Dr. to allow the required 30' spacing.
4. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
5. Dimension all planters to have a minimum 5' wide inside dimension with 6" – see planter near southern seating area.



# PLANNING COMMISSION STAFF REPORT

February 25, 2020

**FILE NO.:** PDEV19-048

**SUBJECT:** A Development Plan to construct two industrial buildings totaling 83,416 square feet on 3.35 acres of land located at 1626, 1634, 1654, and 1650 East Holt Boulevard, within the BP (Business Park) zoning district. (APNs: 0110-111-02, 0110-111-03, 0110-111-11, and 0110-111-12) **submitted by Holt LPIV 3 LLC.**

**PROPERTY OWNER:** Holt LPIV 3 LLC

**RECOMMENDED ACTION:** That the Planning Commission consider and approve File No. PDEV19-048, 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 3.35 acres of land located at 1626, 1634, 1654, and 1650 East Holt Boulevard, within the BP (Business Park) zoning district, and is depicted in Figure 1: Project Location, below. The property is relatively flat, with a gentle 1 to 2 percent slope toward the southwest corner of the site, and contains numerous mature trees around its perimeter, of varying size and species.

The property to the north of the Project site (across Holt Boulevard) is within the BP (Business Park) zoning district and is currently vacant. The property to the east is within the BP (Business Park) zoning district and is developed with a freight service land use. The property to the south is within the RC (Rail Corridor) zoning district and is developed with a railroad land use. The property to the west is within the BP (Business Park) zoning district and is developed with professional service and office land uses.



**Figure 1: Project Location**

Case Planner:	Jeanie Irene Aguilo
Planning Director Approval:	
Submittal Date:	08/23/2019

Hearing Body	Date	Decision	Action
DAB	02/19/2020	Approved	Recommend
PC	02/25/2020		Final
CC			

## **PROJECT ANALYSIS:**

[1] Site Design/Building Layout —The Applicant is requesting Development Plan approval to construct two industrial buildings totaling 83,416 square feet and having a floor area ratio (FAR) of 0.55. The project site consists of four parcels that will be consolidated into two parcels through lot line adjustments to accommodate the proposed project. Building 1 (43,990-square feet) is located on the western portion of the project site and has a proposed lot size of 1.72 acres. Building 2 (39,426-square feet) is located on the eastern portion of the project site and has a proposed lot size of 1.62 acres. Both buildings are configured in a L-shape, with the front of the buildings oriented to the northwest, facing Holt Boulevard.

Building 1 is setback 10.33 feet from Holt Boulevard to the north, 3.5 feet from the railroad property to the south, 76.25 feet from the western property line, and one foot from the eastern property line. Building 2 is setback 15.33 feet from Holt Boulevard to the north, 8 feet from the railroad property to the south, 76.33 feet from the western property line, and one foot from the eastern property line.

A yard area designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is located on the southwest side of each proposed building. The yard area will be screened from view of public streets by a combination of landscaping and tilt-up screen walls with view-obstructing gates. The Applicant has proposed a screen wall at 8 feet in height to screen views from Holt Boulevard, which is to be of tilt-up concrete construction, matching the architecture of the building. Tubular steel fencing at 8 feet in height has been proposed along the western, eastern, and southern property lines. An outdoor employee patio area will be provided for each building at the northerly portion of the building, facing Holt Boulevard.

[2] Site Access/Circulation — The two parcels will have direct access from Holt Boulevard. Each parcel is provided with one point of access from Holt Boulevard, which is located at the northwest corner of each site. Each building has been provided an employee and visitor parking lot located at the northwest corner of each parcel, along with a gated entrance and additional parking, and a screened truck yard area located along the western and southern portions of each parcel. Pursuant to the conditions of approval, decorative pavement will be provided at all driveway approaches, which will extend from the back of the driveway apron, to the first intersecting drive aisle or parking space.

[3] Parking — The Project has provided the required off-street parking pursuant to the “Warehouse and Distribution” parking standards specified in the Development Code. The off-street parking calculations for each building are as follows:

**BUILDING 1 (Western Building)**

<b>Type of Use</b>	<b>Building Area</b>	<b>Parking Ratio</b>	<b>Spaces Required</b>	<b>Spaces Provided</b>
Warehouse / Distribution	39,990 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; and One tractor-trailer parking space per 4 dock-high loading doors: <ul style="list-style-type: none"> <li>• <b>4 dock-high loading doors proposed</b></li> <li>• <b>1 tractor-trailer parking spaces provided</b></li> </ul>	30	32
Office	2,000 SF + 2,000 SF Mezzanine	4 spaces per 1,000 SF (0.004/SF) of GFA (parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (4,000 SF of office allowed unless additional parking is provided)))	0	0
<b>TOTAL</b>	<b>43,990 SF</b>		<b>30</b>	<b>32</b>

**BUILDING 2 (Eastern Building)**

<b>Type of Use</b>	<b>Building Area</b>	<b>Parking Ratio</b>	<b>Spaces Required</b>	<b>Spaces Provided</b>
Warehouse / Distribution	35,426 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; and One tractor-trailer parking space per 4 dock-high loading doors: <ul style="list-style-type: none"> <li>• <b>4 dock-high loading doors proposed</b></li> <li>• <b>1 tractor-trailer parking spaces provided</b></li> </ul>	28	31
Office	2,000 SF + 2,000 SF Mezzanine	4 spaces per 1,000 SF (0.004/SF) of GFA (parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (3,543 SF of office allowed unless additional parking is provided)))	2	0
<b>TOTAL</b>	<b>39,426 SF</b>		<b>30</b>	<b>31</b>

The number of off-street parking spaces provided for each building meets the minimum number of parking spaces required by the Development Code for warehouse/distribution facilities. In addition to the off-street parking spaces required for each building, the City’s off-street parking and loading standards require that each building provide a minimum of one tractor trailer parking space for every four dock-high loading spaces. The number of tractor trailer parking spaces provided for the buildings meets the minimum number required.

[4] Architecture — The proposed buildings are of concrete tilt-up construction and incorporate the same architectural design, along with enhanced elements and treatments

located at office entries and along street facing elevations. Architecturally, the buildings incorporate smooth-painted concrete, concrete reveals, formliner accent panels, storefront windows with anodized aluminum mullions and clear glazing, and painted steel canopies at the main office entries (see Exhibit C—Exterior Elevations (Building 1 – Western Building) and Exhibit D—Exterior Elevations (Building 2 – Eastern Building), attached).

The mechanical equipment for the industrial warehouse 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 buildings' 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; and
- Articulation in the building parapet/roof line, which serves to accentuate the building's entries and breaks up large expanses of building wall; and
- 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; and
- The building was designed to ensure that its massing and proportion, along with its colors and architectural detailing, are consistent on all four building elevations.

[5] Landscaping — The project provides landscaping along Holt Boulevard, around the project perimeter, and tractor-trailer yard area. The Development Code requires a minimum 15 percent landscape coverage, which the project meets. The project site is currently lacking right-of-way improvements (sidewalk/parkway) and street trees, which will be provided with the project. The proposed on-site and off-site landscape improvements will assist towards creating a walkable, safe area for pedestrians to access the project site. The landscape plan incorporates a combination of 48-inch and 24-inch box trees along Holt Boulevard, which includes a mix of Western Redbud, Ash, Crape Myrtle, Coast Live Oak, and African Sumac trees. In addition, a mix of 15-gallon and 24-inch box accent and shade trees will be provided throughout the project site that includes Brisbane Box and Coast Live Oak trees. A variety of shrubs and groundcovers are also being provided, which are low water usage or drought tolerant (see Exhibit E—Landscape Plan, attached).

[6] 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

the use of an underground stormwater chamber system for the project. Any overflow drainage will be conveyed to the 60-inch storm drain located within Holt Boulevard via an 18-inch storm service lateral.

**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 Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

[2] Vision.

**Distinctive Development:**

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

[3] Governance.

**Decision Making:**

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

[4] Policy Plan (General Plan)

**Land Use Element:**

- Goal 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:**

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

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

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

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

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

### **Safety Element:**

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

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

### **Community Design Element:**

- Goal 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; and

- 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.

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

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

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

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

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

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

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

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

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

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, 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 (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. 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 ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

**ENVIRONMENTAL REVIEW:** 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, 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	BP (Business Park)	BP (Business Park)	n/a
<i>North</i>	Vacant	BP (Business Park)	BP (Business Park)	n/a
<i>South</i>	Railroad	Rail	RC (Rail Corridor)	n/a
<i>East</i>	Citizen Transportation Co., Inc. (Trucking Company)	BP (Business Park)	BP (Business Park)	n/a
<i>West</i>	Professional Services/Office	BP (Business Park)	BP (Business Park)	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:</i>	3.35 AC	N/A	Y
<i>Lot/Parcel Size:</i>	145,778 SF	1 AC (Min.)	Y
<i>Building Area:</i>	83,416 SF	N/A	Y
<i>Floor Area Ratio:</i>	0.55	0.60 (Max.)	Y
<i>Building Height:</i>	43 FT	45 FT (Max.)	Y

**Off-Street Parking:**

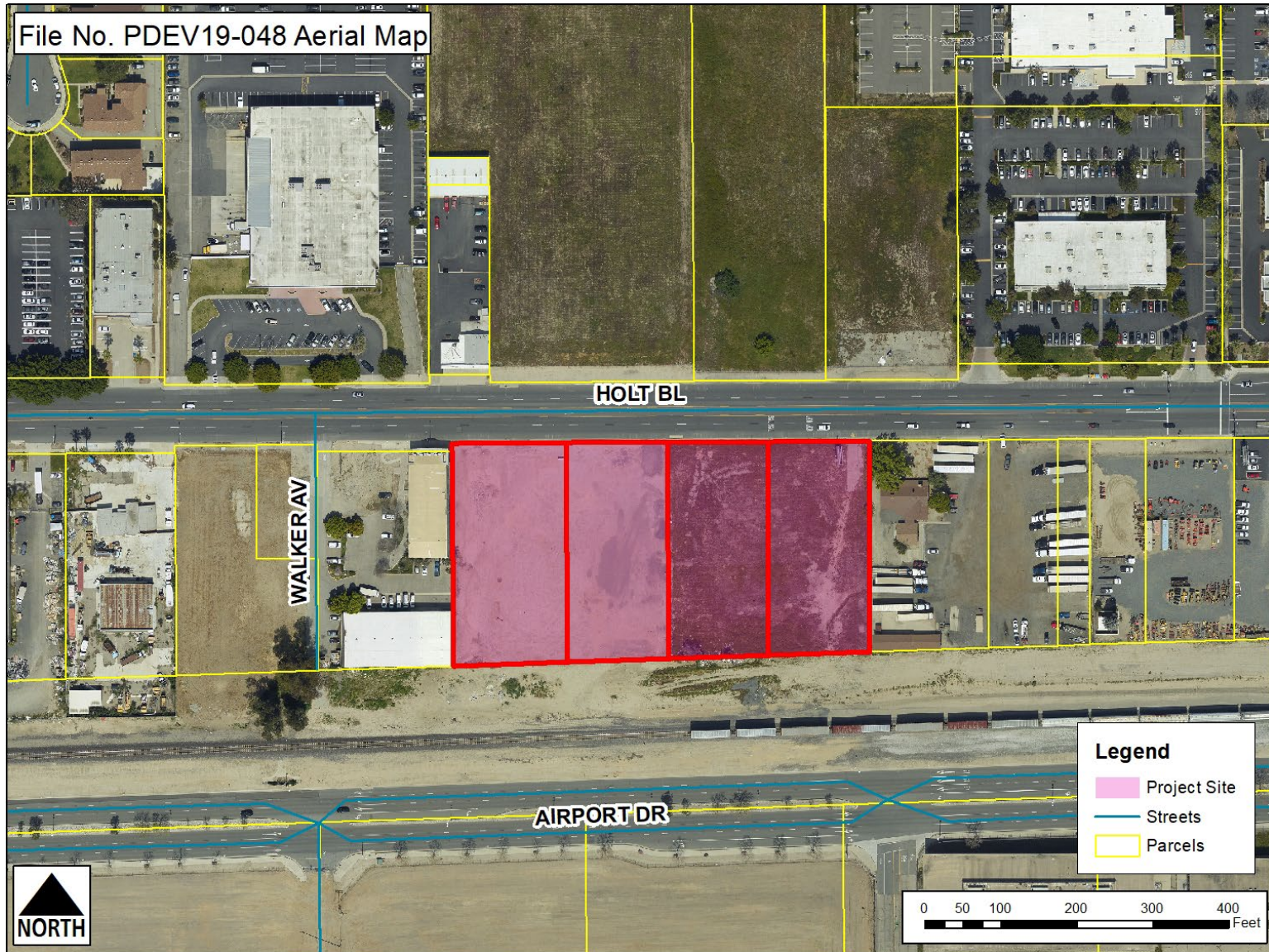
***BUILDING 1 (Western Building)***

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehouse / Distribution	39,990 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; and One tractor-trailer parking space per 4 dock-high loading doors: <ul style="list-style-type: none"> <li>• <b>4 dock-high loading doors proposed</b></li> <li>• <b>1 tractor-trailer parking spaces provided</b></li> </ul>	30	32
Office	2,000 SF + 2,000 Mezzanine	4 spaces per 1,000 SF (0.004/SF) of GFA (parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (4,000 SF of office allowed unless additional parking is provided)))	0	0
<b>TOTAL</b>	<b>39,990 SF</b>		<b>30</b>	<b>32</b>

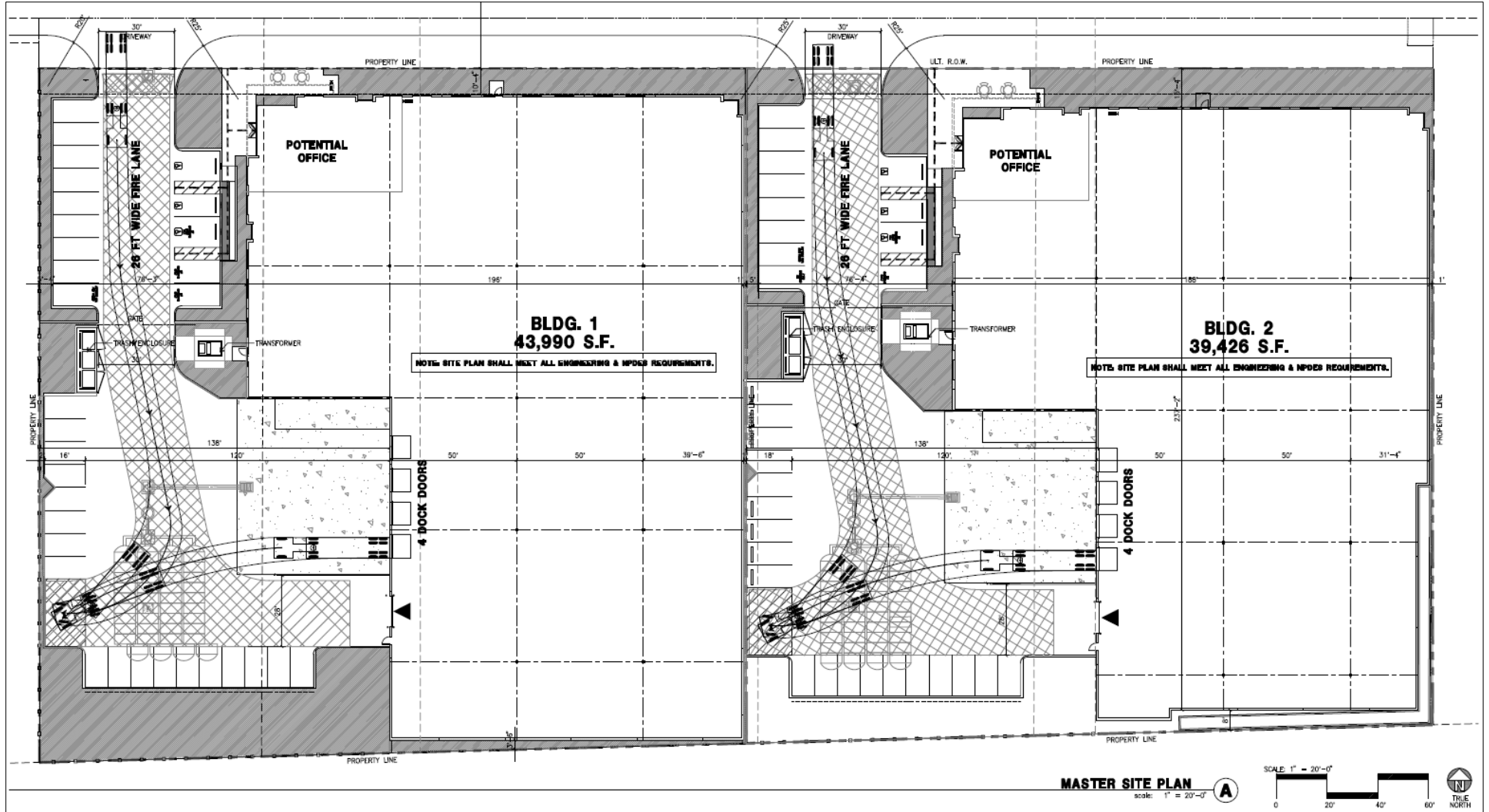
**BUILDING 2 (Eastern Building)**

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehouse / Distribution	35,426 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; and One tractor-trailer parking space per 4 dock-high loading doors: <ul style="list-style-type: none"> <li>• <b>4 dock-high loading doors proposed</b></li> <li>• <b>1 tractor-trailer parking spaces provided</b></li> </ul>	28	31
Office	2,000 SF + 2,000 Mezzanine	4 spaces per 1,000 SF (0.004/SF) of GFA (parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (3,543 SF of office allowed unless additional parking is provided)))	2	0
<b>TOTAL</b>	<b>39,426 SF</b>		<b>30</b>	<b>31</b>

**Exhibit A—PROJECT LOCATION MAP**



**Exhibit B—SITE PLAN**



***Exhibit C—EXTERIOR ELEVATIONS (BUILDING 1 – WESTERN BUILDING)***





***Exhibit D—EXTERIOR ELEVATIONS (BUILDING 2 – EASTERN BUILDING)***



**Exhibit E—LANDSCAPE PLAN**



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV19-048, A DEVELOPMENT PLAN TO CONSTRUCT TWO INDUSTRIAL BUILDINGS TOTALING 83,416 SQUARE FEET ON 3.35 ACRES OF LAND LOCATED AT 1626, 1634, 1654, AND 1650 EAST HOLT BOULEVARD, WITHIN THE BP (BUSINESS PARK) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0110-111-02, 0110-111-03, 0110-111-11, AND 0110-111-12.

WHEREAS, HOLT LPIV3 LLC ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV19-048, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 3.35 acres of undeveloped land generally located on the south side of Holt Boulevard, approximately 1,070 feet east of Imperial Avenue, at 1626, 1634, 1654, and 1650 East Holt Boulevard within the BP (Business Park) zoning district, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the BP (Business Park) zoning district, and is presently vacant. The property to the east is within the BP (Business Park) zoning district and is developed with a transportation and trucking company. The property to the south is within the RC (Rail Corridor) zoning district and is developed with the railroad. The property to the west is within the BP (Business Park) zoning district and is developed with a professional services office; and

WHEREAS, the Applicant is requesting Development Plan approval to construct two industrial buildings totaling 83,416 square feet and having a floor area ratio (FAR) of 0.55. The project site consists of four parcels that will be consolidated into two parcels through lot line adjustments, to accommodate the proposed project. Building 1 (43,990-square feet) is located on the western portion of the project site, with a proposed lot size of 1.72 acres. Building 2 (39,426-square feet) is located on the eastern portion of the project site, with a proposed lot size of 1.62 acres. Both buildings have an L-shape design, with the front of the buildings oriented to the northwest, facing Holt Boulevard; and

WHEREAS, Building 1 is setback 10.33 feet from Holt Boulevard to the north, 3.5 feet from the railroad property to the south, 76.25 feet from the western property line, and one foot from the eastern property line. Building 2 is setback 15.33 feet from Holt Boulevard to the north, 8 feet from the railroad property to the south, 76.33 feet from the western property line, and one foot from the eastern property line; and

WHEREAS, a yard area designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is located on the southwest side of the proposed

buildings. The yard area will be screened from view of public streets by a combination of landscaping and tilt-up screen walls with view-obstructing gates. The Applicant has proposed a screen wall at 8 feet in height to screen views from Holt Boulevard, which is to be of tilt-up concrete construction, matching the architecture of the building. Tubular steel fencing at 8 feet in height has been proposed along the western, eastern, and southern property lines. An outdoor employee patio area will be provided for each building at the northerly portion of the building, facing Holt Boulevard; and

WHEREAS, the two parcels will have direct access from Holt Boulevard. Each parcel is provided with one point of access from Holt Boulevard, which is located at the northwest corner of each site. Each parcel has provided an employee and visitor parking lot located at the northwest corner of each parcel, along with a gated entrance and additional parking and screened truck yard area located along the western and southern portions of each parcel. Pursuant to the conditions of approval, decorative pavement will be provided at all 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 the required off-street parking pursuant to the "Warehouse and Distribution" parking standards specified in the Development Code. The industrial buildings require a total of 62 parking spaces, and 63 spaces have been provided, exceeding the minimum requirements of the Development Code. In addition to the off-street parking spaces required for each building, the City's off-street parking and loading standards require that each building provide a minimum of one tractor trailer parking space for every four dock-high loading spaces. The number of tractor trailer parking spaces provided for the buildings meets the minimum number required; and

WHEREAS, the proposed buildings are of concrete tilt-up construction and incorporate the same architectural design, along with enhanced elements and treatments located at office entries and along street facing elevations. Architecturally, the buildings incorporate smooth-painted concrete, concrete reveals, formliner accent panels, storefront windows with anodized aluminum mullions and clear glazing, and painted steel canopies at the main office entries. Additionally, mechanical equipment will be roof-mounted and obscured from public view by parapet walls; and

WHEREAS, the project provides landscaping Holt Boulevard, around the project perimeter and tractor-trailer yard area. The Development Code requires a minimum 15 percent landscape coverage, which the project meets; 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 the use of an underground stormwater chamber system for the project. Any overflow drainage will be conveyed to the 60-inch storm drain located within Holt Boulevard via an 18-inch storm service lateral; and

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

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

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

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

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

WHEREAS, on February 19, 2020, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB20-005, recommending that the Planning Commission approve the Application; and

WHEREAS, on February 25, 2020, 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: Environmental Determination and Findings.** As the decision-making authority 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:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, 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

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

(4) The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

**SECTION 2: Housing Element Compliance.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is

not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 3: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 4: *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the BP (Business Park) land use district of the Policy Plan Land Use Map, and the BP (Business Park) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

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

zoning district, including standards relative to the particular land use proposed (industrial building), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Development Code that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (industrial building). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code.

**SECTION 5: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as “Attachment A,” and incorporated herein by this reference.

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



**SECTION 7: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East “B” Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8: Certification to Adoption.** 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 25th day of February 2020, 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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Cathy Wahlstrom  
Planning Director and  
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. \_\_\_\_\_ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 25, 2020, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore

**ATTACHMENT A:**

**File No. PDEV19-048  
Departmental Conditions of Approval**

*(Departmental conditions of approval to follow this page)*



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

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

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**Meeting Date:** February 25, 2020

**File No:** PDEV19-048

**Project Description:** A Development Plan to construct two industrial buildings totaling 83,416 square feet on 3.35 acres of land located at 1626, 1634, 1654, and 1650 East Holt Boulevard, within the BP (Business Park) zoning district. (APNs: 0110-111-02, 0110-111-03, 0110-111-11, and 0110-111-12) **submitted by Holt LPIV 3 LLC.**

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

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

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

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

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

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

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

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

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

**2.3**     Landscaping.

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

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

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

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

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

**2.5**     Parking, Circulation and Access.

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

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

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

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

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

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

**2.6**     Outdoor Loading and Storage Areas.

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

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

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

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

(i) Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or

(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

(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

**2.7 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.

**2.8 Mechanical and Rooftop Equipment.**

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

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

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

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

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

**2.12** Environmental Review.

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

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

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

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

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

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

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

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

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

**2.14** Additional Fees.

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

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

**2.15** Additional Requirements. A Lot Line Adjustment shall be reviewed and approved by the City (if required by the Engineering Department) prior to building permit issuance.





## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. PDEV19-048</b>  RELATED FILE NO(S). _____	
<input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> REVISED: __/__/__	

<b>CITY PROJECT ENGINEER &amp; PHONE NO:</b>	Dean A. Williams Associate Engineer (909) 395-2135
<b>CITY PROJECT PLANNER &amp; PHONE NO:</b>	Jeanie Aguilo, Associate Planner (909) 395-2418
<b>DAB MEETING DATE:</b>	February 19, 2020
<b>PROJECT NAME / DESCRIPTION:</b>	PDEV19-048; Two (2) Industrial Buildings totaling 85,123 sf on 3.35 acres
<b>LOCATION:</b>	South side of Holt Boulevard, approximately 1,070 feet east of Imperial Ave.; 1630 & 1650 E. Holt Blvd.
<b>APPLICANT:</b>	Holt LPIV 3, LLC Jenny Morgan (949) 296-2946
<b>REVIEWED BY:</b>	<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 20px;">             Bryan Lirley, P.E.            Principal Engineer         </div> <div style="text-align: center;"> <u>2/13/20</u>            Date         </div> </div>
<b>APPROVED BY:</b>	<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 20px;">             Raymond Lee, P.E.            Assistant City Engineer         </div> <div style="text-align: center;"> <u>2/13/20</u>            Date         </div> </div>





accompanying security as required or complete all public improvements.

- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.11 Provide a preliminary title report current to within 30 days.
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.13 New Model Colony (NMC) Developments: 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.14 Other conditions: \_\_\_\_\_

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

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

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario Per the County Assessor's Parcel Book 31; page 24; November 5, 1947.**
- 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. (See item no. 2.16, below)**

- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
- 2.08 **Submit a soils/geology report.**
- 2.09 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:** 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)
  - California Department of Fish & Game
  - Inland Empire Utilities Agency (IEUA)
  - Other: Southern Pacific Railroad (if necessary)**
- 2.10 **Dedicate to the City of Ontario the right-of-way described below:** 

**20-feet on the Holt Boulevard frontage for the future widening of the street to its ultimate half-street width of 60-feet.**

Property line corner 'cut-back' required at the intersection of \_\_\_\_\_ and \_\_\_\_\_.
- 2.11 Dedicate to the City of Ontario the following easement(s): \_\_\_\_\_
- 2.12 New Model Colony (NMC) Developments: 
  - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
  - 2) Make a formal request to the 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).
- 2.13 **Submit a security deposit to the Engineering Department to guarantee construction of the**



public improvements required herein valued at 100 % of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.

- 2.14 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.
  - 2.15 Pay all Development Impact Fees (DIF) to the Building Department. The Storm Drain Development Impact Fee of approximately \$86,000.00, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.
  - 2.16 Other conditions: 1) developer/applicant shall process a Lot Line Adjustment to eliminate the existing parcel lines and consolidate the site into two (2) parcels. The lot Line Adjustment and conforming grant deed shall be recorded prior to issuance of a building permit. Note: The Building Department will not issue a permit to construct a building over existing parcel lines.
- 2) Developer/applicant shall record a private easement across the westerly parcel in favor of the easterly parcel for cross lot sewer service. This easement should be in process, if not recorded, prior to issuance of a building permit. Easement must be recorded prior to occupancy approval.

**B. PUBLIC IMPROVEMENTS**  
 (See attached Exhibit 'A' for plan check submittal requirements.)

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

Improvement	Holt Boulevard	Street 2	Street 3	Street 4
<b>Curb and Gutter</b>	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input checked="" type="checkbox"/> <b>Remove and replace 36 ft. from C/L</b>	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement</b>	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> <b>New (2)</b> <input checked="" type="checkbox"/> <b>Remove (1)</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



<b>Sidewalk</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>ADA Access Ramp</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Parkway</b>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> New/Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
<b>Sewer (see Sec. 2.C)</b>	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Water (see Sec. 2.D)</b>	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Services	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Traffic Signing and Striping (see Sec. 2.F)</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light (see Sec. 2.F)</b>	<input checked="" type="checkbox"/> New/Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Storm Drain (see Sec. 2G)</b>	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Laterals	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral



Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	Remove existing drive approach	_____	_____	_____

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

- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): Holt Boulevard entire frontage; a minimum of 12-feet adjacent to lip of new gutter. Additional width may be required per approved plans.
- 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately \_\_\_\_\_, for undergrounding of utilities in accordance with Section 7-7.303.e of the City's Municipal Code.
- 2.22 Other conditions: 1) Developer applicant shall remove existing billboard and electrical meter associated with it.

**C. SEWER**

- 2.23 An 8-inch sewer main is available for connection by this project in Holt Boulevard. (Ref: Sewer plan bar code: S12884)
- 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 Other conditions: 1) Developer/applicant shall construct a sewer monitoring manhole for each building in accordance with City standards and approved plan.

2) Occupant/applicant of each building shall apply for a Wastewater Discharge Permit for their establishment and shall comply with all requirements of the Wastewater Discharge Permit. Requirements of the permit may include, but not be limited to the installation of pretreatment equipment. Contact Mr. Michael Birmelin at (909) 395-2661 for questions regarding the permit.



**D. WATER**

- 2.27 **A12-inch water main is available for connection by this project in Holt Boulevard.** (Ref: Water plan bar code: W11986)
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.29 **Other conditions: 1) Developer/applicant shall up-grade existing fire hydrants fronting the site to current City standard for break-off check valve. Reference. Standard Drawing No. 4101.**   
**2) Developer/applicant shall abandon to the main, all existing water services that will not be used for this development. Abandonment shall be in accordance with current City standards.**

**E. RECYCLED WATER**

- 2.30 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_. (Ref: Recycled Water plan bar code: \_\_\_\_\_)
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.   

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.
- 2.34 Other conditions: \_\_\_\_\_

**F. TRAFFIC / TRANSPORTATION**

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: 
  - 1. On-site and off-site circulation
  - 2. Traffic level of service (LOS) at 'build-out' and future years
  - 3. Impact at specific intersections as selected by the City Engineer
- 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.37 **Other conditions: 1) Developer/applicant shall design and construct full, half width, street improvements along the Holt Boulevard frontage. These improvements shall include, but not be limited to, AC pavement, sewer and water service laterals, storm drain laterals concrete curb and gutter, LED street lights and/or up-grades to existing, signing and striping, fire hydrants and/or up-grades to existing, parkway trees and landscaping.**   
**2) Developer/applicant shall design and construct new sidewalk at the ultimate location per the West valley Connector Project.**  
**3) Note: The proposed drive approaches for both parcels shall be limited to right turn ingress/egress in the future as the West Valley Connector Project develops. This limitation is due to the fact that the WVCP will include a raised median along the center line of Holt Boulevard. A schedule for construction of this project is unknown, at this time.**





4) All landscaping, block walls and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario standard Drawing no. 1309.

5) Developer/applicant shall design and construct in-fill public street lights along the project frontage of Holt Boulevard. Street lighting shall be LED-type and in accordance with the City's Traffic and Transportation Design Guidelines.

#### G. DRAINAGE / HYDROLOGY

- 2.38 A 60-inch storm drain main is available to accept flows from this project in Holt Boulevard (Ref: Storm Drain plan bar code: D10799 and D10800).
- 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.41 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.43 Other conditions: Developer/applicant shall remove and reconstruct (relocate) the existing catch basin and storm drain lateral on the project frontage, out of the proposed drive approach. Improvements shall be in accordance with current City standards.

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

- 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.45 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
- 2.46 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch



**basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.**

2.47 Other conditions: \_\_\_\_\_

**J. SPECIAL DISTRICTS**

2.48 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.

2.49 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

2.50 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole, generally located along the project frontage.

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

**L. Solid Waste**

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

2.53 Other conditions: Developer/applicant shall revise the Parking/Trash Analysis done for this project and incorporate it into a Solid Waste Handling Plan and submit with the Precise Grading Plan for the project. This plan must be approved by OMUC prior to issuance of any permits.

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

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

3.02 Complete all requirements for recycled water usage.

1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.

2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.

3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.



- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).

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

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



## **EXHIBIT 'A'**

### **ENGINEERING DEPARTMENT First Plan Check Submittal Checklist**

---

Project Number: **PDEV 19-048**

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

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



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



# CITY OF ONTARIO

## MEMORANDUM

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

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: December 11, 2019

SUBJECT: FILE #: PDEV19-048

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, December 25, 2019**.

**PROJECT DESCRIPTION:** A Development Plan to construct two industrial buildings totaling 85,123 square feet on 3.35 acres of land, located on the south side of Holt Boulevard, approximately 1,070 feet east of Imperial Avenue, within the BP (Business Park) zoning district (APNs: 0110-111-02, 0110-111-03, 0110-111-11, 0110-111-12). Related file: PMTT19-012

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

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

The plan does not adequately address the departmental concerns.

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

Department

Signature

Title

Date

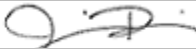
Landscape Planning Division *J. Aguilo* Landscape Planner

12/11/19 Item A-03 - 44 of 52

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

**PRELIMINARY PLAN CORRECTIONS**

**Sign Off**

	12/16/19
Jamie Richardson, Sr. Landscape Planner	Date

Reviewer's Name: <b>Jamie Richardson, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2615</b>
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D.A.B. File No.: PDEV19-048 Rev1	Case Planner: Jeanie Aguilo
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Project Name and Location:  
 2 Tilt Up Buildings  
 South of Holt Blvd. between Grove Ave and Vineyard Ave

Applicant/Representative:  
 HPA, Inc.  
 18831 Barden Avenue, Suite 100  
 Irvine, CA 92612

**A Preliminary Landscape Plan (dated 12/11/19) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**

**A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

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

Civil/ Site Plans

1. Show outdoor employee break area with table or bench and shade trees on the south and west sides.
2. Increase the corner landscape planter at the south west end of the western most truck yard.

Landscape Plans

3. Reduce drive aisle to 24' to increase width of planter spaces adjacent to building walls. Buildings shall include tall, narrow trees. The current width of the planter will not allow for the future mature canopy of required trees.
4. Show parkway landscape max 18" high: such as Baccharis, Lonicera, Kurapia etc. and street trees spaced 30' apart.
5. Overhead spray systems shall be designed for plant material less than the height of the spray head.
6. Use larger accent trees at entries.
7. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Fees are:
 

Plan Check—less than 5 acres .....	\$1,301.00
Inspection—Construction (up to 3 inspections per phase) .....	\$278.00
Total.....	\$1,579.00
Inspection—Field – any additional.....	\$83.00

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



# CITY OF ONTARIO

## MEMORANDUM

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

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

**DATE:** September 9, 2019

**SUBJECT:** PDEV19-048 – A Development Plan to construct two industrial buildings totaling 85,123 square feet on 3.35 acres of land, located on the south side of Holt Boulevard, approximately 1,070 feet east of Imperial Avenue, within the BP (Business Park) zoning district (APNs: 0110-111-02, 0110-111-03, 0110-111-11, 0110-111-12). Related file: PMTT19-012

- 
- The plan **does NOT** adequately address Fire Department requirements at this time
- Standard Conditions of Approval apply, as stated below.
- 

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

- A. 2016 CBC Type of Construction: Not Listed (Type V)
- B. Type of Roof Materials: Panelized
- C. Ground Floor Area(s): 38,265 + 42,858 (2 Structures)
- D. Number of Stories: 1 w/ Mezzanine
- E. Total Square Footage: 40,265 + 44,858 (2 Structures)
- F. 2016 CBC Occupancy Classification(s): S, F



## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

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

### **3.0 WATER SUPPLY**

- 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 2750 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### **4.0 FIRE PROTECTION SYSTEMS**

- 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
- 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- 4.6 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.

- ☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- ☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

## **6.0 OTHER SPECIAL USES**

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

**7.0 PROJECT SPECIFIC CONDITIONS**

- 7.1 The submitted plans do not show an approved fire department turn around and the project depth is in excess of 200 feet.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Irene Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** July 27, 2017  
**SUBJECT:** PDEV19-048

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

---

### Conditions of Approval

1. The Site addresses will be as followed;  
Building 1: 1630 E. Holt Blvd  
Building 2: 1650 E. Holt Blvd
2. Standard conditions of approval apply.

KS:lr



# CITY OF ONTARIO

## MEMORANDUM

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

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

**DATE:** September 16, 2019

**SUBJECT:** PDEV19-048 – A DEVELOPMENT PLAN TO CONSTRUCT TWO TILT-UP CONCRETE BUILDINGS LOACTED SOUTH OF HOLT BOULEVARD BETWEEN GROVE AVENUE AND VINEYARD AVENUE.

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

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

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



# PLANNING COMMISSION STAFF REPORT

February 25, 2020

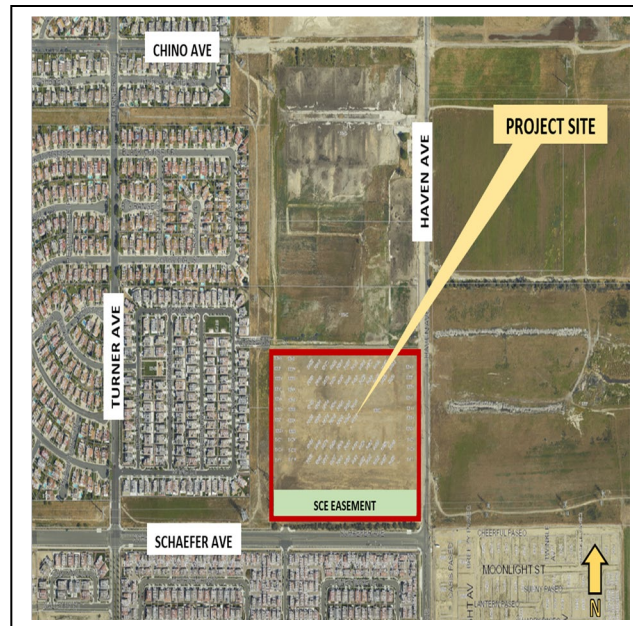
**FILE NO.:** PDEV19-058

**SUBJECT:** A Development Plan to construct 94 single-family dwellings and 1.09-acre neighborhood park on 30.38 gross acres of land located at the northwest corner of Schaefer and Haven Avenues, within Planning Area 8 of the West Haven Specific Plan; (APN: 0218-151-38) **submitted by Pulte Homes.**

**PROPERTY OWNER:** STG Communities KK, LLC.

**RECOMMENDED ACTION:** That the Planning Commission consider and approve File No. PDEV19-058, 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 30.38 gross acres of land located at the northwest corner of Schaefer and Haven Avenues, within Planning Area 8 of the West Haven Specific Plan, and is depicted in **Figure 1: Project Location**, below, and **Exhibit A: Project Location Map**, attached. The project site and its surroundings are relatively flat, with a gentle slope from north to south. The project site has been rough graded and is presently vacant. The property north of the project site is within Planning Area 5 (PA 5 – 2,800 SF Lane Loaded & 5,100 SF Lots) of the West Haven Specific Plan, designated for single family detached homes, and is currently vacant. The property to the east of the project site is within Planning Area 14 (Single Family Residential) of the Rich Haven Specific Plan and is currently vacant. The adjoining properties to the south and west of the Project site are within the Southern California Edison (SCE) utility corridor.



**Figure 1: Project Location**

<i>Case Planner:</i>	Denny D. Chen	<i>Hearing Body</i>	<i>Date</i>	<i>Decision</i>	<i>Action</i>
<i>Planning Director Approval:</i>		DAB	02/19/20	Approved	Recommend
<i>Submittal Date:</i>	October 8, 2019	ZA			
		PC	02/25/20		Final
		CC			

## PROJECT ANALYSIS:

[1] Background — The West Haven Specific Plan and Environmental Impact Report (EIR) were approved by City Council on January 16, 2007. The West Haven Specific Plan established the land use designations, development standards, and design guidelines for approximately 202 gross acres of land, which included the potential development of 753 single-family units and 11.7 gross acres of commercial use. The Specific Plan is comprised of nine Planning Areas, incorporating six distinctive neighborhoods, offering a variety of residential products, neighborhood parks, and a conceptual neighborhood commercial center (see **Exhibit B - West Haven Land Use Plan**).

On January 27, 2015, the Planning Commission approved a modification to a previously approved Tentative Tract Map (File No. PMTT11-002/TT 18027) to subdivide the 30.38 acres of land into 94 numbered lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Schaefer and Haven Avenue. As part of the Tract Map modification, the Planning Commission approved the transfer of 4 extra dwelling units from Planning Area 4, which increased the maximum number of dwelling units allowed in Planning Area 8, from 90 dwelling units to 94 dwelling units.

On October 8, 2019, Pulte Homes submitted a Development Plan application to construct 94 single-family dwellings and a 1.09-acre neighborhood park on the Project site at an overall density of 4.2 dwelling units per 22 adjusted gross acres.

[2] Site Design/Building Layout — The project proposes 94 single-family dwellings and includes three different floor plans (see **Exhibit C—Site Plan**, attached). The lots will have a minimum lot width of 55 feet and a lot depth of 83 feet for interior lots. The corner lots will have a lot width of 60 feet and lot depth of 83 feet. The lots range in size from 4,603 square feet to 6,883 square feet with an average lot size of 5,000 square feet. The proposed single-family conventional homes will be oriented toward the street (architecture forward) or park, with front entries and walks facing the street. Garage access will be taken from the public street.

All floor plans incorporate various design features, such as two-story massing, varied entries and porch sizes, second floor laundry facilities, and open living areas. In addition, each home features shallow-recessed garages, which locates the garage a minimum of 6 feet to 8 feet behind the front elevation/main living space (see **Exhibits H—Plan 1 Floor Plan, Exhibit I—Plan 2 Floor Plan, and Exhibit J—Plan 3 Floor Plan**, attached). To further minimize the visual impact of garages, design techniques such as single-story massing at the front entries, second-story architectural features above garages, varied first and second-story roof massing, and door header trim, and details above garages have been incorporated into the various exterior elevations.

The project is proposing a total of 3 floor plans with three architectural styles per plan. The three floor plans include the following:



- Plan 1: 2,842 square feet, 4 bedrooms, loft and 2 baths
- Plan 2: 3,060 square feet, 5 bedrooms, loft and 2.5 baths
- Plan 3: 3,236 square feet, 5 bedrooms, loft and 2.5 baths

Three exterior elevations have been provided per floor plan, which feature Spanish, Italianate, and Craftsman architectural styles (see **Exhibit D—Street Views**, attached).

[3] Site Access/Circulation — The project will facilitate the construction of all interior tract streets, which include local street access from Haven Avenue and Schaefer Avenue. The frontage improvements along the northside of Schafer Avenue have been completed. The project will be responsible for the improvements along the Haven Avenue frontage. The Haven Avenue improvements will include paving improvements to center line (36-foot), and 40-foot wide neighborhood edge that includes 7 foot parkway and 13 foot wide multi-purpose trail and 20 foot landscape buffer.

[4] Parking — The proposed single-family conventional homes will each provide either an enclosed three-car garage (three-car garage will feature a tandem space) and a standard two-car driveway. A total of 470 on-street parking spaces are provided, which is consistent with the requirements of the West Haven Specific Plan and Development Code. As demonstrated in the parking summary Table 1 below, the project is required to provide a total of 188 parking spaces that are within an enclosed garage. The project is providing a total of 470 parking spaces (garage and driveway). Based on the Specific Plan’s minimum parking requirements for single-family conventional products, the development will be over parked by 282 parking spaces and will provide 5 spaces per unit, which should be more than adequate to accommodate both resident and visitor parking needs.

<b>Table 1. Parking Summary Table</b>						
<i>Product</i>	<i>Number of Units</i>	<i>Required 2-Car Garage Spaces</i>	<i>Garage Spaces Provided</i>	<i>2-Car Driveway Spaces</i>	<i>Total Provided</i>	<i>+/- Parking</i>
SF Conventional	94	188	282	188	470	+282
					5 spaces per unit	

[5] Architecture — The goal of the West Haven Specific Plan design guidelines is to create a unique community within Ontario Ranch, which is reminiscent of Ontario’s heritage. The residential architectural design intent for West Haven is to emphasize a diversity of styles, floor plans, garage placements, materials, and colors. The architectural styles proposed include Spanish, Craftsman, and Italianate. These styles were chosen to complement one another through the overall scale, massing, proportions, details, and the ability to establish an attractive backdrop that will age gracefully over time.

Each architectural style will include the following (see **Exhibit E—Plan 1, Exhibit F—Plan 2 and Exhibit G—Plan 3**, attached):

- Spanish: Varying gable and hipped roofs with “Villa” concrete “S” tile roofs; accent details below gables; second story pop-out features; a stucco exterior finish; an arched front entry opening; squared and recessed multi-paned windows; decorative shutters at key locations; decorative sconce lighting fixtures along the side of garage units; and decorative trims around windows and doors, and above the garage doors.
- Craftsman: Varying low pitched gable roofs with a concrete “Flat” tile roof; roof overhangs; decorative corbels below gable ends with a board and batt finish; second story cantilevered features; decorative horizontal siding below key gables; a stucco exterior; covered gable front entries with stucco and stone tapered pier columns; multi-paned windows; decorative lighting fixtures on exterior sides of garage; and decorative trim details around windows and doors.
- Italianate: Varying hipped roofs with a concrete tile roof; a stucco exterior finish; stone veneer accents along the front entry area; second story cantilevered features over the garage units; a decorative covered front entry porch; decorative shutters at key locations; decorative corbels below eaves at key locations; and decorative sconce lighting fixtures on both sides of the garage units.

[6] Landscaping/Open Space — All homes will be provided with front yard landscaping (lawn, shrubs, and trees) and an automatic irrigation system to be installed by the developer. The homeowner will be responsible for side and rear yard landscape improvements. Landscape improvements will also include all interior street parkways and the neighborhood/parkway along the Haven Avenue frontage. In addition, a 30-foot wide paseo (multi-purpose trail) will be landscaped and constructed on the west boundary of the project site on the eastside of the SCE utility easement. The 30-foot wide paseo is part of the overall paseo system (SCE Multipurpose Trail) of the specific plan, which extends south from Riverside Drive along the SCE utility corridor to Schaefer Avenue.

TOP Policy Plan (Policy PR1-6) 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 minimum 0.71-acre park to meet the minimum Policy Plan private park requirement. To satisfy the park requirement, the project is proposing to construct a passive 1.09-acre neighborhood park (See **Exhibit M: Neighborhood Park Plan and Landscape Plan**, attached). The Neighborhood park will include 18,686 square foot oval turf area surrounded by walkway. Walkways along the western boundary of park and at the northeast and southeast provide for convenient pedestrian connectivity to the community. Entry monumentation, the use of 48” specimen trees at key locations and use of both deciduous and evergreen trees provide for an inviting formal passive area. Amenities for

the park include a 22' x 32' decorative overhead shade trellis, 4-picnic tables and 4-barbeque stations (see **Exhibit O: Neighborhood Park Amenities**, attached). In addition to the park, each single-family home will be provided with backyard that will range in size from 835 square feet to about 1,758 square feet.

**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 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 Ontario Ranch

[2] Vision.

**Distinctive Development:**

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

[3] Governance.

**Decision Making:**

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

[4] Policy Plan (General Plan)

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

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

- LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

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

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

### **Housing Element:**

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

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

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

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

### **Community Economics Element:**

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

- CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every

stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

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

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

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

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

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

#### **Safety Element:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**HOUSING ELEMENT COMPLIANCE:** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (94) and density (4.89 DU/Acre) specified in the Available Land Inventory. Per the Available Land Inventory, the West Haven Specific Plan is required to provide 753 dwelling units with an overall density range of 6 DU/AC.

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

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA03-006, West Haven Specific Plan Environmental Impact Report (SCH#200407095) certified and adopted by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures 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	Low Density Residential (2.1 to 5 du/ac) & Open Space - Parkland	West Haven Specific Plan	Planning Area 8 (Single Family Detached)
<i>North</i>	Vacant	Public School & Low Density Residential (2.1 to 5 du/ac)	West Haven Specific Plan	Planning Area 5 (Single Family Detached)
<i>South</i>	SCE Easement	Open Space/Non-Recreational	West Haven Specific Plan	Planning Area 8 (Single Family Detached)
<i>East</i>	Vacant	Medium Density Residential (11-25 du/ac)	Rich Haven Specific Plan	Planning Area 5C Residential 12.1 – 18 DU/Acre
<i>West</i>	SCE Easement	Open Space/Non-Recreational	West Haven Specific Plan	Paseo with West Haven Boundary

**General Site & Building Statistics**

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Project area (in acres):</i>	N/A	30.38 (gross acres)	Y
<i>Maximum project density (dwelling units/ac):</i>	3.54 DU/AC (Gross)	4.2 DU/AC (Adjusted gross)	Y
<i>Maximum coverage (in %):</i>	60%	40% (Average)	Y
<i>Minimum lot size (in SF):</i>	4,150 SF	4,606 SF to 6,883 SF	Y
<i>Minimum lot depth (in FT):</i>	83 FT	83 FT to 102 FT	Y
<i>Minimum lot width (in FT):</i>	50 FT (55 FT on Corner Lots)	50 FT to 62 FT	Y
<i>Front yard setback (in FT):</i>	10 FT (Living Space) to 18 FT (Garage)	12 FT (Living Space) to Average 19.5 FT (Garage)	Y
<i>Side yard setback (in FT):</i>	5 FT	Average 6.5 FT	Y
<i>Rear yard setback (in FT):</i>	10 FT (To Livable) and 5 FT (To Non-Livable)	Average 12 FT (To Livable) and 18 FT (To Non-Livable)	Y
<i>Structure setbacks (in FT):</i>	8 FT (To Porch)	Average 19.5 FT (To Porch)	Y
<i>Maximum dwelling units/building:</i>	9 DU	94 DU	Y**
<i>Maximum height (in FT):</i>	35 FT	28 FT	Y

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Parking – resident:</i>	Two-Car Garage	Three-Car Garage	Y

**Dwelling Unit Count:**

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Total no. of units</i>	90	94	Y**

\*\*Four units are being transferred from Planning Area 4, consistent with the Specific Plan requirements.

**Dwelling Unit Statistics:**

<i>Unit Type</i>	<i>Size (in SF)</i>	<i>No. Bedrooms</i>	<i>No. Bathrooms</i>	<i>No. Stories</i>	<i>Private Open Space (in FT)</i>
Plan 1	2,842	4	2	2	N/A
Plan 2	3,060	5	2.5	2	N/A
Plan 3	3,236	5	2.5	2	N/A

**Exhibit A—PROJECT LOCATION MAP**

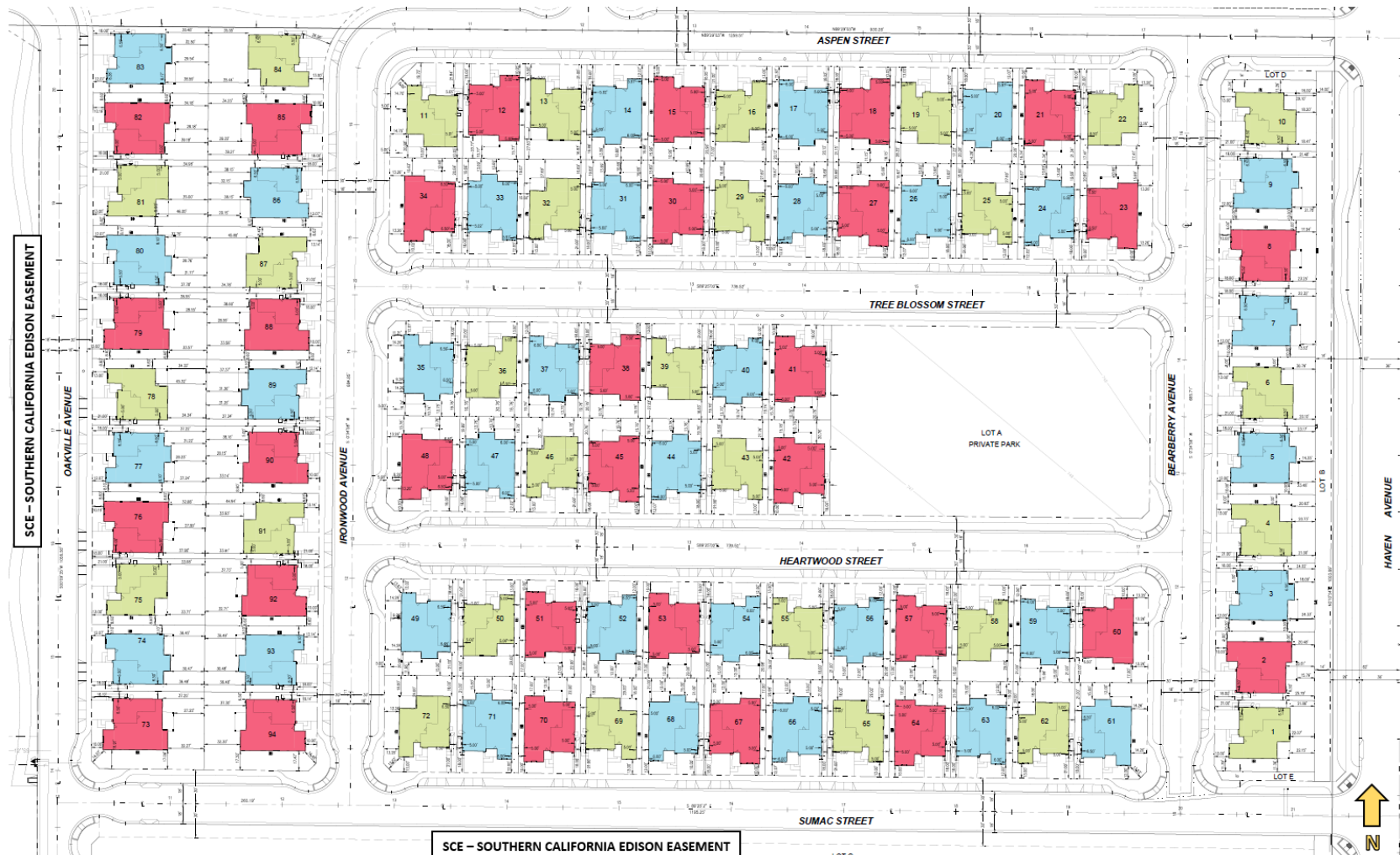


**Exhibit B—WEST HAVEN LAND USE MAP**



**Project Site**

**EXHIBIT C – SITE PLAN**



***Exhibit D—STREET VIEW***



PLAN 1A - 4528  
Spanish



PLAN 2B - 4430  
Italianate



PLAN 3C - 4532  
Craftsman

**Exhibit E—PLAN 1**



A - SPANISH  
Color Scheme 1



C - CRAFTSMAN  
Color Scheme 7



B - Italianate  
Color Scheme 4

**Exhibit F—PLAN 2**



A - SPANISH  
Color Scheme 2



C - CRAFTSMAN  
Color Scheme 9



B - Italianate  
Color Scheme 6



**Exhibit G—PLAN 3**



A - SPANISH  
Color Scheme 3



C - CRAFTSMAN  
Color Scheme 8

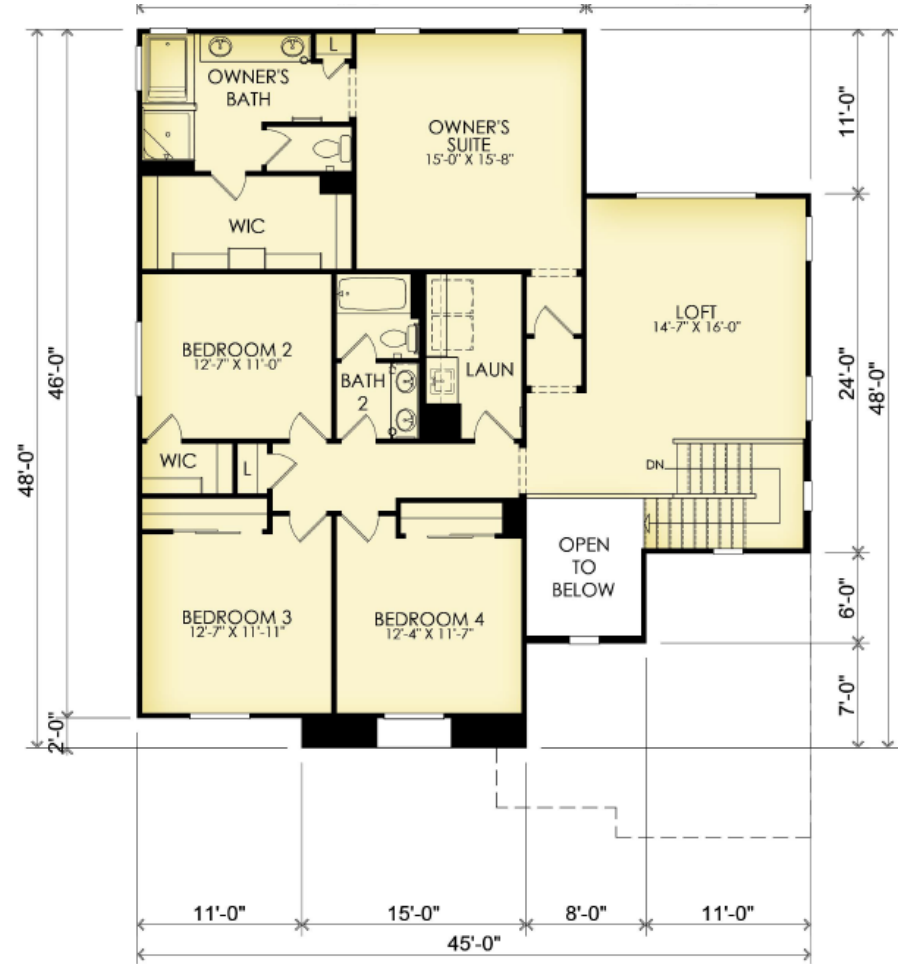


B - Italianate  
Color Scheme 5

**Exhibit H—PLAN 1 FLOOR PLAN**

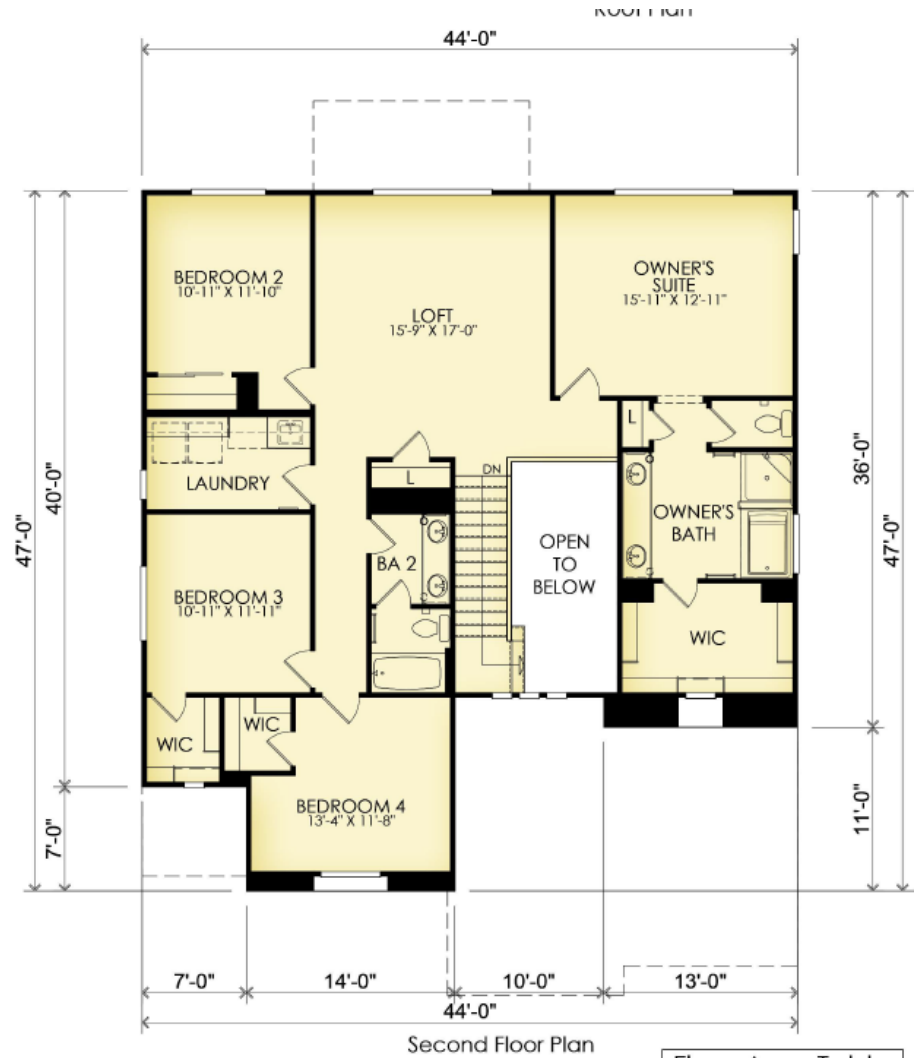


First Floor Plan

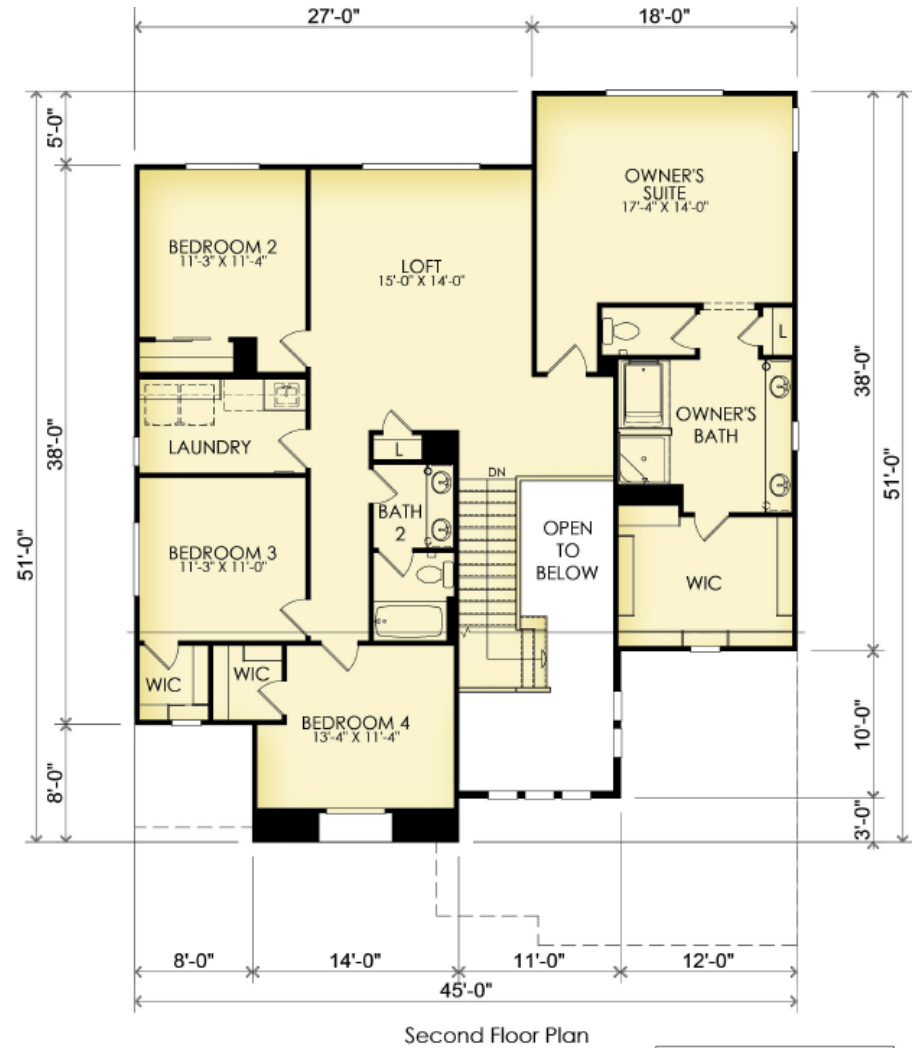
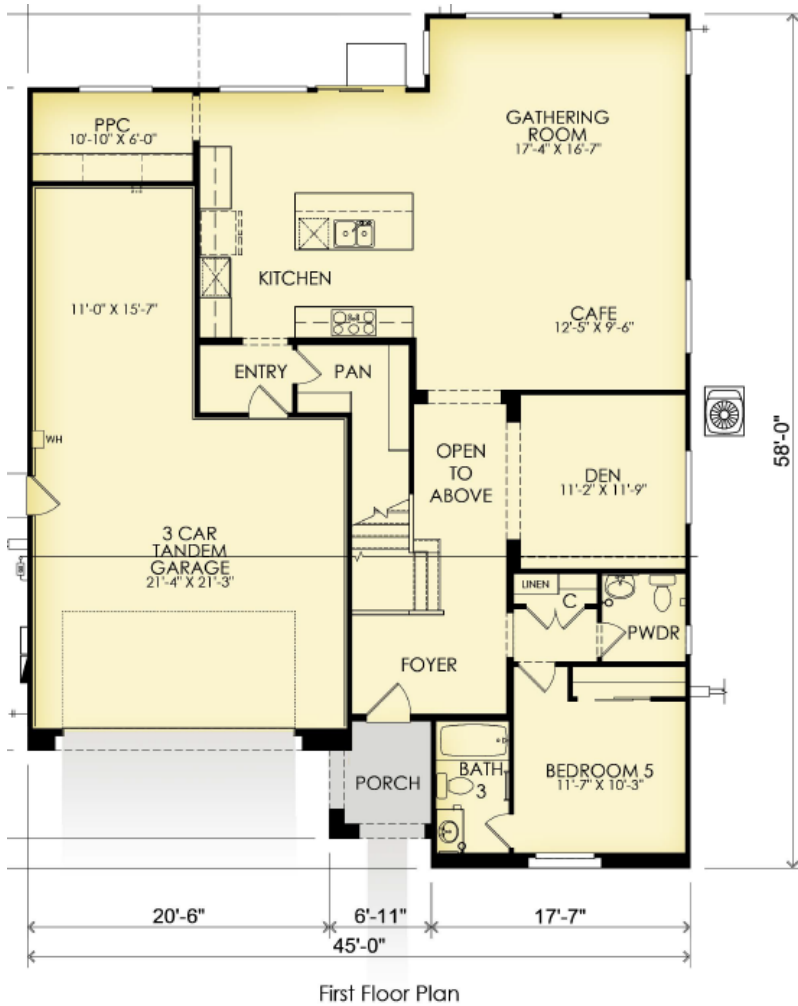


Second Floor Plan

**Exhibit I—PLAN 2 FLOOR PLAN**



**Exhibit J—PLAN 3 FLOOR PLAN**



**Exhibit K—PLAN 1 ELEVATIONS**



Front Elevation 'A' - Spanish

COLORS AND FINISHES MAY VARY BY  
ACCORDANCE WITH MATERIALS TO BE USED.  
FINAL DECISION TO BE ACCORDING TO FINAL  
CONTRACT AND SPECIFICATIONS.



Left Elevation



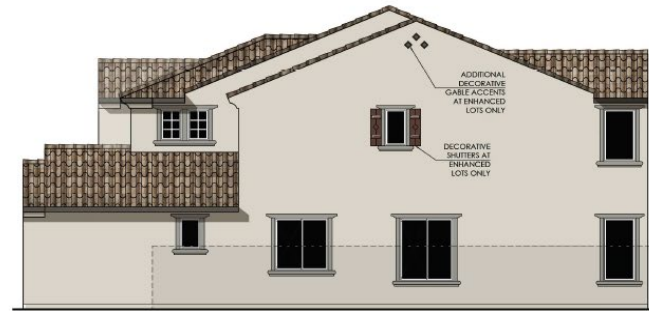
Rear Elevation



Right Elevation



Rear Elevation



Right Elevation

**Exhibit L—PLAN 2 ELEVATIONS**

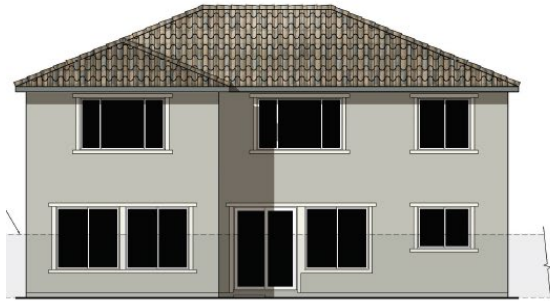


Front Elevation 'B' - Italianate

COLORS AND FINISHES ARE SUGGESTED.  
ACCENTS & REFERENCE TO FINISHES  
SHOULD BE TO THE ARCHITECT'S  
SPECIFICATIONS AND FINISHES.



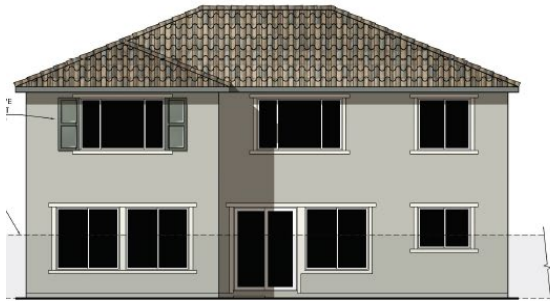
Left Elevation



Rear Elevation



Right Elevation



Rear Elevation



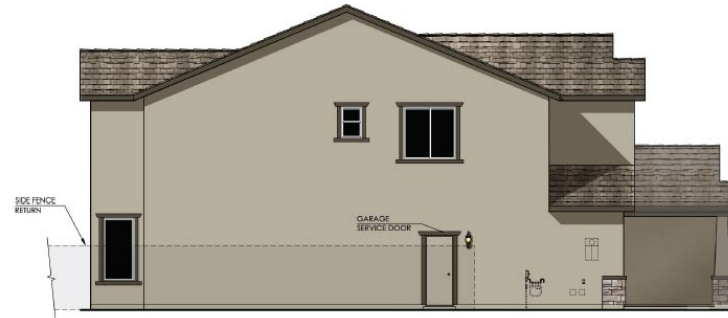
Right Elevation

**Exhibit M—PLAN 3 ELEVATIONS**



Front Elevation 'C' - Craftsman

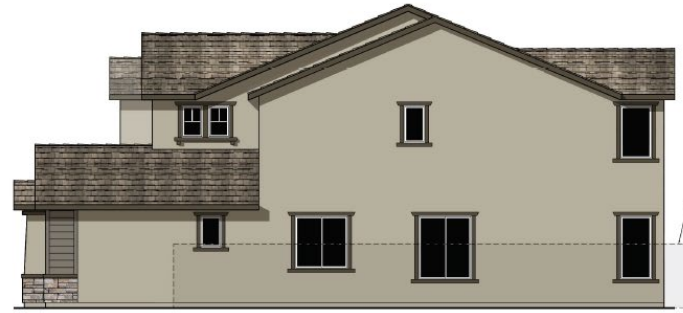
COLORED RENDERINGS MAY NOT BE ACCURATELY REPRESENTATIVE OF FINISHES. PLEASE REFER TO THE ARCHITECTURAL SPECIFICATIONS OR FINISHES.



Left Elevation



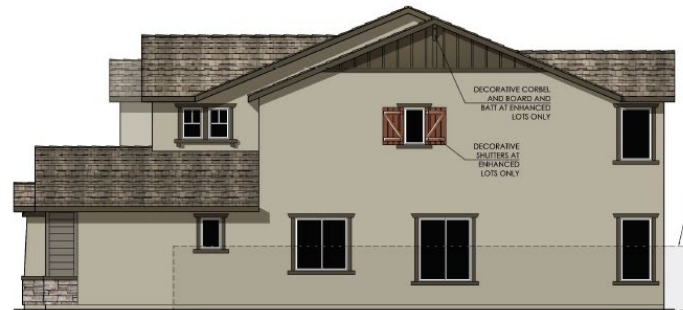
Rear Elevation



Right Elevation



Rear Elevation



Right Elevation

DECORATIVE CORBEL AND BOARD AND BAT AT ENHANCED LOTS ONLY

DECORATIVE SHUTTERS AT ENHANCED LOTS ONLY

**Exhibit N—NEIGHBORHOOD PARK PLAN**





**Exhibit O—NEIGHBORHOOD PARK CONCEPT AMENITIES**



SPECIMEN TREE



WATER CONVERSATION PLANTING



OVERHEAD TRELLIS



CALIFORNIA LANDSCAPE



PEDESTAL BARBECUE



STONE ENTRY MONUMENTS



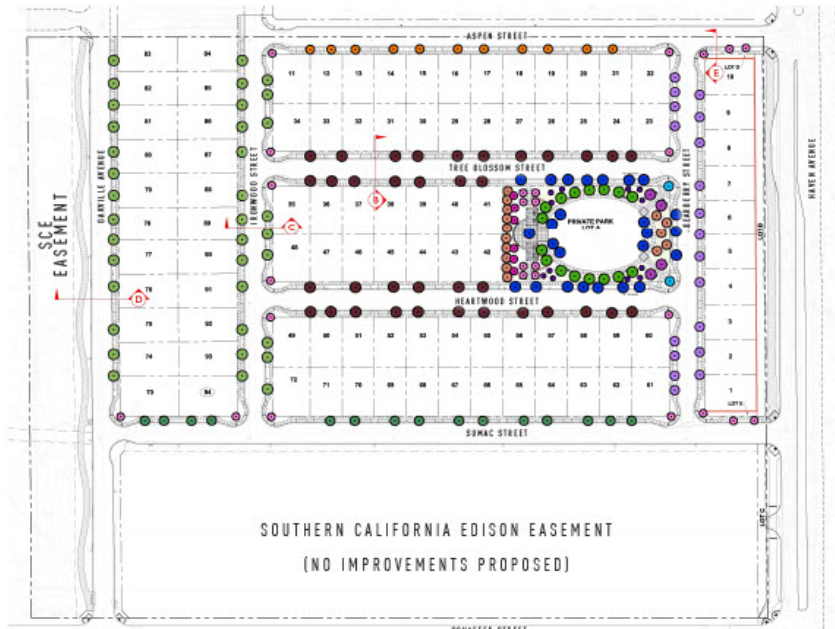
**Exhibit M—NEIGHBORHOOD LANDSCAPE PLAN CONT.**



WEST HAVEN TR. 18027 - ONTARIO, CA / H.O.A. PACKAGE  
 STRATHAM HOMES  
MMF, 2019

L.1 CONCEPTUAL LANDSCAPE PLAN

**Exhibit M—NEIGHBORHOOD LANDSCAPE PLAN CONT.**



**SHUBB AND VINE PALETTE - NEIGHBORHOOD SHUBB PALETTE MASTER H.O.A. MAINTAINED**

COMMON NAME	SCIENTIFIC NAME	SIZE
SHUBB	FRAXINUS	1.5 GAL
WINE	VITIS	1.5 GAL
...	...	...

**STREET TREE LEGEND - H.O.A. OWNED/H.O.A. MAINTAINED**

SYMBOL	NAME	SIZE	QUANTITY	HEIGHT/SPREAD
...	...	...	...	...

**PARKS TREE LEGEND - H.O.A. OWNED/H.O.A. MAINTAINED**

SYMBOL	NAME	SIZE	QUANTITY
...	...	...	...

**SHUBB PALETTE - SCE EASEMENT CITY OWNED/CITY MAINTAINED**

COMMON NAME	SCIENTIFIC NAME	SIZE
...	...	...

**TREE COUNT:**

TOTAL	333
-------	-----

**SHUBB PALETTE - PARKWAYS H.O.A. OWNED/H.O.A. MAINTAINED**

COMMON NAME	SCIENTIFIC NAME	SIZE
...	...	...

**MINIMUM TREE SIZE REQ'D**

...	...
-----	-----

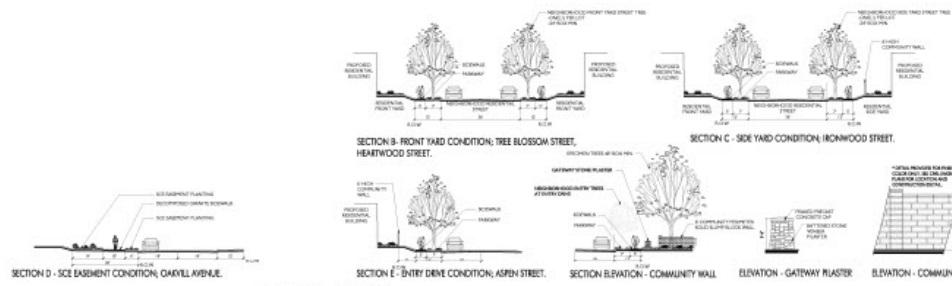
**MINIMUM TREE SIZE SPECIFICATIONS**

...	...
-----	-----

SEPARATE PERMIT WILL BE REQUIRED FOR WALLS AND FENCING, NOT A PART OF THIS SUBMITTAL.

**MINIMUM TREE SETBACKS/SEPARATIONS**

...	...
-----	-----



WEST HAVEN TR. 18027 - ONTARIO, CA / H.O.A. PACKAGE  
 STRATHAM HOMES  
 MAY 5, 2019

L.2 TREE and WALL EXHIBIT with PLANT LEGEND

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV19-058, A DEVELOPMENT PLAN TO CONSTRUCT 94 SINGLE-FAMILY DWELLINGS AND 1.09-ACRE NEIGHBORHOOD PARK ON 30.38 GROSS ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF SCHAEFER AND HAVEN AVENUES, WITHIN PLANNING AREA 8 OF THE WEST HAVEN SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0218-151-38.

WHEREAS, PULTE HOMES ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV19-058, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 30.38 gross acres of land generally located the northwest corner of Schaefer and Haven Avenues, within Planning Area 8 of the West Haven Specific Plan, and is presently vacant; and

WHEREAS, the property to the north of the project site is within Planning Area 5 (PA 5 – 2,800 SF Lane Loaded & 5,100 SF Lots) of the West Haven Specific Plan, designated for single family detached homes, and is currently vacant. The property to the east of the project site is within Planning Area 14 (Single Family Residential) of the Rich Haven Specific Plan and is currently vacant. The adjoining properties to the south and west of the Project site are within the Southern California Edison (SCE) utility corridor; and

WHEREAS, on January 27, 2015, the Planning Commission approved a modification to a previously approved Tentative Tract Map (File No. PMTT11-002/TT 18027) to subdivide 30.38 acres of land into 94 numbered lots and 5 lettered lots. The approved lots range in size from 4,603 square feet to 6,883 square feet with an average lot size of 5,000 square feet; and

WHEREAS, the Development Plan proposed is in compliance with the requirements of the West Haven Specific Plan and is sufficient in size to facilitate and implement the traditional planning concepts for the "Single Family Residential" within Planning Area 8 of the West Haven Specific Plan; and

WHEREAS, the Development Plan to construct 94 conventional single-family homes within Planning Area 8 of the West Haven Specific Plan meets the Development Standards of the Conventional Single-Family Lot district of Planning Area 8 of the West Haven Specific Plan; and

WHEREAS, three floor plans are proposed with three transitional architectural styles (Spanish, Craftsman and Italianate) per plan; and

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

WHEREAS, the environmental impacts of this project were previously analyzed with the West Haven Specific Plan (File No. PSP03-006) Environmental Impact Report (SCH#200407095) certified by the City Council on January 16, 2007. This application introduces no new significant environmental impacts, and all previously adopted measures are a condition of project approval. This application introduces no new significant environmental impacts; and

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

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

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

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

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing

procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 19, 2020, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB20-006, recommending the Planning Commission approve the Application; and

WHEREAS, on February 25, 2020, 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: Environmental Determination and Findings.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the previous West Haven Specific Plan (File No. PSP03-006) Environmental Impact Report (SCH#200407095) certified by the City Council on January 16, 2007 and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA03-006, West Haven Specific Plan Environmental Impact Report (SCH#200407095) certified and adopted by the City Council on January 16, 2007.

(2) The previous Specific Plan EIR (SCH# 200407095) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous West Haven Specific Plan EIR (SCH# 200407095) was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and

(4) The previous West Haven Specific Plan EIR (SCH# 200407095) reflects the independent judgment of the Development Advisory Board; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous West Haven Specific Plan EIR (SCH# 200407095), and all mitigation measures previously adopted with the West Haven Specific Plan EIR (SCH# 200407095), are incorporated herein by this reference.

**SECTION 2: *Subsequent or Supplemental Environmental Review Not Required.*** Based on the information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental addendum to the West Haven Specific Plan EIR (SCH# 200407095) is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the West Haven Specific Plan EIR (SCH# 200407095) that will require major revisions to the West Haven Specific Plan EIR (SCH# 200407095) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the West Haven Specific Plan EIR (SCH# 200407095) was prepared, that will require major revisions to the West Haven Specific Plan EIR (SCH# 200407095) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the West Haven Specific Plan EIR (SCH# 200407095) was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the addendum to the West Haven Specific Plan EIR (SCH# 200407095); or

(b) Significant effects previously examined will be substantially more severe than shown in the West Haven Specific Plan EIR (SCH# 200407095); or

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

(d) Mitigation measures or alternatives considerably different from those analyzed in the West Haven Specific Plan EIR (SCH# 200407095) would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

**SECTION 3: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of



the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (94) and density (4.2 DU/AC) specified in the Available Land Inventory. Per the Available Land Inventory, the West Haven Specific Plan is required to provide 753 dwelling units with an overall density range of 6 DU/AC.

**SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 5: *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Low-Density Residential land use district of the Policy Plan Land Use Map, and the Single Family Detached (Planning Area 8) of the West Haven Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Development Plan has been required to comply with all provisions of Single-Family Detached (Planning Area 8) Development Standards of the West Haven

Specific Plan. Future neighborhoods within the West Haven Specific Plan and surrounding area will provide for diverse housing and highly amenitized neighborhoods that will be compatible in design, scale and massing to the proposed development; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Single Family Detached (Planning Area 8) zone of the West Haven Specific Plan, including standards relative to the particular land use proposed, 94 single family dwellings and neighborhood park within Planning Area 8 of the West Haven Specific Plan, as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Planning Commission has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the West Haven Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the West Haven Specific Plan. Additionally, the environmental impacts of this project were previously reviewed in conjunction with the West Haven Specific Plan Environmental Impact Report (SCH#200407095), certified by the City Council on January 16, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the West Haven Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking, design and landscaping, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (Single Family Detached product). As a result of this review, the Planning Commission has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the West Haven Specific Plan. Additionally, the Development Plan complies

with all provisions of Single Family Detached (Planning Area 8) zoning development guidelines of West Haven Specific Plan.

**SECTION 6: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

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

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

**SECTION 9: Certification to Adoption.** 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 25th day of February 2020, 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:

---

Cathy Wahlstrom  
Planning Director  
Secretary of Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution **No.** was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 25, 2020, by the following roll call vote, to wit:

AYES:           None

NOES:           None

ABSENT:       None

ABSTAIN:       None

---

Gwen Berendsen  
Secretary Pro Tempore

**ATTACHMENT A:**

**File No. PDEV19-058  
Departmental Conditions of Approval**

*(Departmental conditions of approval to follow this page)*



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

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

**Meeting Date:** February 25, 2020  
**File No:** PDEV19-058  
**Related Files:** PMTT11-002 (TM 18027)

**Project Description:** A Development Plan to construct 94 single-family dwellings and 1.09-acre pocket park on approximately 30.38 gross acres of land located at the northwest corner of Schaefer and Haven Avenues, within Planning Area 8 of the West Haven Specific Plan (APN: 0218-151-38) **submitted by Pulte Homes.**

**Prepared By:** Denny D. Chen, Associate Planner  
Phone: 909.395.2424 (direct)  
Email: dchen@ontarioca.gov

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

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

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

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

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

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

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

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

**2.3**     Landscaping.

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

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

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

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

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

**2.5**     Parking, Circulation and Access.

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

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

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

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

**2.8**     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.

**2.9**     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)     A minimum 100-FT 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-FT 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.



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

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

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

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

(c) CC&Rs shall ensure 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
- (iv) Utility and drainage easements

(d) 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.

(e) The CC&Rs 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&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

**2.12 Disclosure Statements.**

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

- (i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.
- (ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.
- (iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.
- (iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

**2.13 Environmental Review.**

(a) The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan EIR (SCH #2004011009), which was prepared in

conjunction with File No. PSPA14-002 and was adopted by the City Council on April 21, 2015. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval.

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

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

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

**2.15 Additional Fees.**

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

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

**2.16 Additional Requirements.**

(a) Shutters shall be constructed of wood or vinyl.

(b) Provide window mullion and shutter treatments on the front and enhanced rear and side elevations that abut a street. The final design shall be subject to Planning Director approval.

(c) Provide smooth stucco finish trim around the arched, front entrance areas for all Plan 3 (Italianate) homes.

(d) 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.

(e) The Applicant (Developer) shall be responsible for providing fiber optic lines to each home per City requirements and standards.

**(f)** Additional decorative/exterior wall lights shall be installed at key locations on all plans as needed. Applicant shall work with staff, during the plan check process to finalize the location(s) & placement of the exterior wall lights.

**(g)** The architectural treatments (i.e.: stone veneer and wood siding) for plans 2 and 3 (Italianate and Craftsman) shall wrap around and return to a logical point, subject to the Planning Department review and approval.

**(h)** All applicable conditions of approval of the West Haven Specific Plan shall apply to this Development Plan.

**(i)** All applicable conditions of approval of Tract Map - TM 18027 (File No. PMTT11-002) shall apply to this Development Plan.

**(j)** The Neighborhood Park shall be completed prior to the issuance of the certificate of occupancy release of the 46th home.



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DAB MEETING DATE: February 19, 2020

PROJECT: PDEV19-058; A Development Plan to construct 94 single family dwellings on 29.0 acres by the Pulte Group

LOCATION: NWC of Schaefer Avenue and Haven Avenue

PROJECT ENGINEER: Dean A. Williams, Associate Engineer (909) 395-22135

PROJECT PLANNER: Denny Chen, Associate Planner (909) 395-2424

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

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017.
2. The project shall comply with the Conditions of Approval for Tract Map No. 18027, approved at the DAB meeting of January 21, 2015, attached herewith for reference, and in accordance with the West Haven Specific Plan, File No. PSP03-006, adopted July 17, 2007.
3. The project shall comply with the Development Agreement by and between the City of Ontario and Stratham Properties, Inc., recorded with the San Bernardino County Recorder's Office on July 13, 2015 as Doc# 2015-0296532 and the 1st Amendment to same (File No. PDA07-005), recorded on May 10, 2019 as Doc# 2019-0150859.

4. Ontario Municipal Utilities Company (OMUC)


**Final Utilities Systems Map:** Developer/applicant shall submit a complete Final Utilities Systems Map accompanying the precise grading plan submittal to the City/OMUC for review and final approval. The systems map shall comply with the OMUC requirements which include showing and labeling all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, monitoring manholes, etc.), points of connection and sizes. This shall include private on-site systems to point of connection with public systems. See USM requirements document for details.

5) Solid Waste:

- a) Final Solid Waste Handling Plan (SWHP): Prior to approval of any building permits,

the Conceptual Solid Waste Handling Plan needs to be updated and converted into a Final Solid Waste Handling Plan Sheet and shall be submitted accompanying the precise grading plan submittal to the City/OMUC for review and approval. See "Solid Waste Handling Plan (SWHP) Requirements" document for details.

- b) **Integrated Waste Handling for the Park:** Developer/applicant shall provide the park on Lot A with a trash enclosure sized, at a minimum, to store two (2) 4-cubic yard trash enclosure for the refuse and recycling waste generated by the park for storage and then pick-up by the City. The trash enclosure shall meet the OMUC Integrated Waste Department's requirement for size, design and vehicle access. This requirement for a trash enclosure at the park may be satisfied through alternative Integrated Waste Handling means and methods, provided that the alternative meets City Integrated Waste Handling requirements and the alternative is subject to the review and approval of the Integrated Waste Department.
- c) **Integrated Waste Management Report (IWMR):** Developer/applicant shall submit an Integrated Waste Management Report for review and approval with the precise grading plan. This report shall address the management of all integrated waste (refuse, recycling, organics, etc.). The IWMR shall demonstrate compliance with the "Integrated Waste Management Report Requirements" document.

  
Bryan Lirley, P.E.  
Principal Engineer

  
Date

  
Raymond Lee, P.E.  
Assistant City Engineer

  
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 type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> TRACT MAP
<b>PROJECT FILE NO. TM No. 18027</b>  <b>RELATED FILE NO(S). PMTT11-002</b>		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: 2/18/20		

**CITY PROJECT ENGINEER & PHONE NO:** Dean A. Williams, Associate Engineer (909) 395-2135

**CITY PROJECT PLANNER & PHONE NO:** Rudy Zeledon, Principal Planner (909) 395-2422

**DAB MEETING DATE:** January 21, 2015

**PROJECT NAME / DESCRIPTION:** 94 Lot Subdivision on 29.0 acres with 5 Lettered Lots

**LOCATION:** NWC Haven Ave. and Schaefer Ave. within the West Haven Specific Plan.

**APPLICANT:** Stratham Homes; Jeff Evans (949) 398-2165

**REVIEWED BY:**  2/18/20  
 Bryan Lirioy, P.E. Date  
 Principal Engineer

**APPROVED BY:**  2/18/20  
 Raymond Lee, P.E. Date  
 Assistant City Engineer



**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 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) Interior streets as follows: 48-foot wide "A", "D" and "E" Streets; 60-foot wide "B", "C", "H" and "G" Streets.
  - 2) 2-foot on the west side of Haven Avenue for an ultimate half street width of 62-feet.
  - 3) Property line corner 'cut-back' required at: All in-tract intersections and at the intersections of Haven Avenue and Schaefer Avenue and Schaefer Avenue and proposed "E" Street.
  - 4) 14-foot wide lots "B" and "C" as additional landscape buffer areas.
- 1.02 Dedicate to the City of Ontario, the following easement(s):** 
  - 1) 30-foot wide public utility and trail easement along west side of proposed "E" Street.
  - 2) 12-foot wide parkway maintenance easement along south side of proposed "D" Street.
- 1.03 Restrict vehicular access to the site as follows: Right-in/right-out Ingress and egress at proposed "D" Street and Haven Avenue.**
- 1.04 Vacate the following street(s) and/or easement(s): 50-foot wide San Bernardino County road easement adjacent to Schaefer Avenue.**
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.**
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.**
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.** 
  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_
- 1.08 Prepare a fully executed subdivision agreement (on City approved format and forms) with accompanying security as required, or construct all public improvements as required herein.**



1.07

- 1.09 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.
- 1.10 File an application, together with an Initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.11 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).
- 1.12 Other conditions: 1) Developer/applicant shall procure a minimum of 18-feet of property from the adjacent property owner to the north of proposed "A" Street for right-of-way purposes and construction of street improvements in accordance with the approved tract map. Property shall include enough to construct standard curb return improvements at Haven Avenue and proposed "H" Street. 
  - 2) Developer/applicant shall procure all right-of-way as necessary to construct the proposed traffic signal at the intersection of Haven Avenue and proposed "A" Street (see item no. 2.35 [3]).

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

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

- 2.01 Record Tract Map No. 18027 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per Parcel 2 of Parcel Map No. 4117 as filed in book 38, pages 37 and 38 of parcel Maps, San Bernardino County Records.





- 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) (for abandonment north side of Schaefer Avenue)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)
  - California Department of Fish & Game
  - Inland Empire Utilities Agency (IEUA)
  - Other: Southern California Edison Co. (for the required right-of-way and PUE easements within the SCE easements [see item nos. 1.01 (4) and 1.02, above)
- 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	Haven Avenue	Schaefer Avenue	Interior Streets	Street 4
<b>Curb and Gutter</b>	<input checked="" type="checkbox"/> New; 36 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 18 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement</b>	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New; 40 ft. along frontage; 26 ft.; median to edge of gutter + 14 ft. east side of street	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New; 32 ft. edge of gutter to edge of gutter	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
<b>Sidewalk</b>	<input checked="" type="checkbox"/> New (multi-purpose trail) <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New (multi-purpose trail) <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>ADA Access Ramp</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



<b>Parkway</b>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/Irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/Irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/Irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/Irrigation)
<b>Raised Landscaped Median</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
<b>Sewer (see Sec. 2.C)</b>	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Water (see Sec. 2.D)</b>	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
<b>Recycled Water (see Sec. 2.E)</b>	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
<b>R-1 Traffic Signal System (see Sec. 2.F)</b>	<input checked="" type="checkbox"/> New (@ "A" St.) <b>Design Only</b> <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New; "A" St. <b>Design Only</b> <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Traffic Signing and Striping (see Sec. 2.F)</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light (see Sec. 2.F)</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
<b>Bus Stop Pad or Turn-out (see Sec. 2.F)</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Storm Drain (see Sec. 2G)</b>	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Overhead Utilities</b>	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
<b>Removal of Improvements</b>	_____	_____	_____	_____
<b>Fiber Optic Conduit System</b>	<input type="checkbox"/> New	<input type="checkbox"/> New	<input checked="" type="checkbox"/> New	<input type="checkbox"/> New



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: Developer/applicant shall pay an In lieu fee of \$342,118.00 to cover the costs of a portion of the improvements along the project Schaefer Avenue frontage in accordance with the approved development agreement.

### C. SEWER

- 2.19 A \_\_\_\_\_ inch sewer main is available for connection by this project in \_\_\_\_\_ (Ref: Sewer plan bar code: \_\_\_\_\_)
- 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: 1) Developer/applicant shall design and construct a non-master planned trunk sewer system in accordance with the approved development agreement for the project. The system shall be constructed from the northerly tract boundary in proposed "H" Street (8"), south to proposed "D" Street; then west on said "D" Street (10") through adjacent Tract No. 18476 to Turner Avenue; then south on Turner Avenue (12") to Virginia Dare Drive, within Tract No. 18922; then west in Virginia Dare Drive (12") to a connection point in the existing 33" Eastern Trunk Sewer System in Archibald Avenue. The proposed pipe sizes are subject to change at the time of design. Improvements for in-tract use of sewer system shall be constructed in accordance with the approved tentative map and approved plans.   
2) Developer/applicant shall design and construct the 21" sewer main in Haven Avenue along the tract frontage in accordance with the City of Ontario Master Plan of Sewer.  
3) Developer/applicant shall extend the proposed sewer in proposed "D" Street across the SCE easement adjacent to proposed "E" Street and connect to the system in the adjacent Tract No. 18476.

### D. WATER

- 2.23 A \_\_\_\_\_ inch water main is available for connection by this project in \_\_\_\_\_ (Ref: Water plan bar code: \_\_\_\_\_)
- 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: 1) Developer/applicant shall design and construct a master planned 12" water main in Haven Avenue along the tract frontage in accordance with the City of Ontario Master Plan of Water.**   
**2) Developer/applicant shall design and construct a master planned water system (925 pressure zone) in accordance with the City of Ontario Master Plan of Water and the approved development agreement. Developer/applicant shall provide two (2) points of connection to the existing 925 pressure zone system.**

#### 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) 395-2687 regarding this requirement.**
- 2.33 **Other conditions: 1) Developer/applicant shall construct a master planned recycled water main system (1050 pressure zone), designated as "Phase 2 Recycled Water Improvements", in accordance with the approved development agreement for the project. The system shall be constructed from a point of connection with the existing 24" main in Riverside Drive at Archibald Avenue; then east in Riverside Drive (16") to Haven Avenue; then south in Haven Avenue (8") to Chino Avenue. This system (Phase 2) shall include construction of a pressure reducing station (PRS) at the northwest corner of Haven Avenue and Chino Avenue, also in accordance with the approved development agreement and the City's master plan of recycled water.**



2) Developer shall also design and construct another portion of the master planned recycled water system (930 pressure zone) in Haven Avenue (16") from Chino Avenue to the northerly tract boundary, at the time of the installation of the phase 2 recycled water line improvements. The developer/applicant must close the loop by constructing the main from Haven Avenue, (12") west on Schaefer Avenue to a connection in Archibald Avenue (option "A") or continuing south on Haven Avenue to a connection in Edlson Avenue (option "B"). Improvements for in-tract use of recycled water shall be constructed in accordance with the approved tentative map and approved plans.

3) Developer/applicant shall design and construct a master planned 16" recycled water main in Haven Avenue along the tract frontage in accordance with the City's master plan of recycled water.

#### 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 Haven Avenue ultimate half width street section shall include a multi-purpose trail on the west side.
- 2) On-street parking shall be restricted on Schaefer Avenue and Haven Avenue.
- R-1 3) The developer/applicant shall design **and-construct** a new traffic signal system at the intersection of Haven Avenue and proposed "A" Street to the satisfaction of the City Engineer. The new traffic signal shall include bicycle detection, interconnect cable and conduit, battery back-up and emergency vehicle preemption systems to the satisfaction of the City Engineer. Developer/applicant shall procure all right-of-way as necessary to construct the proposed traffic signal at Haven Avenue and proposed "A" Street.
- 4) The southern entry to the tract from Haven Avenue ("D" Street) shall be limited to right-turn ingress/egress only.
  - 5) The developer/applicant shall design and construct a bus turnout on the west side of Haven Avenue south of "A" Street to the satisfaction of the City Engineer and Omnitrans. The design shall be in accordance with Omnitrans' Bus Stop Design Guidelines. The work shall include, but is not limited to, concrete sidewalk (multi-purpose trail), bus shelter, signage, and landscaping.
  - 6) The developer/applicant shall design and construct in-tract fiber optic conduits.
  - 7) Developer/applicant shall close proposed "E" Street and proposed "H" Street at the north tract boundary with proper barricades until adjacent property develops and constructs connecting streets.

#### 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 Calculate Storm Drain Impact Fees based on square footage  or acreage  of the subject site.
- 2.41 **Other conditions:** 1) Developer/applicant shall construct the master planned "Turner Avenue Storm Drain" system in accordance with the City of Ontario Master Plan of Drainage 2012 and the approved development agreement. The storm drain system shall be constructed from the northerly tract boundary of the subject tract in proposed "H" Street, south to proposed "D" Street; then west to proposed "E" Street; then south to Schaefer Avenue; then west on Schaefer Avenue to Turner Avenue; then south on Turner Avenue to the existing County Line Channel. In-tract storm drain improvements shall be constructed in accordance with the approved tentative map and approved plans.   
  
2) Developer/applicant shall construct the master planned storm drain along Haven Avenue frontage in accordance with the City of Ontario Master Plan of Drainage 2012.

**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 signed WQMP Maintenance agreement.





**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

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**Tract Map No.18027**

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  **Two (2) sets of Potable and Recycled Water demand calculations (Include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
6.  **Three (3) sets of Public Street Improvement plan with street cross-sections**
7.  **Three (3) sets of Private Street improvement plan with street cross-sections**
8.  **Four (4) sets of Public Water Improvement plan (Include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9.  **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10.  **Four (4) sets of Public Sewer improvement plan**
11.  **Five (5) sets of Public Storm Drain improvement plan**
12.  **Three (3) sets of Public Street Light Improvement plan**
13.  **Three (3) sets of Signing and Striping Improvement plan**
14.  **Three (3) sets of Traffic Signal Improvement plan**
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.
24.  Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
25.  Other: \_\_\_\_\_

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

**DAB CONDITIONS OF APPROVAL**

Sign Off

  
Jamie Richardson, Sr. Landscape Planner

1/10/20  
Date

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

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

D.A.B. File No.:  
PDEV19-058  
Project Name and Location:  
West Haven - Cascade - Typical Front Yards  
TM18027

Case Planner:  
Denny Chen

Applicant/Representative:  
Matt Matson – [matt.matson@pultegroup.com](mailto:matt.matson@pultegroup.com)  
27401 Los Altos, Ste. 400  
Mission Viejo, CA 92691

<input checked="" type="checkbox"/>	<b>A Preliminary Landscape Plan (dated 1/7/20) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</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>

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

**Civil/ Site Plans**

1. Parkway tree locations shall be shown on all tract maps and plans where utilities are proposed. Parkway trees are to be 30' apart and where residential driveways occur, a maximum 45' apart. Show and note a 10' total space, 5' clearance each side of tree from any utility or hardscape including water, sewer, drain lines and driveways; and 10' clear from street lights. Relocate utilities to minimum clearances to allow parkway trees.
2. Storm water infiltration devices located in landscape areas shall be reviewed and plans approved by the Landscape Planning Division prior to permit issuance. Any storm water devices in parkway areas shall not displace street trees.
3. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
4. Show backflow devices set back 4' from paving all sides. Locate on level grade
5. Locate utilities including light standards, fire hydrants, water, drain and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans.
6. Provide a utility clear space 8' wide in parkways 30' apart for street trees. Move water meters, drain lines, light standards to the utility minimum spacing and show utility lines at the edges of the parkway, toward the driveway apron, to allow space for street trees.
7. Show corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind at corners. Show 5' sidewalk and 7' parkway within the right of way or as required by Engineering dept.
8. Typical lot drainage shall include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.
9. Add Note to Grading and Landscape Plans: Landscape areas where compaction has occurred due

to grading activities and where trees or storm water infiltration areas are located shall be loosened by soil fracturing. For trees a 12'x12'x18" deep area; for storm water infiltration the entire area shall be loosened. Add the following information on the plans: The back hoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The back hoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference see Urban Tree Foundation – Planting Soil Specifications.

**Landscape Plans**

10. HOA planting exhibit provided does not match previously approved plans.
11. Replace Mesquite (brittle) and Agaves (limit use to accents); match the planting palette of the park, or similar.
12. Show location of windows on landscape plans.
13. Show/note backflow devices with 36" high strappy leaf shrub screening transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility, show as masses and duplicate masses in other locations on regular intervals.
14. Overhead spray systems shall be designed for plant material less than the height of the spray head.
15. Show/note 8' diameter of mulch only at new trees, 12' min. at existing trees. Detail irrigation dripline outside of mulched root zone.
16. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
17. Typical lot drainage shall include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.
18. Residential projects shall include a stub-out for future back yard irrigation systems with anti-siphon valves. All single family and multi-family residential front yards shall have landscape and irrigation.
19. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis etc.) in appropriate locations.
20. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
21. Provide phasing map for multi-phase projects.
22. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Fees are:

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

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



# CITY OF ONTARIO MEMORANDUM

**TO:** Denny Chen, Associate Planner  
Planning Department

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

**DATE:** November 7, 2019

**SUBJECT:** PDEV19-058 – A Development Plan to construct 94 Single Family dwelling units (TT 18027) within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Street. (APN: 0218-151-38). Related File: PMTT06-031 and PMTT11-002.

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

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## SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies, approximately 1,200 Sq. Ft.
- D. Number of Stories: 2
- E. Total Square Footage: Varies, approximately 3,000 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): R-3

## CONDITIONS OF APPROVAL:

### 1.0 GENERAL

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

### 2.0 FIRE DEPARTMENT ACCESS

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

### **3.0 WATER SUPPLY**

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

### **4.0 FIRE PROTECTION SYSTEMS**

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

### **5.0 BUILDING CONSTRUCTION FEATURES**

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



## CITY OF ONTARIO MEMORANDUM

**TO:** Denny Chen, Associate Planner

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

**DATE:** October 31, 2019

**SUBJECT:** PDEV19-058 – A DEVELOPMENT PLAN TO CONSTRUCT 94 SINGLE-FAMILY DWELLING UNITS LOCATED AT THE NORTHWEST CORNER OF HAVEN AVENUE AND SCHAEFER AVENUE.

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

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

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



# CITY OF ONTARIO MEMORANDUM

**TO:** PLANNING DEPARTMENT, Denny Chen  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** October 17, 2019  
**SUBJECT:** PDEV19-058

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

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### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lr

# AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV19-058  
 Address: NWC of Haven Avenue & Schaefer Avenue  
 APN: 218-151-38  
 Existing Land Use: Vacant  
 Proposed Land Use: Development Plan to construct 94 Single Family Homes  
 Site Acreage: 26.6 acres 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: Denny Chen  
 Date: 12/17/19  
 CD No.: 2019-073  
 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.

Real Estate Transaction Disclosure

Airport Planner Signature: 

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2019-073  
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:** Chairman and Members of the Planning Commission

**FROM:** Cathy Wahlstrom, Planning Director CW

**DATE:** February 25, 2020

**SUBJECT:** MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF JANUARY 2020

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Attached, you will find the Planning Department Monthly Activity Report for the month of January 2020. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of January 2020

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**DEVELOPMENT ADVISORY BOARD MEETING**

**January 6, 2020**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**

**January 6, 2020**

*Meeting Cancelled*

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**CITY COUNCIL/HOUSING AUTHORITY MEETING**

**January 7, 2020**

*Meeting Cancelled*

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**CITY COUNCIL/HOUSING AUTHORITY MEETING**

**January 21, 2020**

**ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT FOR FILE NO. PUD19-001:**

A public hearing to consider a Planned Unit Development to establish development standards, design guidelines and infrastructure requirements on 0.36-acre of land located at the northwest corner of Euclid Avenue and E Street (110 West E Street and 511 North Euclid Avenue), within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-355-09 and 10) **submitted by Hannibal Petrossi**. The Planning Commission voted to recommended approval of this item on 11/26/2019, by a vote of 6 to 0.

**Action: Adopted and waived further reading of the proposed ordinance approving the Planned Unit Development.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA15-003:**

A First Amendment to the Development Agreement between the City of Ontario and BrookCal Ontario, LLC, modifying requirements for the commencement and completion of the Deferred Frontage Improvements associated with Tract Map 18937 (File No. PMTT17-002) located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an amendment to The Avenue Specific Plan (File No. PSPA13-003), for which an addendum to the EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
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the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0218-972-01, -02 through -81; 0218-973-01, -02 through -16; 0218-974-01, -02 through -93; and 0218-975-01, -02 through -52) **submitted by BrookCal Ontario, LLC.** The Planning Commission recommended approval of this item on December 16, 2019, with a vote of 7 to 0.

**Action: Approved introduction and waived further reading of the proposed ordinance approving the Development Agreement Amendment.**

**ENVIRONMENTAL ASSESSMENT AND EXTENSION OF URGENCY ORDINANCE FOR FILE NO.**

**PDCA19-003:** A public hearing to consider and adopt a 10-month and 15-day extension of the previously approved urgency ordinance that adopted an interim Development Code Amendment to bring the City's current regulations governing accessory dwelling units into compliance with recent changes in State law (Senate Bill 13, Assembly Bill 68 and Assembly Bill 881) and the requirements of Government Code Section 65852.2, as amended. The urgency ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines (the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code, as set forth in Section 21080.17 of the Public Resources Code); **City Initiated.**

**Action: Adopted and waived further reading of the proposed ordinance approving the extension.**

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**DEVELOPMENT ADVISORY BOARD MEETING**

**January 22, 2020**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-066:**

A Development Plan to construct an 8,600-square foot medical office building on 0.918-acre of land generally located at the southeast corner of Begonia Avenue and Fourth Street, at 1129 West Fourth Street, 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 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1010-132-05) **submitted by Friends of Family Health Center. This project was continued from December 16, 2019.**

**Action: Approved subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-001:**

A Development Plan to construct a stealth wireless telecommunications facility (Verizon

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
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Wireless) and an equipment enclosure totaling 348 square feet on approximately 5 acres of land (Creekside Park) located at 3151 East Riverside Drive, within the OS-R (Open Space-Recreational) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, Infill Development projects) of the CEQA Guidelines. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1083-151-02) **submitted by Verizon Wireless.**

**Action: Approved subject to conditions.**

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**ZONING ADMINISTRATOR MEETING**

**January 22, 2020**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP19-024:** A Conditional Use Permit to establish a Type 20 ABC license (Off-Sale Beer and Wine) in conjunction with an existing 1,170 SF convenience store (Extra Mile) and fueling station (Chevron) on 1.03 acres of land located at 4880 East Motor Lane, within the Light Industrial land use district of the California Commerce Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 238-121-71) **submitted by Chevron USA.**

**Action: Approved subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP19-025:** A Conditional Use Permit to establish a Type 20 ABC license (Off-Sale Beer and Wine) in conjunction with an existing 1,170 SF convenience store (Extra Mile) and fueling station (Chevron) on 1.08 acres of land located at 1780 South Grove Avenue within the Commercial District of the Grove Avenue Specific Plan (APN: 1050-181-16). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; **submitted by Chevron USA.**

**Action: Approved subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.**

**PGPA20-001:** A General Plan Amendment modifying the Land Use Element of the Policy Plan (General Plan) component of The Ontario Plan, to include revising the Future Buildout Table (Exhibit LU-03) to be consistent with the land use change previously approved in conjunction with File No. PSPA19-002, an Amendment to the Meredith International Centre Specific Plan that established a Mixed-Use Overlay district on 22.39 acres of land within a portion of the Planning Area 2 (Urban Commercial) land use district. The proposed modification to the Future Buildout Table (Exhibit LU-03) will reflect the addition of 925 multiple-family units to the Meredith Mixed Use District (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55). The environmental impacts of this project were previously reviewed in conjunction with an Addendum, to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH# 2014051020), approved by City Council on December 17, 2019. This Application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by City of Ontario. City Council action is required.**

**Action: Recommended the City Council approve the project.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA20-001:** A request to amend Ontario Development Code Section 4.02.010.D.2.f, Billboard Relocation Agreements, Interagency Relocation Exception, to revise the locational criteria and the number of billboards to be eliminated within the City. Staff has determined that the application is exempt from the requirements the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). 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; **City Initiated. City Council action is required.**

**Action: Recommended the City Council approve the project.**

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## Monthly Activity Report—New Applications

Month of January 2020

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**PCUP20-001:** **Submitted by Alcoholic Beverage Consulting**

A modification to a previously approved Conditional Use Permit (File No. PCUP17-014) to change certain conditions of approval pertaining to the sale of alcoholic beverages, including size (by volume) of beers sold, hours of operation, location where alcohol can be sold at the concession stand, and number of beverages sold to one person in conjunction with an existing 70,033-square foot movie theater (Edwards Theater) on 1.9 acres of land located at 1575 North Mountain Avenue, within the Entertainment district of the Mountain Village Specific Plan (APN: 1008-271-10). Related File: PCUP17-014. **Zoning Administrator action required.**

**PCUP20-002:** **Submitted by Sonia Huiton**

A Conditional Use Permit to establish alcoholic beverage sales, including beer and wine, for on-premises consumption (Type 41 ABC License, On-Sale Beer and Wine Eating Place) in conjunction with a proposed 1,732-square foot restaurant on 10.88 acres of land located at 1119 South Milliken Avenue, Suite G, within the Light Industrial land use district of the California Commerce Center Specific Plan (APN: 0238-201-28). **Zoning Administrator action required.**

**PCUP20-003:** **Submitted by Edwards Theater Inc.**

A modification to a previously approved Conditional Use Permit (File No. PCUP16-022) to change certain conditions of approval pertaining to the sale of alcoholic beverages, including size (by volume) of beers sold and to extend the period in which alcoholic beverage may be sold in conjunction with an existing 140,000-square foot movie theater (Edwards Theater) on 18 acres of land located at 4900 East Fourth Street, within the Commercial/Office land use district of the Ontario Mills Specific Plan (APN: 0238-014-05). **Zoning Administrator action required.**

**PCUP20-004:** **Submitted by Xi Min Yuan**

A Conditional Use Permit to establish an 8,566-square foot freestanding banquet facility to operate in conjunction with an existing hotel (Sheraton Ontario Airport) on 1.76 acres of land located at 1801 East D Street, within the CCS (Convention Center Support Commercial) zoning district (APN: 0110-261-11). **Zoning Administrator action required.**

**PCUP20-005:** **Submitted by Victor Ortiz**

A Conditional Use Permit to construct a 14,700-square foot addition to an existing structure within an existing self-storage facility totaling 142,983 square feet on 3.5 acres of land located at 2314 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-181-07). Related Files: PDEV20-002 and PVAR20-001. **Planning Commission action required.**

## Monthly Activity Report—New Applications

Month of January 2020

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**PDCA20-001:** **Submitted by City of Ontario**

A Development Code Amendment revising Section 4.02.010.D.2.f (Billboard Relocation Agreements, Interagency Relocation Exception) to revise the locational criteria and the number of billboards to be eliminated within the City. **City Council action required.**

**PDET20-001:** **Submitted by City of Ontario**

A Determination of Use to establish whether standalone automated car washes are an allowed land use in the C/O (Commercial Office) land use district of The Mills Specific Plan (City Initiated). **Zoning Administrator action required.**

**PDEV20-001:** **Submitted by EBS Realty Partners**

A Development Plan to construct 4 industrial buildings totaling 206,886 square feet on 15.74 acres of land located at the southeast corner of Grove Avenue and Francis Street, within the Office/Commercial land use district of the Grove Avenue Specific Plan (APNs: 0113-451-14 and 0113-451-27). Related File: PMTT20-001. **Planning Commission action required.**

**PDEV20-002:** **Submitted by Victor Ortiz**

A Development Plan to construct a 14,700-square foot addition to an existing structure within an existing self-storage facility totaling 142,983 square feet on 3.5 acres of land located at 2314 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-181-07). Related Files: PCUP20-005 and PVAR20-001. **Planning Commission action required.**

**PDIF20-001:** **Submitted by BrookCal Ontario, LLC**

A Development Impact Fee Credit Agreement with BrookCal Ontario LLC, associated with the development of the Emerald Park (TM 18937), Canvas Park (TM 20081), and Regions South, located within The Avenue and Rich-Haven Specific Plans, respectively. **City Council action required.**

**PDIF20-002:** **Submitted by Brookfield Residential**

A Development Impact Fee Credit Agreement with Brookfield Residential associated with the development of Tentative Tract Map Nos. 17392, 17558, 17559, 17560, 17561, 17562, 17563, 17564, 18789, 18790, and 18791, located at southeast corner of Riverside Drive and Mill Creek Road, within the Edenglen Specific Plan. **City Council action required.**

**PDIF20-003:** **Submitted by KB Home California, LLC**

A Development Impact Fee Credit Agreement with KB Home California LLC, associated with the development of Tract Map 18400, located at the southeast corner of Archibald Avenue and Eucalyptus Avenue, within the Subarea 29 Specific Plan, and Tract Map 18810, located at the northwest corner of Archibald Avenue and Chino Avenue, within the Countryside Specific Plan. **City Council action required.**

## Monthly Activity Report—New Applications

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### **PGPA20-001:**

**Submitted by City of Ontario**

A General Plan Amendment modifying the Land Use Element of the Policy Plan (General Plan) component of The Ontario Plan, to include revising the Future Buildout Table (Exhibit LU-03) to be consistent with the land use change previously approved in conjunction with File No. PSPA19-002, an Amendment to the Meredith International Centre Specific Plan that established a Mixed-Use Overlay district on 22.39 acres of land within a portion of the Planning Area 2 (Urban Commercial) land use district. The proposed modification to the Future Buildout Table (Exhibit LU-03) will reflect the addition of 925 multiple-family units to the Meredith Mixed Use District (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55). **City Council action required.**

### **PHP-20-001:**

**Submitted by Ricardo Zarate**

A request to remove an "Eligible" single-family residence from the Ontario Register of Historic Resources, located at 829 Plaza Serena within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district (APN: 1048-112-19). **Historic Preservation Subcommittee action required.**

### **PMTT20-001:**

**Submitted by EBS Realty Partners**

A Parcel Map to subdivide 15.74 acres of land into 4 parcels located at the southeast corner of Grove Avenue and Francis Street, within the Office/Commercial land use district of the Grove Avenue Specific Plan (APNs: 0113-451-14 and 0113-451-27). Related File: PDEV20-001. **Planning Commission action required.**

### **PSGN20-001:**

**Submitted by Icon Pacific**

A Sign Plan for the installation of 3 illuminated wall signs, one monument sign to be refaced, and various directional signs to be refaced for R BURGERS, located at 4890 South Motor Lane, within the Light Industrial land use district of the California Commerce Center Specific Plan (APN: 0238-121-37). **Staff action required.**

### **PSGN20-002:**

**Submitted by A&S Engineering, Inc.**

A Sign Plan for the installation of new wall signage for SPEEDWAY FOOD MART, located at 4675 Mills Circle, in conjunction with an existing Shell gas station, with the Ontario Mills Specific Plan (APN: 0238-014-35). **Staff action required.**

### **PSGN20-003:**

**Submitted by National Sign and Marketing**

A Sign Plan to modify an existing monument sign located at 2535 South Euclid Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1051281-77). **Staff action required.**

## Monthly Activity Report—New Applications

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**PSGN20-004:** **Submitted by Eagle Signs**

A Sign Plan for the installation of an illuminated wall sign for PACIFIC LENDING, located at 4141 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan (APN: 0210-205-07). **Staff action required.**

**PSGN20-005:** **Submitted by Raising Cane's**

A Sign Plan for the installation of 2 temporary signs for RAISING CANE'S, located at 1437 North Mountain Avenue, within the Main Street land use district of the Mountain Village Specific Plan (APN: 1008-431-28). Temporary signs must be removed by 3/11/2020. **Staff action required.**

**PSGN20-006:** **Submitted by Inland Signs**

A Sign Plan for the installation of one non-illuminated wall sign (west elevation) for NFP, located at 1155 South Milliken Avenue, Suite B, within the Light Industrial Land Use District of the California Commerce Center Specific Plan (APN: 0238-201-28). **Staff action required.**

**PSGN20-007:** **Submitted by Costco Wholesale Corporation**

A Sign Plan for the installation of 3 wall signs for COSTCO BUSINESS CENTER, located at 3680 East Guasti Road, within the Ontario Gateway Specific Plan (APN: 0210-212-57). **Staff action required.**

**PSGN20-008:** **Submitted by CS Signs**

A Sign Plan for the installation of wall mounted, monument, directional, and freestanding signs for PORSCHE OF ONTARIO, located at 2262 East Inland Empire Boulevard, within the Urban Commercial land use district of the Meredith International Center Specific Plan (APN: 0110-321-81). **Staff action required.**

**PSGN20-009:** **Submitted by AKC Permit Co.**

A Sign Plan for the installation of new illuminated and nonilluminated wall signs for WALMART, located at 1333 N. Mountain Avenue, within the Main Street land use district of the Mountain Village Specific Plan (APN: 1008-431-27). **Staff action required.**

**PSGN20-010:** **Submitted by Diaz Sign Services**

A Sign Plan for one illuminated wall sign for LA MICHOACANA, located at 2448 South Vineyard Avenue, within the CC (Community Commercial) zoning district (APN: 0216-401-63). **Staff action required.**

**PSGP20-001:** **Submitted by JK Towngate Property, LLC**

An Amendment to the Mountain Avenue Sign Program, revising the sign design standards for property located at 1337 North Mountain Avenue, within the Main Street land use district of the Mountain Village Specific Plan (APNs: 1008-431-26). Related File: PSPA20-001. **Staff action required.**

## Monthly Activity Report—New Applications

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**PSPA20-001:** **Submitted by JK Towngate Property, LLC**

An Amendment to the Mountain Village Specific Plan, revising the sign standards within the Main Street land use district. Related File: PSGP20-001. **City Council action required.**

**PTUP20-001:** **Submitted by Quang Thien Buddhist Temple**

A Temporary Use Permit for Quang Thien Buddhist Temple's annual Vietnamese New Year Ceremony located at 704 East E Street. Event to be held on 2/2/2020, 10:30AM to 1:30PM. **Staff action required.**

**PTUP20-002:** **Submitted by W.L. Butler Construction**

A Temporary Use Permit for a temporary trailer for field team during construction activities, located at 300 North Haven Avenue. **Staff action required.**

**PTUP20-003:** **Submitted by Circo Caballero**

A Temporary Use Permit for Circo Caballero, to be held at the Ontario Mills Mall (1 East Mills Circle). Event will be held on 1/23/2020 through 2/3/2020. **Staff action required.**

**PTUP20-004:** **Submitted by City of Ontario Community Life and Culture Agency**

A Temporary Use Permit for a VIP reception for the "Shaping Wood, Shaping Artists: Sam Maloof" Exhibit to be located at 217 South Lemon Avenue. The event will be held on 1/24/2020. **Staff action required.**

**PTUP20-005:** **Submitted by Happiness of Pursuit Arts Foundation**

A Temporary Use Permit for an outdoor parking lot music event for the non-profit Happiness of Pursuit Arts Foundation, hosted by Firewater Bar at 1528 West Holt Boulevard. Event to be held on 4/4/2020. **Staff action required.**

**PTUP20-006:** **Submitted by American Career College**

Temporary Use Permit for American Career College student appreciation rally located at 3130 East Sedona Court (approximately 900 attendees). Event to be held on 01/22/2020. **Staff action required.**

**PTUP20-007:** **Submitted by Ontario Convention Center Visitors Bureau**

A Temporary Use Permit for the 2020 All Star Classic Skills Competition at the Toyota Arena located at 4000 East Ontario Center Parkway. Event to be held on 1/26/2020, 10:00AM to 6:00PM. **Staff action required.**

**PTUP20-008:** **Submitted by Brookfield Residential**

A Temporary Use Permit for a temporary sales office (modular trailer) in conjunction with a model homes complex located at 3921 South Jolly Paseo, within the Canvas Park at New Haven project.

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Home sales will begin 3/14/2020 and are anticipated to be completed by 10/1/2023. **Staff action required.**

**PTUP20-009:** **Submitted by Iglesia De Dios De La Profecia**

A Temporary Use Permit to establish a Valentine's Day flower sale in conjunction with Iglesia de Dios De La Profecia Church. Event to be held on 2/14/2020. **Staff action required.**

**PTUP20-010:** **Submitted by Pulte Homes**

A Temporary Use Permit for a sales office in conjunction with a model homes complex located at 3677 Bearberry Avenue. Home sales to begin on 3/2/2020 and are anticipated to be completed by 6/30/2022. **Staff action required.**

**PTUP20-011:** **Submitted by Bob's Discount Furniture**

A Temporary Use Permit for a weekend tent sales event for Bob's Discount Furniture, located at 4195 East Inland Empire Boulevard. Event to be held on 2/8/2020 through 2/9/2020. **Staff action required.**

**PTUP20-012:** **Submitted by Run for the Wall**

A Temporary Use Permit for the Annual Run for the Wall event at the Ontario Convention Center, located at 2000 East Convention Center Way. Event will be held on 5/13/2020 (setup and training on 5/11/2020 and 5/12/2020). **Staff action required.**

**PVAR20-001:** **Submitted by Victor Ortiz**

A Variance to deviate from the minimum landscape coverage, from 15 percent to 4.5 percent, in conjunction with the construction of 14,700-square foot addition to an existing structure within self-storage facility totaling 142,983 square feet on 3.5 acres of land located at 2314 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-181-07). Related Files: PDEV20-002 and PCUP20-005. **Planning Commission action required.**

**PVER20-001:** **Submitted by Armada Analytics**

A Zoning Verification for property located at 1051 East Fourth Street, within the MDR-25 (Medium Density Residential - -25.1 to 45.0 DUs/Acre) zoning district (APN: 1047-473-37). **Staff action required.**

**PVER20-002:** **Submitted by Maria Cofano**

A Zoning Verification for property located at 3120 East Mission Boulevard, within the Industrial land use district of the California Commerce Center South Specific Plan (APN: 211-275-33). **Staff action required.**

## Monthly Activity Report—New Applications

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**PVER20-003:** Submitted by **The Planning and Zoning Resource Company**

A Zoning Verification for properties located at 3919 through 3979 East Guasti Road, within the IL (Light Industrial) zoning district (APN: 0210-212-47). **Staff action required.**

**PVER20-004:** Submitted by **Mark Manwaring**

A Zoning Verification for properties located at 880 North Rochester Avenue, 960 Ontario Mills Parkway, 980 Ontario Mills Parkway, and 990 Ontario Mills Parkway, within the Commercial/Office Land Use District of the Ontario Mills Specific Plan (APNs: 0238-014-03, 0238-014-04, 0238-014-06, and 0238-014-07). **Staff action required.**