

CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

September 27, 2016

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

6:30 PM

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.*

ROLL CALL

DeDiemar __ Delman __ Downs __ Gage __ Gregorek __ Ricci __ Willoughby __

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS

- 1) Agenda Items
- 2) Commissioner Items

PUBLIC COMMENTS

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

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

CONSENT CALENDAR ITEMS

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

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of August 23, 2016, approved as written.

PLANNING COMMISSION PUBLIC HEARING ITEMS

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

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-022 & PCUP16-013:** A Development Plan (PDEV16-022) to construct an 880-square foot carwash for an existing 3,746-square foot Arco service station and AM/PM convenience store in conjunction with a Conditional Use Permit (PCUP16-013) to establish and operate the drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, the project is categorically exempt from environmental review pursuant to Section §15332 (Class 32-In-Fill Development Projects). The proposed project is located within the Airport Influence Area of Ontario

International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0238-012-26); **submitted by Empire Design Group, Inc.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section §15332 (Class 32-In-Fill Development Projects).

2. File No. PCUP16-013 (Conditional Use Permit)

Motion to Approve/Deny

3. File No. PDEV16-022 (Development Plan)

Motion to Approve/Deny

C. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-009, PMTT16-007 (PM 19721) & PVAR16-001:

A Tentative Parcel Map (File No. PMTT16-007/PM 19721) to merge 2.8 acres of land into a single parcel, in conjunction with a Development Plan (File No. PDEV16-009) to construct a 52,400-square foot industrial building and a Variance (PVAR16-001) to deviate from the minimum building setback requirements of the Development Code, from 20 feet to 10 feet, located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections §15304 (Class 4, Minor Alterations to Land), §15305 (Minor Alterations in Land Use Limitations), and §15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Sections §15304 (Class 4, Minor Alterations to Land), §15305 (Minor Alterations in Land Use Limitations), and §15332 (Class 32, In-Fill Development Projects).

2. File No. PVAR16-001 (Variance)

Motion to Approve/Deny

3. File No. PMTT16-007 (Tentative Parcel Map)

Motion to Approve/Deny

4. **File No. PDEV16-009** (Development Plan)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV15-017, PCUP15-009 AND PVAR15-003**: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1011-141-06); **submitted by Verizon Wireless.**

1. **CEQA Determination**

Motion to Approve/Deny a Mitigated Negative Declaration

2. **File No. PCUP15-009** (Conditional Use Permit)

Motion to Approve/Deny

3. **File No. PVAR15-003** (Variance)

Motion to Approve/Deny

4. **File No. PDEV15-017** (Development Plan)

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-005**: A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); **City initiated. City Council action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section §15601(b)(3) (General Rule)

2. File No. PDCA16-005 (Development Code Amendment)

Motion to recommend Approval/Denial for the continuance of the item

MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing):
- 2) New Business
- 3) Nominations for Special Recognition

DIRECTOR'S REPORT

- 1) Monthly Activity Report

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

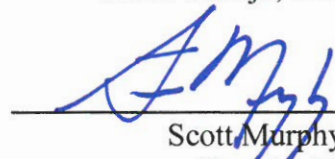
If you challenge any action of the Planning/Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning/Historic Preservation Commission at,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



I, Marci Callejo, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Friday, September 23, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



Marci Callejo, Secretary Pro Tempore



Scott Murphy, Planning Director
Planning/Historic Preservation
Commission Secretary

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

MINUTES

August 23, 2016

CONTENTS	PAGE
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of July 26, 2016	2
A-02. PDEV16-013	2
PUBLIC HEARINGS	
A-03. PDEV16-014	2
B. File Nos. PMTT16-006 & PDEV16-008.....	8
C. File Nos. PSPA16-002.....	9
D. File Nos. PMTT16-012 & PDEV16-016.....	10
E. File Nos. PMTT16-015.....	11
F. File Nos. PGPA16-004	12
G. File Nos. PDCA16-004.....	15
H. File Nos. PDCA16-005.....	17
MATTERS FROM THE PLANNING COMMISSION.....	17
DIRECTOR’S REPORT.....	18
ADJOURNMENT	18

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

MINUTES

August 23, 2016

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:33 PM

COMMISSIONERS

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

Late: Gregorek and Ricci

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner
Zeledon, Senior Planner Mullis, Senior Planner Noh, Assistant
City Engineer Do, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Delman.

ANNOUNCEMENTS

Mr. Murphy stated there were a couple of modifications presented to them. He said before each Commissioner were revised exhibits and resolutions for Items A-03, Item F and Item G. He said they have the strike-out versions in front of them so they can see the changes being proposed and Item H is also being requested for continuance to the September 27th meeting.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Agenda Item A-03 was pulled for separate discussion by Mr. Gage.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of July 23, 2016, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW
FOR FILE NO. PDEV16-013:** A Development Plan (File No. PDEV16-013) to
construct a 91-unit multi-family townhome project consisting of 8 two-story complexes
(five 14-unit complexes and three 7-unit complexes) on 5.04 acres of land located within

the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential.**

It was moved by DeDiemar, seconded by Delman, to approve the Planning Commission Minutes of July 26, 2016, as written and to approve File No. PDEV16-013. The motion was carried 5 to 0.

PUBLIC HEARING ITEMS

Commissioner Gregorek arrives at 6:39 PM.

- A-03. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND PARKING REDUCTION REVIEW FOR FILE NO. PDEV16-014:** A Development Plan to construct 800 multiple-family dwellings and a maximum 10 percent reduction in off-street parking based upon the “low demand” provisions of Development Code Section 6.03.020.B, on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH No. 2014051020), which was prepared in conjunction with File Nos. PGPA13-005 and PSPA14-003, and was certified by the City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 0110-311-56, 0110-311-57, & 0110-311-58); **submitted by Palmer Ontario Properties, LP, a California LP.**

Planning Director, Scott Murphy, presented the staff report. Mr. Murphy gave some background stating that the City Council had approved a major update to the Meredith Specific Plan which included up to 800 multi-family units. Mr. Murphy stated that the Applicant is now submitting plans for exactly 800 multi-family units on the 21 acre piece of property. He explained the buildings are designed to be a podium style, where the ground floor is essentially a parking structure with three-stories of residential units on top of that. He shared there will be two primary access entrances coming off of Inland Empire Boulevard, which will both be signal red intersections with the easterly access being the primary one for guests and residents. Mr. Murphy said the westerly entrance will be for residents of the complex only. He shared this will be a gated community and there will be a manned guard shack at the westerly entrance. He also stated with this development there will be two significant open spaces and community buildings at each

end of the development. Mr. Murphy gave the various types of units, which includes one, two and three bedroom units. He stated the Applicant is also requesting a reduction to the parking requirement. Mr. Murphy shared that under our current development code, the parking ratio would require 2.22 parking spaces. He said the Applicant is asking for up to a 10 percent reduction and the actual number being proposed is 2.04 spaces per unit. He explained that as part of the request, the Applicant hired a traffic engineer to go through and evaluate the proposal and looked at existing facilities that are similar in nature in different communities and in Ontario and Rancho Cucamonga. Mr. Murphy stated that their determination was that 2.22 spaces per unit which the Development Code requires is very conservative and that in other communities 1.75 spaces per unit would be more than adequate. He said in this case they are not proposing to drop to the 1.75, but to maintain the 2.04 spaces per unit. Mr. Murphy referred to an article in the Wall Street Journal which states that in some multi-family developments, up to 30 percent of the garages are used for other purposes other than parking. He says with the podium style architecture, what is there is an open parking field on the ground floor of these buildings; there is no storage or garage areas. As a result the parking is readily available. Mr. Murphy stated that as a result of all those factors, staff believes there will be ample parking. He stated that staff is recommending the Planning Commission approve File No. PDEV16-014, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Darrel Malamut, Sr. Vice President for Palmer Ontario Properties, appeared and spoke. He asked the Commissioners if there were any questions he could answer regarding the project.

Mr. Gage asked if he had an idea of the average age range of the tenants for the development with these type of amenities.

Mr. Malamut stated they have done several market studies that runs the gamut and the project would cater towards families and all segments of the market since there is a variety of bedroom types. He stated they are hoping to secure some of the market from the industrial project which is going up nearby and for their families and workers.

Mr. Gage asked with the mention of “families”, if they had a specific age in mind for the development.

Mr. Malamut stated it really ranges.

Mr. Gage asked if there was parking on the street on Inland Empire Boulevard.

Mr. Malamut stated no, there is not.

Mr. Gage asked if people are not able to park within their project, how far away would they have to park on a city street.

Mr. Malamut stated he didn't know; they designed the project with parking in mind. He said as mentioned, the project is podium style and residents would be forced to use their

parking spaces for parking and in addition to that, it is a secured location with guard gates so visitors and others from the community can't come to use the parking within the project site. He said that based on their analysis, along with their traffic engineer, who did a thorough analysis, they will have adequate parking.

Mr. Gage refers to the analysis completed by the traffic engineer, which compares a number of different projects. He said what he didn't read within the study is information saying whether the tenants have been happy or liked the parking within the project. He asked if there was any information stating their residents level of satisfaction with that level of parking.

Mr. Malamut invited the traffic engineer to come up and stated that G. H. Palmer Associates has about 12,000 units within their portfolio and it's within their best interest to make sure their residents and tenants are happy. They are not a fee developer where they sell them off; they hold onto their properties for long periods of time. Their goal is to make sure their centers thrive, leases up and stays at occupancy. He said based on their team's experience, they feel they have sufficient parking and the last thing they want to do is come in and have a parking issue.

Mr. Rich E. Barretto, Principal Traffic Engineer from Linscott, Law and Greenspan Engineers came up to speak regarding surveys presented. He explained they took three surveys and their role is to receive authorization to be on-site with property management, they count cars during peak hours when residents are in at early morning, mid-day and late afternoon to make sure they have a gamut which represents parking for residents, deliveries, etc. He stated they try not to interact with the residents for fear of being accosted or them complaining, but from their file, they would conclude that residents are satisfied because there is more parking available than what is needed. He gave an example from the City of Irvine, where there are about 480 units with their on-site supply parking ratios were 2.1 to 2.2 and what they observed during their high demand time was 1.4. He stated relative to parking, what's being supplied and what's actually being utilized, there is more than enough surplus. He stated he can't answer the question of whether they are happy, but he can speak to the point of there is an abundance of parking in this one apartment home complex which is similar to this type of project being proposed.

Mr. Gage asked if the extra spaces are going to be assigned to residents. He also wanted to know if the parking assignments would be based on the number of bedrooms.

Mr. Barretto stated there's a master parking plan and it then depends on how the management company chooses to assign them. He stated they may choose to rent another space; where everyone receives a space and an additional space costs an additional price as part of their monthly rent. He said Mr. Malamut could probably add more detail on how that would happen.

Mr. Malamut stated they have conditions to their master parking plan which would need to be followed. He explained that each of their projects are based on demographics and at this project, there is a parking structure where everyone will have one parking space and when those fill up, they will assign the surface parking spaces around the community. He also stated there are enforcement procedures and residents will be given those written

parking regulations when they move in. He said the parking spaces are usually assigned by the demand of the unit size. For example, a one-bedroom unit would be assigned one parking space. He stated accommodations for additional parking spaces are accessed as needed thereafter and strategically to assure there is adequate resident and guest parking.

Mr. Gage wanted to know if they had studies showing if multi-bedroom units equated to multi-car situations. He said that seemed like a common sense type of question and how would they accommodate the overflow of cars.

Mr. Malamut stated it's a give and take when planning this master community and its parking plan. He stated they also have to accommodate the storm water infiltration, open spaces, amenities and everything else that goes into it. He said one of the ways they've dealt with the parking is by putting spaces underneath every building and spaces around the entire community.

Mr. Gage asked how they addressed the large parking problem so well known by other complexes and in the apartment industry in general.

Mr. Malamut reiterated that they are bringing a podium style to an urban multi-family development onto this particular project site. He said in doing so, it has parking structures below each building rather than garages so nothing can be stored within them. He stated that this opens up the area for parking and ensures that each parking space will be utilized for parking and not stored with stuff as mentioned earlier. He said that was one design element they have which helps them not to have a parking issue.

Mr. Gage asked if they will manage the community long-term.

Mr. Malamut stated yes.

Mr. Downs asked where the visitor parking would be [on the site plan] and how many spaces are allocated for them.

Mr. Malamut stated there would be parking stalls located all around the drive aisles, along with small niche parking lots throughout the community. He stated about 133 spaces are allocated for visitor parking.

Commissioner Ricci arrived at 6:48 PM.

Mr. Willoughby pointed out that each building has at least one parking structure under it. He also wanted to confirm that if there are extra parking spaces available, residents may have the opportunity to rent another available space.

Mr. Malamut stated that was correct.

Mr. Willoughby asked Mr. Barretto if he could share what areas [cities] the parking surveys were taken in, which were shared with the Commission.

Mr. Barretto stated the three they looked at are: Irvine, Monrovia and Pasadena. He stated another consultant compiled information from the cities of: Irvine Orange, Fullerton,

Santa Ana and Costa Mesa. He said they also referenced a publication which had field studies from Ontario and Rancho Cucamonga. The publication was named, "Parking Reform Made Easy" and the parking ratios were about 1.58 to 1.66 spaces per unit. He stated another study which mentioned Ontario had a ratio of 1.62. He said the entire gamut had the high of 1.75 and what they found is that the 1.75 was a good starting point and everything above that was "gravy" since they were at the 2.05 ratio.

Mr. Willoughby asked Mr. Malamut if they are within the 1.75 ratio on recent projects.

Mr. Malamut stated yes, they are a little bit below and usually have a surplus of spaces.

Mr. Willoughby questioned where the pool areas are located; if they were on top of the podium areas.

Mr. Malamut stated the blue areas on the slides are water features and are on top of parking structures.

Mr. Gage asked if any tandem parking is proposed in the parking structures or storage shelves available.

Mr. Malamut stated no; bicycle parking will be available in their recreational centers.

Loree Masonis stated she had basic questions and concerns. She said she lived close to Fourth Street and there's already an apartment complex between Baker and Corona where construction was standing still and there was another approved multi-unit project on Corona and Fourth. She said one of her questions was when will construction start and what was the time limit to finish. She was concerned about traffic and street issues.

City Attorney Rice stated Ms. Masonis should ask all her questions within her three minute time period to eliminate a back and forth question and answer period.

Ms. Masonis continued stating she had concerns about the trend for more apartments being built and the change in behavior to not go for the American dream and buy a house. She questioned if the project was timely, good or effective or does the City plan to change everything that was once cherished in our country as in moving and progressing.

Mr. Willoughby stated the project is located on Inland Empire Boulevard, so it should not affect Fourth Street too much.

Ms. Masonis asked what the Meredith Specific Plan was.

Mr. Willoughby explained it was the Specific Plan created for the property which this project is part of and was created many years ago and was amended in 2015.

Paul Raunko, from CBRE, who specializes in the multi-family field came up to speak. He wanted to address the parking question(s) Mr. Gage brought up. He stated that larger multi-family projects that allocate two or more parking spaces per unit are seen as well planned. He also stated most management companies assign one space per unit and then the rest is open because not everyone is home at the same time. He said patterns change

with people working, school, etc. He stated the real trend going on with multi-family living include Uber and Lift and they are finding more people are having less cars, than more cars. He said especially when they have older residents. He wanted to share there should be no concerns with parking and they have adequate spaces with this project.

Mr. Malamut stated all construction predicates on permits, but grading goals are for later this year and construction is to begin in early 2017.

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

Mr. Gage stated it was very good to hear all the answers to the questions and the input from everyone. He shared he has a concern about parking on every project they oversee and one of the reasons is because he has had experiences where his daughter lived in a larger apartment complex and there was not enough parking, although there were many amenities. He explained the proposal, information regarding the parking reduction and statistics on companies like Uber are helpful. He said he's excited to see this project come into the City and it's a very nice high quality project which will help the economy of the area. He said everything came together for him and he would be voting for it.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gage, to adopt resolutions to approve the Development Plan, File No. PDEV16-014, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN FOR FILE NO'S PMTT16-006 (PM19743) AND PDEV16-008:** A Tentative Parcel Map (File No. PMTT16-006; PM19743) to subdivide 9.17 acres of land into 4 parcels, in conjunction with a Development Plan (File No. PDEV16-008) to construct 4 industrial buildings totaling 182,084 square feet within the Business Park Land Use Designation of the Grove Avenue Specific Plan located at 1554 South Grove Avenue. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1050-161-03); **submitted by Western Realco, LLC.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh stated the applicant is requesting the two applications to facilitate the construction of four industrial buildings. He shared the project is within the Grove Avenue Specific Plan, zoned Business Park and is surrounded by industrial buildings. He explained the lot is currently empty and the applicant is requesting a parcel map to separate the lot into four parcels and there would be improvements which include sidewalk, landscape and utilities. Mr. Noh continued by stating the second application is for a development plan which will facilitate the construction for the four industrial buildings ranging in size from approximately 29,000

square feet to approximately 63,000 square feet, for a total of 182,000 square feet of total building area. Mr. Noh stated there are proposed two ingress and egress areas along Grove Avenue and pointed out setbacks for the various buildings. He explained the Development Code requires 135 parking spaces and the project is proposing 196 parking spaces. He shared the design elements of the four concrete tilt-up buildings along with their proposed color schemes and elevations. He stated that staff is recommending the Planning Commission approve File Nos. PMTT16-006 and PDEV16-008, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Gary Edwards, Principal from Western Realco appeared and spoke. He stated they were excited about the project, have worked with staff, they've reviewed the conditions of approval and they're acceptable. He said they were looking forward to the future and would answer any questions which the Commission might have.

Mr. Downs stated he thought it was one of the last parcels left on Grove.

Mr. Edwards stated that he thought that was true, definitely one of the few left and they were excited to develop it.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Ricci, to adopt the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by DeDiemar, seconded by Ricci, to adopt resolutions to approve the Tentative Parcel Map, File No. PMTT16-006 subject to conditions of approval and Development Plan, File No. PDEV16-008 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002:** An Amendment to The Exchange Specific Plan to establish the Industrial Park (IP) land use development standards, regulations and design guidelines for 10.59 acres of land, located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International

Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (Related Files No's.: PMTT16-012 and PDEV16-016) (APN: 0238-012-19); **submitted by Orbis Real Estate Partners. City Council action is required.**

- D. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-012 AND PDEV16-016:** A Tentative Parcel Map (File No. PMTT16-012 (TPM 19715)) to subdivide 10.59 acres of land into 4 lots, and a Development Plan (File No. PDEV16-016) to construct four industrial buildings totaling approximately 225,000 square feet, located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (Related File No.: PSPA16-002) (APN: 0238-012-19); **submitted by Orbis Real Estate Partners.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh gave a summary of the areas which the applicant is requesting to be included in the Specific Plan Amendment and gave background on the Tentative Parcel Map and Development Plan which includes four industrial buildings. Mr. Noh stated the project is located east of the 15 freeway and north of Ontario Mills Parkway and is currently vacant. He explained that in 2003 The Exchange Specific Plan was originally adopted and provided the land use designations for a Freeway Commercial portion and Industrial Park portion. He continued to state the original design guidelines only had standards for the Freeway Commercial portion due to the development which was already proposed. He shared the Industrial Park design guideline standards were deferred until a later time and the applicant is now addressing those in this project in Section Five of the Specific Plan Amendment. Mr. Noh stated all the areas which would be included like parking, landscape and design. He next explained the Tentative Parcel Map giving acreage and size for the application along with the Development Plan application stating the four industrial buildings being proposed. He shared slides of elevations, building materials and schematics of each building. He stated that staff is requesting the Planning Commission recommends approval to the City Council for the CEQA determination and adoption of a Mitigated Negative Declaration and File No. PSPA16-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval. Also, that staff is recommending the Planning Commission approve File Nos. PMTT16-012 and PDEV16-016, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Grant Ross, Principal from Orbis Real Estate appeared and spoke. He stated this was their third project with the City of Ontario. He said it's an industrial development and they are excited to be here and do business with Ontario. He shared he would be available to answer any questions.

Mr. Willoughby asked if it would be in one phase, having all buildings constructed simultaneously.

Mr. Ross stated yes it would be a single phase project.

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

Mr. Gage stated he appreciated the orientation of the buildings to the 15 Freeway and how it will shield the trucks. He thought it was a good idea.

Mr. Willoughby stated it looked like a good tree line as well.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gregorek, to recommend adoption of the CEQA Determination and Mitigated Negative Declaration. Roll call vote: AYES, DeDietmar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Gage, seconded by Ricci, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No. PSPA16-002, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Delman, seconded by Downs, to adopt resolutions to approve the Tentative Parcel Map, File No. PMTT16-012 subject to conditions of approval and Development Plan, File No. PDEV16-016 subject to conditions of approval and contingent upon the approval of the Specific Plan Amendment by City Council. Roll call vote: AYES, DeDietmar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-015:

A Tentative Tract Map (TT20025) to subdivide two parcels totaling 0.83 acres of land into six numbered lots and one lettered lot for single-family residential homes generally located at the southwest corner of La Avenida Drive and New Haven Drive within Planning Area 10A of The Avenue Specific Plan. The impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-452-16 & 218-452-22); **submitted by Brookfield Residential.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh explained the project is currently mass graded and within the New Haven Community which has a club house

and model homes and construction homes open to the public. The applicant is requesting the one-acre of land be divided into six single family residential lots that range in size from 2,700 square feet to 3,500 square feet. He stated in April of 2016, the Planning Commission approved the Development Plan for the La Avenida product which included the proposed architecture and site plan. He stated that staff is recommending the Planning Commission approve File No. PMTT16-015, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Susan McDowell a representative from Brookfield Residential appeared and spoke. She thanked staff for their work on the item and said she would address any questions the Commission might have.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Delman, to adopt a resolution to approve the Tentative Tract Map, File No. PMTT16-015, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

F. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT

REVIEW FOR FILE NO. PGPA16-004: A General Plan Amendment (File No. PGPA16-004) to: (1) Modify Figures M-1 (Mobility Element System) and M-3 (Multipurpose Trails and Bikeway Corridor Plan) to add a parallel bike route to Holt Blvd. from Benson to Haven Aves., extend and modify the San Antonio Bike Corridor to extend from the southern to the northern city limits, modify planned facilities in Ontario Ranch to be consistent with Streetscape Masterplan and modify various existing planned facilities; (2) Modify Figure M-5 (Truck Routes) to eliminate Holt Blvd. as a designated truck route from Benson to Grove Aves.; (3) Modify Figure M-2 (Functional Roadway Classification Plan) to note locations of all grade separations regardless of whether they are existing or proposed; (4) Modify Figures M-1 (Mobility Element System) and M-4 (Transit Plan) to modify the Bus Rapid Transit (BRT) Corridor on Holt Blvd. east of Vineyard Ave. to be consistent with the alignment approved by Omnitrans; and (5) Add a Complete Streets Policy to the Mobility Element pursuant to AB1358. 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). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (c) (Existing Facilities). **City initiated. City Council action required.**

Senior Planner, Melanie Mullis, presented the staff report. Ms. Mullis stated that one additional change from the staff report is on G Street and each one of them should have a

copy showing from Benson to Del Norte. This change is from Class II to Class III. Additionally, she said that the San Antonio Corridor is a bike facility that will connect from Chino all the way through Upland. She explained the various bike facility changes which included Holt Boulevard which is not the first choice, but is one of the modifications. The second areas with proposed changes are the transit facility. Ms. Mullis stated the existing city mobility transit shows BRT (Bus Rapid Transit) [green on the slide] along Holt Boulevard from Benson Avenue to Vineyard Avenue up Archibald Avenue to Fourth Street. She said the modified plan [yellow on the slide] would drop down on Vineyard into the airport, provide BRT service into the airport, come around onto Archibald and come across into Milliken, serve Ontario Mills and then head north on Milliken Avenue to Foothill Boulevard then cross Foothill Boulevard. She said this was consistent with the modified alignment of what Omnitrans had adopted. The third area of proposed changes are to the truck routes. Ms. Mullis stated the proposed change includes the elimination of the truck route on Holt Boulevard between Benson to Grove Avenue. She said it would not modify or eliminate the local truck service for business along Holt Boulevard in those areas. She explained trucks would be encouraged to use Mission Avenue to the south or I-10 freeway to the north. She said this change would not significantly affect truck service in the community. Ms. Mullis stated the last change being proposed is to add a new "Complete Streets" policy. She said this would be more explicit than the current General Plan states. She stated that staff is requesting the Planning Commission recommend approval to the City Council for File No. PGPA16-004, pursuant to the facts and reasons contained in the staff report and attached resolution and modified exhibits (A, C and D) presented to them at the meeting.

Mr. Willoughby asked for the clarification of the different Classes I, II, III and IV, Multipurpose, etc. The different types of bicycle paths.

Ms. Mullis explained each one. Class I: Bike Path provides a completely separated path separate from motor vehicles for the exclusive use by bicycles. Class II: Bike Lane provides a striped lane for usually one-way bicycle travel on a street or highway adjacent to auto travel lanes and it provides a dedicated space for bicycles but no physical barrier between motor vehicles and bicyclists. Class III: Bike Route provides for shared use by bicycles and motor vehicles usually along the outside edge of the outermost vehicle travel lane with no pavement markings. It provides no barrier between motor vehicles and bicyclists. Class IV: Cycle Track/Buffered Bike Lane is a new classification that places the bicycles on the road but physically buffered from the vehicle travel lanes. Multipurpose Trail is a shared trail for bicyclist, pedestrian and other non-motorists that is physically separate from motor vehicles. Sharrow/Bike Boulevard provides for shared use by bicycles and motor vehicles on low-volume, low speed streets (predominantly residential) that typically parallel major streets.

Ms. DeDiemar asked how the general public becomes informed of the new information regarding bicycles and trucks when the resolution is adopted and goes into effect.

Ms. Mullis stated she would start with the truck portion first. She said there currently are not a lot of trucks that use Holt Boulevard as a truck route. She said they have communicated with the City of Montclair for their portion of Holt Boulevard between Benson and Central. She continued stating the biking community is hard to reach out to, but there has been correspondence with Wheel House, a local organization who is in

support of the changes.

Ms. DeDiemar asked if there was signage or wayfinding on the streets which are affected. Ms. Mullis stated that with a Class II or III there will be signage along the roadway, both have pavement markings, as does a Class I. She said a Sharrow does as well.

Mr. Gage asked if Risk Management has been part of the process.

Ms. Mullis stated they have not had direct conversations with Risk Management. She stated all of the proposed facilities have worked closely with Engineering and the CalTrans plans, standards and specifications have been followed to accommodate both motorists and bicyclists.

Mr. Murphy stated that one of the things they try to do is be consistent with the CalTrans requirements. He continued by saying that what Risk Management will do is have you follow state standards which have already been adopted, like CalTrans and adhering to that standard. He said that you can never avoid litigation, but this would help reduce litigation.

Ms. Mullis stated in regards to the collisions analyzed in our area are because the bicyclist and pedestrian have done something wrong and not the motorist. Thus, they are trying to inform the bicycling community and outreach to them about safety and rules of the road. She stated there would be an upcoming bicycle class in September offered by SCAG in both English and Spanish.

Mr. Delman stated that through the 1970s and 1980s that he and his wife were avid cyclists. He gave examples how they would travel up and down the state taking the 15 and 91 freeways where allowed, before traffic was so heavy. He stated that this is a long time coming for safety and for training.

Mr. Ricci asked if there are any bicycle laws on streets that allow drivers 40 mph or above. He made reference to Fourth Street and the area around Anthony Munoz Park and the zoning of a residential area.

Ms. Mullis stated yes and no. She said that no in specific design. She stated that area could be problematic and that the Sharrow is designed to help with that problem. She stated there are opportunities to do traffic calming along the route but some of these issues will have to be built into when they get to the design.

Mr. Ricci stated that he sees a lot of children on the street. He stated that there was a BMX-style bike with an emergency vehicle on the way to the meeting tonight and he said it broke his heart since they were talking about this issue tonight.

Ms. Mullis stated that staff has been consistently looking for active transportation grant money and each year they have been applying for grants. She said they have been successful in the first two cycles; and cycle two was around El Camino Elementary. She continued by saying that one of the improvements was rapid flashing beacons at that location. She explained that someone can push a button to have the beacon go off so they flash when someone tries to cross, to try to further communicate that a pedestrian or

bicyclist is crossing at that point. She stated this is an on-going effort.

Mr. Ricci stated considering the speed limit there [on Fourth Street], it's 40 mph and with two lanes on each side, that scares him. He states especially since he still has younger children and there's a real potential for bad things to happen.

Ms. Mullis said she would communicate the concern with the Engineering staff.

PUBLIC TESTIMONY

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

Mr. Gregorek stated he appreciated staff's presentation on the item and the time and detail they put into the report.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by DeDiemar, to recommend adoption of a resolution to approve the General Plan Amendment with the modified exhibits, File No. PGPA16-004. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-004:** A request to add Chapter 18 to Title 6 of the Ontario Municipal Code and amend the Ontario Development Code Section 9.01 (Definitions), Table 5.02-1 (Land Use Table), Table 5.02-1 (Land Use Table), and Section 5.03.280 (Medical Marijuana Dispensaries) to regulate personal, medical, and commercial use of marijuana. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); **City initiated. City Council action is required.**

Planning Director, Scott Murphy, presented the staff report. Mr. Murphy stated that they would likely know or learn about Prop. 64 which would allow adults recreational use for marijuana. He said with the approval of this proposition, individuals 21 years or older may possess up to 28.5 grams of concentrated cannabis, possess up to six living plants and products to support those plants. It would allow cities to reasonably regulate without prohibiting the cultivation within your private residence and would authorize cities to prohibit the outdoor cultivation of marijuana at a private residence until such time as the California Attorney General determines that the non-medical use of marijuana is lawful in the State under federal law. Mr. Murphy also stated the act would also authorize cities to completely prohibit the establishment and operation of marijuana dispensaries. He reminded the Commission that currently the city has a prohibition on medical marijuana cultivation and dispensaries. He stated what is proposed and provided within the

Development Code amendment are a list of terms provided within the act. He also said the land use table would be modified to include the prohibition for all commercial use, dispensaries, and cultivation. Mr. Murphy continued by stating the prohibition would also include the transportation, delivery, storage, distribution or sale of marijuana, marijuana products or marijuana accessories for commercial purposes. He stated that staff is requesting the Planning Commission recommend approval to the City Council for File No. PDCA16-004, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Ricci wanted clarification about the six living plants. If it is per individual in a household or individual residence.

Mr. Murphy stated per individual resident if they are over 21.

Mr. Ricci asked about regulation to outdoor use and within a certain distance to schools.

Mr. Rice stated that outdoor cultivation is prohibited outright and will continue to be outright prohibited after Prop. 64 passes. He stated in terms of smoking, the use is only allowed within a residence. The use is not allowed outside.

Mr. Ricci wanted to clarify if they could smoke outside in their backyard.

Mr. Murphy stated it would remain to be illegal to smoke outside in public. Neighbors would need to be within their home to be allowed.

Mr. Rice stated it will be tricky if a window is open near a property line and the best argument would be some sort of nuisance that might be a code enforcement call which would be legitimate.

Mr. Willoughby stated most of this seems to be the cultivation and distribution.

Mr. Murphy stated the city is still prohibiting the use of marijuana for commercial purposes.

Mr. Willoughby asked how the issue of multiple individuals living in a home might be addressed.

Mr. Murphy stated off the cuff, probably not. There are likely more questions than answers. He stated the questions of enforcement and testing are still questionable.

PUBLIC TESTIMONY

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

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Downs, to recommend adoption of a resolution to approve the Development Code Amendment, File No. PDCA16-

004. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- H. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-005:** A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); **City initiated. City Council action is required.**

Planning Director, Scott Murphy, stated that staff is recommending continuance of this item to the September 27, 2016 meeting.

PUBLIC TESTIMONY

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gregorek, second by Delman to continue the Development Code Amendment, File No. PDCA16-005 to September 27, 2017 Planning Commission meeting. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on August 11, 2016.

- *The Subcommittee Approved a request to remove a single family residence, located at 517 East El Morado Court, from the Ontario Register.*
- *Historic Preservation received a CLG grant for the Ontario Airport.*
- *Ontario Heritage held a fundraiser at the Iron Skillet, he could not yet report on the total amount of monies raised.*

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

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

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Murphy stated the Monthly Activity Reports are in their packets.

ADJOURNMENT

Gregorek motioned to adjourn, second by Ricci. The meeting was adjourned at 8:47 PM.

Secretary Pro Tempore

Chairman, Planning Commission



**PLANNING COMMISSION
STAFF REPORT**
September 27, 2016

SUBJECT: A Development Plan (File No. PDEV16-022) to construct an 880 square foot carwash for an existing 3,746 square foot Arco service station and AM/PM convenience store in conjunction with a Conditional Use Permit (File No. PCUP16-013) to establish and operate the drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of The Exchange Specific Plan (APN: 0238-012-26); **submitted by Empire Design Group, Inc.**

PROPERTY OWNER: Ravi Patel, RNP Petroleum Inc.

RECOMMENDED ACTION: That the Planning Commission approve File Nos. PDEV16-022 and PCUP16-013, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The project site is comprised of 1.11 acres of land located at 5020 East Fourth Street, within the Freeway Commercial land use designation of The Exchange Specific Plan, and is depicted in **Figure 1: Project Location**, below. The subject property is surrounded by other commercial retail uses including Baker’s Restaurant to the east and a multi-tenant retail building and Arizona Tile to the south. The subject property is currently developed with an Arco service station comprised of a 4,662 square foot fuel canopy and a 3,746 square foot AM/PM convenience store. Parking is conveniently located along the south side of the convenience store and the western portion of the site.

PROJECT ANALYSIS:

[1] Background —The Arco service station and AM/PM convenience store were constructed in 2003 at the same time The Exchange Specific Plan was approved by the City. The station and convenience store also have an active Conditional Use Permit (File No. PCUP02-047) for the off-site sale of beer



Figure 1: Project Location

Case Planner:	Denny D. Chen	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	09/19/16	Approved	Recommend
Submittal Date:	04/28/2016	ZA			
Hearing Deadline:	03/28/2017	PC	09/27/16		Final
		CC			

and wine (Type 20 ABC license). No changes or modifications to the exiting Conditional Use Permit for the Alcohol Beverage License are proposed with this application.

The Land Use Plan and Conceptual Site Plan, Exhibit 3-1-A of The Exchange Specific Plan, conceptually showed a drive-thru carwash facility along the west portion of the convenience store. When the convenience store and service station were approved in 2003, the applicant decided to defer the development of the carwash to a future time. The applicant, Empire Design Group, Inc., is now requesting approval of Development Plan (File No. PDEV16-022) and Conditional Use Permit (File No. PCUP16-013) to construct and operate an 880 square foot carwash.

On September 19, 2016, the Development Advisory Board reviewed the subject applications and recommended that the Planning Commission approve the proposed project, subject to the departmental conditions of approval included with this report.

[2] Site Design/Building Layout —The proposed 880 square foot carwash will be located along the west side of the existing convenience store. The structure has been designed with a north-south orientation to facilitate building placement and to improve site circulation. The carwash will be setback 57 feet from the north property, 53 feet from the west property line, and 10 feet from the convenience store. The proposed building is roughly 20 feet in height and measures 22 feet wide by 40 feet long. The site plan layout includes a new 12-foot wide carwash drive aisle that will be constructed along the west and north portions of the structure.

[3] Site Access/Circulation —The subject property currently has street frontage and vehicular access on Fourth Street. Access to the site is provided through an existing 26-foot wide shared driveway, located between the existing Arco service station and Baker's Restaurant.

To facilitate circulation and to provide enough vehicle stacking space, vehicles will enter the carwash via a drive aisle along the west property line and loop around into the carwash, exiting the carwash to the west of the convenience store. The proposed 12-foot wide carwash drive aisle will accommodate vehicles stacking of up to 5 vehicles as they wait to enter the automated carwash (see **Exhibit B: Site Plan**).

To screen the carwash tunnel from public view, a decorative 6-foot tall screen wall with a trellis element will be constructed along the north side of the drive aisle. The overall design of the wall includes a 3-foot solid wall with a 3-foot wire mesh. The trellis will extend over the top of the screen wall.

[4] Parking —According to the Ontario Development Code parking requirements, the proposed project is required to provide 28 parking spaces. When completed, the project will provide a total of 35 spaces. Sixteen (16) spaces will be provided within the fuel

pump dispenser areas and 18 spaces will be striped parking spaces, resulting in a surplus of seven parking spaces. Therefore, no parking issues are anticipated.

[5] Architecture —The proposed automated carwash has been designed to be consistent and complement the existing Arco service station and AM/PM convenience store in architectural style, colors, and materials. The carwash will feature a barrel design standing seam metal roof, exterior stucco finish, decorative slate tile base treatment, vision glass panels along the north and south elevations, and the incorporation of similar decorative metal accents (see **Exhibit C: Elevations**).

[6] Landscaping —The applicant proposes installation of new landscaping along the west, east, and north sides of the carwash (see **Exhibit D: Proposed Landscape Plan**). The new landscaping will consist of the following:

- 24-inch box trees in the form of Arbutus, Palo Verde, and Australian Willow;
- 1 to 5 gallon shrubs in the form of Red Yucca, Red Sage, and California Rush;
- Blood Red Trumpet Vines (5 Gallon) to be incorporated within the decorative trellis element; and
- Mulch and groundcover within all planter areas.

[7] Signage —The project is proposing 4 wall signs, one per elevation. The large signs along the east and west elevations are proposed at 48 square feet and the smaller signs proposed along the north and south elevations are proposed at 24 square feet. The signs will be reviewed and approved under a separate permit.

[8] Conditional Use Permit —The proposed project is located within the Freeway Commercial land use designation of The Exchange Specific Plan. Within the Freeway Commercial zoning district, a drive-thru carwash is permitted with the approval of a Conditional Use Permit (CUP). The intent of a CUP application and review is to ensure that the proposed use is compatible with adjacent uses by identifying potential nuisance activities and establishing measures for mitigation accordingly. Special attention was given to the orientation of the carwash building and placement of the drive aisle to facilitate adequate circulation and minimize any potential impacts to existing businesses. In addition, the proposed carwash is similar in operation to the existing Baker's drive-thru restaurant and the multi-tenant retail building with a drive-thru facility within the center. It is also not uncommon to find automated carwash facilities as ancillary uses to service stations. Staff believes that the existing land uses around the project site will not be exposed to any new negative impacts beyond those that currently exist with the surrounding uses. In addition, the recommended conditions of approval will sufficiently mitigate any potential impacts associated with the proposed use.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP).

More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Priorities

Primary Goal: Regain Local Control of the Ontario International Airport

Supporting Goals:

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

[2] Policy Plan (General Plan)

Land Use Element — Compatibility

- Goal LU2: Compatibility between a wide range of uses.
 - LU1-6: Complete Community. We incorporate a variety of land uses and buildings types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.
 - LU2-6: Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.
 - LU2-5: Regulation of Use. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.
 - LU4-1: Commitment to Vision. We are committed to achieving our vision but realize that it may take time and several interim steps to get there.

Community Economics Element — Place Making

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.
 - CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.
 - CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create

appropriately unique, functional and sustainable places that will compete well with their competition within the region.

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

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

Community Design Element – Image & Identity

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

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

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

Community Design Element — Design Quality

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

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

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

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural

daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

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

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

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

Community Design — Protection of Investment

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

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

HOUSING ELEMENT COMPLIANCE: The proposed 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 project site is located within the Airport Influence Area of Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

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

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- The development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare or threatened species;
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- The 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>	Arco Service Station & AM/PM Convenience Store	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>North</i>	Fourth Street	City of Rancho Cucamonga	n/a	n/a
<i>South</i>	Retail Stores	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>East</i>	Baker's Restaurant	General Commercial	SP (Exchange Specific Plan)	Freeway Commercial
<i>West</i>	I-15 Freeway	Freeway	n/a	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>	1.11 acres	N/A	n/a
<i>Lot/Parcel Size:</i>	1.11 acres	N/A (Min.)	n/a
<i>Building Area:</i>	880 SF	N/A	n/a
<i>Floor Area Ratio:</i>	0.18 FAR	0.50 (Max.)	Y
<i>Building Height:</i>	20 Ft. & 2 In.	55 FT (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>Convenience Store</i>	3,746 SF	4 spaces per 1,000 (0.004/SF) of GFA	15	18
<i>Fueling Station</i>	4,662 SF	3 spaces minimum	3	16
<i>Carwash</i>	880 SF	1 space per employee, minimum 10 spaces	10	1
TOTAL	9,288 SF		28	35

EXHIBIT A: Aerial Map



EXHIBIT B: Site Plan

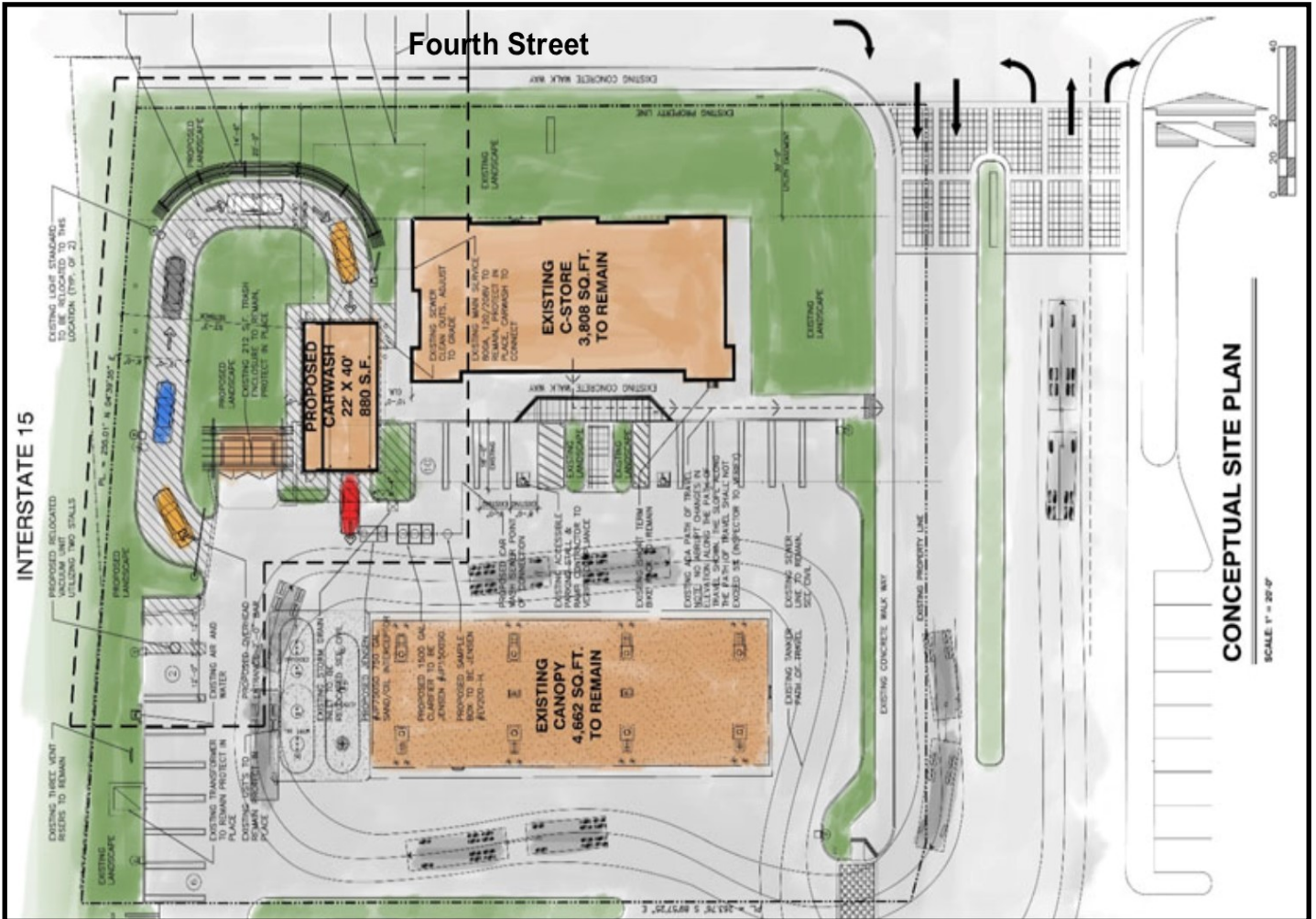


EXHIBIT C: Elevations

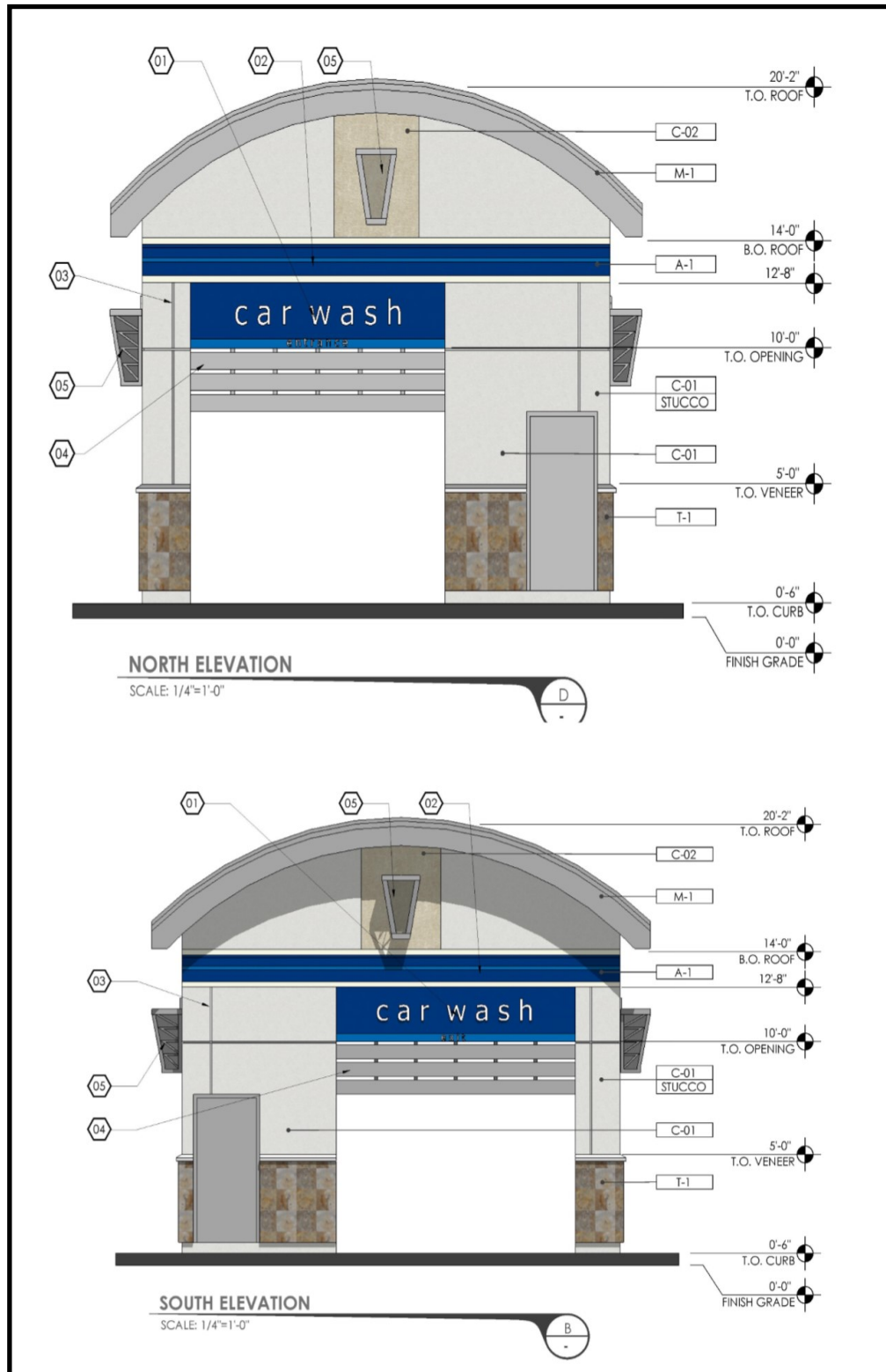


EXHIBIT C: Elevations Cont.

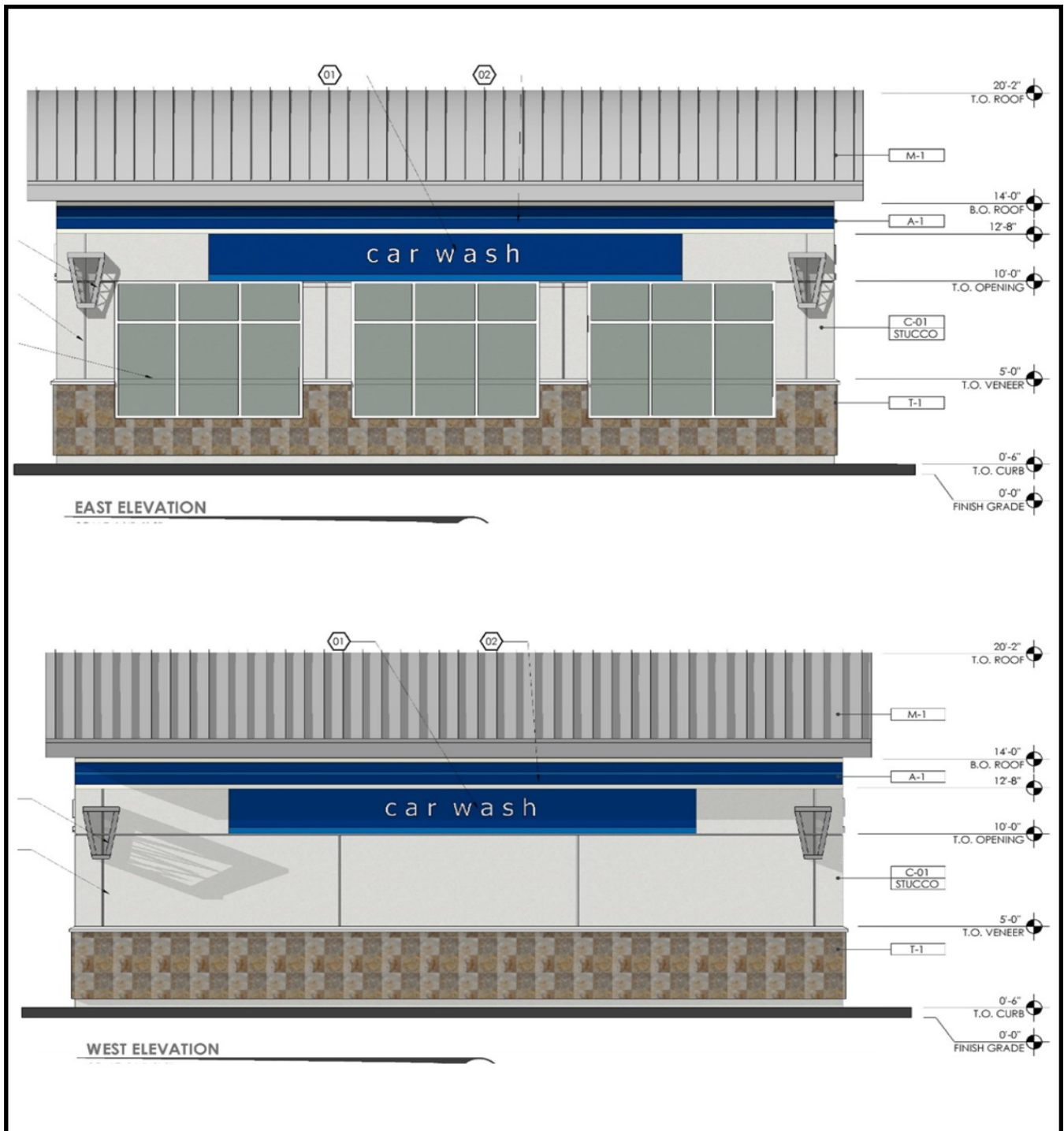


EXHIBIT C: Elevations Cont.

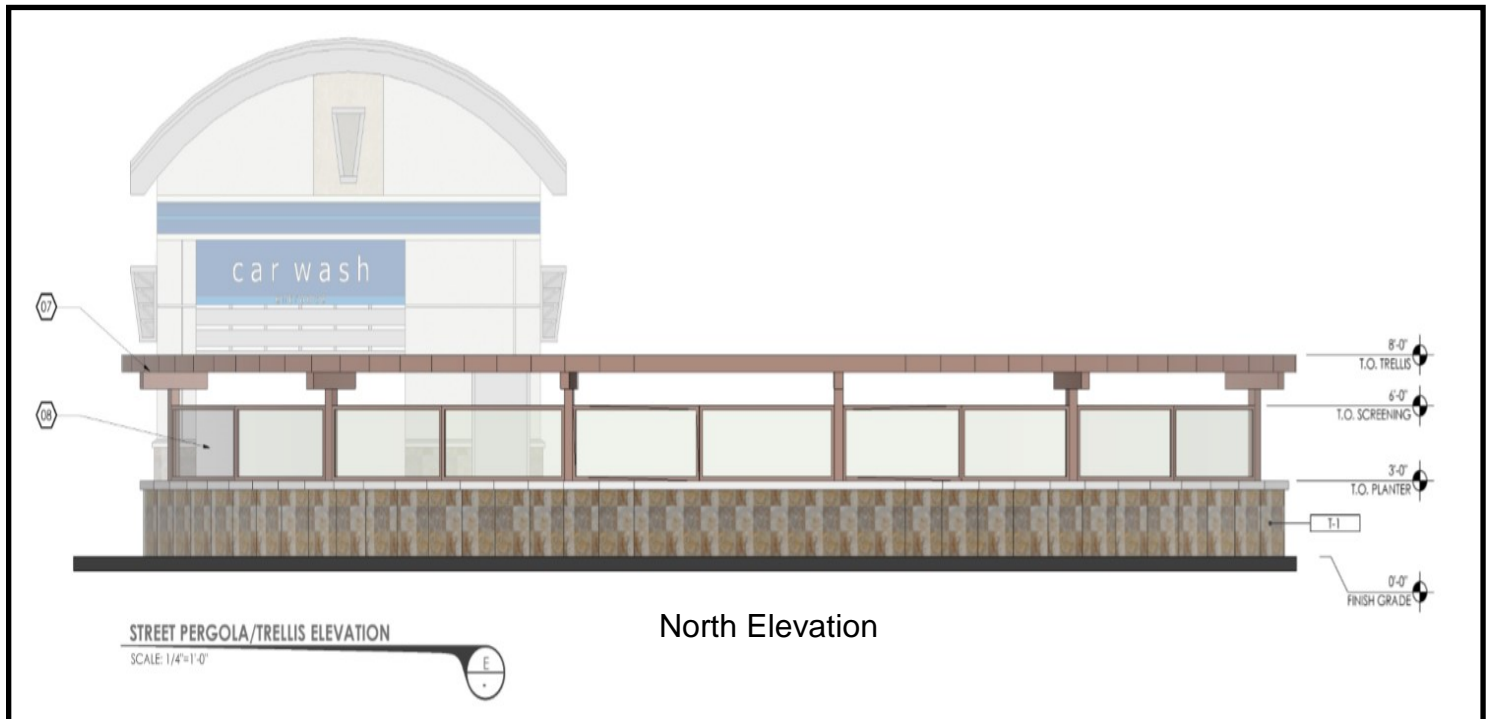


EXHIBIT D: Landscape Plan

FOURTH STREET

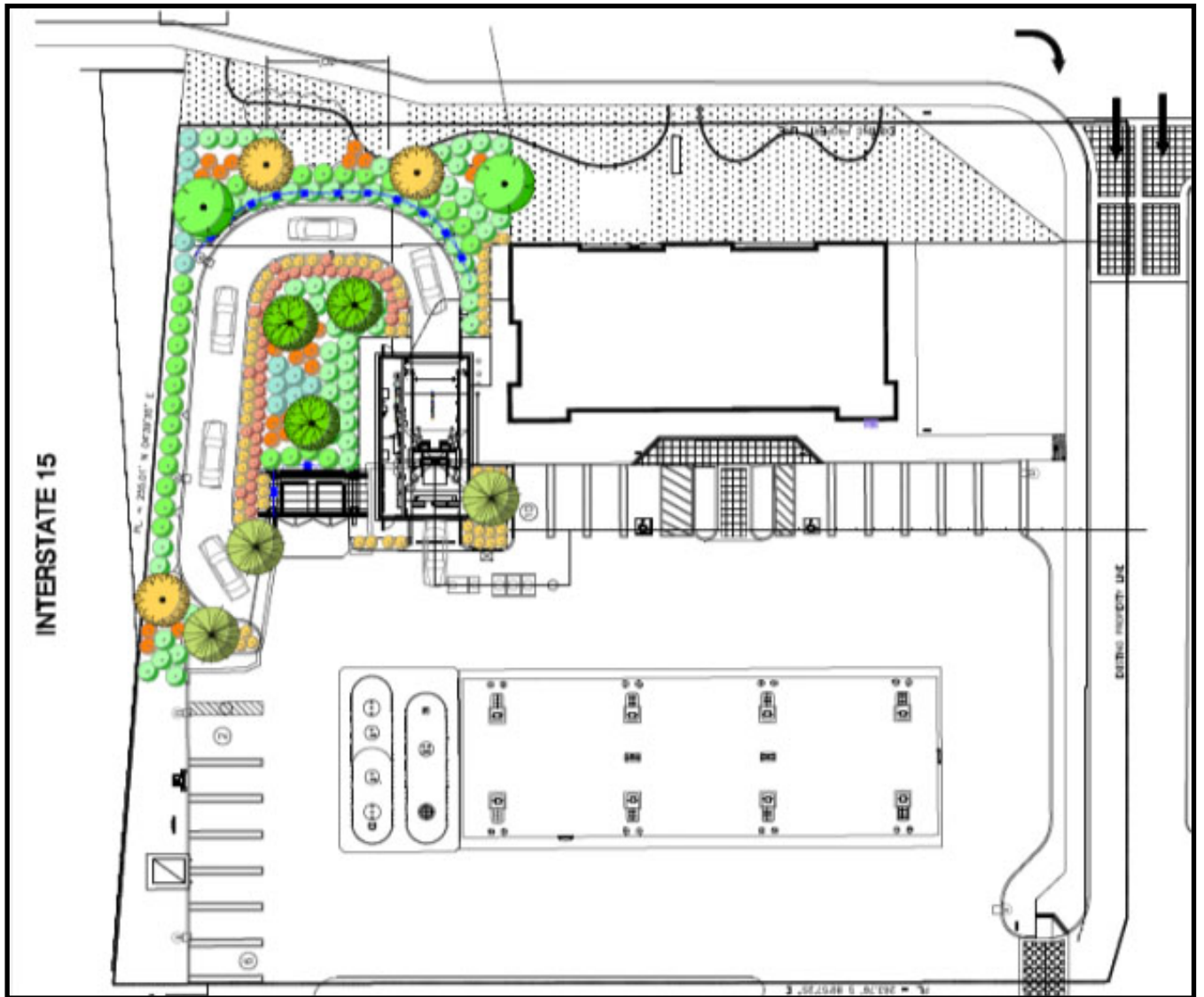


EXHIBIT E: Project Area Photos



Arco Service Station and AM/PM Store – Looking North



Baker's Restaurant – Looking East from Service Station

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PCUP16-013, A CONDITIONAL USE PERMIT TO ESTABLISH AND OPERATE AN 880 SQUARE FOOT DRIVE-THRU CARWASH ON 1.11 ACRES OF LAND, LOCATED AT 5020 EAST FOURTH STREET, WITHIN THE FREEWAY COMMERCIAL LAND USE DESIGNATION OF THE EXCHANGE SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—
APN: 0238-012-26.

WHEREAS, EMPIRE DESIGN GROUP, INC. ("Applicant") has filed an Application for the approval of a Conditional Use Permit, File No. PCUP16-013, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.11 acres of land generally located south of Fourth Street and east of the I-15 Freeway, at 5020 East Fourth Street within the Freeway Commercial designation of The Exchange Specific Plan, and is presently improved with an Arco service station and AM/PM convenience store; and

WHEREAS, the site is bounded by Fourth Street on the north. The property to the east is within The Exchange Specific Plan and is developed with a Baker's Drive-thru Restaurant. The property to the south is within The Exchange Specific Plan and is developed with a multi-tenant retail building. The I-15 Freeway is located to the west; and

WHEREAS, approval of an accompanying Development Plan application (File No. PDEV16-002) will allow the proposed automated carwash to be constructed and operated with the existing Arco service station; and

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

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

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

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

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

WHEREAS, on September 19, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-047, recommending the Planning Commission approve the Application; and

WHEREAS, on September 27, 2016, the Planning Commission of the City of Ontario conducted a public hearing to consider the Project and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of an In-Fill Development Project based on the fact that 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations; 2) the proposed development is within city limits and the project site is less than five acres; 3) the project site has no value as habitat for endangered, rare, or threatened species; and 4) the site can be adequately served by all required utilities and public services; and

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

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

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

a. The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district. The proposed project is located within the Freeway Commercial land use designation of the Exchange Specific Plan. Within the Freeway Commercial zoning district, a drive-thru carwash is permitted with the approval of a Conditional Use Permit (CUP). The proposed automated carwash will operate in a manner that is consistent with the scale and intensity of land uses intended for the Freeway Commercial land use designation. The project site is also surrounded by other uses with a drive-thru lane.

b. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed automated carwash is compatible with the surrounding uses and has been designed to be consistent and complement the existing Arco service station and AM/PM convenience store in architectural style, colors, and materials. The project 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 in it represents high quality development that will be safe, functional and distinct.

c. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code and the Exchange Specific Plan. The proposed carwash facility will comply with all the development standards of the Freeway Commercial land use requirements of the Exchange Specific Plan. The area adjacent to the existing AM/PM convenience store is currently unimproved. With the construction of the carwash facility, the subject area will be improved with the addition of a new carwash building, along with new trees, shrubs, and plants which will further enhance and beautify the existing service station.

d. The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan (ALUCP). The proposed project is not located within the safety or noise impact zones and was evaluated and found to be consistent with the policies and criteria of the ALUCP for ONT.

e. The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and

improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The intent of a CUP application and review is to ensure that the proposed use is compatible with adjacent uses by identifying potential nuisance activities and establishing measures for mitigation accordingly. Special attention was given to the orientation of the carwash building and placement of the drive-thru aisle to facilitate adequate circulation and minimize any potential impacts on the existing circulation within the center and to existing business. In addition, the proposed carwash is similar in operation to the existing Baker's drive-thru restaurant and the multi-tenant retail building with a drive-thru facility within the center. Therefore, the proposed carwash will operate in a manner similar to the existing uses and will not be detrimental or injurious to property and improvements within the vicinity.

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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PCUP16-013
September 27, 2016
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



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

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

Meeting Date: 09/19/2016

File No: PCUP16-013

Related Files: PDEV16-022

Project Description: A Conditional Use Permit (PCUP16-013) to establish and operate an 880 square foot drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of the Exchange Specific Plan. (APN: 0238-012-26); **submitted by Empire Design Group, Inc.**

Prepared By: Denny D. Chen
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. 2010-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

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

2.1 Time Limits.

(a) Conditional Use Permit approval shall become null and void one year 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, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. 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).

2.4 Parking, Circulation and Access.

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

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

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

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

2.6 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 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.

2.7 Additional Requirements.

(a) The owner of the automated carwash is required to obtain and maintain a City Business License to operate at the project site, prior to opening for business.

(b) The property owner/business owner must replace any dead or missing landscaping on the property.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-022, A DEVELOPMENT PLAN TO CONSTRUCT AN 880 SQUARE FOOT CARWASH FOR AN EXISTING 3,746 SQUARE FOOT ARCO SERVICE STATION AND AM/PM CONVENIENCE STORE LOCATED AT 5020 EAST FOURTH STREET, WITHIN THE FREEWAY COMMERCIAL LAND USE DESIGNATION OF THE EXCHANGE SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-012-26.

WHEREAS, EMPIRE DESIGN GROUP, INC. ("Applicant") has filed an Application for the approval of a development plan, File No. PDEV16-022, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.11 acres of land generally located south of Fourth Street and east of the I-15 Freeway, at 5020 East Fourth Street within the Freeway Commercial designation of The Exchange Specific Plan, and is presently improved with an Arco service station and AM/PM convenience store; and

WHEREAS, the site is bounded by Fourth Street on the north. The property to the east is within The Exchange Specific Plan and is developed with a Baker's Drive-thru Restaurant. The property to the south is within The Exchange Specific Plan and is developed with a multi-tenant retail building. The I-15 Freeway is located to the west; and

WHEREAS, approval of an accompanying Conditional Use Permit (File No. PCUP16-013) will allow the proposed automated carwash to be established and operated with the existing Arco service station; and

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

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

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

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

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

WHEREAS, on September 19, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-048, recommending the Planning Commission approve the Application; and

WHEREAS, on September 27, 2016, the Planning Commission of the City of Ontario conducted a public hearing to consider the Project and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of an In-Fill Development Project based on the fact that 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations; 2) the proposed development is within city limits and the project site is less than five acres; 3) the project site has no value as habitat for endangered, rare, or threatened species; and 4) the site can be adequately served by all required utilities and public services; and

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

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

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

a. The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed automated carwash is compatible with the surrounding uses and has been designed to be consistent and complement the existing Arco service station and AM/PM convenience store in architectural style, colors, and materials. The project consistent the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan in it represents high quality development that will safe, functional and distinct. In addition, proposed project will provide the convenience of an added service, and will create a unique, high quality, and attractive structure that will revitalize the project area. With the new site lighting that will be provided for the new structure, the project will also make the site safer for customers and the service station employees.

b. The project 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 Freeway Commercial land use designation of the Exchange Specific Plan, including standards relative to the particular land use proposed (automated carwash), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, landscaping, fences, walls and obstructions. The proposed automated carwash has been designed to be consistent and complement the existing Arco service station and AM/PM convenience store in architectural style, colors, and materials.

c. The project will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan, the Exchange Specific Plan and the City's Development Plan. Special attention was given to the orientation of the carwash building and placement of the drive-thru aisle to facilitate adequate circulation and minimize any potential impacts on the existing circulation within the center and to existing business. Therefore, the project will not be detrimental to the public health,

safety, and general welfare. To mitigate any negative impacts that may be associated with the proposed project, conditions of approval have also been placed on the project.

d. The project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code and the Freeway Commercial land use designation of the Exchange Specific Plan, which are applicable to the Project, including building intensity, building and parking setbacks, building height, off-street parking and loading spaces, parking lot dimensions, landscaping, fences, and walls. The project, when implemented in conjunction with the conditions of approval, will be consistent with the applicable Development Code requirements and the Exchange Specific Plan.

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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PDEV16-022
September 27, 2016
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



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

Planning Department; Land Development Section Conditions of Approval

Meeting Date: 09/19/2016

File No: PDEV16-022

Related Files: PCUP16-013

Project Description: A Development Plan (PDEV16-022) to construct an 880-square foot carwash for an existing 3,746-square foot Arco service station and AM/PM convenience store on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of the Exchange Specific Plan. (APN: 0238-012-26); **submitted by Empire Design Group, Inc.**

Prepared By: Denny D. Chen
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. 2010-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

2.6 Site Lighting.

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

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

2.7 Mechanical and Rooftop Equipment.

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

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

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

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

2.10 Environmental Review.

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

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

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

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

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

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

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

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

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

2.12 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption (NOE) filing fee shall be provided to the Planning Department. The fee of \$50.00 shall be paid by check, made

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

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

2.13 Additional Requirements.

(a) The owner of the automated carwash is required to obtain and maintain a City Business License to operate at the project site, prior to opening for business.

(b) The property owner/business owner must replace any dead or missing landscaping on the property.

(c) During construction plan check, the plans shall be revised to reflect the correct service station square footage of 3,746.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DATE: 8/31/16

PROJECT PLANNER: Denny Chen, Planning Department

PROJECT: PDEV16-022 – A Development Plan to construct an 880 square foot drive thru carwash in conjunction with an existing 3,808 square foot Arco gas station and AM/PM convenience store on 1.2 acres within the Exchange Specific Plan.

APN: 0218-012-026


LOCATION: 5020 Fourth Street, Ontario CA

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

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

1. The applicant/developer shall be responsible to pay Development Impact Fees (DIF) to the Building Department. The Storm Drain Development Impact Fee is approximately \$2,100. Final fee shall be determined based on the approved site plan.
2. The applicant/developer shall design the project site such that the landscape areas will receive stormwater runoff from the new impervious areas.


Bryan Lirley, P.E. Date
Senior Associate Civil Engineer 8/31/16


Khoi Do, P.E. Date
Assistant City Engineer 8/31/16

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

PRELIMINARY PLAN CORRECTIONS

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

8/18/16
 Date

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

Phone:
(909) 395-2237

D.A.B. File No.:
PDEV16-022 Rev 1

Case Planner:
Denny Chen

Project Name and Location:

Arco Car Wash
5240 Fourth St

Applicant/Representative:

Empire Design Group- Ravi Patel
PO Box 944
Murietta, CA 92564

- A Preliminary Landscape Plan (dated) 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 8/2/16) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

CORRECTIONS REQUIRED

Civil Plans

1. Note on grading plans: for compaction to be no greater than 85% at landscape areas. All finished grades to be at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
2. Revise grades shown C2.0 west slope, if possible drop the drive aisle grade or redesign to reduce slope.
3. Outline stormwater infiltration area and show stormwater outlet or overflow.

Landscape plans

4. Show outline of storm water infiltration basins or swales on plan
5. Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 10' of adjacent property that would be affected by new walls, footing or on-site tree planting. Add tree protection notes on construction and demo plans.
6. Show all utilities including water lines in landscape areas
7. Show existing and proposed street trees spaced 30' apart. (*Platanus x hispanica*, *London Plane*).
8. Show parking lot shade trees and keep clear of buildings, footings and car wash overhead bar.
9. Show tree symbols no less than 2/3 of mature size for appropriate spacing.
10. Provide an appropriate hydroseed plant mix, refer to city standard or container plants (*carex panza*, *Festuca maieri*, etc) for water quality basins and swales.
11. Show 25% of trees as California native (*Platanus racemosa*, *Quercus agrifolia*, *Quercus wislizenii*, *Quercus douglasii*, *Sambucus Mexicana*, etc.).
12. Note for existing landscape areas to be repaired where plants are missing and irrigation to be repaired for 100% coverage with NO overspray or run-off, include a weather based controller.
13. Replace short lived or high maintenance plants such as Palo Verde,
14. After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council. Typical fees are:

Plan Check—5 or more acres	\$2,326.00
Plan Check—less than 5 acres	\$1,301.00
Inspection—Construction (up to 3 inspections)	\$278.00
Inspection—Field - additional.....	\$83.00



CITY OF ONTARIO MEMORANDUM

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

FROM: Denny Chen,

DATE: May 02, 2016

SUBJECT: FILE #: PDEV16-022 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, May 16, 2016**.

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

PROJECT DESCRIPTION: A Development Plan to construct an 880 square foot drive-thru carwash in conjunction with an existing 3,808 square foot Arco gas station and AM/PM store on 1.20 acres of land located within the Commercial Zone of the Exchange Specific Plan, located at 5020 Fourth Street (APN: 218-012-026) Related File PCUP16-013

- 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.

Airport Planning Department Lorena Mejia Associate Planner 6/8/16
Signature Title Date

CO: 2016-034

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-022
 Address: 5020 E Fourth St
 APN: 218-012-26
 Existing Land Use: Arco Gas Station and 3,808 SF convenience store
 Proposed Land Use: ancillary 880 SF drive-thru car wash
 Site Acreage: 1.20 Proposed Structure Height: 15 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Denny Chen
 Date: 6/9/16
 CD No.: 2016-034
 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 checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 + ft	
<input type="radio"/> Zone 5			

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

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

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: 



PLANNING COMMISSION STAFF REPORT

September 27, 2016

SUBJECT: A Tentative Parcel Map (File No. PMTT16-007/PM 19721) to merge 2.8 acres of land into a single parcel, in conjunction with a Development Plan (File No. PDEV16-009) to construct a 52,445-square foot industrial building and a Variance (PVAR16-001) to deviate from the minimum building setback requirements of the Development Code, from 20 feet to 10 feet, located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts. (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

PROPERTY OWNER: City of Ontario

RECOMMENDED ACTION: That the Planning Commission approve File Nos. PMTT16-007 (PM 19721), PDEV16-009, and PVAR16-001, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The project site is comprised of 2.8 acres of land located at the northwest corner of Grove Avenue and Mission Boulevard, within the IG (General Industrial) and IL (Light Industrial) zoning districts and is depicted in **Figure 1: Project Location**, to the right. The property surrounding the Project site is characterized primarily by industrial land uses to the east, west, and south and railroad to the north. The existing surrounding land uses, zoning and general plan land use designations are listed in the “**Surrounding Zoning & Land Uses**” table located in the Technical Appendix of this report.



Figure 1: Project Location

Case Planner:	Jeanie Irene Aguilo	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	09/19/16	Approved	Recommend
Submittal Date:	03/18/16	ZA			
Hearing Deadline:		PC	09/27/16		Final
		CC			

PROJECT ANALYSIS:

[1] Background — On March 18, 2016, Fullmer/MG, LLC (“Applicant”), submitted a Tentative Parcel Map (File No. PMTT16-007/PM 19721) to merge 2.8 acres of land into a single parcel, a Development Plan (File No. PDEV16-009) to construct a 52,445-square foot industrial building and a Variance (PVAR16-001) to deviate from the minimum building setback requirements of the Development Code from 20 feet to 10 feet for the property located at the northwest corner of Grove Avenue and Mission Boulevard, depicted in **Exhibit A: Aerial Map**, attached.

On September 19, 2016, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the proposed project subject to the departmental conditions of approval included with this report.

[2] Site Design/Building Layout/Parcel Map — The Project site is proposed to merge 2.83 acres into one parcel. The proposed lot area exceeds the minimum 10,000-square foot (0.23 acre) lot size required by the Light Industrial zoning district of the Development Code (see **Figure 2: Site Plan**, below, and **Exhibit B: Site Plan**, attached.)

The Applicant proposes the development of a 52,445-square foot industrial warehouse building. The building is oriented east and west with the office area facing north to California Street.

The project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan (see **Exhibit E: ALUCP Safety Zones 1 and 2**). As such, parking lots, streets and driveways are acceptable uses within Safety Zone 1, but new structures are prohibited unless FAA approval is received - FAA has not approved buildings to be constructed within Zone 1. Safety Zone 2 places intensity limits (people on the site) of 60 people per acre. In addition to the Safety Zones constraints, there are multiple non-buildable utility easements along the northern portion of the site which impacts placement of the building.

Therefore, the building is situated on the southern portion of the site with a



Figure 2: Site Plan

10-foot building setback from Mission Boulevard to the south, a 21-foot setback from Grove Avenue to the east, and a 14-foot building setback from California Street to the northwest. Tenant and visitor parking will be situated primarily on the west of the building with additional parking provided within the northern portion of the site.

The yard area, located on the north side of the building adjacent to California Street and Ontario Boulevard, is designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging. The yard area will be screened from view of public streets by a combination of building walls, screen walls and tubular steel fences with view-obscuring gates. The screen wall to the west is proposed at 14 feet in height and is to be constructed of tilt-up concrete, matching the architecture of the building. Due to the location of the site in relation to the Grove Avenue underpass, the railroad tracks to the north, and on-site FAA restrictions (no-build zone for permanent structures), the type of fencing along the northern and eastern portion of the site needed to meet certain requirements to sufficiently screen the site without the construction of block walls. The applicant has proposed a combination of black tube steel fence and Cats Claw vines in order to meet these requirements.

[3] Site Access/Circulation — Two main points of access are proposed for the project site. The first access point is located at the northwest corner of the site on California Street and will be used for employee and visitor parking. The second access point is between California Street and Ontario Boulevard and will serve as the gated entrance to the tractor-trailer yard area. 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.

[4] Parking — The Project has provided off-street parking pursuant to the “Warehouse and Distribution” and “Manufacturing” parking standards specified in the Development Code. The industrial building will require a total of 83 parking spaces and 91 are proposed. In addition, a minimum of one tractor-trailer parking space for each four dock-high loading spaces. One tractor-trailer parking space has been provided, meeting the minimum requirement for the Project.

[5] Architecture — The proposed industrial warehouse building is a concrete tilt-up construction. Architecturally, the building incorporates smooth-painted concrete, concrete reveals, storefront windows with anodized aluminum mullions and clear glazing, and painted steel canopies at the main office entries (see **Exhibit C: Elevations – Industrial Warehouse Building**).

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

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

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

[6] Landscaping — The project provides substantial landscaping along the frontages of Mission Boulevard, Grove Avenue and California Street and around the entire project perimeter, and the loading and tractor-trailer yard areas. The Development Code requires a minimum 15% landscape coverage, which the project exceeds (16.7%). The project site is currently lacking right-of-way improvements (sidewalk/parkway) and street trees. 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 24 -inch box trees along Mission Boulevard, which include Red Flowering Gum and Coast Live Oak trees. In addition, a combination of 15-gallon and 24-inch box accent and shade trees will be provided throughout the project site that include Holy Oak, Afghan Pine, Chinese Flame, Brisbane Box and Italian Cypress. A variety of shrubs and groundcovers are also being provided and are low water usage or drought tolerant (see **Exhibit D: Landscape Plan**).

[7] Variance — The applicant is requesting a Variance to deviate from the minimum 20-foot building setback requirements of the Development Code along Mission Boulevard and Grove Avenue. The project proposes a 10 feet setback along the frontage of Mission Avenue and 17 feet, 7 inches along the Grove Avenue frontage.

The northern portion of the project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan (see **Exhibit E: ALUCP Safety Zones 1 and 2**). As such, parking lots, streets and driveways are acceptable uses within Safety Zone 1, but new structures are prohibited unless FAA approval is received. In addition, it places an intensity (people on the site) limit of 10 people per acre. FAA has not approved buildings to be constructed within Zone 1. Safety Zone 2 places intensity

limits on the project site to 60 people per acre. Therefore, since the project site is limited on the development and intensity of the site by the airport, staff believes that the granting of the requested variances is appropriate. The granting of the variances will allow the developer to maximize the development and intensification of the southern remainder portion of the project site located outside of the safety zones. In addition to the Safety Zones constraints, there are multiple non-build utility easements along the northern portion of the site, which impacts the placement of the building and the site is bounded on three sides by streets and the fourth side by the railroad. Therefore, as a result of the existing airport constraints on the site and multiple non-buildable utility easements and street frontages, the proposed site design and building placement is provided to be consistent with the policies and criteria set forth in the LA/Ontario International Airport Land Use Compatibility Plan and easement restrictions.

While the requested variance will allow the proposed development project to deviate from the minimum 20-foot building setback, the extensive parkway width along Mission Boulevard and Grove Avenue will make up for the land area lost to the reduced building setback. The end result will exceed the objective of the current Development Code in that an average of 30 feet of landscaping will be provided along the right-of-way.

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

[a] **The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code.** The project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan. As such, parking lots, streets and driveways are acceptable uses within Safety Zone 1, but new structures are prohibited unless FAA approval is received. In addition, it places an intensity (people on the site) limit of 10 people per acre. FAA has not approved buildings to be constructed within Zone 1. Safety Zone 2 places intensity limits on the project site to 60 people per acre. In addition to the Safety Zones constraints, there are multiple non-build utility easements along the northern portion of the site and the site is bounded on three sides by streets, which impacts the placement of the building. The granting of the variance will allow the developer to maximize the development and intensification of the remainder of the project site located outside of the safety zones and utility easement areas. As a result of the existing airport constraints on the site, the proposed site design and building placement is provided to be consistent with the policies and criteria set forth in the LA/Ontario International Airport Land Use Compatibility Plan and utility easements building restrictions. Therefore, the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship

inconsistent with the objectives of the development regulations contained in this Development Code.

[b] **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district.** The north portion of the project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan, which restricts the construction of buildings and structures within those areas. Due to the onsite restrictions from an FAA non-build zone and multiple non-build utility easements and three street frontages, the building cannot be established on the northern part of the property limiting development on the site. The building footprint limitations affect the marketability and value of the property, therefore a variance is necessary to meet development standards as granted at other properties in the same zoning district.

[c] **The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.** The north portion of the project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan, which restricts the construction of buildings and structures within those areas. Due to the onsite restrictions from an FAA non-build zone and multiple non-build utility easements and street frontages, the building cannot be established on the northern part of the property, thereby limiting development on the site. A majority of properties within the same General Industrial district are not impacted by the Airport Safety Zones. The requested setback deviation will allow for the substantial improvement and utilization on an otherwise challenging site. Therefore, the strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district that are not impacted by the Airport Safety Zones.

[d] **The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.** The north portion of the project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan, which restricts the construction of buildings and structures within those areas. Due to the onsite restrictions from an FAA non-build zone and multiple non-build utility easements, the building cannot be established on the northern part of the property limiting development on the site. As a result of the existing airport constraints on the site, the proposed site design and building placement is provided to be consistent with the policies and criteria set forth in the LA/Ontario International Airport Land Use Compatibility Plan and utility easements building restrictions to reduce risk from an aircraft accident by minimizing the number of people within the Safety Zones. In addition, staff has analyzed the potential impacts resulting from the construction of the proposed industrial warehouse building. Through the conditions of approval, such as frontage infrastructure improvements and

landscaping, the impacts are less than significant. Therefore, the new industrial warehouse building will not have negative impacts to the surrounding neighborhood, or be materially injurious to properties in the vicinity, and it will not be detrimental to the public health, safety or welfare.

[e] **The proposed Variance is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.** The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project. The standards include those related to the particular land use being proposed (industrial warehouse building), building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements.

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

[1] City Council Priorities

Primary Goal: Regain Local Control of the Ontario International Airport

Supporting Goals:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

▪ 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 proposed project is located within the Safety, Noise, Airspace Protection and Overflight Zones of the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). A consistency determination was completed and the proposed project is consistent with the policies and criteria of the ONT ALUCP, subject to conditions. The analysis for each compatibility factor is provided below:

Safety Zone Analysis - The project site is located within Safety Zones 1 and 2 (see **Exhibit E: ALUCP Safety Zones 1 and 2**). Parking lots, streets and driveways are acceptable uses within Safety Zone 1 and new structures are prohibited unless FAA approval is received. The proposed site plan shows vehicle parking and drive aisles within Safety Zone 1, consistent with the ONT ALUCP safety policies.

The remainder of the project site is located within Safety Zone 2. Table 2-2: Safety Criteria of the ONT ALUCP was utilized to calculate Intensity limits for the project site. The proposed 52,445 square foot can provide 31,500 square feet of manufacturing, 17,900 square feet of warehousing and 3,045 square feet of office to meet the Single-Acre and Site-Wide average calculations. The intensity calculations for the project site are included in the Conditions of Approval. Any future changes to the proposed uses within the building shall be required to be consistent with the ONT ALUCP. Additional conditions have been placed on the project to minimize the risks associated with an off-airport aircraft accident or emergency landing that include limiting the storage of hazardous material and recording an Avigation Easement and Deed Notification.

Noise Impact Zones - The project site is located entirely within the 70-75 dB CNEL Noise Impact Zone of the ONT ALUCP. The proposed uses include warehouse, light manufacturing and ancillary office uses. These uses are consistent with Table 2-3: Noise Criteria of the ONT ALUCP provided that the light manufacturing and office uses are able to meet noise attenuating criteria of 50 dB interior noise levels. Acoustical data documenting that the structure will be designed to comply with the criteria should be provided. However, if evidence is provided that the indoor noise generated by the use itself exceeds the required 50 dB interior noise levels criteria then an exception can be

made consistent with Policy N4c of the ONT ALUCP to not require interior noise attenuation.

Airspace Protection Zones Analysis - The project site is located within an area where 27 to 39 foot building heights are allowed. Allowable building heights gradually increase from the northeast to the southwest corner of the project site. The proposed building is located on the southern portion of the site and the proposed building height for this project is 39 feet high, which meets the allowable building height for that portion of the site and is consistent with the ONT ALUCP. However, given its close proximity to ONT the applicant has been required to file for an Obstruction Evaluation with the FAA and receive a Determination of No Hazard prior building permit issuance. The applicant has already been filed and preliminary review has assessed that lighting and marking of the building will likely be required, to date the final determination is pending.

Overflight Notification Zones Analysis - The project site is located within the Avigation Easement Area of the Overflight Notification Zone of the ONT ALUCP. The project was evaluated and found to be consistent with the policies and criteria of the Overflight Policies of the ONT ALUCP provided that an avigation easement is filed and recorded with the City of Ontario prior to building occupancy.

ENVIRONMENTAL REVIEW: The proposed Variance, File No. PVAR16-001, 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 15305 (Class 5, Minor Alterations in Land Use Alterations) of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, and which do not result in any changes in land use or density, including side yard, and set back variances not resulting in the creation of any new parcel; and

The proposed Tentative Parcel Map, File No. PMTT16-007 (PM 19721), is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15315 (Class 15, Minor Land Divisions), of the CEQA Guidelines, meeting each of the following conditions: [1] the subdivision of the property in urbanized areas, zoned for commercial or industrial use, into four or fewer parcels; [2] the subdivision is in conformance with the General Plan and zoning, no variances or exceptions are required, all services are available, and access to the proposed parcels is consistent with local standards; [3] the project site was not involved in a division of a larger parcel with the previous 2 years; and [4] the parcel does not have an average slope greater than 20 percent; and

The proposed Development Plan, File No. PDEV16-009, is categorically exempt from the requirements of CEQA, and the Guidelines promulgated thereunder, 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	IND (Industrial) and BP (Business Park)	IL (Light Industrial) / IG (General Industrial)	N/A
<i>North</i>	Rail	Rail	RC (Rail Corridor)	N/A
<i>South</i>	Food Trade	IND (Industrial)	Specific Plan	Grove Avenue Specific Plan
<i>East</i>	Vacant	BP (Business Park)	ONT (Ontario International Airport)	N/A
<i>West</i>	Vacant	IND (Industrial) and BP (Business Park)	IL (Light 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>Project Area:</i>	2.83 AC	N/A	
<i>Lot/Parcel Size:</i>	2.83 AC	10,000 SF (0.23 AC) Min.	Y
<i>Building Area:</i>	52,445 SF	N/A	
<i>Floor Area Ratio:</i>	0.43	0.55 (Max.)	Y
<i>Building Height:</i>	39 FT	39 FT (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>	16,826 SF	One space per 1,000 SF (0.001/SF) for portion of GFA < 20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; plus one tractor-trailer parking space per 4 dock-high loading doors; plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building GFA.	17	
<i>Manufacturing</i>	35,574 SF	1.85 spaces per 1,000 SF (0.00185/SF) of GFA; plus one tractor-trailer parking space per 4 dock-high loading doors; plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building GFA.	66	
TOTAL			83	91

Exhibit A: Aerial Map

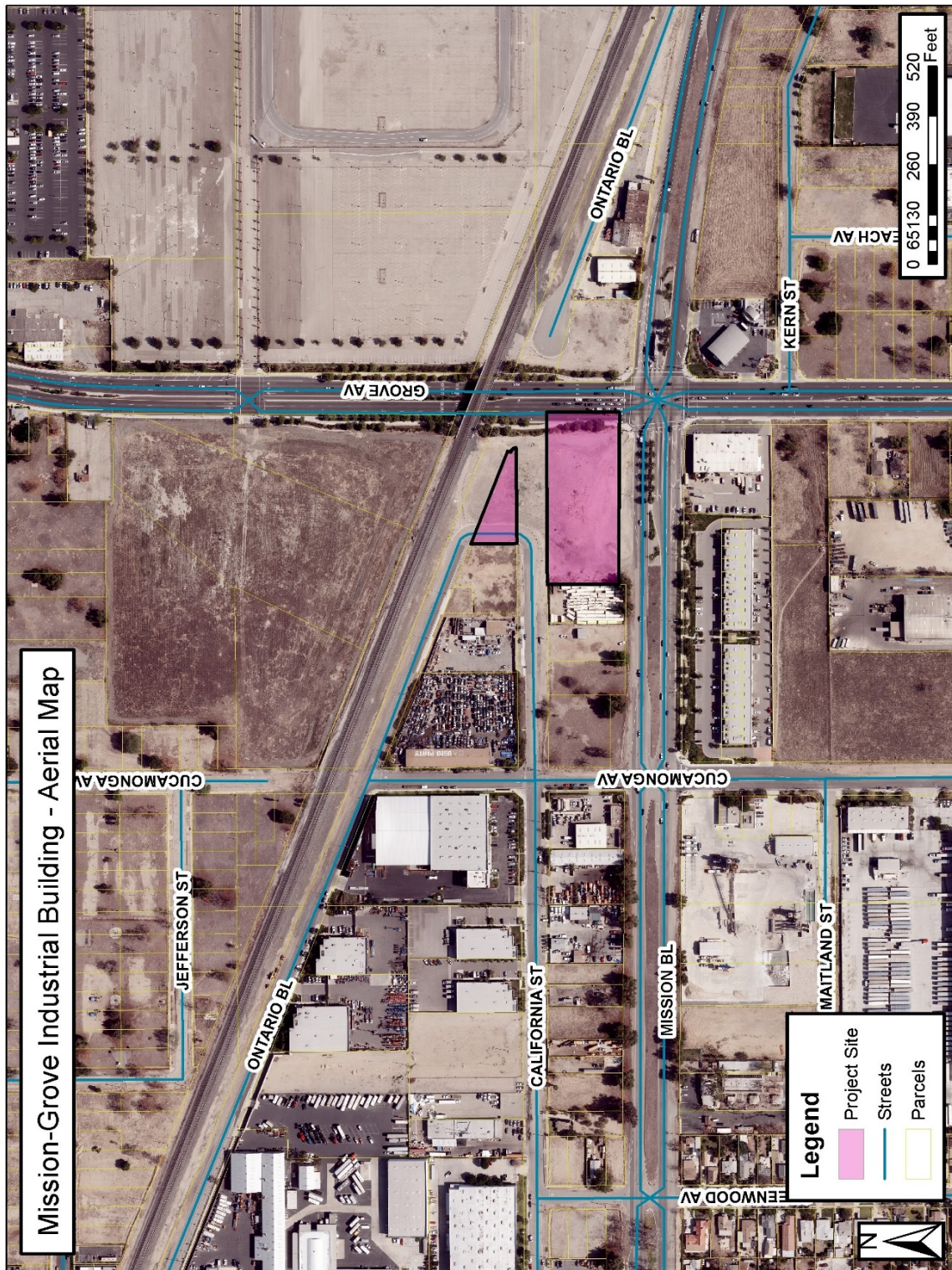


Exhibit B: Site Plan



Exhibit C: Elevations



Exhibit D: Landscape Plan



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PVAR16-001, A VARIANCE TO DEVIATE FROM THE MINIMUM 20-FOOT DEVELOPMENT CODE STANDARD FOR THE BUILDING SETBACK, IN CONJUNCTION WITH THE CONSTRUCTION OF A 52,445 SF INDUSTRIAL BUILDING ON APPROXIMATELY 2.8 ACRES OF LAND ON THE NORTHWEST CORNER OF GROVE AVENUE AND MISSION BOULEVARD, LOCATED AT 1173 AND 1176 EAST CALIFORNIA STREET, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1049-382-05 AND 1049-172-01.

WHEREAS, Fullmer/MG, LLC, ("Applicant") has filed an Application for the approval of a Variance, File No. PVAR16-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.83 acres of land generally located northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the within the IG (General Industrial) and IL (Light Industrial) zoning districts, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the Rail Corridor (RC) zoning district and is developed with a railroad. The property to the east is within the ONT (Ontario International Airport) zoning district and is currently vacant. The property to the south is within the Business Park land use designation of the Grove Avenue Specific Plan and is developed with a wholesale business. The property to the west is within the IG (General Industrial) and IL (Light Industrial) zoning districts and is currently vacant; and

WHEREAS, the Applicant is requesting Variance (File No. PVAR16-001) approval to deviate from the minimum 20-foot building setback along Mission Boulevard and Grove Avenue in conjunction with the construction of a 52,445 sf industrial building. The front of the building is oriented to the north facing California Street. The building is situated on the southern portion of the site, with a 10-foot building setback from Mission Boulevard to the south, a 17 feet, 7 inch setback from Grove Avenue to the east, and a 14-foot building setback from California Street to the northwest. Parking will be primarily situated to the west of the building, for use by tenants and visitors, and additional parking is situated to the north of the site; and

WHEREAS, the Variance was submitted in conjunction with a Tentative Parcel Map (File No. PMTT16-007 / PM 19721) and Development Plan (File No. PDEV16-009), which is necessary to facilitate the proposed Project; and

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

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("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, on September 19, 2016, the Development Advisory Board, Decision of the City of Ontario conducted a hearing and issued Decision No. DAB16-043 recommending the Planning Commission approve the Application; and

WHEREAS, on September 27, 2016, the Planning Commission of the City of Ontario conducted a public hearing to consider the Project and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15315 (Class 15, Minor Land Divisions), of the CEQA Guidelines, meeting each of the following conditions: [1] the subdivision of the property in urbanized areas, zoned for commercial or industrial use, into four or fewer parcels; [2] the subdivision is in conformance with the General Plan and zoning, no variances or exceptions are required, all services are available, and access to the

proposed parcels is consistent with local standards; [3] the Project site was not involved in a division of a larger parcel with the previous 2 years; and [4] the parcel does not have an average slope greater than 20 percent; and

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

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

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

a. **The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code.** The project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan. As such, parking lots, streets and driveways are acceptable uses within Safety Zone 1, but new structures are prohibited unless FAA approval is received. In addition, it places an intensity (people on the site) limit of 10 people per acre. FAA has not approved buildings to be constructed within Zone 1. Safety Zone 2 places intensity limits on the project site to 60 people per acre. In addition to the Safety Zones constraints, there are multiple non-build utility easements along the northern portion of the site and three street frontages, which impacts the placement of the building. The granting of the variance will allow the developer to maximize the development and intensification of the remainder of the project site located outside of the safety zones and utility easement areas. As a result of the existing airport constraints on the site, the proposed site design and building placement had to be done to be consistent with the policies and criteria set forth in the LA/Ontario International Airport Land Use Compatibility Plan and utility easements building restrictions. Therefore, the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code.

b. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district.** The north portion of the project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan, which restricts the construction of buildings and structures within those areas. Due to the onsite restrictions from an FAA non-build zone and multiple non-build utility easements, the building cannot be established on the northern part of the property

limiting development on the site. The building footprint limitations affect the marketability and value of the property, therefore a variance is necessary to meet development standards as granted at other properties in the same zoning district; and

c. **The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.** The north portion of the project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan, which restricts the construction of buildings and structures within those areas. Due to the onsite restrictions from an FAA non-build zone and multiple non-build utility easements and street frontages, the building cannot be established on the northern part of the property limiting development on the site. A majority of properties within the same General Industrial district are not impacted by the Airport Safety Zones. The requested setback deviation will allow for the substantial improvement and utilization at an otherwise challenging site. Therefore, the strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district that are not impacted by the Airport Safety Zones; and

d. **The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.** The north portion of the project site is located within Safety Zones 1 and 2 of the LA/Ontario International Airport Land Use Compatibility Plan, which restricts the construction of buildings and structures within those areas. Due to the onsite restrictions from an FAA non-build zone and multiple non-build utility easements, the building cannot be established on the northern part of the property limiting development on the site. As a result of the existing airport constraints on the site, the proposed site design and building placement had to be done to be consistent with the policies and criteria set forth in the LA/Ontario International Airport Land Use Compatibility Plan and utility easements building restrictions to reduce risk by minimizing the number of people within the Safety Zones from an aircraft accident. In addition, staff has analyzed the potential impacts resulting from the construction of the proposed industrial warehouse building. Through the conditions of approval, such as frontage infrastructure improvements, landscaping, the impacts are less than significant. Therefore, the new industrial warehouse building will not have negative impacts to the surrounding neighborhood, or be materially injurious to properties in the vicinity, and it will not be detrimental to the public health, safety or welfare; and

e. **The proposed Variance is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.** The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (industrial warehouse building), as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements, and the goals, policies, plans and exhibits of The Ontario Plan.

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

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

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

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

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 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



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

Planning Department; Land Development Section Conditions of Approval

Meeting Date: September 19, 2016
File No: PVAR16-001
Related Files: PDEV16-009 & PMTT16-007

Project Description: A request for Variance approval to deviate from the minimum Development Code standard for the building setback, from 20 feet to 10 feet, in conjunction with the construction of a 52,445 sf industrial building on approximately 2.8 acres of land on the northwest corner of Grove Avenue and Mission Blvd. located at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

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

CONDITIONS OF APPROVAL

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

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

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

2.1 Time Limits. Variance approval shall become null and void two 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, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. 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 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 15305 (Class 5— Minor Alterations in Land Use Alterations) of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, and which do not result in any changes in land use or density, including side yard, and set back variances not resulting in the creation of any new parcel

(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.

2.4 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.

2.5 Additional Requirements.

(a) The approval of File No. shall not be final and complete until File No. PDEV16-009 has been approved by the Planning Commission.

(b) File No. PVAR16-001 shall allow deviation from the minimum street setback along Mission Boulevard and Grove Avenue, as required by the Ontario Development Code, from 20 FT to 10 FT.



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

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:**
 - Variable width easement(s) on the west side of Grove Avenue for public street and utility purposes as shown on Tentative Parcel Map No. 19721
 - 66' wide easement for public street and utility purposes between Ontario Boulevard and California Street as shown on Tentative Parcel Map No. 19721

Property line corner 'cut-back' required at the intersection of _____ and _____.
- 1.02 Dedicate to the City of Ontario, the following easements:**
 - 1. 20' public easement for waterline purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 1
 - 2. 20' public easement for waterline and sewer purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 2
 - 3. 30' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 4
 - 4. 15' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 5
 - 5. Water and storm drain easement across the property shall be provided for access and maintenance purposes as necessary
- 1.03 Restrict vehicular access to the site as follows:** _____
- 1.04 Vacate the following street(s) and/or easement(s):**
 - 1. A portion of the 66' easement for public street purposes per M.B. 6/11 as shown on Tentative Parcel Map No. 19721
 - 2. A portion of the 60' easement for highway purposes per BK 373, page 267 deeds as shown on Tentative Parcel Map No. 19721
 - 3. Remaining 7' of 17' easement for state highway and incidental purposes per BK 540, page 337, O.R. recorded 9/23/1929
 - 4. Remaining 7' of 17' easement for state highway and incidental purposes per BK 542, page 91, O.R. recorded 9/17/1929
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.**
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.**



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

 - (1) _____
 - (2) _____

- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.10 New Model Colony (NMC) Developments:

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

- 1.11 **Other conditions:**

 - 1. **Recordation of 20' wide easement for sewer pipeline purposes and incidentals to Inland Empire Utilities Agency (IEUA) identified on Tentative Parcel Map No. 19721 as easement no. 3**

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

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

- 2.01 **Record Parcel Map No. 19721 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 **Submit a duplicate photo mylar of the recorded map to the City Engineer's office.**
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the



- parcel prior to the date of _____.
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
 - 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
 - 2.07 **Submit a soils/geology report.**
 - 2.08 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA) –Sewer easement per Section 1.11.**
 - Other: Union Pacific Railroad (UPRR) – if any construction work encroaches into UPRR R/W.**
 - 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 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
- 2.14 Other conditions: _____

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

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

Improvement	Mission Blvd.	Grove Ave.	California St.	Ontario Blvd.
Curb and Gutter	<input checked="" type="checkbox"/> New; 59 (+/-) 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; 24 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 5(+/-) 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 checked="" type="checkbox"/> Widen 11 (+/-) additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input 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
Drive Approach	<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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<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
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>



	Landscaping (w/irrigation)	(w/irrigation)	Landscaping (w/irrigation)	Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main (Extension) <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
Traffic Signing and Striping (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
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	Existing catch basin at south west intersection of California Street and Ontario Boulevard to be removed and relocated	_____



Other Improvements	_____	_____	_____	_____
--------------------	-------	-------	-------	-------

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

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

C. SEWER

- 2.20 **A 8 inch sewer lateral is available for connection by this project in Grove Avenue. (Ref: Sewer plan bar code: S13633)**
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.22 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.23 **Other conditions: No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**

D. WATER

- 2.24 **A 8 inch water main is available for connection by this project in California Street. (Ref: Water plan bar code: N/A) – Please note there is no record drawing information for the existing 8" waterline in California Street. Engineer will be required to pothole waterline for location verification prior to design.**
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service



connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.

2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website (www.OntarioCA.gov) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.

2.29 Other conditions: _____
 1. **No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**
 2. **Construct a new 8" public water line (1212 PZ) in Ontario Blvd, between Cucamonga Avenue and property (approximately 650 feet).**

E. RECYCLED WATER

2.30 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)

2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.

2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.

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

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

2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

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

2.36 Other conditions: _____
 1. **The Applicant/Developer shall design and construct street improvements along Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Improvements shall include signing and striping and appropriate pavement transitions to the satisfaction of the City Engineer.**
 2. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309. Any access shall comply with the required corner clearance distances per the City of**



Ontario Standard Drawing No. 1309.

3. **The Applicant/Developer shall design and construct in-fill public street lights along the property frontage of Mission Boulevard, California Street, and Ontario Boulevard in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans (i.e. Lamp Group II), City of Ontario Standard Drawing No. 5101, and to the satisfaction of the City Engineer.**
4. **Applicant/developer shall replace existing streetlight fixtures with City-approved LED equivalent fixtures, along project frontages of Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.**
5. **Gates shall remain open at all times during business hours.**
6. **Property frontages along California Street and Ontario Boulevard shall be signed "No Parking Anytime."**
7. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.**

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|---|--------------------------|
| <input checked="" type="checkbox"/> | 2.37 | Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.38 | Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.39 | Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.40 | Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.41 | Pay Storm Drain Development Impact Fee, approximately \$62,500, Fee shall be paid at the Building Department. Final amount shall be determined based on the approved site plan. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.42 | Other conditions: _____ | <input type="checkbox"/> |

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

- 2.43 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404



- Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.

- 2.44 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**

- 2.45 Other conditions: _____

J. SPECIAL DISTRICTS

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

- 2.47 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.

- 2.48 Other conditions: _____

K. FIBER OPTIC

- 2.49 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Mission and Grove and into the on-site office area, see Fiber Optic Exhibit herein.**

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

L. Solid Waste

- 2.51 This site requires 2 separate 4 cubic yard bins, Please also reference the City's Solid Waste Manual**



location at:

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

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

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



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-009 , and Parcel Map No. 19721

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
15. **Two (2) copies of Water Quality Management Plan (WQMP)**
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**

Project File No. PM-19721
Project Engineer: Bryan Lirley, P.E.
Date: 08/15/16



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: _____

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

All conduit shall begin and terminate in a hand hole

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

Multifamily dwellings are considered commercial property.

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

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

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

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

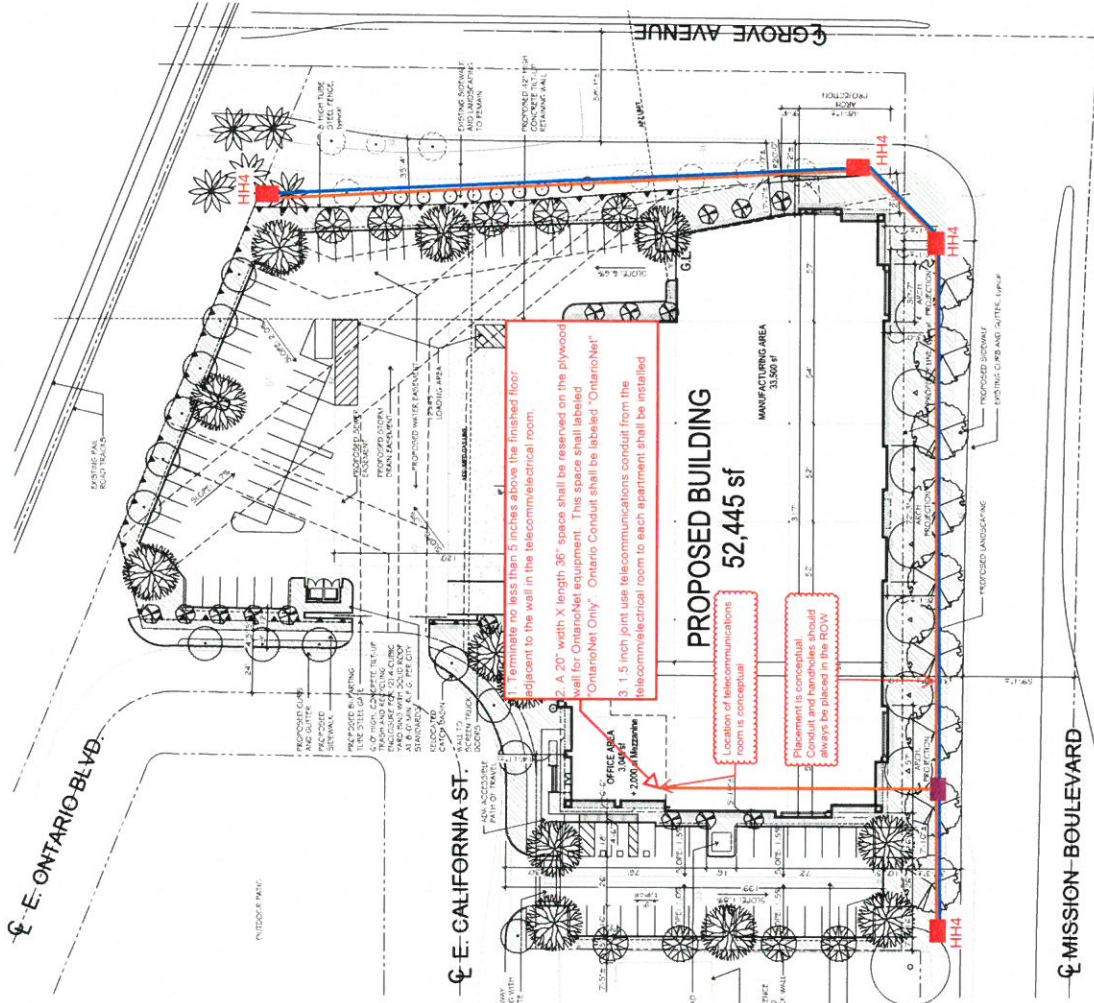
Comments/Reviewed By The Fiber Team (Anna Vaca) - 07/12/2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)



SITE PLAN

**MISSION and GROVE DEVELOPMENT
ONTARIO, CALIFORNIA**



1. Terminate no less than 5 inches above the finished floor adjacent to the wall in the telecommunication room.

2. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet".

3. 1.5 inch joint use telecommunications conduit from the telecommunication room to each apartment shall be installed

**PROPOSED BUILDING
52,445 sf**

Location of telecommunications room is conceptual

Placement is conceptual and should always be placed in the ROW

OWNER / DEVELOPER
 M&J
 2532 WANNUT AVE. STE #230
 TUSTIN, CA 92780
 PHONE: (714) 263-0643
 CONTACT: JIM TULLIAR

ARCHITECT
 HUNTER, JANSCHKE AND ASSOCIATES, INC.
 5405 CAMPUS DRIVE, 2ND FLOOR
 IRVINE, CA 92612
 PHONE: (949) 833-1930
 CONTACT: CALVIN J. CONSWORTH, AIA

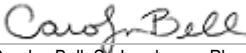
CIVIL ENGINEER
 VALDES ENGINEERING, INC.
 10000 WILSON AVENUE, SUITE 210
 LIFLAND, CA 91764
 PHONE: (909) 942-4501
 CONTACT: MR. JEFFREY D. HUBER, RCE

LANDSCAPE ARCHITECT
 HUNTER, JANSCHKE
 711 FIVE AMES STREET
 TUSTIN, CA 92780
 PHONE: (714) 946-2400
 CONTACT: TOM HAYES

PROJECT DIRECTORY

Castle Costsworth Architects, Inc.
 10000 WILSON AVENUE, SUITE 210, LIFLAND, CA 91764
 PHONE: (909) 942-4501

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

CONDITIONS OF APPROVAL	
Sign Off	
	7/13/16
Carolyn Bell, Sr. Landscape Planner	Date

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

D.A.B. File No.: PDEV16-009 Rev 1	Case Planner: Jeanie Aquilo
--------------------------------------	--------------------------------

Project Name and Location: Mission and Grove Development Northwest corner Mission and Grove

Applicant/Representative: Fullmer – CC Architects 2495 Campus Dr. 2nf Floor Irvine, CA 92780

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 6/24/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan dated has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Sht 5, move water lines and backflow devices clear of front entry and walkway. Move irrigation and domestic meters to the east 25' and fire line to the west 40' to be clear of landscape planters.
- Sht 5 Provide min 5' landscape area on each side of transformer for screening and space for a tree planter. Provide 1 tree planter per 10 parking spaces and at each row end.
- Show and call out relocated telephone pole on California St. or note if underground.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
- Note for compaction to be no greater than 85% at landscape areas. Note all finished grades at 1 1/2" below finished surfaces.
- Note landscaped slopes greater than 3:1 shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 50% open area (11.8oz/sq yd). Landscaped slopes 2:1 or greater shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 39% open area (26.6 oz/sq yd).
- Show fence 12" from east property line and adjacent to north property line so that landscaping can be maintained inside the fence.

Landscape Plans

- Provide agronomical soil testing and include report on landscape construction plans.
- Show concrete mowstrips to identify property lines along open areas or between properties where a fence is not provided.
- Show 5% 48" box trees; 10% 36" box trees, 30% 24" box trees and 55% 15 gallon trees. Note 25% of trees to be native California trees, use at least 3 genus per project: Quercus agrifolia, Quercus wizlizenii, Quercus lobata, Sambucus Mexicana, Platanus Racemosa (riparian settings), Myrica californica (part shade) Heteromeles (tall shrub), Umbellularia californica (very slow growing) or Chilopsis.
- Add a note to the plans: Tree shall be selected at the nursery by an arborist or qualified landscape architect to meet the Guidelines for Nursery Tree Quality, urbantree.org. Trees without a straight

and center leader or with girdled or kinked roots will be rejected and replaced prior to certificate of occupancy.

12. Call out type of proposed irrigation system and include preliminary MAWA calculation.
13. Show landscape hydrozones to separate low water from moderate water landscape.
14. Replace short lived, poor performing plants such as *Agave vilmoriniana*, *Senna artemisioides* and *Dasyliion*.
15. Remove vines on tubular steel fences. They do not climb pickets. Show a hedge type shrub mass instead.
16. Show utilities on landscape plans.
17. Relocate trees outside of water and storm drain easement areas.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Assistant Planner
Planning Department

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

DATE: April 15, 2016

SUBJECT: PDEV16-009 / A Development Plan to construct a 52,400-square foot industrial building on approximately 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01). Related Files: PMTT16-007 and PVAR16-001.

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

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type IIIB Concrete tilt-up
- B. Type of Roof Materials: Wood, non-rated
- C. Ground Floor Area(s): 52,400 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 52,400 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2250 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

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

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

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

5.0 BUILDING CONSTRUCTION FEATURES

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

6.0 OTHER SPECIAL USES

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

7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 The project shall retain a California Street address, to enable emergency responders to more quickly locate and gain access to the building.

<END.>



CITY OF ONTARIO

MEMORANDUM

TO: JEANIE AGUILO, PLANNING DEPARTMENT

FROM: DOUGLAS SOREL, POLICE DEPARTMENT

DATE: APRIL 14, 2016

SUBJECT: PDEV16-009 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL BUILDING GENERALLY LOCATED AT GROVE AVENUE AND MISSION BOULEVARD

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

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

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-009, PMTT16-007 & PVAR16-001
 Address: NWC of Grove Ave & Mission Blvd
 APN: 1049-382-05 & 1049-172-01
 Existing Land Use: Vacant
 Proposed Land Use: Subdivide two parcels into 1 parcel and develop a 52,400 SF industrial building
 Site Acreage: 2.8 acres Proposed Structure Height: 39 ft
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Jeanie Aguilo
 Date: 9/19/16
 CD No.: 2016-017 Rev. 1
 PALU No.: n/a

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 checked="" 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 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: <u>39-27 ft range</u>	
<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) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT provide the following conditions are met:

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: CD2016-017 Rev. 1
PALU No.: _____

PROJECT CONDITIONS

1. Project is located within Safety Zone 2 and 4, 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 2. The applicant is required to file and record an Avigation Easement with the City of Ontario prior to obtaining a Certificate of Occupancy.
3. The proposed building uses shall be modified to meet the Site-wide Average and Single-Acre Intensity Calculations as follows:
 - a. The warehouse use portion of the building shall be increased by 2,000 square feet from 15,900 square feet to 17,900 square feet.
 - b. The manufacturing use portion of the building shall be reduced by 2,000 square feet from 33,500 square feet to 31,500 square feet.
 - c. The office use portion of the building shall remain as proposed at 3,045 square feet.

Attached are the land use intensity calculations for the proposed building. Future land uses that deviate from what is currently being approved must meet the policies and criteria of the LA/Ontario ALUCP. An alternative method for measuring compliance with the usage intensity limits is acceptable provided it meets the Safety Criteria policies set forth in the LA/ONT ALUCP.

4. The applicant shall adhere to the conditions set forth in FAA Aeronautical Study 2016-AWP-157-OE and receive a Determination of No Hazard for a permanent structure prior to approval of Final Building Permit Issuance.
5. 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 LA/Ontario International Airport Land Use Compatibility Plan.

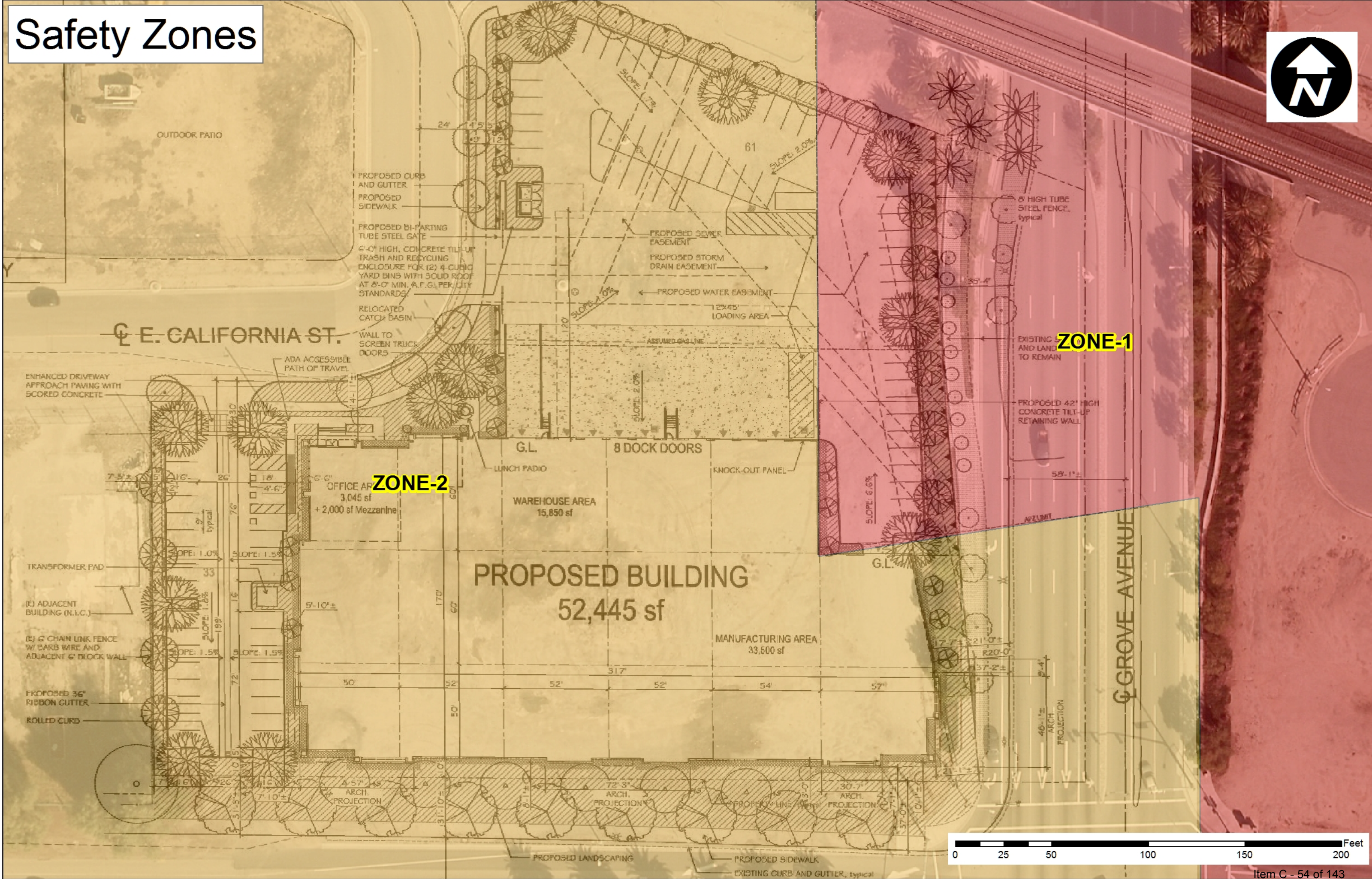
6. The maximum height limit for the project site is 39 feet and as such, any construction equipment such as cranes or any other equipment exceeding 39 feet in height will need a determination of "No Hazard" from the FAA. An FAA Form 7460-1 for any temporary objects will need be filed and approved by the FAA prior to operating such equipment on the project site during construction.
7. Permanent structures are not allowed within Safety Zone 1 of the project site (See Attached Exhibit).

Intensity Calculations for PDEV16-009, PMTT16-007 PVAR16-001

CD No. 2016-017

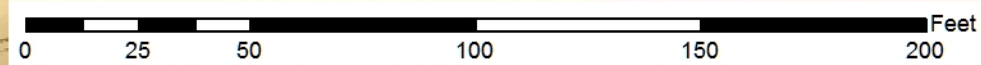
				Load Factors	Sitewide Average Calculations (Zone 2 = 60 P/AC max)	Single Acre SF	Single Acre Intensity Calculations (Zone 2 = 120 P/AC max)
Proposed Land Use	Land Use SF	Acreage	Safety Zone	ALUCP Load Factor	ALUCP Load Factor	Land Use SF	ALUCP Load Factor
Warehouse	17,900		2	1,000	18	17,900	18
Light Manufacturing	31,500		2	350	90	22,615	65
Office	3,045		2	215	14		0
Totals	52,445	2.48			49		118
	Sitewide Average			Single Acre Intensity			
	49			118			
<p>Site-Wide Average Calculation is for Zone 2. ALUCP criteria for Zone 2 allows a maximum of 60 people. The proposed project would generate a site wide average of 49 people as indicated in the calculations above.</p>							
<p>Single-Acre Intensity Calculation is for Zone 2. The ONT ALUCP Single-Acre Criteria for Zone 2 allows a maximum of 120 people. The proposed project would generate a Single-Acre intensity of 118 people as indicated in the above calculations. The Single-Acre Calculation excludes the 3,045 square foot office area from the calculation ONT ALUCP Safety Criteria Policy S2c Usage Intensity calculations - No. 5 Ancillary Uses allows ancillary uses to be excluded from the single-acre intensity calculations (but not the sitewide average intensity limits). The Sitewide average intensity limits are being met for this project.</p>							

Safety Zones



ZONE-2

ZONE-1





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-AWP-157-OE

Issued Date: 05/02/2016

Robert Ruvalcaba
Mr. Crane Inc.
647 N Hariton Street
Orange, CA 92868

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Crane Fullmer Grove and Mission Ontario
Location:	Ontario, CA
Latitude:	34-03-19.04N NAD 83
Longitude:	117-37-48.00W
Heights:	937 feet site elevation (SE) 140 feet above ground level (AGL) 1077 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

See attachment for additional condition(s) or information.

It is required that the FAA be notified at least 5 business days prior to the temporary structure being erected and again when the structure is removed from the site. Notification should be made to this office during our core business hours (Monday through Friday, 9:00 a.m. to 3:00 p.m.) via telephone at PAUL HOLMQUIST @ 425 227-2625 or KAREN MCDONALD @ 310 725-6557. Notification is necessary so that aeronautical procedures can be temporarily modified to accommodate the structure. Voicemail messages are not acceptable notice.

NOTIFICATION IS REQUIRED AGAIN VIA TELEPHONE AT PAUL HOLMQUIST @ 425 227-2625 or KAREN MCDONALD @ 310 725-6557 WHEN THE TEMPORARY STRUCTURE IS REMOVED FROM THE SITE FOR NOTICE TO AIRMAN (NOTAM) CANCELLATION.

It is required that the manager of ONTARIO INTL, (909) 544-5300 be notified at least 5 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of ONTARIO ATCT @ 909 605-0057 X 224 (AND SPECIAL PROVISION, CALL WATCH SUPERVISOR 15 MINUTES PRIOR TO CRANE BEING ERECTED AND WHEN THE CRANE IS REMOVED FROM WORKSITE @ 909 937-2846 or 909 937-0158) be notified at least 5 business

days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

Any height exceeding 140 feet above ground level (1077 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/02/2017 unless extended, revised, or terminated by the issuing office.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed within 5 days after the temporary structure is dismantled.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-157-OE

Signature Control No: 277310867-290667704

(TMP)

Karen McDonald
Specialist

Attachment(s)
Additional Information

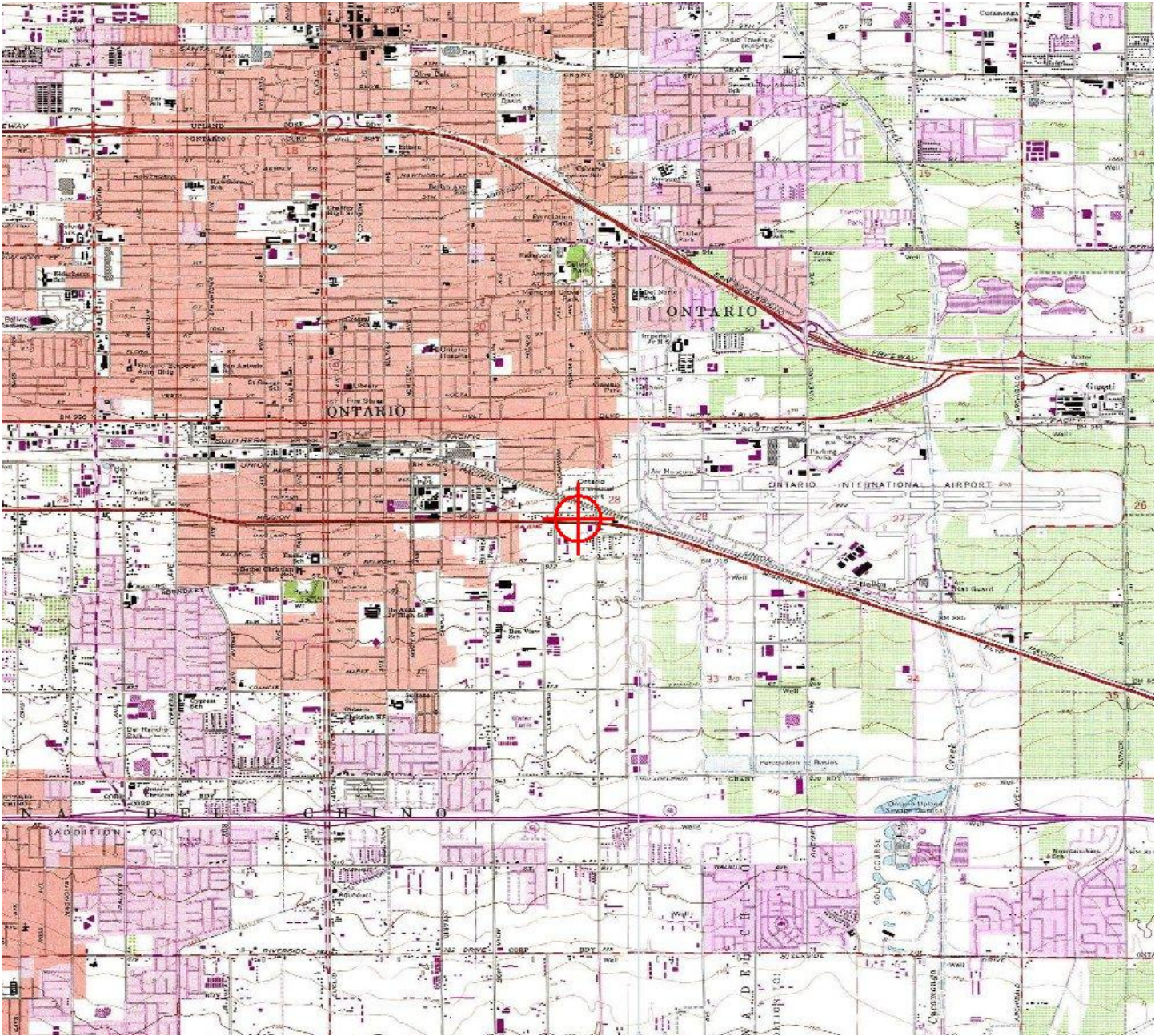
Additional information for ASN 2016-AWP-157-OE

SEE SPECIAL COORDINATION PROCEDURES ON PAGE ONE.

IMPACT CRANE WILL HAVE ON INSTRUMENT PROCEDURES AT ONTARIO;

At 1077 AMSL, Ontario Intl (ONT) CA. Obstacle penetrates Rwy 26L Initial Climb Area (ICA) 37 feet and Rwy 26R Initial Climb Area (ICA) 70 feet. Qualifies as low, close-in penetration with climb gradient termination altitude 200 feet or less above DER, requiring TAKE-OFF MINIMUMS AND (OBSTACLE) DEPARTURE PROCEDURE, HASSA SEVEN DEPARTURE, POMONA EIGHT DEPARTURE, and PRADO EIGHT DEPARTURE, NOTE: Rwy 26L, Crane 4172 feet from departure end of runway, 121 feet right of centerline, 140 AGL, 1077 AMSL, NEH 1040 AMSL. NOTE: Rwy 26R, Crane 2175 feet from departure end of runway, 576 feet left of centerline, 140 AGL, 1077 AMSL, NEH 1007 AMSL. //// ILS OR LOC RWY 8L, increase S-ILS 8L from 1144 to 1331, NEH 1045 AMSL. W/1A, increase S-ILS 8L from 1144 to 1272, NEH 1045 AMSL. Obstacle penetrates 34:1 Visual Area Surface 46 feet. W/4D or 1A, increase S-ILS 8L visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. W/4D or 1A, increase CAT A/B S-LOC 8L visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. //// ILS OR LOC RWY 26L, increase BAKES DME MINIMUMS, CAT A/B/C Circling MDA from 1380/1400/1400 to 1440, NEH 1040 AMSL. W/2C, no IFR effect. //// RNAV (GPS) Y RWY 8L, increase LPV DA from 1266 to 1330, NEH 1046 AMSL. W/1A, increase LPV DA from 1266 to 1272, NEH 1046 AMSL. Obstacle penetrates 34:1 Visual Area Surface 46 feet. W/4D or 1A, increase CAT A/B LNAV visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. //// RNAV (GPS) RWY 8R, increase LPV DA from 1220 to 1340, NEH 1053 AMSL. W/1A, increase LPV DA from 1220 to 1305, NEH 1053 AMSL. Advisory Statement: obstacle penetrates 34:1 Visual Area Surface, however, published visibility is 3/4 SM or greater, therefore no additional IFR effect. //// RNAV (GPS) Y RWY 26L, increase CAT A/B/C Circling MDA from 1420/1420/1420 to 1440, NEH 1067 AMSL. W/2C, no IFR effect

TOPO Map for ASN 2016-AWP-157-OE



TOP-Zoning Consistency Determination



File No.: PDEV16-009, PMTT16-007 & PVAR16-001 (Resubmitted 6/24/16)

Location: 1173 & 1176 E. California St., NWC Grove Ave. & Mission Blvd.

Project Description:

A Development Plan to construct a 52,400 sf industrial building, a Tentative Parcel Map to subdivide 2.8 acres into a single parcel, and a Variance to reduce the building setback from 20 ft to 10 ft, located at the NWC of Grove & Mission, within the IG & IL zoning districts (APNs: 1049-382-05 & 1049-172-01)

Prepared By:

Clarice Burden

Date:

7/18/16

Signature:

Clarice Burden

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

- The existing TOP land use designation of the property is: **Industrial, Business Park & Right-of-Way**
The existing zoning of the property is: **IG, IL & ROW**

- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:
This proposed TOP land use change will:
 - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
 - Make the proposed project consistent with The Ontario Plan.

- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:
This proposed zone change will:
 - Make the zoning of the property consistent with The Ontario Plan;
 - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.

Additional Comments:

The project proposes to combine parcels, vacate a portion of right-of-way, dedicate a portion of right-of-way, and construct an industrial building including a request for a variance in setbacks. Portions of the property are within the Industrial, Business Park & Right-of-Way General Plan designations and the IG, IL & ROW zones.

In order to consolidate the property, a General Plan Amendment to Business Park and a Zone Change to IL, Light Industrial for the resulting parcel are required and will be processed by City staff concurrently with the project including the change to Right-of-Way for the dedicated portion of the property.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 23, 2016
SUBJECT: PDEV16-009

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

Conditions of Approval

1. The address for the site will be 1192 E California St

KS:lm

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PMTT16-007 (PM 19721), A TENTATIVE PARCEL MAP TO MERGE 2.8 ACRES OF LAND INTO A SINGLE PARCEL, GENERALLY LOCATED AT THE NORTHWEST CORNER OF GROVE AVENUE AND MISSION BOULEVARD, AT 1173 AND 1176 EAST CALIFORNIA STREET, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-382-05 AND 1049-172-01.

WHEREAS, Fullmer/MG, LLC. ("Applicant") has filed an Application for the approval of a Tentative Parcel Map, File No. PMTT16-007 / PM 19721, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.83 acres of land generally located northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the within the IG (General Industrial) and IL (Light Industrial) zoning districts, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the Rail Corridor (RC) zoning district and is developed with a railroad. The property to the east is within the ONT (Ontario International Airport) zoning district and is currently vacant. The property to the south is within the Business Park land use designation of the Grove Avenue Specific Plan, and is developed with a wholesale business. The property to the west is within the IG (General Industrial) and IL (Light Industrial) zoning districts and is currently vacant; and

WHEREAS, the Applicant is requesting Tentative Parcel Map (File No. PMTT16-007/PM 19721) approval, merging 2.8 acres of land into a single parcel to facilitate the construction of an industrial building totaling approximately 52,445-square feet. The front of the building is oriented to the north facing California Street. The building is situated on the southern portion of the site, with a 10-foot building setback from Mission Boulevard to the south, a 17-foot, 7 inch setback from Grove Avenue to the east, and a 14-foot building setback from California Street to the northwest. Parking will be primarily situated to the west of the building, for use by tenants and visitors, and additional parking is situated to the north of the site; and

WHEREAS, yard area, designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is oriented to the north of the proposed building toward California Street. The yard area will be screened from view of public streets by a combination of tube steel fence, landscaping, tilt-up screen walls and view-obstructing gates. The applicant has proposed screen walls at 14-feet in height for the yard area,

which is to be constructed of tilt-up concrete, to match the architecture of the building;
and

WHEREAS, the Tentative Parcel Map was submitted in conjunction with a Variance (File No. PVAR16-001) and Development Plan (File No. PDEV16-009), which is necessary to facilitate the proposed Project; and

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

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("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, on September 19, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-044, recommending the Planning Commission approve the Application; and

WHEREAS, on September 27, 2016, the Planning Commission of the City of Ontario conducted a public hearing to consider the Project and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines

promulgated thereunder, pursuant to Section 15315 (Class 15, Minor Land Divisions), of the CEQA Guidelines, meeting each of the following conditions: [1] the subdivision of the property in urbanized areas, zoned for commercial or industrial use, into four or fewer parcels; [2] the subdivision is in conformance with the General Plan and zoning, no variances or exceptions are required, all services are available, and access to the proposed parcels is consistent with local standards; [3] the Project site was not involved in a division of a larger parcel with the previous 2 years; and [4] the parcel does not have an average slope greater than 20 percent; and

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

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

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

a. The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments. The proposed subdivision is consistent with the goals and policies of The Ontario Plan (Policy CD1-3) by providing neighborhood improvements to be preserved, protected, and enhanced in accordance with the land use policies; and

b. The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments. The Tentative Parcel Map meets all minimum lot requirements within the Design Guidelines and Development Standards of the Ontario Development Code. The parcel map will create a single parcel that is physically suitable to accommodate the development of the industrial warehouse building. The proposed 2.8 acres exceeds the Development Code's minimum lot requirement of 10,000 SF; and

c. The site is physically suitable for the type of development proposed. The proposed Tentative Parcel Map to merge 2.8 acres of land into a single parcel for the construction of a 52,445-square foot industrial building exceeds the Development Code's minimum lot requirement of 10,000 SF and is an allowable land use for the zoning district; and

d. The site is physically suitable for the proposed density of development. The proposed Tentative Parcel Map to merge 2.8 acres of land into a single

parcel for the construction of a 52,445-square foot industrial building meets the Development Code's minimum FAR of 0.45 with an FAR of 0.43; and

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project site has no value as habitat for endangered, rare, or threatened species and therefore will not cause damage to the environment; and

f. The design of the subdivision or type of improvements are not likely to cause serious public health problems.

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed map to merge 2.8 acres of land into a single parcel for the construction of a 52,445-square foot industrial building and has been designed so the industrial warehouse building will not be established within onsite restrictions from an FAA non-build zone and multiple non-build utility easements.

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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



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

Planning Department; Land Development Section Conditions of Approval

Meeting Date: September 19, 2016
File No: PMTT16-007 (PM 19721)
Related Files: PDEV16-009 & PVAR16-001

Project Description: A Tentative Parcel Map (PMTT16-007/PM 19721) to subdivide 2.8 acres of land into a single parcel, generally located at the northwest corner of Grove Avenue and Mission Boulevard, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

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

CONDITIONS OF APPROVAL

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

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

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

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

2.1 Subdivision Map.

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

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

(c) Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from

any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

2.2 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 15315 (Class 15— Minor Land Divisions) of the CEQA Guidelines, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use, into four or fewer parcels, when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

(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.

2.3 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.



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

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 - Variable width easement(s) on the west side of Grove Avenue for public street and utility purposes as shown on Tentative Parcel Map No. 19721
 - 66' wide easement for public street and utility purposes between Ontario Boulevard and California Street as shown on Tentative Parcel Map No. 19721

Property line corner 'cut-back' required at the intersection of _____ and _____.
- 1.02 Dedicate to the City of Ontario, the following easements:
 - 1. 20' public easement for waterline purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 1
 - 2. 20' public easement for waterline and sewer purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 2
 - 3. 30' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 4
 - 4. 15' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 5
 - 5. Water and storm drain easement across the property shall be provided for access and maintenance purposes as necessary
- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s):
 - 1. A portion of the 66' easement for public street purposes per M.B. 6/11 as shown on Tentative Parcel Map No. 19721
 - 2. A portion of the 60' easement for highway purposes per BK 373, page 267 deeds as shown on Tentative Parcel Map No. 19721
 - 3. Remaining 7' of 17' easement for state highway and incidental purposes per BK 540, page 337, O.R. recorded 9/23/1929
 - 4. Remaining 7' of 17' easement for state highway and incidental purposes per BK 542, page 91, O.R. recorded 9/17/1929
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.



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

 - (1) _____
 - (2) _____

- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.10 New Model Colony (NMC) Developments:

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

- 1.11 **Other conditions:**

 - 1. **Recordation of 20' wide easement for sewer pipeline purposes and incidentals to Inland Empire Utilities Agency (IEUA) identified on Tentative Parcel Map No. 19721 as easement no. 3**

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

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

- 2.01 **Record Parcel Map No. 19721 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 **Submit a duplicate photo mylar of the recorded map to the City Engineer's office.**
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the



- parcel prior to the date of _____.
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
 - 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
 - 2.07 **Submit a soils/geology report.**
 - 2.08 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA) –Sewer easement per Section 1.11.**
 - Other: Union Pacific Railroad (UPRR) – if any construction work encroaches into UPRR R/W.**
 - 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 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
- 2.14 Other conditions: _____

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

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

Improvement	Mission Blvd.	Grove Ave.	California St.	Ontario Blvd.
Curb and Gutter	<input checked="" type="checkbox"/> New; 59 (+/-) 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; 24 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 5(+/-) 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 checked="" type="checkbox"/> Widen 11 (+/-) additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input 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
Drive Approach	<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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<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
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>



	Landscaping (w/irrigation)	(w/irrigation)	Landscaping (w/irrigation)	Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main (Extension) <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
Traffic Signing and Striping (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
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	Existing catch basin at south west intersection of California Street and Ontario Boulevard to be removed and relocated	_____



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

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

C. SEWER

- 2.20 **A 8 inch sewer lateral is available for connection by this project in Grove Avenue. (Ref: Sewer plan bar code: S13633)**
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.22 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.23 **Other conditions: No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**

D. WATER

- 2.24 **A 8 inch water main is available for connection by this project in California Street. (Ref: Water plan bar code: N/A) – Please note there is no record drawing information for the existing 8" waterline in California Street. Engineer will be required to pothole waterline for location verification prior to design.**
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service



connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.

2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website (www.OntarioCA.gov) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.

2.29 Other conditions: _____
 1. **No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**
 2. **Construct a new 8" public water line (1212 PZ) in Ontario Blvd, between Cucamonga Avenue and property (approximately 650 feet).**

E. RECYCLED WATER

2.30 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)

2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.

2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.

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

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

2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

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

2.36 Other conditions: _____
 1. **The Applicant/Developer shall design and construct street improvements along Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Improvements shall include signing and striping and appropriate pavement transitions to the satisfaction of the City Engineer.**
 2. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309. Any access shall comply with the required corner clearance distances per the City of**



Ontario Standard Drawing No. 1309.

3. **The Applicant/Developer shall design and construct in-fill public street lights along the property frontage of Mission Boulevard, California Street, and Ontario Boulevard in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans (i.e. Lamp Group II), City of Ontario Standard Drawing No. 5101, and to the satisfaction of the City Engineer.**
4. **Applicant/developer shall replace existing streetlight fixtures with City-approved LED equivalent fixtures, along project frontages of Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.**
5. **Gates shall remain open at all times during business hours.**
6. **Property frontages along California Street and Ontario Boulevard shall be signed "No Parking Anytime."**
7. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.**

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|---|--------------------------|
| <input checked="" type="checkbox"/> | 2.37 | Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.38 | Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.39 | Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.40 | Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.41 | Pay Storm Drain Development Impact Fee, approximately \$62,500, Fee shall be paid at the Building Department. Final amount shall be determined based on the approved site plan. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.42 | Other conditions: _____ | <input type="checkbox"/> |

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

- 2.43 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404



Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during water conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.

2.44 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.

2.45 Other conditions: _____

J. SPECIAL DISTRICTS

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

2.47 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.

2.48 Other conditions: _____

K. FIBER OPTIC

2.49 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Mission and Grove and into the on-site office area, see Fiber Optic Exhibit herein.

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

L. Solid Waste

2.51 This site requires 2 separate 4 cubic yard bins, Please also reference the City's Solid Waste Manual



location at:

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

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

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



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-009 , and Parcel Map No. 19721

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
15. **Two (2) copies of Water Quality Management Plan (WQMP)**
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**

Project File No. PM-19721
Project Engineer: Bryan Lirley, P.E.
Date: 08/15/16



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: _____

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

All conduit shall begin and terminate in a hand hole

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

Multifamily dwellings are considered commercial property.

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

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

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

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

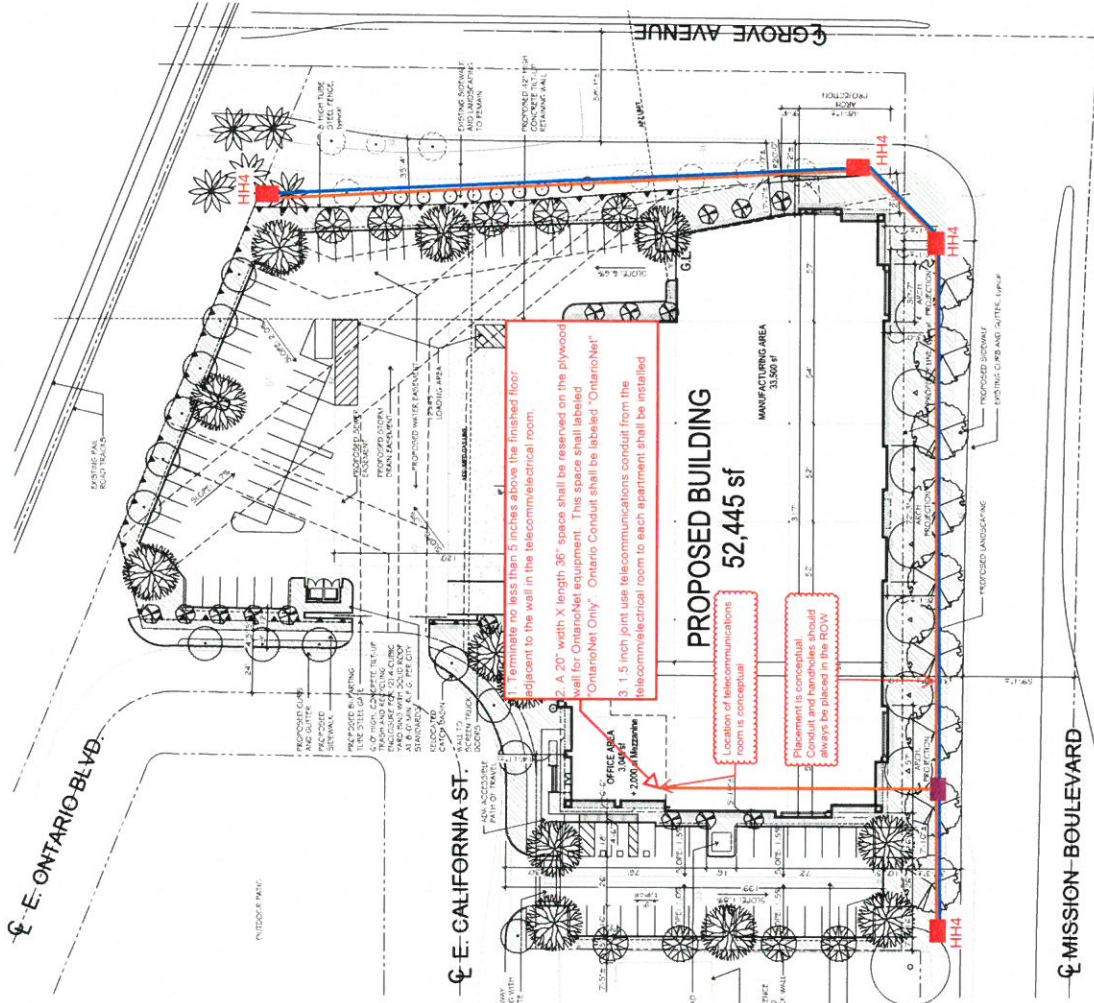
Comments/Reviewed By The Fiber Team (Anna Vaca) - 07/12/2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)



SITE PLAN

**MISSION and GROVE DEVELOPMENT
ONTARIO, CALIFORNIA**



OWNER / DEVELOPER
 M&J
 2532 WANNUT AVE. STE #230
 TUSTIN, CA 92780
 PHONE: (714) 263-0643
 CONTACT: JIM TULLIAR

ARCHITECT
 WINTER LANDSCAPE ARCHITECTS, INC.
 5403 CAMPUS DRIVE, 2ND FLOOR
 IRVINE, CA 92612
 PHONE: (949) 833-1930
 CONTACT: CALVIN J. CONSWORTH, AIA

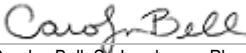
CIVIL ENGINEER
 VALDES ENGINEERING, INC.
 10000 UNIVERSITY AVENUE, SUITE 210
 LIFLAND, CA 91764
 PHONE: (909) 942-4601
 CONTACT: MR. JEFFREY D. WITTE, REC

LANDSCAPE ARCHITECT
 WINTER LANDSCAPE
 711 FIVE AM STREET
 TUSTIN, CA 92780
 PHONE: (714) 946-2400
 CONTACT: TOM HAVES

PROJECT DIRECTORY

Castle Costworth Architects, Inc.
 30000 UNIVERSITY DRIVE, SUITE 200, TUSTIN, CALIFORNIA 92780

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

CONDITIONS OF APPROVAL	
Sign Off	
	7/13/16
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
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D.A.B. File No.: PDEV16-009 Rev 1	Case Planner: Jeanie Aquilo
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Project Name and Location: Mission and Grove Development Northwest corner Mission and Grove

Applicant/Representative: Fullmer – CC Architects 2495 Campus Dr. 2nf Floor Irvine, CA 92780

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 6/24/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan dated has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Sht 5, move water lines and backflow devices clear of front entry and walkway. Move irrigation and domestic meters to the east 25' and fire line to the west 40' to be clear of landscape planters.
- Sht 5 Provide min 5' landscape area on each side of transformer for screening and space for a tree planter. Provide 1 tree planter per 10 parking spaces and at each row end.
- Show and call out relocated telephone pole on California St. or note if underground.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
- Note for compaction to be no greater than 85% at landscape areas. Note all finished grades at 1 1/2" below finished surfaces.
- Note landscaped slopes greater than 3:1 shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 50% open area (11.8oz/sq yd). Landscaped slopes 2:1 or greater shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 39% open area (26.6 oz/sq yd).
- Show fence 12" from east property line and adjacent to north property line so that landscaping can be maintained inside the fence.

Landscape Plans

- Provide agronomical soil testing and include report on landscape construction plans.
- Show concrete mowstrips to identify property lines along open areas or between properties where a fence is not provided.
- Show 5% 48" box trees; 10% 36" box trees, 30% 24" box trees and 55% 15 gallon trees. Note 25% of trees to be native California trees, use at least 3 genus per project: Quercus agrifolia, Quercus wizlizenii, Quercus lobata, Sambucus Mexicana, Platanus Racemosa (riparian settings), Myrica californica (part shade) Heteromeles (tall shrub), Umbellularia californica (very slow growing) or Chilopsis.
- Add a note to the plans: Tree shall be selected at the nursery by an arborist or qualified landscape architect to meet the Guidelines for Nursery Tree Quality, urbandtree.org. Trees without a straight

and center leader or with girdled or kinked roots will be rejected and replaced prior to certificate of occupancy.

12. Call out type of proposed irrigation system and include preliminary MAWA calculation.
13. Show landscape hydrozones to separate low water from moderate water landscape.
14. Replace short lived, poor performing plants such as *Agave vilmoriniana*, *Senna artemisioides* and *Dasyliion*.
15. Remove vines on tubular steel fences. They do not climb pickets. Show a hedge type shrub mass instead.
16. Show utilities on landscape plans.
17. Relocate trees outside of water and storm drain easement areas.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Assistant Planner
Planning Department

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

DATE: April 15, 2016

SUBJECT: PDEV16-009 / A Development Plan to construct a 52,400-square foot industrial building on approximately 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01). Related Files: PMTT16-007 and PVAR16-001.

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

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type IIIB Concrete tilt-up
- B. Type of Roof Materials: Wood, non-rated
- C. Ground Floor Area(s): 52,400 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 52,400 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2250 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

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

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

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

5.0 BUILDING CONSTRUCTION FEATURES

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

6.0 OTHER SPECIAL USES

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

7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 The project shall retain a California Street address, to enable emergency responders to more quickly locate and gain access to the building.

<END.>



CITY OF ONTARIO

MEMORANDUM

TO: JEANIE AGUILO, PLANNING DEPARTMENT

FROM: DOUGLAS SOREL, POLICE DEPARTMENT

DATE: APRIL 14, 2016

SUBJECT: PDEV16-009 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL BUILDING GENERALLY LOCATED AT GROVE AVENUE AND MISSION BOULEVARD

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

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

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-009, PMTT16-007 & PVAR16-001
 Address: NWC of Grove Ave & Mission Blvd
 APN: 1049-382-05 & 1049-172-01
 Existing Land Use: Vacant
 Proposed Land Use: Subdivide two parcels into 1 parcel and develop a 52,400 SF industrial building
 Site Acreage: 2.8 acres Proposed Structure Height: 39 ft
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Jeanie Aguilo
 Date: 9/19/16
 CD No.: 2016-017 Rev. 1
 PALU No.: n/a

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 checked="" 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 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: <u>39-27 ft range</u>	
<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) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT provide the following conditions are met:

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: CD2016-017 Rev. 1
PALU No.: _____

PROJECT CONDITIONS

1. Project is located within Safety Zone 2 and 4, 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 2. The applicant is required to file and record an Avigation Easement with the City of Ontario prior to obtaining a Certificate of Occupancy.
3. The proposed building uses shall be modified to meet the Site-wide Average and Single-Acre Intensity Calculations as follows:
 - a. The warehouse use portion of the building shall be increased by 2,000 square feet from 15,900 square feet to 17,900 square feet.
 - b. The manufacturing use portion of the building shall be reduced by 2,000 square feet from 33,500 square feet to 31,500 square feet.
 - c. The office use portion of the building shall remain as proposed at 3,045 square feet.

Attached are the land use intensity calculations for the proposed building. Future land uses that deviate from what is currently being approved must meet the policies and criteria of the LA/Ontario ALUCP. An alternative method for measuring compliance with the usage intensity limits is acceptable provided it meets the Safety Criteria policies set forth in the LA/ONT ALUCP.

4. The applicant shall adhere to the conditions set forth in FAA Aeronautical Study 2016-AWP-157-OE and receive a Determination of No Hazard for a permanent structure prior to approval of Final Building Permit Issuance.
5. 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 LA/Ontario International Airport Land Use Compatibility Plan.

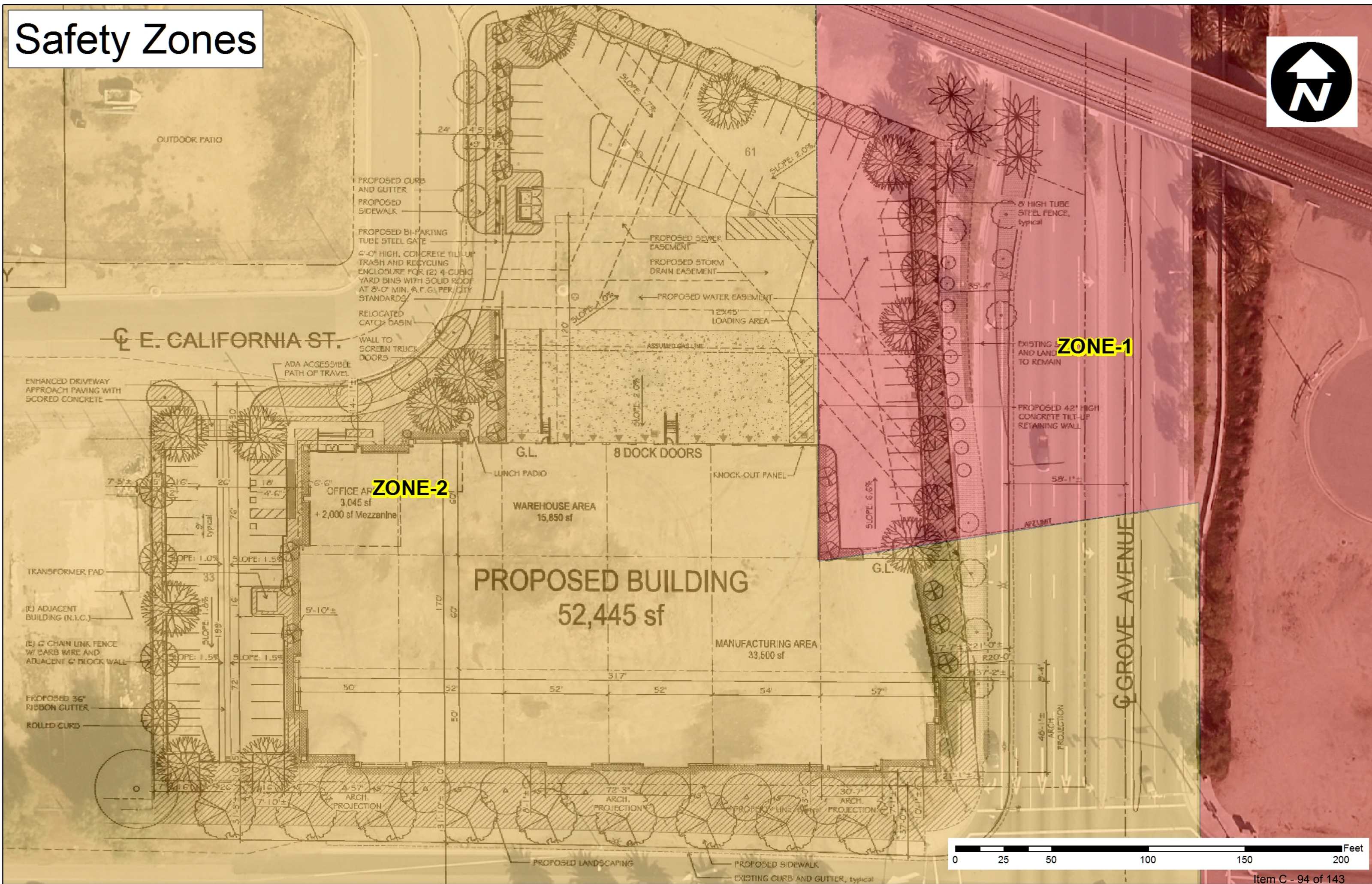
6. The maximum height limit for the project site is 39 feet and as such, any construction equipment such as cranes or any other equipment exceeding 39 feet in height will need a determination of "No Hazard" from the FAA. An FAA Form 7460-1 for any temporary objects will need be filed and approved by the FAA prior to operating such equipment on the project site during construction.
7. Permanent structures are not allowed within Safety Zone 1 of the project site (See Attached Exhibit).

Intensity Calculations for PDEV16-009, PMTT16-007 PVAR16-001

CD No. 2016-017

				Load Factors	Sitewide Average Calculations (Zone 2 = 60 P/AC max)	Single Acre SF	Single Acre Intensity Calculations (Zone 2 = 120 P/AC max)
Proposed Land Use	Land Use SF	Acreage	Safety Zone	ALUCP Load Factor	ALUCP Load Factor	Land Use SF	ALUCP Load Factor
Warehouse	17,900		2	1,000	18	17,900	18
Light Manufacturing	31,500		2	350	90	22,615	65
Office	3,045		2	215	14		0
Totals	52,445	2.48			49		118
	Sitewide Average			Single Acre Intensity			
	49			118			
<p>Site-Wide Average Calculation is for Zone 2. ALUCP criteria for Zone 2 allows a maximum of 60 people. The proposed project would generate a site wide average of 49 people as indicated in the calculations above.</p>							
<p>Single-Acre Intensity Calculation is for Zone 2. The ONT ALUCP Single-Acre Criteria for Zone 2 allows a maximum of 120 people. The proposed project would generate a Single-Acre intensity of 118 people as indicated in the above calculations. The Single-Acre Calculation excludes the 3,045 square foot office area from the calculation ONT ALUCP Safety Criteria Policy S2c Usage Intensity calculations - No. 5 Ancillary Uses allows ancillary uses to be excluded from the single-acre intensity calculations (but not the sitewide average intensity limits). The Sitewide average intensity limits are being met for this project.</p>							

Safety Zones





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-AWP-157-OE

Issued Date: 05/02/2016

Robert Ruvalcaba
Mr. Crane Inc.
647 N Hariton Street
Orange, CA 92868

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Crane Fullmer Grove and Mission Ontario
Location: Ontario, CA
Latitude: 34-03-19.04N NAD 83
Longitude: 117-37-48.00W
Heights: 937 feet site elevation (SE)
140 feet above ground level (AGL)
1077 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

See attachment for additional condition(s) or information.

It is required that the FAA be notified at least 5 business days prior to the temporary structure being erected and again when the structure is removed from the site. Notification should be made to this office during our core business hours (Monday through Friday, 9:00 a.m. to 3:00 p.m.) via telephone at PAUL HOLMQUIST @ 425 227-2625 or KAREN MCDONALD @ 310 725-6557. Notification is necessary so that aeronautical procedures can be temporarily modified to accommodate the structure. Voicemail messages are not acceptable notice.

NOTIFICATION IS REQUIRED AGAIN VIA TELEPHONE AT PAUL HOLMQUIST @ 425 227-2625 or KAREN MCDONALD @ 310 725-6557 WHEN THE TEMPORARY STRUCTURE IS REMOVED FROM THE SITE FOR NOTICE TO AIRMAN (NOTAM) CANCELLATION.

It is required that the manager of ONTARIO INTL, (909) 544-5300 be notified at least 5 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of ONTARIO ATCT @ 909 605-0057 X 224 (AND SPECIAL PROVISION, CALL WATCH SUPERVISOR 15 MINUTES PRIOR TO CRANE BEING ERECTED AND WHEN THE CRANE IS REMOVED FROM WORKSITE @ 909 937-2846 or 909 937-0158) be notified at least 5 business

days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

Any height exceeding 140 feet above ground level (1077 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/02/2017 unless extended, revised, or terminated by the issuing office.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed within 5 days after the temporary structure is dismantled.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-157-OE

Signature Control No: 277310867-290667704

(TMP)

Karen McDonald
Specialist

Attachment(s)
Additional Information

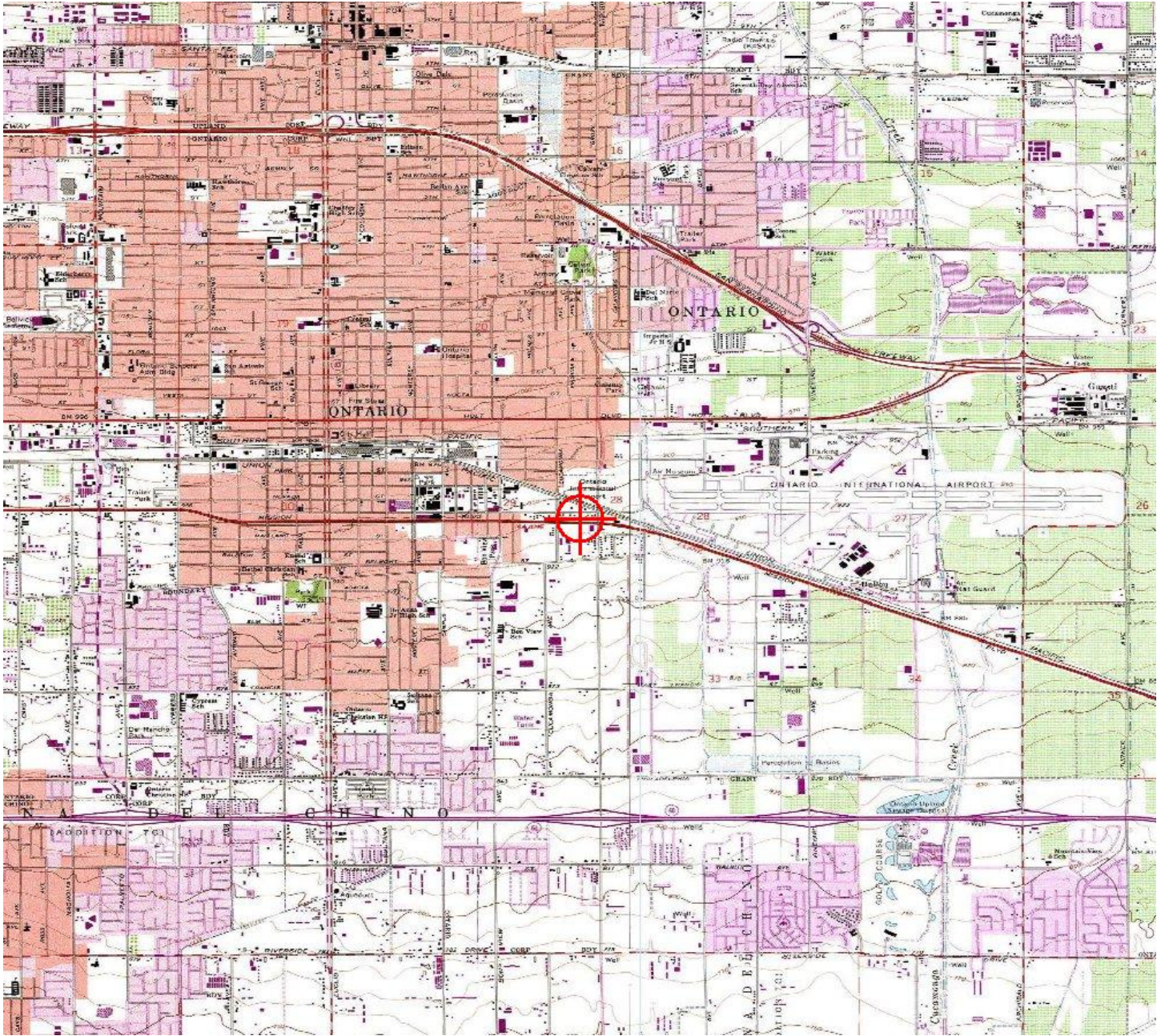
Additional information for ASN 2016-AWP-157-OE

SEE SPECIAL COORDINATION PROCEDURES ON PAGE ONE.

IMPACT CRANE WILL HAVE ON INSTRUMENT PROCEDURES AT ONTARIO;

At 1077 AMSL, Ontario Intl (ONT) CA. Obstacle penetrates Rwy 26L Initial Climb Area (ICA) 37 feet and Rwy 26R Initial Climb Area (ICA) 70 feet. Qualifies as low, close-in penetration with climb gradient termination altitude 200 feet or less above DER, requiring TAKE-OFF MINIMUMS AND (OBSTACLE) DEPARTURE PROCEDURE, HASSA SEVEN DEPARTURE, POMONA EIGHT DEPARTURE, and PRADO EIGHT DEPARTURE, NOTE: Rwy 26L, Crane 4172 feet from departure end of runway, 121 feet right of centerline, 140 AGL, 1077 AMSL, NEH 1040 AMSL. NOTE: Rwy 26R, Crane 2175 feet from departure end of runway, 576 feet left of centerline, 140 AGL, 1077 AMSL, NEH 1007 AMSL. //// ILS OR LOC RWY 8L, increase S-ILS 8L from 1144 to 1331, NEH 1045 AMSL. W/1A, increase S-ILS 8L from 1144 to 1272, NEH 1045 AMSL. Obstacle penetrates 34:1 Visual Area Surface 46 feet. W/4D or 1A, increase S-ILS 8L visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. W/4D or 1A, increase CAT A/B S-LOC 8L visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. //// ILS OR LOC RWY 26L, increase BAKES DME MINIMUMS, CAT A/B/C Circling MDA from 1380/1400/1400 to 1440, NEH 1040 AMSL. W/2C, no IFR effect. //// RNAV (GPS) Y RWY 8L, increase LPV DA from 1266 to 1330, NEH 1046 AMSL. W/1A, increase LPV DA from 1266 to 1272, NEH 1046 AMSL. Obstacle penetrates 34:1 Visual Area Surface 46 feet. W/4D or 1A, increase CAT A/B LNAV visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. //// RNAV (GPS) RWY 8R, increase LPV DA from 1220 to 1340, NEH 1053 AMSL. W/1A, increase LPV DA from 1220 to 1305, NEH 1053 AMSL. Advisory Statement: obstacle penetrates 34:1 Visual Area Surface, however, published visibility is 3/4 SM or greater, therefore no additional IFR effect. //// RNAV (GPS) Y RWY 26L, increase CAT A/B/C Circling MDA from 1420/1420/1420 to 1440, NEH 1067 AMSL. W/2C, no IFR effect

TOPO Map for ASN 2016-AWP-157-OE



TOP-Zoning Consistency Determination



File No.: PDEV16-009, PMTT16-007 & PVAR16-001 (Resubmitted 6/24/16)

Location: 1173 & 1176 E. California St., NWC Grove Ave. & Mission Blvd.

Project Description:

A Development Plan to construct a 52,400 sf industrial building, a Tentative Parcel Map to subdivide 2.8 acres into a single parcel, and a Variance to reduce the building setback from 20 ft to 10 ft, located at the NWC of Grove & Mission, within the IG & IL zoning districts (APNs: 1049-382-05 & 1049-172-01)

Prepared By:

Clarice Burden

Date:

7/18/16

Signature:

Clarice Burden

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

- The existing TOP land use designation of the property is: **Industrial, Business Park & Right-of-Way**
The existing zoning of the property is: **IG, IL & ROW**

- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:
This proposed TOP land use change will:
 - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
 - Make the proposed project consistent with The Ontario Plan.

- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:
This proposed zone change will:
 - Make the zoning of the property consistent with The Ontario Plan;
 - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.

Additional Comments:

The project proposes to combine parcels, vacate a portion of right-of-way, dedicate a portion of right-of-way, and construct an industrial building including a request for a variance in setbacks. Portions of the property are within the Industrial, Business Park & Right-of-Way General Plan designations and the IG, IL & ROW zones.

In order to consolidate the property, a General Plan Amendment to Business Park and a Zone Change to IL, Light Industrial for the resulting parcel are required and will be processed by City staff concurrently with the project including the change to Right-of-Way for the dedicated portion of the property.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 23, 2016
SUBJECT: PDEV16-009

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

Conditions of Approval

1. The address for the site will be 1192 E California St

KS:lm

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-009, A DEVELOPMENT PLAN TO CONSTRUCT A 52,445-SQUARE FOOT INDUSTRIAL BUILDING ON 2.8 ACRES OF LAND, GENERALLY LOCATED AT THE NORTHWEST CORNER OF GROVE AVENUE AND MISSION BOULEVARD AT 1173 AND 1176 EAST CALIFORNIA STREET, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-382-05 AND 1049-172-01.

WHEREAS, Fullmer/MG, LLC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-009, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.83 acres of land generally located northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the within the IG (General Industrial) and IL (Light Industrial) zoning districts, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the Rail Corridor (RC) zoning district and is developed with a railroad. The property to the east is within the ONT (Ontario International Airport) zoning district and is currently vacant. The property to the south is within the Business Park land use designation of the Grove Avenue Specific Plan and is developed with a wholesale business. The property to the west is within the IG (General Industrial) and IL (Light Industrial) zoning districts, and is currently vacant; and

WHEREAS, the Applicant is requesting Development Plan (File No. PDEV16-009) approval to construct an industrial building totaling approximately 52,445-square feet. The front of the building is oriented to the north facing California Street. The building is situated on the southern portion of the site, with a 10-foot building setback from Mission Boulevard to the south, a 17-foot, 7-inch setback from Grove Avenue to the east, and a 14-foot building setback from California Street to the northwest. Parking will be primarily situated to the west of the building, for use by tenants and visitors, and additional parking is situated to the north of the site; and

WHEREAS, the yard area, designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is oriented to the north of the proposed building, toward California Street. The yard area will be screened from view of public streets by a combination of tube steel fence, landscaping, tilt-up screen walls, and view-obstructing gates. The applicant has proposed screen walls at 14-feet in height for the yard area, which is to be of tilt-up concrete construction, to match the architecture of the building; and

WHEREAS, the Development Plan was submitted in conjunction with a Variance (File No. PVAR16-001) and Tentative Parcel Map (File No. PMTT16-007 / PM 19721), which is necessary to facilitate the proposed Project; and

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

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("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, on September 19, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-045 recommending the Planning Commission approve the Application; and

WHEREAS, on September 27, 2016, the Planning Commission of the City of Ontario conducted a public hearing to consider the Project, and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 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

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

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

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

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

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the General Industrial and Light Industrial zoning districts, including standards relative to the particular land use proposed (industrial warehouse 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; and

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

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development

Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PDEV16-009
September 27, 2016
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



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

Planning Department; Land Development Section Conditions of Approval

Meeting Date: September 19, 2016
File No: PDEV16-009
Related Files: PMTT16-007 & PVAR16-001

Project Description: A Development Plan (PDEV16-009) to construct a 52,445-square foot industrial building on 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts. (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

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

CONDITIONS OF APPROVAL

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

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

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

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

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

2.6 Outdoor Loading and Storage Areas.

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

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

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

(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.

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

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

Screen Wall Height	Minimum Gate Height
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.

(a) All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (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, meeting the following conditions:

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

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

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

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

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

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

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

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

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

2.15 Additional Requirement. The approval of File No. PDEV16-009 shall not be final and complete until File No. PVAR16-001 has been approved by the Planning Commission, which will allow deviation from the minimum street setback along Mission Boulevard and Grove Avenue, as required by the Ontario Development Code, from 20 FT to 10 FT.



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

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 - Variable width easement(s) on the west side of Grove Avenue for public street and utility purposes as shown on Tentative Parcel Map No. 19721
 - 66' wide easement for public street and utility purposes between Ontario Boulevard and California Street as shown on Tentative Parcel Map No. 19721

Property line corner 'cut-back' required at the intersection of _____ and _____.
- 1.02 Dedicate to the City of Ontario, the following easements:
 - 1. 20' public easement for waterline purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 1
 - 2. 20' public easement for waterline and sewer purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 2
 - 3. 30' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 4
 - 4. 15' public easement for storm drain purposes and incidentals identified on Tentative Parcel Map No. 19721 as easement no. 5
 - 5. Water and storm drain easement across the property shall be provided for access and maintenance purposes as necessary
- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s):
 - 1. A portion of the 66' easement for public street purposes per M.B. 6/11 as shown on Tentative Parcel Map No. 19721
 - 2. A portion of the 60' easement for highway purposes per BK 373, page 267 deeds as shown on Tentative Parcel Map No. 19721
 - 3. Remaining 7' of 17' easement for state highway and incidental purposes per BK 540, page 337, O.R. recorded 9/23/1929
 - 4. Remaining 7' of 17' easement for state highway and incidental purposes per BK 542, page 91, O.R. recorded 9/17/1929
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.



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

 - (1) _____
 - (2) _____

- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.10 New Model Colony (NMC) Developments:

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

- 1.11 **Other conditions:**

 - 1. **Recordation of 20' wide easement for sewer pipeline purposes and incidentals to Inland Empire Utilities Agency (IEUA) identified on Tentative Parcel Map No. 19721 as easement no. 3**

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

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

- 2.01 **Record Parcel Map No. 19721 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 **Submit a duplicate photo mylar of the recorded map to the City Engineer's office.**
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the



- parcel prior to the date of _____.
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement.
 - 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
 - 2.07 **Submit a soils/geology report.**
 - 2.08 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA) –Sewer easement per Section 1.11.**
 - Other: Union Pacific Railroad (UPRR) – if any construction work encroaches into UPRR R/W.**
 - 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 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
- 2.14 Other conditions: _____

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

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

Improvement	Mission Blvd.	Grove Ave.	California St.	Ontario Blvd.
Curb and Gutter	<input checked="" type="checkbox"/> New; 59 (+/-) 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; 24 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen 5(+/-) 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 checked="" type="checkbox"/> Widen 11 (+/-) additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input 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
Drive Approach	<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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<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 checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<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
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/>



	Landscaping (w/irrigation)	(w/irrigation)	Landscaping (w/irrigation)	Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main (Extension) <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
Traffic Signing and Striping (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
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New (Upgrade to LED) <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	Existing catch basin at south west intersection of California Street and Ontario Boulevard to be removed and relocated	_____



Other Improvements	_____	_____	_____	_____
--------------------	-------	-------	-------	-------

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

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

C. SEWER

- 2.20 **A 8 inch sewer lateral is available for connection by this project in Grove Avenue. (Ref: Sewer plan bar code: S13633)**
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.22 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.23 **Other conditions: No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**

D. WATER

- 2.24 **A 8 inch water main is available for connection by this project in California Street. (Ref: Water plan bar code: N/A) – Please note there is no record drawing information for the existing 8" waterline in California Street. Engineer will be required to pothole waterline for location verification prior to design.**
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service



connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.

2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website (www.OntarioCA.gov) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.

2.29 Other conditions: _____
 1. **No permanent structures (e.g. Building, wall, tree, etc.) are allowed within any utility easement.**
 2. **Construct a new 8" public water line (1212 PZ) in Ontario Blvd, between Cucamonga Avenue and property (approximately 650 feet).**

E. RECYCLED WATER

2.30 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)

2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.

2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.

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

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

2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

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

2.36 Other conditions: _____
 1. **The Applicant/Developer shall design and construct street improvements along Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Improvements shall include signing and striping and appropriate pavement transitions to the satisfaction of the City Engineer.**
 2. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309. Any access shall comply with the required corner clearance distances per the City of**



Ontario Standard Drawing No. 1309.

3. **The Applicant/Developer shall design and construct in-fill public street lights along the property frontage of Mission Boulevard, California Street, and Ontario Boulevard in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans (i.e. Lamp Group II), City of Ontario Standard Drawing No. 5101, and to the satisfaction of the City Engineer.**
4. **Applicant/developer shall replace existing streetlight fixtures with City-approved LED equivalent fixtures, along project frontages of Mission Boulevard, California Street, Ontario Boulevard, and Grove Avenue. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.**
5. **Gates shall remain open at all times during business hours.**
6. **Property frontages along California Street and Ontario Boulevard shall be signed "No Parking Anytime."**
7. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.**

G. DRAINAGE / HYDROLOGY

- | | | | |
|-------------------------------------|------|---|--------------------------|
| <input checked="" type="checkbox"/> | 2.37 | Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.38 | Design and construct a storm water detention facility on the project site. An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Post-development flows from the site shall not exceed 80% of pre-development flows, in accordance with the approved hydrology study and improvement plans. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.39 | Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.40 | Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.41 | Pay Storm Drain Development Impact Fee, approximately \$62,500, Fee shall be paid at the Building Department. Final amount shall be determined based on the approved site plan. | <input type="checkbox"/> |
| <input type="checkbox"/> | 2.42 | Other conditions: _____ | <input type="checkbox"/> |

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

- 2.43 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404



- Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.

- 2.44 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**

- 2.45 Other conditions: _____

J. SPECIAL DISTRICTS

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

- 2.47 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.

- 2.48 Other conditions: _____

K. FIBER OPTIC

- 2.49 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along the project frontage of Mission and Grove and into the on-site office area, see Fiber Optic Exhibit herein.**

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

L. Solid Waste

- 2.51 This site requires 2 separate 4 cubic yard bins, Please also reference the City's Solid Waste Manual**



location at:

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

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

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



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-009 , and Parcel Map No. 19721

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
15. **Two (2) copies of Water Quality Management Plan (WQMP)**
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**

Project File No. PM-19721
Project Engineer: Bryan Lirley, P.E.
Date: 08/15/16



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: _____

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

All conduit shall begin and terminate in a hand hole

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

Multifamily dwellings are considered commercial property.

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

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

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

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

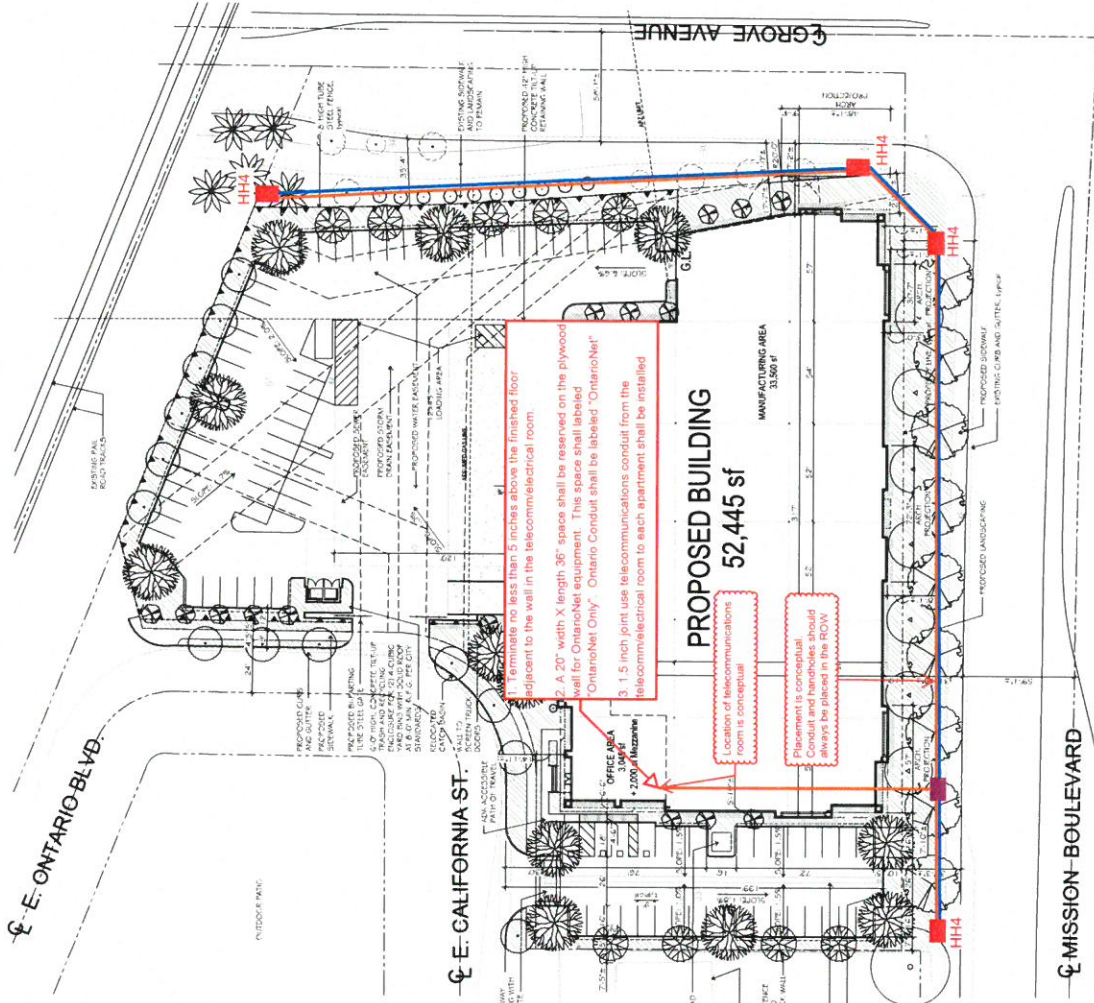
Comments/Reviewed By The Fiber Team (Anna Vaca) - 07/12/2016

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)



SITE PLAN

**MISSION and GROVE DEVELOPMENT
ONTARIO, CALIFORNIA**



OWNER / DEVELOPER
 DAVENPORT
 2532 WANNUT AVE. STE #230
 TUSTIN, CA 92780
 PHONE: (714) 263-0643
 CONTACT: JIM TULLIACRE

ARCHITECT
 WINTER LANDSCAPE ARCHITECTS, INC.
 5403 CAMPUS DRIVE, 2ND FLOOR
 IRVINE, CA 92612
 PHONE: (949) 833-1930
 CONTACT: CALVIN J. CONSWORTH, AIA

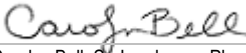
CIVIL ENGINEER
 VALDES ENGINEERING, INC.
 10000 UNIVERSITY AVENUE, SUITE 210
 LIFLAND, CA 91764
 PHONE: (909) 942-4501
 CONTACT: MR. JEFFREY D. WITTE, RCE

LANDSCAPE ARCHITECT
 WINTER LANDSCAPE
 711 FIVE AM STREET
 TUSTIN, CA 92780
 PHONE: (714) 946-2400
 CONTACT: TOM HAYES

PROJECT DIRECTORY

Castle Costworth Architects, Inc.
 30000 UNIVERSITY AVENUE, SUITE 210, TUSTIN, CALIFORNIA 92780

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

CONDITIONS OF APPROVAL	
Sign Off	
	7/13/16
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
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D.A.B. File No.: PDEV16-009 Rev 1	Case Planner: Jeanie Aquilo
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Project Name and Location: Mission and Grove Development Northwest corner Mission and Grove

Applicant/Representative: Fullmer – CC Architects 2495 Campus Dr. 2nf Floor Irvine, CA 92780

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 6/24/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan dated has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Sht 5, move water lines and backflow devices clear of front entry and walkway. Move irrigation and domestic meters to the east 25' and fire line to the west 40' to be clear of landscape planters.
- Sht 5 Provide min 5' landscape area on each side of transformer for screening and space for a tree planter. Provide 1 tree planter per 10 parking spaces and at each row end.
- Show and call out relocated telephone pole on California St. or note if underground.
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
- Note for compaction to be no greater than 85% at landscape areas. Note all finished grades at 1 1/2" below finished surfaces.
- Note landscaped slopes greater than 3:1 shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 50% open area (11.8oz/sq yd). Landscaped slopes 2:1 or greater shall incorporate rolled erosion control netting such as coconut (coir) fiber with a 36 month longevity and 39% open area (26.6 oz/sq yd).
- Show fence 12" from east property line and adjacent to north property line so that landscaping can be maintained inside the fence.

Landscape Plans

- Provide agronomical soil testing and include report on landscape construction plans.
- Show concrete mowstrips to identify property lines along open areas or between properties where a fence is not provided.
- Show 5% 48" box trees; 10% 36" box trees, 30% 24" box trees and 55% 15 gallon trees. Note 25% of trees to be native California trees, use at least 3 genus per project: Quercus agrifolia, Quercus wizlizenii, Quercus lobata, Sambucus Mexicana, Platanus Racemosa (riparian settings), Myrica californica (part shade) Heteromeles (tall shrub), Umbellularia californica (very slow growing) or Chilopsis.
- Add a note to the plans: Tree shall be selected at the nursery by an arborist or qualified landscape architect to meet the Guidelines for Nursery Tree Quality, urbantree.org. Trees without a straight

and center leader or with girdled or kinked roots will be rejected and replaced prior to certificate of occupancy.

12. Call out type of proposed irrigation system and include preliminary MAWA calculation.
13. Show landscape hydrozones to separate low water from moderate water landscape.
14. Replace short lived, poor performing plants such as *Agave vilmoriniana*, *Senna artemisioides* and *Dasyliion*.
15. Remove vines on tubular steel fences. They do not climb pickets. Show a hedge type shrub mass instead.
16. Show utilities on landscape plans.
17. Relocate trees outside of water and storm drain easement areas.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Assistant Planner
Planning Department

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

DATE: April 15, 2016

SUBJECT: PDEV16-009 / A Development Plan to construct a 52,400-square foot industrial building on approximately 2.8 acres of land, generally located at the northwest corner of Grove Avenue and Mission Boulevard at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts (APNs: 1049-382-05 and 1049-172-01). Related Files: PMTT16-007 and PVAR16-001.

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

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type IIIB Concrete tilt-up
- B. Type of Roof Materials: Wood, non-rated
- C. Ground Floor Area(s): 52,400 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 52,400 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2250 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

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

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

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

5.0 BUILDING CONSTRUCTION FEATURES

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

6.0 OTHER SPECIAL USES

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

7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 The project shall retain a California Street address, to enable emergency responders to more quickly locate and gain access to the building.

<END.>



CITY OF ONTARIO

MEMORANDUM

TO: JEANIE AGUILO, PLANNING DEPARTMENT

FROM: DOUGLAS SOREL, POLICE DEPARTMENT

DATE: APRIL 14, 2016

SUBJECT: PDEV16-009 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL BUILDING GENERALLY LOCATED AT GROVE AVENUE AND MISSION BOULEVARD

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

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

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-009, PMTT16-007 & PVAR16-001
 Address: NWC of Grove Ave & Mission Blvd
 APN: 1049-382-05 & 1049-172-01
 Existing Land Use: Vacant
 Proposed Land Use: Subdivide two parcels into 1 parcel and develop a 52,400 SF industrial building
 Site Acreage: 2.8 acres Proposed Structure Height: 39 ft
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Jeanie Aguilo
 Date: 9/19/16
 CD No.: 2016-017 Rev. 1
 PALU No.: n/a

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 checked="" 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 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: <u>39-27 ft range</u>	
<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) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT provide the following conditions are met:

Airport Planner Signature: 

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: CD2016-017 Rev. 1
PALU No.: _____

PROJECT CONDITIONS

1. Project is located within Safety Zone 2 and 4, 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 2. The applicant is required to file and record an Avigation Easement with the City of Ontario prior to obtaining a Certificate of Occupancy.
3. The proposed building uses shall be modified to meet the Site-wide Average and Single-Acre Intensity Calculations as follows:
 - a. The warehouse use portion of the building shall be increased by 2,000 square feet from 15,900 square feet to 17,900 square feet.
 - b. The manufacturing use portion of the building shall be reduced by 2,000 square feet from 33,500 square feet to 31,500 square feet.
 - c. The office use portion of the building shall remain as proposed at 3,045 square feet.

Attached are the land use intensity calculations for the proposed building. Future land uses that deviate from what is currently being approved must meet the policies and criteria of the LA/Ontario ALUCP. An alternative method for measuring compliance with the usage intensity limits is acceptable provided it meets the Safety Criteria policies set forth in the LA/ONT ALUCP.

4. The applicant shall adhere to the conditions set forth in FAA Aeronautical Study 2016-AWP-157-OE and receive a Determination of No Hazard for a permanent structure prior to approval of Final Building Permit Issuance.
5. 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 LA/Ontario International Airport Land Use Compatibility Plan.

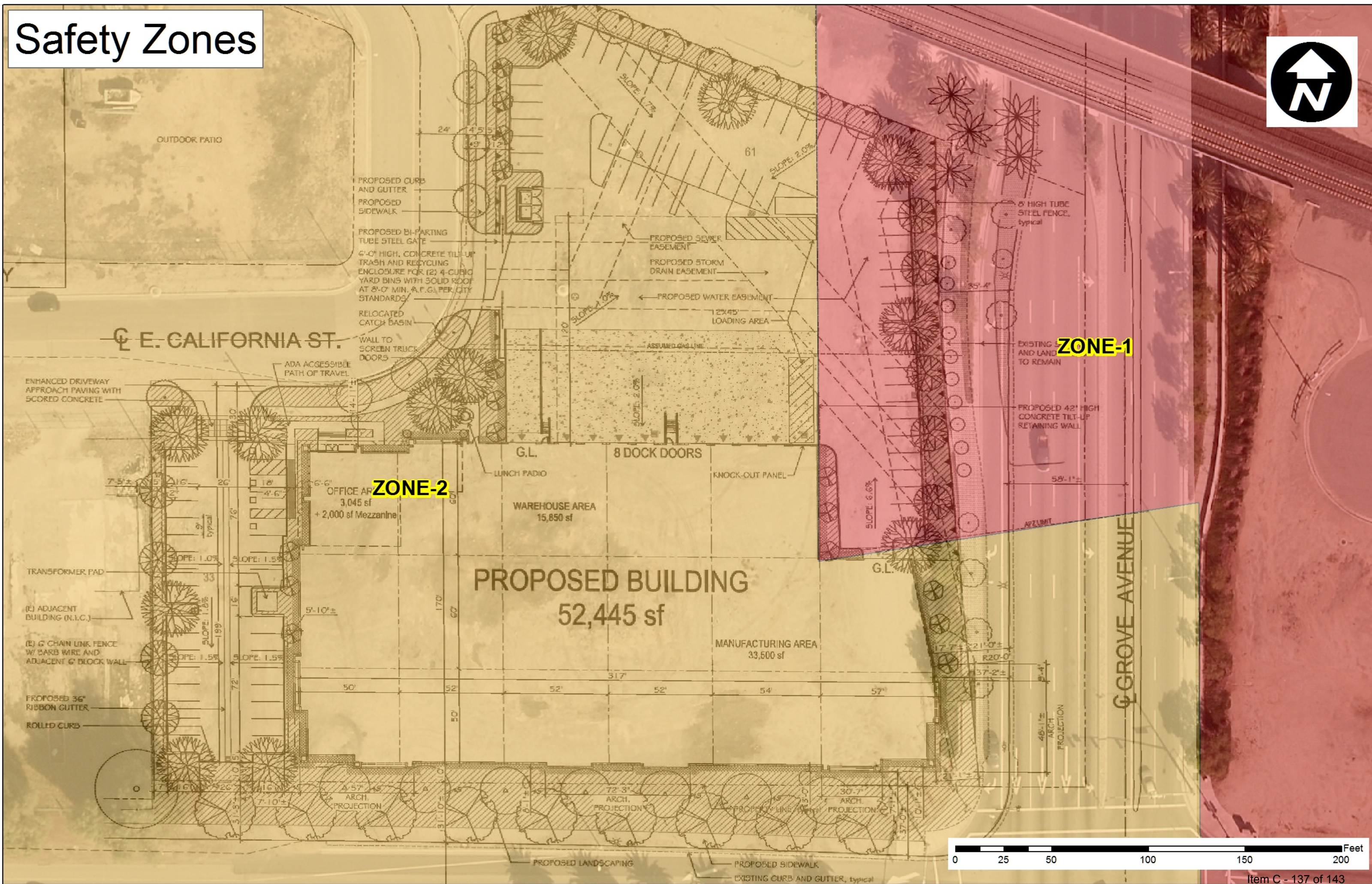
6. The maximum height limit for the project site is 39 feet and as such, any construction equipment such as cranes or any other equipment exceeding 39 feet in height will need a determination of "No Hazard" from the FAA. An FAA Form 7460-1 for any temporary objects will need be filed and approved by the FAA prior to operating such equipment on the project site during construction.
7. Permanent structures are not allowed within Safety Zone 1 of the project site (See Attached Exhibit).

Intensity Calculations for PDEV16-009, PMTT16-007 PVAR16-001

CD No. 2016-017

				Load Factors	Sitewide Average Calculations (Zone 2 = 60 P/AC max)	Single Acre SF	Single Acre Intensity Calculations (Zone 2 = 120 P/AC max)
Proposed Land Use	Land Use SF	Acreage	Safety Zone	ALUCP Load Factor	ALUCP Load Factor	Land Use SF	ALUCP Load Factor
Warehouse	17,900		2	1,000	18	17,900	18
Light Manufacturing	31,500		2	350	90	22,615	65
Office	3,045		2	215	14		0
Totals	52,445	2.48			49		118
	Sitewide Average			Single Acre Intensity			
	49			118			
<p>Site-Wide Average Calculation is for Zone 2. ALUCP criteria for Zone 2 allows a maximum of 60 people. The proposed project would generate a site wide average of 49 people as indicated in the calculations above.</p>							
<p>Single-Acre Intensity Calculation is for Zone 2. The ONT ALUCP Single-Acre Criteria for Zone 2 allows a maximum of 120 people. The proposed project would generate a Single-Acre intensity of 118 people as indicated in the above calculations. The Single-Acre Calculation excludes the 3,045 square foot office area from the calculation ONT ALUCP Safety Criteria Policy S2c Usage Intensity calculations - No. 5 Ancillary Uses allows ancillary uses to be excluded from the single-acre intensity calculations (but not the sitewide average intensity limits). The Sitewide average intensity limits are being met for this project.</p>							

Safety Zones



ZONE-2

ZONE-1

PROPOSED BUILDING
52,445 sf

OUTDOOR PATIO

PROPOSED CURB AND GUTTER
PROPOSED SIDEWALK
PROPOSED BI-FARTING TUBE STEEL GATE
6'-0" HIGH, CONCRETE TILT-UP TRASH AND RECYCLING ENCLOSURE FOR (2) 4-CUBIC YARD BINS WITH SOLID ROOF AT 8'-0" MIN. A.F.G. PER CITY STANDARDS
RELOCATED CATCH BASIN

PROPOSED SEWER EASEMENT
PROPOSED STORM DRAIN EASEMENT
PROPOSED WATER EASEMENT
2'x45' LOADING AREA

WALL TO SCREEN TRUCK DOORS
ADA ACCESSIBLE PATH OF TRAVEL

ENHANCED DRIVEWAY APPROACH PAVING WITH SCORED CONCRETE

TRANSFORMER PAD

(E) ADJACENT BUILDING (N.L.C.)
(E) 6' CHAIN LINK FENCE W/ BARB WIRE AND ADJACENT 6' BLOCK WALL

PROPOSED 36" RIBBON GUTTER
ROLLED CURB

8 DOCK DOORS

LUNCH PATIO

WAREHOUSE AREA
15,850 sf

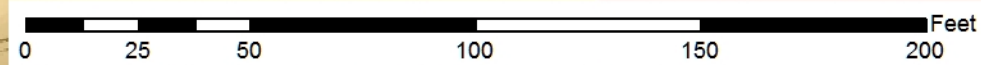
KNOCK-OUT PANEL

MANUFACTURING AREA
33,500 sf

6" HIGH TUBE STEEL FENCE, typical

EXISTING LAND AND LAND TO REMAIN
PROPOSED 42" HIGH CONCRETE TILT-UP RETAINING WALL

GROVE AVENUE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-AWP-157-OE

Issued Date: 05/02/2016

Robert Ruvalcaba
Mr. Crane Inc.
647 N Hariton Street
Orange, CA 92868

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Crane Fullmer Grove and Mission Ontario
Location: Ontario, CA
Latitude: 34-03-19.04N NAD 83
Longitude: 117-37-48.00W
Heights: 937 feet site elevation (SE)
140 feet above ground level (AGL)
1077 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

See attachment for additional condition(s) or information.

It is required that the FAA be notified at least 5 business days prior to the temporary structure being erected and again when the structure is removed from the site. Notification should be made to this office during our core business hours (Monday through Friday, 9:00 a.m. to 3:00 p.m.) via telephone at PAUL HOLMQUIST @ 425 227-2625 or KAREN MCDONALD @ 310 725-6557. Notification is necessary so that aeronautical procedures can be temporarily modified to accommodate the structure. Voicemail messages are not acceptable notice.

NOTIFICATION IS REQUIRED AGAIN VIA TELEPHONE AT PAUL HOLMQUIST @ 425 227-2625 or KAREN MCDONALD @ 310 725-6557 WHEN THE TEMPORARY STRUCTURE IS REMOVED FROM THE SITE FOR NOTICE TO AIRMAN (NOTAM) CANCELLATION.

It is required that the manager of ONTARIO INTL, (909) 544-5300 be notified at least 5 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of ONTARIO ATCT @ 909 605-0057 X 224 (AND SPECIAL PROVISION, CALL WATCH SUPERVISOR 15 MINUTES PRIOR TO CRANE BEING ERECTED AND WHEN THE CRANE IS REMOVED FROM WORKSITE @ 909 937-2846 or 909 937-0158) be notified at least 5 business

days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

Any height exceeding 140 feet above ground level (1077 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 02/02/2017 unless extended, revised, or terminated by the issuing office.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed within 5 days after the temporary structure is dismantled.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates and/or heights will void this determination. Any future construction or alteration, including increase to heights, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-157-OE

Signature Control No: 277310867-290667704

(TMP)

Karen McDonald
Specialist

Attachment(s)
Additional Information

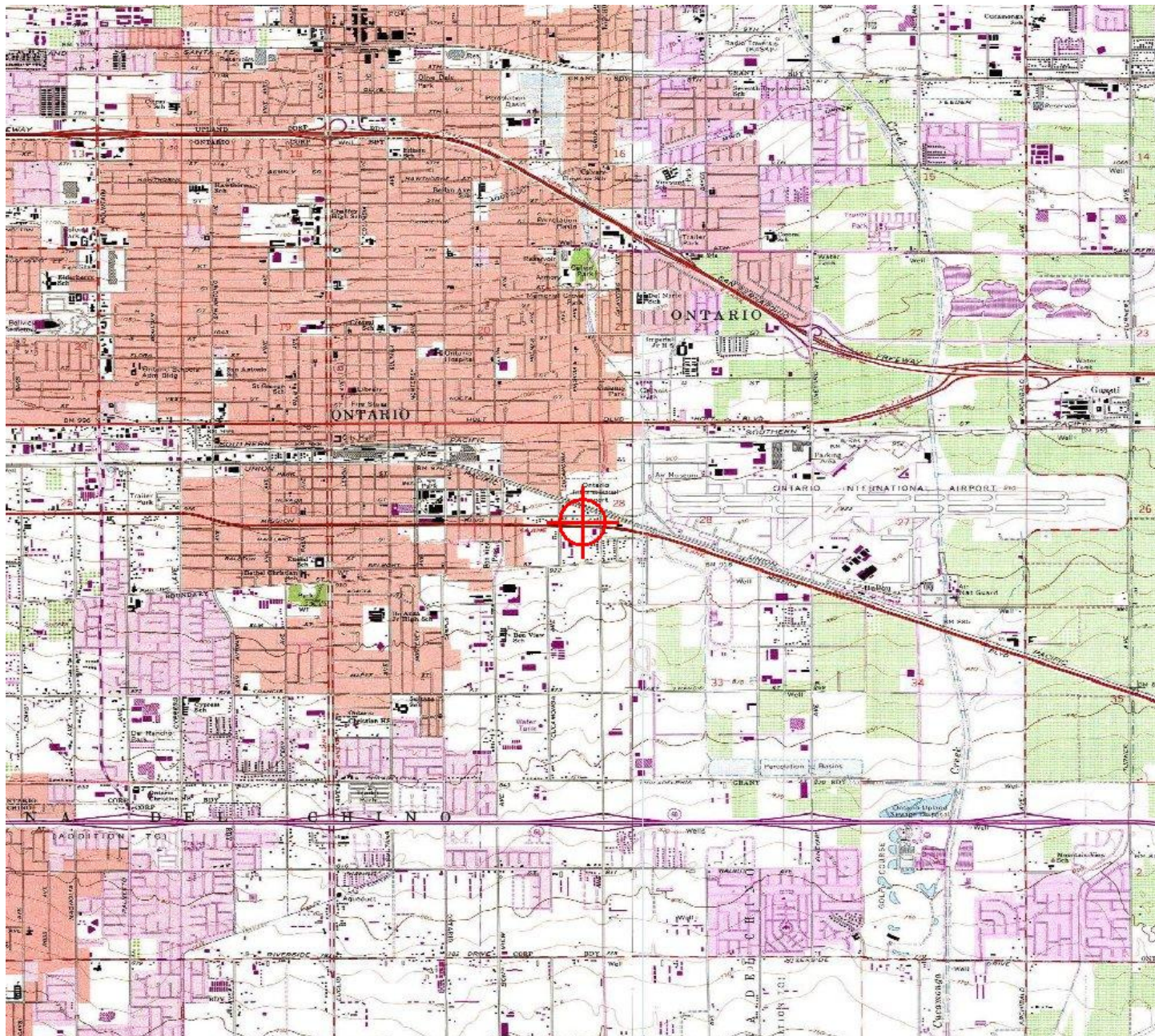
Additional information for ASN 2016-AWP-157-OE

SEE SPECIAL COORDINATION PROCEDURES ON PAGE ONE.

IMPACT CRANE WILL HAVE ON INSTRUMENT PROCEDURES AT ONTARIO;

At 1077 AMSL, Ontario Intl (ONT) CA. Obstacle penetrates Rwy 26L Initial Climb Area (ICA) 37 feet and Rwy 26R Initial Climb Area (ICA) 70 feet. Qualifies as low, close-in penetration with climb gradient termination altitude 200 feet or less above DER, requiring TAKE-OFF MINIMUMS AND (OBSTACLE) DEPARTURE PROCEDURE, HASSA SEVEN DEPARTURE, POMONA EIGHT DEPARTURE, and PRADO EIGHT DEPARTURE, NOTE: Rwy 26L, Crane 4172 feet from departure end of runway, 121 feet right of centerline, 140 AGL, 1077 AMSL, NEH 1040 AMSL. NOTE: Rwy 26R, Crane 2175 feet from departure end of runway, 576 feet left of centerline, 140 AGL, 1077 AMSL, NEH 1007 AMSL. //// ILS OR LOC RWY 8L, increase S-ILS 8L from 1144 to 1331, NEH 1045 AMSL. W/1A, increase S-ILS 8L from 1144 to 1272, NEH 1045 AMSL. Obstacle penetrates 34:1 Visual Area Surface 46 feet. W/4D or 1A, increase S-ILS 8L visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. W/4D or 1A, increase CAT A/B S-LOC 8L visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. //// ILS OR LOC RWY 26L, increase BAKES DME MINIMUMS, CAT A/B/C Circling MDA from 1380/1400/1400 to 1440, NEH 1040 AMSL. W/2C, no IFR effect. //// RNAV (GPS) Y RWY 8L, increase LPV DA from 1266 to 1330, NEH 1046 AMSL. W/1A, increase LPV DA from 1266 to 1272, NEH 1046 AMSL. Obstacle penetrates 34:1 Visual Area Surface 46 feet. W/4D or 1A, increase CAT A/B LNAV visibility from 1/2 to 3/4 mile, NEH 1031 AMSL. //// RNAV (GPS) RWY 8R, increase LPV DA from 1220 to 1340, NEH 1053 AMSL. W/1A, increase LPV DA from 1220 to 1305, NEH 1053 AMSL. Advisory Statement: obstacle penetrates 34:1 Visual Area Surface, however, published visibility is 3/4 SM or greater, therefore no additional IFR effect. //// RNAV (GPS) Y RWY 26L, increase CAT A/B/C Circling MDA from 1420/1420/1420 to 1440, NEH 1067 AMSL. W/2C, no IFR effect

TOPO Map for ASN 2016-AWP-157-OE



TOP-Zoning Consistency Determination



File No.: PDEV16-009, PMTT16-007 & PVAR16-001 (Resubmitted 6/24/16)

Location: 1173 & 1176 E. California St., NWC Grove Ave. & Mission Blvd.

Project Description:

A Development Plan to construct a 52,400 sf industrial building, a Tentative Parcel Map to subdivide 2.8 acres into a single parcel, and a Variance to reduce the building setback from 20 ft to 10 ft, located at the NWC of Grove & Mission, within the IG & IL zoning districts (APNs: 1049-382-05 & 1049-172-01)

Prepared By:

Clarice Burden

Date:

7/18/16

Signature:

Clarice Burden

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

- The existing TOP land use designation of the property is: **Industrial, Business Park & Right-of-Way**
The existing zoning of the property is: **IG, IL & ROW**

- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:
This proposed TOP land use change will:
 - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
 - Make the proposed project consistent with The Ontario Plan.

- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:
This proposed zone change will:
 - Make the zoning of the property consistent with The Ontario Plan;
 - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.

Additional Comments:

The project proposes to combine parcels, vacate a portion of right-of-way, dedicate a portion of right-of-way, and construct an industrial building including a request for a variance in setbacks. Portions of the property are within the Industrial, Business Park & Right-of-Way General Plan designations and the IG, IL & ROW zones.

In order to consolidate the property, a General Plan Amendment to Business Park and a Zone Change to IL, Light Industrial for the resulting parcel are required and will be processed by City staff concurrently with the project including the change to Right-of-Way for the dedicated portion of the property.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 23, 2016
SUBJECT: PDEV16-009

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

Conditions of Approval

1. The address for the site will be 1192 E California St

KS:lm



PLANNING COMMISSION STAFF REPORT

September 27, 2016

SUBJECT: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64 acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500 feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55 feet to 65 feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APNs: 1011-141-06); **submitted by Verizon Wireless.**

PROPERTY OWNER: NRP Development, Inc.

RECOMMENDED ACTION: That the Planning Commission adopt a Mitigated Negative Declaration and approve File Nos. PDEV15-017, PCUP15-009 and PVAR15-003, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The project site is comprised of 0.64 acres of land located at 967 West Holt Boulevard, within the Industrial Park (IP) zoning district, and is depicted in **Figure 1: Project Location**, below. The property is developed with an approximate 1,000 square foot building and accessory structures used for motor vehicle sales and is surrounded by commercial and industrial uses.

PROJECT ANALYSIS:

[1] Background — On April 16, 2015, Verizon Wireless (“Applicant”) submitted applications requesting approval of a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine

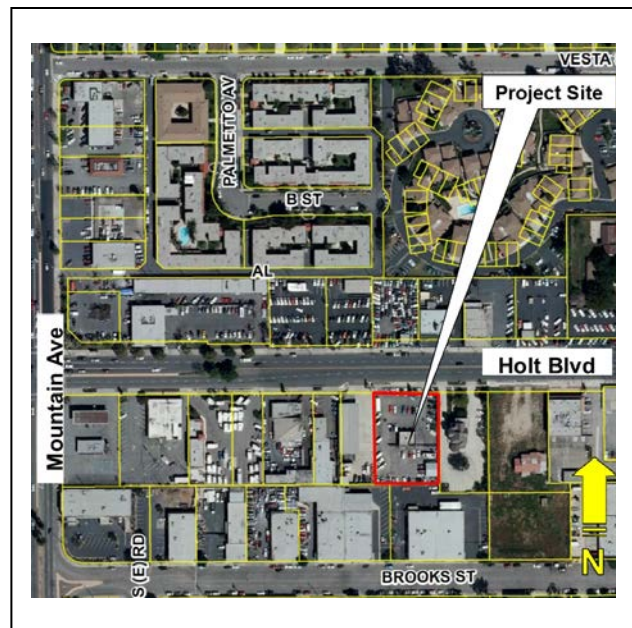


Figure 1: Project Location

Case Planner:	Henry K. Noh	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	9/19/16	Approved	Recommend
Submittal Date:	4/16/15	ZA			
Hearing Deadline:	N/A	PC	9/27/16		Final
		CC			

telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet. On August 19, 2016, the Development Advisory Board recommended approval of the applications to Planning Commission.

[2] Site Design/Building Layout — The project site is developed with an used auto sales business (Los Compadres Auto Sales). The proposed wireless telecommunication facility will be located at the southeast corner of the project site (see **Exhibit A: Site Plan**). The top of the antennas will be constructed 59 feet above the finished grade and the top of the tower will include an additional 6 feet of branches and foliage to assist in screening the antennas and to provide a more natural pine tree appearance (see **Exhibit B: Elevation**).

Along with the monopine tower, the proposed facility will include a 400 square foot (20' x 20') equipment area, which will house the tower's operating equipment. The equipment includes two macro cell cabinets and one emergency back-up generator. The macro cell cabinets and back-up generator will be fully enclosed within a proposed six-foot tall block wall enclosure. The equipment area will be setback 20 feet from the rear (south) property line.

The proposed project allows the Applicant to provide additional coverage (see **Exhibits E and F: Existing and Proposed Propagation Maps**) in the area. The wireless propagation maps depict wireless coverage before and after the construction of the proposed telecommunication facility and demonstrate the lack of coverage within the area. The proposed facility will enhance wireless coverage for the Applicant within the area and, when constructed, the wireless facility will provide better communication reception in the form of fewer dropped calls, which will improve public safety.

[3] Site Access/Circulation — The subject property has street frontage and vehicular access along Holt Boulevard. Access to the site will be provided through an existing 24-foot wide driveway located along the western portion of the project site. This driveway is also used for access by the current used auto sales business. Holt Boulevard is fully improved and no improvements are being required as part of this project.

[4] Parking — In accordance with the Ontario Development Code, the project will be required to provide one parking space, which will be used once or twice a month for maintenance purposes.

[5] Architecture — The project proposes a monopine stealth design to mitigate the visual impact to the surrounding area. In addition, the Applicant will be required to plant six Afghan Pine Trees (two along Holt Boulevard and two along the eastern and western property lines) that will assist in integrating the stealth monopine into the

surrounding scenery. The proposed design is consistent with the design guidelines set forth in the Ontario Development Code. The proposed monopine tower meets the City's design guidelines and will blend in with the surrounding scenery. To further enhance its look, the following conditions of approval have been placed on the project to assure that it blends well with the area:

- The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.
- Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.
- Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.
- The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.

[6] Landscaping — The applicant is required to install new landscaping along the front and side property lines, as well as adjacent to the new monopine telecommunication facility (**See Exhibit C: Conceptual Landscape Plan**). The new landscaping would include six 24-inch box Afghan Pine Trees along the front and side property lines, honeysuckle groundcover within the parkway along Holt Boulevard and Japanese privets surrounding the proposed equipment shelter. The goal of the site improvements is to make the monopine tower look as natural as possible in the area. Conditions of approval have also been placed on the project requiring the Applicant and property owner to replace any dead or missing landscaping on the property.

[7] Variance – The maximum height allowed by the Ontario Development Code for a freestanding single-carrier telecommunications facility located within the IP (Industrial Park) zone is 55 feet, measured to the top of the antenna array. The Development Code further provides that branches shall extend above this height to ensure a more natural appearance for the monopine stealth telecommunication facility.

The Applicant is requesting approval of a Variance to increase the Development Code height limit of 55 feet to a maximum height of 65. However, when staff reviewed the plans, it was discovered that the proposed height of the monopine (measured to the top of the antenna array) was 59 feet and not 65 feet. The Applicant measured the height to the top of monopine branches, which the Development Code allows to extend above the height of the antennas for screening. Therefore, the requested Variance height is from 55 feet to 59 feet for a total additional height of 4 feet which, under the Development

Code, is considered a Minor Variance because it is less than 10% (5.5 feet) of the total allowable height.

The additional height is needed for the facility to operate and meet the coverage objectives. The City has previously supported similar increases in height for wireless telecommunication facilities throughout the City in order to comply with the Development Code goals and objectives of encouraging co-locatable facilities. The proposed facility is a stealth, monopine design and is situated towards the rear of the property, which will assist in reducing the visual impact to the surrounding area.

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

[a] **The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code.** The proposed Verizon Wireless telecommunication facility will not be able to operate and meet the coverage objectives for the surrounding area without the increase in height. In addition, the increase in height would allow the facility to be co-locatable by allowing adequate separation between provider arrays to avoid interference. As a result, reducing the tower height below 55 feet would create an unnecessary hardship and would be inconsistent with the Development Code which encourages wireless telecommunication facilities to be co-locatable. The additional tower height increase is necessary in order to provide adequate level of service within the project area and will improve public safety by reducing the amount of dropped calls.

[b] **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district.** The City has previously supported similar increases in height for wireless telecommunication facilities throughout the City, in order to comply with the Development Code goals and objectives of encouraging co-locatable facilities. The proposed project provides an opportunity for an additional provider to co-locate on the same tower, rather than constructing an additional separate tower at another location, which would result in reducing the overall number of wireless telecommunication towers throughout the City.

[c] **The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.** As a result of the City's previous Development Code requirement to construct co-locatable towers, other wireless telecommunication facilities located within the City of Ontario have consistently been

granted Variances to allow for a greater height than the Development Code allowed. Without the increase in height, the proposed facility would not be able to operate and meet the coverage objectives for the surrounding area and would not improve the public safety by reducing the amount of dropped calls.

[d] **The granting of the Minor Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.** Granting the Minor Variance to allow additional height for the wireless telecommunication facility is consistent with other previous Variances that have been granted for the same purpose. As a result, granting the Minor Variance would not constitute a special privilege. In addition, the accompanying Mitigated Negative Declaration (MND) has analyzed the potential impacts resulting from the construction of the new wireless telecommunication facility and, with the requirement of certain design mitigation measures such as constructing the new wireless telecommunication facility with the proper stealth design, the visual impacts would be less than significant. In addition, six pine trees will also be planted within the project site, which will improve the site with additional landscaping and will assist in integrating the stealth monopine into the surrounding scenery. Therefore, the new telecommunication facility will not result in negative impacts to the surrounding area, or be materially injurious to properties in the vicinity, and will not be detrimental to the public health, safety or welfare.

[e] **The proposed Minor Variance is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.** The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented with the conditions of approval, to be consistent with the applicable Development Code. The stealth monopine design, along with the six Afghan Pine Trees, will help the project blend into the surrounding scenery. The new wireless telecommunication facility design will complement and enhance the project site and be consistent with the goals, policies, plans and exhibits of the Policy Plan (General Plan).

[8] Conditional Use Permit — The intent of a Conditional Use Permit (“CUP”) application and review is to ensure that the proposed use will be operated in a manner consistent with local regulations and to ensure that the use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity. The City of Ontario’s Development Code describes a CUP as the following:

Sec. 4.02.015: Purpose – *The purpose of this Section is to establish a procedure to ensure that a degree of compatibility is maintained with respect to certain uses on certain properties, due to their nature, intensity or size, or to compensate for variations and degrees of technological processes and equipment as related to the generation of noise, smoke, dust, fumes, vibration, odors and other practical hazards.*

Approval of a CUP first requires making certain findings which show that the proposed use is consistent with all City of Ontario Development Code, land uses, and other applicable requirements. Additionally, the use must be compatible with the other surrounding uses; therefore, approving a CUP is discretionary in nature. The project site is located within the Industrial Park (IP) zoning district. With the approval of a CUP, a wireless telecommunication facility may be established within 500-feet of residentially zoned properties if the project demonstrates that the tower's design and operations will have no impact to the surrounding community and it is compatible with the other surrounding developments. The monopine and accompanying equipment enclosure is situated at the southeast corner of the project site and located approximately 430 feet south to nearest residentially zoned property located on the north side of Holt Boulevard. Based upon the proposed project location being setback approximately 430 feet from the nearest residentially zoned property, staff believes that the wireless telecommunication facility will have a minimal visual impact to the surrounding residential community. In addition, the recommended conditions of approval and Mitigation Monitoring and Reporting Program will sufficiently mitigate all potential impacts associated with the proposed use.

NEIGHBORHOOD MEETING: Due to the proximity of the proposed wireless telecommunication tower location to properties zoned for residential uses, notices were sent to all property owners on May 11, 2015, that are located within 500-feet of the project site, verifying if there was sufficient interest to conduct a neighborhood meeting. The purpose of the meeting would be to provide the general public with more detailed information about the project and to address any concerns. Staff received no requests to conduct a neighborhood meeting and, as a result, no neighborhood meeting was scheduled.

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

[1] City Council Priorities

Primary Goal: Regain Local Control of the Ontario International Airport

Supporting Goals:

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

[2] Policy Plan (General Plan)

Land Use Element — Compatibility

- Goal LU2: Compatibility between a wide range of uses.
 - LU1-6: Complete Community. We incorporate a variety of land uses and buildings types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.
 - LU2-6: Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.
 - LU2-5: Regulation of Use. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.
 - LU4-1: Commitment to Vision. We are committed to achieving our vision but realize that it may take time and several interim steps to get there.

Community Economics Element — Place Making

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

Community Design Element — Design Quality

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

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

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

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

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

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

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

Community Design — Protection of Investment

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

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

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 project site is located within the Airport Influence Area of Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

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

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Motor Vehicle Sales	Business Park	Industrial Park (IP)	N/A
<i>North</i>	Motor Vehicle Sales	High Density Residential	High Density Residential (HDR-45)	N/A
<i>South</i>	Manufacturing	Industrial	General Industrial (IG)	N/A
<i>East</i>	Office	Business Park	Industrial Park (IP)	N/A
<i>West</i>	Automobile Repair	Business Park	Industrial Park (IP)	N/A

Exhibit C: Conceptual Landscape Plan

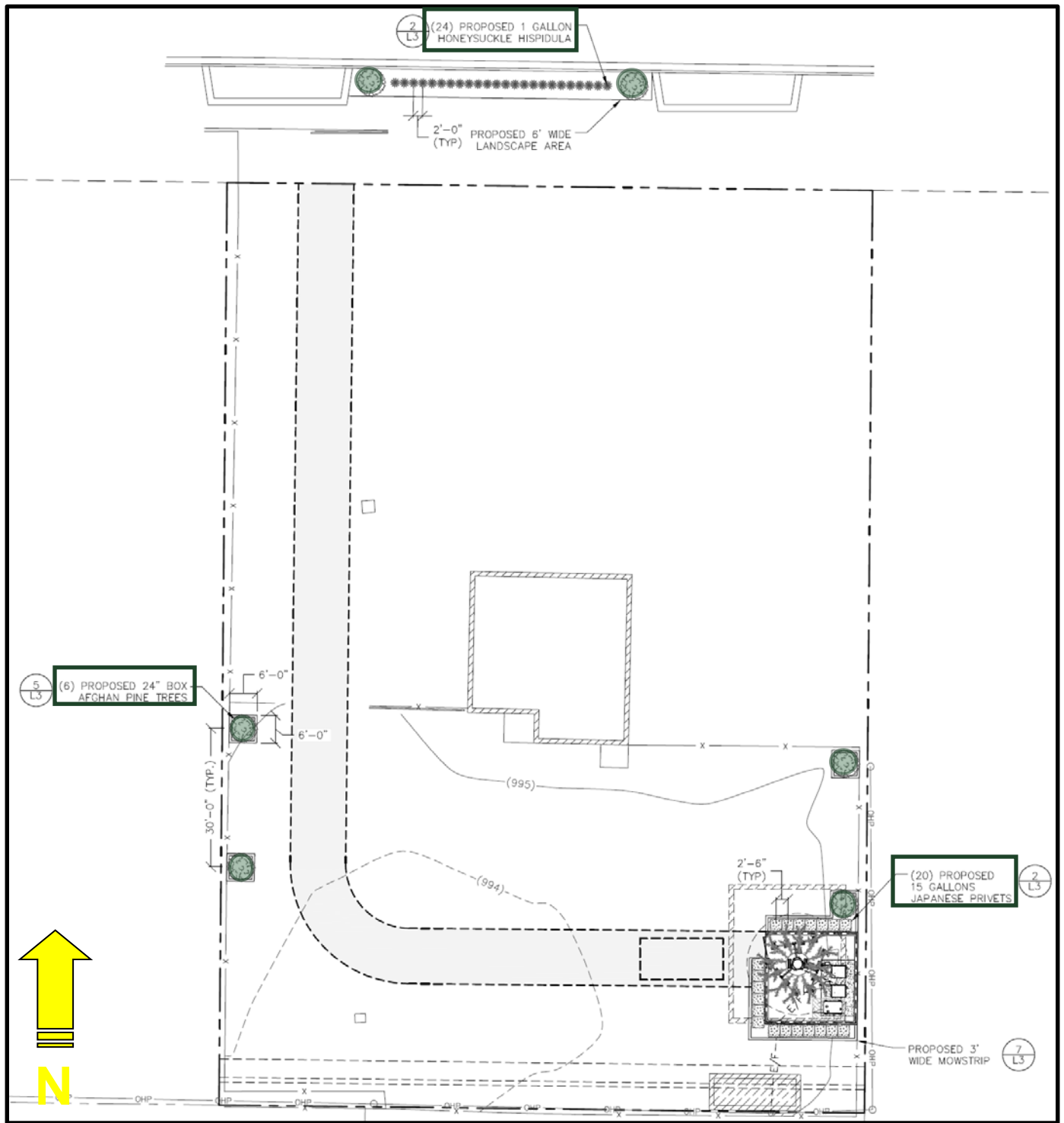


Exhibit D: Photo Simulation



Exhibit E: Propagation Map – Existing Coverage

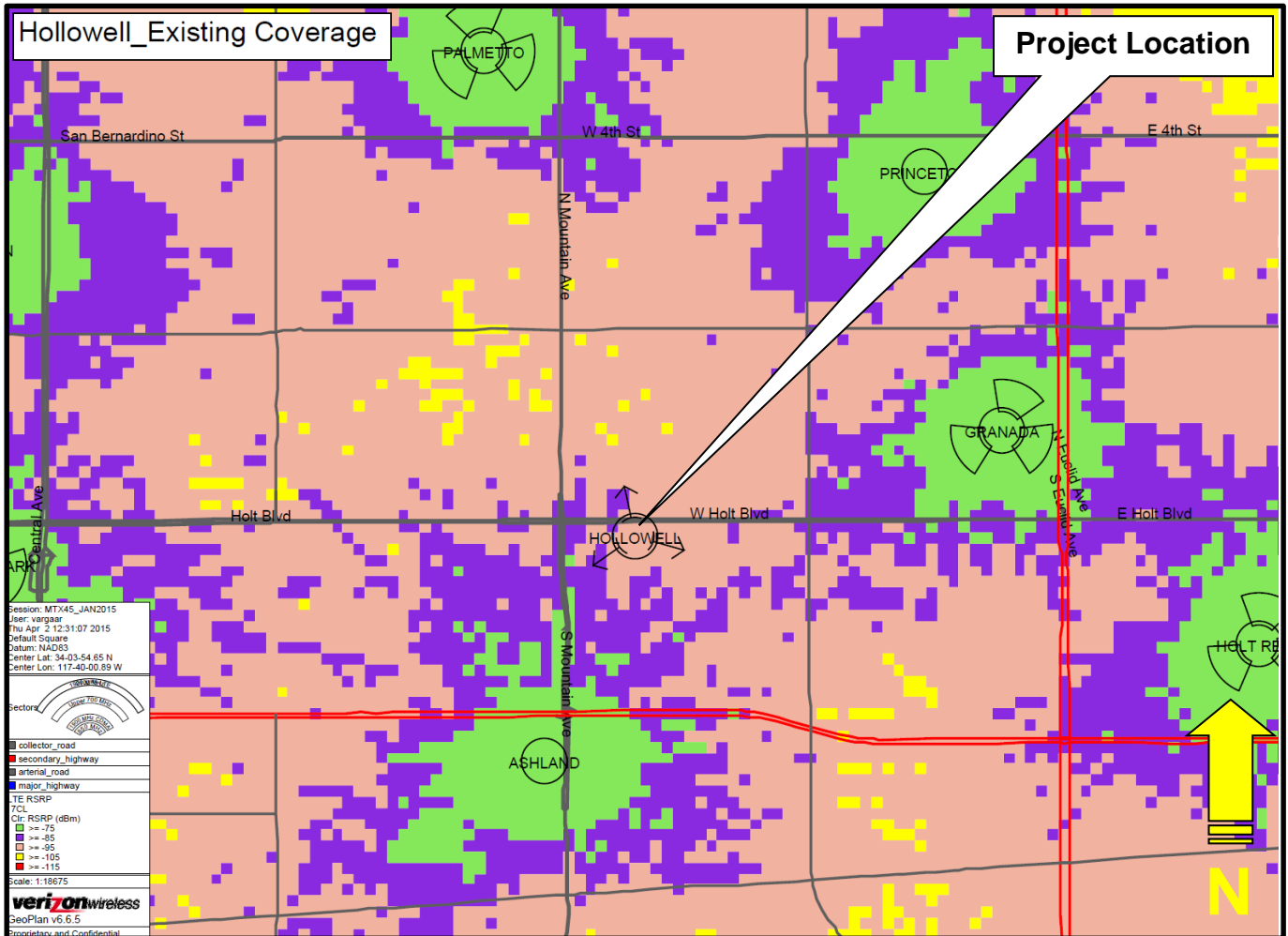
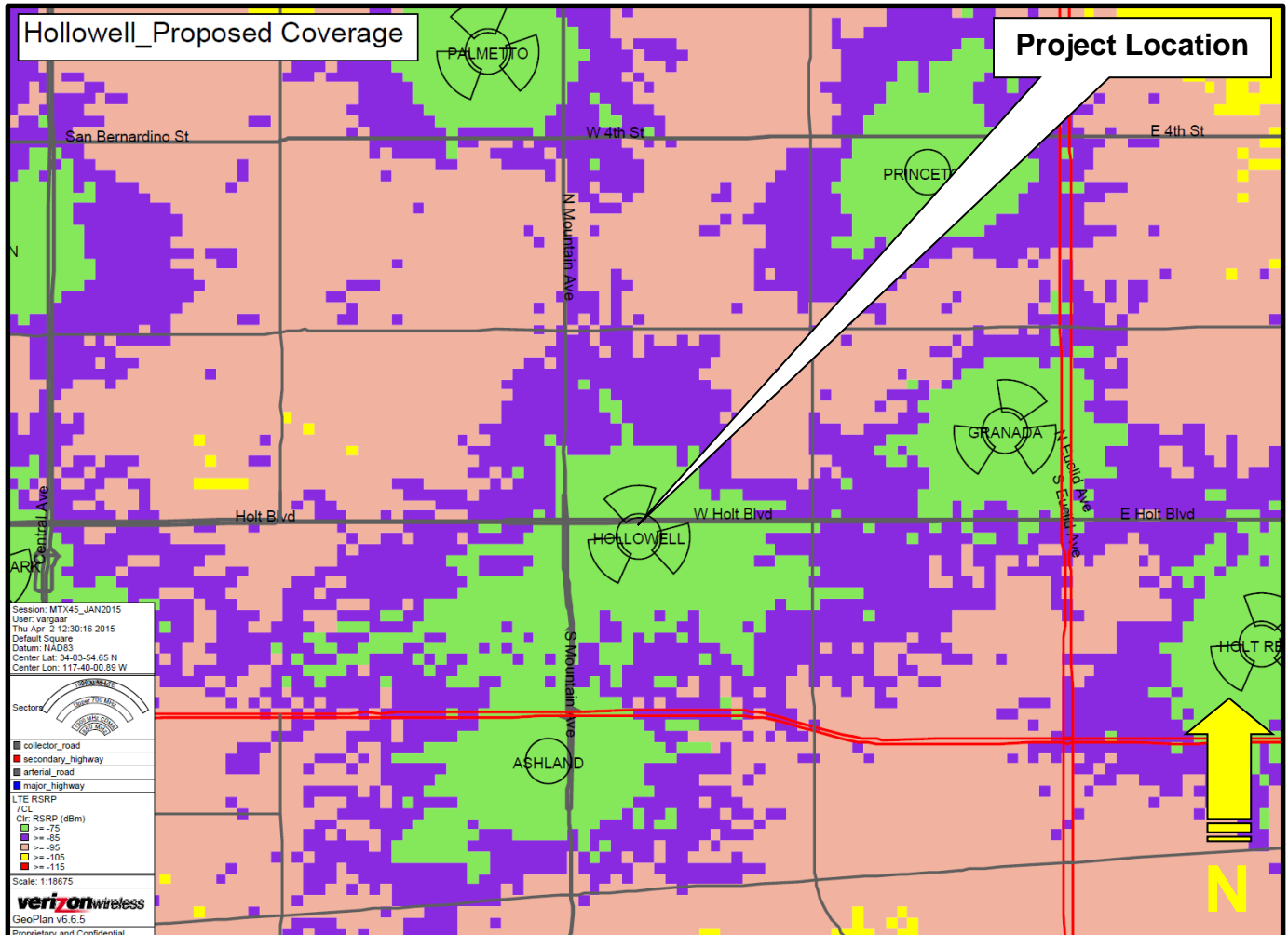


Exhibit F: Propagation Map – Proposed Coverage



California Environmental Quality Act Environmental Checklist Form

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



Project Title/File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

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

Contact Person: Henry K. Noh, Senior Planner, (909) 395-2429

Project Sponsor: Verizon Wireless, 15505 Sand Canyon Ave., Bld. D-1, Irvine, CA 92618

Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 and 2, below, the project site is generally located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway.

Figure 1—REGIONAL LOCATION MAP

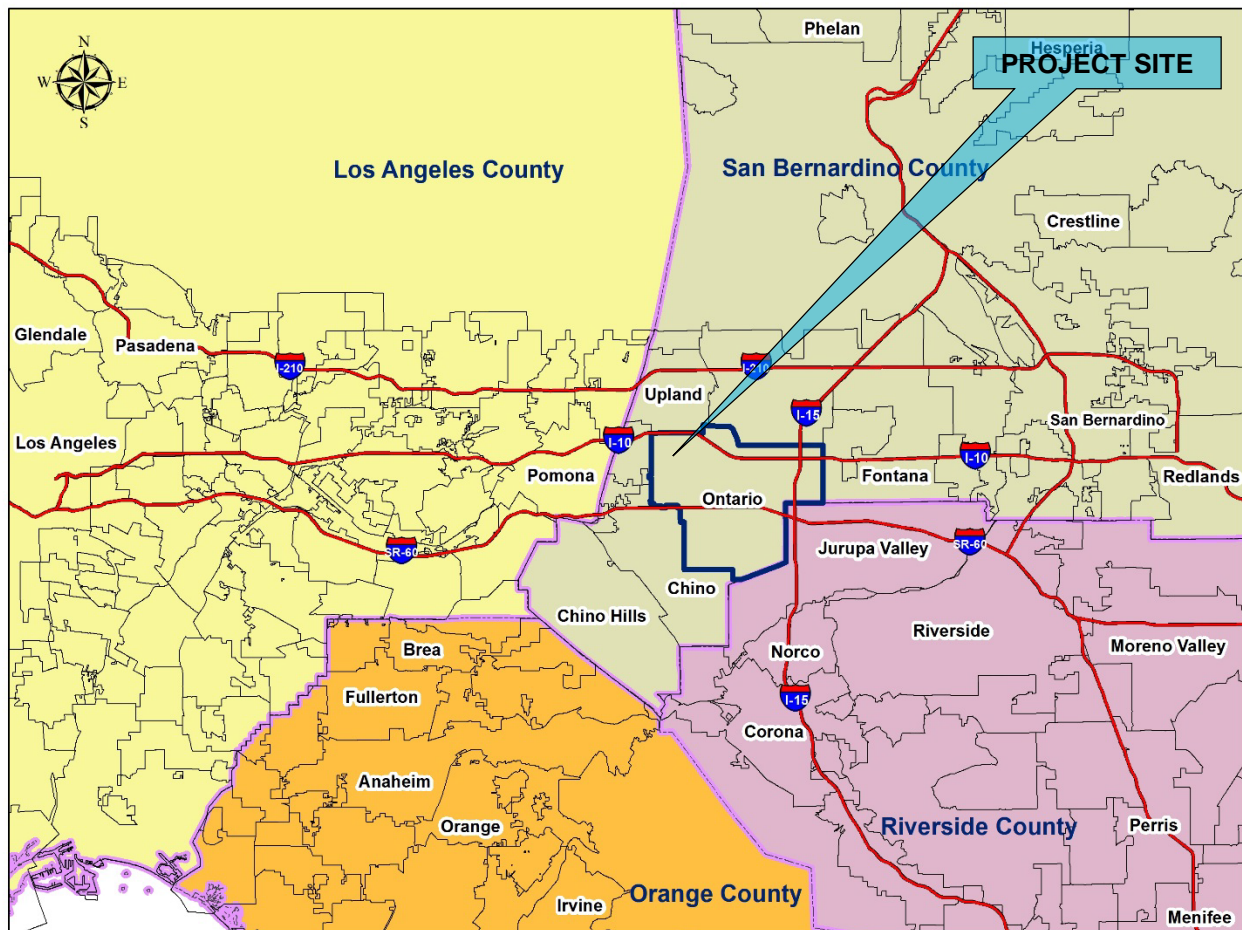
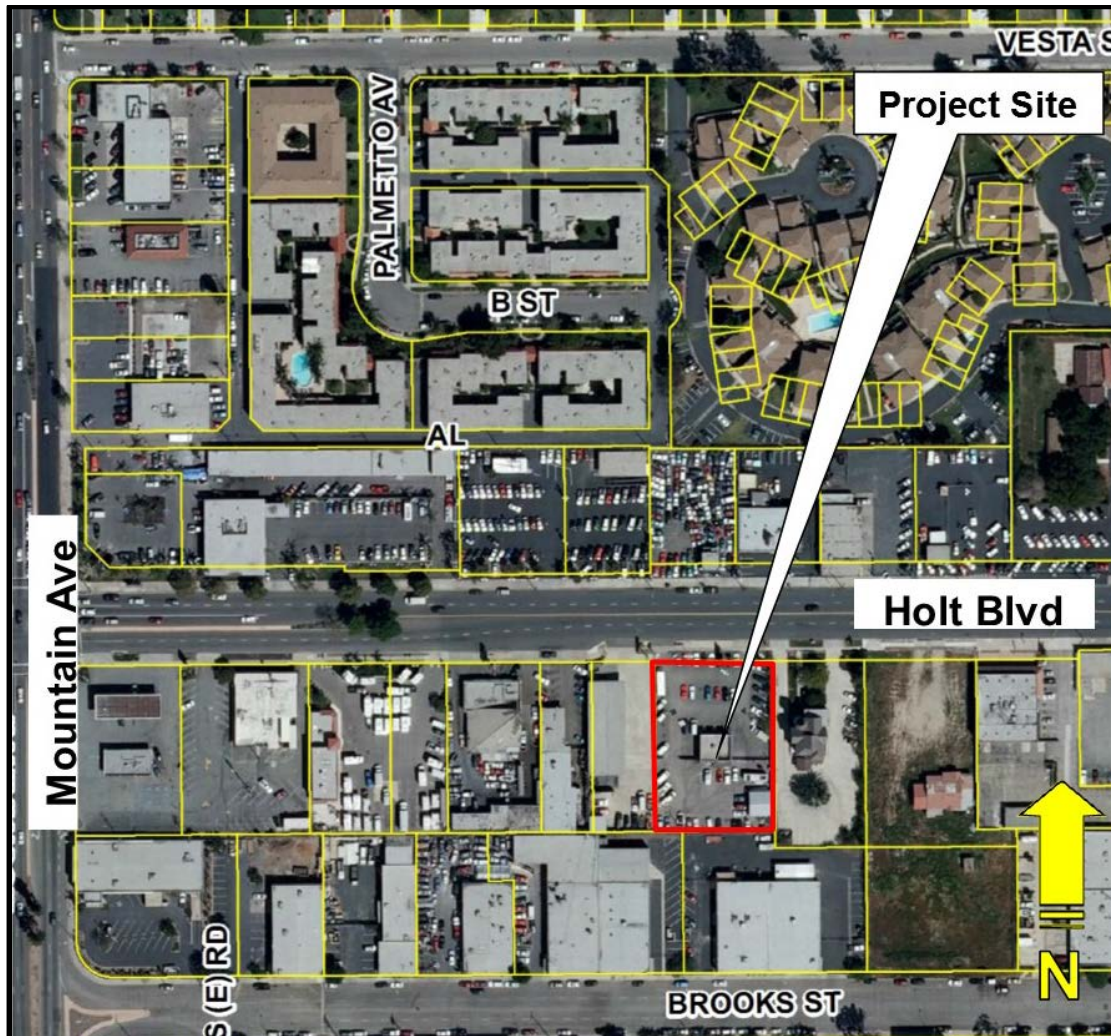


Figure 2—VICINITY MAP



General Plan Designation: Business Park

Zoning: Industrial Park (IP)

Description of Project: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06).

Project Setting: The 0.64 acre parcel is an interior developed lot with an existing motor vehicle sale use and has a frontage along the Holt Boulevard. The project site is surrounded by existing commercial buildings to the north, east and west and an industrial building to the south.

Surrounding Land Uses:

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	High Density Residential (HDR-45)	Motor Vehicle Sales
▪ South—	General Industrial (IG)	Motor Vehicle Sales
▪ East—	Industrial Park (IP)	Manufacturing
▪ West—	Industrial Park (IP)	Office

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
--

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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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



Signature

Henry K. Noh, Senior Planner

Printed Name and Title

September 8, 2016

Date

City of Ontario Planning Department

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) AESTHETICS. Would the project:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CEQA Environmental Checklist Form

File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CEQA Environmental Checklist Form

File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8) HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CEQA Environmental Checklist Form

File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9) HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff during construction and/or post-construction activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) LAND USE AND PLANNING. Would the project:				

CEQA Environmental Checklist Form

File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11) MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12) NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13) POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14) PUBLIC SERVICES. Would the project:				

CEQA Environmental Checklist Form

File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

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a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15) RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16) TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17) UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CEQA Environmental Checklist Form

File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18) MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

EXPLANATION OF ISSUES

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

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

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

Mitigation: None required.

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

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

A Cultural Resource Assessment (by: NWB Environmental Services, LLC; August 27, 2015) was conducted due to the project's close proximity (approximately 80 feet) to a historical property. The project site is located approximately 80 feet to the west of the Moorhead House located at 961 W. Holt Boulevard. This property has been determined to be eligible for the National Register by a 1983 citywide survey performed in The City of Ontario. Due to the proximity of the historic property to the proposed project, the historic property may have a visual impact. However, the proposed project does not constitute an adverse effect on the historic property for several reasons, such as the historic property is surrounded by a highly developed area consisting of industrial and commercial zones and uses. Additionally, the neighborhood setting of the area surrounding the historic property is not listed as a contributing feature to the property's historic integrity. Lastly, the proposed monopine is designed to blend in with the existing surrounding vegetation surrounding the historic property. NWB concluded that no significant archeological resources or historic properties would suffer adverse effects due to the proposed project, based on the results of the records search and a field survey conducted by NWB. Therefore, the integrity, setting, and character-defining traits of the Moorehead House will not be adversely affected by the project and the project will not result in adverse environmental impacts.

Mitigation: None required.

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

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

The proposed project will have a minimal visual impact to the surrounding area due to the project being constructed as a stealth monopine and the project being conditioned to plant six pine trees in various locations on the project site, which will help reduce the visual impact of the project. The project will be consistent with the policies of the Community Design Element of the Policy Plan (General Plan) and the development standards of the zoning designation. Therefore, no adverse impacts are anticipated in conjunction with the project. The following mitigation measures are required for all monopine telecommunication facilities constructed within the City of Ontario in an attempt to make them look more natural and real.

Mitigation:

- (a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.
- (b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

- (c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.
- (d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.

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

Discussion of Effects: New lighting will not be introduced to the site with the development of the project. Pursuant to the requirements of the City's Development Code, project on-site lighting will be shielded, diffused or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures will be selected and located to confine the area of illumination to within the project site and minimize light spillage.

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

Mitigation: None required.

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

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

Discussion of Effects: The project site is developed with an existing motor vehicle sale use and does not contain any agricultural uses. Further, the site is identified as Developed Land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project site is currently zoned Industrial Park (IP) and is not designated as Farmland. The project site is currently developed with a motor vehicle sale use and there are no agricultural uses occurring onsite. As a result, to the extent that the project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agricultural uses.

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

Mitigation Required: None required.

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

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

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

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

Mitigation: None required.

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

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

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

- i) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
- ii) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:

- (1) Scheduling receipt of construction materials to non-peak travel periods.
 - (2) Routing construction traffic through areas of least impact sensitivity.
 - (3) Limiting lane closures and detours to off-peak travel periods.
 - (4) Providing rideshare incentives for contractor and subcontractor personnel.
- iii) After clearing, grading or earth moving:
- (1) Seed and water until plant cover is established;
 - (2) Spread soil binders;
 - (3) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
 - (4) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
- iv) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?**

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: The site does not contain any riparian habitat or other sensitive natural community identified by the Department of Fish & Game or Fish & Wildlife Service. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects:

The project site is developed and does not contain any buildings, structures, or objects with

historical significance. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

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

Mitigation: None required.

- ii) **Strong seismic ground shaking?**

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

Mitigation: None required.

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

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

Mitigation: None required.

- iv) **Landslides?**

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

Mitigation: None required.

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

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

Mitigation: The following mitigation measures shall be implemented:

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Pursuant to Public Resources Code section 21083.3, this impact need not be analyzed further,

because (1) the proposed project would result in an impact that was previously analyzed in The Ontario Plan EIR, which was certified by the City; (2) the proposed project would not result in any greenhouse gas impacts that were not addressed in The Ontario Plan EIR; (3) the proposed project is consistent with The Ontario Plan.

The City of Ontario adopted a Climate Action Plan (CAP) and associated Greenhouse Gas Emissions CEQA Thresholds and Screening Tables on December 16, 2014. The CAP establishes a method for Projects within the City, which require a discretionary action, to determine the potential significance of GHG emissions associated with the discretionary approvals.

The City of Ontario has adopted a threshold of significance for GHG emissions. A screening threshold of 3,000 MTC02e per year for small land uses was established, and is used to determine whether a project requires additional analysis.

In determining this level of emissions, the City used the database of projects kept by the Governor's Office of Planning and Research (OPR). The analysis of the 728 projects within the sample population combined commercial, residential, and mixed use projects. Emissions from each of these projects were calculated by SCAQMD to provide a consistent method of emissions calculations across the sample population, further reducing potential errors in the statistical analysis. In calculating the emissions from projects within the sample population, construction period GHG emissions were amortized over 30-years (the assumed average economic life of a development project).

- Energy efficiency of at least 5 percent greater than 2010 Title 24 requirements, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2011.

As such, if a project would emit GHGs less than 3,000 MTC02e per year, the project is not considered a substantial GHG emitter, and the GHG impact is less than significant, requiring no additional analysis and no mitigation. On the other hand, if a project would emit GHGs in excess of 3,000 MTC02e per year, then the project could be considered a substantial GHG emitter, requiring additional analysis and potential mitigation.

The proposed project generates below the 3000 MT CO2e threshold and therefore the GHG impact is less than significant and requires no additional analysis and no mitigation measures.

Mitigation Required: None required

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

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

Mitigation Required: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The entire City is located within the Airport Influence Area (AIA) of ONT and the location of the Safety Impact Zones are reflected in Policy Map 2-2 of the ONT ALUCP and the project site is located outside the ONT Safety Zones. The Chino Airport influence area is confined to areas of the City south of Schaefer Avenue and west of Haven Avenue to the southern boundaries and the project site is located outside of the Chino Airport AIA. The proposed project is consistent with the policies and criteria of the ONT ALUCP, and, therefore, would not result in a safety hazard for people residing or working in the project area. Consequently, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: No increases in the current amount of water flow to the project site are anticipated, and the proposed project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property will be negligible. The development of the site will require the grading of the site and excavation is expected to be less than 10 feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface. No adverse impacts are anticipated.

Mitigation: None required.

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

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

monitoring program would reduce any impacts to below a level of significance. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The entire City is located within the Airport Influence Area (AIA) of ONT and the location of the Noise Impact Zones are reflected in Policy Map 2-3 of the ONT ALUCP. The project site is located within the 60 – 65 dB Noise Impact Zone and industrial lands uses are a compatible use within the zone. The Chino Airport influence area is confined to areas of the City south of Schaefer Avenue and west of Haven Avenue to the southern boundaries and the project site is located outside of the Chino Airport AIA. The proposed project is consistent with the policies and criteria of the ONT ALUCP, and, therefore, would not result in exposing people residing or working in the area to excessive airport noise levels. Consequently, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects: The project is located in a developed area and will not induce population

growth. Therefore, no impacts are anticipated

Mitigation: None required.

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

Discussion of Effects: The project site is currently developed and will not displace existing housing. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is currently developed and will not displace people. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

- i) **Fire protection?**

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

Mitigation: None required.

- ii) **Police protection?**

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

Mitigation: None required.

- iii) **Schools?**

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

Mitigation: None required.

- iv) **Parks?**

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

Mitigation: None required.

- v) **Other public facilities?**

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as the proposed project is located outside of areas with FAA-imposed height restrictions. No impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

18) MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

EARLIER ANALYZES

(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or

more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D)):

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
 - a) The Ontario Plan Final EIR
 - b) The Ontario Plan
 - c) City of Ontario Development Code
 - d) Ontario International Airport Land Use Compatibility Plan
 - e) Ontario International Airport Land Use Compatibility Plan Negative Declaration (SCH 2011011081)
 - f) Cultural Resource Assessment (by: NWB Environmental Services, LLC; August 27, 2015)

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

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

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

MITIGATION MEASURES

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

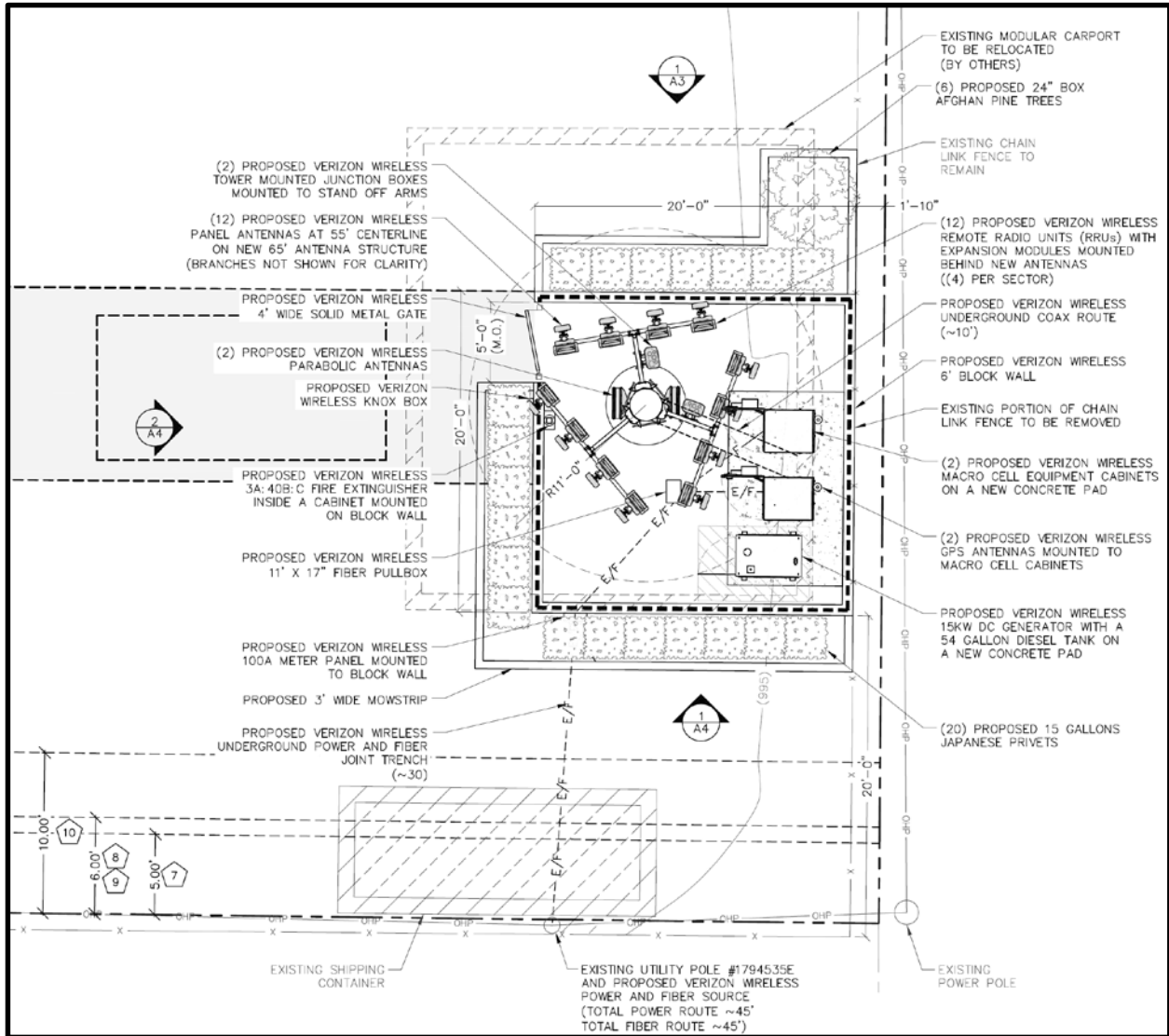
- 1) **Aesthetics** – The following Aesthetic mitigation measures shall be required:
 - a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.
 - b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.
 - c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.
 - d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.
- 2) **Air Quality**—The following fugitive dust mitigation measures shall be required:
 - a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
 - b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
 - i) Scheduling receipt of construction materials to non-peak travel periods.
 - ii) Routing construction traffic through areas of least impact sensitivity.
 - iii) Limiting lane closures and detours to off-peak travel periods.
 - iv) Providing rideshare incentives for contractor and subcontractor personnel.

- c) After clearing, grading or earth moving:
 - i) Seed and water until plant cover is established;
 - ii) Spread soil binders;
 - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
 - iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
 - d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- 3) **Geology and Soils**—The following mitigation measures shall be implemented:
- a) Prior to issuance of grading permits, the applicant shall submit an erosion control plan to reduce wind erosion impacts.
 - b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.
 - c) After clearing, grading, or earth moving:
 - i) Seed and water until plant cover is established;
 - ii) Spread soil binders;
 - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
 - d) Sweep streets if silt is carried to adjacent public thoroughfares.
 - e) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.

Exhibit A: Project Location Map



Exhibit B: Site Plan



MITIGATION MONITORING AND REPORTING PROGRAM

Project File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

Project Sponsor: Verizon Wireless, 15505 Sand Canyon Ave., Bld. D-1, Irvine, CA 92618

Lead Agency/Contact Person: Henry K. Noh, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
1) AESTHETICS						
a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.	Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order and/or withholding final inspection approval.
b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.						
c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.						
d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.						
2) AIR QUALITY						
a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures: i) Scheduling receipt of construction materials to non-peak travel periods. ii) Routing construction traffic through areas of least impact sensitivity. iii) Limiting lane closures and detours to off-peak travel periods. iv) Providing rideshare incentives for contractor and subcontractor personnel.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
c) After clearing, grading or earth moving: i) Seed and water until plant cover is established. ii) Spread soil binders. iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
3) GEOLOGY & SOILS						
a) The applicant shall submit an erosion control plan to reduce wind erosion impacts.	Building, Planning & Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.	Building Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

CEQA Environmental Checklist Form

File No(s): PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<p>c) After clearing, grading, or earth moving:</p> <ul style="list-style-type: none"> i) Seed and water until plant cover is established. ii) Spread soil binders. iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. iv) Sweep streets if silt is carried to adjacent public thoroughfares 	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>d) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.</p>	Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO APPROVING A MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NOS. PDEV15-017, PCUP15-009 and PVAR15-003.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study, and approved for circulation, a Mitigated Negative Declaration for File Nos. PDEV15-017, PCUP15-009 and PVAR15-003 (hereinafter referred to as "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, File Nos. PDEV15-017, PCUP15-009 and PVAR15-003 analyzed under the Initial Study/Mitigated Negative Declaration, consists of a Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard (hereinafter referred to as the "Project"); and

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

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

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

Ontario, as lead agency for the Project (the "Mitigation Monitoring and Reporting Program"); and

WHEREAS, on September 19, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-039, recommending the Planning Commission adoption of Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program for the Project; and

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

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

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

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

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

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

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

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

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

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

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

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 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore

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

(Exhibit A follows this page)

MITIGATION MONITORING AND REPORTING PROGRAM

Project File No.: PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

Project Sponsor: Verizon Wireless, 15505 Sand Canyon Ave., Bld. D-1, Irvine, CA 92618

Lead Agency/Contact Person: Henry K. Noh, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
1) AESTHETICS						
a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.	Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order and/or withholding final inspection approval.
b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.						
c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.						
d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.						
2) AIR QUALITY						
a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<p>b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:</p> <ul style="list-style-type: none"> i) Scheduling receipt of construction materials to non-peak travel periods. ii) Routing construction traffic through areas of least impact sensitivity. iii) Limiting lane closures and detours to off-peak travel periods. iv) Providing rideshare incentives for contractor and subcontractor personnel. 	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>c) After clearing, grading or earth moving:</p> <ul style="list-style-type: none"> i) Seed and water until plant cover is established. ii) Spread soil binders. iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule. 	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
3) GEOLOGY & SOILS						
<p>a) The applicant shall submit an erosion control plan to reduce wind erosion impacts.</p>	Building, Planning & Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
<p>b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.</p>	Building Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

CEQA Environmental Checklist Form

File No(s): PDEV15-017, PCUP15-009 and PVAR15-003 – Verizon Wireless

Mitigation Measures/Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified (Initial/Date)	Sanctions for Non-Compliance
<p>c) After clearing, grading, or earth moving:</p> <p>i) Seed and water until plant cover is established.</p> <p>ii) Spread soil binders.</p> <p>iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind.</p> <p>iv) Sweep streets if silt is carried to adjacent public thoroughfares</p>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>d) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.</p>	Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PCUP15-009, A CONDITIONAL USE PERMIT TO OPERATE A TELECOMMUNICATION TOWER WITHIN 500 FEET OF PROPERTY ZONED FOR RESIDENTIAL USE, LOCATED AT 967 WEST HOLT BOULEVARD, WITHIN THE INDUSTRIAL PARK (IP) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1011-141-06.

WHEREAS, Verizon Wireless ("Applicant") has filed an Application for the approval of a Conditional Use Permit, File No. PCUP15-009, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.64 acres of land generally located west of Mountain Avenue and south of Holt Boulevard, at 967 West Holt Boulevard, within the Industrial Park (IP) zoning district, and is presently improved with a motor vehicle sales use; and

WHEREAS, the property to the north of the Project site is within the High Density Residential (HDR-45) zoning district and is developed with a motor vehicle sales use. The property to the east is within the Industrial Park (IP) zoning district and is developed with an office use. The property to the south is within the General Industrial (IG) zoning district and is developed with a manufacturing use. The property to the west is within the Industrial Park (IP) zoning district, and is developed with automobile repair use; and

WHEREAS, approval of the accompanying Development Plan (File No. PDEV15-017) will allow the construction of a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land; and

WHEREAS, approval of an accompanying Variance (File No. PVAR15-003) will allow the proposed telecommunication facility to exceed the maximum allowable height of 55-feet to 59-feet; and

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

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

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

WHEREAS, on September 19, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-040, recommending the Planning Commission approve the Application; and

WHEREAS, on September 27, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the MND, the initial study, and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project on September 27, 2016, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program, prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

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

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

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

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

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

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

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

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

a. The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district. The proposed wireless telecommunication facility will be located at the southeast corner of the project site. The proposed project is consistent with the design guidelines set forth in the Ontario Development Code and is located behind an existing commercial building. In addition, six Afghan Pine Trees will be planted on the project site that will assist with blending the proposed monopine with the surrounding scenery, thereby further minimizing the visual impact to the surrounding area. Therefore, the proposed project is consistent with the project site and the surrounding area.

b. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed project is a compatible use with the project site and the surrounding area. The wireless telecommunication facility will be a stealth design, is consistent with the design guidelines set forth in the Ontario Development Code and is located behind an existing commercial building. In addition, six Afghan Pine Trees will be planted on the project site that will assist with blending the proposed monopine with the surrounding scenery, thereby further minimizing the visual impact. Therefore, the project is consistent with the goals and policies of the Policy Plan (General Plan).

c. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and any applicable specific plan or planned unit development. The proposed wireless telecommunication facility will be located at the southeast corner of the project site. The proposed project is consistent with the design guidelines set forth in the Ontario Development Code and is located behind an existing commercial building. In addition, six Afghan Pine Trees will be planted on the project site that will assist with blending the proposed monopine with the surrounding scenery, thereby further minimizing the visual impact to the surrounding area.

d. The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan. The proposed project

was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

e. The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The proposed wireless telecommunication facility will be located at the southeast corner of the project site. The proposed project is consistent with the design guidelines set forth in the Ontario Development Code and is located behind an existing commercial building. In addition, six Afghan Pine Trees will be planted on the project site that will assist with blending the proposed monopine with the surrounding scenery, thereby further minimizing the visual impact to the surrounding area. The wireless telecommunication facility will provide necessary coverage for Verizon customers in an area where there is currently deficient coverage. The proposed project will be a monopine design and the equipment will be fully enclosed and will not be visible from public view, therefore minimizing the visual impact and improve the public health, safety and welfare by providing better communication reception in the form of fewer dropped calls.

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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
PCUP15-009
September 27, 2016
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



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

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

Meeting Date: September 19, 2016

File No: PDEV15-017, PCUP15-009 and PVAR15-003

Related Files:

Project Description: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

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

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

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

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

(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.

(b) Variance approval shall become null and void one year 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, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. 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.

(c) Conditional Use Permit approval shall become null and void one year 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,

except that a Conditional Use Permit approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

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

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

2.7 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).

2.8 Environmental Review.

(a) The Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 Et Seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential

environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.10 Additional Fees.

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

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

2.11 Additional Requirements.

(a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.

(b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

(c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.

(d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.

(e) The Applicant is required to maintain the project site. The enclosure and monopine branches and structure shall be repaired/replaced as needed.



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh,
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Bureau of Fire Prevention

DATE: May 7, 2015

SUBJECT: PDEV15-017 - A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06). Related Files: PCUP15-009 and PVAR15-003.

- The plan **does** adequately address Fire Department requirements at this time.
- No comments or conditions
 - Conditions of approval below.
- The plan **does NOT** adequately address Fire Department requirements at this time.
- Comments / corrections below.

SITE AND BUILDING FEATURES:

- A. Type of Building Construction Used: N/A
- B. Roof Materials Used: N/A
- C. Ground Floor Area(s): 400 square feet
- D. Number of Stories: N/A
- E. Total Square Footage: 400 square feet
- F. Type of Occupancy: U



CITY OF ONTARIO
MEMORANDUM

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

FROM: Henry Noh,

DATE: July 21, 2016

SUBJECT: FILE #: PDEV15-017 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 **Thursday, August 4, 2016**.

PROJECT DESCRIPTION: A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06).
Related Files: PCUP15-009 and PVAR15-003.

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

8/2/16

Landscape Planning Carolyn Bell Landscape Planner

Department Signature Title Date

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

CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	8/2/16 Date

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

D.A.B. File No.: PDEV15-017 Rev 2	Case Planner: Henry Noh
--------------------------------------	----------------------------

Project Name and Location:
 Verizon Hollowell
 967 W Holt Bl

Applicant/Representative:
 Spectrum Services - Sunnshine Schupp <SSchupp@spectrumse.com>
 4405 E Airport Dr ste 100
 Ontario, CA 91761

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | A Preliminary Landscape Plan (dated 7/21/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents. |
| <input type="checkbox"/> | A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval. |

NO CORRECTIONS REQUIRED



CITY OF ONTARIO MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

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

Police
Department

DOUGLAS SOREL
Signature

MANAGEMENT ANALYST
Title

4/27/15
Date



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
 Scott Murphy, Planning Director
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Raymond Lee, Assistant City Engineer
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 Sigfrido Rivera, Housing Manager
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
 Steve Wilson, Engineering/NPDES

Antonio

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- 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.

Engineering/Land [Signature] Eng. Assistant 6/4/15
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DATE: 06/03/2015

PROJECT: PDEV15-017, Verizon Monopine at Auto Dealership

APN: 1011-141-06


LOCATION: S/O W Holt Boulevard between S Mountain Avenue & N Boulder Avenue

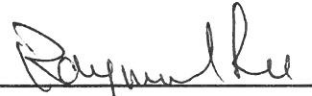
PROJECT ENGINEER: Antonio Alejos

PROJECT PLANNER: Henry Noh

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

1. No Conditions.

 6/3/15
Mike Eskander, P.E. Date
Senior Associate Engineer

 6/4/15
Raymond Lee, P.E. Date
Assistant City Engineer



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- 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.

Building
Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PCUP15-009 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Conditional Use Permit, with development plans, to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres, proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
APN: 1011-141-06

RELATED FILES: PDEV15-017 and PVAR15-003

- 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.

Building
Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PVAR15-003 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Variance request to allow height increase of a new Verizon Wireless cell site (Monopine) from the maximum of 40 Ft to 57 Ft, at 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1010-241-02

RELATED FILES: PDEV15-017 and PCUP15-009

- 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.

Building
Department Signature Title Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 5, 2015
SUBJECT: PDEV15-017

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

cc: File

KS:kb

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-017, PCUP15-009, PVAR15-003
 Address: 967 W Holt Blvd
 APN: 1011-141-06
 Existing Land Use: Motor Vehicle Sales
 Proposed Land Use: Ancillary Monopine wireless facility 20'x20' lease area
 Site Acreage: 0.63 Proposed Structure Height: 65 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 6/9/15
 CD No.: 2015-023
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 164ft	
<input type="radio"/> Zone 5			

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

Zone A
 Zone B1
 Zone C
 Zone D
 Zone E

CONSISTENCY DETERMINATION

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

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

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

Airport Planner Signature: 

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PVAR15-003, A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE TELECOMMUNICATION TOWER HEIGHT FROM 55 FEET TO 59 FEET, LOCATED AT 967 WEST HOLT BOULEVARD, WITHIN THE INDUSTRIAL PARK (IP) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1011-141-06.

WHEREAS, Verizon Wireless ("Applicant") has filed an Application for the approval of a Minor Variance, File No. PVAR15-003, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.64 acres of land generally located west of Mountain Avenue and south of Holt Boulevard, at 967 West Holt Boulevard within the Industrial Park (IP) zoning district, and is presently improved with a motor vehicle sales use; and

WHEREAS, the property to the north of the Project site is within the High Density Residential (HDR-45) zoning district, and is developed with a motor vehicle sales use. The property to the east is within the Industrial Park (IP) zoning district, and is developed with an office use. The property to the south is within the General Industrial (IG) zoning district, and is developed with a manufacturing use. The property to the west is within the Industrial Park (IP) zoning district, and is developed with automobile repair use; and

WHEREAS, the applicant is requesting approval of a Variance to increase the Development Code height limit of 55 feet to a maximum height of 65. However, when staff reviewed the plans, it was discovered that the proposed height of the monopine (measured to the top of the antenna array) was 59 feet and not 65 feet. The applicant measured the height to the top of monopine branches, which the Development Code allows to extend above the height of the antennas for screening. Therefore, the requested Variance height is from 55 feet to 59 feet for a total additional height of 4 feet, which, under the Development Code, is considered a Minor Variance because it is less than 10% (5.5 feet) of the total allowable height; and

WHEREAS, approval of the accompanying Development Plan (File No. PDEV15-017) will allow the construction of the monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land; and

WHEREAS, approval of the accompanying Conditional Use Permit (File No. PCUP15-009) will allow for a telecommunication tower to operate within 500-feet of property zoned for residential use; and

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

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

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

WHEREAS, on September 19, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-041, recommending the Planning Commission approve the Application; and

WHEREAS, on September 27, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the MND, the initial study, and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on September 27, 2016, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program, prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

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

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

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

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

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

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

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

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

a. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code. The proposed Verizon Wireless telecommunication facility will not be able to operate and meet the coverage objectives for the surrounding area without the increase in height. In addition, the increase in height would allow the facility to be co-locatable by allowing adequate separation between provider arrays to avoid interference. As a result, reducing the tower height below 55 feet would create an unnecessary hardship and would be inconsistent with the Development Code which encourages wireless telecommunication facilities to be co-locatable. The additional tower height increase is necessary in order to provide adequate level of service within the project area and will improve public safety by reducing the amount of dropped calls.

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district. The City has previously supported similar increases in height for wireless telecommunication facilities throughout the City, in order to comply with the Development Code goals and objectives of encouraging co-locatable facilities. The proposed project provides an opportunity for an additional provider to co-locate on the same tower, rather than constructing an additional separate tower at another location, which would result in reducing the overall number of wireless telecommunication towers throughout the City.

c. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district. As a result of the City's previous Development Code requirement to construct co-locatable towers, other wireless telecommunication facilities located within the City of Ontario have consistently been granted Variances to allow for a greater height than the Development Code allowed. Without the increase in height, the proposed facility would not be able to operate and meet the coverage objectives for the surrounding area and would not improve the public safety by reducing the amount of dropped calls.

d. The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity. Granting the Minor Variance to allow additional height for the wireless telecommunication facility is consistent with other previous Variances that have been granted for the same purpose. As a result, granting the Minor Variance would not constitute a special privilege. In addition, the accompanying Mitigated Negative Declaration (MND) has analyzed the potential impacts resulting from the construction of the new wireless telecommunication facility and with the requirement of certain design mitigation measures, such as constructing the new wireless telecommunication facility with the proper stealth design, the visual impacts would be less than significant. In addition, six pine trees will also be planted within the project site, which will improve the site with additional landscaping and will assist in integrating the stealth monopine into the surrounding scenery. Therefore, the new telecommunication facility will not result in negative impacts to the surrounding area, or be materially injurious to properties in the vicinity, and will not be detrimental to the public health, safety or welfare.

e. The proposed Variance is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented with the conditions of approval, to be consistent with the applicable Development Code. The stealth monopine design, along with the six Afghan Pine Trees, will help the project blend into the surrounding scenery. The new wireless telecommunication facility design will complement and enhance the project site and be consistent with the goals, policies, plans and exhibits of the Policy Plan (General Plan).

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

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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
PVAR15-003
September 27, 2016
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



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

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

Meeting Date: September 19, 2016

File No: PDEV15-017, PCUP15-009 and PVAR15-003

Related Files:

Project Description: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

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

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

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

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

(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.

(b) Variance approval shall become null and void one year 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, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. 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.

(c) Conditional Use Permit approval shall become null and void one year 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,

except that a Conditional Use Permit approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

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

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

2.7 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).

2.8 Environmental Review.

(a) The Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 Et Seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential

environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.10 Additional Fees.

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

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

2.11 Additional Requirements.

(a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.

(b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

(c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.

(d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.

(e) The Applicant is required to maintain the project site. The enclosure and monopine branches and structure shall be repaired/replaced as needed.



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh,
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Bureau of Fire Prevention

DATE: May 7, 2015

SUBJECT: PDEV15-017 - A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06). Related Files: PCUP15-009 and PVAR15-003.

- The plan **does** adequately address Fire Department requirements at this time.
- No comments or conditions
 - Conditions of approval below.
- The plan **does NOT** adequately address Fire Department requirements at this time.
- Comments / corrections below.

SITE AND BUILDING FEATURES:

- A. Type of Building Construction Used: N/A
- B. Roof Materials Used: N/A
- C. Ground Floor Area(s): 400 square feet
- D. Number of Stories: N/A
- E. Total Square Footage: 400 square feet
- F. Type of Occupancy: U



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: July 21, 2016

SUBJECT: FILE #: PDEV15-017

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 **Thursday, August 4, 2016**.

PROJECT DESCRIPTION: A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06).
Related Files: PCUP15-009 and PVAR15-003.

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

8/2/16

Landscape Planning Carolyn Bell S. Landscape Planner

Department Signature Title Date

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

CONDITIONS OF APPROVAL	
Sign Off	
 Carolyn Bell, Sr. Landscape Planner	8/2/16 Date

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

D.A.B. File No.: PDEV15-017 Rev 2	Case Planner: Henry Noh
--------------------------------------	----------------------------

Project Name and Location:
 Verizon Hollowell
 967 W Holt Bl
 Applicant/Representative:
 Spectrum Services - Sunnshine Schupp <SSchupp@spectrumse.com>
 4405 E Airport Dr ste 100
 Ontario, CA 91761

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | A Preliminary Landscape Plan (dated 7/21/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents. |
| <input type="checkbox"/> | A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval. |

NO CORRECTIONS REQUIRED



CITY OF ONTARIO
MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by Tuesday, May 5, 2015.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

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

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

Police
Department

DOUGLAS SOREL
Signature

MANAGEMENT ANALYST
Title

4/27/15
Date



CITY OF ONTARIO

MEMORANDUM

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

Antonio

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

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.

Engineering/land [Signature] Eng. Assistant 6/4/15
Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DATE: 06/03/2015

PROJECT: PDEV15-017, Verizon Monopine at Auto Dealership

APN: 1011-141-06


LOCATION: S/O W Holt Boulevard between S Mountain Avenue & N Boulder Avenue

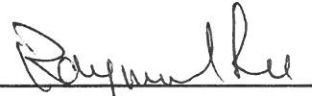
PROJECT ENGINEER: Antonio Alejos

PROJECT PLANNER: Henry Noh

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

1. No Conditions.

 6/3/15
Mike Eskander, P.E. Date
Senior Associate Engineer

 6/4/15
Raymond Lee, P.E. Date
Assistant City Engineer



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
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Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- 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.

Building
Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PCUP15-009 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Conditional Use Permit, with development plans, to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres, proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
 APN: 1011-141-06

RELATED FILES: PDEV15-017 and PVAR15-003

- 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.

Building
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PVAR15-003 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Variance request to allow height increase of a new Verizon Wireless cell site (Monopine) from the maximum of 40 Ft to 57 Ft, at 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1010-241-02

RELATED FILES: PDEV15-017 and PCUP15-009

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

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

The plan does not adequately address the departmental concerns.

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

Department: Building Signature: _____ Title: _____ Date: _____

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 5, 2015
SUBJECT: PDEV15-017

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

cc: File

KS:kb

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-017, PCUP15-009, PVAR15-003
 Address: 967 W Holt Blvd
 APN: 1011-141-06
 Existing Land Use: Motor Vehicle Sales
 Proposed Land Use: Ancillary Monopine wireless facility 20'x20' lease area
 Site Acreage: 0.63 Proposed Structure Height: 65 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 6/9/15
 CD No.: 2015-023
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 164ft	
<input type="radio"/> Zone 5			

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

Zone A
 Zone B1
 Zone C
 Zone D
 Zone E

CONSISTENCY DETERMINATION

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

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

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

Airport Planner Signature: 

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV15-017, A DEVELOPMENT PLAN TO CONSTRUCT A 65-FOOT TALL MONOPINE TELECOMMUNICATION TOWER WITHIN A 400-SQUARE FOOT LEASE AREA ON 0.64-ACRES OF DEVELOPED LAND, LOCATED AT 967 WEST HOLT BOULEVARD, WITHIN THE INDUSTRIAL PARK (IP) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1011-141-06.

WHEREAS, Verizon Wireless ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV15-017, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.64 acres of land generally located west of Mountain Avenue and south of Holt Boulevard, at 967 West Holt Boulevard within the Industrial Park (IP) zoning district, and is presently improved with a motor vehicle sales use; and

WHEREAS, the property to the north of the Project site is within the High Density Residential (HDR-45) zoning district, and is developed with a motor vehicle sales use. The property to the east is within the Industrial Park (IP) zoning district, and is developed with an office use. The property to the south is within the General Industrial (IG) zoning district, and is developed with a manufacturing use. The property to the west is within the Industrial Park (IP) zoning district, and is developed with automobile repair use; and

WHEREAS, approval of an accompanying Variance (File No. PVAR15-003) will allow the proposed telecommunication facility to exceed the maximum allowable height of 55-feet to 59-feet; and

WHEREAS, approval of an accompanying Conditional Use Permit (File No. PCUP15-009) will allow for a telecommunication tower to operate within 500-feet of property zoned for residential use; and

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

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with

the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT;
and

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

WHEREAS, on September 19, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB16-042 recommending the Planning Commission approve the Application; and

WHEREAS, on September 27, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the MND, the initial study, and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on September 27, 2016, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program, prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

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

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

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

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

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

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

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

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

a. The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed project is a compatible use with the project site and the surrounding area. The wireless telecommunication facility will be a stealth design, consistent with the design guidelines set forth in the Ontario Development Code and will be located behind an existing commercial building. In addition, six Afghan Pine Trees will be planted on the project site that will assist with blending the proposed monopine with the surrounding scenery, thereby further minimizing the visual impact. Therefore, the project is consistent with the goals and policies of the Policy Plan (General Plan).

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The proposed wireless telecommunication facility will be located at the southeast corner of the project site. The proposed project is consistent with the design guidelines set forth in the Ontario Development Code and is located behind an existing commercial building. In addition, six Afghan Pine Trees will be planted on the project site that will assist with blending the proposed monopine with the surrounding scenery, thereby further minimizing the visual impact to the surrounding area.

c. The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The wireless telecommunication facility will provide necessary coverage for Verizon customers in an area where there is currently deficient coverage. The proposed project will be a monopine design and the equipment will be fully enclosed and will not be visible from public view, therefore minimizing the visual impact and improve the public health, safety and welfare by providing better communication reception in the form of fewer dropped calls.

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development. The proposed project is consistent with the design guidelines set forth in the Ontario Development Code and is located at the southeast corner of the project site behind an existing commercial building. In addition, six Afghan Pine Trees will be planted on the project site that will assist with blending the proposed monopine with the surrounding scenery, thereby further minimizing the visual impact to the surrounding area.

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

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

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of September 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
PDEV15-017
September 27, 2016
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on September 27, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



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

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

Meeting Date: September 19, 2016
File No: PDEV15-017, PCUP15-009 and PVAR15-003
Related Files:

Project Description: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-141-06); **submitted by Verizon Wireless.**

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

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

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

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

(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.

(b) Variance approval shall become null and void one year 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, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. 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.

(c) Conditional Use Permit approval shall become null and void one year 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,

except that a Conditional Use Permit approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

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

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

2.7 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).

2.8 Environmental Review.

(a) The Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 Et Seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential

environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.10 Additional Fees.

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

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

2.11 Additional Requirements.

(a) The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.

(b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

(c) Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.

(d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.

(e) The Applicant is required to maintain the project site. The enclosure and monopine branches and structure shall be repaired/replaced as needed.



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh,
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Bureau of Fire Prevention

DATE: May 7, 2015

SUBJECT: PDEV15-017 - A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06). Related Files: PCUP15-009 and PVAR15-003.

- The plan **does** adequately address Fire Department requirements at this time.
- No comments or conditions
 - Conditions of approval below.
- The plan **does NOT** adequately address Fire Department requirements at this time.
- Comments / corrections below.

SITE AND BUILDING FEATURES:

- A. Type of Building Construction Used: N/A
- B. Roof Materials Used: N/A
- C. Ground Floor Area(s): 400 square feet
- D. Number of Stories: N/A
- E. Total Square Footage: 400 square feet
- F. Type of Occupancy: U



CITY OF ONTARIO
MEMORANDUM

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

FROM: Henry Noh,

DATE: July 21, 2016

SUBJECT: FILE #: PDEV15-017 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 **Thursday, August 4, 2016**.

PROJECT DESCRIPTION: A Development Plan to construct a monopine wireless telecommunications facility (Verizon Wireless), 65 feet in height, on a 0.63-acre property (400-square foot lease area) located at 967 West Holt Boulevard, within the C3 (Commercial Service) zoning district (APN: 1011-141-06).
Related Files: PCUP15-009 and PVAR15-003.

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

8/2/16

Landscape Planning Carolyn Bell S. Landscape Planner

Department Signature Title Date

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

CONDITIONS OF APPROVAL	
Sign Off	
 Carolyn Bell, Sr. Landscape Planner	8/2/16 Date

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

D.A.B. File No.: PDEV15-017 Rev 2	Case Planner: Henry Noh
--------------------------------------	----------------------------

Project Name and Location:
 Verizon Hollowell
 967 W Holt Bl

Applicant/Representative:
 Spectrum Services - Sunnshine Schupp <SSchupp@spectrumse.com>
 4405 E Airport Dr ste 100
 Ontario, CA 91761

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | A Preliminary Landscape Plan (dated 7/21/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents. |
| <input type="checkbox"/> | A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval. |

NO CORRECTIONS REQUIRED



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
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Sigfrido Rivera, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

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

Police
Department

DOUGLAS SOREL
Signature

MANAGEMENT
ANALYST
Title

4/27/15
Date



CITY OF ONTARIO
MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
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Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES

Antonio

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.
APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- 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.

Engineering/land [Signature] Eng. Assistant 6/4/15
 Department Signature Title Date



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DATE: 06/03/2015

PROJECT: PDEV15-017, Verizon Monopine at Auto Dealership

APN: 1011-141-06


LOCATION: S/O W Holt Boulevard between S Mountain Avenue & N Boulder Avenue

PROJECT ENGINEER: Antonio Alejos

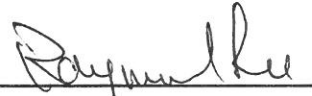
PROJECT PLANNER: Henry Noh

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

1. No Conditions.

 6/3/15

Mike Eskander, P.E. Date
Senior Associate Engineer

 6/4/15

Raymond Lee, P.E. Date
Assistant City Engineer



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PDEV15-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres and on a proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1011-141-06

RELATED FILES: PCUP15-009 and PVAR15-003

- 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.

Building
Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PCUP15-009 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Conditional Use Permit, with development plans, to build a new 65 Ft monopine cellular site (Verizon Wireless) within 0.63 acres, proposed 20' x 20' (400 SF) lease area, located on 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1011-141-06

RELATED FILES: PDEV15-017 and PVAR15-003

- 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.

Building
 Department Signature Title Date



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: April 21, 2015

SUBJECT: FILE #: PVAR15-003 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, May 5, 2015**.

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

PROJECT DESCRIPTION: A Variance request to allow height increase of a new Verizon Wireless cell site (Monopine) from the maximum of 40 Ft to 57 Ft, at 967 West Holt Blvd, within the C3 (Commercial Service) zone.

APN: 1010-241-02

RELATED FILES: PDEV15-017 and PCUP15-009

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.

Building
Department _____ Signature _____ Title _____ Date _____

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 5, 2015
SUBJECT: PDEV15-017

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

cc: File

KS:kb

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-017, PCUP15-009, PVAR15-003
 Address: 967 W Holt Blvd
 APN: 1011-141-06
 Existing Land Use: Motor Vehicle Sales
 Proposed Land Use: Ancillary Monopine wireless facility 20'x20' lease area
 Site Acreage: 0.63 Proposed Structure Height: 65 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 6/9/15
 CD No.: 2015-023
 PALU No.:

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 164ft	
<input type="radio"/> Zone 5			

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

Zone A
 Zone B1
 Zone C
 Zone D
 Zone E

CONSISTENCY DETERMINATION

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

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

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

Airport Planner Signature: 



CITY OF ONTARIO

MEMORANDUM

TO: Chairman and Members of the Planning Commission

FROM: Scott Murphy, AICP, Planning Director *SM*

DATE: September 27, 2016


SUBJECT: ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-005: A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places; **City initiated.**

Staff is requesting the application be continued to the regular Planning Commission meeting of October 25, 2016.



CITY OF ONTARIO MEMORANDUM

TO: Chairman and Members of the Planning Commission

FROM: Scott Murphy, Planning Director 

DATE: September 27, 2016

SUBJECT: MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF AUGUST 2016

Attached, you will find the Planning Department Monthly Activity Report for the month of August 2016. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

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

Monthly Activity Report—New Applications

Month of August 2016

PCUP16-018: **Submitted by Richard Garcia**

A Conditional Use Permit request to establish sales of alcoholic beverages, limited to beer and wine (Type 20 ABC license), in conjunction with the Holiday Inn Express & Suites Hotel, on 2.67 acres of land, generally located at the northwest corner of the 60 Freeway and Haven Avenue, at 2280 South Haven Avenue, within the commercial/office land use district of the California Commerce Center South Specific Plan (APN: 1083-151-13).

PCUP16-019: **Submitted by Merdad Aalam**

A Conditional Use Permit to establish and operate a 3,175 square foot paint and powder coating shop on 0.16 acres of land, located at 302 East State Street, within the IL (Light Industrial) zoning district (APN: 1049-245-01). Related Files: PDEV16-037 and PVAR16-004.

PCUP16-020: **Submitted by Matlock Associates**

Modification of a previously approved Conditional Use Permit (File No. PCUP11-016) for a parking lot expansion and facade improvements to an existing religious organization (Joyful Nations) on 0.47 acres of land, located at 1101 East Holt Boulevard, within the MU-2 (East Holt Mixed-Use) zoning district (APNs: 1048-471-22 and 1048-471-23). Related Files: PCUP11-016 and PHP-16-019.

PDET16-003: **Submitted by Quick Quack Car Wash**

A Determination of Use to establish whether a standalone car wash is an allowed land use within the Business Park land use district of the Grove Avenue Specific Plan.

PDEV16-036: **Submitted by Phelan Development Company**

A Development Plan to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land generally located at the southeast corner of Acacia Street and Baker Avenue, at 1401 South Baker Avenue and 1734 East Acacia Street, within the IG (General Industrial) zoning district (APNs: 0113-415-02 and 0113-415-01). Related File: PDEV08-022.

PDEV16-037: **Submitted by Merdad Aalam**

A Development Plan to construct a 3,175 square foot metal building on 0.16 acres of land, located at 302 East State Street, within the IL (Light Industrial) zoning district (APN: 1049-245-01). Related Files: PCUP16-019 and PVAR16-004.

PDEV16-038: **Submitted by Tri Pointe Homes**

A Development Plan to construct 68 single-family homes on 10.11 acres of land, generally located at the northeast corner of Archibald Avenue and Merrill Avenue, within Planning Area 5 Conventional Small Lot Residential land use district, of the Subarea 29 Specific Plan.

Monthly Activity Report—New Applications

Month of August 2016

PHP-16-019: Submitted by **Matlock Associates**

A Certificate of Appropriateness to construct exterior improvements on an existing historic eligible religious organization building on 0.47 acres of land, located at 1101 East Holt Boulevard, within the MU-2 (East Holt Mixed-Use) zoning district (APNs: 1048-471-22 and -23). Related Files: PCUP11-016 & PCUP16-020.

PSGN16-094: Submitted by **Willians Sign Co.**

A Sign Plan to reface an existing legal nonconforming pole sign, for PENSKE TRUCKING, located at 4017 East Guasti Road (APN: 0210-212-46).

PSGN16-095: Submitted by **ABC Supply**

A Sign Plan to install one interior illuminated wall sign (approximately 48 SF), located at 1428 West Mission Boulevard (APN: 1011-221-05).

PSGN16-096: Submitted by **Cesar Valenz**

A Sign Plan to reface an existing legal nonconforming pole sign, for ALGORITHM LENDING (facing east) and BLOCKCHAIN ESTATES (facing west), located at 221 East “D” Street (APN: 1048-364-10).

PSGN16-097: Submitted by **John Wu**

A Sign Plan to install one interior illuminated tenant identification wall sign (approximately 19 SF), for HYACINTH FINE PAPERS, located at 750 North Archibald Avenue, Suite H (APN: 0110-431-10).

PSGN16-098: Submitted by **Lux Signs**

A Sign Plan to install one interior illuminated tenant identification wall sign, for ONTARIO BARBER SHOP, located at 2550 South Archibald Avenue, Suite G (APN: 1083-011-13).

PSGN16-099: Submitted by **Shannon Casselman**

A Sign Plan for a temporary banner (4 FT x 8 FT), for SPIRIT HALLOWEEN, located at 921 North Milliken Avenue, Suite B (APN: 0210-501-35).

PSGN16-100: Submitted by **New Sign Solution, Inc.**

A Sign Plan to install two interior illuminated tenant identification wall signs (approximately 122 SF, each), for DA VINE FURNITURE, located at 735 North Milliken Avenue, Suite A (APN: 0210-211-43).

PSGN16-101: Submitted by **Swain Sign, Inc.**

A Sign Plan to reface existing monument and canopy signs, for 7-ELEVEN fueling station, located at 1544 East Fourth Street (APN: 0110-172-09).

Monthly Activity Report—New Applications

Month of August 2016

PSGN16-102: Submitted by **Martinez Electric**

A Sign Plan to install one interior illuminated tenant identification wall sign, for ZURY'S RASPADOS, located at 2509 South Euclid Avenue (APN: 1051-281-80).

PSGN16-103: Submitted by **Carey Sign Corp.**

A Sign Plan to install two interior illuminated tenant identification wall signs (approximately 95 SF, each), for ULTA BEAUTY, located at 1 East Mills Circle (APN: 0238-014-36).

PSGN16-104: Submitted by **Bruce Reynan**

A Sign Plan to reface an existing monument sign, for BEST WESTERN PLUS, located at 209 North Vineyard Avenue (APN: 0110-092-14).

PTUP16-048: Submitted by **American Legion Post 112**

A Temporary Use Permit for a car show hosted by American Legion Post 112, to be held on 9/11/2016, located at 310 West Emporia Street (APN: 1049-054-04).

PTUP16-049: Submitted by **Fortress International Christian Worship Center**

A Temporary Use Permit for a BB gun shoot hosted by Fortress International Christian Worship Center, to be held on 8/20/2016, located at 219 West Belmont Street (APN: 1049-552-01).

PTUP16-050: Submitted by **Elks Lodge #1419**

A Temporary Use Permit for the 7th annual car show hosted by the Elks Lodge No.1419, to be held on 10/9/2016, located at 1150 West Fourth Street (APN: 1008-521-07).

PTUP16-051: Submitted by **New Creation Behavioral Healthcare Foundation**

A Temporary Use Permit for the "4K Walk for Recovery" hosted by New Creation Behavioral Healthcare Foundation, to be held on 9/24/2016, located at 4000 East Ontario Center Parkway (APN: 0210-205-01).

PVAR16-004: Submitted by **Merdad Aalam**

A Variance to reduce the required street side setback, from 10 to 5 feet, in conjunction with the construction of a 3,175 square foot metal building on 0.16 acres of land, located at 302 East State Street, within the IL (Light Industrial) zoning district (APN: 1049-245-01). Related Files: PDEV16-037 and PCUP16-019.

PVER16-037: Submitted By **Alejandro Flores**

A Zoning Verification for 1134 East Nocta Street (APN: 1048-472-09).

PVER16-038: Submitted by **Mountain Ave. Storage, LLC**

A Zoning Verification for 505 South Mountain Avenue (APN: 1011-192-04).

Monthly Activity Report—New Applications

Month of August 2016

PVER16-039:

Submitted by Mickey Wherritt

A Zoning Verification for 1505, 1555 and 1595 South Dupont Avenue (APN: 0211-281-10).

PVER16-040:

Submitted by PZR

A Zoning Verification for 820 South Rockefeller Avenue (APN: 0238-193-16).

PVER16-041:

Submitted by Wells Fargo Bank

A Zoning Verification for 1755 East Acacia Street (APN: 0113-422-14).

PVER16-042:

Submitted by Shana Hines

A Zoning Verification for 1651 South Carlos Avenue (APN: 0113-395-11).

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2016

DEVELOPMENT ADVISORY BOARD

August 1, 2016

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN FOR FILE NO'S PMTT16-006 (PM19743) AND PDEV16-008: A Tentative Parcel Map (File No. PMTT16-006; PM19743) to subdivide 9.17 acres of land into 4 parcels, in conjunction with a Development Plan (File No. PDEV16-008) to construct 4 industrial buildings totaling 182,084 square feet within the Business Park Land Use Designation of the Grove Avenue Specific Plan located at 1554 South Grove Avenue. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1050-161-03); **submitted by Western Realco, LLC.** Planning Commission action is required.

Action: Approved a Decision recommending the Planning Commission approve the Project subject to conditions.

ZONING ADMINISTRATOR

August 1, 2016

Meeting Cancelled

CITY COUNCIL

August 2, 2016

Meeting Cancelled

SPECIAL MEETING, CITY COUNCIL

August 11, 2016

No Planning Department Items on the Agenda

DEVELOPMENT ADVISORY BOARD

August 15, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-013: A Development Plan (File No. PDEV16-013) to construct a 91-unit multi-family townhome project consisting of 8 two-story complexes (five 14-unit complexes and three 7-unit complexes) on 5.04 acres of land located within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2016

by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential**. Planning Commission action is required. Continued from the 07/18/2016 meeting.

Action: Approved a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND PARKING REDUCTION REVIEW

FOR FILE NO. PDEV16-014: A Development Plan to construct 800 multiple-family dwellings, and a maximum 10 percent reduction in off-street parking based upon the “low demand” provisions of Development Code Section 6.03.020.B, on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH No. 2014051020), which was prepared in conjunction with File Nos. PGPA13-005 and PSPA14-003, and was certified by the City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 0110-311-56, 0110-311-57, and 0110-311-58); **submitted by Palmer Ontario Properties, LP, a California LP**. Planning Commission action is required.

Action: Approved a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002:

An Amendment to The Exchange Specific Plan to establish the Industrial Park (IP) land use development standards, regulations and design guidelines for 10.59 acres of land, located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0238-012-19); **submitted by Orbis Real Estate Partners**. Planning Commission and City Council actions are required.

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2016

Action: Approved a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-012 AND PDEV16-016: A Tentative Parcel Map (File No. PMTT16-012 (TPM 19715)) to subdivide 10.59 acres of land into 4 lots, and a Development Plan (File No. PDEV16-016) to construct four industrial buildings totaling approximately 225,000 square feet, located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0238-012-19); **submitted by Orbis Real Estate Partners**. Planning Commission action is required.

Action: Approved a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-015: A Tentative Tract Map (TT20025) to subdivide two parcels totaling 0.83 acres of land into six numbered lots and one lettered lot for single-family residential homes generally located at the southwest corner of La Avenida Drive and New Haven Drive within Planning Area 10A of The Avenue Specific Plan. The impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 218-452-16 and 218-452-22); **submitted by Brookfield Residential**. Planning Commission action is required.

Action: Approved a Decision recommending the Planning Commission approve the Project subject to conditions.

ZONING ADMINISTRATOR

August 15, 2016

Meeting Cancelled

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2016

CITY COUNCIL

August 16, 2016

No Planning Department Items on the Agenda

PLANNING COMMISSION

August 23, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-013:

A Development Plan (File No. PDEV16-013) to construct a 91-unit multi-family townhome project consisting of 8 two-story complexes (five 14-unit complexes and three 7-unit complexes) on 5.04 acres of land located within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. This Application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential.**

Action: Approved a Resolution approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND PARKING REDUCTION REVIEW FOR FILE NO. PDEV16-014:

A Development Plan to construct 800 multiple-family dwellings and a maximum 10 percent reduction in off-street parking based upon the “low demand” provisions of Development Code Section 6.03.020.B, on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH No. 2014051020), which was prepared in conjunction with File Nos. PGPA13-005 and PSPA14-003, and was certified by the City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 0110-311-56, 0110-311-57, & 0110-311-58); **submitted by Palmer Ontario Properties, LP, a California LP.**

Action: Approved a Resolution approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN FOR FILE NO'S PMTT16-006 (PM19743) AND PDEV16-008:

A Tentative Parcel Map (File No. PMTT16-006; PM19743) to subdivide 9.17 acres of land into 4 parcels, in conjunction with a Development Plan

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2016

(File No. PDEV16-008) to construct 4 industrial buildings totaling 182,084 square feet within the Business Park Land Use Designation of the Grove Avenue Specific Plan located at 1554 South Grove Avenue. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1050-161-03); **submitted by Western Realco, LLC.**

Action: Approved Resolutions approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002:

An Amendment to The Exchange Specific Plan to establish the Industrial Park (IP) land use development standards, regulations and design guidelines for 10.59 acres of land, located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0238-012-19); **submitted by Orbis Real Estate Partners.** City Council action is required.

Action: Approved a Resolution recommending the City Council approve the Specific Plan Amendment.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-012 AND PDEV16-016:

A Tentative Parcel Map (File No. PMTT16-012 (TPM 19715)) to subdivide 10.59 acres of land into 4 lots, and a Development Plan (File No. PDEV16-016) to construct four industrial buildings totaling approximately 225,000 square feet, located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0238-012-19); **submitted by Orbis Real Estate Partners.**

Action: Approved Resolutions approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-

015: A Tentative Tract Map (TT20025) to subdivide two parcels totaling 0.83 acres of land into six numbered lots and one lettered lot for single-family residential homes generally located at the southwest corner of La Avenida Drive and New Haven Drive within Planning Area 10A of The Avenue Specific Plan. The impacts of this project were previously analyzed in an addendum to

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2016

The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: 218-452-16 & 218-452-22); **submitted by Brookfield Residential.**

Action: Approved a Resolution approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.

PGPA16-004: A General Plan Amendment (File No. PGPA16-004) to: (1) Modify Figures M-1 (Mobility Element System) and M-3 (Multipurpose Trails and Bikeway Corridor Plan) to add a parallel bike route to Holt Blvd. from Benson to Haven Aves., extend and modify the San Antonio Bike Corridor to extend from the southern to the northern city limits, modify planned facilities in Ontario Ranch to be consistent with Streetscape Master Plan and modify various existing planned facilities; (2) Modify Figure M-5 (Truck Routes) to eliminate Holt Blvd. as a designated truck route from Benson to Grove Aves.; (3) Modify Figure M-2 (Functional Roadway Classification Plan) to note locations of all grade separations regardless of whether they are existing or proposed; (4) Modify Figures M-1 (Mobility Element System) and M-4 (Transit Plan) to modify the Bus Rapid Transit (BRT) Corridor on Holt Blvd. east of Vineyard Ave. to be consistent with the alignment approved by Omnitrans; and (5) Add a Complete Streets Policy to the Mobility Element pursuant to AB1358. 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). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (c) (Existing Facilities). **City initiated.** City Council action required.

Action: Approved a Resolution recommending the City Council approve the General Plan Amendment.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO.

PDCA16-004: A request to add Chapter 18 to Title 6 of the Ontario Municipal Code and amend the Ontario Development Code Section 9.01 (Definitions), Table 5.02-1 (Land Use Table), Table 5.02-1 (Land Use Table), and Section 5.03.280 (Medical Marijuana Dispensaries) to regulate personal, medical, and commercial use of marijuana. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; **City initiated.** City Council action is required.

Action: Approved a Resolution recommending the City Council approve the Development Code Amendment.

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-005: A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); **City initiated.** City Council action is required.

Action: Continued to the next regular Planning Commission meeting on 9/27/2016.
