

CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

January 24, 2017

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 Special Meeting on December 19, 2016, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND TIME EXTENSION REVIEW FOR

FILE NO. PMTT14-020: A one-year Time Extension of the expiration date for the approval of File No. PMTT14-020, a Tentative Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1050-051-01); **submitted by Johnathan Ma.**

PLANNING COMMISSION PUBLIC HEARING ITEMS

For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Planning Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count

against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW

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

1. CEQA Determination

No action necessary – use of addendum to previous EIR

2. File No. PMTT16-020 (Tentative Tract Map)

Motion to Approve/Deny

C. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA16-006:

A City initiated request to:

- 1) Modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for various parcels located throughout the City, including: a) the area generally located from Euclid to Bon View Avenues between State and Philadelphia Streets, b) the area south of the I-10 Freeway, generally located near Fourth Street and Grove Avenue, c) the properties on the west side of Vineyard Avenue between Philadelphia Street and SR-60 Freeway, and d) the elimination of the SoCalf Overlay within the Ontario Ranch area;
- 2) Modify the text in the Land Use Designation Summary Table (Exhibit LU-02) to eliminate the SoCalf Overlay and allow the Commercial Transitional Overlay in non-residential locations;
- 3) Modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and
- 4) Modify the Environmental Resources Element text in Section ER5, Biological, Mineral & Agricultural Resources to eliminate all references to SoCalf.

Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. The 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). (Cycle 1 General Plan Amendment for the Land Use and Environmental Resources Elements for 2017) (APNs: Various); **City initiated. City Council action is required.**

1. CEQA Determination

Motion to recommend Approval/Denial of the adoption of an Addendum to a previous EIR

2. File No. PGPA16-006 (General Plan Amendment)

Motion to recommend Approval/Denial

D. ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-004: A City initiated request to change the zoning designations on various properties mainly concentrated in the mostly residential area to the east of Euclid Avenue between State and Philadelphia Streets with additional areas including the commercial and residential area around Fourth Street and Grove Avenue in order to make the zoning consistent with The Ontario Plan (TOP) land use designations of the properties. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: Various); **City initiated. City Council action is required.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PZC16-004 (Zone Change)

Motion to recommend Approval/Denial

E. ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FOR FILE NO. PZC16-005: A City initiated request to change the zoning designations (File No. PZC16-005) on 51 properties from: 1) MDR-18 (Medium Density Residential) to HDR-45 (High Density Residential), 2) MDR-25 (Medium-High Density Residential) to HDR-45 (High Density Residential), and 3) CN (Neighborhood Commercial) to HDR-45 (High Density Residential with ICC (Interim Community Commercial Overlay)). The properties are generally located south of D Street, west of Vine Avenue, north of Vesta Street and east of San Antonio Avenue in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The environmental impacts of this project were previously analyzed with The Ontario Plan EIR (SCH# 2008101140) that was adopted by the City Council on January 27, 2010 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall

be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1048-581-01 thru 09, 11-12, 17, 33, 35-36, 39-45, 48-59, 62, and 67-82); **submitted by: City of Ontario. City Council action is required.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PZC16-005 (Zone Change)

Motion to recommend Approval/Denial

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

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDEV16-005 (Development Plan)

Motion to Approve/Deny

MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION

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

DIRECTOR'S REPORT

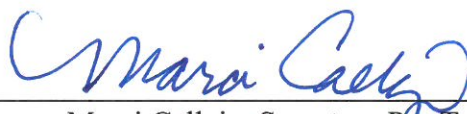
- 1) Monthly Activity Report

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

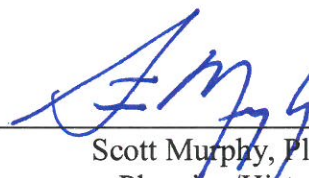
If you challenge any action of the Planning/Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning/Historic Preservation Commission at,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



I, Marci Callejo, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Friday, January 20, 2017**, 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 SPECIAL PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

December 19, 2016

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

MINUTES

December 19, 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

Absent: None

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

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Delman.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Agenda Item A-02 was pulled for separate discussion by Mr. Gage.

A-01. MINUTES APPROVAL

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

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

PDEV16-047: A modification (File No. PDEV16-047) to Development Plan File No. PDEV13-028 to introduce three new single-family floor plans, ranging in size from 2,295 square feet to 2,507 square feet, for 32 lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, located on the southwest

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

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Downs, to approve the Planning Commission Minutes of November 22, 2016, as written and to approve File No. PDEV16-047 with conditions of approval as presented. The motion was carried 7 to 0.

PUBLIC HEARING ITEMS

- A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-042:** A Development Plan to construct 55 single-family homes on 7.07 acres of land within the P7 (single-family detached) residential land use designation of the Edenglen Specific Plan, located within two neighborhoods. The first neighborhood is bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108) that was adopted by the City Council on November 1, 2005 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78); **submitted by Edenglen Ontario, LLC.**

Senior Planner, Lorena Mejia, presented the staff report. Ms. Mejia stated that Edenglen was approved in 2005 and has undergone various stages of development since that time; primarily in 2009 and 2012. She said the applicant is now proposing to develop the remaining 55 single-family lots in the residential portions of the community. She stated all 55 lots are within the P7 area of the Edenglen Specific Plan. Ms. Mejia showed the three styles and explained how many of each style would be built and gave the specifics of size, floorplan, etc. She stated that staff is recommending the Planning Commission approval of File No. PDEV16-042, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage questioned the approved Edenglen Specific Plan from 2005. He asked if the parking was approved as a whole to include these additional units.

Mr. Murphy stated the parking requirements for single-family homes are garages. All of the proposed units are providing garages and in addition they all have driveways out in front which are at least 18-feet in length so there is the ability to park on the driveway as well. He stated there is currently no requirement for guest parking for single-family homes, but there is on street parking available within the subdivision.

Mr. Gage asked if in the Edenglen Specific Plan, if guest parking was taken into account.

Mr. Murphy stated that when you look at the layout of the Specific Plan in its entirety, there are clearly multi-family developments that do require guest parking spaces that are provided on-street and most of those are relative to the proximity to those units. He said most of those are around the main corridor where the triplex is located and at the southern end of the project. He stated at the northern end where there is predominately single-family units, there is on-street parking available that is sufficient not only for the units but can also accommodate guest parking as well.

Mr. Gage asked if the new development would provide new street parking which they don't have now.

Mr. Murphy said they would utilize the existing streets which are there for parking.

Mr. Gage asked if the new addition of what the Commission was approving would provide more street parking.

Mr. Willoughby stated that all the streets where all these homes [will be built], are blocked off right now, so there is no street parking there currently because you cannot drive in there. So, with the development, it would provide, in essence, more street parking because it would open up those streets.

Mr. Gage stated so right now they are vacant lots with new streets.

Mr. Murphy stated, in a matter of speaking. He said they were playing a little bit of semantics. The streets are not "new" streets, they are actually existing, but as Chairman Willoughby mentioned, they are blocked off and individuals are not accessing them now. So, they will have existing streets which are not being utilized.

Mr. Gage stated, so if someone thought there wasn't enough parallel or street parking before, opening up these streets will help with more street parking or possible more guest parking needed for 55 more homes.

Mr. Murphy stated yes, that was correct.

Mr. Gage asked if there were any surveys for parking to the existing development.

Mr. Murphy stated there have not been any formal surveys down in the area. But he stated his own observations have been that there are two areas which tend to be more utilized for on-street parking. He said one is Edenglen Avenue as you enter the site simply because those are alley loaded, but also because of the proximity to Riverside Drive, there is a limit to no parking for a certain distance coming into the main entry of

the development. However, he said he doesn't know of a deficiency of parking in that area. He said the same is true for the multi-family product in the south end of the development. He stated that the area is well utilized and people may not be able park directly in-front of their unit, but he has not seen or heard of any problem about a deficiency in parking.

Mr. Willoughby questioned if the 2005 Edenglen Specific Plan designated these lots for single-family homes.

Mr. Murphy stated yes.

PUBLIC TESTIMONY

Bart Hayashi, the Development Director for Brookfield Residential appeared and spoke. He stated he was glad to be there and start another community in the City of Ontario. He said they have several right now and a lot of land in the city and they're very happy to be there and have been treated really well from the city. He thanked staff who helped get them there and working really well with them. He does respectfully request the Commission's approval of the project. He said he would answer any questions.

Mr. Gage questioned the applicant if the parking was working in the development.

Mr. Hayashi said he believed it was working, but typically with higher density developments, HOAs need to get involved to make sure the garages are being used to their full extent. He said with the single-family development, with seven to the acre, there is seldom any parking problems because there are two-car garages, two-car driveways and street parking. Typically there is never any problems with single-family detached.

Mr. Willoughby questioned how many units are in there total.

Mr. Murphy stated approximately 425 to 430.

Mr. Willoughby questioned if these are the first single-story products they've done in Ontario.

Mr. Hayashi stated yes, that he knows of and he thinks they will work out real well.

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

Mr. Gage stated he was concerned about street parking. He said he was concerned about the residents and visitors having a reasonable place to park. Mr. Gage requested a survey now or later for these types of developments before more houses are added to see if the parking is working. He stated the worse they can have is no parking for the residents and their guests. He said he would not vote against it, but those were his thoughts and observations.

Mr. Gregorek stated that he thought it was a well thought out project. It was well designed and the parking will work out okay.

It was moved by Gregorek, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No. PDEV16-042, 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 AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-040:** A Development Plan to construct a five-story, 68-unit residential apartment complex (Villa Palmetto) on 1.98 acres of land, located at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 zoning district. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1011-382-04); **submitted by Mission Pams Investments, LLC.**

Principal Planner, Rudy Zeledon, presented the staff report. Mr. Zeledon gave background, location and descriptions of the surrounding areas of the project site. Mr. Zeledon stated there are 68 units proposed and the building will be five-stories and the unit sizes range from 600 to 800 square feet. He stated there will be 56 one-bedroom, one bath units and 12 two-bedroom, one bath units. The building will be placed along the frontage of Mission Boulevard and have two points of access; the primary from Palmetto Avenue and a secondary access for emergency purposes from Mission Boulevard. Mr. Zeledon stated there is a total of 136 parking spaces required for the site and 139 have been proposed with a combination of tuck-under carport, standard carport and open surface parking. He said of the total parking, 14 spaces are allocated for guest parking. Mr. Zeledon shared the open and private spaces, amenities and urban architecture of the development. He stated that staff is recommending Planning Commission approval of the CEQA determination of a Mitigated Negative Declaration and File No. PDEV14-040, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Downs questioned the setbacks and if ten feet is the standard.

Mr. Zeledon stated that ten feet is standard. He said that it used to be five feet and when they did the Development Code Update, they pushed it back to ten feet.

Mr. Willoughby questioned what the sidewalk width would be.

Mr. Zeledon stated it would be five-foot sidewalk.

Mr. Willoughby asked what the height of the railing or safe guard on the community garden area.

Mr. Zeledon stated it would be the parapits. He said they would vary in height, but there is a minimum.

Mr. Murphy said there is a minimum according to Building Code, which he thought was 42 inches, but wasn't sure.

PUBLIC TESTIMONY

Homer Yen, Principal from Homer Yen + Architects, Inc. whose offices are located in Arcadia, California, appeared and spoke. Mr. Yen said he is the architect for this 68-unit, five-story project and it's his honor to have this first project in the City of Ontario. He stated he didn't want to just put some box for 68 units, but wanted to make a memory and add some value to the community, especially since this is not far from the Ontario International Airport. He wanted to thank the City staff for working with him for the past two years. He and his client have reviewed the staff report along with attached conditions and have no issues and will comply. He said he would answer any questions.

Mr. Gregorek questioned the colors. He wanted to know if the red would be that bright.

Mr. Yen stated that it wasn't quite that bright, it's probably the printer. He said that he would work with City staff to comply with the City regarding the colors to make sure they were satisfied with the colors.

Mr. Gage asked about parking on the first floor, at the back of the building. He questioned if would be built according to earthquake requirements.

Mr. Yen stated yes, it would go through the structural engineers.

Mr. Willoughby asked if it was head-in parking.

Mr. Yen said it was facing the back. The parking will not be seen from the front of the property, per the City's requirements.

Mr. Murphy stated that it essentially functions like a carport.

Mr. Willoughby asked if the developer looked into solar for the parking covers at all.

Mr. Yen stated yes, and in the initial stage for the budget reasons there will only be covered carports. However, for the future, the structure will be designed, that solar can be added at a later time.

Mr. Gage asked if there were elevators in the buildings.

Mr. Yen stated yes there are two.

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

Mr. Gage stated he wanted to compliment this project. He said it's not a regular box and it's really wonderful. He said all the amenities on the roof, and he liked the bright colors. He stated it will make it unique and people will notice it.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Gregorek, 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 Downs, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No. PDEV14-040, 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.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee held a Special Meeting on Thursday, December 15, 2016.

- *HPSC approved A Certificate of Appropriateness to construct a 380 square foot addition to an existing 676 square foot single family residence, an eligible historic resource, located at 547 East "J" Street, within the LDR-5.*

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 Commissioners had the Monthly Activity Reports in their packets.

ADJOURNMENT

Gage motioned to adjourn, seconded by DeDiemar. The meeting was adjourned at 7:20 PM.

Secretary Pro Tempore

Chairman, Planning Commission



PLANNING COMMISSION STAFF REPORT

January 24, 2017

SUBJECT: A one-year Time Extension of the expiration date for the approval of **File No. PMTT14-020**, a Tentative Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district; (APN: 1050-051-01) **submitted by Johnathan Ma.**

PROPERTY OWNER: Jia Siang Development, LLC

RECOMMENDED ACTION: That the Planning Commission approve a one-year Time Extension of the expiration date for the approval of File No. PMTT14-020 (PM 19552), to December 15, 2017.

PROJECT SETTING: The project site consists of a 0.20-acre parcel of land generally located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. The neighboring properties to the north and west of the project site are religious assembly land uses, are within the Low Density Residential land use district of the Policy Plan Land Use Plan, and the LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. The property to the south is developed with a multiple-family residential land use and is within the Medium Density Residential land use district of the Policy Plan Land Use Plan, and the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. To the east, across Euclid Avenue, is a convenience store, vacant building pad and parking lot, which lie within the Neighborhood Commercial land use



Figure 1: Project Location

Case Planner:	Charles Mercier	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	1/18/2017	Approved	Recommend
Submittal Date:	11/15/2016	ZA			
Hearing Deadline:	2/15/2017	PC	1/24/2017		Final
		CC			

district of the Policy Plan Land Use Plan and the CN (Neighborhood Commercial) zoning district and EA (Euclid Avenue) Overlay district.

PROJECT ANALYSIS: On December 15, 2014, the Planning Commission approved a Tentative Parcel Map (File No. PMTT14-020) to subdivide the 0.20-acre project site into a single parcel for condominium purposes. The purpose of the Parcel Map was to facilitate the developed the site with two single-family dwellings, and the subsequent individual sale of each dwelling. Final building inspection for the two dwellings was approved and occupancy was granted during the fourth quarter of 2016.

Under the State Subdivision Map Act, parcel maps may be extended up to five years beyond their initial approval. The Applicant is now requesting the first, one-year time extension of the expiration date for Tentative Parcel Map approval pursuant to the requirements of Ontario Development Code Section 2.02.025.B (Time Extensions). The time extension will allow for the completion and City approval of Covenants, Conditions and Restrictions (CC&Rs), which are required to be recorded with the Final Parcel Map.

On January 18, 2017, the Development Advisory Board of the City of Ontario conducted a hearing and issued a Decision recommending the Planning Commission grant the requested one-year Time Extension.

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:

- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

[2] Policy Plan (General Plan)

[a] *Land Use—Flexibility*

Goal: LU3 Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

Policies: LU3-1 *Development Standards*. We maintain clear development standards which allow flexibility to achieve our Vision.

[b] *Community Design—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.

Policies: 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.

[c] *Community Design—Design Quality*

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

Policies: 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.

CD2-14 *Availability of Information*. We provide easy access to information for developers, builders and the public about design quality, construction quality, and sustainable building practices.

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

ENVIRONMENTAL REVIEW: The proposed Tentative Parcel Map is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into 4 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 conform to local standards and 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.

SURROUNDING ZONING AND LAND USE:

<i>Direction</i>	<i>Existing Land Use</i>	<i>Policy Plan Land Use Plan Designations</i>	<i>Zoning Map Designation</i>
<i>North:</i>	Religious Assembly	Low Density Residential	LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) & EA (Euclid Avenue Overlay)
<i>South:</i>	Multiple-Family Residential	Medium Density Residential	MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) & EA (Euclid Avenue Overlay)
<i>East:</i>	Parking Lot and Vacant Commercial Building Pad (across Euclid Avenue)	Neighborhood Commercial	CN (Neighborhood Commercial) & EA (Euclid Avenue Overlay)
<i>West:</i>	Religious Assembly	Low Density Residential	LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) & EA (Euclid Avenue Overlay)

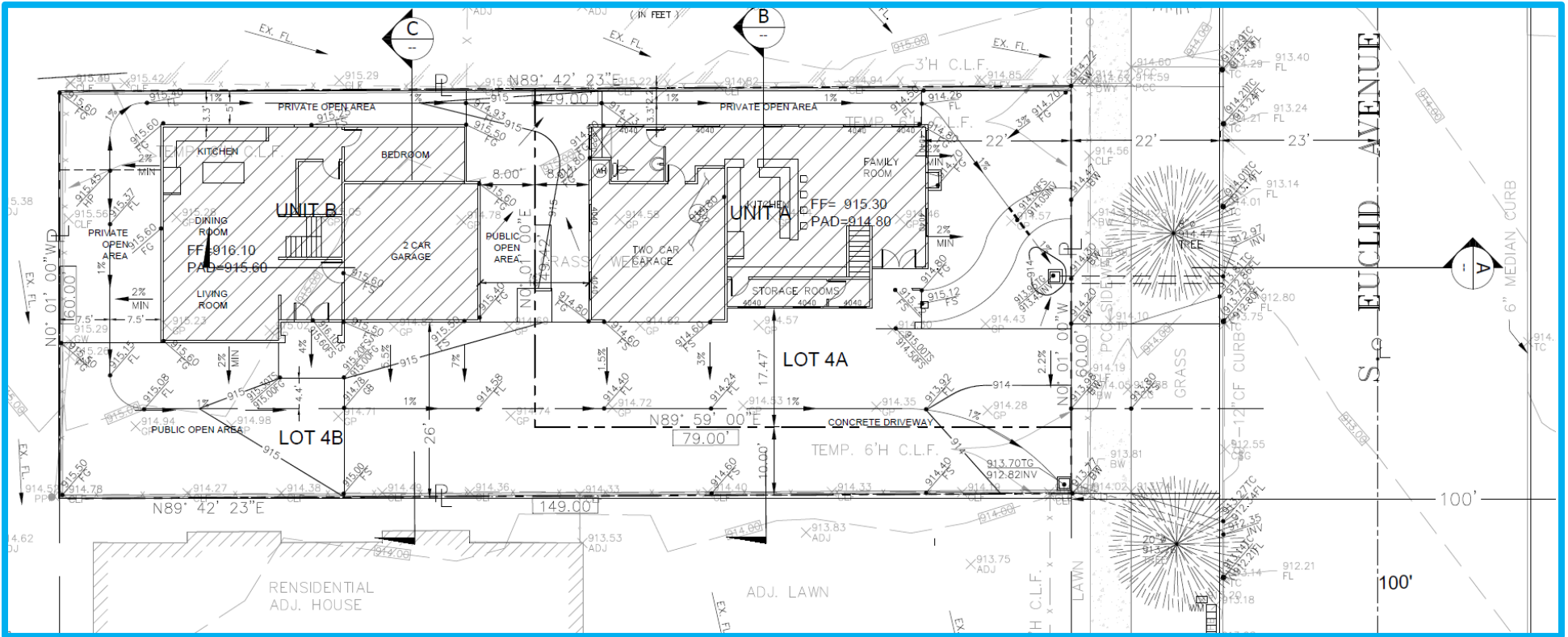
TECHNICAL APPENDIX:

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	8,940 SF	N/A	Y
<i>Lot/Parcel Size:</i>	8,940 SF	7,200 SF	Y

Exhibit A: AERIAL PHOTOGRAPH



Exhibit B: Tentative Parcel Map



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION OF THE EXPIRATION DATE FOR THE APPROVAL OF FILE NO. PMTT14-020, A TENTATIVE PARCEL MAP (PM 19552) TO SUBDIVIDE A 0.20-ACRE PARCEL OF LAND INTO A SINGLE PARCEL FOR CONDOMINIUM PURPOSES, LOCATED ON THE WEST SIDE OF EUCLID AVENUE, APPROXIMATELY 450 FEET NORTH OF ELM STREET, AT 1420 SOUTH EUCLID AVENUE, WITHIN THE MDR18 (MEDIUM DENSITY RESIDENTIAL – 11.1 TO 18.0 DU/ACRE) ZONING DISTRICT AND EA (EUCLID AVENUE) OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 1050-051-01.

WHEREAS, JOHNATHAN MA ("Applicant") has filed an Application for the approval of a one-year time extension of the expiration date for the approval of Tentative Parcel Map, File No. PMTT14-020, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the project site consists of a 0.20-acre parcel of land generally located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. The neighboring properties to the north and west of the project site are religious assembly land uses, are within the Low Density Residential land use district of the Policy Plan Land Use Plan, and the LDR5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. The property to the south is developed with a multiple-family residential land use and is within the Medium Density Residential land use district of the Policy Plan Land Use Plan, and the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. To the east, across Euclid Avenue, is a convenience store, vacant building pad and parking lot, which lie within the Neighborhood Commercial land use district of the Policy Plan Land Use Plan, and the CN (Neighborhood Commercial) zoning district and EA (Euclid Avenue) Overlay district; and

WHEREAS, on December 15, 2014, the Planning Commission approved Tentative Parcel Map (PM 19552), which, pursuant to Ontario Development Code Section 2.02.025 (Time Limits and Extensions), shall become null and void 2 years following the effective date of application approval (on December 15, 2016), unless the Final Tentative Parcel Map has been recorded or a time extension has been approved by the Planning Commission; and

WHEREAS, the Applicant is now requesting a one-year time extension of the expiration date for Tentative Parcel Map approval pursuant to Ontario Development Code

Section 2.02.025.B (Time Extensions), to facilitate the separate sale of two single-family dwellings that exist on the project site, for which final building inspection was approved and occupancy was granted during the fourth quarter of 2016. The time extension will allow for the completion and City approval of Covenants, Conditions and Restrictions (CC&Rs) required to be recorded with the Final Parcel Map; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) establishes the Planning Commission's authority to review and act upon a Time Extension for a Tentative Tract or Parcel Map; and

WHEREAS, the members of the Development Advisory Board were provided the opportunity to review and comment on the requested Time Extension, and no comments were received opposing the request; 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; and

WHEREAS, the 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 environmental impacts of the Project were previously reviewed, whereupon it was determined that the proposed Tentative Parcel Map (PM 19552) is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines, and this Time Extension request introduces no new significant environmental impacts; and

WHEREAS, on January 18, 2017, the Development Advisory Board of the City of Ontario conducted a hearing and issued a Decision, DAB17-003 recommending the Planning Commission approve the Application; and

WHEREAS, on January 24, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. *Information Accuracy.* All statements and facts set forth in this Time Extension are true and correct.

SECTION 2. *Environmental Findings.* As the decision-making body for the Project, the Planning Commission 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 found as follows:

(a) The proposed Tentative Parcel Map is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into 4 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 conform to local standards and 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; and

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

(c) The previous determination of CEQA exemption reflects the independent judgment of the Planning Commission; and

(d) This Time Extension request introduces no new significant environmental impacts and no new evidence or changes in circumstance introduced that would bring into question that the previous determination was improper.

SECTION 3. *Findings of Fact and Conclusions.* Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the specific findings set forth in Sections 1 and 2, above, the Planning Commission hereby concludes as follows:

(a) Each of the findings and conditions of the original approval are still applicable to the project and there are no changed circumstances;

(b) The time extension will not adversely affect the public health, safety or welfare; and

(c) There has been diligent pursuit to exercise the permit or action for which an extension is being requested.

SECTION 4. *Planning Commission Action.* Based upon the findings and conclusions set forth in Sections 1 through 3 above, the Planning Commission hereby approves a one-year Time Extension of the expiration date for the approval of File No. PMTT14-020 (PM 19552), to December 15, 2017.

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

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

SECTION 6. *Effective Date.* This Resolution of the Planning Commission shall become effective immediately upon its approval and adoption.

SECTION 7. *Certification of Resolution Adoption.* The Secretary shall certify to the adoption of the Resolution.

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 24th day of January 2017, 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. PMTT14-020
January 24, 2017
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. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 24, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



PLANNING COMMISSION STAFF REPORT

January 24, 2017

SUBJECT: A Tentative Tract Map (File No. PMTT16-020, TT 20061) for condominium purposes to subdivide 14.62 acres of land into 4 numbered lots and 23 lettered lots within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive (APN: 0218-412-04); **submitted by: Brookcal Ontario, LLC.**

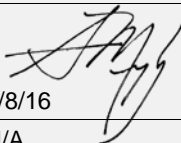
PROPERTY OWNER: Brookcal Ontario, LLC

RECOMMENDED ACTION: That the Planning Commission approve File No. PMTT16-020, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The project site is comprised of 14.62 acres of land located at the southwest corner of Ontario Ranch Road and New Haven Drive, within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan and is depicted in **Figure 1: Project Location**, below. The project site slopes gently from north to south and is currently mass graded. The property to the north of the project site is within the Medium Density Residential district of Planning Area 10A of The Avenue Specific Plan and is developed with multi-family residential uses (autocourt). The property to the east is within the Medium Density Residential and Retail districts of Planning Areas 10B and 11 of The Avenue Specific Plan and is vacant with previous agricultural/dairy uses. The properties to the south and west are within the Low Density Residential and Elementary School districts of Planning Areas 4 and 9 of the



Figure 1: Project Location

Case Planner:	Henry K. Noh	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	1/18/17	Approve	Recommend
Submittal Date:	9/8/16	ZA			
Hearing Deadline:	N/A	PC	1/24/17		Final
		CC			

Grand Park Specific Plan and are mass graded.

PROJECT ANALYSIS:

[1] Background — The Avenue Specific Plan and Environmental Impact Report (EIR) were approved by the City Council on December 19, 2006. The Avenue Specific Plan establishes the land use designations, development standards, and design guidelines for 568 acres, which includes the potential development of 2,875 dwelling units and approximately 131,000 square feet of commercial.

On April 8, 2014, the Planning Commission approved Tentative Tract Map 18922 (referred to as an “A” Map) for Planning Areas 9A and 10A of The Avenue Specific Plan. The approved “A” Map facilitated the backbone infrastructure improvements (major streets, sewer, water and storm drain facilities) and the creation of park/recreational facilities and residential neighborhoods within the eastern portion of the Specific Plan (see **Figure 2: The Avenue Specific Plan Land Use Plan**, below).



Figure 2: The Avenue Specific Plan Land Use Map

The Applicant, Brookcal Ontario, LLC, has submitted a tentative tract map for condominium purposes to subdivide 14.62 acres of land into 4 numbered lots and 23 lettered lots for the construction of 163 multi-family townhome and rowtown units (see **Figure 3: Conceptual Townhome Site Plan** and **Figure 4: Conceptual Rowtown Site Plan**). Currently, staff is working with the applicant on the development plan for the proposed townhomes and rowtowns and will bring them before the Planning Commission at a future date.



Figure 3: Conceptual Townhome Site Plan

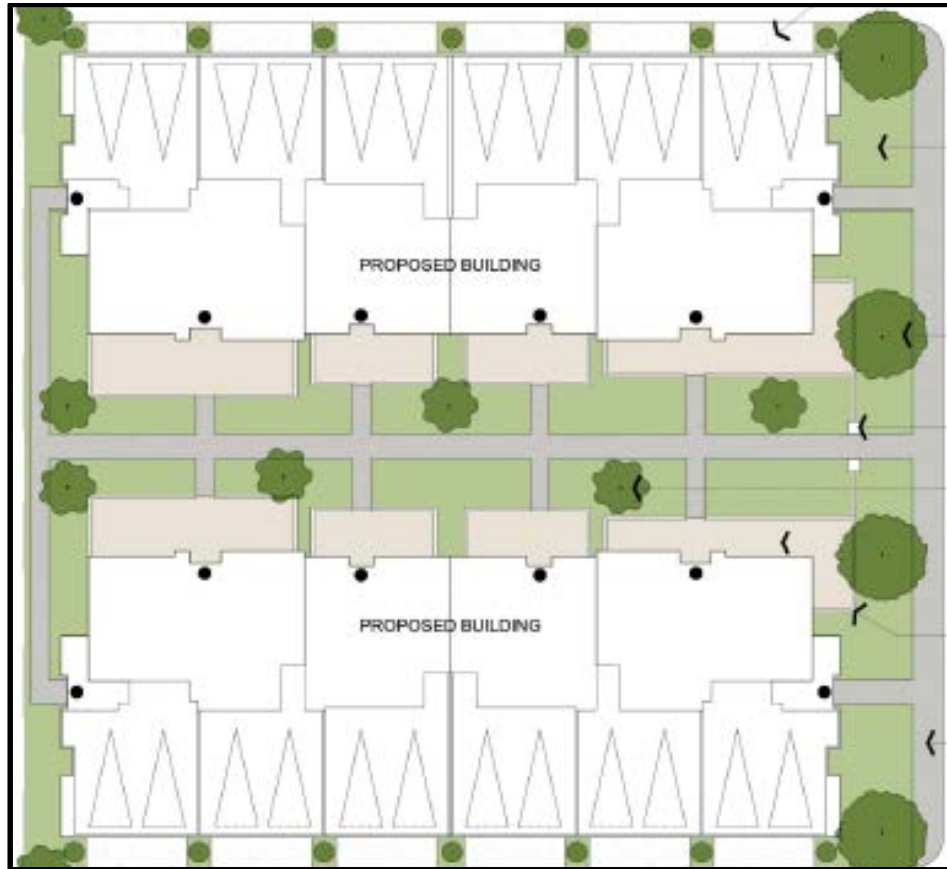


Figure 4: Conceptual Rowtown Site Plan

To date there have been six development plans approved for the New Haven community that include:

- Holiday – 189 autocourt units consisting of 14 two-story buildings;
- Summerset - 112 single-family conventional homes (55'x90' lots);
- Waverly – A 6-pack cluster product with 135 single-family homes;
- Marigold - 149 single-family conventional homes (45'x90' lots);
- Poppy – A 6-pack cluster product with 104 single-family homes; and
- Arborel – 91 single-family alley loaded homes.

[2] Tract Map Subdivision – The proposed Tentative Tract Map (TT20061) for condominium purposes will provide additional attached multi-family products that will be developed within the western portion of Planning Area 11 of The Avenue Specific Plan as illustrated in (**Exhibit A: Tentative Tract Map 20061**). The four residential lots range in size from 24,699 to 123,640 square feet. The lots proposed exceeds the Specific Plan's minimum lot requirement of 14,000 square feet.

[3] Site Access/Circulation — The previously approved Tentative Tract Map 18922 (“A” Map) facilitated the construction of the backbone streets and primary access points into the existing New Haven Community (Planning Area 10A) from Ontario Ranch Road, Turner Avenue, Schaefer Avenue and Haven Avenue. The project site will have access from New Haven Drive, which runs north and south along the eastern frontage of the site and has direct access to Ontario Ranch Road. The Tentative Tract Map will also construct the interior tract private drive (loop) that will provide access to the future multi-family developments.

[4] Open Space — The Tentative Tract Map will facilitate the construction of sidewalks, parkways, and open space areas within the tract. The Ontario Plan (“TOP”) Policy PR1-1 requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The proposed project is required to provide a 1.10 acre park to meet the minimum TOP private park requirement. To satisfy the park requirement, the applicant is proposing a 1.75 acre neighborhood park that is centrally located within the tract. In addition, a 6.8 acre park, as part of the related “A” Map (TT18922), was constructed at the center of Planning Area 10A, located north of the project site. The park features an 8,348 square foot club house, two pools and a spa, open lawn area and other recreational amenities. The residents of the townhomes and rowtowns will have access to the parks and all park amenities.

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)
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

[2] Vision.

Distinctive Development:

- Commercial and Residential Development

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

[3] Governance.

Decision Making:

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

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

[4] Policy Plan (General Plan)

Land Use Element:

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

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

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

Housing Element:

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

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

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

Community Economics Element:

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

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

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

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

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

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

Community Design Element:

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

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

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

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

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

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Landscaped parkways, with sidewalks separated from the curb.

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

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

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

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

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

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

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

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

➤ CD3-5 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.

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

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (163) and density (11.15 DU/Acre) specified in the Available Land Inventory.

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

ENVIRONMENTAL REVIEW: The environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan Amendment (PSPA13-003), for which an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

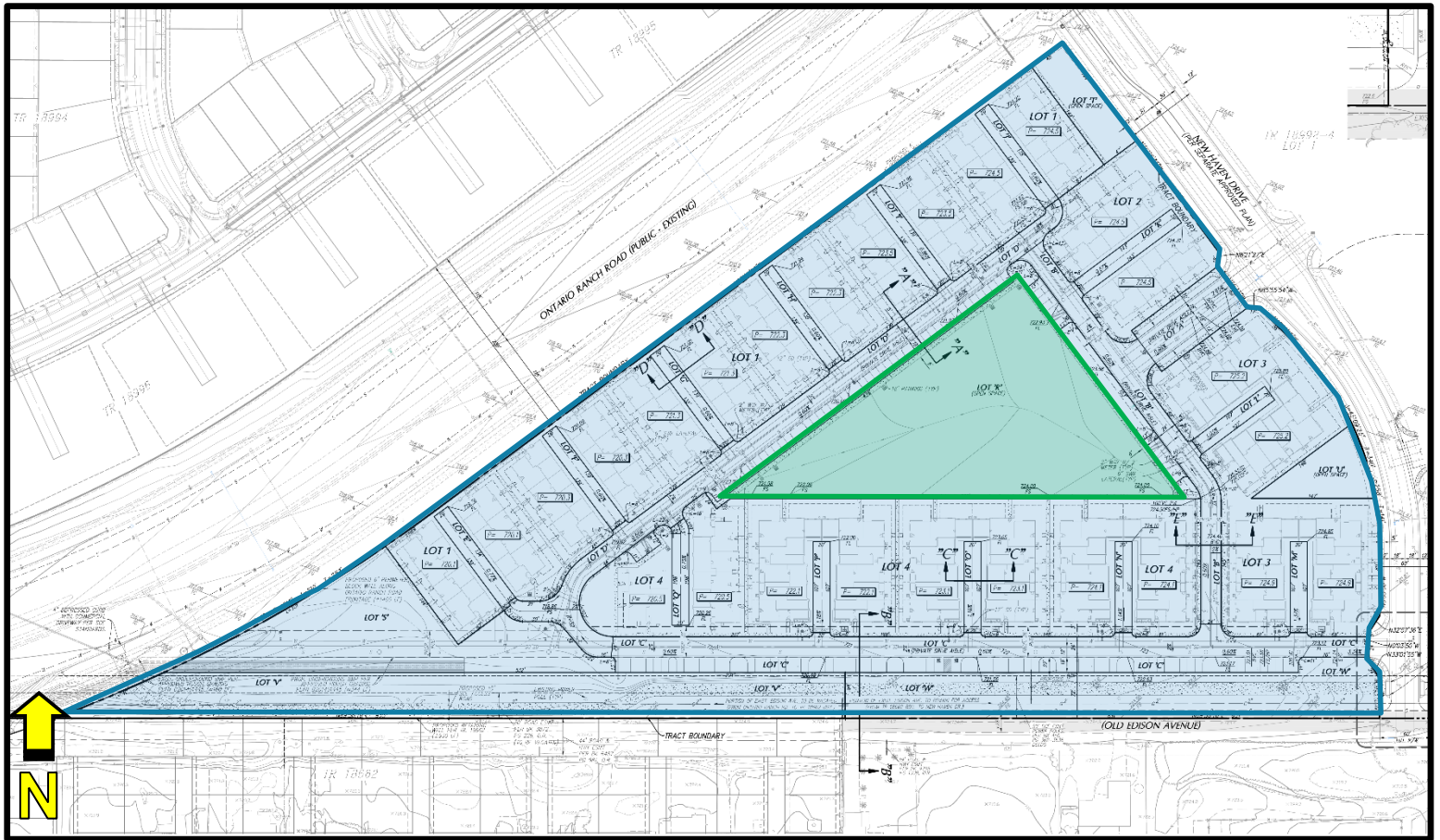
Surrounding Zoning and Land Use:

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

Tentative Tract Map Summary:

<i>Item</i>	<i>TT20061</i>
<i>Total Area Gross (AC)</i>	14.62
<i>Total Area Net (AC)</i>	14.62
<i>Min. Lot Size (Sq. Ft.)</i>	24,699
<i>Max. Lot Size (Sq. Ft.)</i>	123,640
<i>Avg. Lot Size (Sq. Ft.)</i>	76,697
<i>No. of Numbered Lots/Units</i>	4 (163)
<i>No. of Lettered Lots</i>	23
<i>Gross Density (du/gross ac)</i>	11.15
<i>Net Density (du/net ac)</i>	11.15

EXHIBIT "A"
Tentative Tract Map 20061



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PMTT16-020, A TENTATIVE TRACT MAP (TT 20061) FOR CONDOMINIUM PURPOSES TO SUBDIVIDE 14.62 ACRES OF LAND INTO 4 NUMBERED LOTS AND 23 LETTERED LOTS WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR) AND LOW DENSITY RESIDENTIAL (LDR) DISTRICTS OF PLANNING AREA 11 OF THE AVENUE SPECIFIC PLAN, LOCATED AT THE SOUTHWEST CORNER OF ONTARIO RANCH ROAD AND NEW HAVEN DRIVE, AND MAKING FINDINGS IN SUPPORT THEREOF— APN: 0218-412-04.

WHEREAS, Brookcal Ontario, LLC ("Applicant") has filed an Application for the approval of a Tentative Tract Map, File No. PMTT16-020, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

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

WHEREAS, the property to the north of the project site is within the Medium Density Residential district of Planning Area 10A of The Avenue Specific Plan and is developed with multi-family residential uses. The property to the east is within the Medium Density Residential and Retail districts of Planning Areas 10B and 11 of The Avenue Specific Plan and is vacant with previous agricultural/dairy uses. The properties to the south and west are within the Low Density Residential and Elementary School districts of Planning Areas 4 and 9 of the Grand Park Specific Plan and are mass graded; and

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

WHEREAS, the proposed Tentative Tract Map is located within Planning Area 11 (Medium Density Residential and Low Density Residential – Product Types 6 and 7) land use district of The Avenue Specific Plan, which establishes a minimum lot size of 14,000 square feet and a development capacity of 380 dwelling units; and

WHEREAS, the proposed Tentative Tract Map will subdivide 14.62 acres of land into 4 numbered residential lots and 23 lettered lots. The residential lots range in size from 24,699 to 123,640 square feet, with an average lot size of 76,697 square feet. The Tentative Tract Map is consistent with The Avenue Specific Plan; and

WHEREAS, The Ontario Plan ("TOP") Policy PR1-1 requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The proposed project is required to provide a 1.10 acre park to meet the minimum TOP private park requirement. To satisfy the park requirement, the applicant is proposing a 1.75 acre neighborhood park that is centrally located within the tract. In addition, a 6.8 acre park, as part of the related "A" Map (TT18922), was constructed at the center of Planning Area 10A located north of the project site. The park features an 8,348 square foot club house, two pools and a spa, open lawn area and other recreational amenities. The residents of the townhomes and rowtowns will have access to the parks and all park amenities; and

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (163) and density (11.15 DU/Acre) specified in the Available Land Inventory.

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

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan Amendment (PSPA13-003), for which an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; and

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

WHEREAS, on January 18, 2017, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB17-004, recommending the Planning Commission approve the Application; and

WHEREAS, on January 24, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

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

a. The previous The Avenue Specific Plan EIR (SCH# 2005071109) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

b. The previous The Avenue Specific Plan EIR (SCH# 2005071109) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

c. The previous The Avenue Specific Plan EIR (SCH# 2005071109) reflects the independent judgment of the Planning Commission; and

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

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

a. The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments. The subdivision is consistent with The Ontario Plan Policy Plan (General Plan) and The Avenue Specific Plan in that the proposed subdivision and lot sizes comply with the objectives and development standards of the Specific Plan.

b. The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments. The design or improvement of the subdivision is consistent with all applicable general and specific plans. The Tentative Tract Map meets all minimum

size requirements specified within the Medium Density Residential and Low Density residential (Planning Area 11 – Product Types 6 and 7) land use districts and Development Standards of The Avenue Specific Plan.

c. The site is physically suitable for the type of development proposed. The Tentative Tract Map proposes to subdivide 14.62 acres of land into 4 numbered lots for the construction of 163 townhome and rowtowns within (Planning Area 11) of The Avenue Specific Plan. The proposed lots range in size from 24,699 to 123,640 square feet, which exceeds the Specific Plan's minimum lot requirement of 14,000 square feet.

d. The site is physically suitable for the proposed density of development. The lots that will be created with the Tentative Tract Map subdivision meet the development standards of The Avenue Specific Plan – Medium Density Residential and Low Density Residential (Product Types 6 and 7). The Specific Plan provides for the development of up to 380 residential dwelling units and the density of 11.40 dwelling units per acre. The Tentative Tract Map proposes 4 numbered lots (163 dwelling units) at a density of 11.15 dwelling units per acre

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The environmental impacts of this project were previously reviewed in conjunction with an addendum to The Avenue Specific Plan EIR (SCH# 2005071109). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

f. The design of the subdivision or type of improvements are not likely to cause serious public health problems. The design of the subdivision or the proposed improvement is not likely to cause serious public health problems. The environmental impacts of this project were previously reviewed in conjunction with the addendum to The Avenue Specific Plan EIR (SCH# 2005071109). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The design of the subdivision will not conflict with any easement acquired by the public at large, then of record, for access through or use of the property within the proposed subdivision.

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

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

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

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

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 24th day of January 2017, 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. PMTT16-020
January 24, 2017
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 January 24, 2017, 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: January 18, 2017

File No: PMTT16-020

Related Files:

Project Description: A Tentative Tract Map (TT 20061) for Condominium Purposes to subdivide 14.62 acres of land into 4 numbered lots and 23 lettered lots within the Medium Density Residential (MDR) and Low Density Residential districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookcal Ontario, LLC.**

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

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

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

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

2.1 Time Limits.

(a) Tentative 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.

2.2 Subdivision Map.

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

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

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

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

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

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

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

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

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.5 Disclosure Statements.

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

(i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

2.6 Environmental Review.

(a) The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference.

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

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

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

2.8 Additional Fees.

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

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

2.9 Additional Requirements.

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

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

(c) All applicable conditions of approval of the "A" Map TT 18922 (File No. PMTT13-010) shall apply to this tract.

(d) Off-Site Subdivision Signs.

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

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

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

(g) Dairy Separation Requirement for Residential Development.

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

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

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

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

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

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

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

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



CITY OF ONTARIO
MEMORANDUM

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

FROM: Henry Noh,

DATE: September 13, 2016

SUBJECT: FILE #: PMTT16-020 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, September 27, 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: TTM 20061 - 4 NUMBERED LOTS AND 20 LETTERED LOTS W/IN AVENUE SP

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

10/4/16
Landscape Planning Carolyn Bell Sr. Landscape Planner
Department Signature Title Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT16-020

Address: SWC Ontario Ranch Rd & New Haven Drive

APN: 218-412-04

Existing Land Use: Vacant

Proposed Land Use: Subdivision for Multi-Family Residential - 4 Numbered Lots & 20 Lettered Lots

Site Acreage: 14.62 Proposed Structure Height: n/a

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Henry Noh

Date: 9/29/16

CD No.: 2016-060

PALU No.: n/a

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

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

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

See Attached Conditions

Airport Planner Signature: 

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2016-060

PALU No.: _____

PROJECT CONDITIONS

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

NOTICE OF AIRPORT IN VICINITY

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

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: September 14, 2016
SUBJECT: PMTT16-020

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

KS:se



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: September 13, 2016

SUBJECT: FILE #: PMTT16-020

Finance Acct#:

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

PROJECT DESCRIPTION: TTM 20061 - 4 NUMBERED LOTS AND 20 LETTERED LOTS W/IN AVENUE SP

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

Police
Department

DOUGLAS SOREL
Signature

MANAGEMENT
ANALYST
Title

9/13/16
Date



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Plan Checker
Fire Department

DATE: September 29, 2016

SUBJECT: PMTT16-020 - A Tentative Tract Map (TT 20061) - 4 NUMBERED LOTS
AND 20 LETTERED LOTS W/IN AVENUE SP

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

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.

3.0 WATER SUPPLY

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input checked="" type="checkbox"/> TRACT MAP <input checked="" type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. <u>PMTT16-020/TM20061</u> RELATED FILE NO(S). TM18922 – Phase 4	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: **Naiim Khoury, Associate Engineer**
 (909) 395-2152

CITY PROJECT PLANNER & PHONE NO: **Henry Noh, Senior Planner**
 (909) 395-2429

DAB MEETING DATE: **January 18, 2017**

PROJECT NAME / DESCRIPTION: **Subdivide approximately 14.64 Acres into 24 Lots (numbered and lettered) for the construction of 163 townhomes within The Avenue SP**

LOCATION: **South of Ontario Ranch Road and west of Haven Avenue**

APPLICANT: **BrookCal, LLC – Brookfield Residential**

REVIEWED BY: N. Khoury 12.23.16
 Naiim Khoury Date
 Associate Engineer

APPROVED BY: [Signature] 12.23.16
 Khoi Do, PE Date
 Assistant City Engineer



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT PLUS THE CONDITIONS OF APPROVAL FOR TRACT MAP TM18922 – Phase 4, The Avenue Specific Plan and the DA Agreement.

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

1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 _____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

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

31 feet, 36 feet and 38 feet Public Easements (PUE's) to the City of Ontario in the private drive aisles (Lots A through D and Lot S) for sewer, water, recycled water and fiber optic purposes, as shown on the tentative tract map.

1.03 Restrict vehicular access to the site as follows: _____

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

Vacate that portion of existing Edison Avenue from the easterly limit of Tract Map 18662 to Ontario Ranch Road per separate instrument and reserve Public Utility Easements for the existing utilities in this street. The applicant shall submit an application and pay all fees associated with vacating this portion of the street. The street vacation process requires approval by the City Council.

NOTE: That portion of existing Edison Avenue between Tract Map 18662 and Haven Avenue will not be vacated at the present time and shall maintain a paved roadway to provide access to the existing farms and houses located along the south side of Edison Avenue.

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

1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, private Drive Aisles, Private Alleys, private storm drain, 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, 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.

For solid waste servicing, the following restriction will apply:

"No parking" will be allowed along curbside of the drive aisles (Lots A through D).



- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
- (1) _____
- (2) _____
- 1.08 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.09 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.10 Provide a preliminary title report current to within 30 days.
- 1.11 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.12 New Model Colony (NMC) Developments:
- 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
- 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
- 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.13 Other conditions:
- a) All drive aisles and alley ways shown on this map are private and will be maintained by the HOA.
- b) The public and private improvements constructed within this tentative tract map shall be maintained through the combination of public and private entities as described in Section 5.5 and Table 4, "Maintenance Responsibilities" of The Avenue Specific Plan.

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

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

- 2.01 Record Tract Map No. 20061 pursuant to the Subdivision Map Act and in accordance with the



City of Ontario Municipal Code.

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

- 2.11 **New Model Colony (NMC) Developments:**
 - 1) **Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.**
 - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay



any applicable fees as set forth by said agreement.

3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall.

- 2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.
- 2.13 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.
- 2.14 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.15 Other conditions: _____



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

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

Improvement	Within Ontario Utility Easement on Lots A, B, C, D and S	New Haven Drive	"Old" Edison Avenue	Ontario Ranch Road
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New/ modification; 18 ft. from C/L at Edison Avenue <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement (see section 2.17)	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New/ modification at Edison Avenue including pavm't transitions	<input checked="" type="checkbox"/> Grind and overlay and/or replacement, as required <input checked="" type="checkbox"/> New/ modification at New Haven Drive 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 checked="" type="checkbox"/> New on both sides for access to PUE <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New for access to PUE in Lot V <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New/ modification; north of Edison Avenue <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New at Entrances/exits and driveways <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 type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)



Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New/modification between Ontario Ranch Road and first entrance to this tract/Lot A <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input checked="" type="checkbox"/> Main and Connection at Ontario Ranch Road to existing sewer lateral <input checked="" type="checkbox"/> Laterals	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Connection at Ontario Ranch Road to existing sewer lateral
Water (see Sec. 2.D)	<input checked="" type="checkbox"/> Mains and Connection at Ontario Ranch Road to existing water service lateral <input checked="" type="checkbox"/> Services	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main and appurtenances at New Haven Drive <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Connection at Ontario Ranch Road to existing water service lateral
Recycled Water (see Sec. 2.E)	<input checked="" type="checkbox"/> Main and Connection at New Haven Avenue <input checked="" type="checkbox"/> Services	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Services	<input checked="" type="checkbox"/> Main and appurtenances at New Haven Drive <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 type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main	<input type="checkbox"/> Main	<input type="checkbox"/> Main	<input type="checkbox"/> Main



	<input checked="" type="checkbox"/> Connection at Ontario Ranch Road to existing storm drain stub/lateral	<input type="checkbox"/> Lateral	<input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Connection at Ontario Ranch Road to existing storm drain stub/lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit system and Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input checked="" type="checkbox"/> Underground per City Ordinance <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground per City Ordinance <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Entrance/Exit	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New/modification; north of Edison Avenue <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

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

- a) No decorative pavers or permanent improvements such as walls, fences, trash enclosures, etc. shall be installed within the City of Ontario utility easements. During the course of maintenance and repairs of public utilities within the public easement, the City will restore trenches per the latest City Standards, as applicable. Restoration of any enhancements above and beyond City standards, including but not limited to architectural paving, hardscape and landscape enhancements shall be the responsibility of the HOA.
- b) No underground BMP or infiltration basins shall be permitted within the City of Ontario Easement.
- c) The applicant/developer shall pay in-lieu fees for the ultimate frontage improvements for that portion of existing Edison Avenue between the easterly limit of Tract Map 18662 and New Haven Avenue since this segment of Edison Avenue is not being vacated at the present time. The ultimate improvements shall match proposed improvements between TM18662 and Ontario Ranch Road. Also, a paved roadway shall be maintained between Haven Avenue and the easterly limit of Tract Map 18662 to provide access for the existing farms and houses located along the south side of Edison Avenue.
- d) All improvements in the "Lettered Lots" of the cluster buildings will be privately owned and maintained.

- 2.17 The Applicant/developer shall be responsible to maintain current conditions of existing Edison Avenue between the easterly limit of Tract Map 18662 and Haven Avenue. This street segment shall be evaluated by the Engineering Department prior to issuance of any occupancy permits for this tract for any damages and restoration. The improvements may include but not limited to the following; construction of a minimum 0.15' asphalt concrete (AC) grind and overlay and/or replacement of AC pavement, berms, swales, landscaping.
- 2.18 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.

- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: _____

C. SEWER

- 2.21 **An existing sewer lateral/main stub is available for connection to serve this project along Ontario Ranch Road.**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:**

8-inch sewer main shall be constructed in New Haven Drive, from Ontario Ranch Road to north of Old Edison Avenue.

D. WATER

- 2.25 **An existing water lateral is available for connection to serve this project along Ontario Ranch Road.**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 **Other conditions:**
 - a) **12-inch domestic water main shall be constructed in New Haven Drive, between Ontario Ranch Road and Old Edison.**
 - b) **Each "cluster" building shall have its own combo meter with backflow.**
 - c) **The applicant/developer is required to sub-meter each individual unit on private property downstream of the City's combo meter. Coordinate with the Building Department on design/construction.**
 - d) **Water mains shall be looped with connection to the water main in New Haven Drive at both Lot "A" and Lot "C".**

E. RECYCLED WATER

- 2.28 **Proposed water will be available for connection to serve this project in New Haven Avenue.**
- 2.29 **Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project in Ontario Ranch Road.**



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

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

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

2.32 Other conditions:

- a) 8-inch recycled water main shall be constructed in New Haven Drive, between Ontario Ranch Road and Old Edison.
- b) The applicant/developer shall confirm the necessary meter(s) to service the entire tract's landscaping needs and provide additional easements to the City, if necessary.
- c) The proposed project shall use recycled water for landscaping purposes. Provide an exhibit showing all areas using recycled water.
- d) Provide two hard copies and the digital files in PDF and AutoCAD format of both on-site and off-site utility plans, including landscape and irrigation.

F. TRAFFIC / TRANSPORTATION

2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:

- 1. On-site and off-site circulation
- 2. Traffic level of service (LOS) at 'build-out' and future years
- 3. Impact at specific intersections as selected by the City Engineer

2.34 Other conditions:

- a) Construct New Haven Drive, between Ontario Ranch Road and Old Edison. All public improvements required herein, shall include, but not be limited to, raised median, concrete curb and gutter, sidewalk, LED street lights, signing and striping, parkway landscaping, and pavement transitions.
- b) New Haven Drive shall be signed "No Parking Anytime".
- c) All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
- d) During the development and construction of this Tract, at least one full point of access and one emergency access shall be maintained at all times.
- e) Applicant/Developer shall construct temporary dead end street guard rail per Standard Drawings 1310 and 1311 at the intersection of (Old) Edison Avenue and New Haven Drive.
- f) The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting signing and striping and/or street lighting design to discuss items such as striping layout and tie-ins to existing or future street light circuits.



G. DRAINAGE / HYDROLOGY

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

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

- 2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
 If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
 Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.42 **Submit an amendment to Water Quality Management Plan (WQMP) for Tracts Nos. 18991-18996 & Lot 3 of Tract 18922-4 . This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.43 Other conditions: _____

J. SPECIAL DISTRICTS

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



2.45 Other conditions: _____

K. FIBER OPTIC

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

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

- a) The applicant/developer shall provide fiber optic connection to each townhome unit per city standards and guidelines.
- b) Hand holes - Design and install OntarioNet fiber optic hand hole HH-2 (17x30x24), HH-2A (24x36x30), HH-3 (30x48x36) and/or HH-4 (36x60x36) as needed. Respectively Newbasis Part # PCA-173024-90116, PCA-243630-90064, PCA-304836-90244 and PCA-366036-90146 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 foot minimum clearance from existing/proposed utilities.
- c) ROW Conduit – Design and install fiber optic conduit at a minimum depth of 36-inch. Trenching shall be per City Standard 1306. Install (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct and (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange with Black Stripe) duct. Conduits between ROW hand holes and hand holes on private property shall be 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct.
- d) Building Entrance (Multi-family) - Design and install fiber optic conduit at a minimum depth of 36 inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install locate/tracer wires minimum 10AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct.
- e) Building Entrance (Single Family) – Design and install 0.75-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct from hand holes on property or hand holes in the ROW. Consult City's Fiber Team for design assistance.
- f) Warning Tape - Contractor shall supply and install an approved non-detectable warning tape 18-inch above the uppermost conduit when backfilling trenches, pits or excavations greater than 10' in length. Warning Tape shall be non-detectable, Orange in color, 4-inch minimum width, 4 mil, 500% minimum elongation, with bold printed black letters "CAUTION - BURIED FIBER OPTIC CABLE BELOW" printed in bold black lettering no less than 2-inch high.
- g) 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 ¼-inch galvanized wire between the hand holes and the gravel it is placed on.
- h) All unused conduits/ducts/microducts shall be protected with duct plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.
- i) Locate/Tracer Wire - Conduit bank requires (1) 10AWG high strength (minimum break load 600#) copper-clad steel with 30mil HDPE orange insulation for locate/tracer wire. Contact City's Fiber Team for tracer wire specifications and see note "I" below.
- j) Commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall



be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet".

- k) A minimum 1.5-inch joint use telecommunications conduit with pull-rope from the multi-family communal telecomm/electrical room/closet to each multi-family unit shall be installed. See Structured Wiring Checklist on City's website for additional details.
- l) All H and holes, conduits and ducts shall be placed in the public right of way.
- m) Multi-family dwellings are considered commercial property.
- n) For additional information refer to the Fiber Optic Master Plan and the In-tract Fiber Network Design guidelines on the City's website.
- o) Please contact City's Fiber Team at OntarioNet@ontarioca.gov for conduit design assistance.

L. Solid Waste

- 2.48 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- 2.49 Other conditions:
Install "No Parking" signs to prevent parking along curbside of the drive aisles (Lots A through D).



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. City shall coordinate with State to acquire approval of ER.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.

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

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

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

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



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: Tract Map PMTT16-020/TM20061

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 at the connection point at Ontario Ranch Road**
12. **Three (3) sets of Public Street Light improvement plan**
13. **Three (3) sets of Signing and Striping improvement plan**
14. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. **Three (3) sets of 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.**
16. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
17. **One (1) copy of Hydrology/Drainage study**
18. **One (1) copy of Soils/Geology report**
19. **Payment for Final Map and processing fee**
20. **Three (3) copies of Final Map**
21. **One (1) copy of approved Tentative Map**
22. **One (1) copy of Preliminary Title Report (current within 30 days)**



- 23. One (1) copy of Traverse Closure Calculations
- 24. 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.
- 25. Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 26. Other: Street vacation application to vacate portion of Edison Avenue that needs to be submitted separately for processing



PLANNING COMMISSION STAFF REPORT

January 24, 2017

SUBJECT: File No. PGPA16-006 A City initiated request to:

- 1) Modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for various parcels located throughout the City, including: a) the area generally located from Euclid to Bon View Avenues between State and Philadelphia Streets, b) the area south of the I-10 Freeway, generally located near Fourth Street and Grove Avenue, c) the properties on the west side of Vineyard Avenue between Philadelphia Street and SR-60 Freeway, and d) the elimination of the SoCalf Overlay within the Ontario Ranch area;
- 2) Modify the text in the Land Use Designation Summary Table (Exhibit LU-02) to eliminate the SoCalf Overlay and allow the Commercial Transitional Overlay in non-residential locations;
- 3) Modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and
- 4) Modify the Environmental Resources Element text in Section ER5, Biological, Mineral & Agricultural Resources to eliminate all references to SoCalf.

Related File No.: PZC16-004

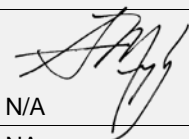
This project is City initiated. City Council action is required.

PROPERTY OWNERS: Various

RECOMMENDED ACTION: That the Planning Commission recommend City Council approval of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010, and approval of File No. PGPA16-006, pursuant to the facts and reasons contained in the staff report and attached resolutions.

PROJECT ANALYSIS:

[1] Background — In 2010, The Ontario Plan (“TOP”) was adopted that contains the Policy Plan (General Plan) which sets forth the land use pattern for the City to achieve its Vision. After adoption of TOP, staff embarked on a two pronged effort to ensure that the zoning and TOP land use designations are consistent for all properties in the City and to

Case Planner:	Clarice Burden	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	NA	NA	NA
Submittal Date:	N/A	ZA	NA	NA	NA
Hearing Deadline:	NA	PC	1/24/17		Recommend
		CC			Final

update the Development Code. Staff worked to establish zones that will effectively implement the intent of TOP. The Development Code update has been adopted and went into effect January 1, 2016. This application is part of this TOP-Zoning Consistency effort.

The proposed General Plan Amendment (**File No.: PGPA16-006**) is designed to support the zone changes being processed concurrently (**File No.: PZC16-004**). During the review of the approximate 850 sites needing zone changes, staff found that the land use designations of the subject parcels should be changed to be more in keeping with the existing development of the sites while retaining the overall City vision for the areas as shown in Exhibit A of the attached resolution.

The proposed General Plan Amendment will result in the changes to the land use map (Exhibit LU-01) shown in Exhibit A and to the Future Buildout Table (LU-03) shown in Exhibit C of the attached resolution. In addition, TOP text revisions are also proposed as follows:

- Commercial Transitional Overlay Modification: The Commercial Transitional Overlay has been applied to areas that have the potential to support commercial development but currently have non-commercial uses. It allows an area to transition to commercial uses over time without the need for a General Plan Amendment. TOP currently allows for this Overlay solely in residential areas. It is proposed that the Overlay be modified to allow the Overlay to be a tool that can be used within other TOP land use designations as well, as shown in Exhibit B of the attached resolution.
- SoCalf Overlay Removal: The properties that currently have the SoCalf Overlay, which were initially owned by San Bernardino County and leased to the Southern California Agricultural Land Foundation (“SoCalf”). State law has been changed to allow San Bernardino County to sell or exchange the properties and about half of the SoCalf parcels located in Ontario are now under private ownership. Removal of the SoCalf Overlay from all of these properties and maintaining the current underlying TOP and zoning designations is recommended. The General Plan Amendment would also include text changes to TOP to remove all language regarding the SoCalf Overlay as shown in Exhibits B and D of the attached resolution.

[2] Community Open Houses – Community Open Houses were held on November 29, and November 30, 2016, for this General Plan Amendment (**File No.: PGPA16-006**) and the associated zone change application (**File No. PZC16-004**). Subject property owners and property owners within 300 feet were notified of the meeting. About 70 people attended. No one voiced opposition at the meeting and no written comments regarding the proposed General Plan Amendment were received.

Staff is recommending approval of the proposed General Plan Amendment affecting the properties shown in Exhibit A in the accompanying resolution. The properties are concentrated in the mostly residential area to the east of Euclid Avenue between State and Philadelphia Streets with additional areas including the commercial and residential area around Fourth Street and Grove Avenue, the industrial buildings near SR60 and Vineyard Avenue, and the removal of the SoCalf Overlay within the Ontario Ranch area.

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

[2] Policy Plan (General Plan)

Land Use Element — Balance, Compatibility, Flexibility, Phased Growth & Airport Planning

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

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

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area which provides opportunities for choice in living and working environments.

▪ Goal LU2: Compatibility between a wide range of uses

➤ LU2-1: Land Use Decisions. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area which will not increase adverse impacts on adjacent properties.

- Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

- LU5-7: ALUCP Consistency with Land Use Regulations. We comply with state law that required general plans, specific plans and all new development by consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed General Plan Amendment is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario Airport and Chino Airport.

Safety Element — Noise Hazards

- Goal S4: An environment where noise does not adversely affect the public's health, safety, and welfare.

- S4-6: Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The subject properties are located within the 60 to 65 CNEL of the 65 to 70 CNEL Noise Impact areas. The proposed land use designations are compatible with the Noise Impact area or are existing uses.

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

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. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010, in conjunction with File No. PGPA06-001. The Addendum was prepared pursuant to CEQA, the State CEQA Guidelines and The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" which provides for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts not previously analyzed in the Environmental Impact Report. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The environmental documentation for this project is available for review at the Planning Department public counter.

CITY OF ONTARIO

ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE ONTARIO PLAN RE: GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS ON VARIOUS PARCELS LOCATED THROUGHOUT THE CITY AND MODIFY THE FUTURE BUILDOUT TABLE AND LAND USE PLAN TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES AND TEXT CHANGES TO THE LAND USE DESIGNATION TABLE AND THE ENVIRONMENTAL RESOURCES SECTION ER5, BIOLOGICAL, MINERAL & AGRICULTURAL RESOURCES TO MODIFY THE COMMERCIAL TRANSITIONAL OVERLAY AND ELIMINATE THE SOCALF OVERLAY PURSUANT TO THE ONTARIO PLAN

A. PROJECT INFORMATION

- 1. Project Title:** General Plan Amendment (**File No. PGPA16-006**) A City initiated request to:
 - 1) Modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for various parcels located throughout the City, including: a) the area generally located from Euclid to Bon View Avenues between State and Philadelphia Streets, b) the area south of the I-10 Freeway, generally located near Fourth Street and Grove Avenue, c) the properties on the west side of Vineyard Avenue between Philadelphia Street and SR-60 Freeway, and d) the elimination of the SoCalf Overlay within the Ontario Ranch area;
 - 2) Modify the text in the Land Use Designation Summary Table (Exhibit LU-02) to eliminate the SoCalf Overlay and allow the Commercial Transitional Overlay in non-residential locations;
 - 3) Modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and
 - 4) Modify the Environmental Resources Element text in Section ER5, Biological, Mineral & Agricultural Resources to eliminate all references to SoCalf.

- 2. Lead Agency Name and Address:** City of Ontario
303 East "B" Street
Ontario, CA 91764

- 3. Contact Person(s) and Phone** Clarice Burden, Associate Planner (909) 395-2432

- 4. Project Location:** Various parcels located throughout the City, mainly concentrated in the mostly residential area to the east of Euclid Avenue between State and Philadelphia Streets with additional areas including the commercial and residential area around Fourth Street and Grove Avenue, the industrial buildings on the west side of Vineyard Avenue between Philadelphia Street and SR-60 Freeway, and the removal of the SoCalf Overlay within the Ontario Ranch area

BACKGROUND:

On January 27, 2010, the Ontario City Council adopted The Ontario Plan (TOP). TOP serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation that consists of six (6) distinct

components: 1) Vision; 2) Governance Manual; 3) Policy Plan; 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan component of TOP meets the functional and legal mandate of a General Plan and contains nine elements; Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design and Social Resources.

An Environmental Impact Report (EIR) was prepared for TOP (SCH # 2008101140) and certified by the City Council on January 27, 2010 that included Mitigation Findings and a Statement of Overriding Considerations pursuant to CEQA. TOP EIR analyzed the direct and physical changes in the environment that would be caused by TOP; focusing on changes to land use associated with the buildout of the proposed land use plan, in the Policy Plan and impacts resultant of population and employment growth in the City. The significant unavoidable adverse impacts that were identified in the EIR included; agriculture resources, air quality, cultural resources, greenhouse gas emissions, noise and transportation/traffic.

PROJECT DESCRIPTION:

The City has initiated a request to change the General Plan land use designations on various parcels located throughout the City, mainly concentrated in the mostly residential area to the east of Euclid Avenue between State and Philadelphia Streets with additional areas including the commercial and residential area around Fourth Street and Grove Avenue, the industrial buildings on the west side of Vineyard Avenue between Philadelphia Street and SR-60 Freeway, and the removal of the SoCalf Overlay within the Ontario Ranch area and text changes to the Land Use Designation Table and the Environmental Resources section ER5, Biological, Mineral & Agricultural Resources to modify the Commercial Transitional Overlay and eliminate the SoCalf Overlay.

The changes are to accommodate the existing uses of the properties and to coordinate with the surrounding area. The project also includes modifications to the Future Buildout Table and changes to the General Plan land use map in order to be consistent with these changes.

ANALYSIS:

According to the California Environmental Quality Act Guidelines Section 15164, an Addendum to a previously certified EIR may be used if some changes or additions are necessary, but none of the conditions described in Section 15162 requiring the preparation of a subsequent Negative Declaration or EIR have occurred. The CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR or Negative Declaration are needed for further discretionary approval. These findings are described below:

1. *Required Finding: Substantial changes are not proposed for the project that will require major revisions of the previous EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified effects.*

Substantial changes are not proposed for the project and will not require revisions to TOP EIR. TOP EIR analyzed the direct and physical changes in the environment that would be caused by TOP; focusing on changes to land use associated with the buildout of the proposed land use plan. The Ontario Plan EIR assumed more overall development at buildout as shown below. Since the adoption and certification of TOP EIR, several amendments have been approved. These amendments, along with the proposed amendment will result in less development than TOP EIR analyzed at buildout.

	Units	Population	Non-Residential Square Footage	Jobs
Original TOP EIR	104,644	360,851	257,405,754	325,794
After Proposed Project	101,352	350,715	246,264,204	311,836

Since the anticipated buildout associated from the proposed changes will be less than originally analyzed in TOP EIR, no revisions to the EIR are required. In addition, all previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, that would require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

Substantial changes have not occurred with respect to the circumstances under which the project was undertaken, that would require major revisions to TOP EIR in that the proposed changes would be more in keeping with the existing use of the properties. Therefore, no proposed changes or revisions to the EIR are required. In addition, all previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

3. *Required Finding. No new information has been provided that would indicate that the proposed project would result in one or more significant effects not discussed in the previous EIR.*

No new information has been provided that would indicate the proposed project would result in any new significant effects not previously discussed in TOP EIR. Therefore, no proposed changes or revisions to the EIR are required. In addition, all previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The attached Initial Study provides an analysis of the Project and verification that the Project will not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

CEQA REQUIREMENTS FOR AN ADDENDUM:

If changes to a project or its circumstances occur or new information becomes available after adoption of an EIR or negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines § 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines § 15162(b).) When only minor technical changes or additions to the EIR or negative declaration are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(b).)

Under Section 15162, a subsequent EIR or negative declaration is required only when:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the negative declaration due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Thus, if the Project does not result in any of the circumstances listed in Section 15162 (i.e., no new or substantially greater significant impacts), the City may properly adopt an Addendum to TOP EIR.

CONCLUSION:

The Ontario Plan Environmental Impact Report (TOP EIR), certified by City Council on January 27, 2010, was prepared as a Program EIR in accordance with CEQA, the State CEQA Guidelines, and the City's Rules for the Implementation of CEQA. In accordance with Section 15121(a) of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). The EIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by The Ontario Plan. Consequently, the EIR focused on impacts from changes to land use associated with buildout of the City's Land Use Plan, within the Policy Plan, and impacts from the resultant population and employment growth in the City. The proposed land use designation changes reflect the existing uses of the properties or closely coordinate with TOP land use designations in the surrounding areas. As described on page 2, the amount of development anticipated at buildout will be cumulatively lower (dwelling units, population, non-residential square footage and jobs) than TOP EIR analyzed. Subsequent activities within TOP Program EIR must be evaluated to determine whether an additional CEQA document needs to be prepared.

Accordingly, and based on the findings and information contained in the previously certified TOP EIR, the analysis above, the attached Initial Study, and the CEQA statute and State CEQA Guidelines, including Sections 15164 and 15162, the Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in TOP EIR. No changes or additions to TOP EIR analyses are necessary, nor is there a need for any additional mitigation measures. Therefore, pursuant to State CEQA Guidelines Section 15164, the Council hereby adopts this Addendum to TOP EIR.

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.: PGPA16-006

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

Contact Person: Clarice Burden, Associate Planner (909)395-2432

Project Sponsor: City of Ontario, 303 East "B" Street, Ontario, California 91764

Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 4, below, the project site consists of various parcels located throughout the City as shown in Exhibit A.

Figure 1: Regional Location Map

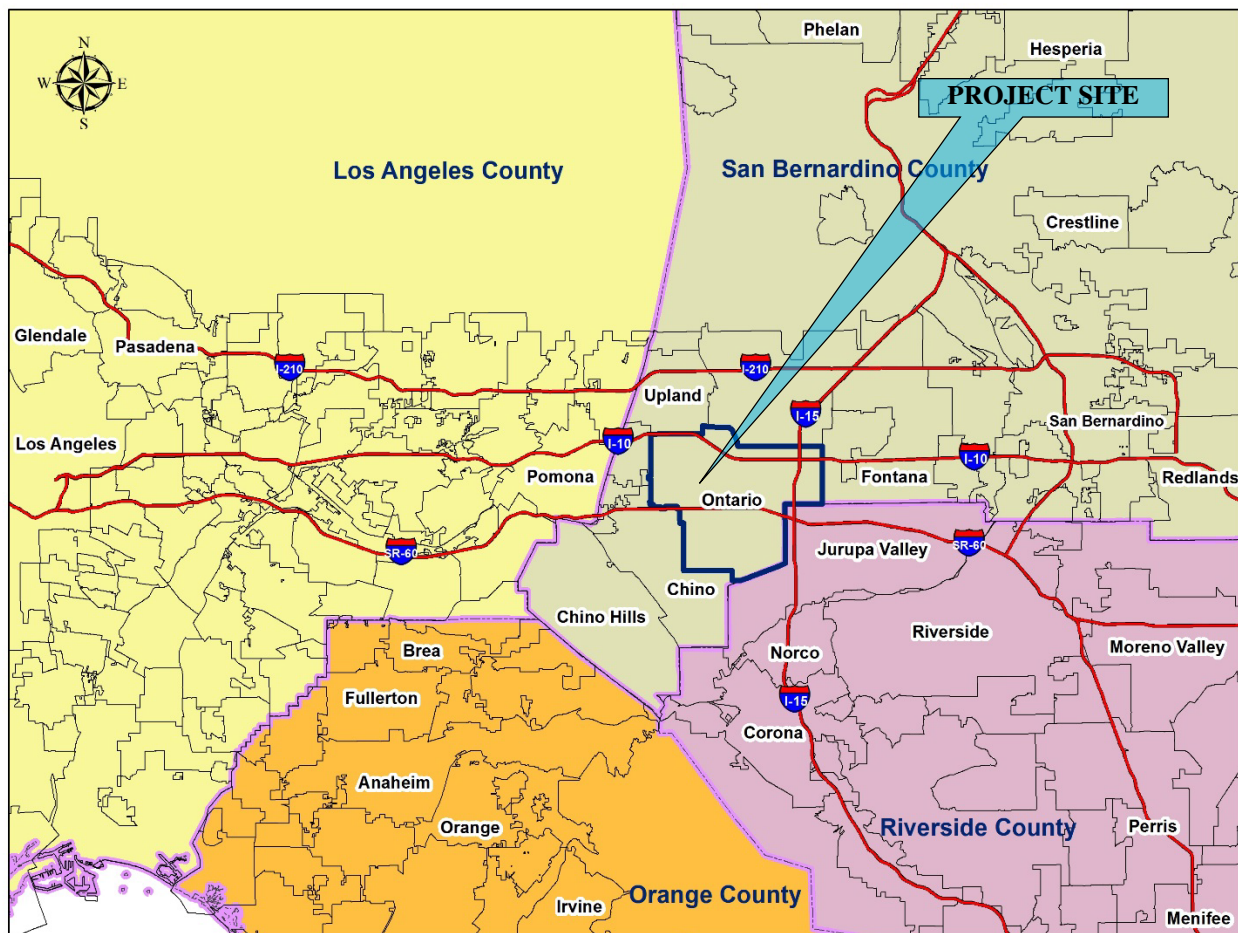


Figure 2—Vicinity Maps

Figure 3—Proposed General Plan Amendment

See Exhibits A, B, C & D

Figure 4—Airport Land Use Compatibility Review

See Exhibit E attached

General Plan Designation: Proposal to change the General Plan land use designations on various parcels located as shown in Exhibit A.

Zoning: Various (See Exhibit A)

Description of Project: A City initiated request to:

- 1) Modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for various parcels located throughout the City, including: a) the area generally located from Euclid to Bon View Avenues between State and Philadelphia Streets, b) the area south of the I-10 Freeway, generally located near Fourth Street and Grove Avenue, c) the properties on the west side of Vineyard Avenue between Philadelphia Street and SR-60 Freeway, and d) the elimination of the SoCalf Overlay within the Ontario Ranch area;
- 2) Modify the text in the Land Use Designation Summary Table (Exhibit LU-02) to eliminate the SoCalf Overlay and allow the Commercial Transitional Overlay in non-residential locations;
- 3) Modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and
- 4) Modify the Environmental Resources Element text in Section ER5, Biological, Mineral & Agricultural Resources to eliminate all references to SoCalf.

Project Setting: The project is comprised of various parcels located throughout the City as shown in Exhibit A.

Surrounding Land Uses:

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	Various	Various
▪ South—	Various	Various
▪ East—	Various	Various
▪ West—	Various	Various

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

Signature

Clarice Burden
Printed Name

December 21, 2016
Date

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:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<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>
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 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 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"/>
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"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) 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"/>
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"/>

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
f) 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:				
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"/>

<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) 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"/>
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 project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

EXPLANATION OF ISSUES

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

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

Discussion of Effects: The proposed Project will not have a significant adverse effect aesthetically. As provided in TOP EIR, the City of Ontario's physical setting lends opportunities for many views of the community and surrounding natural features, including panoramic views of the San Bernardino and San Gabriel Mountains and stretches of open space and undeveloped land south of Riverside Drive. TOP EIR provides that compliance with TOP Policy CD1-5 in the Community Design Element will avoid significant impacts to scenic vista by making it the policy of the City to protect public views of the San Gabriel Mountains. The project under consideration only proposes General Plan Amendments on various parcels located throughout the City. The Project does not permit construction of new buildings and so does not conflict with Policy CD1-5 as it will not alter existing public views of the San Gabriel Mountains. Since no adverse aesthetic impacts are expected, no mitigation is necessary.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. SR-83 (Euclid Avenue) traverses through the City and a portion of it is designated as a National Landmark. The proposed project does not authorize any new construction and will not impact the scenic or historic character of SR-83. None of the various properties are listed on the Ontario Register (List of Historic Resources). Therefore, it will not result in adverse environmental impacts.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 development and is surrounded by urban land uses. The proposed General Plan Amendment reflects the existing use of the properties or closely correlates to the land use designations of the surrounding area. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on the properties will not introduce new lighting to the surrounding area beyond what was anticipated in the Certified TOP FEIR. Therefore, no new adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 sites are mostly developed with the exception of the properties in the Ontario Ranch area, the development of which was previously analyzed. The project will not create any new impacts to agricultural uses in the vicinity which were not identified in the Certified TOP FEIR. As a result, no new adverse environmental impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The project site is not and will not be zoned for agricultural use with the exception of the properties in the Ontario Ranch area, the development of which was previously analyzed. The project proposes to change the General Plan land use designations for various parcels. Future development will be consistent with the development standards and allowed land uses. Furthermore, there are no Williamson Act contracts in effect on the subject sites. Therefore, no new adverse environmental impacts to agricultural uses are anticipated, nor will there be any conflict with any Williamson Act contracts.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 proposes to change the land use designations on various properties and would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production because such land use designations do not exist within the City of Ontario. Therefore, no adverse impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Implementation of the Project would not result in changes to the existing environment other than those previously addressed in TOP FEIR. While conversion of farmland increases the potential for adjacent areas to also be converted from farmland to urban uses, the Project does not directly result in conversion of farmland. No new cumulative impacts beyond those identified in TOP FEIR would result from Project implementation. The potential for growth inducement due to extension of utility systems into the City is addressed in TOP FEIR. The project will not result in new adverse environmental impacts in regards to loss of Farmland to non-agricultural use.

Additionally, there is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). Neither The Ontario Plan nor the City's Zoning Code provide designations for forest land. Consequently, to

the extent that the proposed project would result in changes to the existing environment, those changes would not impact forest land.

Mitigation Required: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 City is located in a non-attainment region of South Coast Air Basin (SCAB). However, this impact has already been evaluated and mitigated to the extent feasible in TOP FEIR. TOP FEIR has addressed short-term construction impacts, however, and adequate mitigation (Mitigation Measure 3-1) has been adopted by the City that would help reduce emissions and air quality impacts. No new impacts beyond those identified in TOP FEIR would result from Project implementation. Changing the General Plan land use designations on various parcels will not generate significant new or greater air quality impacts than identified in TOP FEIR.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not generate significant new or greater air quality impacts than identified in TOP FEIR. Adequate mitigation (Mitigation Measure 3-1) has already been adopted by the City that would reduce emissions and air quality impacts to a less-than-significant level. No new impacts beyond those identified in TOP FEIR would result from Project implementation.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not generate significant new or greater air quality impacts than identified in TOP FEIR. Adequate mitigation (Mitigation Measure 3-1) has already been adopted by the City that would reduce emissions and air quality impacts to a less-than-significant level. No new impacts beyond those identified in TOP FEIR would result from Project implementation.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: As discussed in Section 5.3 of TOP FEIR, the proposed Project is within a non-attainment region of the SCAB. Essentially this means that any new contribution of emissions into the SCAB would be considered significant and adverse. The proposed General Plan Amendment reflects the existing use of the properties or closely correlates to the land use designations of the surrounding area and will not generate significant new or greater air quality impacts than identified in TOP FEIR. Adequate mitigation (Mitigation Measure 3-1) has already been adopted by the City that would reduce air pollutants to a less-than-significant level. No new impacts beyond those identified in TOP FEIR would result from Project implementation.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: The proposed General Plan Amendment does not authorize construction of any new buildings and any future development will be required to comply with the standards in place at the time of development. The Project will not create significant objectionable odors. Therefore the Project will not introduce new odors beyond those previously analyzed in TOP EIR

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 not located within an area that has 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 proposed General Plan Amendment does not authorize construction of any new buildings. Future development would be subject to TOP FEIR requirements for implementation of regulatory and standard conditions of approval to mitigate for impacts to species and project-specific CEQA review will be undertaken at the appropriate time. Policy ER5-1 encourages efforts to conserve flood control channels and transmission line corridors as wildlife movement corridors. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 proposed General Plan Amendment does not authorize any new construction. Therefore the General Plan Amendment does not conflict with existing plans. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 contains no buildings constructed more than 50 years ago and cannot be considered for eligibility for listing in the California Register of Historic Resources. In addition, Title 9, Chapter 1, Article 4, Section 9-1.0412 and 9-1.0413, and Article 26 of the City of Ontario Municipal Code protects sensitive historical resources of local interest. No new impacts beyond those identified in TOP FEIR would result from the Project.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The site was previously rough graded when the property was subdivided and/or graded for the existing development and no archaeological resources were found. While no adverse impacts to archeological resources are anticipated at this site due to its urbanized nature, standard conditions will be imposed on future development 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: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 does not directly propose excavation and standard conditions will be imposed on any future development that in the event that 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 the significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designation on various parcels does not impact whether human remains may be discovered during future development and 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 will be imposed on future development that in the event that 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: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 Rupture 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 future 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 Rupture Hazard Zone (formerly Alquist-Priolo Zone). 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 proposed change in land use designation will not approve any new construction. All future 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

iii) Seismic-related ground failure, including liquefaction?

Discussion of Effects: As identified in 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. Changing the General Plan land use designations will not create greater landslide potential impacts than were identified in the Certified TOP FEIR. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal Code for any future development would reduce impacts to a less than significant level.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations will not create greater erosion impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations will not create greater landslide potential impacts than were identified in the Certified TOP FEIR. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. Changing the General Plan land use designations will not create greater impacts than were identified in the Certified TOP FEIR

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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.

Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary. The mitigation measures adopted as part of TOP FEIR adequately addresses any potential significant impacts and there is no need for any additional mitigation measures.

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

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

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 proposed changes in land use designations will not approve any new construction and therefore, it is not anticipated to involve the transport, use or disposal of hazardous materials during 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 changes in land use designations will not approve any new construction and therefore, it is not anticipated to involve the use or disposal of hazardous materials during 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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: Changing the General Plan land use designations various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The proposed land use designation changes will create consistency with the existing improvements, land use, and density. Exhibit E depicts the specific location of each of the proposed changes. The parcels are located throughout the City within the ONT ALUCP Airport Influence Area and forty-four (44) parcels lie within Safety Zone 4. The remaining parcels are located outside of the safety zones for ONT and Chino Airports. New residential land uses are not acceptable within the Safety Zones, however these land uses are considered Existing Non-conforming uses as defined by the ONT ALUCP. The proposed General Plan land use designations will reflect existing land use and density conditions to further prevent potential future intensification of non-conforming uses within the Safety Zones, furthering the goals and policies of the ONT ALUCP by minimizing the public's exposure to safety hazards. Therefore, no significantly different impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The City's Safety Element, as contained within The Ontario Plan, includes policies and procedures to be administered in the event of a disaster. The Ontario Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from every day and disaster emergencies. In addition, the project will comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because future development would be required to comply with all applicable State and City codes, any impacts would be reduced to a less than significant level.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The proposed project does not authorize any new development and therefore no adverse impacts are anticipated. Compliance with established Codes and standards for any future development would reduce any impacts to below a level of significance.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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 future development of the site will require the grading of the site and excavation is expected to be less than three feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface. No adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project does not authorize any new construction. 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 future development of the project site 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project does not authorize any new development. The future development of the project site 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The General Plan changes will not increase impervious surfaces and will not increase runoff. 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The future development of the site will be 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. No levees or dams are located near the project site. Therefore, no adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. No adverse impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The project site is located within a mostly developed area surrounded by urban land uses. There are no known mineral resources in the area. Therefore, no impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. There are no known mineral resources in the area. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The uses associated with this proposed project are required to comply with the environmental standards contained in the City of Ontario Development Code and as such, no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The proposed project does not authorize any development and any future development would need to comply with existing noise standards. As such no impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The proposed land use designation changes will create consistency with the existing improvements, land use, and density. Exhibit E depicts the specific location of each of the proposed changes. The parcels are located throughout the City within the ONT ALUCP Airport Influence Area and a portion of those parcels lie within the Noise Impact Zones. The project proposes to change the General Plan land use designation of one hundred thirty-two (132) parcels located within the 60-65 dB CNEL Noise Impact Zone to residential land uses to be consistent with the existing land uses and density. Residential land uses are an acceptable land use within the 60-65 dB CNEL Noise Impact Zone and consistent with the ONT ALUCP. The project also proposes to change the General Plan land use designation of two hundred eighty-eight (288) parcels located within the 65-70 dB CNEL Noise Impact Zone to a combination of residential and commercial uses to be consistent with the existing land uses and density. New residential land uses are not acceptable within 65-70 dB CNEL Noise Impact Zone, however these land uses are considered Existing Non-conforming uses as defined by the ONT ALUCP. The proposed General Plan land use designations will reflect existing land use and density conditions to further prevent potential future intensification of non-conforming uses within the Noise Impact Zones furthering the goals and policies of the ONT

ALUCP by minimizing the public's exposure to excessive noise levels. Therefore, no significantly different impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The housing units on the three parcels that contain housing will be allowed to remain.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The housing units on the three parcels that contain housing will be allowed to remain.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

ii) Police protection?

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

iii) Schools?

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

iv) Parks?

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

v) Other public facilities?

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. This project is not proposing any 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designation designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. This project is not proposing any new housing or large employment generator that would require the construction of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The project is in an area that is mostly developed with most street improvements existing. Any future development of the project site will be served by the existing circulation system or any necessary mitigation will be determined by analysis per the City of Ontario guidelines. As described on page 2, the cumulative impact of the proposed general plan amendment will have less impacts than the TOP EIR assumed resulting in less than significant impacts.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The project is in an area that is mostly developed with most street improvements existing. The project will generate lower total dwelling units, population, non-residential square footage and jobs than the certified TOP EIR assumed, resulting in fewer impacts. The project will not conflict with an applicable congestion management program or negatively impact the level of service standards on adjacent arterials. Less than significant impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as it is outside of areas with FAA-imposed height restrictions. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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 and most street improvements are complete. The project will not create a substantial increase in hazards due to a design feature. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. Any future development on the project site will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

f) Result in inadequate parking capacity?

Discussion of Effects: The future development of the project site will be 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: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

17) UTILITIES AND SERVICE SYSTEMS. Would the project:

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not significantly alter wastewater treatment needs of Ontario and will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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 future development of the project site will be served by the City of Ontario. The project will be required to meet the requirements of the Ontario Engineering Department regarding storm drain facilities. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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: Changing the General Plan land use designations on various parcels does not authorize any construction and will not create greater impacts than were identified in the Certified TOP FEIR. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR. No impacts are anticipated.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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

Discussion of Effects: Changing the General Plan land use designations on various parcels will not create greater impacts than were identified in the Certified TOP FEIR.

Mitigation: No new mitigation measures required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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 will generate lower total dwelling units, population, non-residential square footage and jobs than the certified TOP EIR assumed, resulting in fewer impacts. The project does not have impacts that are cumulatively considerable.

Mitigation: None required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

- 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. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

EARLIER ANALYZES

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

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
- a) The Ontario Plan Final EIR
 - b) The Ontario Plan
 - c) City of Ontario Zoning

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

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

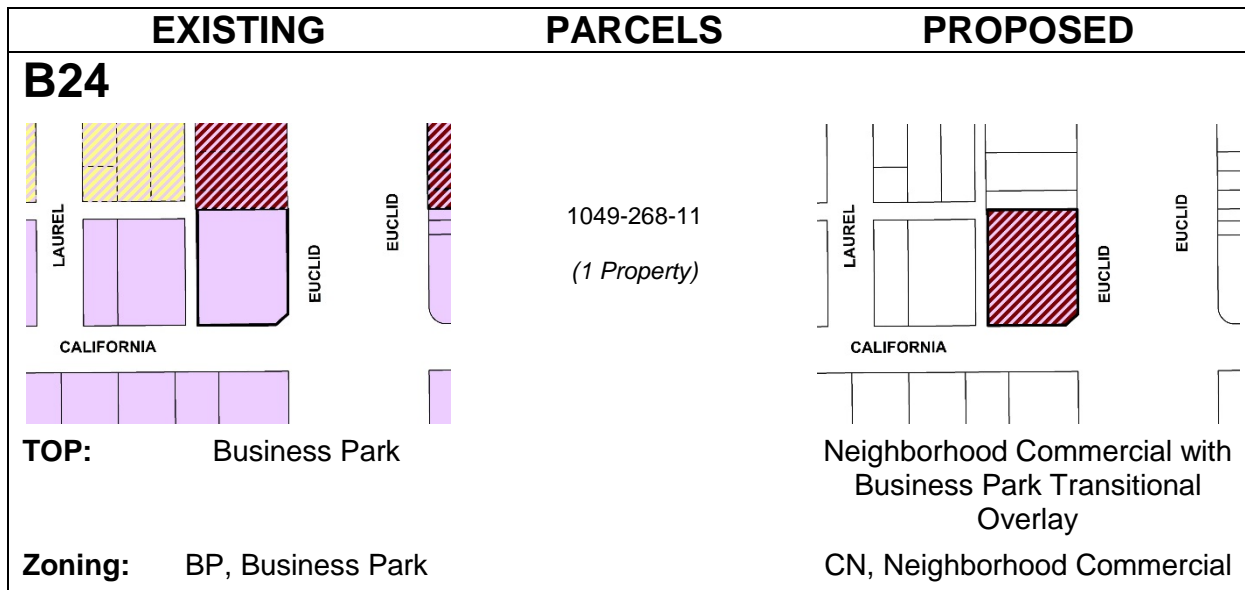
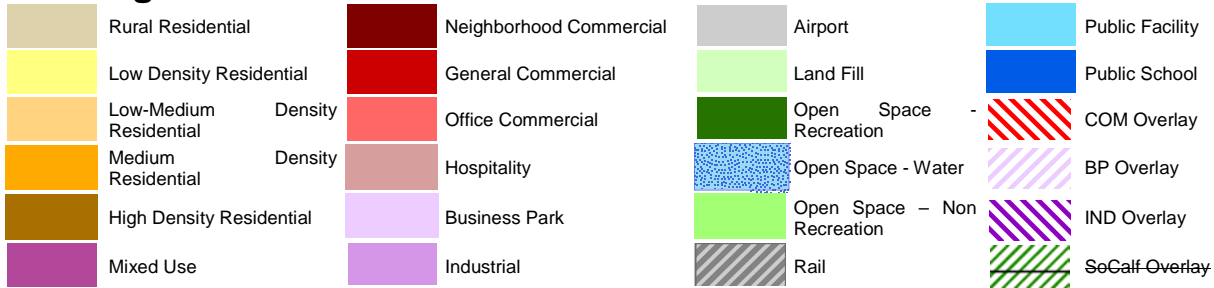
Comments III.A and C were addressed in The Ontario Plan FEIR and considered a significant adverse effect that could not be mitigated. A statement of overriding considerations was adopted for The Ontario Plan FEIR.

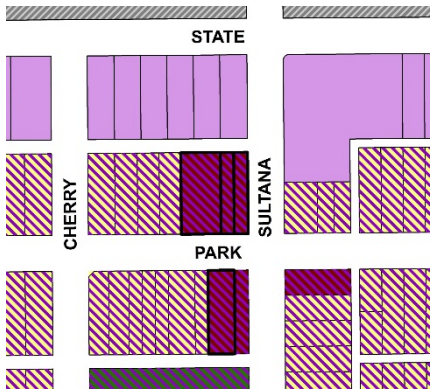
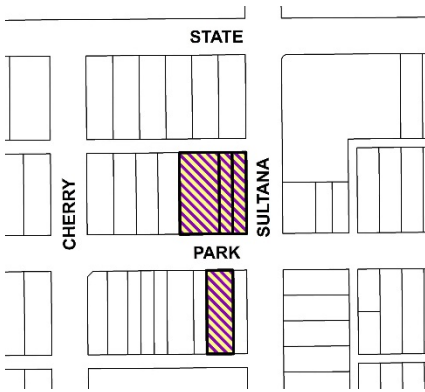
MITIGATION MEASURES

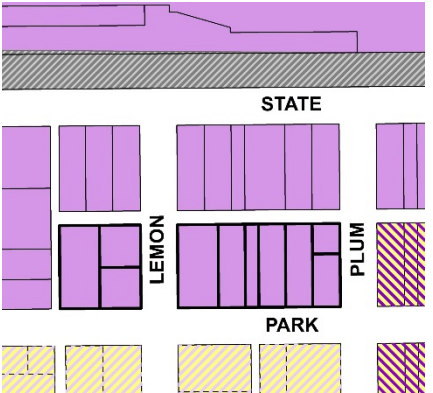

The Mitigation Measures contained in the Certified TOP Environmental Impact Report adequately mitigate the impacts of the proposed project. These mitigation measures are contained in the Mitigation Monitoring Program.

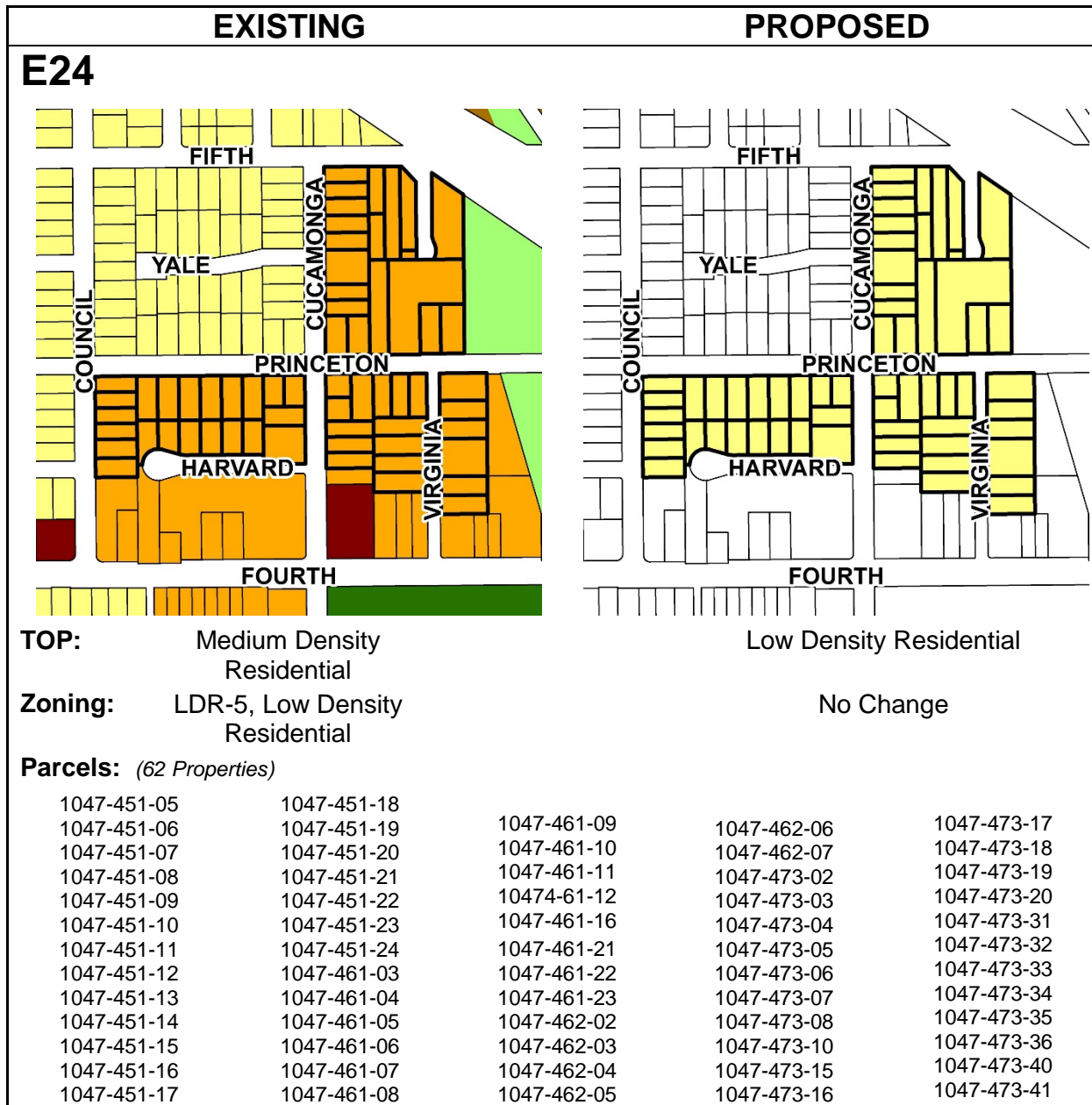
Exhibit A PGPA16-006 LU-01 Land Use Plan Proposed Changes

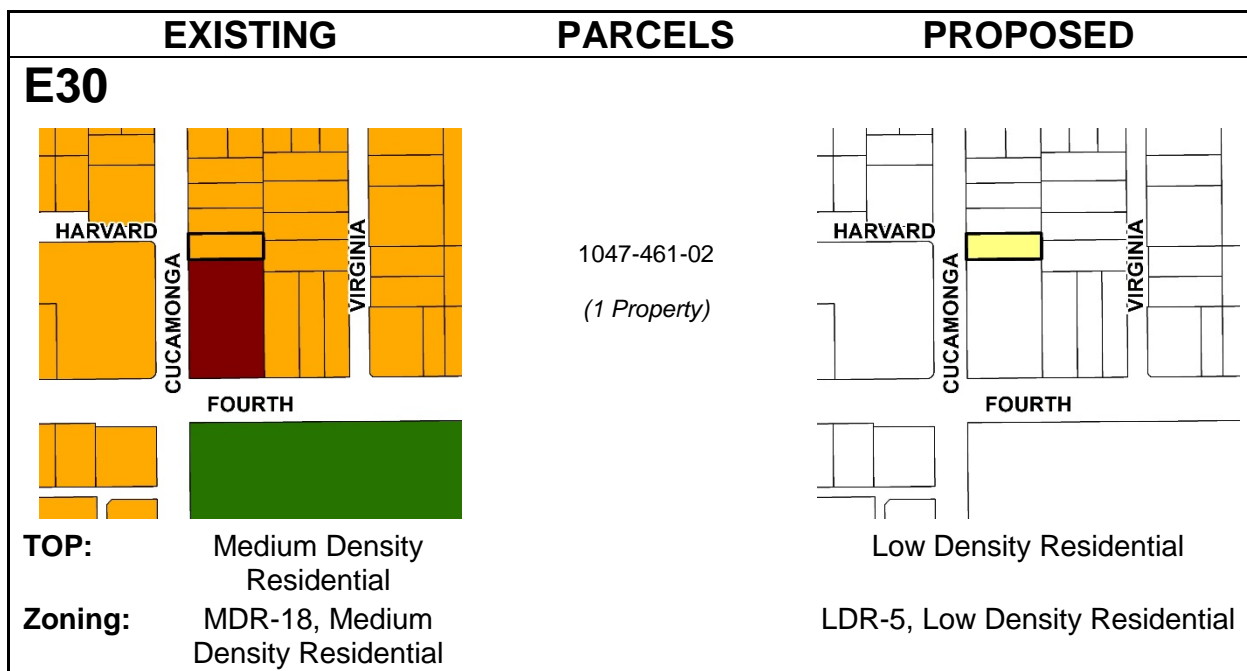
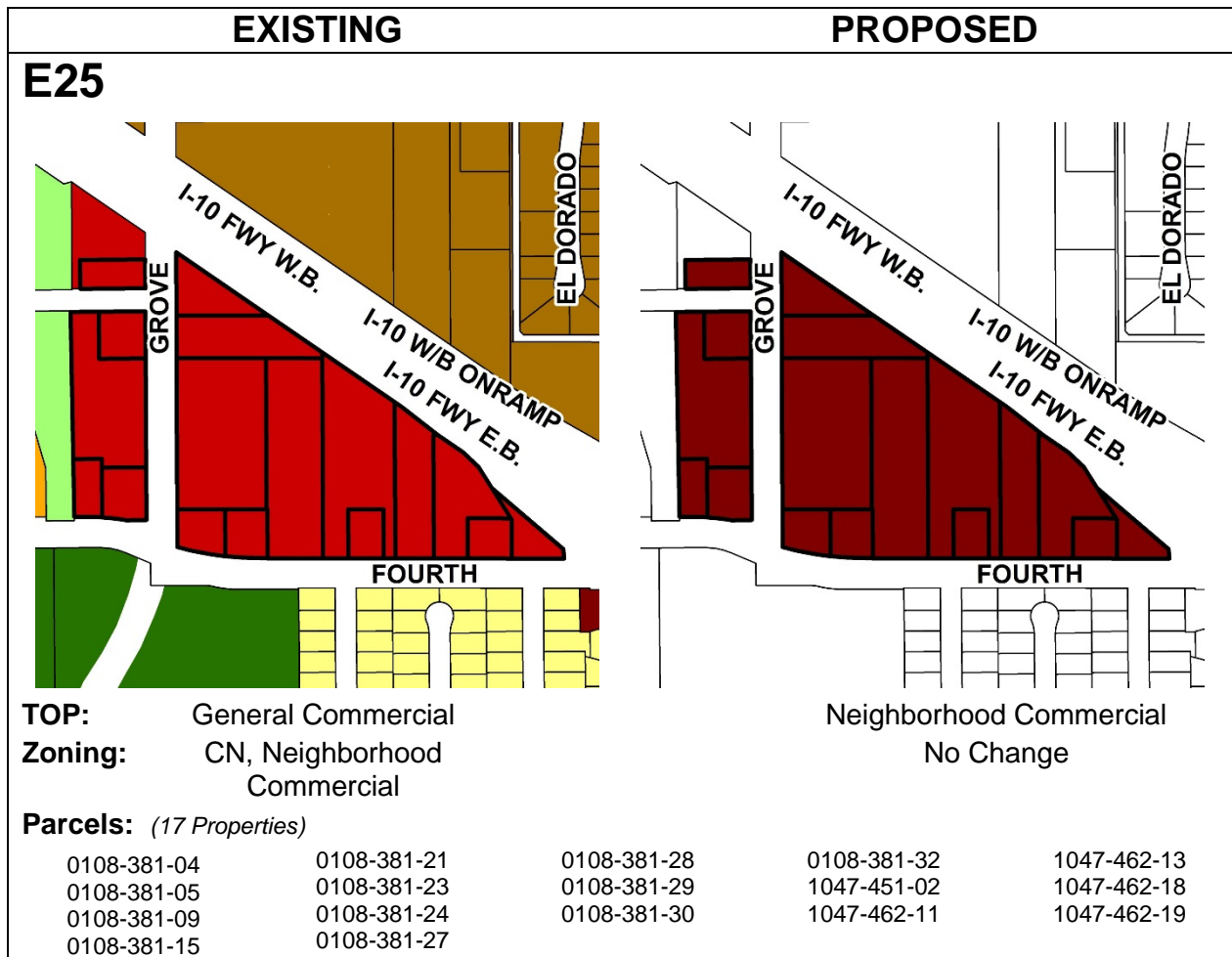
TOP Legend:

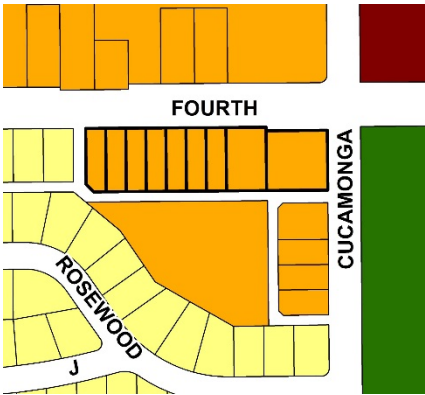
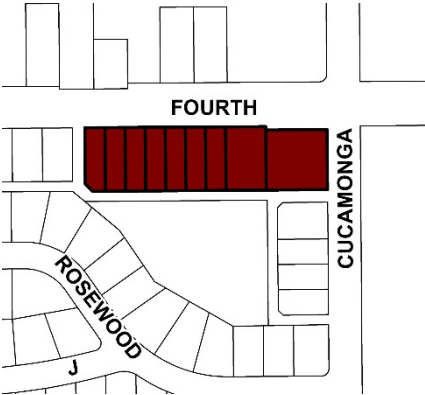


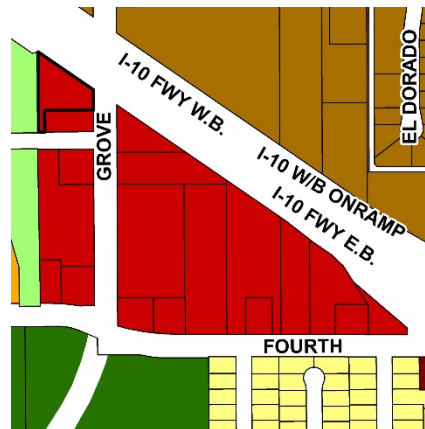
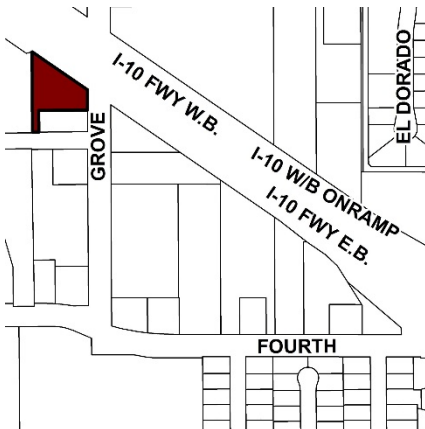
EXISTING	PARCELS	PROPOSED
D27		
 <p>TOP: Neighborhood Commercial with Industrial Transitional Overlay</p> <p>Zoning: CC, Community Commercial</p>	<p>1049-247-07 1049-247-08 1049-247-09 1049-248-08</p> <p>(4 Properties)</p>	 <p>Low Density Residential with Industrial Transitional Overlay</p> <p>LDR-5, Low Density Residential</p>

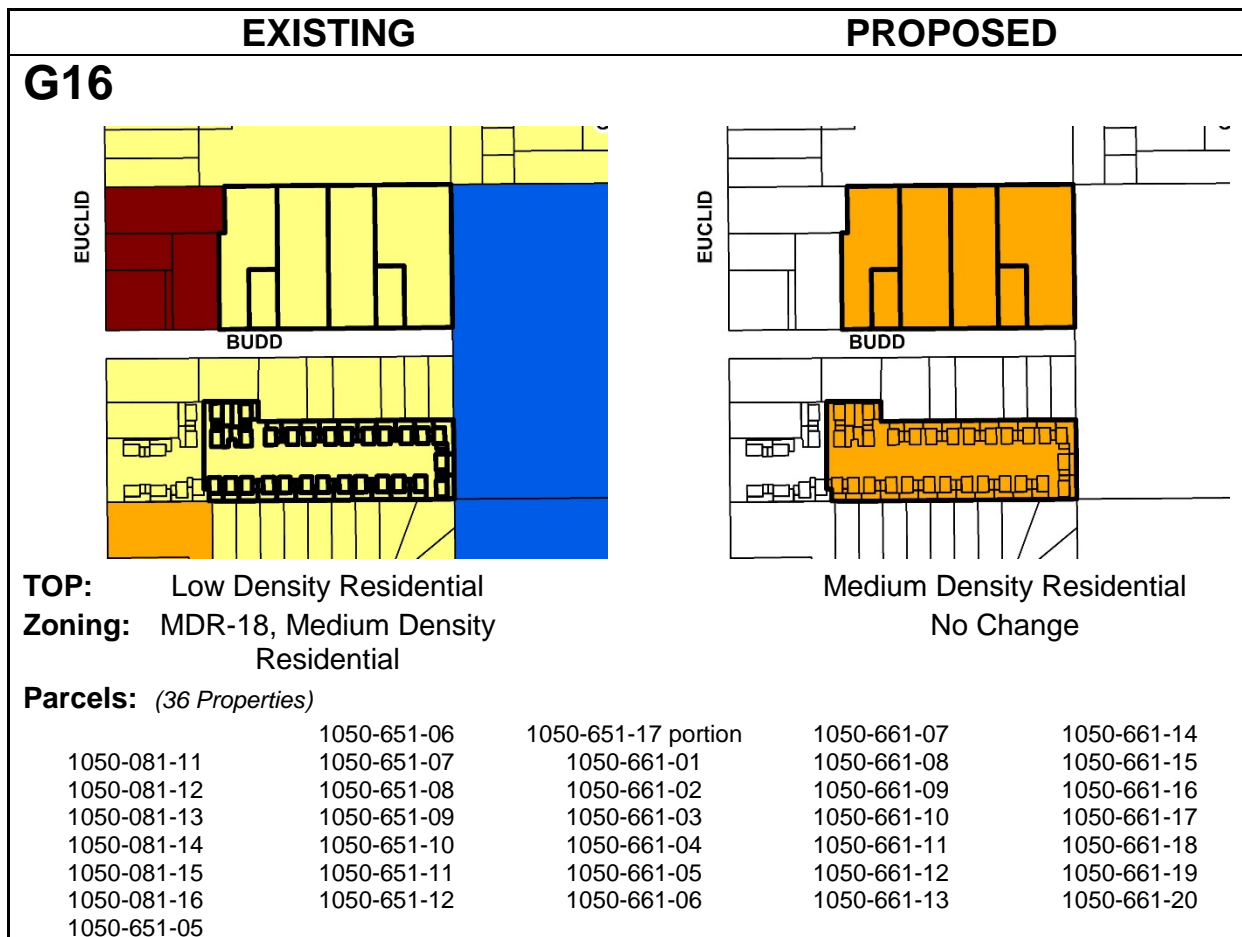
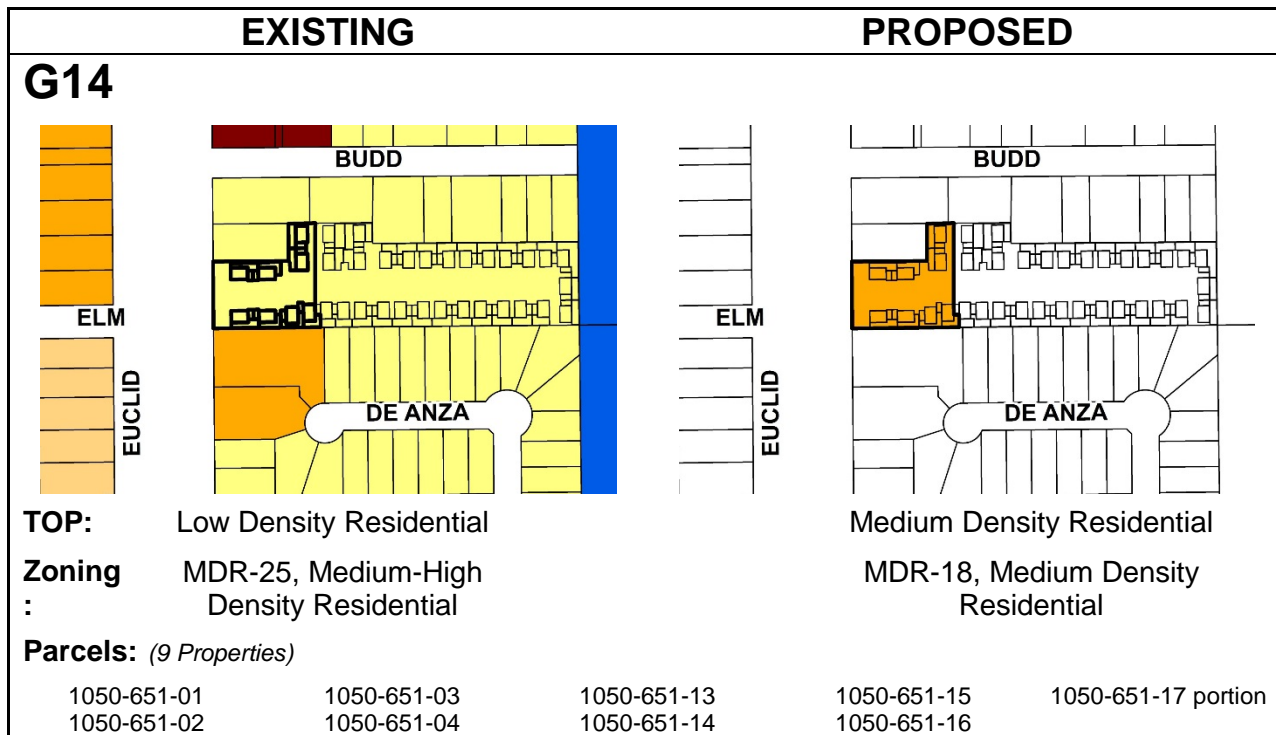
EXISTING	PARCELS	PROPOSED
D37		
 <p>TOP: Industrial</p> <p>Zoning: MDR-18, Medium Density Residential</p>	<p>1049-241-08 1049-241-09 1049-241-10 1049-243-07 1049-243-08 1049-243-09 1049-243-10 1049-243-11 1049-243-12 1049-243-13</p> <p>(10 Properties)</p>	 <p>Low Density Residential with Business Park Transitional Overlay</p> <p>LDR-5, Low Density Residential</p>





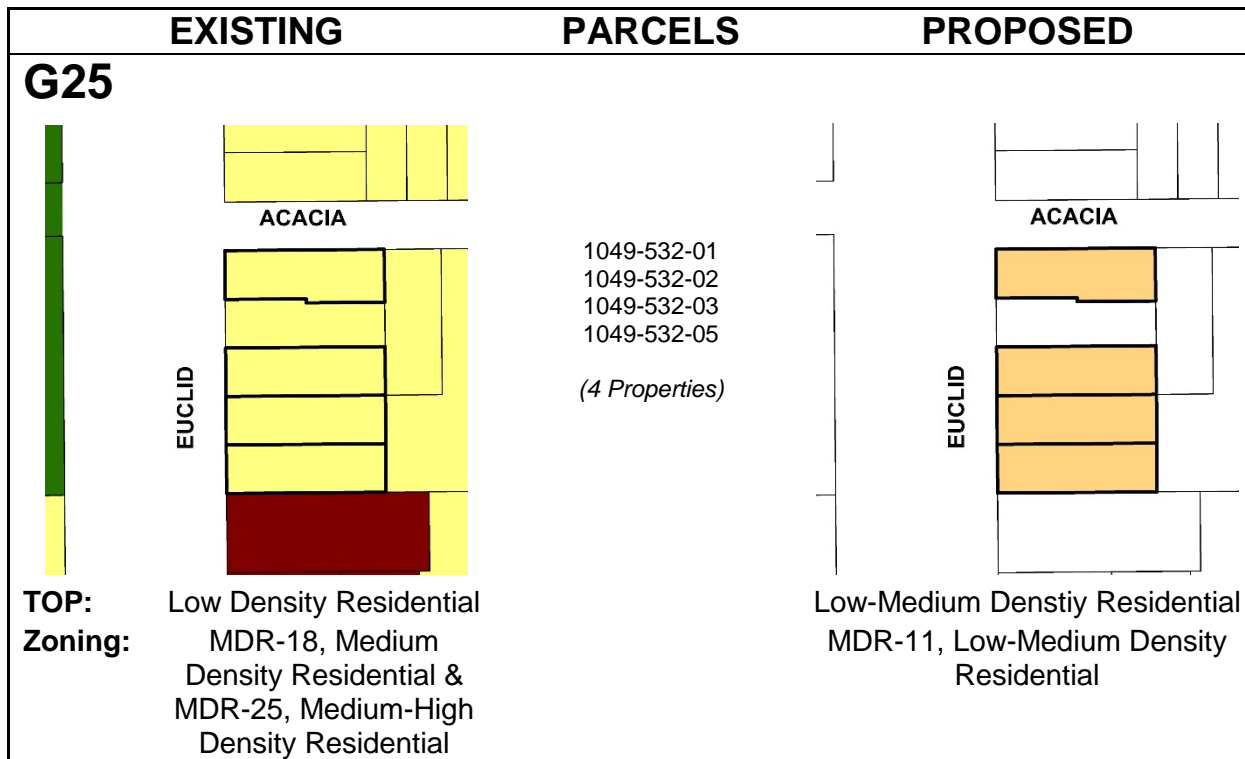
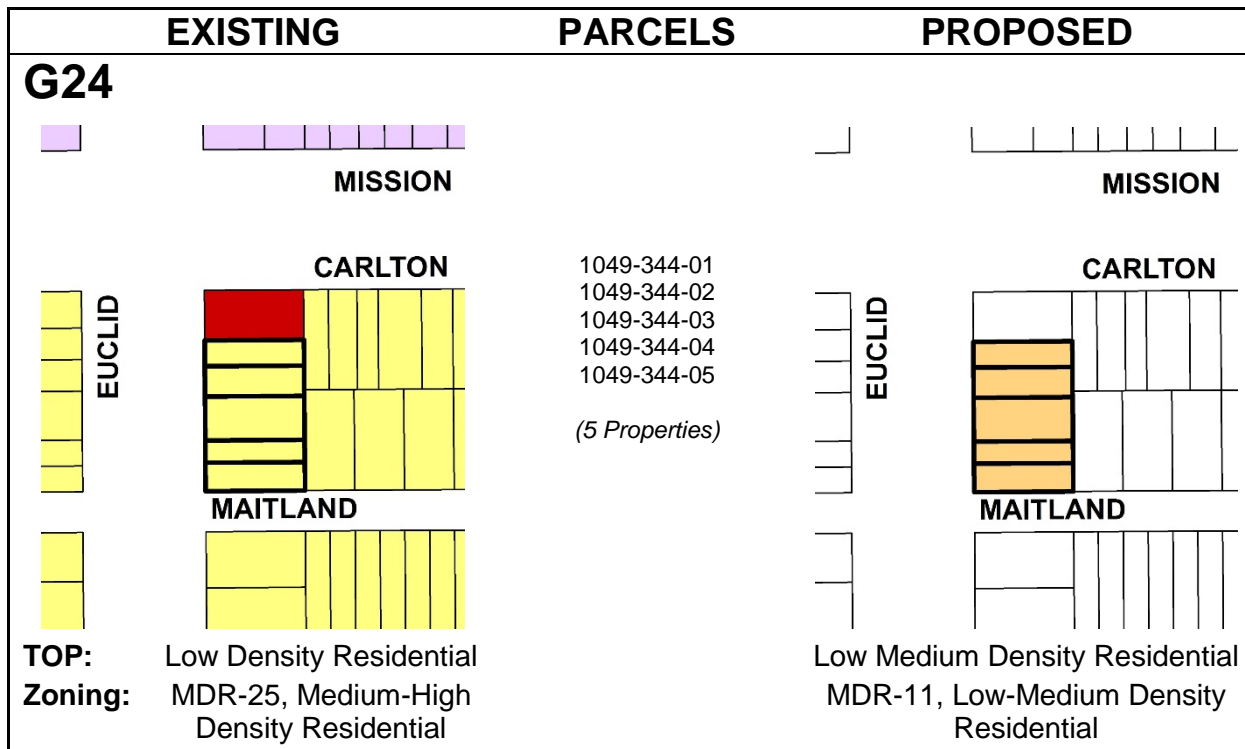
EXISTING	PARCELS	PROPOSED
<p>E31</p>  <p>TOP: Medium Density Residential</p> <p>Zoning: CN, Neighborhood Commercial</p>	<p>1048-131-15 1048-131-16 1048-131-17 1048-131-20 1048-131-21 1048-131-22 1048-131-23 1048-131-24 10481-31-53</p> <p>(9 Properties)</p>	 <p>TOP: Neighborhood Commercial</p> <p>Zoning: No Change</p>

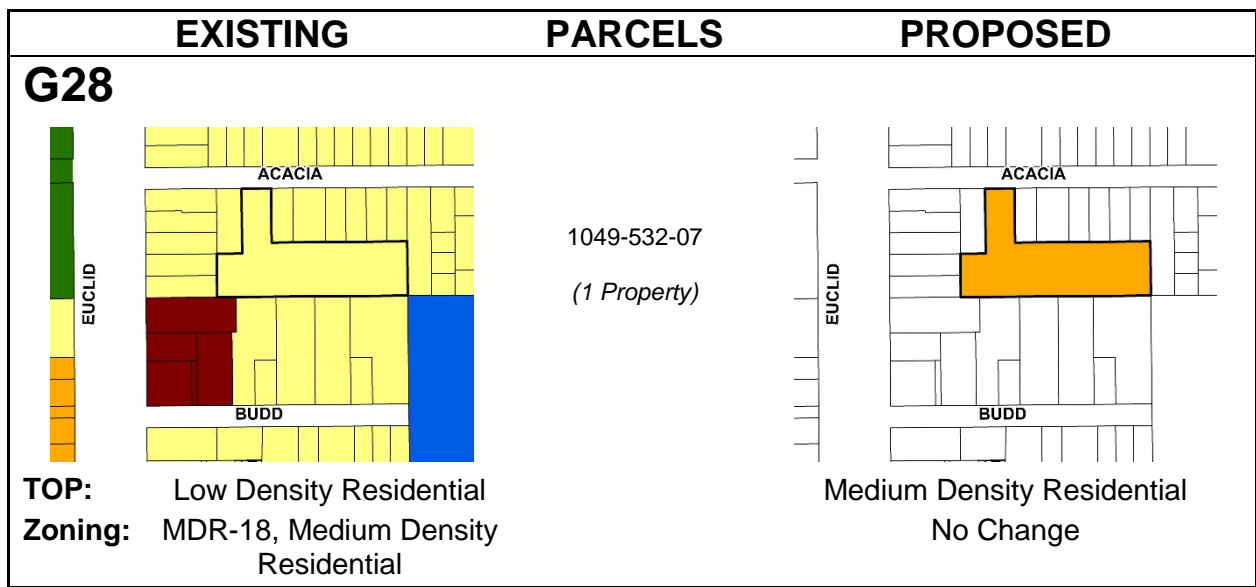
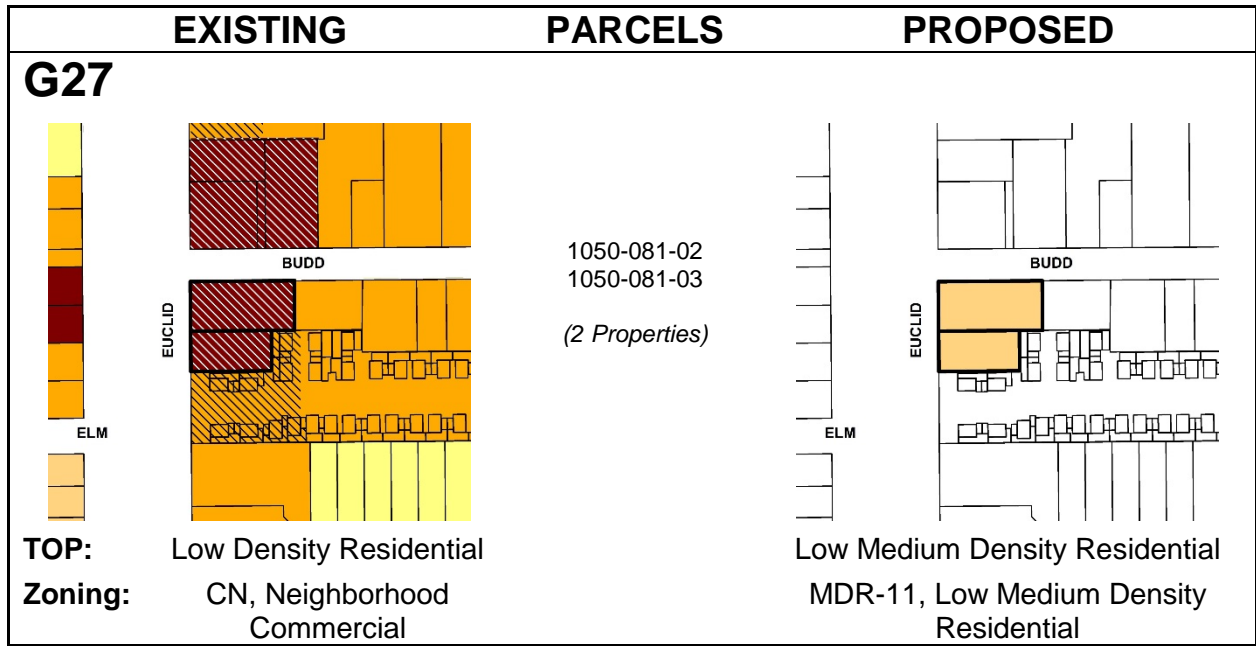
EXISTING	PARCELS	PROPOSED
<p>E32</p>  <p>TOP: General Commercial</p> <p>Zoning: CC, Community Commercial</p>	<p>1047-451-25</p> <p>(1 Property)</p>	 <p>TOP: Neighborhood Commercial</p> <p>Zoning: CN, Neighborhood Commercial</p>

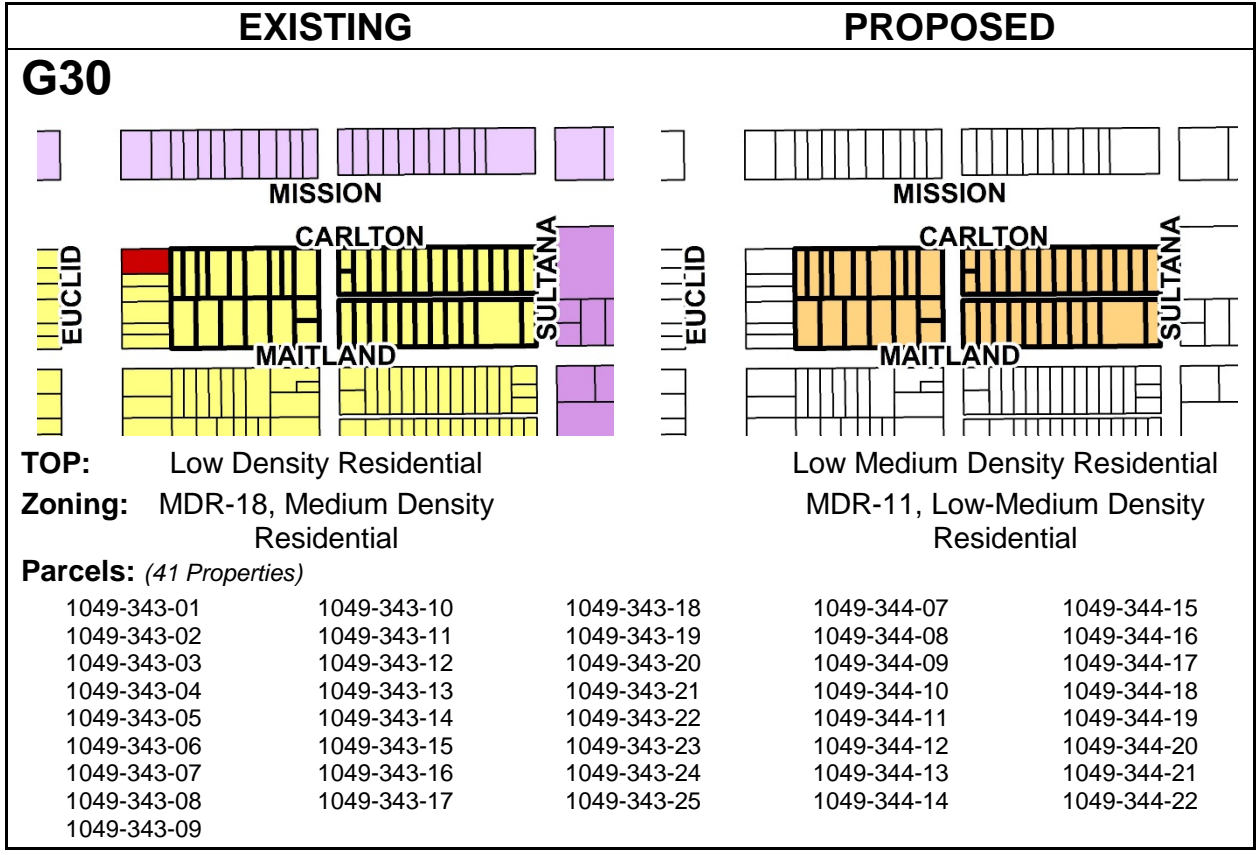
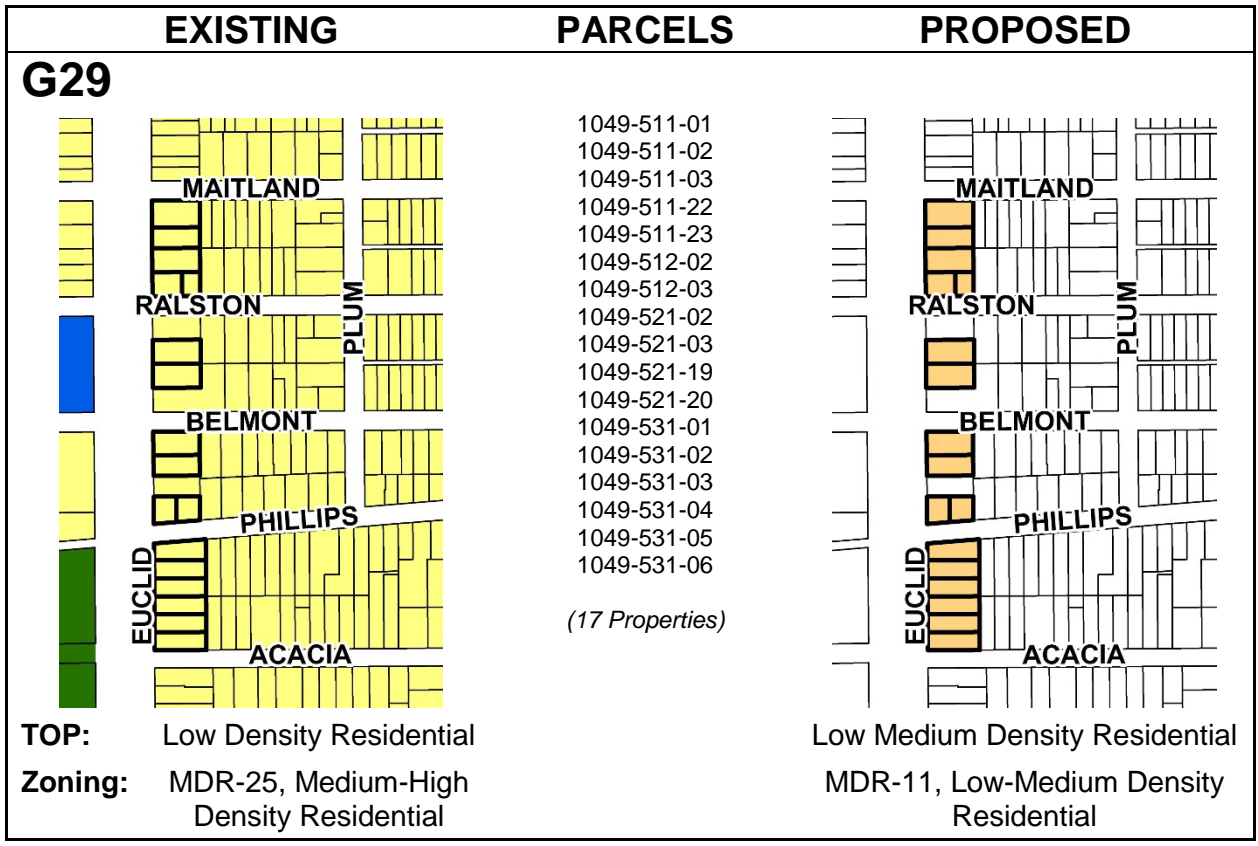


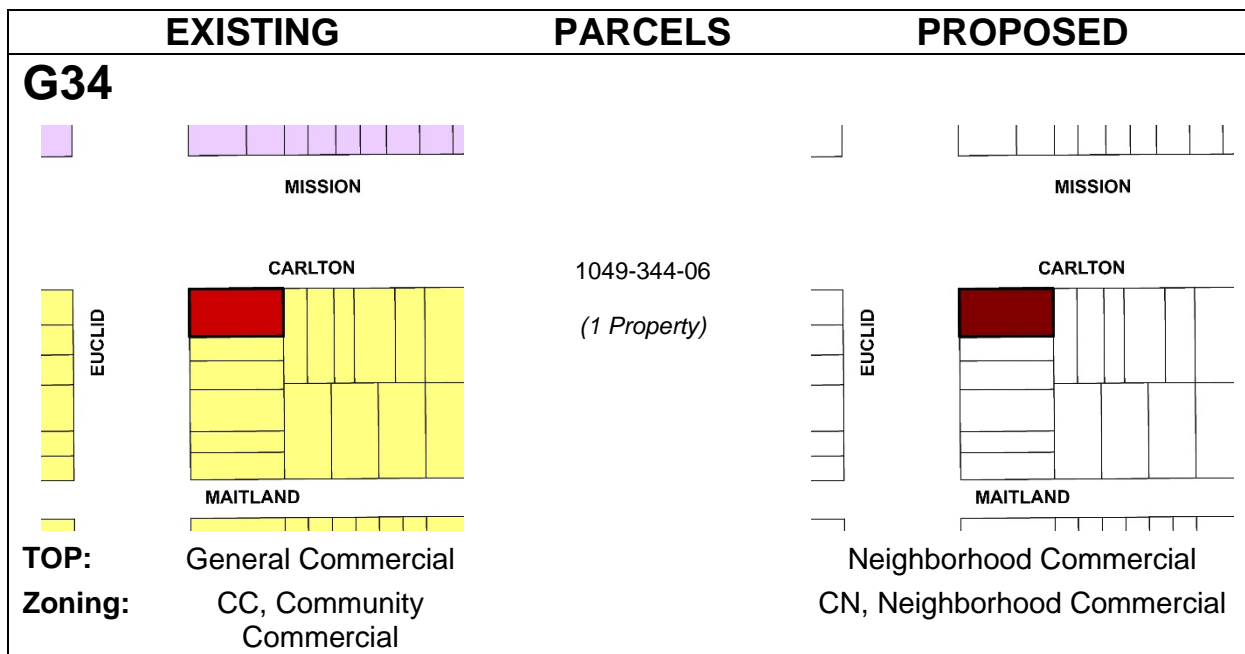
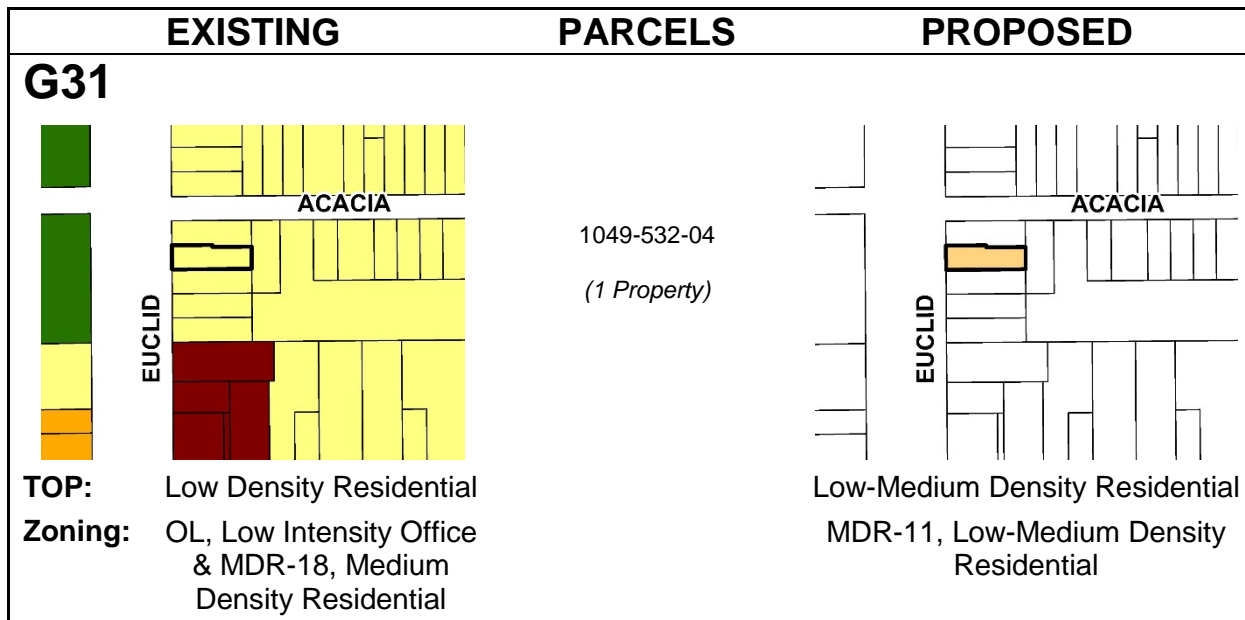
	EXISTING	PARCELS	PROPOSED
G20		<p>1050-081-21 <i>(1 Property)</i></p>	
TOP:	<p>Neighborhood Commercial</p>		<p>Medium Density Residential</p>
Zoning :	<p>MDR-25, Medium-High Density Residential & MDR-18, Medium Density Residential</p>		<p>MDR-18, Medium Density Residential</p>

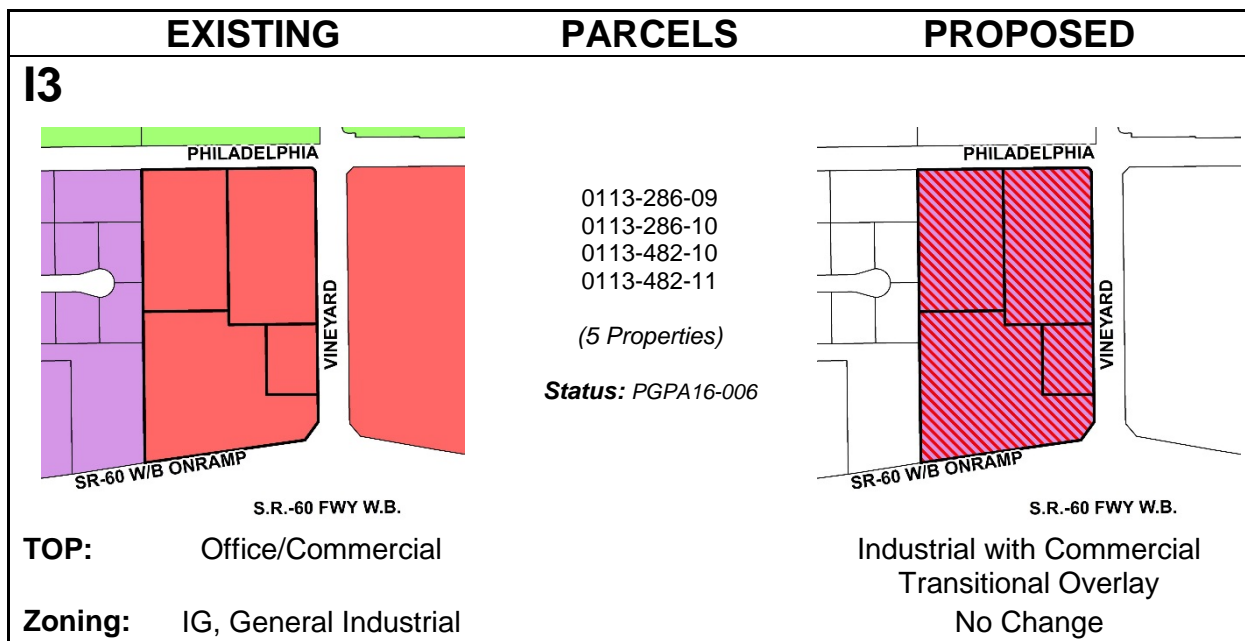
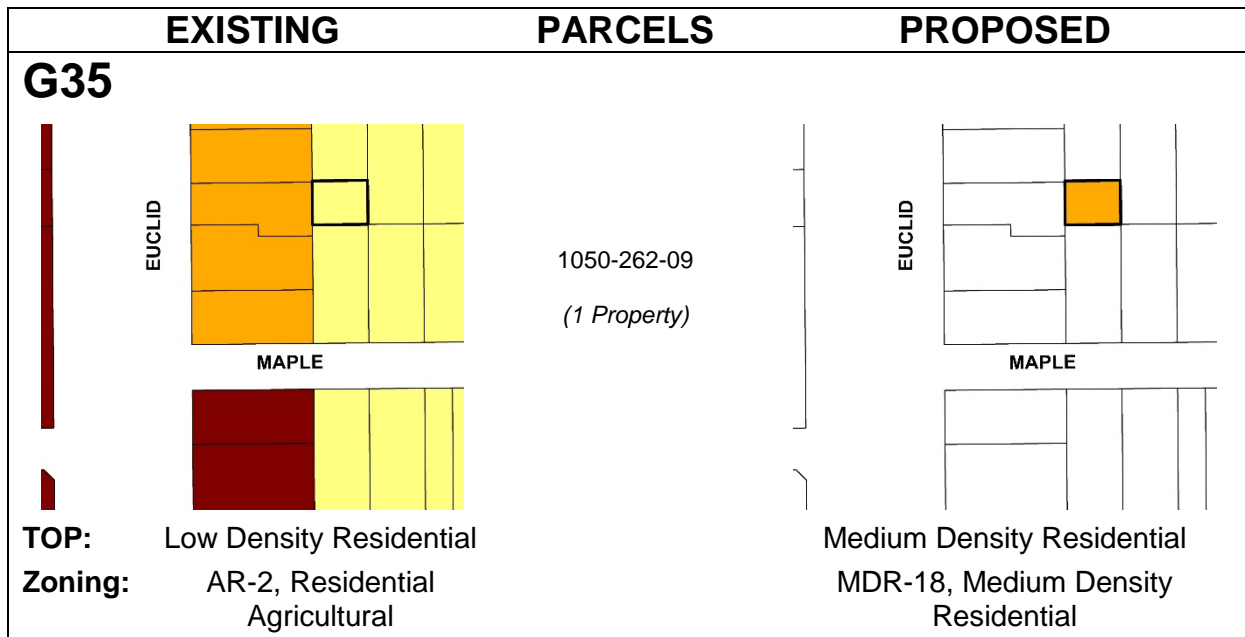
EXISTING				PROPOSED		
G23						
TOP: Low Density Residential				Low-Medium Density Residential		
Zoning: MDR-18, Medium Density Residential				MDR-11, Low-Medium Density Residential		
Parcels: (215 Properties)						
1049-511-04	1049-512-17	1049-513-30	1049-514-29	1049-522-11	1049-531-26	1049-532-08
1049-511-05	1049-512-18	1049-513-31	1049-514-30	1049-522-12	1049-531-27	1049-532-09
1049-511-06	1049-512-19	1049-513-32	1049-514-31	1049-522-13	1049-531-28	1049-532-10
1049-511-07	1049-512-20	1049-513-33	1049-514-32	1049-522-14	1049-531-29	1049-532-11
1049-511-08	1049-513-03	1049-514-01	1049-514-33	1049-522-15	1049-531-30	1049-532-12
1049-511-09	1049-513-04	1049-514-02	1049-521-01	1049-522-16	1049-531-31	1049-532-13
1049-511-10	1049-513-05	1049-514-03	1049-521-04	1049-522-17	1049-531-32	1049-532-14
1049-511-11	1049-513-06	1049-514-04	1049-521-05	1049-522-18	1049-531-33	1049-532-15
1049-511-12	1049-513-07	1049-514-05	1049-521-06	1049-522-19	1049-531-34	1049-532-16
1049-511-13	1049-513-08	1049-514-06	1049-521-07	1049-522-20	1049-531-35	1049-532-17
1049-511-14	1049-513-09	1049-514-07	1049-521-08	1049-522-21	1049-531-36	1049-532-18
1049-511-15	1049-513-10	1049-514-08	1049-521-09	1049-522-22	1049-531-37	1049-532-19
1049-511-16	1049-513-11	1049-514-09	1049-521-10	1049-522-23	1049-531-38	1049-532-20
1049-511-17	1049-513-12	1049-514-10	1049-521-11	1049-531-07	1049-531-39	1049-532-21
1049-511-18	1049-513-13	1049-514-11	1049-521-12	1049-531-08	1049-531-40	1049-532-22
1049-511-19	1049-513-14	1049-514-12	1049-521-13	1049-531-09	1049-531-42	1049-532-23
1049-511-20	1049-513-15	1049-514-13	1049-521-14	1049-531-10	1049-531-43	1049-532-24
1049-511-21	1049-513-16	1049-514-14	1049-521-15	1049-531-11	1049-531-44	1049-532-26
1049-512-01	1049-513-17	1049-514-15	1049-521-16	1049-531-12	1049-531-45	1049-532-27
1049-512-04	1049-513-18	1049-514-16	1049-521-17	1049-531-13	1049-531-46	1049-532-28
1049-512-05	1049-513-19	1049-514-17	1049-521-18	1049-531-14	1049-531-47	1049-532-29
1049-512-06	1049-513-20	1049-514-18	1049-522-01	1049-531-15	1049-531-48	1049-532-30
1049-512-07	1049-513-21	1049-514-19	1049-522-02	1049-531-16	1049-531-49	1049-532-31
1049-512-08	1049-513-22	1049-514-20	1049-522-03	1049-531-17	1049-531-50	1050-081-04
1049-512-09	1049-513-23	1049-514-21	1049-522-04	1049-531-18	1049-531-51	1050-081-05
1049-512-11	1049-513-24	1049-514-23	1049-522-05	1049-531-19	1049-531-52	1050-081-06
1049-512-12	1049-513-25	1049-514-24	1049-522-06	1049-531-21	1049-531-53	1050-081-07
1049-512-13	1049-513-26	1049-514-25	1049-522-07	1049-531-22	1049-531-54	1050-081-08
1049-512-14	1049-513-27	1049-514-26	1049-522-08	1049-531-23	1049-531-55	1050-081-09
1049-512-15	1049-513-28	1049-514-27	1049-522-09	1049-531-24	1049-532-06	1050-081-10
1049-512-16	1049-513-29	1049-514-28	1049-522-10	1049-531-25		

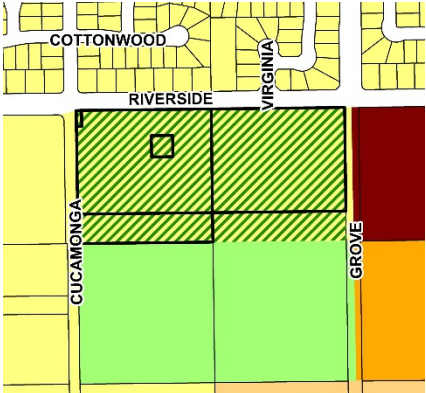
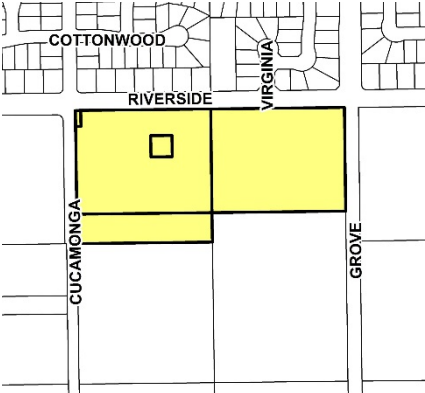


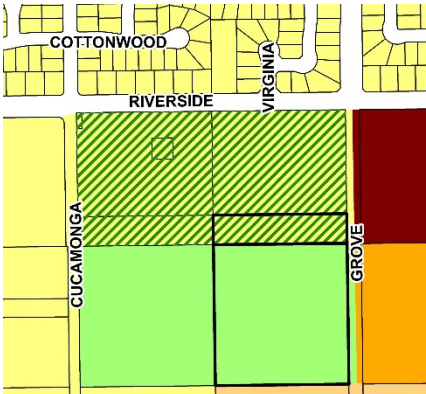
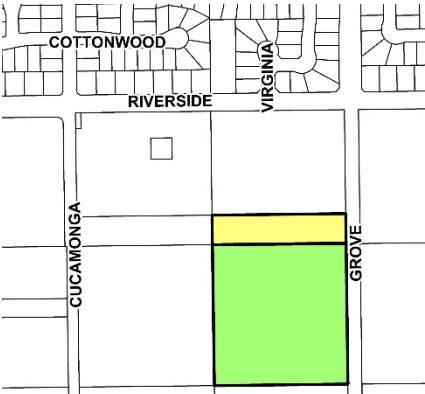








EXISTING	PARCELS	PROPOSED
J8		
	<p>1052-151-02 1052-151-05 1052-151-09 1052-151-10 1052-151-11</p> <p>(5 Properties)</p>	
<p>TOP: Low Density Residential with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>		<p>Low Density Residential</p> <p>No Change</p>

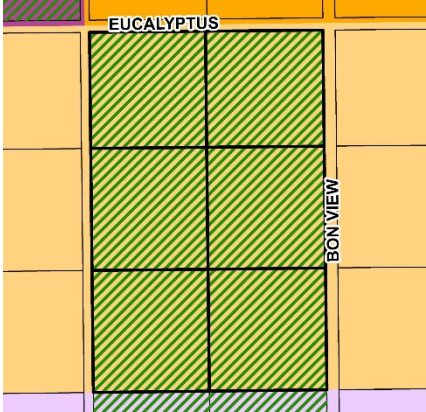
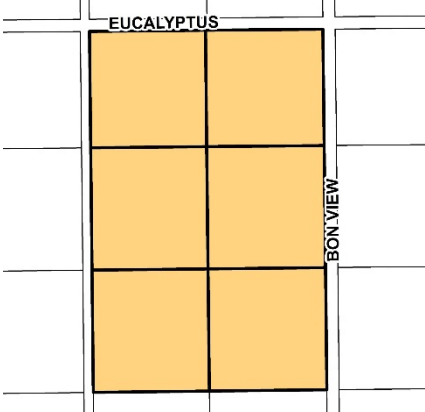
EXISTING	PARCELS	PROPOSED
J9		
	<p>1052-151-03</p> <p>(1 Property)</p>	
<p>TOP: Low Density Residential with SoCalf Overlay & Open Space – Non- Recreation</p> <p>Zoning: SP(AG)</p>		<p>Low Density Residential & Open Space – Non-Recreation</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
J10		
	<p>1053-131-01 1053-131-02 1053-141-01 1053-141-02</p> <p>(4 Properties)</p>	
<p>TOP: Low Density Residential with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>		<p>Low Density Residential</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
J11		
	<p>1053-181-01 1053-181-02</p> <p>(2 Properties)</p>	
<p>TOP: Low Density Residential with SoCalf Overlay & Open Space - Non- Recreation with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>		<p>Low Density Residential & Open Space – Non-Recreation</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
J12		
	<p>1053-311-01 1053-311-02 (2 Properties)</p>	
<p>TOP: Medium Density Residential with SoCalf Overlay & Open Space - Non-Recreation with SoCalf Overlay</p>		<p>Medium Density Residential & Open Space – Non-Recreation</p>
<p>Zoning: SP(AG)</p>		<p>No Change</p>

EXISTING	PARCELS	PROPOSED
J13		
	<p>1053-521-01 1053-521-02 1053-591-01 1053-591-02 (4 Properties)</p>	
<p>TOP: Mixed Use-NMC West with SoCalf Overlay</p>		<p>Mixed Use-NMC-West</p>
<p>Zoning: SP(AG)</p>		<p>No Change</p>

EXISTING	PARCELS	PROPOSED
J14		
	1054-051-01 1054-051-02 1054-061-01 1054-061-02 1054-251-01 1054-251-02 (6 Properties)	
TOP: Low Medium Density Residential with SoCalf Overlay Zoning: SP(AG)		Low Medium Density Residential No Change

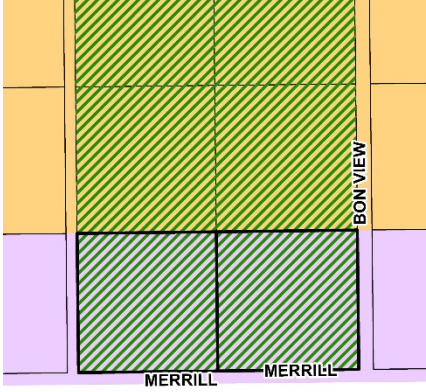
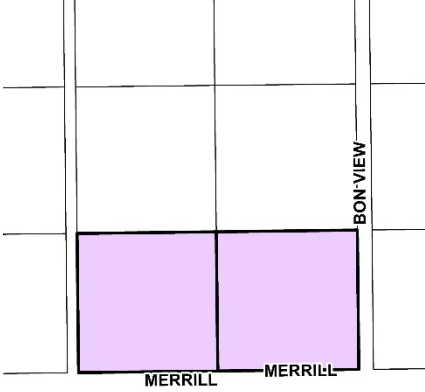
EXISTING	PARCELS	PROPOSED
J15		
	1054-301-01 1054-301-02 (2 Properties)	
TOP: Business Park with SoCalf Overlay Zoning: SP(AG)		Business Park No Change

Exhibit B

LU-02 Land Use Designations Table Proposed Changes

LU-02 Land Use Designations Summary Table



Land Use Designations	Residential Density & Non-Residential Intensity	Intention
	<ul style="list-style-type: none"> Subject to Specific Plan or other implementing mechanism 	residents.
Overlays - An overlay is intended to reflect a particular characteristic of an area and is applied "over" an underlying land use designation to provide guidance above and beyond the underlying land use designation.		
Business Park Transitional Areas	Per the underlying designation unless a non-residential use is developed in which case the density and use requirements of the Business Park land use designations shall apply.	This area is within existing and future noise and safety impact zones of LA/Ontario International Airport. This overlay allows residential uses to transition to a Business Park land use if an entire block can be recycled to a Business Park use and the block is contiguous to another non-residential block. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.
Industrial Transitional Areas	Per the underlying designation unless a non-residential use is developed in which case the density and use requirements of the Industrial land use designations shall apply.	This area is within existing and future noise and safety impact zones of LA/Ontario International Airport. This overlay allows residential uses to transition to an industrial land use if an entire block can be recycled to an Industrial use and the block is contiguous to another non-residential block. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.
Commercial Transitional Areas	Per the underlying designation unless a commercial use is developed in which case the density and use requirements of the General Commercial land use designations shall apply.	The City seeks viable commercial sites. This overlay allows residential various uses to transition to a commercial land use if the project abuts an existing/approved commercial use and if the transition does not result in "remnant" parcels of residential other uses. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.
ONT Airport Influence Area	Varies	An area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restriction on those uses. Refer to the Airport Land Use Compatibility Plan for LA/Ontario International Airport Adopted April 2011.
Chino Airport Overlay	Varies	<p>An area within which area plans and specific plans, which are required prior to development in the New Model Colony, will be required to be coordinated with the airport authority for the Chino Airport to determine appropriate land uses, maximum population density, maximum site coverage, height restrictions, and required notification/disclosure areas based upon the noise contours and runway protection, approach, and Part 77 zones of the adopted Chino Airport Master Plan.</p> <p>This overlay is intended as an interim solution and upon adoption of a Chino Airport Land Use Compatibility Plan (ALUCP) that is based on the adopted Airport Master Plan and accepted by Ontario, we will evaluate the continued need for this overlay.</p>
Lake/Amenity	NA	Denotes an area where a lake and/or amenity acceptable to the City are required as the focal point of future development. For buildout purposes, the area of the lake/amenity is not assumed to generate any units.
SoCalf Preserve	Per underlying designation	Denotes areas where SoCalf owns and operates agricultural preserves within the New Model Colony. Development to the underlying designations is desired if the preserves can be relocated.
I-10-Grove Interchange Area	Per underlying designation	This area will be impacted by the future I-10-Grove Avenue interchange, which may require future revisions to the Land Use Plan and Zoning Map. It is anticipated that the new interchange will result in new multi-family residential and commercial development opportunities that are created through lot consolidation and City and private reinvestment. These opportunities will result in safer, functional and aesthetically pleasing developments that provide needed housing and viable commercial choices while addressing the changes in property access anticipated with the I-10/Grove Avenue interchange redesign.

Exhibit C LU-03 Future Buildout Table Proposed Changes



LU-03 Future Buildout¹

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Residential						
Rural	483	2.0 du/ac	965	3,858		
Low Density ⁶	7,344 7,294	4.0 du/ac (OMC) 4.5 du/ac (NMC)	30,940 30,739	123,669 122,865		
Low-Medium ⁶ Density	910 966	8.5 du/ac	7,736 8,210	30,922 32,814		
Medium Density	1,898 1,894	18.0 du/ac (OMC) 22.0 du/ac (NMC)	38,218 38,143	133,858 133,572		
High Density	234	35.0 du/ac	8,178	27,373		
<i>Subtotal</i>	10,869 10,870		86,038 86,236	319,680 320,482		
Mixed Use						
• Downtown	112	<ul style="list-style-type: none"> 60% of the area at 35 du/ac 40% of the area at 0.80 FAR for office and retail 	2,352	4,704	1,561,330	2,793
• East Holt Boulevard	57	<ul style="list-style-type: none"> 25% of the area at 30 du/ac 50% of the area at 1.0 FAR office 25% of area at 0.80 FAR retail 	428	856	1,740,483	3,913
• Meredith	93	<ul style="list-style-type: none"> 23% of the area at 37.4 du/ac 72% at 0.35 FAR for office and retail uses 5% at 0.75 FAR for Lodging 	800	1,600	1,172,788	1,462
• Transit Center	76	<ul style="list-style-type: none"> 10% of the area at 60 du/ac 90% of the area at 1.0 FAR office and retail 	457	913	2,983,424	5,337
• Inland Empire Corridor	37	<ul style="list-style-type: none"> 50% of the area at 20 du/ac 30% of area at 0.50 FAR office 20% of area at 0.35 FAR retail 	368	736	352,662	768
• Guasti	77	<ul style="list-style-type: none"> 20% of the area at 30 du/ac 30% of area at 1.0 FAR retail 50% of area at .70 FAR office 	500	1,001	2,192,636	4,103
• Ontario Center	345	<ul style="list-style-type: none"> 30% of area at 40 du/ac 50% of area at 1.0 FAR office 20% of area at 0.5 FAR retail 	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	<ul style="list-style-type: none"> 5% of area at 40 du/ac 20% of area at 0.75 FAR office 75% of area at 0.5 FAR retail 	479	958	5,477,126	7,285
• NMC West/South	315	<ul style="list-style-type: none"> 30% of area at 35 du/ac 70% of area at 0.7 FAR office and retail 	3,311	6,621	6,729,889	17,188
• NMC East	264	<ul style="list-style-type: none"> 30% of area at 25 du/ac 30% of area at 0.35 FAR for office 40% of area at 0.3 FAR for retail uses 	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	<ul style="list-style-type: none"> 50% of the area at 30 du/ac 50% of area at 0.8 FAR retail 	156	312	181,210	419
• SR-60/ Hamner Tuscan Village	41	<ul style="list-style-type: none"> 18% of the area at 25 du/ac 57% of the area at 0.25 FAR retail 25% of the area at 1.5 FAR office 	185	369	924,234	2,098
<i>Subtotal</i>	1,667		15,116	30,232	34,914,612	72,368



LU-03 Future Buildout¹ (Cont.)

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Retail/Service						
Neighborhood ⁶ Commercial	245 280	0.30 FAR			3,206,495 3,658,256	7,759 8,852
General Commercial	615 601	0.30 FAR			8,035,644 7,850,209	7,465 7,293
Office/ Commercial	526 512	0.75 FAR			17,181,480 16,728,347	38,102 37,097
Hospitality	145	1.00 FAR			6,312,715	7,237
<i>Subtotal</i>	1,533 1,538				34,762,209 34,549,527	60,587 60,479
Employment						
Business Park	1,568 1,550	0.40 FAR			27,317,347 27,000,753	47,928 47,372
Industrial	6,240 6,253	0.55 FAR			149,502,472 149,799,312	131,356 131,617
<i>Subtotal</i>	7,808 7,802				176,819,819 176,800,065	179,284 178,989
Other						
Open Space– Non-Recreation	1,230	Not applicable				
Open Space– Parkland ⁶	950	Not applicable				
Open Space– Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,875	Not applicable				
<i>Subtotal</i>	9,907					
Total	31,784		101,155 101,352	349,912 350,715	246,496,640 246,264,204	312,239 311,836

Notes

- Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
- Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
- Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
- Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
- To view the factors used to generate the number of employees by land use category, access the Methodology report.
- Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

Exhibit D

ER5. Biological, Mineral & Agricultural Resources Proposed Changes

ER5. BIOLOGICAL, MINERAL & AGRICULTURAL RESOURCES

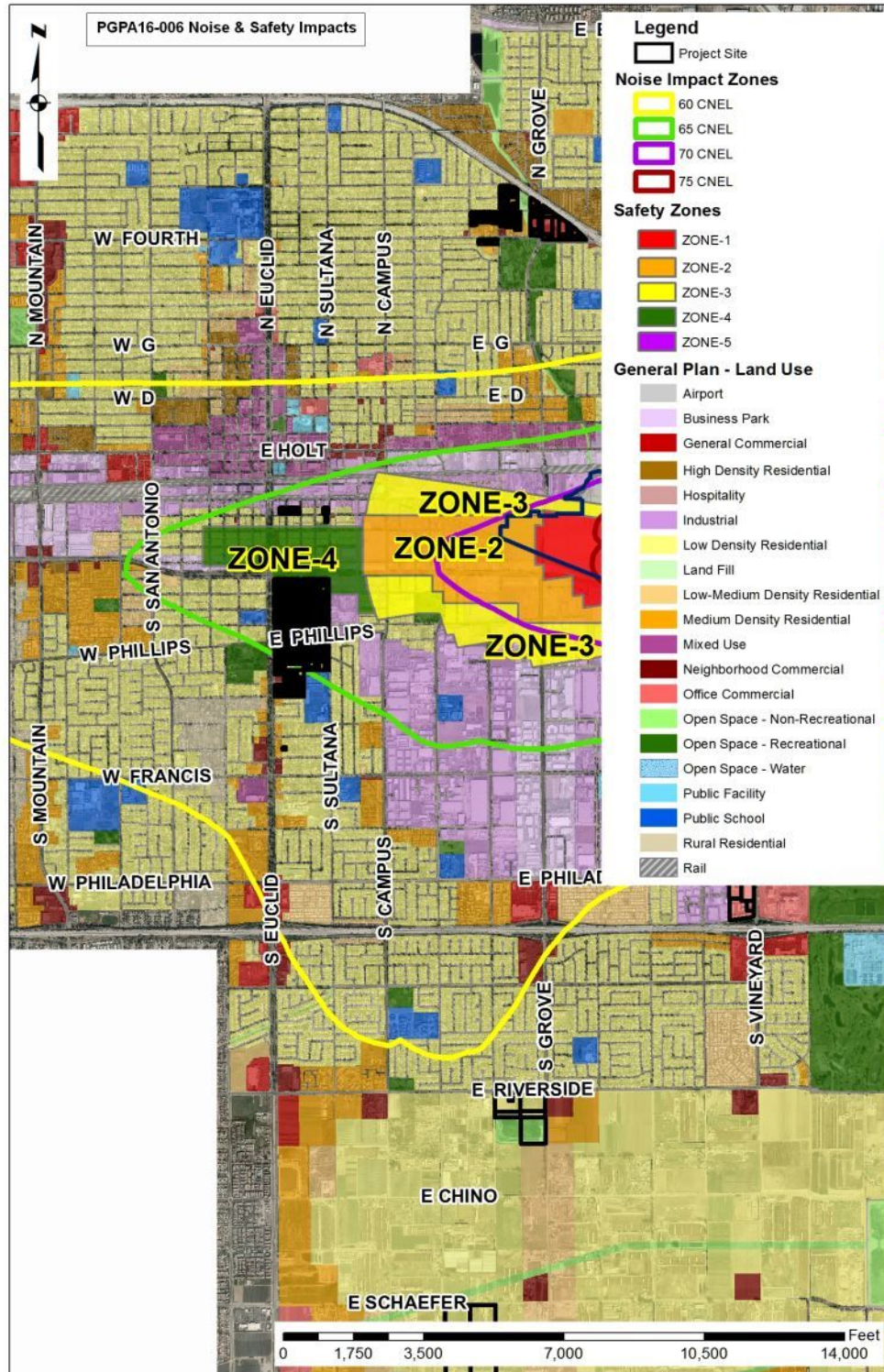
Developed as the "Model Irrigation Colony," Ontario has a rich agricultural heritage. The northern portion of the City was farmed with grapes, citrus, olives and other fruit tree crops. The southern portion of the City, the New Model Colony (NMC), has been used predominantly for dairy farms for over half a century. Other types of agricultural uses include cultivated crops, fallow fields, and plant nurseries. Until the mid-1990s, the NMC was part of the San Bernardino County Dairy Preserve. Some of the City's dairy preserve properties are still under Williamson Act contracts. The City of Ontario adopted a right to farm ordinance which recognizes the right of agricultural operations to continue. However, increased environmental regulations are causing existing dairies to relocate out of the region, resulting in a continued decline in the long term viability of agricultural operations in the NMC.

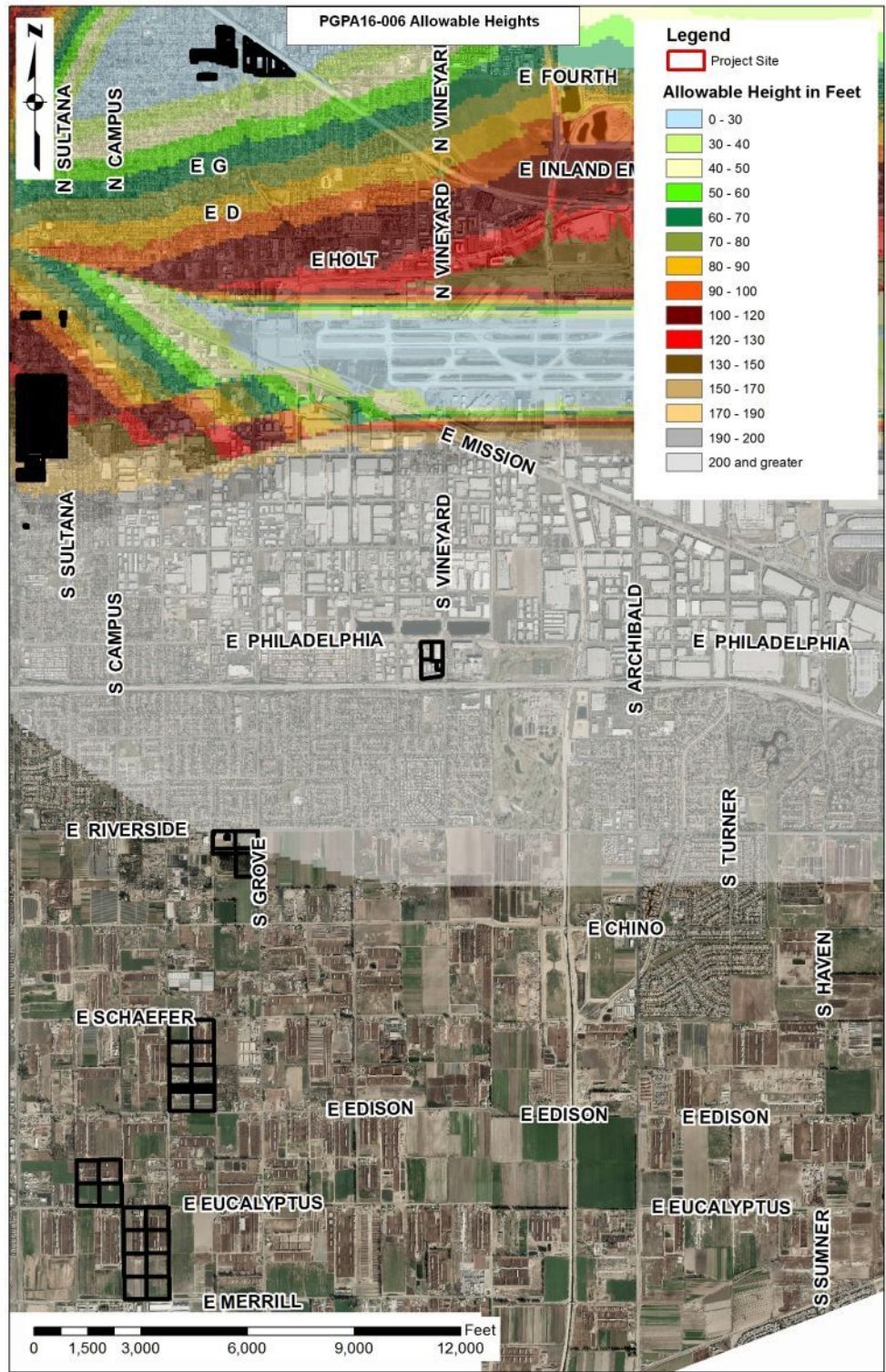
~~The County of San Bernardino owns and manages approximately 200 acres of land within the NMC, which was previously operated by Southern California Agricultural Land Foundation (SoCALF). The majority of the 200 acres is prime agricultural land as identified by the Department of Conservation. The use of 1988 Park Bond Act funds for the acquisition and maintenance of these properties insures that the property will be used for agricultural and/or open space.~~

Rare and/or endangered species that have the potential to occur in Ontario include Delhi Sands Flower Loving Fly and San Bernardino Kangaroo Rat. Habitat for these species is of poor quality and/or is limited to isolated pockets. As the City further develops, there may be opportunities to integrate suitable habitat for sensitive species into new developments and/or participate in regional efforts in conservation of high quality habitat, thereby expanding and creating new habitat corridors.

There are currently no permitted mining operations in the City. According to the Department of Conservation, significant mineral resources within Ontario are limited to construction aggregate. These areas have been developed with urban uses and are not suitable for mineral resource extraction.

Exhibit E Airport Land Use Compatibility Review





RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO RECOMMENDING CITY COUNCIL APPROVAL OF AN ADDENDUM TO THE ONTARIO PLAN (TOP) CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH # 2008101140), FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO. PGPA16-006.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study, and approved for attachment to the certified Environmental Impact Report, an addendum to The Ontario Plan (TOP) certified Environmental Impact Report (SCH # 2008101140) for File No. PGPA16-006 (hereinafter referred to as "Initial Study/Environmental Impact Report Addendum"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, File No. PGPA16-006 analyzed under the Initial Study/Environmental Impact Report Addendum, consists of a General Plan Amendment to change the land use designations of various properties concentrated in the mostly residential area to the east of Euclid Avenue between State and Philadelphia Streets with additional areas including the commercial and residential area around Fourth Street and Grove Avenue, the industrial buildings on the west side of Vineyard Avenue between Philadelphia Street and SR60, and the removal of the SoCalf Overlay within the Ontario Ranch area, and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03) in the City of Ontario, California (hereinafter referred to as the "Project"); and

WHEREAS: The Project also includes text changes to the Land Use Designation Table (amending Exhibit LU-02) and the Environmental Resources section ER5, Biological, Mineral & Agricultural Resources, to modify the Commercial Transitional Overlay and eliminate the SoCalf Overlay; and

WHEREAS, the Initial Study/Environmental Impact Report Addendum concluded that implementation of the Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in The Ontario Plan (TOP) certified Environmental Impact Report (SCH # 2008101140). No changes or additions to TOP EIR analyses are necessary, nor is there a need for any additional mitigation measures; and

WHEREAS, The Ontario Plan Environmental Impact Report was certified on January 27, 2010, in which development and use of the Project site was discussed; and

WHEREAS, pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project, and that preparation of an addendum to the EIR was appropriate; 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 otherwise undertake the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study/Environmental Impact Report Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent or supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Environmental Impact Report Addendum 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; 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 recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Initial Study/Environmental Impact Report Addendum 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/Environmental Impact Report Addendum 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/Environmental Impact Report Addendum 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/Environmental Impact Report Addendum 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/Environmental Impact Report Addendum 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: Based upon the Addendum and all related information presented to the Planning Commission, the Planning Commission finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

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

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

c. Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

1. The project will have one or more significant effects not discussed in the certified EIR; or

2. Significant effects previously examined will be substantially more severe than shown in the certified EIR; or

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

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

SECTION 3: 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 constitute substantial changes to the certified EIR, and does hereby RECOMMENDS APPROVAL of the Addendum to the certified EIR to the City Council.

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 Initial Study/Environmental Impact Report Addendum, 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.

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 24th day of January, 2017, 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. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 24, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PGPA16-006, A CITY INITIATED REQUEST TO (1) MODIFY THE LAND USE ELEMENT OF THE ONTARIO PLAN (GENERAL PLAN) TO CHANGE THE LAND USE DESIGNATIONS SHOWN ON THE LAND USE PLAN MAP (EXHIBIT LU-1) FOR VARIOUS PARCELS LOCATED THROUGHOUT THE CITY, INCLUDING: A) THE AREA GENERALLY LOCATED FROM EUCLID TO BON VIEW AVENUES BETWEEN STATE AND PHILADELPHIA STREETS, B) THE AREA SOUTH OF THE I-10 FREEWAY, GENERALLY LOCATED NEAR FOURTH STREET AND GROVE AVENUE, C) THE PROPERTIES ON THE WEST SIDE OF VINEYARD AVENUE BETWEEN PHILADELPHIA STREET AND SR-60 FREEWAY, AND D) THE ELIMINATION OF THE SOCALF OVERLAY WITHIN THE ONTARIO RANCH AREA; (2) MODIFY THE TEXT IN THE LAND USE DESIGNATION SUMMARY TABLE (EXHIBIT LU-02) TO ELIMINATE THE SOCALF OVERLAY AND ALLOW THE COMMERCIAL TRANSITIONAL OVERLAY IN NON-RESIDENTIAL LOCATIONS; (3) MODIFY THE FUTURE BUILDOUT TABLE (EXHIBIT LU-03) TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES; AND (4) MODIFY THE ENVIRONMENTAL RESOURCES ELEMENT TEXT IN SECTION ER5, BIOLOGICAL, MINERAL & AGRICULTURAL RESOURCES TO ELIMINATE ALL REFERENCES TO SOCALF AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: AS SHOWN IN EXHIBIT A (ATTACHED). (LAND USE ELEMENT CYCLE 1 FOR THE 2017 CALENDAR YEAR AND ENVIRONMENTAL RESOURCES ELEMENT CYCLE 1 FOR THE 2017 CALENDAR YEAR).

WHEREAS, City of Ontario ("Applicant") has initiated an Application for the approval of a General Plan Amendment, File No. PGPA16-006, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies various parcels located throughout the City, including: a) the area generally located from Euclid to Bon View Avenues between State and Philadelphia Streets, b) the area south of the I-10 freeway, generally located near Fourth Street and Grove Avenue, c) the properties on the west side of Vineyard Avenue between Philadelphia Street and SR-60 freeway, and d) the elimination of the SoCalf Overlay within the Ontario Ranch area; and

WHEREAS, the proposed changes to Figure LU-01 Official Land Use Plan include changes to land use designations of certain properties shown in Exhibit A (attached) to make the land use designations of these properties consistent with the existing use of the property or to coordinate with the surrounding land use designations; and

WHEREAS, The proposed modifications to the text in the Land Use Designation Summary Table (Exhibit LU-02) will eliminate the SoCalf Overlay and allow the Commercial Transitional Overlay in non-residential locations; and

WHEREAS, Figure LU-03 Future Buildout specifies the likely buildout for Ontario with the adopted land use designations. The proposed changes to Figure LU-01 Official Land Use Plan will require Figure LU-03 Future Buildout to be modified, as shown in Exhibit B, to be consistent with LU-01 Official Land Use Plan; and

WHEREAS, the proposed modifications to the Environmental Resources Element text in Section ER5, Biological, Mineral & Agricultural Resources will eliminate all references to SoCalf; and

WHEREAS, the City of Ontario held Community Open Houses on November 29 and November 30, 2016, to gain input from impacted property owners and property owners within a 300 foot radius; and

WHEREAS, no written public comments were received at the Community Open Houses; and

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) was 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, as the first action on the Project, on January 24, 2017, the Planning Commission approved a resolution recommending City Council adoption of an Addendum to a previous Environmental Impact Report 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 less than significant; and

WHEREAS, on January 24, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Addendum to a previous Environmental Impact Report, the initial study, and the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Addendum, 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 Addendum, 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 Addendum 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 Addendum contains 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. The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Environmental Impact Report, and all mitigation measures previously adopted by the Environmental Impact Report, are incorporated herein by this reference.

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

a. The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan as follows:

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

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area which provides opportunities for choice in living and working environments.

LU2-1 Land Use Decisions. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area which will not increase adverse impacts on adjacent properties.

LU5-7 ALUCP Consistency with Land Use Regulations. We comply with state law that required general plans, specific plans and all new development by consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed General Plan Amendment is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario Airport and Chino Airport.

S4-6 Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to limit the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The subject properties are located within the 60 to 65 CNEL of the 65 to 70 CNEL Noise Impact areas. The proposed land use designations are compatible with the Noise Impact area or are existing uses.

b. The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

c. The Land Use and Environmental Resources Elements are mandatory elements of the Policy Plan (General Plan) component of The Ontario Plan, which, pursuant to GC Section 65358, may be amended up to four times per calendar year, and the proposed General Plan Amendment is the first cycle amendment to the Land Use and Environmental Resources Elements within the current calendar year.

d. During the amendment of the Policy Plan (General Plan) component of The Ontario Plan, opportunities for the involvement of citizens, California Native American Indian tribes (pursuant to GC Section 65352.3), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means, were implemented consistent with GC Section 65351.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby RECOMMENDS APPROVAL of the herein described Application to the City Council.

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 24th day of January, 2017, 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)

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AYES:

NOES:

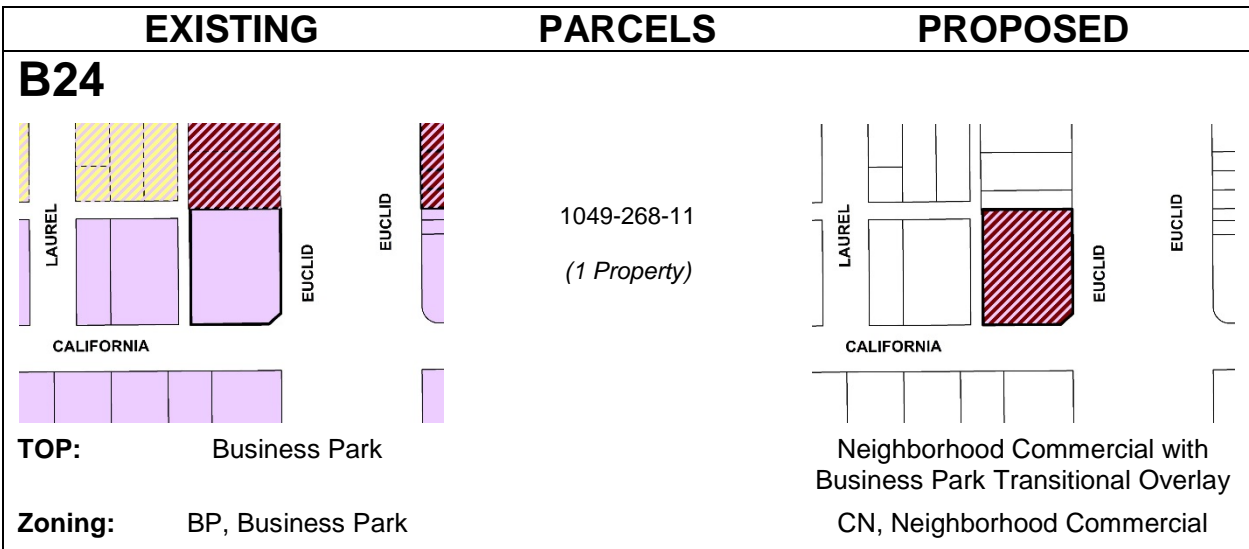
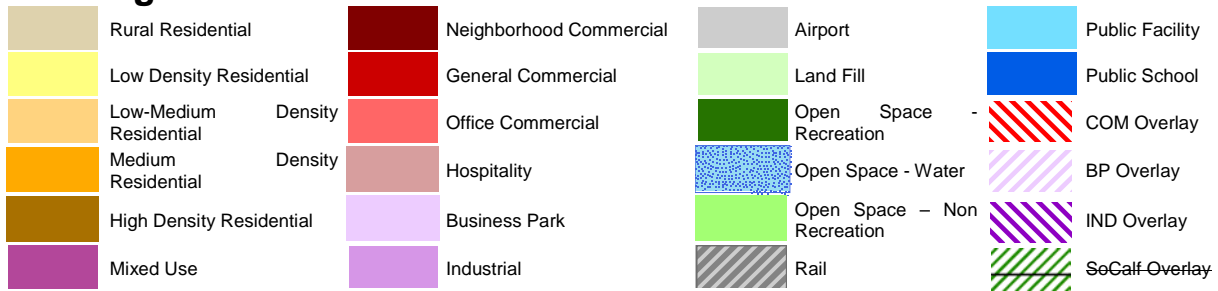
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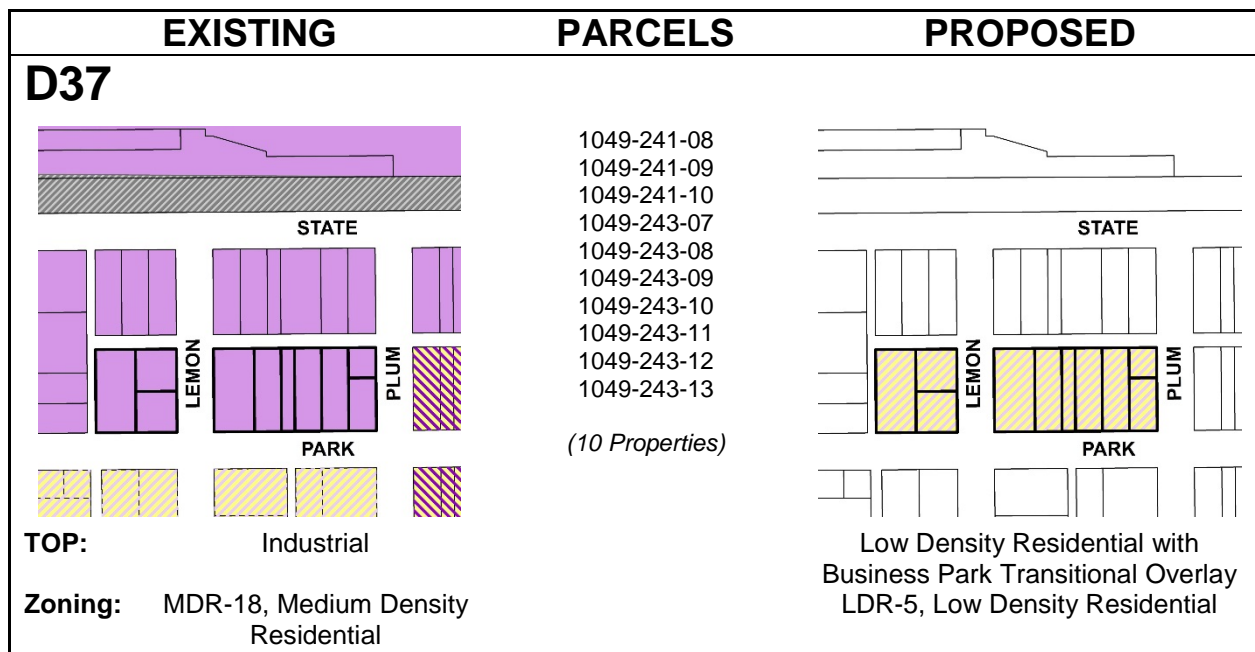
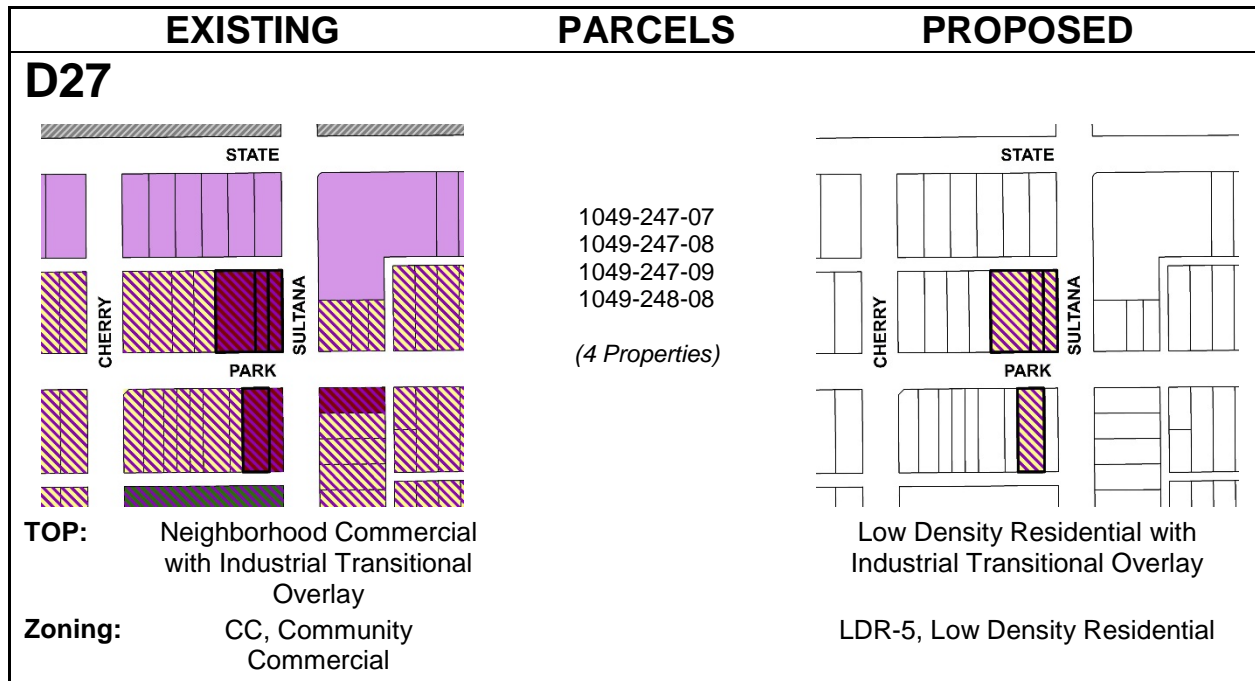
ABSTAIN:

Marci Callejo
Secretary Pro Tempore

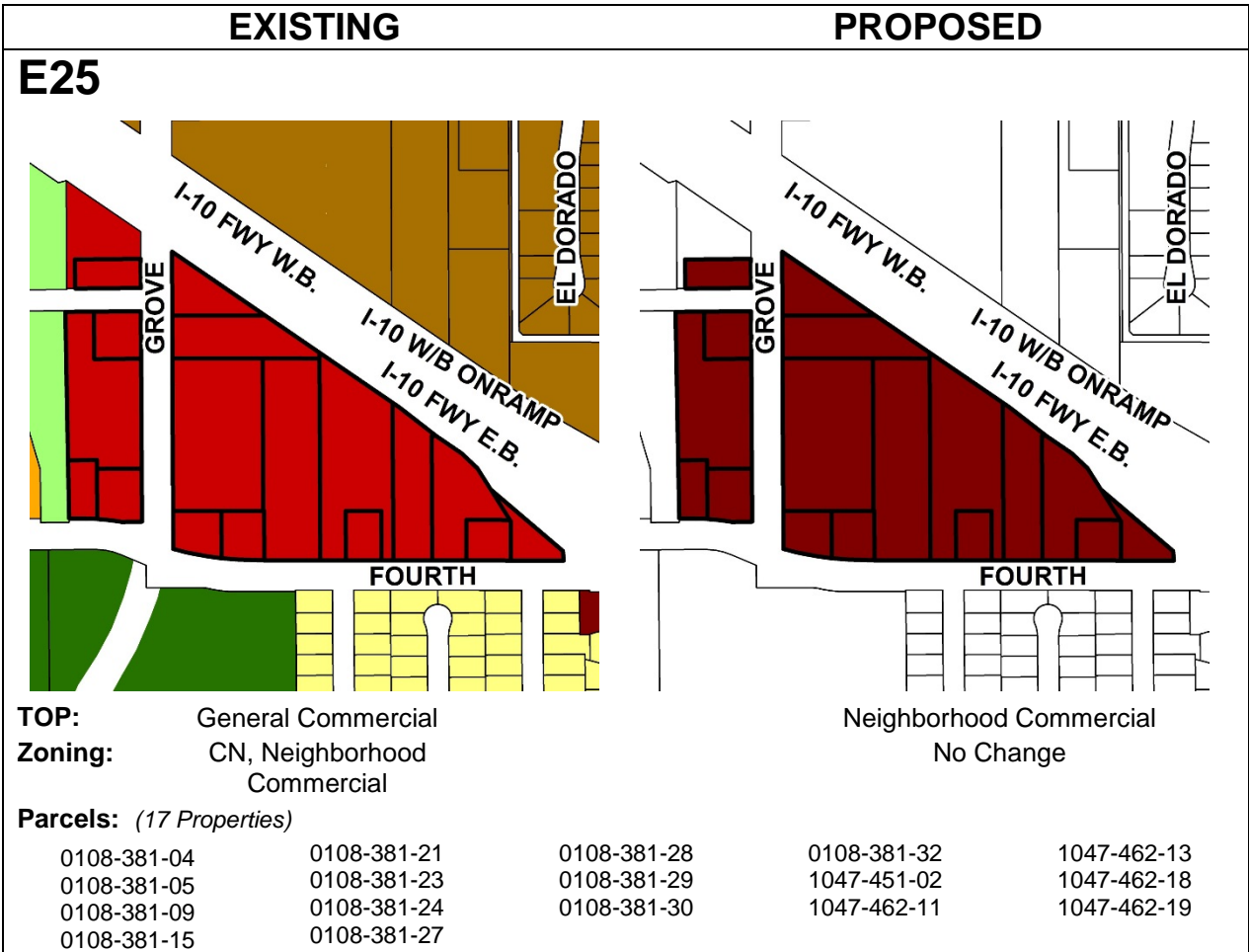
Exhibit A PGPA16-006 LU-01 Land Use Plan Proposed Changes

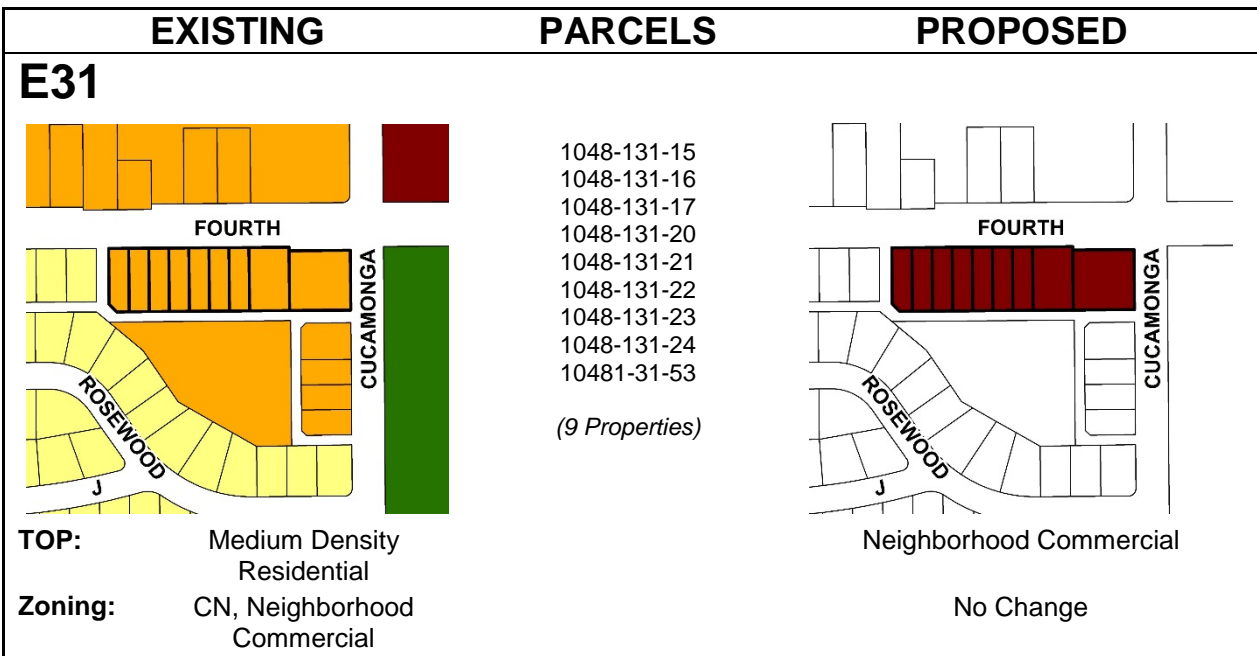
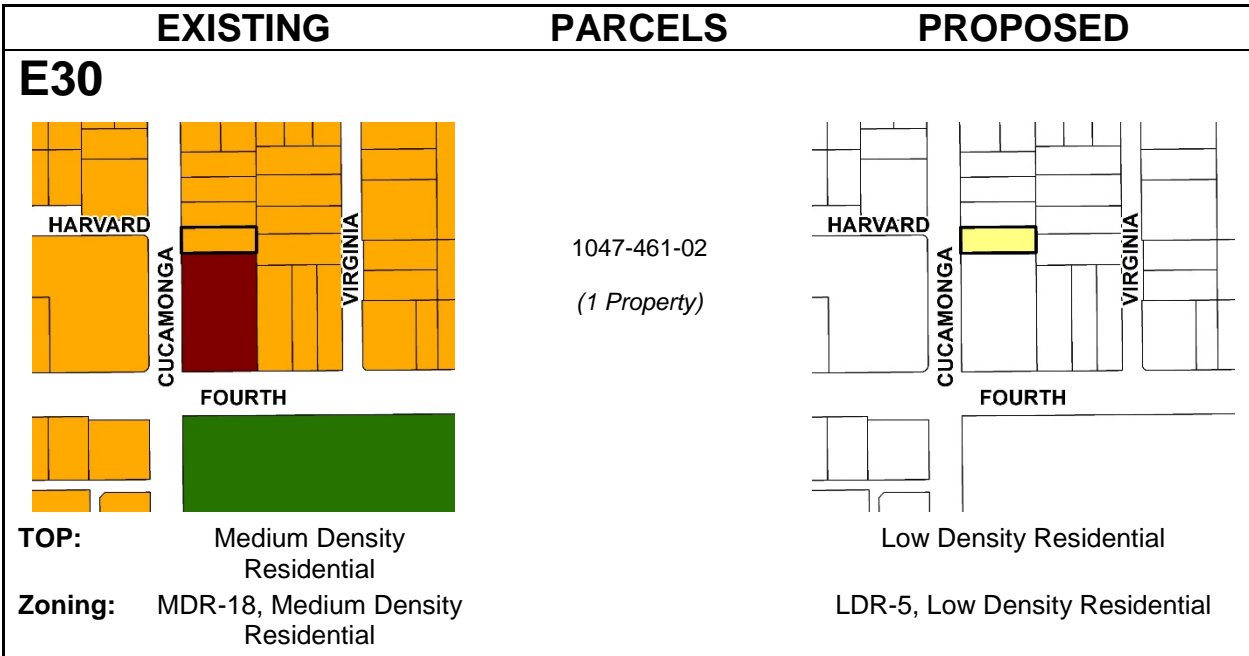
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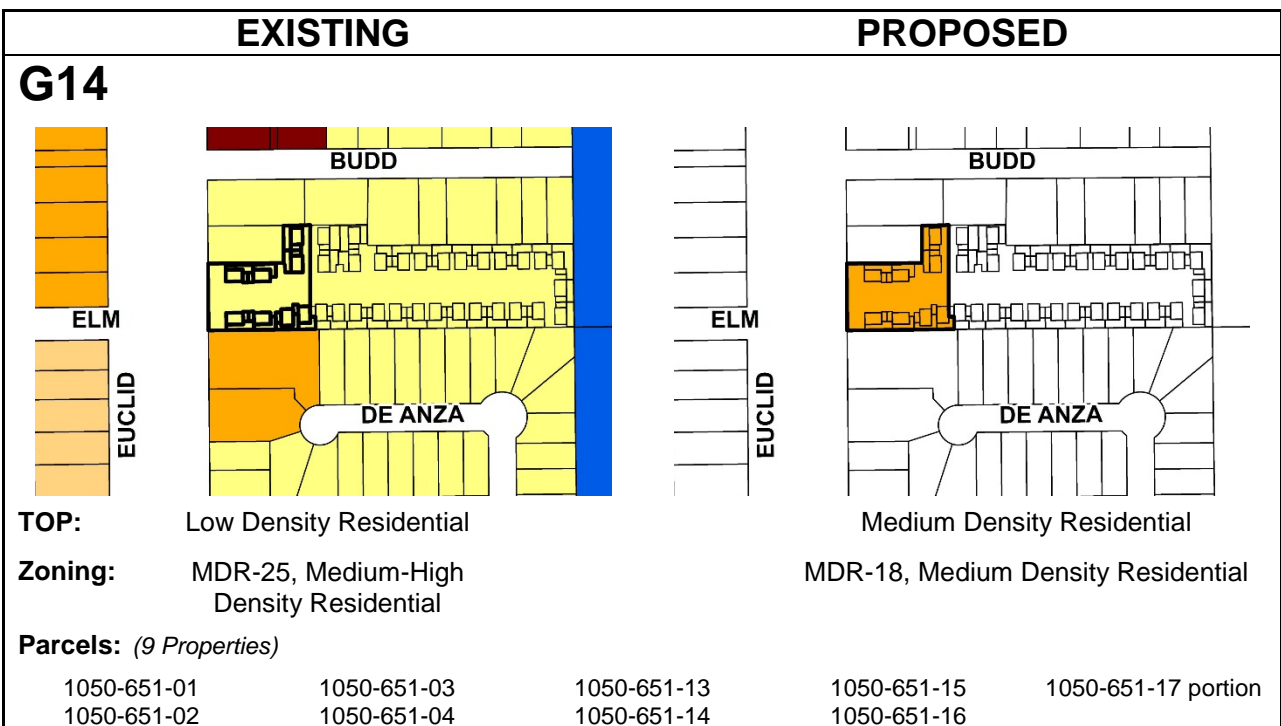
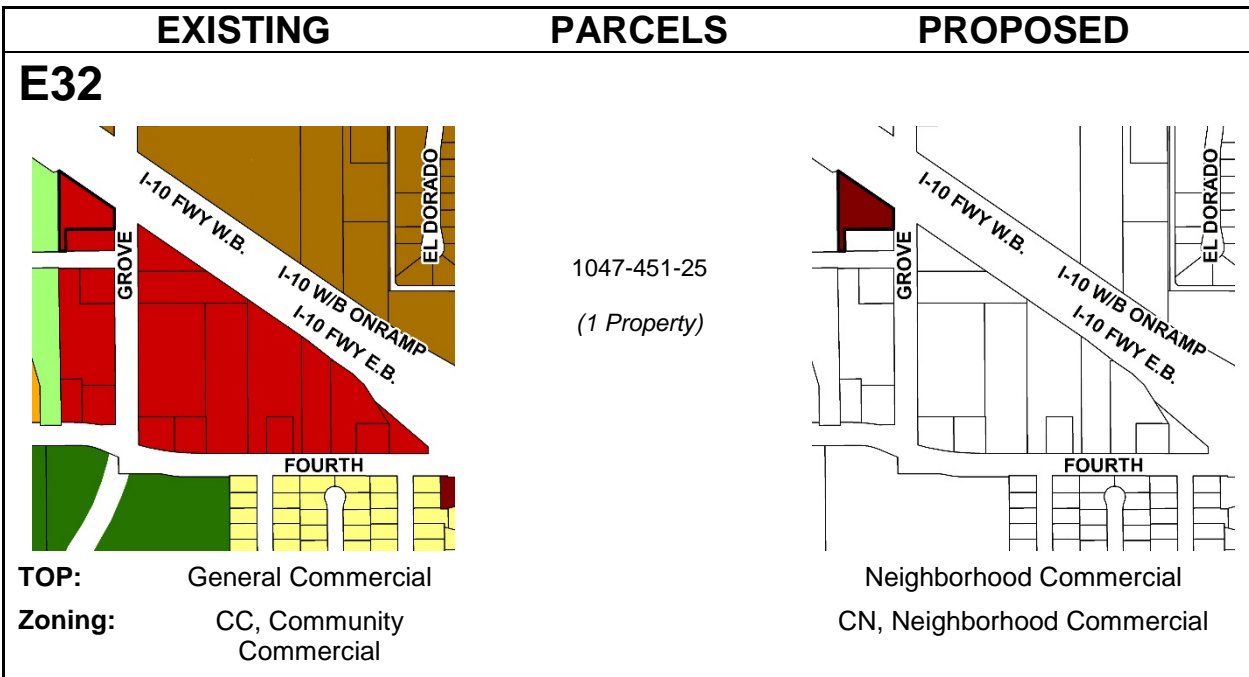


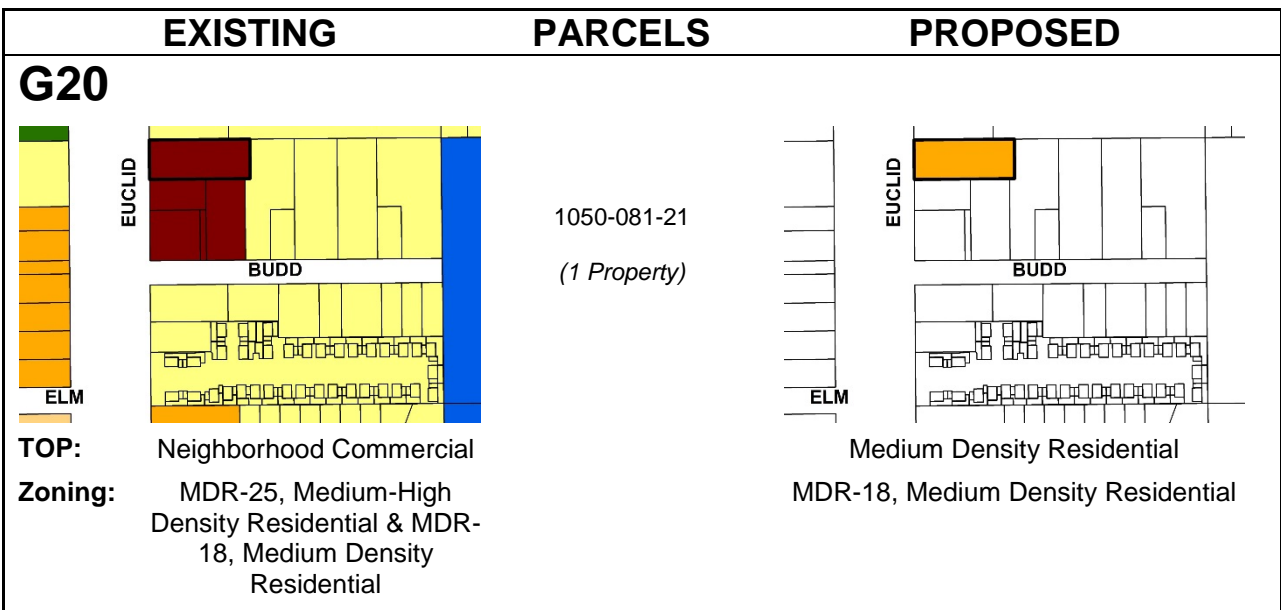
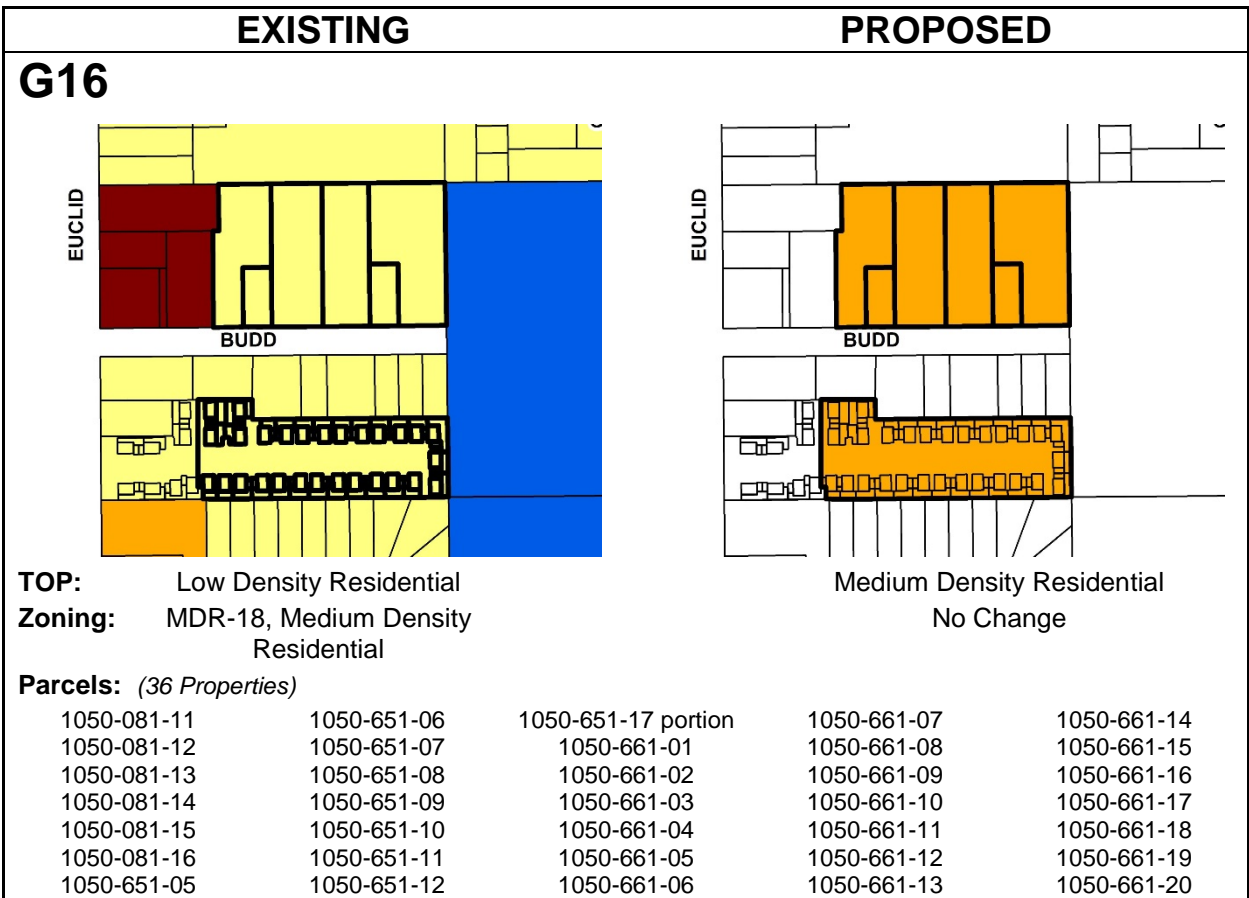


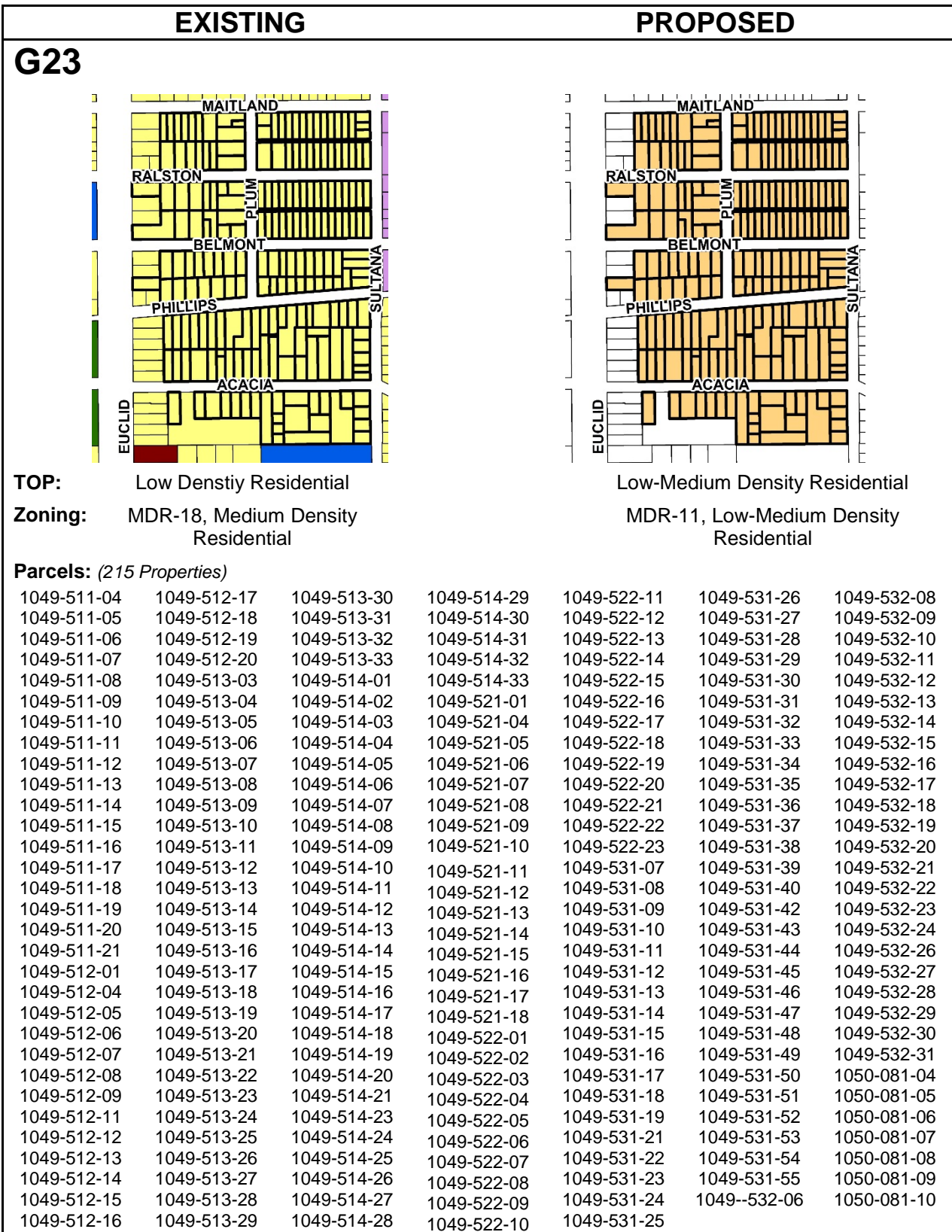


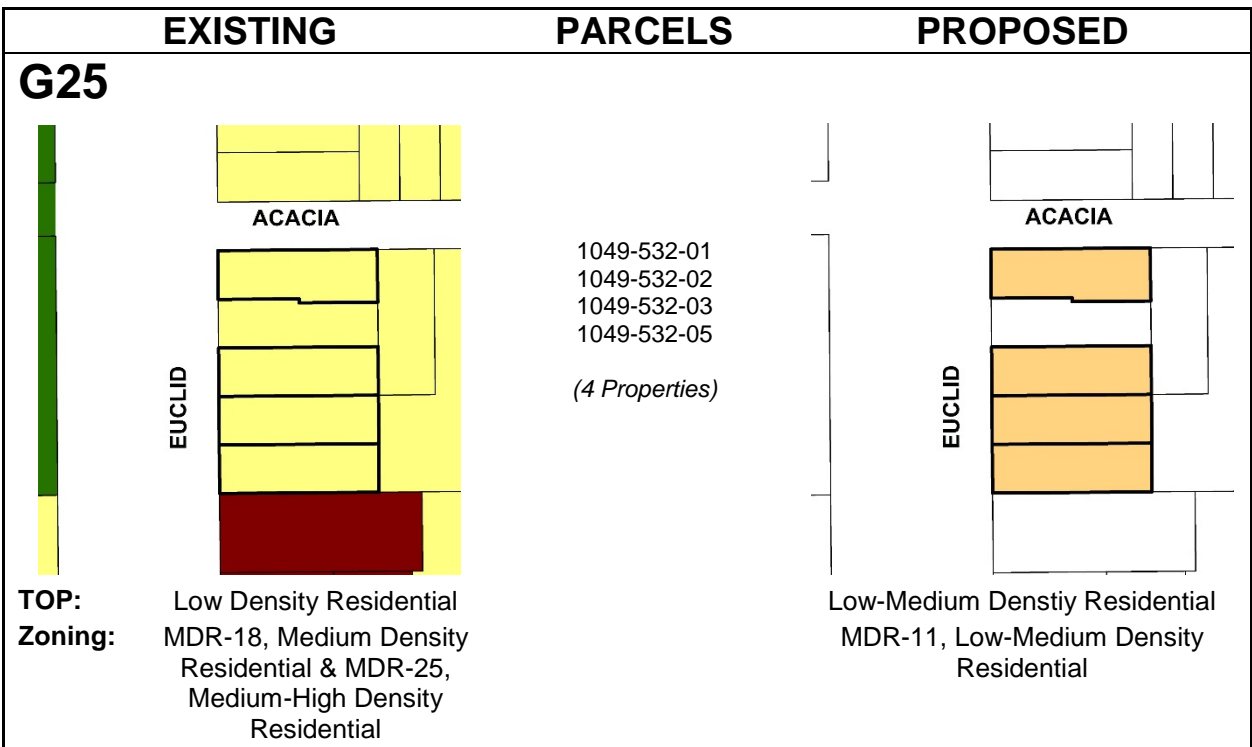
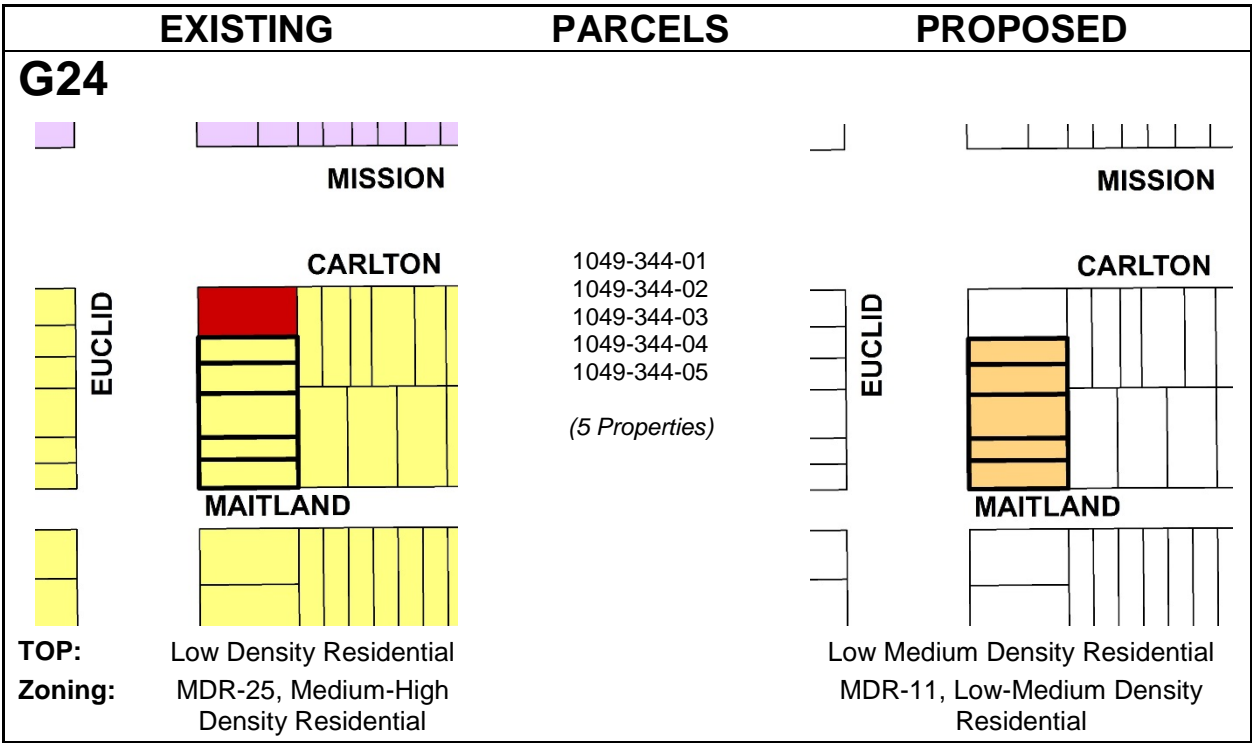


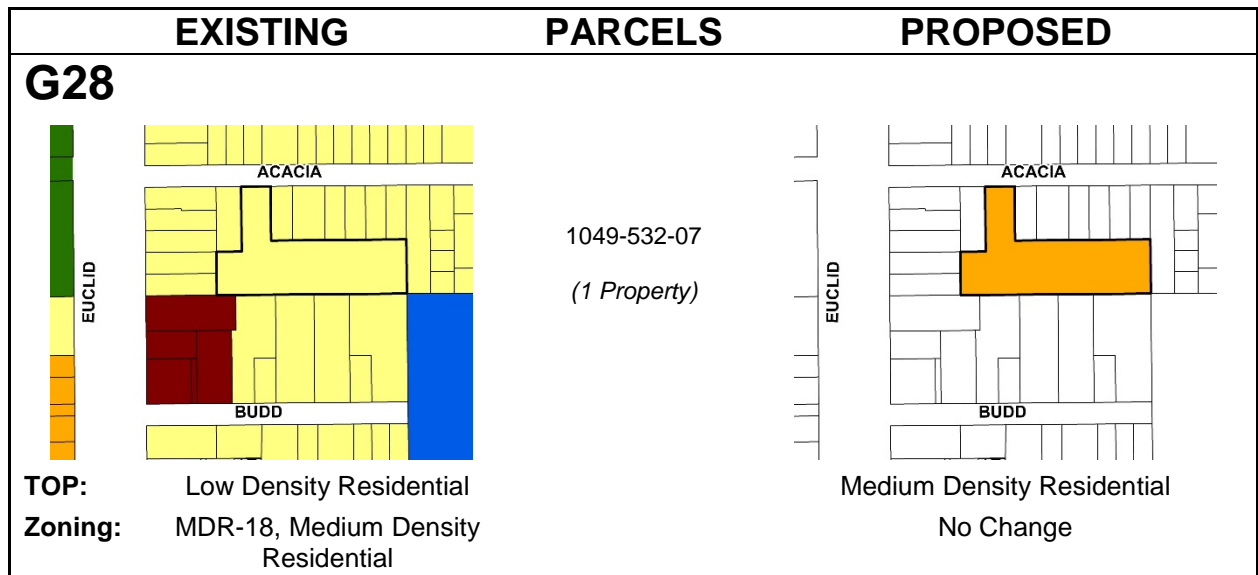
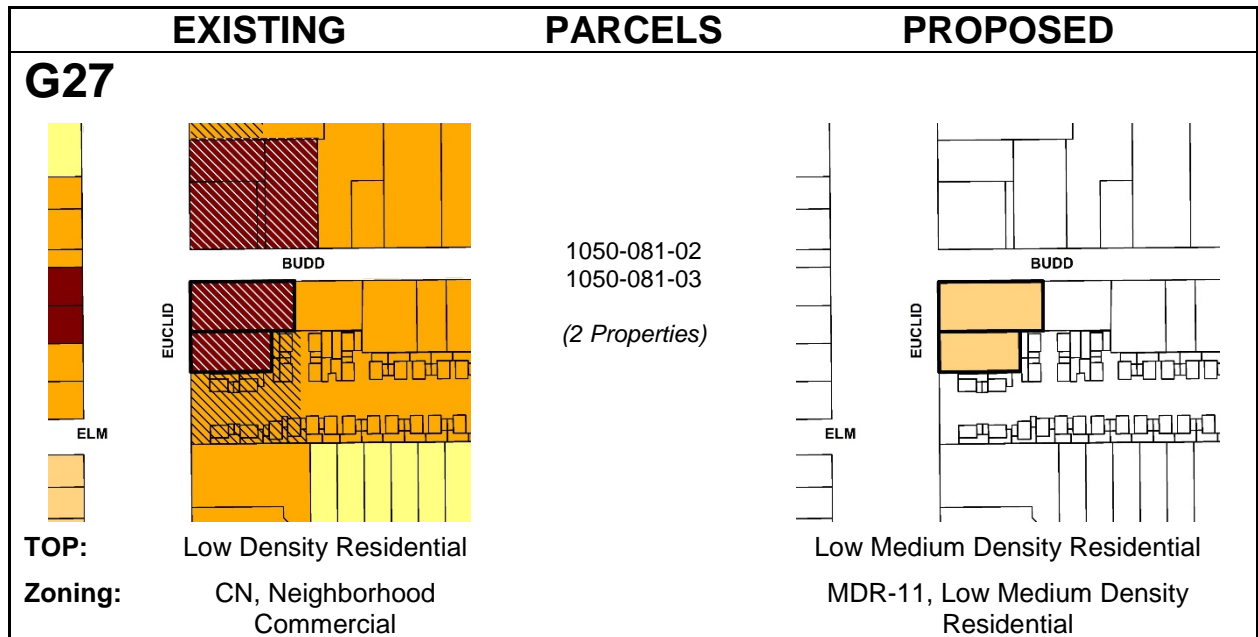


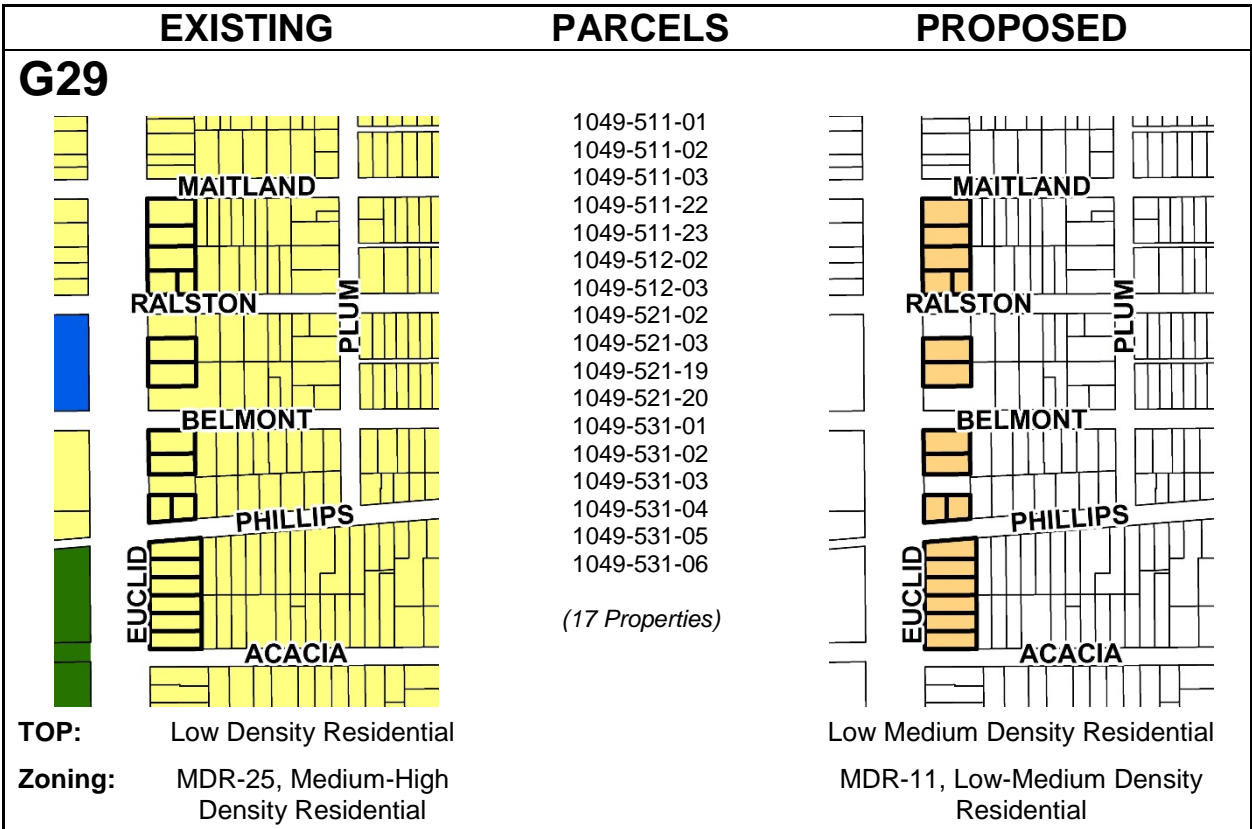


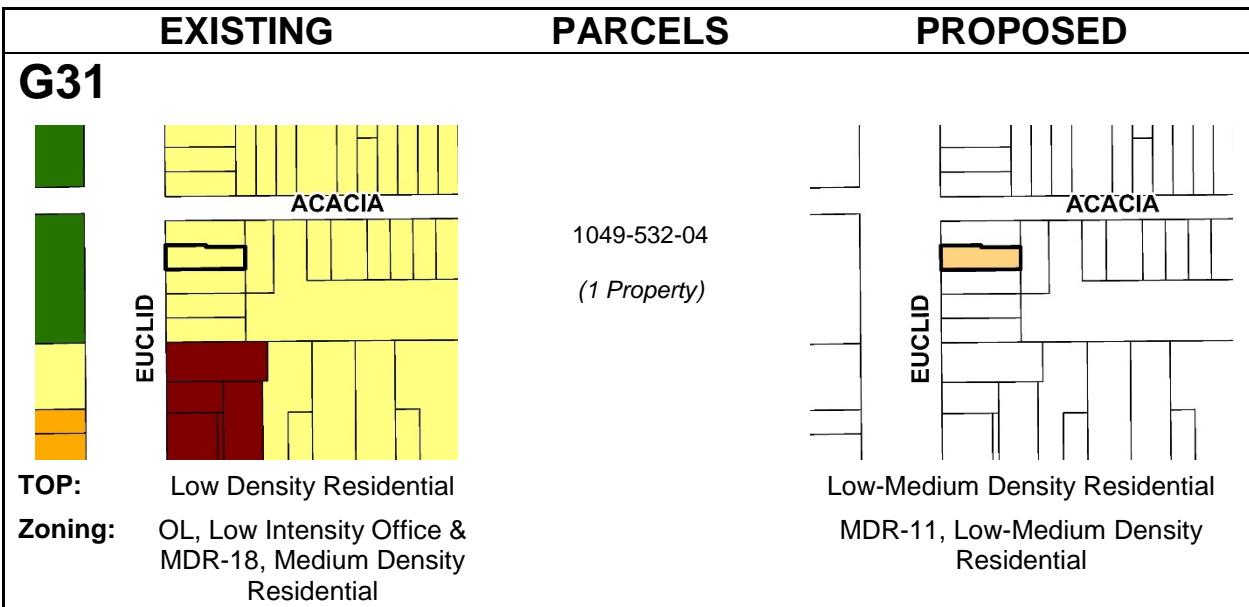
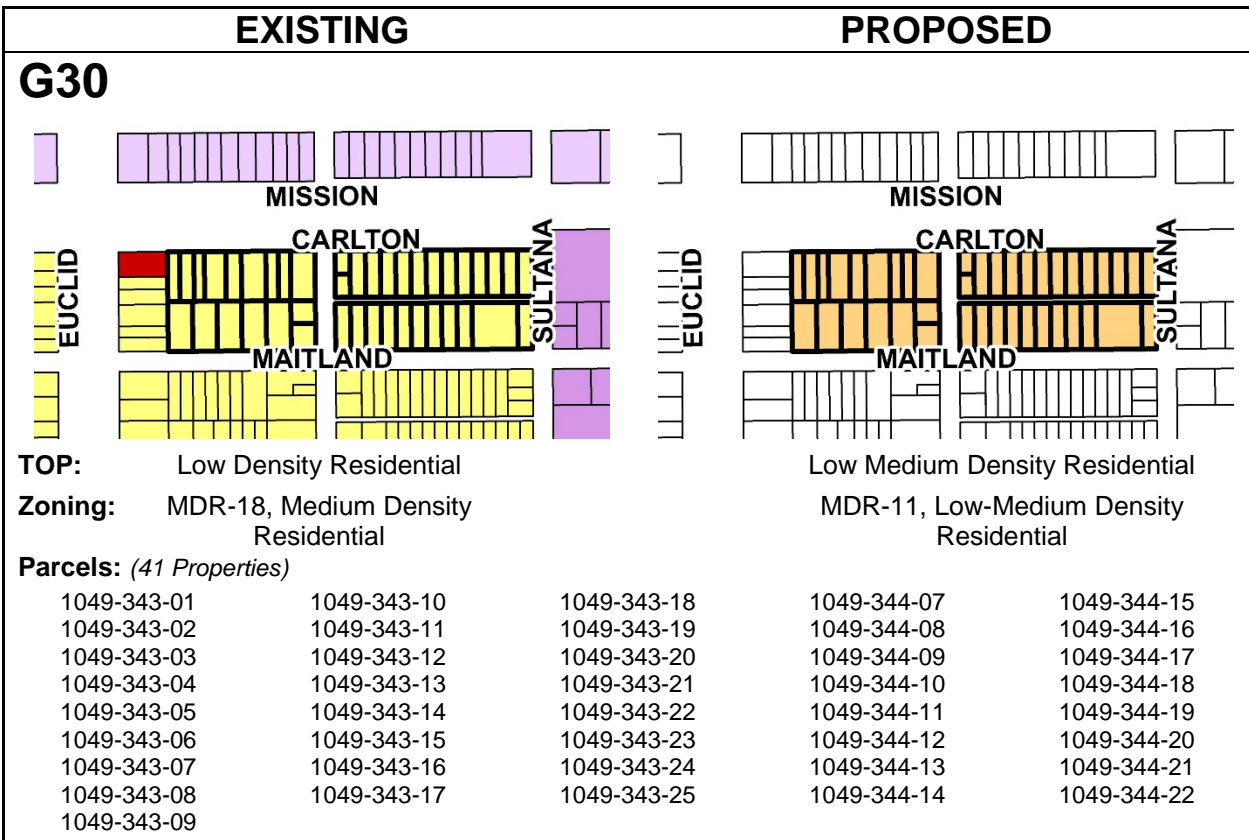


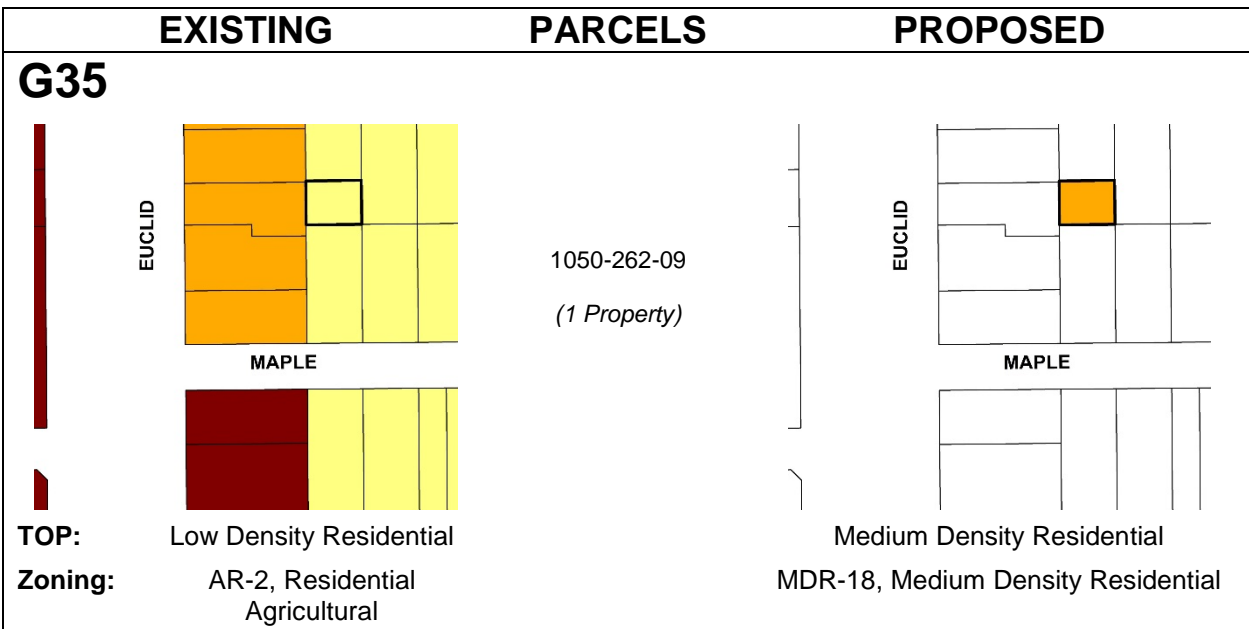
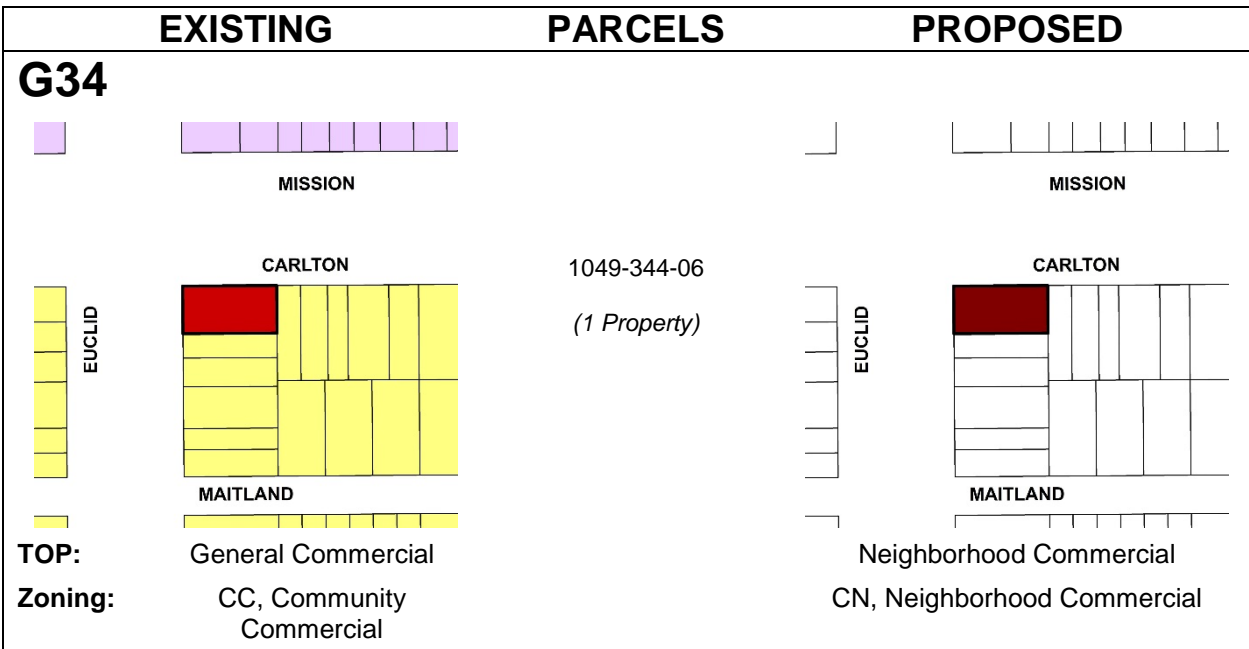


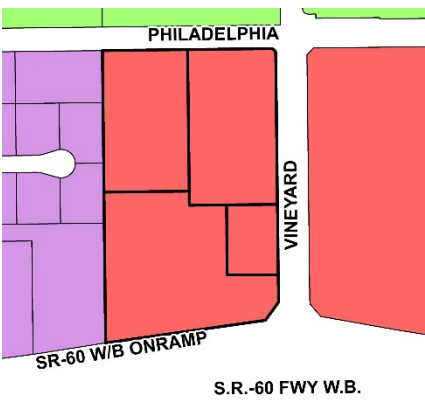
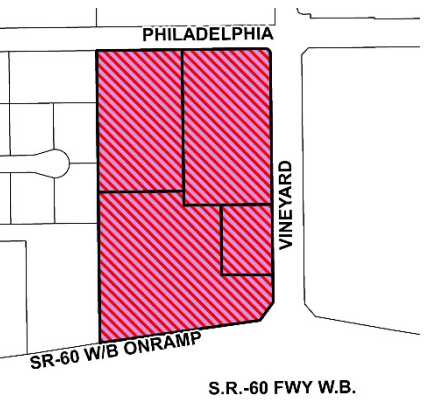


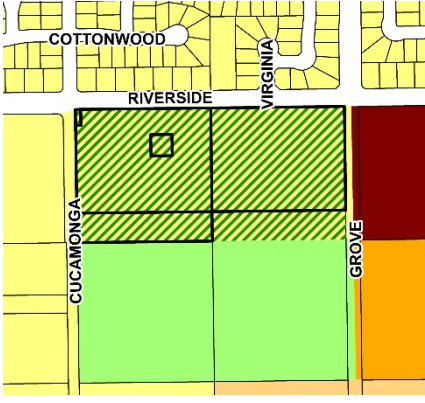
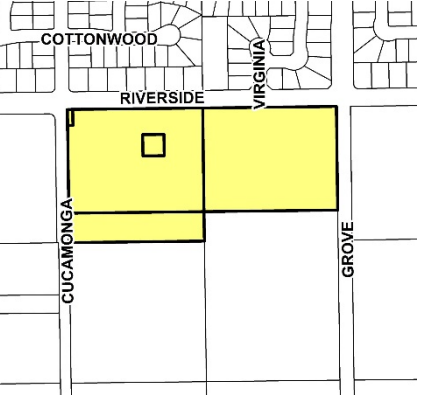






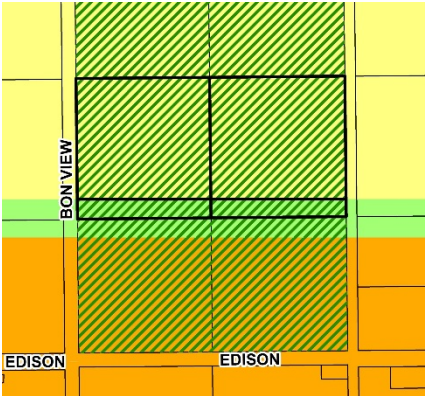
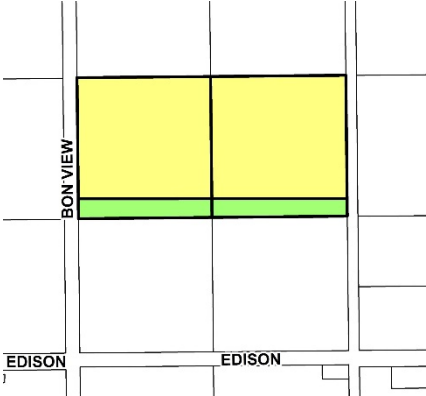




EXISTING	PARCELS	PROPOSED
<p>I3</p>  <p>TOP: Office/Commercial</p> <p>Zoning: IG, General Industrial</p>	<p>0113-286-09 0113-286-10 0113-482-10 0113-482-11</p> <p>(5 Properties)</p> <p>Status: PGPA16-006</p>	 <p>TOP: Industrial with Commercial Transitional Overlay</p> <p>Zoning: No Change</p>

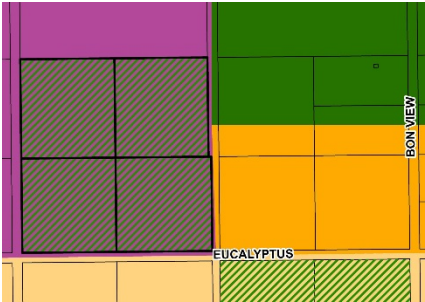
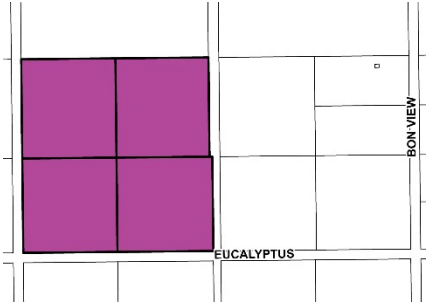
EXISTING	PARCELS	PROPOSED
<p>J8</p>  <p>TOP: Low Density Residential with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>	<p>1052-151-02 1052-151-05 1052-151-09 1052-151-10 1052-151-11</p> <p>(5 Properties)</p>	 <p>TOP: Low Density Residential</p> <p>Zoning: No Change</p>

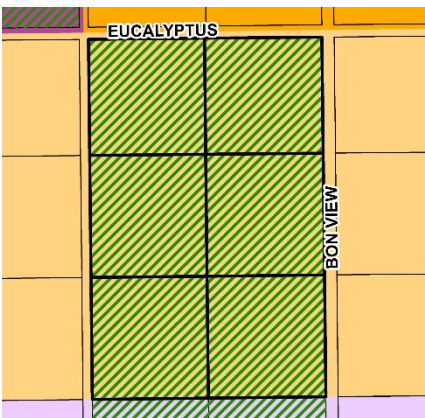
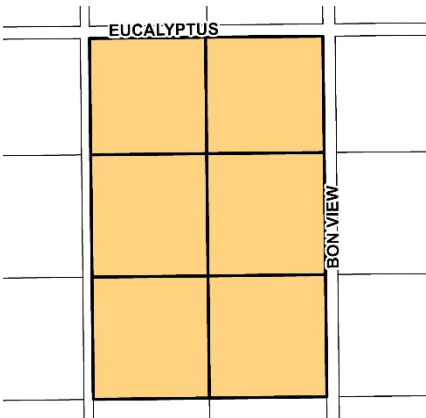
EXISTING	PARCELS	PROPOSED
J9		
	<p>1052-151-03 <i>(1 Property)</i></p>	
<p>TOP: Low Density Residential with SoCalf Overlay & Open Space – Non-Recreation</p> <p>Zoning: SP(AG)</p>		<p>Low Density Residential & Open Space – Non-Recreation</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
J10		
	<p>1053-131-01 1053-131-02 1053-141-01 1053-141-02 <i>(4 Properties)</i></p>	
<p>TOP: Low Density Residential with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>		<p>Low Density Residential</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
J11		
	<p>1053-181-01 1053-181-02 (2 Properties)</p>	
<p>TOP: Low Density Residential with SoCalf Overlay & Open Space - Non-Recreation with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>		<p>Low Density Residential & Open Space – Non-Recreation</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
J12		
	<p>1053-311-01 1053-311-02 (2 Properties)</p>	
<p>TOP: Medium Density Residential with SoCalf Overlay & Open Space - Non-Recreation with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>		<p>Medium Density Residential & Open Space – Non-Recreation</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
J13		
	<p>1053-521-01 1053-521-02 1053-591-01 1053-591-02</p> <p>(4 Properties)</p>	
<p>TOP: Mixed Use-NMC West with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>		<p>Mixed Use-NMC-West</p> <p>No Change</p>

EXISTING	PARCELS	PROPOSED
J14		
	<p>1054-051-01 1054-051-02 1054-061-01 1054-061-02 1054-251-01 1054-251-02</p> <p>(6 Properties)</p>	
<p>TOP: Low Medium Density Residential with SoCalf Overlay</p> <p>Zoning: SP(AG)</p>		<p>Low Medium Density Residential</p> <p>No Change</p>

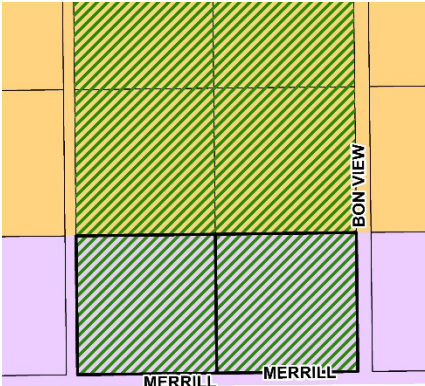
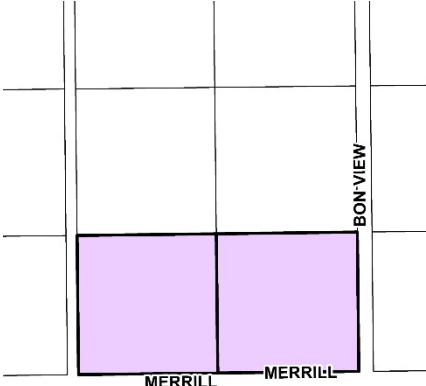
EXISTING	PARCELS	PROPOSED
J15		
	<p>1054-301-01 1054-301-02 (2 Properties)</p>	
<p>TOP: Business Park with SoCalf Overlay Zoning: SP(AG)</p>		<p>Business Park No Change</p>

Exhibit B LU-02 Land Use Designations Table Proposed Changes

LU-02 Land Use Designations Summary Table



Land Use Designations	Residential Density & Non-Residential Intensity	Intention
	<ul style="list-style-type: none"> Subject to Specific Plan or other implementing mechanism 	residents.
Overlays - An overlay is intended to reflect a particular characteristic of an area and is applied "over" an underlying land use designation to provide guidance above and beyond the underlying land use designation.		
Business Park Transitional Areas	Per the underlying designation unless a non-residential use is developed in which case the density and use requirements of the Business Park land use designations shall apply.	This area is within existing and future noise and safety impact zones of LA/Ontario International Airport. This overlay allows residential uses to transition to a Business Park land use if an entire block can be recycled to a Business Park use and the block is contiguous to another non-residential block. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.
Industrial Transitional Areas	Per the underlying designation unless a non-residential use is developed in which case the density and use requirements of the Industrial land use designations shall apply.	This area is within existing and future noise and safety impact zones of LA/Ontario International Airport. This overlay allows residential uses to transition to an industrial land use if an entire block can be recycled to an Industrial use and the block is contiguous to another non-residential block. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.
Commercial Transitional Areas	Per the underlying designation unless a commercial use is developed in which case the density and use requirements of the General Commercial land use designations shall apply.	The City seeks viable commercial sites. This overlay allows residential various uses to transition to a commercial land use if the project abuts an existing/approved commercial use and if the transition does not result in "remnant" parcels of residential other uses. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.
ONT Airport Influence Area	Varies	An area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restriction on those uses. Refer to the Airport Land Use Compatibility Plan for LA/Ontario International Airport Adopted April 2011.
Chino Airport Overlay	Varies	An area within which area plans and specific plans, which are required prior to development in the New Model Colony, will be required to be coordinated with the airport authority for the Chino Airport to determine appropriate land uses, maximum population density, maximum site coverage, height restrictions, and required notification/disclosure areas based upon the noise contours and runway protection, approach, and Part 77 zones of the adopted Chino Airport Master Plan. This overlay is intended as an interim solution and upon adoption of a Chino Airport Land Use Compatibility Plan (ALUCP) that is based on the adopted Airport Master Plan and accepted by Ontario, we will evaluate the continued need for this overlay.
Lake/Amenity	NA	Denotes an area where a lake and/or amenity acceptable to the City are required as the focal point of future development. For buildout purposes, the area of the lake/amenity is not assumed to generate any units.
SoCalf Preserve	Per underlying designation	Denotes areas where SoCalf owns and operates agricultural preserves within the New Model Colony. Development to the underlying designations is desired if the preserves can be relocated
I-10-Grove Interchange Area	Per underlying designation	This area will be impacted by the future I-10-Grove Avenue interchange, which may require future revisions to the Land Use Plan and Zoning Map. It is anticipated that the new interchange will result in new multi-family residential and commercial development opportunities that are created through lot consolidation and City and private reinvestment. These opportunities will result in safer, functional and aesthetically pleasing developments that provide needed housing and viable commercial choices while addressing the changes in property access anticipated with the I-10/Grove Avenue interchange redesign.

Exhibit C LU-03 Future Buildout Table Proposed Changes



LU-03 Future Buildout¹

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Residential						
Rural	483	2.0 du/ac	965	3,858		
Low Density ⁶	7,344	4.0 du/ac (OMC)	30,940	123,669		
	7,294	4.5 du/ac (NMC)	30,739	122,865		
Low-Medium ⁶ Density	910	8.5 du/ac	7,736	30,922		
	966		8,210	32,814		
Medium Density	1,898	18.0 du/ac (OMC)	38,218	133,858		
	1,894	22.0 du/ac (NMC)	38,143	133,572		
High Density	234	35.0 du/ac	8,178	27,373		
Subtotal	10,869		86,038	319,680		
	10,870		86,236	320,482		
Mixed Use						
• Downtown	112	• 60% of the area at 35 du/ac • 40% of the area at 0.80 FAR for office and retail	2,352	4,704	1,561,330	2,793
• East Holt Boulevard	57	• 25% of the area at 30 du/ac • 50% of the area at 1.0 FAR office • 25% of area at 0.80 FAR retail	428	856	1,740,483	3,913
• Meredith	93	• 23% of the area at 37.4 du/ac • 72% at 0.35 FAR for office and retail uses • 5% at 0.75 FAR for Lodging	800	1,600	1,172,788	1,462
• Transit Center	76	• 10% of the area at 60 du/ac • 90% of the area at 1.0 FAR office and retail	457	913	2,983,424	5,337
• Inland Empire Corridor	37	• 50% of the area at 20 du/ac • 30% of area at 0.50 FAR office • 20% of area at 0.35 FAR retail	368	736	352,662	768
• Guasti	77	• 20% of the area at 30 du/ac • 30% of area at 1.0 FAR retail • 50% of area at .70 FAR office	500	1,001	2,192,636	4,103
• Ontario Center	345	• 30% of area at 40 du/ac • 50% of area at 1.0 FAR office • 20% of area at 0.5 FAR retail	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	• 5% of area at 40 du/ac • 20% of area at 0.75 FAR office • 75% of area at 0.5 FAR retail	479	958	5,477,126	7,285
• NMC West/South	315	• 30% of area at 35 du/ac • 70% of area at 0.7 FAR office and retail	3,311	6,621	6,729,889	17,188
• NMC East	264	• 30% of area at 25 du/ac • 30% of area at 0.35 FAR for office • 40% of area at 0.3 FAR for retail uses	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	• 50% of the area at 30 du/ac • 50% of area at 0.8 FAR retail	156	312	181,210	419
• SR-60/ Hamner Tuscana Village	41	• 18% of the area at 25 du/ac • 57% of the area at 0.25 FAR retail • 25% of the area at 1.5 FAR office	185	369	924,234	2,098
Subtotal	1,667		15,116	30,232	34,914,612	72,368



LU-03 Future Buildout¹ (Cont.)

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Retail/Service						
Neighborhood ⁶	245	0.30 FAR			3,206,495	7,759
Commercial	280				3,658,256	8,852
General Commercial	615	0.30 FAR			8,035,644	7,465
Office/Commercial	601				7,850,209	7,293
Hospitality	526	0.75 FAR			17,181,480	38,102
	512				16,728,347	37,097
Subtotal	1,533	1.00 FAR			6,312,715	7,237
	1,538				34,762,209	60,587
					34,549,527	60,479
Employment						
Business Park	1,568	0.40 FAR			27,317,347	47,928
	1,550				27,000,753	47,372
Industrial	6,240	0.55 FAR			149,502,472	131,356
	6,253				149,799,312	131,617
Subtotal	7,808				176,819,819	179,284
	7,802				176,800,065	178,989
Other						
Open Space-Non-Recreation	1,230	Not applicable				
Open Space-Parkland ⁶	950	Not applicable				
Open Space-Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,875	Not applicable				
Subtotal	9,907					
Total	31,784		101,155	349,912	246,496,640	312,239
			101,352	350,715	246,264,204	311,836

Notes

- Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
- Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
- Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
- Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
- To view the factors used to generate the number of employees by land use category, access the Methodology report.
- Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

Exhibit D

ER5. Biological, Mineral & Agricultural Resources Proposed Changes

ER5. BIOLOGICAL, MINERAL & AGRICULTURAL RESOURCES

Developed as the “Model Irrigation Colony,” Ontario has a rich agricultural heritage. The northern portion of the City was farmed with grapes, citrus, olives and other fruit tree crops. The southern portion of the City, the New Model Colony (NMC), has been used predominantly for dairy farms for over half a century. Other types of agricultural uses include cultivated crops, fallow fields, and plant nurseries. Until the mid-1990s, the NMC was part of the San Bernardino County Dairy Preserve. Some of the City’s dairy preserve properties are still under Williamson Act contracts. The City of Ontario adopted a right to farm ordinance which recognizes the right of agricultural operations to continue. However, increased environmental regulations are causing existing dairies to relocate out of the region, resulting in a continued decline in the long term viability of agricultural operations in the NMC.

~~The County of San Bernardino owns and manages approximately 200 acres of land within the NMC, which was previously operated by Southern California Agricultural Land Foundation (SoCALF). The majority of the 200 acres is prime agricultural land as identified by the Department of Conservation. The use of 1988 Park Bond Act funds for the acquisition and maintenance of these properties insures that the property will be used for agricultural and/or open space.~~

Rare and/or endangered species that have the potential to occur in Ontario include Delhi Sands Flower Loving Fly and San Bernardino Kangaroo Rat. Habitat for these species is of poor quality and/or is limited to isolated pockets. As the City further develops, there may be opportunities to integrate suitable habitat for sensitive species into new developments and/or participate in regional efforts in conservation of high quality habitat, thereby expanding and creating new habitat corridors.

There are currently no permitted mining operations in the City. According to the Department of Conservation, significant mineral resources within Ontario are limited to construction aggregate. These areas have been developed with urban uses and are not suitable for mineral resource extraction.



PLANNING COMMISSION STAFF REPORT

January 24, 2016

SUBJECT: A City initiated request to change the zoning designations (**File No. PZC16-004**) on various properties generally located east of Euclid Avenue between State and Philadelphia Streets and near Fourth Street and Grove Avenue in order to make the zoning consistent with The Ontario Plan (TOP) land use designations of the properties. APNs: Various as shown in Exhibit A of the attached resolution. (**Related File PGPA16-006**) **City Council action is required.**

PROPERTY OWNER: Various

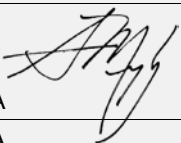
RECOMMENDED ACTION: That the Planning Commission recommend City Council approval of **File No. PZC16-004**, pursuant to the facts and reasons contained in the staff report and attached resolution.

PROJECT ANALYSIS:

[1] Background - In January 2010, The Ontario Plan (TOP) was adopted which contains the Policy Plan (General Plan) that sets forth the land use pattern for the City to achieve its Vision. After the adoption of TOP, staff embarked on a two pronged effort to update the Development Code and ensure that the zoning and TOP land use designations are consistent for all properties in the City. Staff worked to establish zones that effectively implement the intent of TOP. The Development Code update was adopted and went into effect January 1, 2016. This application is part of the on-going TOP-Zoning Consistency effort.

[2] Community Open Houses - Community Open Houses were held on November 29, and November 30, 2016 for this zone change (**File No. PZC16-004**) and the associated General Plan Amendment (**File No. PGPA16-006**). Subject property owners and property owners within 300 feet were notified of the meetings and about 70 people attended. The majority of the people in attendance were seeking information about the proposed zone changes and did not voice any opposition to the project. Thirty-nine people provided written comments. Thirteen of these responses did not support the proposed changes.

[3] Proposed Changes – The proposed zone changes are generally located east of Euclid Avenue between State and Philadelphia Streets and near Fourth Street and Grove Avenue. The proposed zone changes include 639 properties located within 8 different map areas (see **Figure 1: Vicinity Map** below).

Case Planner:	Clarice Burden	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	NA	NA	NA
Submittal Date:	NA	ZA	NA	NA	NA
Hearing Deadline:	NA	PC	1/24/17		Recommend
		CC			Final

In order to align zoning with TOP land use designations, the updated Development Code created and/or refined specific zones. The table below outlines the zoning consistent with TOP land use designations being addressed in this proposed zone change.

TOP Land Use Designation	Zoning Consistent with TOP
Rural Residential	AR-2, Residential-Agricultural RE-2, Rural Estate
Low Density Residential	RE-4, Residential Estate LDR-5, Low Density Residential CS, Corner Store *
Low-Medium Density Residential	MDR-11, Low-Medium Density Residential CS, Corner Store *
Medium Density Residential	MDR-18, Medium Density Residential MDR-25, Medium-High Density Residential CS, Corner Store *
High Density Residential	HDR-45, High Density Residential CS, Corner Store *
Neighborhood Commercial	CS, Corner Store CN, Neighborhood Commercial
General Commercial	CC Community Commercial
Hospitality	CCS, Convention Center Support Commercial
Office-Commercial	OL, Low Intensity Office OH, High Intensity Office
Airport	ONT, Ontario International Airport
Industrial	IL, Light Industrial IG, General Industrial IH, Heavy Industrial Zoning District
Public Facility	CIV, Civic
Open Space-Non Recreation	UC, Utilities Corridor OS-C, Open Space-Cemetery
Rail	RC, Rail Corridor
Mixed Use	MU-1, Downtown Mixed-Use MU-2, East Holt Mixed-Use MU-11, Euclid/Francis Mixed-Use

* CS, Corner Store zone may be used to implement residential zones if the location would serve the adjacent residential neighborhood without negatively impacting it.

The following pages include maps showing the proposed changes.

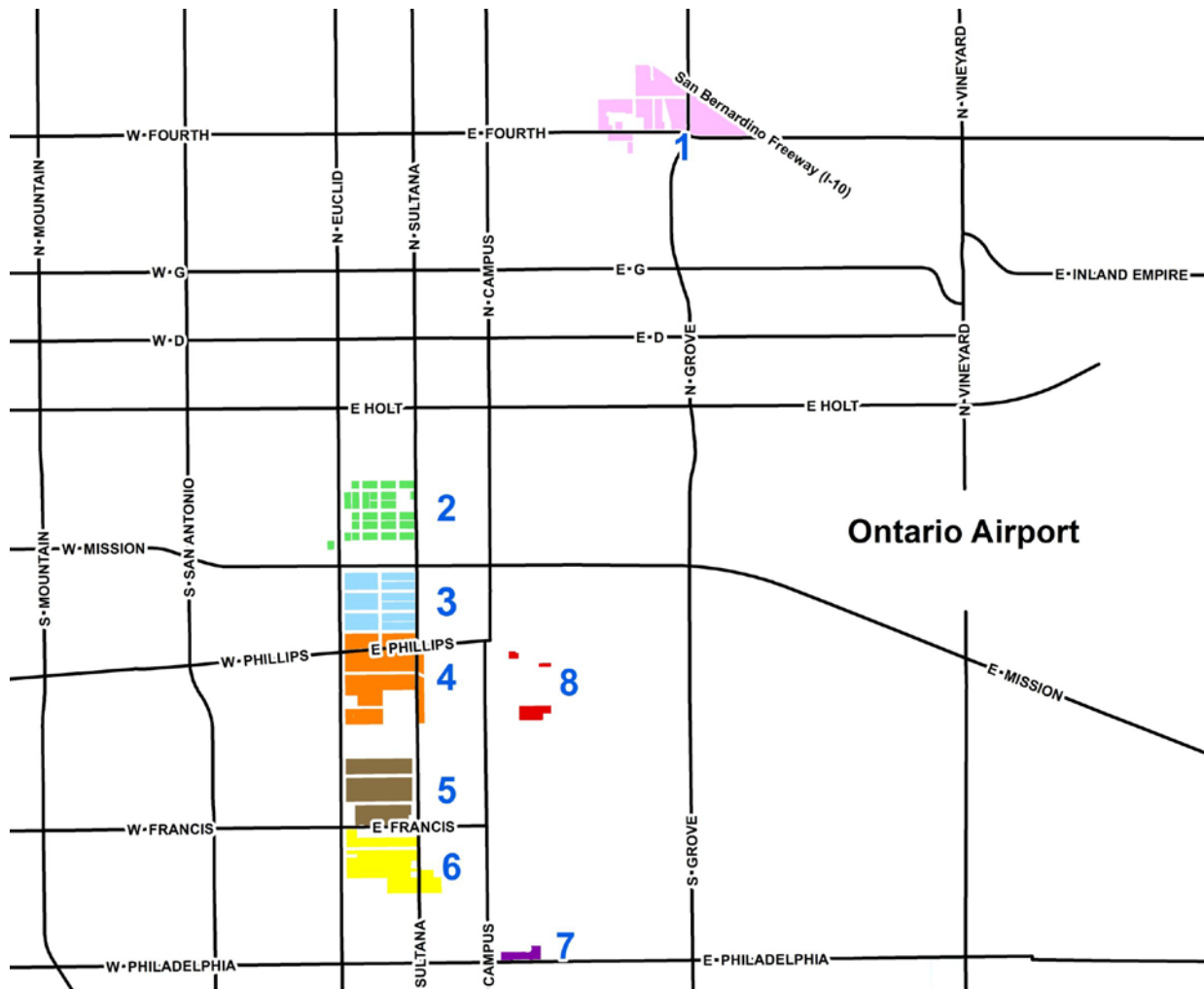


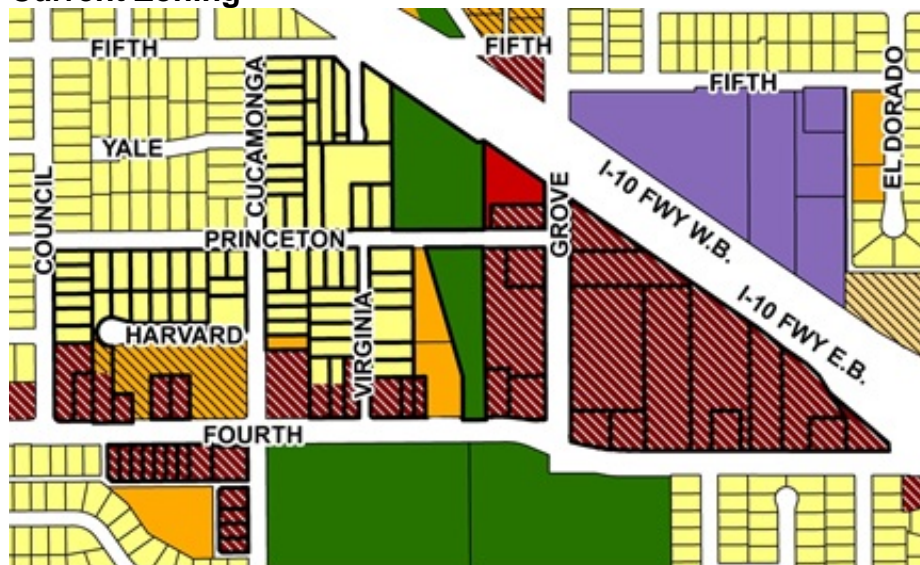
Figure 1: Vicinity Map

1. Area Between Fifth and South of Fourth Streets from Council to El Dorado Avenues

Purpose:

- To encourage the transition of marginal mid-block commercial uses along the north side of Fourth Street, west of the flood control channel, to transition to medium density residential uses and to concentrate commercial uses on more viable sites
- To help to stabilize the single family residential neighborhood north of Fourth Street as single family residential since redevelopment is no longer available as a tool to help the area transition to medium density as originally envisioned
- To eliminate the strip commercial uses along the north side of Fourth Street, west of the flood control channel
- To place flood control channel in the UC, Utilities Corridor zone
- To provide consistency with TOP land use designations of properties

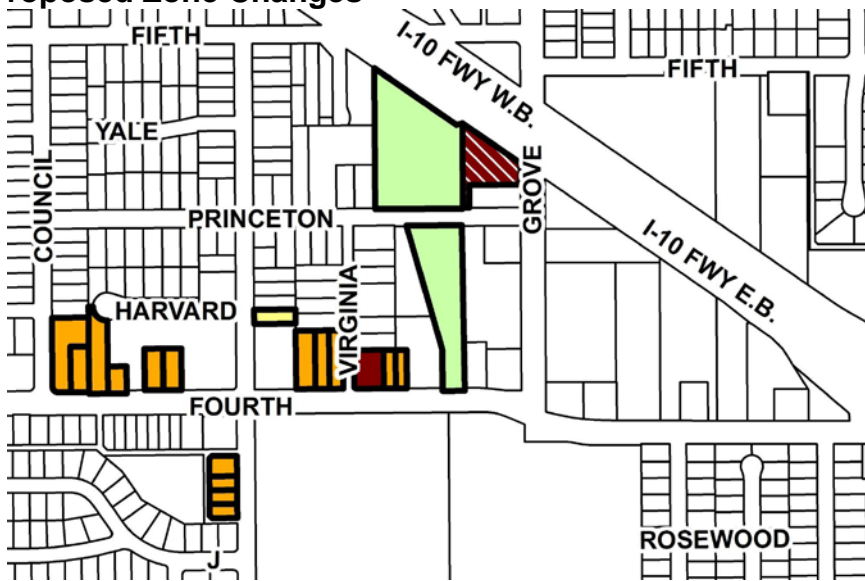
Current Zoning



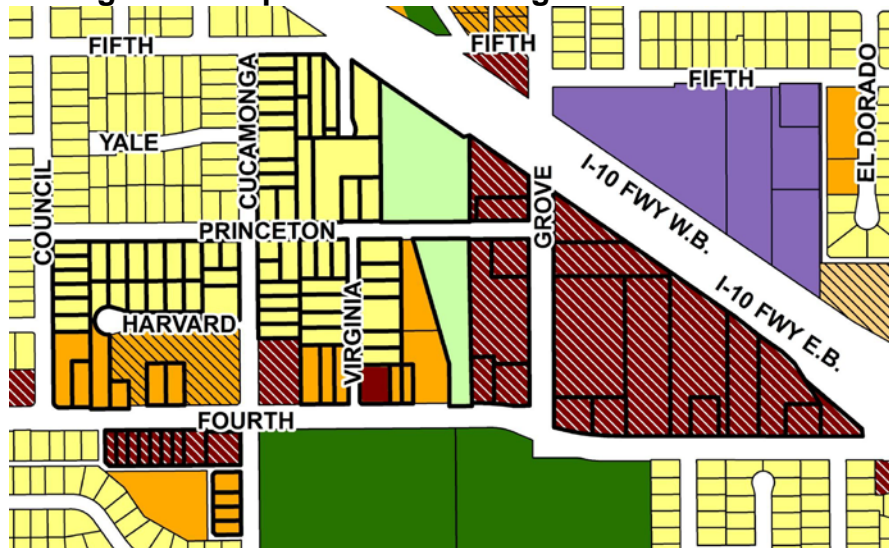
Zones

	AR-2, Residential-Agriculture
	RR-2, Rural Estate
	RR-4, Residential Estate
	LDR-5, Low Density Residential
	MDR-11, Low/Medium Density Reside
	MDR-15, Medium Density Residential
	MDR-25, Medium-High Residential
	MDR-45, High Density Residential
	PUD, Planned Unit Residential
	MHP, Mobile Home Park
	MU, Downtown Mixed Use Hotels Retail & Parks
	CS, Corner Store
	CN, Neighborhood Commercial
	CC, Community Commercial
	CCS, Convention Center Support
	OL, Low Intensity Office
	OH, High Intensity Office
	BP, Business Park
	IR, Industrial Park
	IL, Light Industrial
	IG, General Industrial
	IH, Heavy Industrial
	OIA, Ontario Intl Airport (Former IAG)
	CIV, Civic
	OS-R, Open Space-Recreation
	OS-C, Open Space-Cemetery
	UC, Utilities Corridor
	SR, Specific Plan
	SP(AG), Specific Plan (Agriculture Div)
	RC, Rail Corridor

Proposed Zone Changes



Zoning After Proposed Zone Changes



Detailed Maps can be found in PC Resolution Exhibit A Groups E18, E19, E20, E23, E30 & E32.

Area 1 (20 zone change properties) Public Responses Received:

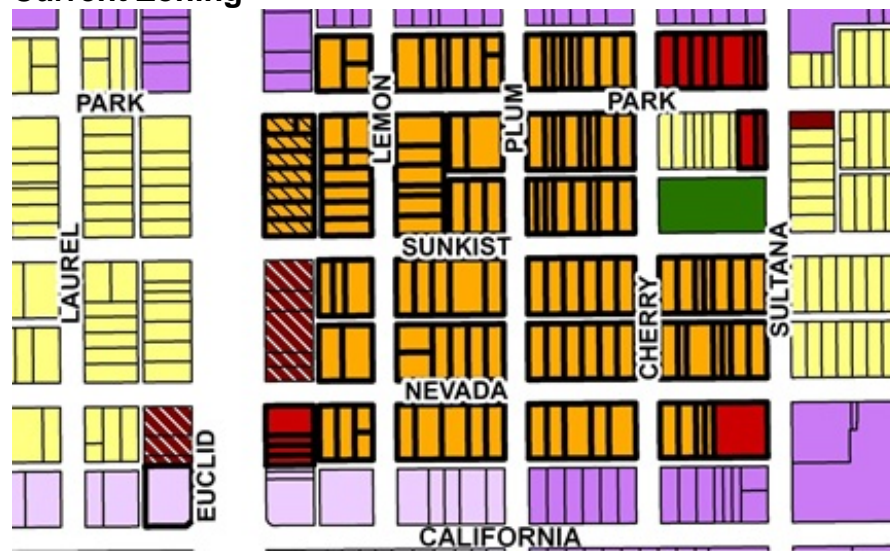
- Four response cards have been received for this area,
 - 2 were in support
 - 1 was not in support
 - 1 had no comments
- Written responses included:
 - I am not in favor of the zone change due to the size of my lot which is also on a corner. I would also like to keep commercial zoning.

2. Area Between State and California Streets from Euclid to Sultana Avenues

Purpose:

- To limit additional density in the area per the requirements of the Airport Land Use Compatibility Plan
- To change the zoning of commercial properties from CC, Community Commercial to CN, Neighborhood Commercial or CS, Corner Store, which is more in keeping with the location, size, and uses of these sites
- To provide consistency with TOP land use designations of properties

Current Zoning



Zones

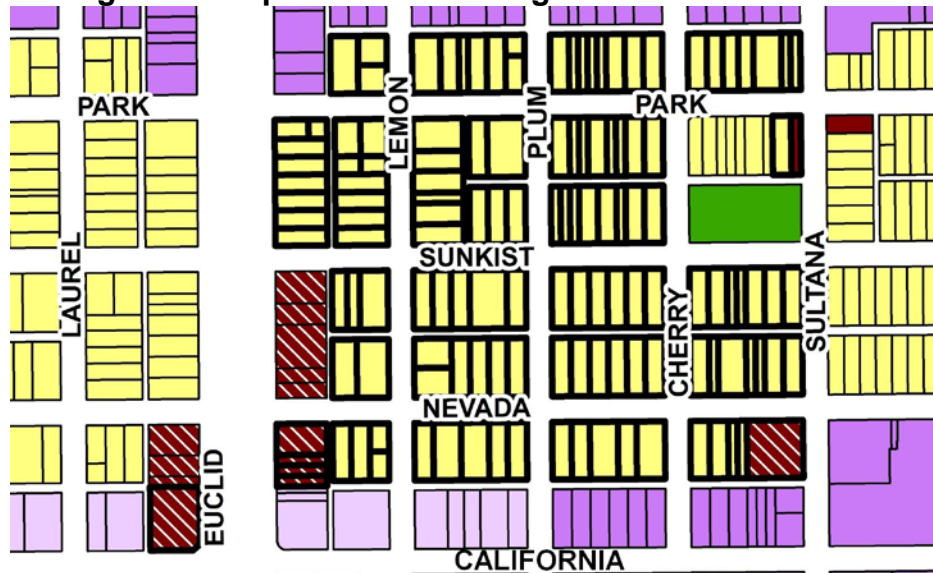
	AR-2, Residential-Agriculture
	RS-2, Rural Estate
	RS-4, Residential Estate
	LDR-5, Low Density Residential
	MOR-11, Low/Medium Density Residential
	MOR-15, Medium Density Residential
	MOR-25, Medium-High Residential
	HDR-45, High Density Residential
	PUD, Planned Unit Residential
	MHP, Mobile Home Park
	WU, Unconform Use Spots & Fringe
	CS, Corner Store
	CN, Neighborhood Commercial
	CC, Community Commercial
	CCS, Convention Center Support
	OL, Low Intensity Office
	OH, High Intensity Office
	BP, Business Park
	IR, Industrial Park
	IL, Light Industrial
	IG, General Industrial
	IH, Heavy Industrial
	ONT, Ontario Intl Airport (Former M2)
	CIV, Civic
	OS-R, Open Space-Recreation
	OS-C, Open Space-Cemetery
	UC, Utilities Corridor
	SP, Specific Plan
	SP(AG), Specific Plan (Agriculture Overlay)
	RC, Rail Corridor

Detailed Maps can be found in PC Resolution Exhibit A Groups B24, D16, D17, D18, D24, D25, D26, D27 & D37

Proposed Zone Change



Zoning After Proposed Zone Changes



Area 2 (136 zone change properties) Public Responses Received:

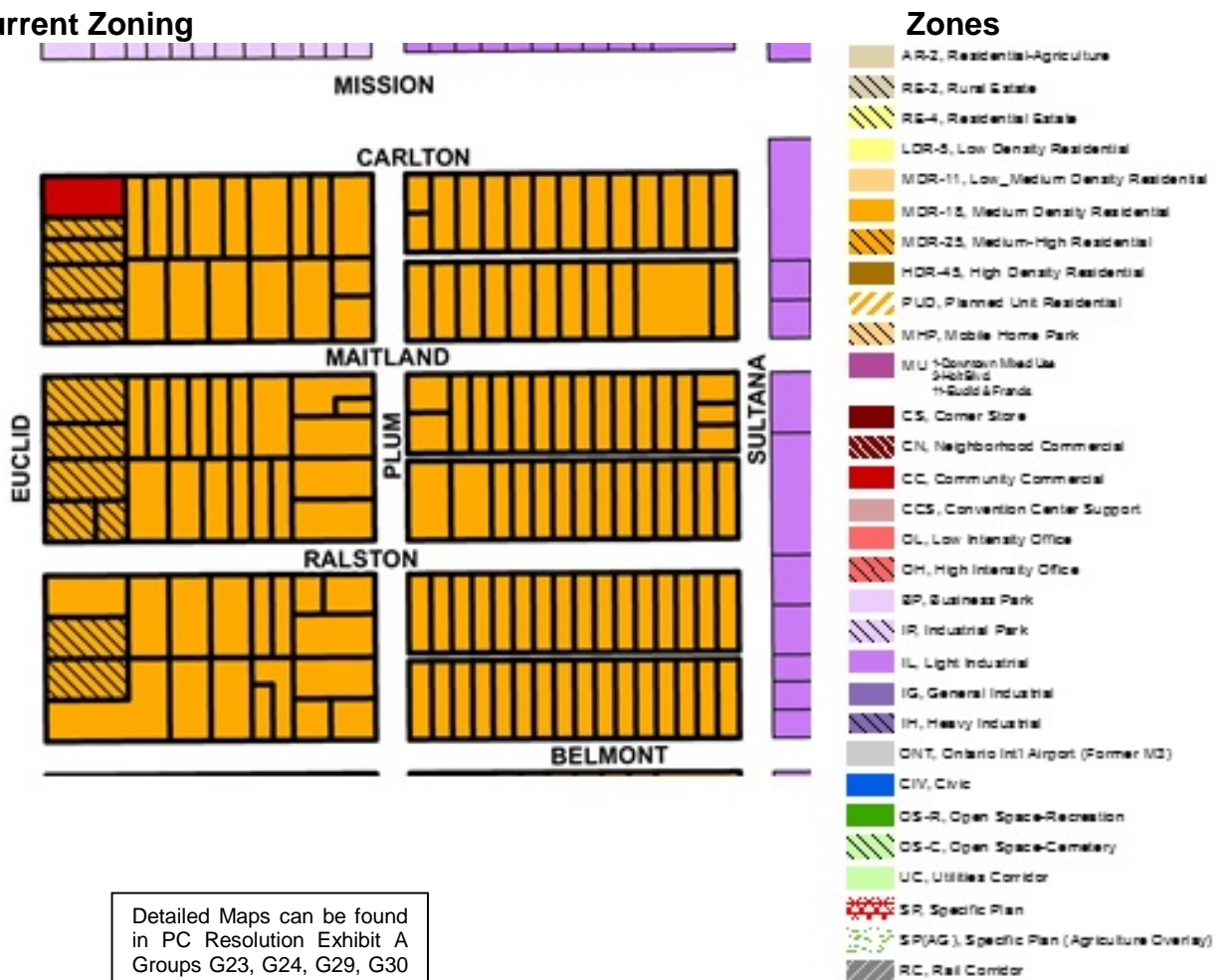
- Three response cards have been received for this area but no specific comments were submitted.

3. Area Between Mission Boulevard and Belmont Streets from Euclid to Sultana Avenues

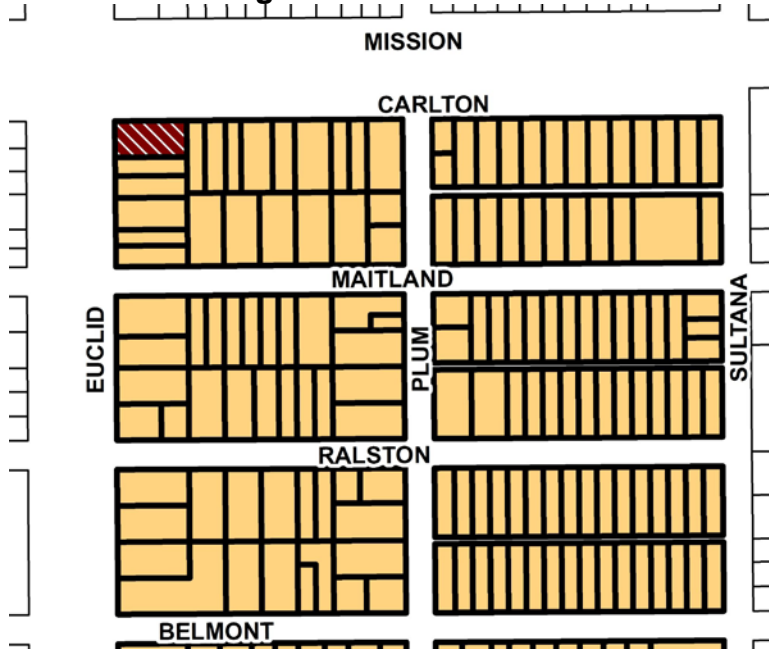
Purpose:

- To reflect the existing residential density of the majority of the properties in the area
- To eliminate the potential impacts on water and sewer infrastructure that could occur if additional density were allowed within the area
- To provide consistency with TOP land use designations of properties

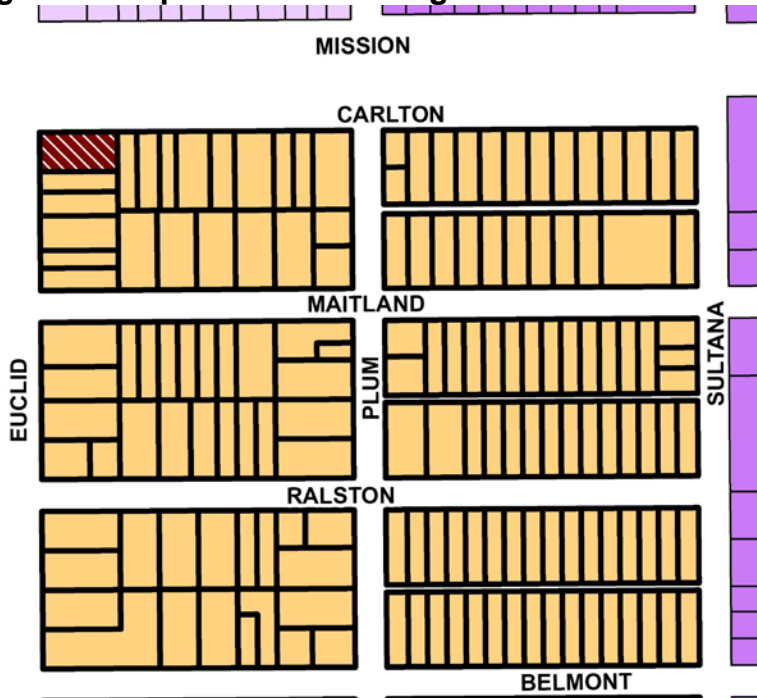
Current Zoning



Proposed Zone Changes



Zoning After Proposed Zone Changes



Area 3 (152 zone change properties) Public Responses Received:

- Three response cards were received for this area.
 - 1 was in support
 - 1 had no comment
 - 1 indicated the following: I own 903 S. Euclid and 911 S. Euclid. Please consider changing both to NC to put an AM/PM gas station with convenience store. Staff response: If a gas station/minimart were proposed for these two properties, a general plan amendment and zone change would be considered at that time.

4. Area Between Belmont and South of Budd Streets from Euclid to Sultana Avenues

Purpose:

- To reflect the existing residential density of the majority of the properties in the area
- To eliminate the potential impacts on water and sewer infrastructure that could occur if additional density were allowed within the area
- To eliminate split zoning of properties
- To provide consistency with TOP land use designations of properties
- To allow residential zoning on parcels that is suitable to the parcel size

Current Zoning



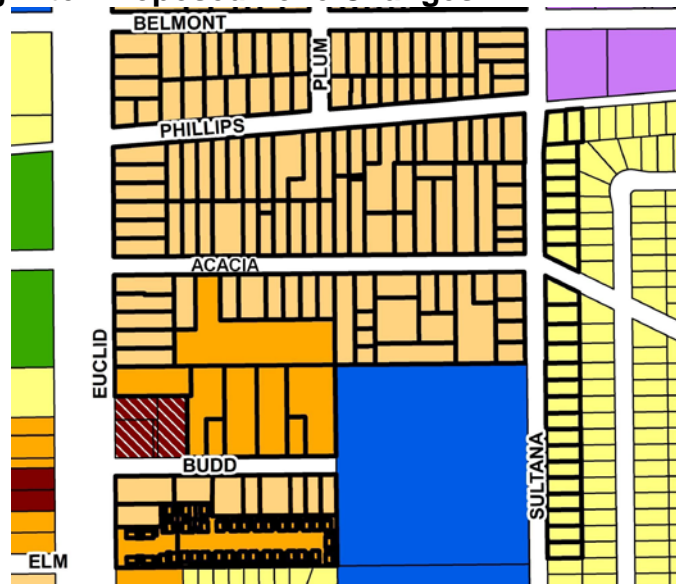
Detailed Maps can be found in PC Resolution Exhibit A Groups G14, G20, G22, G23, G25, G27, G29 & G31

Proposed Zone Changes

Zones



Zoning After Proposed Zone Changes



Area 4 (178 zone change properties) Public Responses Received:

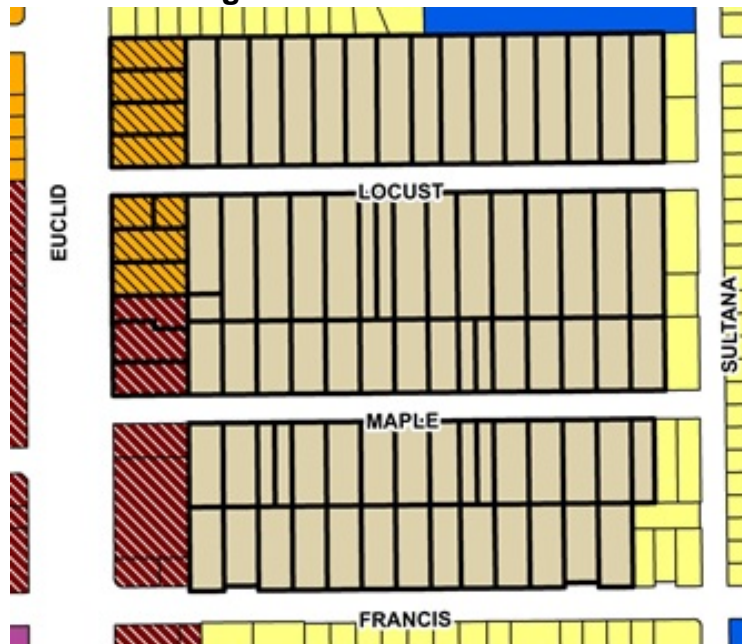
- Five response cards have been received for this area.
 - 1 was in support
 - 2 had no comment
 - 2 did not indicate if they support the changes or not
- Written responses included:
 - Change TOP & zoning to LMDR (Low Medium Density Residential) for Group G27 & property on south side of Budd.
 - Liquor store corner of Euclid & Budd has apartments to the north and east which are shown as CN and are not proposed to be changed. Staff response: Apartments are part of Groups G16 and G20 with existing or proposed MDR-18 zoning.
- Although not directly related to the proposed zone changes the following comment was received about the area:
 - The recycling operation behind liquor store appears to be crushing glass, making a lot of noise. Staff referred the commenter to Code Enforcement.

5. Area Between North side of Locust and Francis Streets from Euclid to Sultana Avenues

Purpose:

- To convert an enclave of rural properties, which have no rural support facilities in the area (such as horse trails or Homer Briggs Park), to single family residential zoning consistent with the surrounding area
- To more accurately reflect the residential densities of properties along Euclid Avenue
- To provide consistency with TOP land use designations of properties

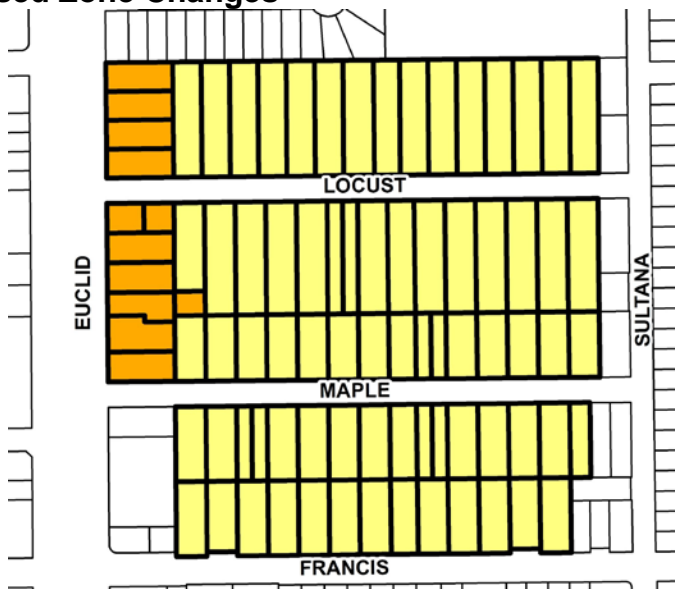
Current Zoning



Zones

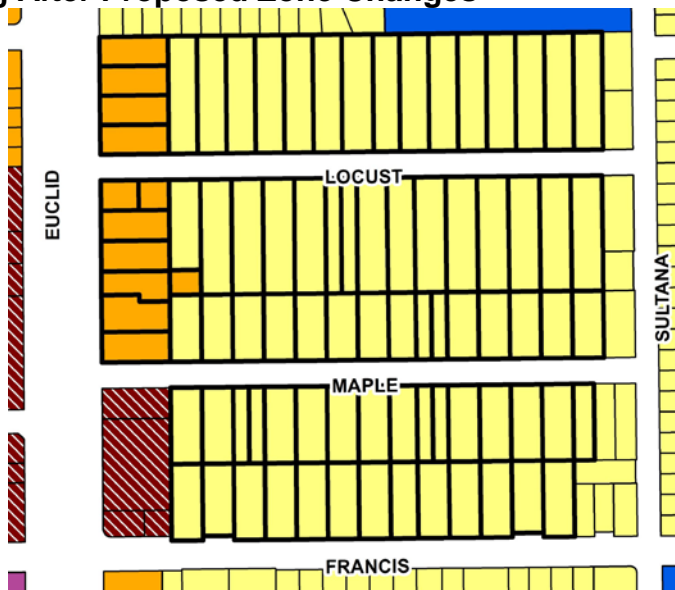
- AR-2, Residential-Agriculture
- RE-2, Rural Estate
- RE-4, Residential Estate
- LDR-5, Low Density Residential
- MDR-11, Low_Medium Density Residential
- MDR-18, Medium Density Residential
- MDR-25, Medium-High Residential
- HDR-45, High Density Residential
- PUD, Planned Unit Residential
- MHR, Mobile Home Park
- MU-1-Downtown Mixed Use
2-High Blvd.
11-Euclid & Francis
- CS, Corner Store
- CN, Neighborhood Commercial
- CC, Community Commercial
- CCO, Corner Store District Support
- OL, Low Intensity Office
- OH, High Intensity Office
- BP, Business Park
- IP, Industrial Park
- IL, Light Industrial
- IG, General Industrial
- IH, Heavy Industrial
- ONT, Ontario Intl Airport (Former M3)
- CIV, Civic
- OS-R, Open Space-Recreation
- OS-C, Open Space-Cemetery
- UC, Utilities Corridor
- SP, Specific Plan
- SP(AG), Specific Plan (Agriculture Overlay)
- RC, Rail Corridor

Proposed Zone Changes



Detailed Maps can be found in PC Resolution Exhibit A Groups G12, G17, G32, G35 & G36

Zoning After Proposed Zone Changes



Area 5 (86 zone change properties) Public Responses Received:

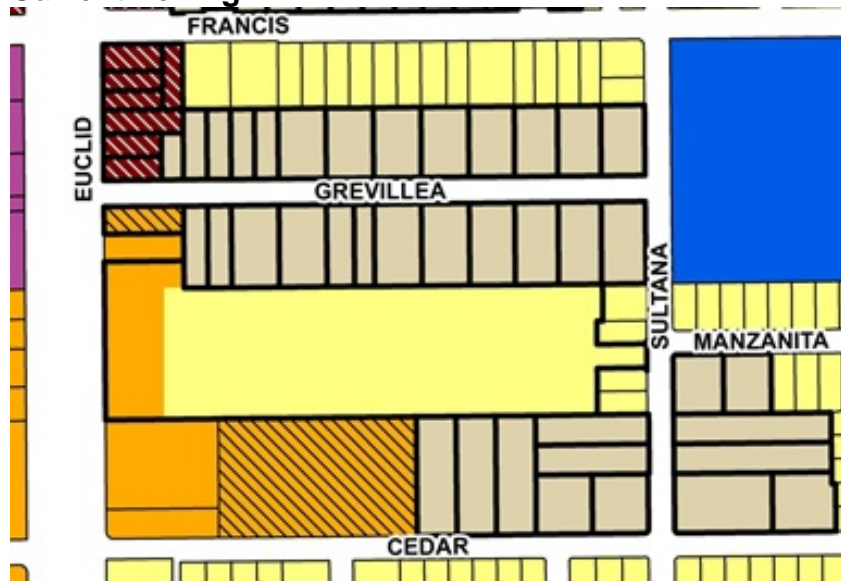
- Nine response cards were received for this area,
 - 3 were in support
 - 4 were not in support
 - 1 had no comment
 - 1 did not indicate if they supported the change or not
- Written responses included:
 - We need the change
 - It is ok as long as nothing changes for my property horse keeping (horse property).
 - Would like to keep agricultural/residential zoning and do not support CN change to MDR-18
 - Keep the zone the same. Property was bought as horse property. Resale price will be lower. There will be no benefit for the extra land already in my property. I pay my taxes and no change should be done to my area because it will lower the desirability of the property
 - Do not want MDR. Property was first purchased for that reason (agriculture). Prefer this

6. Area Between Francis and Cedar Streets from Euclid to East of Sultana Avenues

Purpose:

- To convert an enclave of rural properties, which have no rural support facilities in the area (such as horse trails or Homer Briggs Park), to single family residential zoning consistent with the surrounding area
- To more accurately reflect the residential densities of properties along Euclid Avenue
- To eliminate split zoning of properties
- To provide consistency with TOP land use designations of properties

Current Zoning

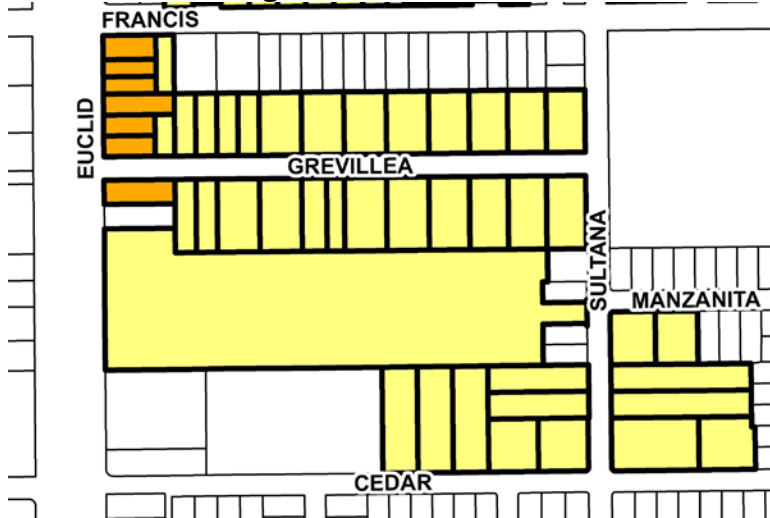


Zones

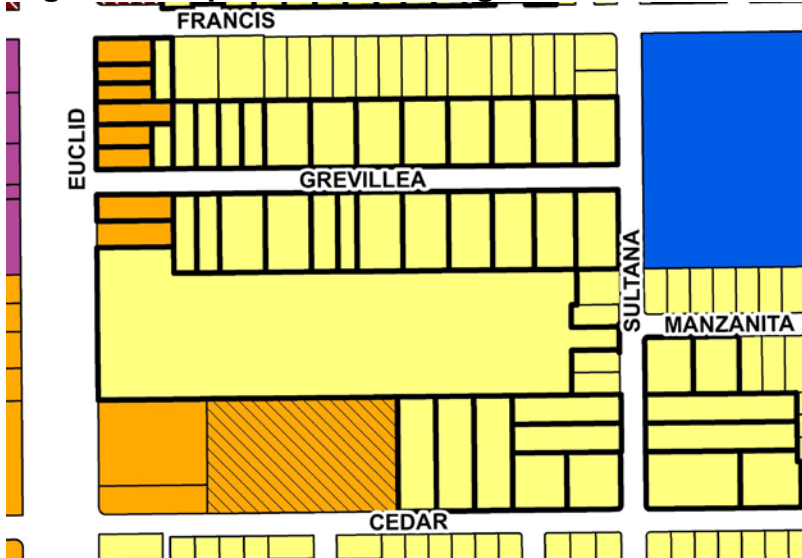
	AR-2, Residential-Agriculture
	RE-2, Rural Estate
	RE-4, Residential Estate
	LDR-5, Low Density Residential
	MOR-11, Low_Medium Density Residential
	MOR-15, Medium Density Residential
	MOR-25, Medium-High Residential
	HOR-45, High Density Residential
	PUD, Planned Unit Residential
	MHP, Mobile Home Park
	MU - Medium Medium Use - Build & Prnd
	CS, Corner Store
	CN, Neighborhood Commercial
	CC, Community Commercial
	CCS, Convention Center Support
	OL, Low Intensity Office
	OH, High Intensity Office
	BP, Business Park
	IR, Industrial Park
	IL, Light Industrial
	IG, General Industrial
	IH, Heavy Industrial
	ONT, Ontario Intl Airport (Former MQ)
	CIV, Civic
	OS-R, Open Space-Recreation
	OS-C, Open Space-Cemetery
	UC, Utilities Corridor
	SR, Specific Plan
	SP(AG), Specific Plan (Agriculture Overlay)
	RC, Rail Corridor

Detailed Maps can be found in PC Resolution Exhibit A Groups G12, G13, G15, G26 & G33

Proposed Zone Changes



Zoning After Proposed Zone Changes



Area 6 (47 zone change properties) Public Responses Received:

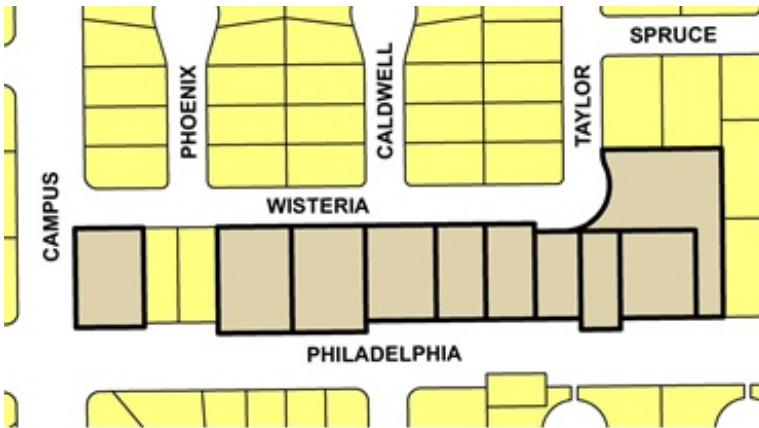
- Eleven response cards were received for this area
 - 2 were in support
 - 8 were not in support
 - 1 had no comment
- Written responses included:
 - I have no problem with G12 keeping their animals
 - No problem with them having animals
 - Want to be able to have animals in the future. Bought this property for this purpose. There are fewer & fewer lots available for agriculture and I hate to see ½ acre small farms disappear from the city
 - No to proposed zoning
 - Don't want change
 - Want to protect my animal rights

7. Area Between Wisteria and Philadelphia Streets from Campus to Taylor Avenues

Purpose:

- To convert an enclave of rural properties, which have no rural support facilities in the area (such as horse trails or Homer Briggs Park), to single family residential zoning consistent with the surrounding area
- To provide consistency with TOP land use designations of properties

Current Zoning

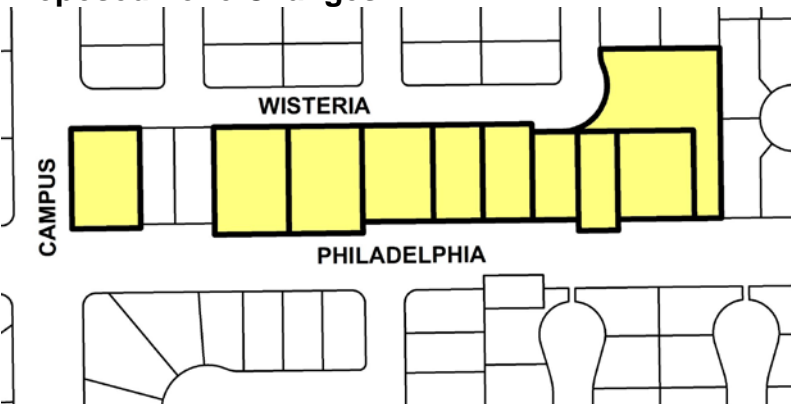


Zones

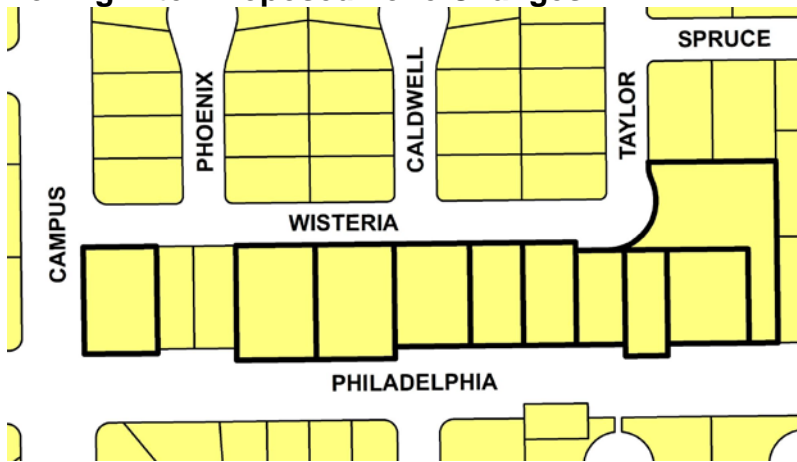
- AR-2, Residential-Agriculture
- RS-2, Rural Estate
- RS-4, Residential Estate
- LDR-5, Low Density Residential
- MDR-11, Low_Medium Density Residential
- MDR-15, Medium Density Residential
- MDR-25, Medium-High Residential
- HDR-45, High Density Residential
- PUD, Planned Unit Residential
- MHR, Mobile Home Park
- MU, Medium Density Use (Housing & Parks)
- CS, Corner Store
- CN, Neighborhood Commercial
- CC, Community Commercial
- CCS, Convention Center Support
- OL, Low Intensity Office
- OH, High Intensity Office
- BP, Business Park
- IR, Industrial Park
- IL, Light Industrial
- IG, General Industrial
- IH, Heavy Industrial
- OAT, Ontario Int'l Airport (Former M2)
- CIV, Civic
- OS-R, Open Space-Recreation
- OS-C, Open Space-Cemetery
- UC, Utilities Corridor
- SR, Specific Plan
- SP(AG), Specific Plan (Agriculture Overlay)
- RC, Rail Corridor

Detailed Maps can be found in PC Resolution Exhibit A Groups G12

Proposed Zone Changes



Zoning After Proposed Zone Changes



Area 7 (10 zone change properties) Public Responses Received:

- One response card was received for this area stating:
 - I would like to keep it AR

8. Area South of Woodlawn Street from Campus to Bon View Avenues

Purpose:

- To provide residential zoning for properties that contain single family residential homes
- To more accurately reflect the industrial uses of a property with conflicting zoning
- To provide consistency with TOP land use designations of properties

Current Zoning



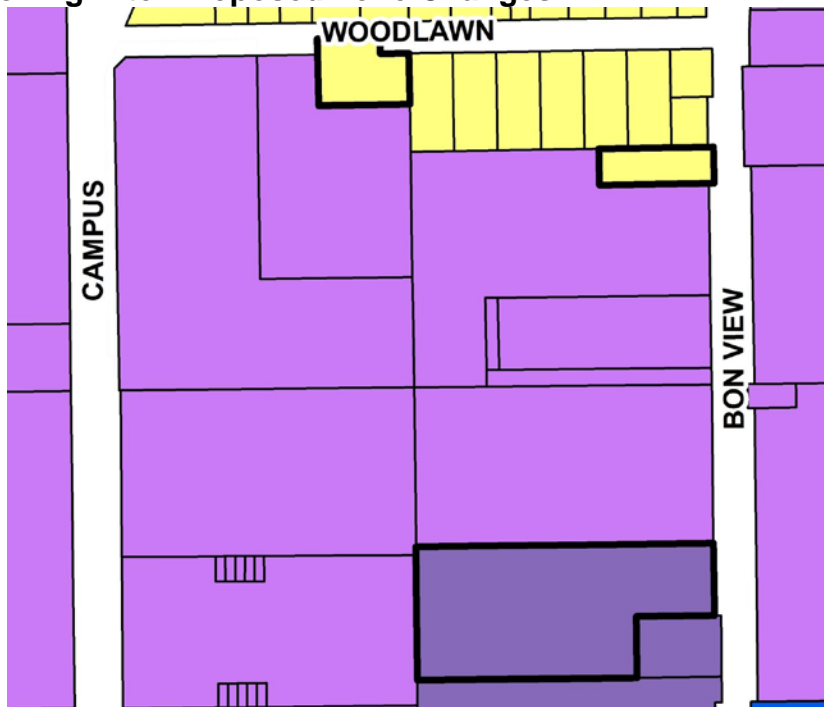
Zones

AR-2, Residential-Agriculture
RS-2, Rural Estate
RS-4, Residential Estate
LDR-5, Low Density Residential
MOR-11, Low_Medium Density Residential
MOR-15, Medium Density Residential
MOR-25, Medium-High Residential
HDR-45, High Density Residential
PUD, Planned Unit Residential
MHP, Mobile Home Park
MU 1-Dowtown Mixed Use 2-Subd 3-Franch
CS, Corner Store
CN, Neighborhood Commercial
CC, Community Commercial
CCS, Convention Center Support
OL, Low Intensity Office
OH, High Intensity Office
BP, Business Park
IR, Industrial Park
IL, Light Industrial
IG, General Industrial
IH, Heavy Industrial
OAT, Ontario Intl Airport (Former MO)
CIV, Civic
OS-R, Open Space-Recreation
OS-C, Open Space-Cemetery
UC, Utilities Corridor
SR, Specific Plan
SP(AG), Specific Plan (Agriculture Overlay)
RC, Rail Corridor



Detailed Maps can be found in PC Resolution Exhibit A Groups G5 & G6

Zoning After Proposed Zone Changes



Area 8 (3 zone change properties) Public Responses Received:

- Two responses, in the form of letters, were received for this area:
 - A property owner submitted a letter requesting that their property zoning remain industrial. Staff response: The property in question contains a single family residence and the proposed zone of LDR-5, Low Density Residential would be consistent with the use of the property and the General Plan designation of Low Density Residential with an Industrial Transitional Overlay, which could allow the property to transition to industrial use in the future without having to do a General Plan Amendment
 - The Ontario Montclair School District submitted a letter requesting that the property zoning remain Civic. Staff response: The proposed zoning of IG, General Industrial is consistent with the use of the property (Student Transportation Services and District Warehousing) and the General Plan designation of Industrial.

Staff is recommending approval of this group of zone changes affecting 632 properties in an on-going effort to achieve consistency between TOP land use designations and zoning for all properties in the City.

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

[2] Policy Plan (General Plan)

Land Use Element – Balance & Phased Growth

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
 - LU1-6: Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors

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

Compliance: Undertaking the zone changes to provide consistency between the zoning and TOP land use designations will further the City's intent of becoming a complete community which will result in a land use pattern that provides residents, employers, workers and visitors a wide spectrum of choices to live, work, shop and recreate within Ontario.

Housing – Neighborhoods & Housing

- Goal H1: Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity

- H1-2: Neighborhood Conditions. We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provisions of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

Compliance: Changing the zoning of certain existing residential properties, to comply with our Vision, will provide for long term stability of the neighborhoods. Eliminating rural residential uses (including large animal keeping) east of Euclid Avenue eliminates the conflict between the animal keeping activities and nearby suburban residential uses and allows for the concentration of animal keeping uses west of Euclid Avenue where support service (such as horse trails) exist.

Safety – Noise Hazards

- Goal S4: An environment where noise does not adversely affect the public's health, safety, and welfare.

- S4-6: Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The proposed zone changes are consistent with the adopted Airport Land Use Compatibility Plan for both Ontario Airport and Chino Airport and limit new units in noise sensitive locations near the airports.

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

ENVIRONMENTAL REVIEW: The application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The environmental impacts of this project were previously reviewed in conjunction The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts not previously analyzed in the Environmental Impact Report. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference. The environmental documentation for this project is available for review at the Planning Department public counter.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PZC16-004, A CITY INITIATED REQUEST TO CHANGE THE ZONING DESIGNATIONS ON VARIOUS PROPERTIES CONCENTRATED IN THE MOSTLY RESIDENTIAL AREA TO THE EAST OF EUCLID AVENUE BETWEEN STATE AND PHILADELPHIA STREETS, WITH ADDITIONAL AREAS INCLUDING THE COMMERCIAL AND RESIDENTIAL AREA AROUND FOURTH STREET AND GROVE AVENUE IN ORDER TO MAKE THE ZONING CONSISTENT WITH THE ONTARIO PLAN LAND USE DESIGNATIONS OF THE PROPERTIES, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: AS SHOWN IN EXHIBIT A (ATTACHED).

WHEREAS, City of Ontario ("Applicant") has initiated an Application for the approval of a Zone Change, File No. PZC16-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 632 properties totaling about 161 acres concentrated in the mostly residential area to the east of Euclid Avenue between State and Philadelphia Streets with additional areas including the commercial and residential area around Fourth Street and Grove Avenue; and

WHEREAS, the zoning of the properties is inconsistent with The Ontario Plan ("TOP") land use designations and the proposed zone changes will make the zoning consistent with TOP land use designations of the properties as shown in Exhibit A; and

WHEREAS, the City of Ontario held community open houses on November 29, and November 30, 2016, to gain input from impacted property owners and property owners within a 300 foot radius; and

WHEREAS, 36 written public responses were received regarding the proposed zone changes at the community open houses. Of the written comments, 10 were in support of the changes, 13 were not in support, 6 provided written comments but did not indicate if they were in support or not, and 7 provided no specific written comments; 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 TOP, as none of the project sites are properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (TOP) (File No. PGPA06-001), for which an Environmental Impact Report (SCH # 2008101140) was adopted by the City Council on January 27, 2010, and this Application introduces no new significant environmental impacts; and

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

WHEREAS, on January 24, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the previously adopted Environmental Impact Report (SCH # 2008101140) and supporting documentation. Based upon the facts and information contained in the Environmental Impact Report (SCH # 2008101140) and supporting documentation, the Planning Commission finds as follows:

a. The previous EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

b. The previous EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

c. The previous EIR reflects the independent judgment of the Planning Commission; and

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

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

a. The proposed Zone Change 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 as follows:

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

Compliance: Undertaking the zone changes to provide consistency between the zoning and TOP land use designations will further the City's intent of becoming a complete community which will result in a land use pattern that provides residents, employers, workers and visitors a wide spectrum of choices to live, work, shop and recreate within Ontario.

H1-2 Neighborhood Conditions. We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provisions of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

Compliance: Changing the zoning of certain existing residential properties, to comply with our Vision, will provide for long term stability of the neighborhoods. Eliminating rural residential uses (including large animal keeping) east of Euclid Avenue eliminates the conflict between the animal keeping activities and nearby suburban residential uses and allows for the concentration of animal keeping uses west of Euclid Avenue where support service (such as horse trails) exist.

S4-6 Airport Noise Compatibility. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The proposed zone changes are consistent with the adopted Airport Land Use Compatibility Plan for both Ontario Airport and Chino Airport and limit the addition of new units in noise sensitive locations near the airports.

b. The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

c. The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses.

d. The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby RECOMMENDS APPROVAL of the herein described Application to the City Council.

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 24th day of January, 2017, 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. PZC16-004
January 24, 2017
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. [insert resolution no.] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 24, 2017, by the following roll call vote, to wit:

AYES:

NOES:


































ABSENT:

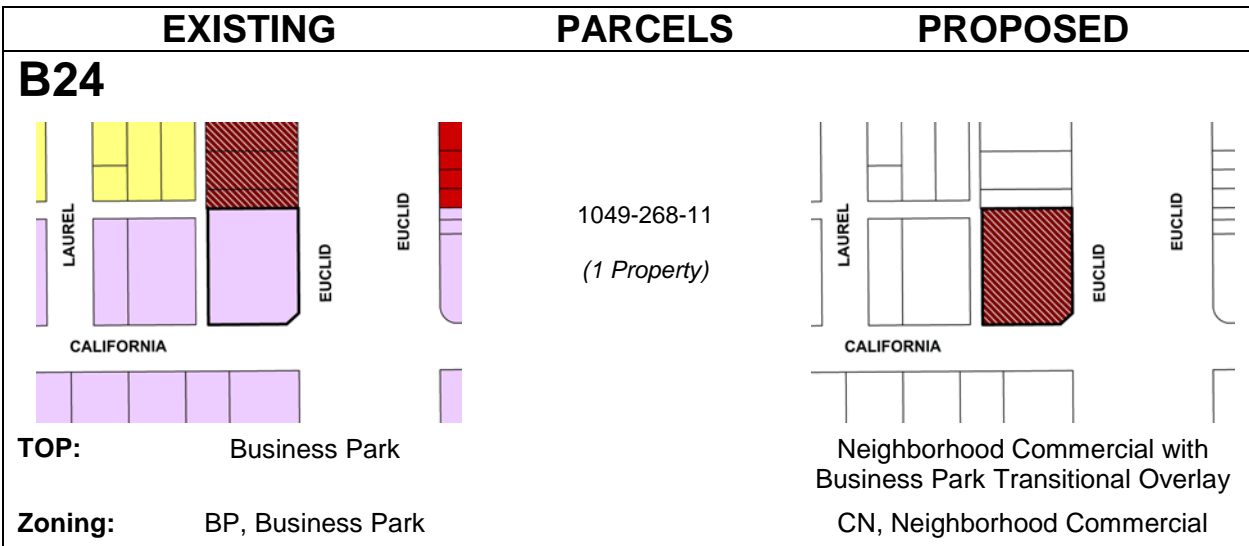
ABSTAIN:

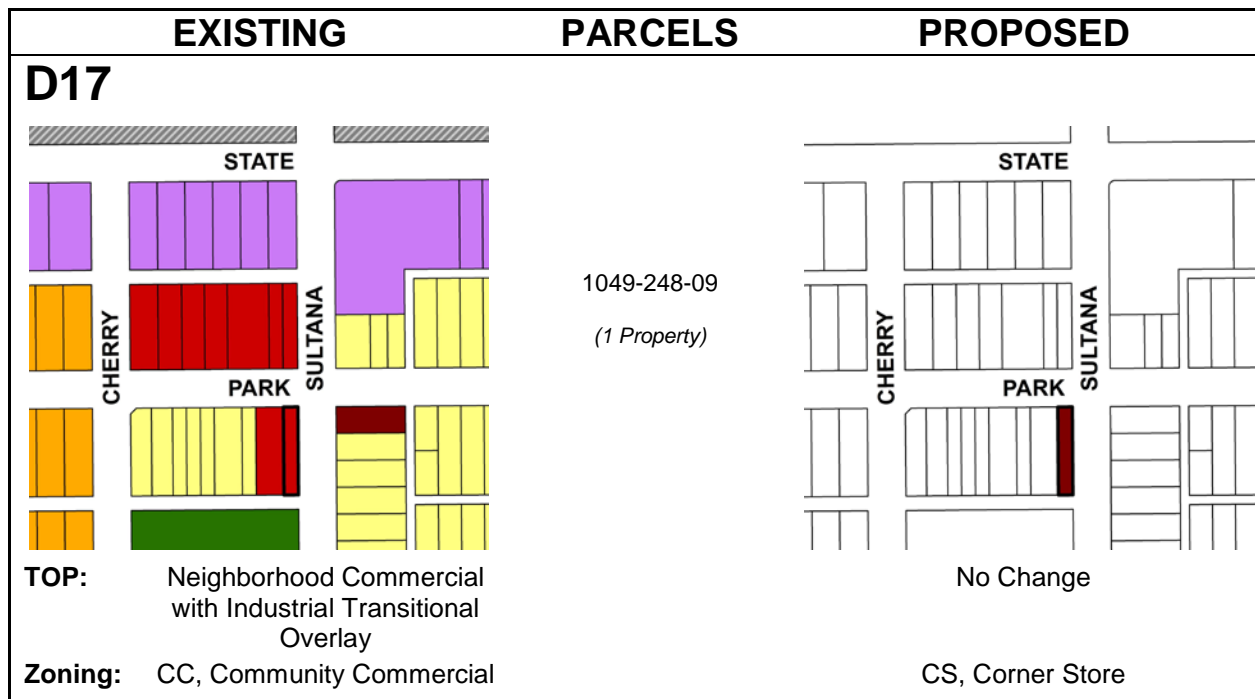
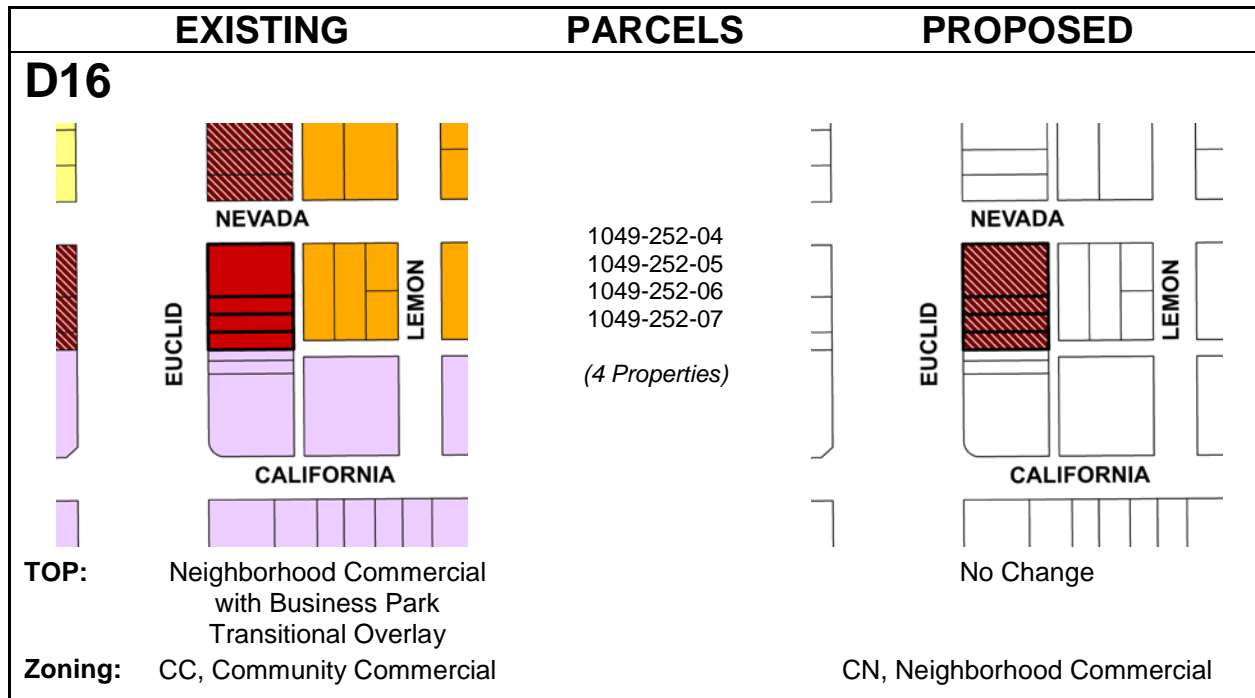
Marci Callejo
Secretary Pro Tempore

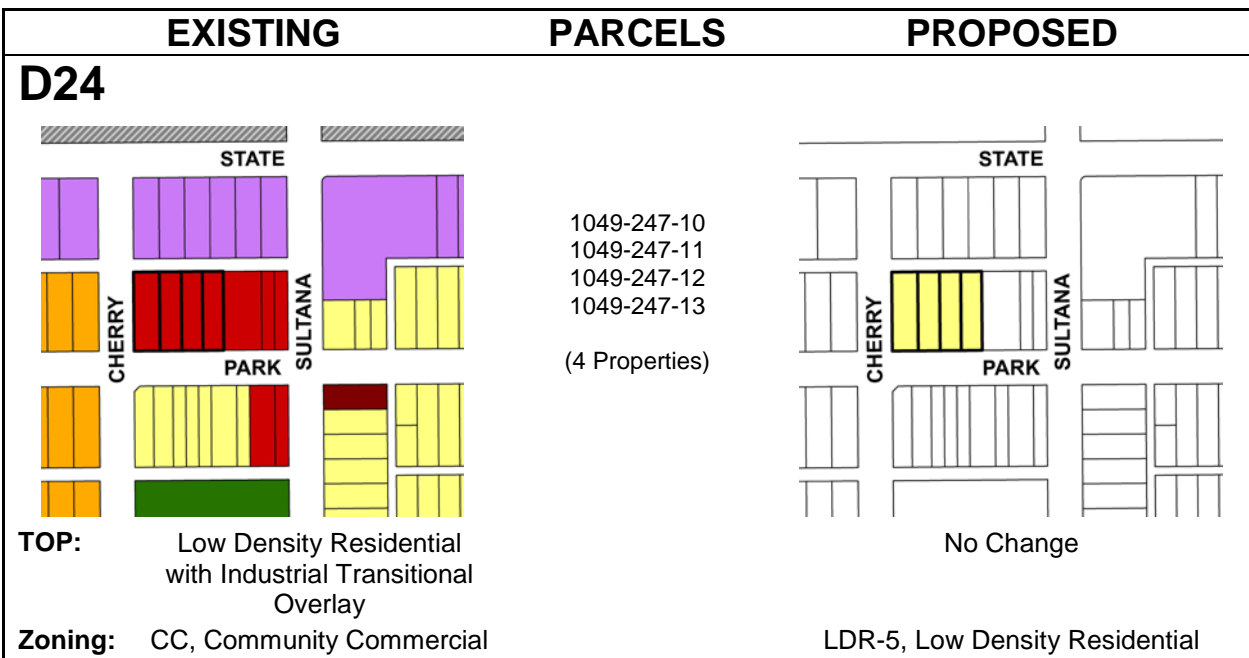
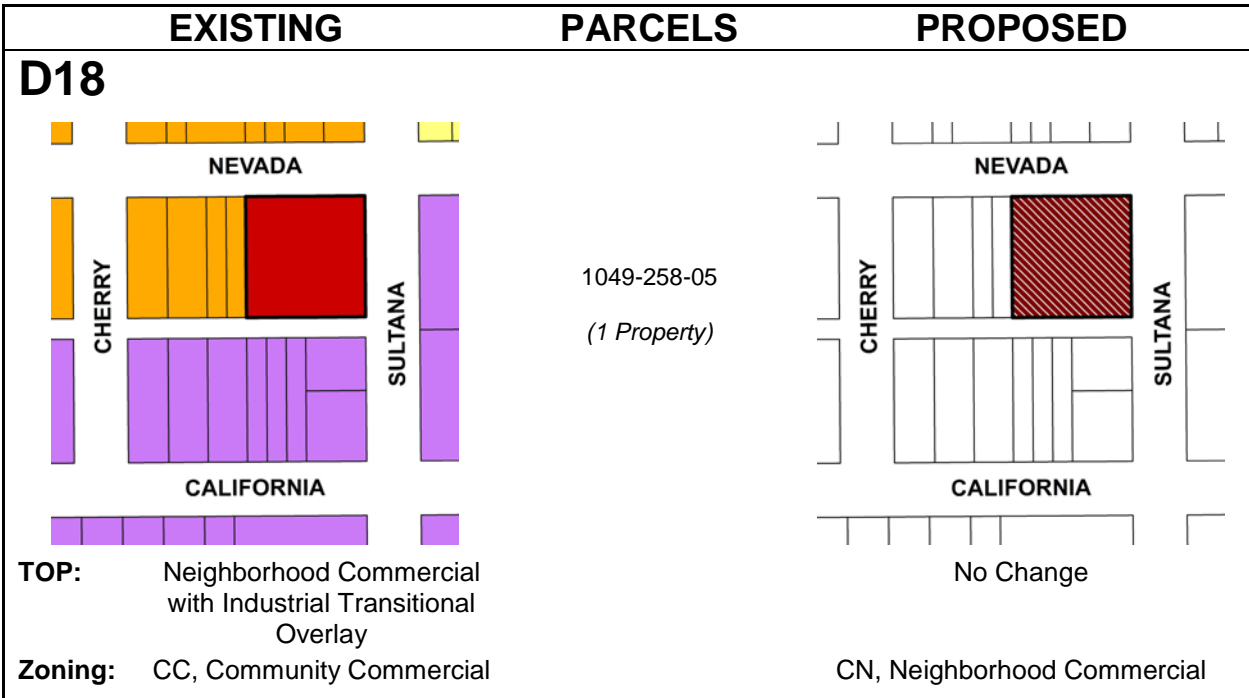
Exhibit A PZC16-004

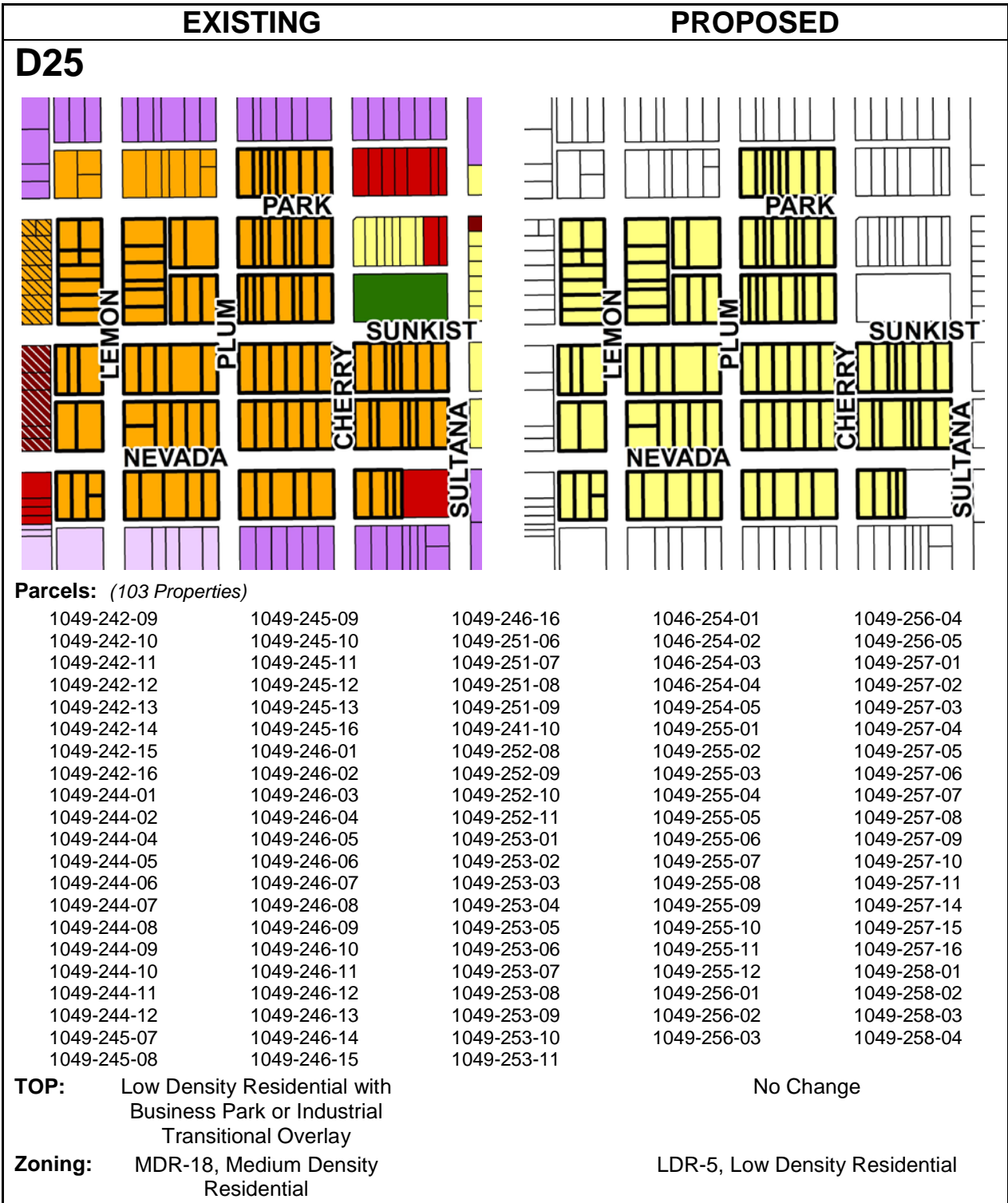
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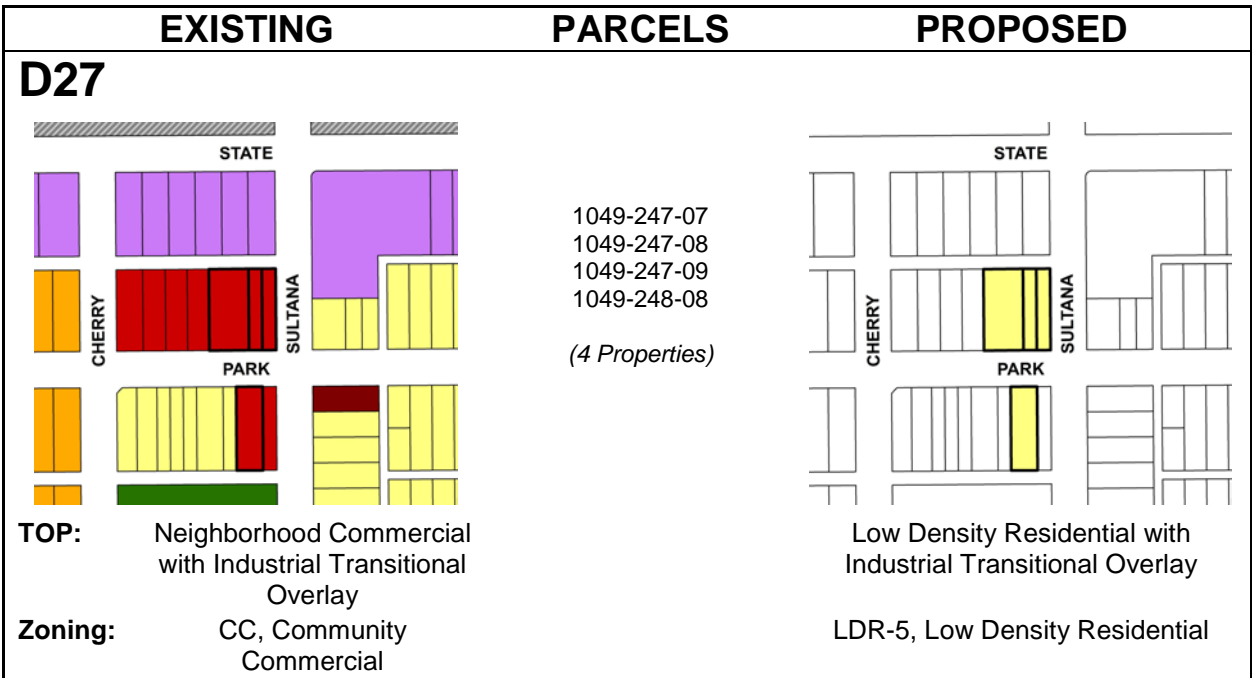
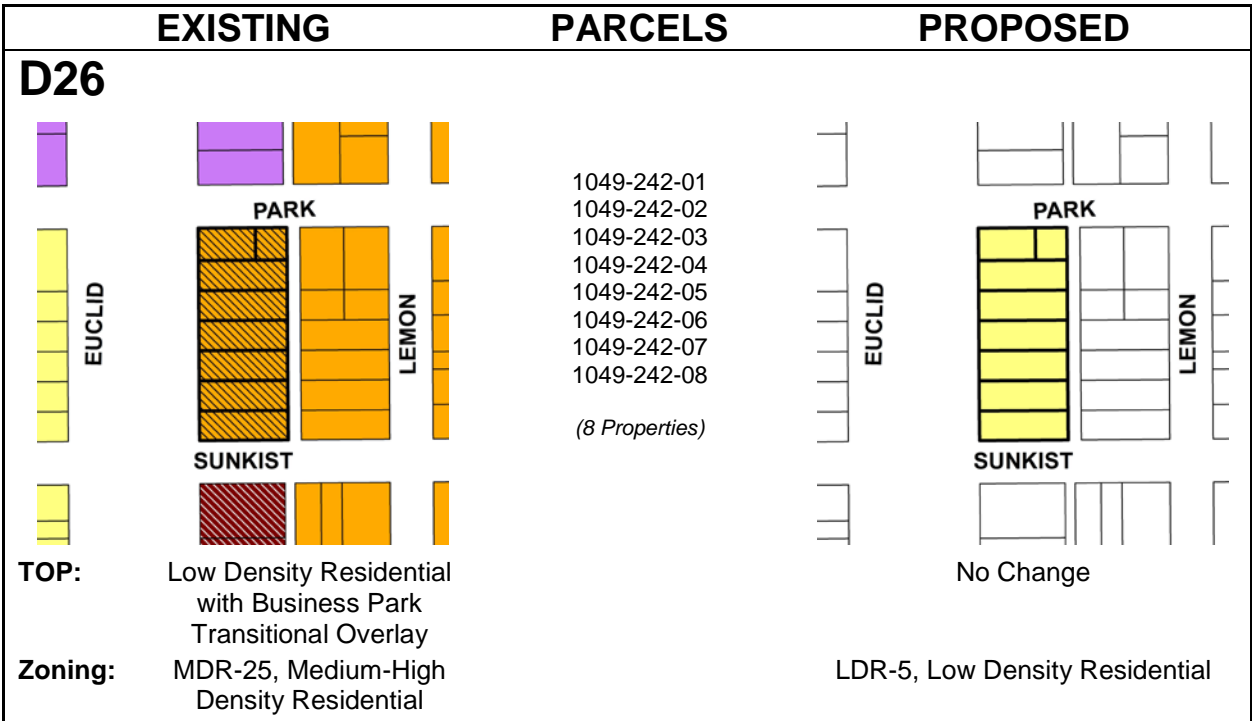
	AR-2, Residential-Agricultural		PUD, Planned Unit Development		BP, Business Park		OS-R, Open Space - Recreation
	RE-2, Rural Estate		MU, Mixed Use 1 – Downtown, 2-East Holt, 11-Francis&Euclid		IP, Industrial Park		OS-C, Open Space-Cemetery
	RE-4, Residential Estate		CS, Corner Store		IL, Light Industrial		UC, Utilities Corridor
	LDR-5, Low Density Residential		CN, Neighborhood Commercial		IG, General Industrial		SP, Specific Plan
	MDR-11, Low-Medium Density Residential		CC, Community Commercial		IH, Heavy Industrial		SP(AG), Specific Plan with Agricultural Overlay
	MDR-18, Medium Density Residential		CCS, Convention Center Support		ONT, Ontario Int'l Airport		ES, Emergency Shelter Overlay
	MDR-25, Medium-High Density Residential		OL, Low Intensity Office		CIV, Civic		MTC, Multimodal Transit Center Overlay
	HDR-45, High Density Residential		OH, High Intensity Office		RC, Rail Corridor		ICC, Interim Community Commercial Overlay
	MHP, Mobile Home Park						

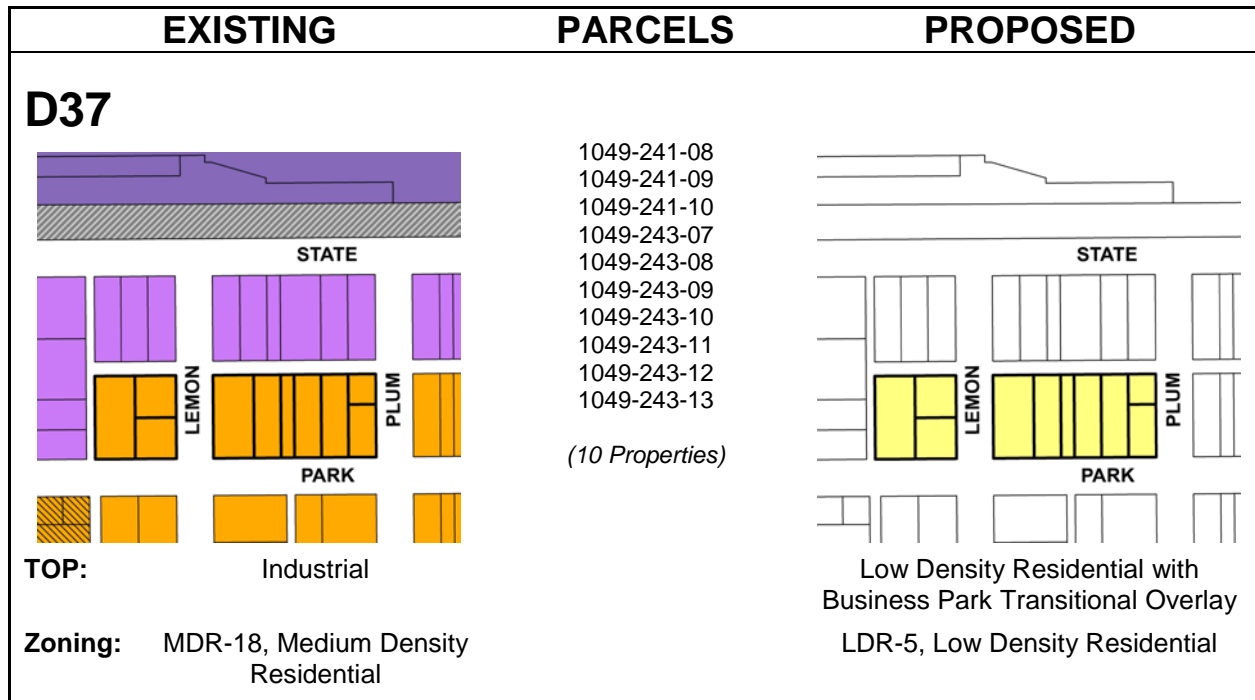


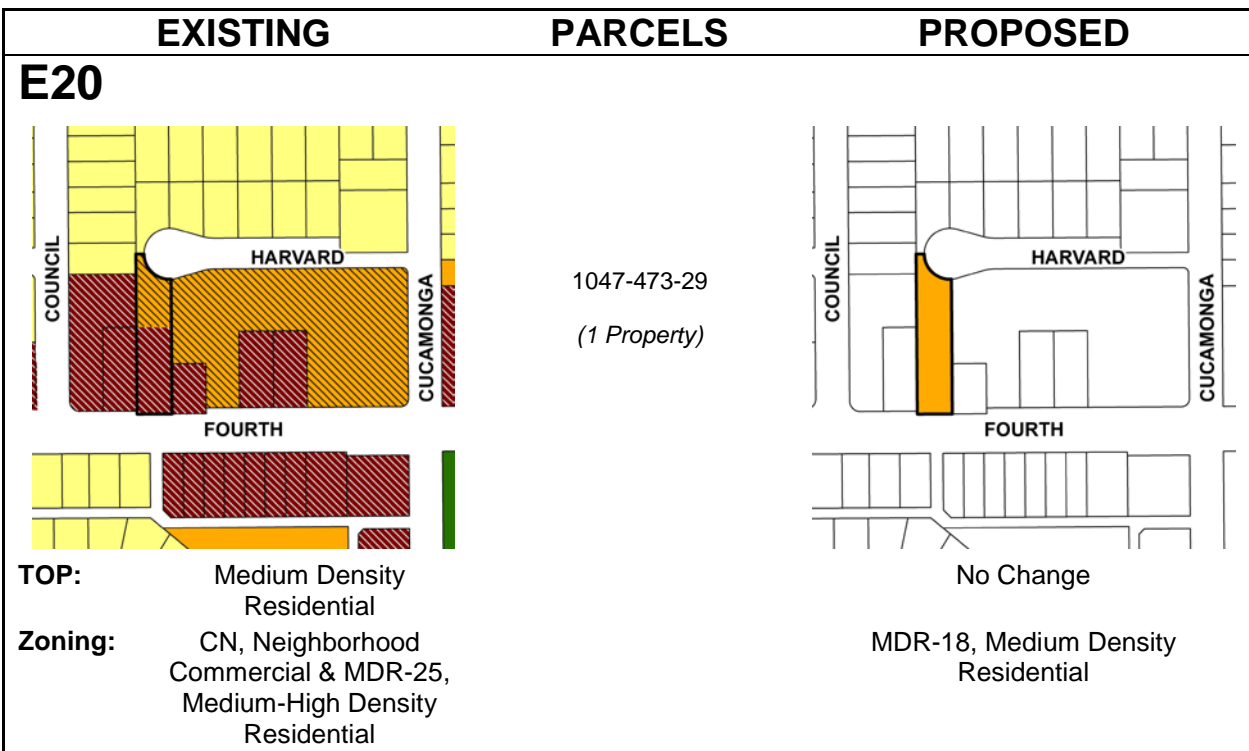
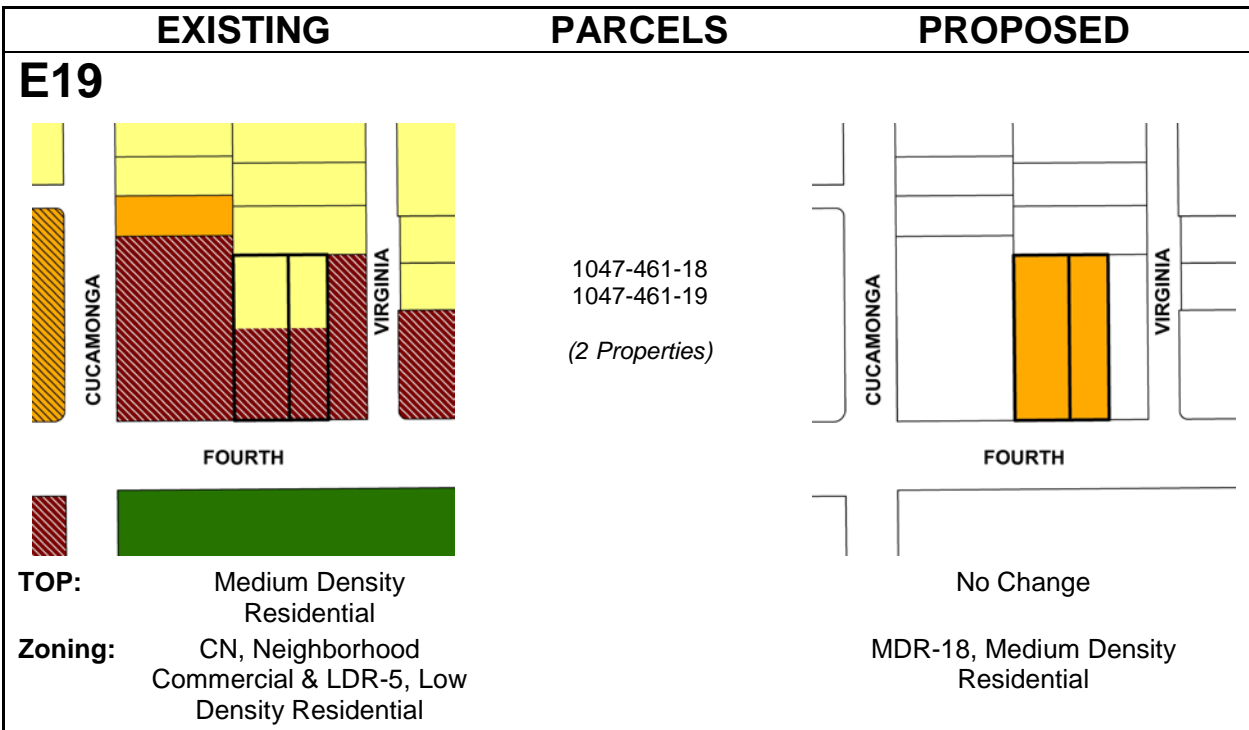


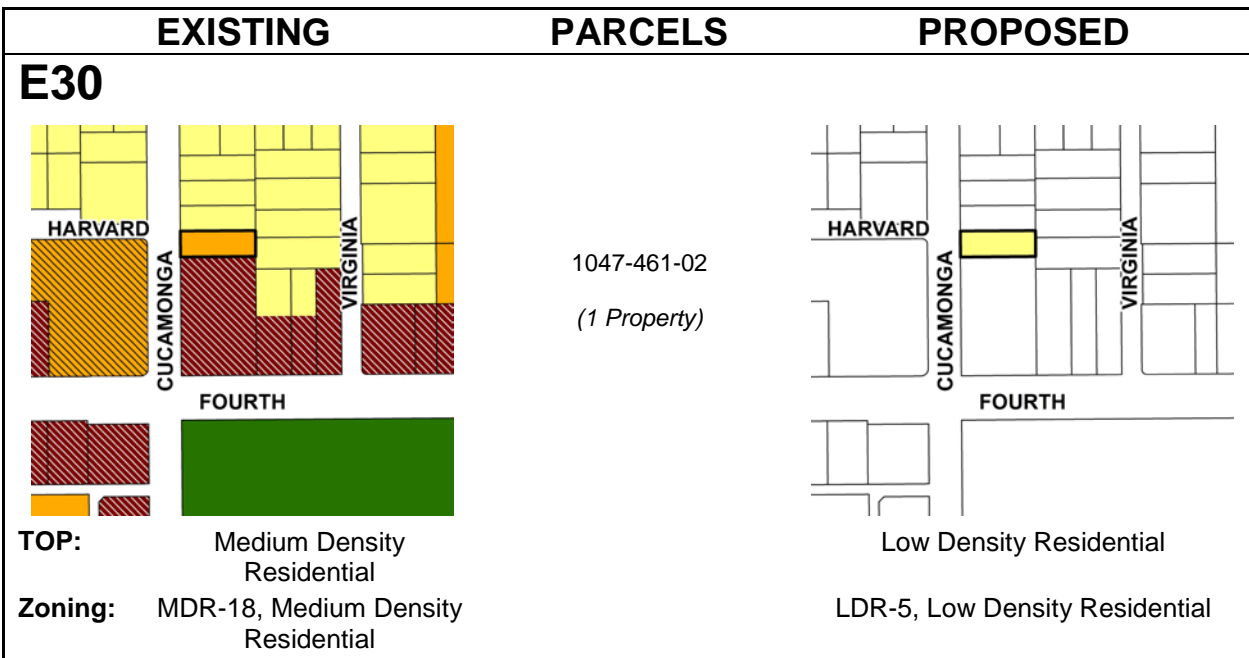
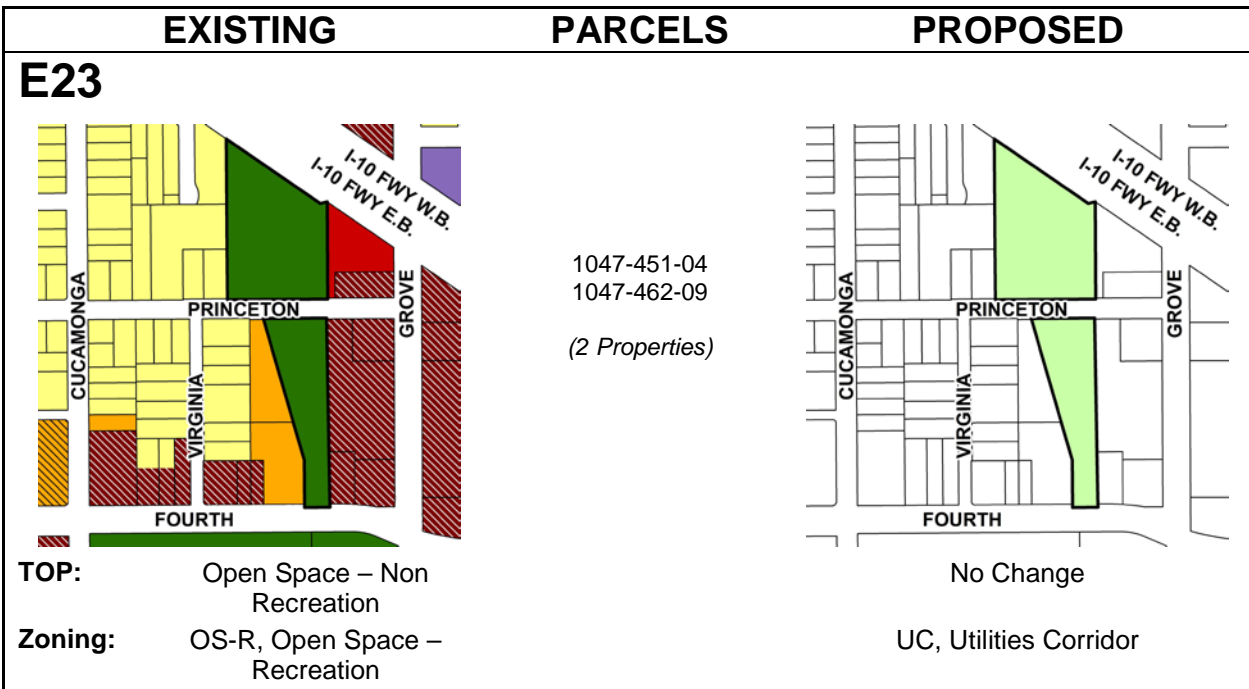


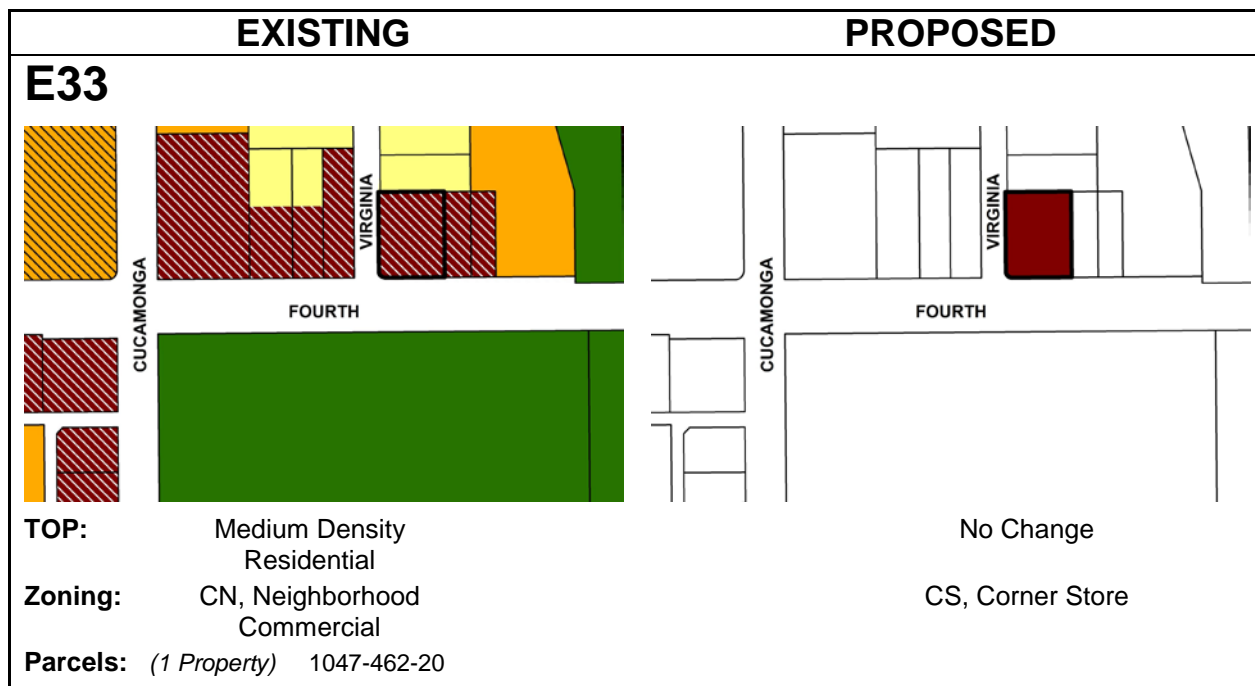
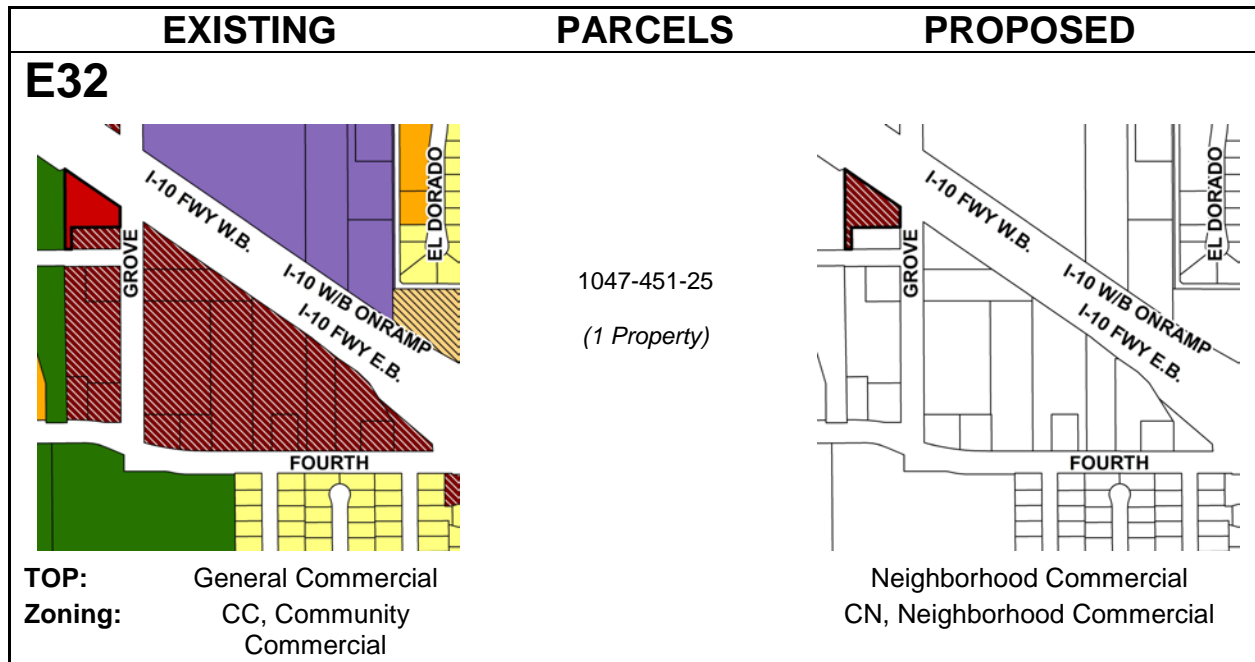


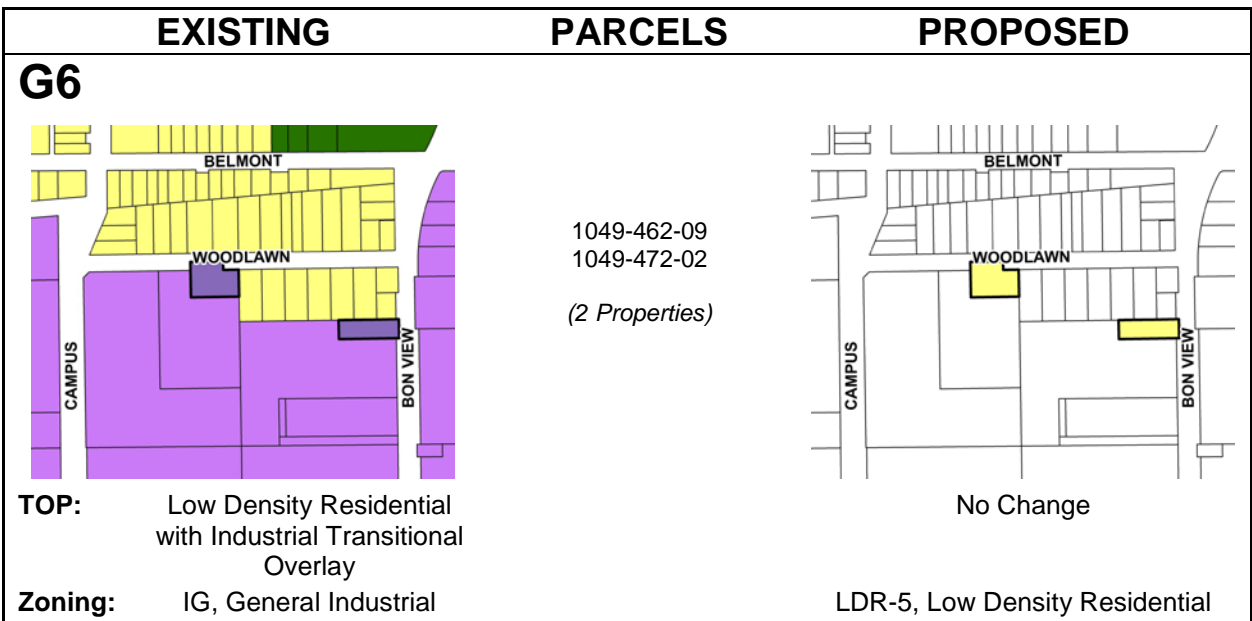
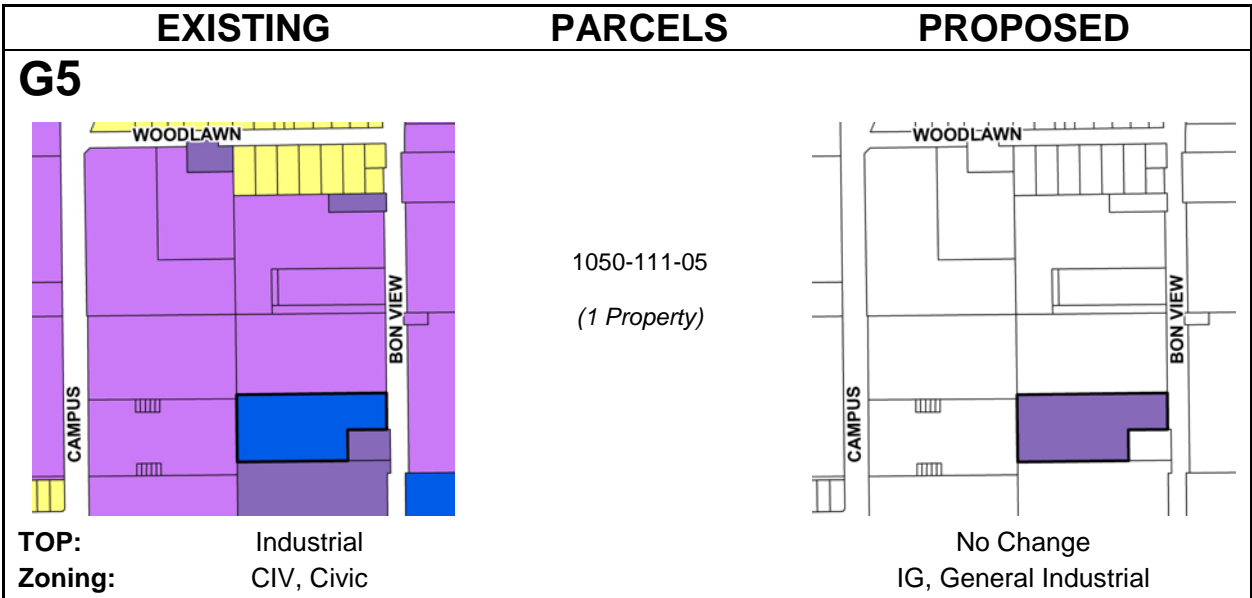


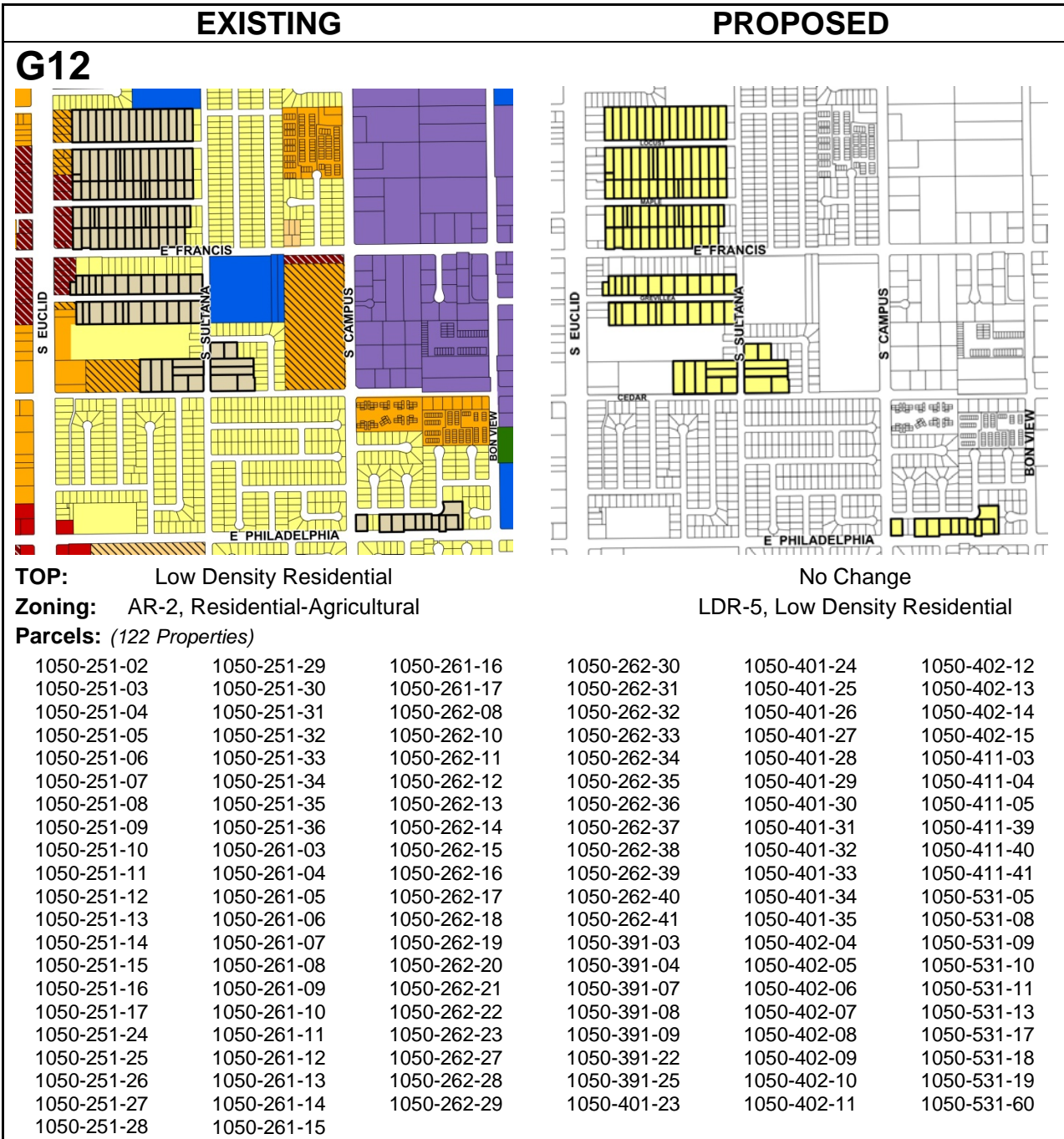


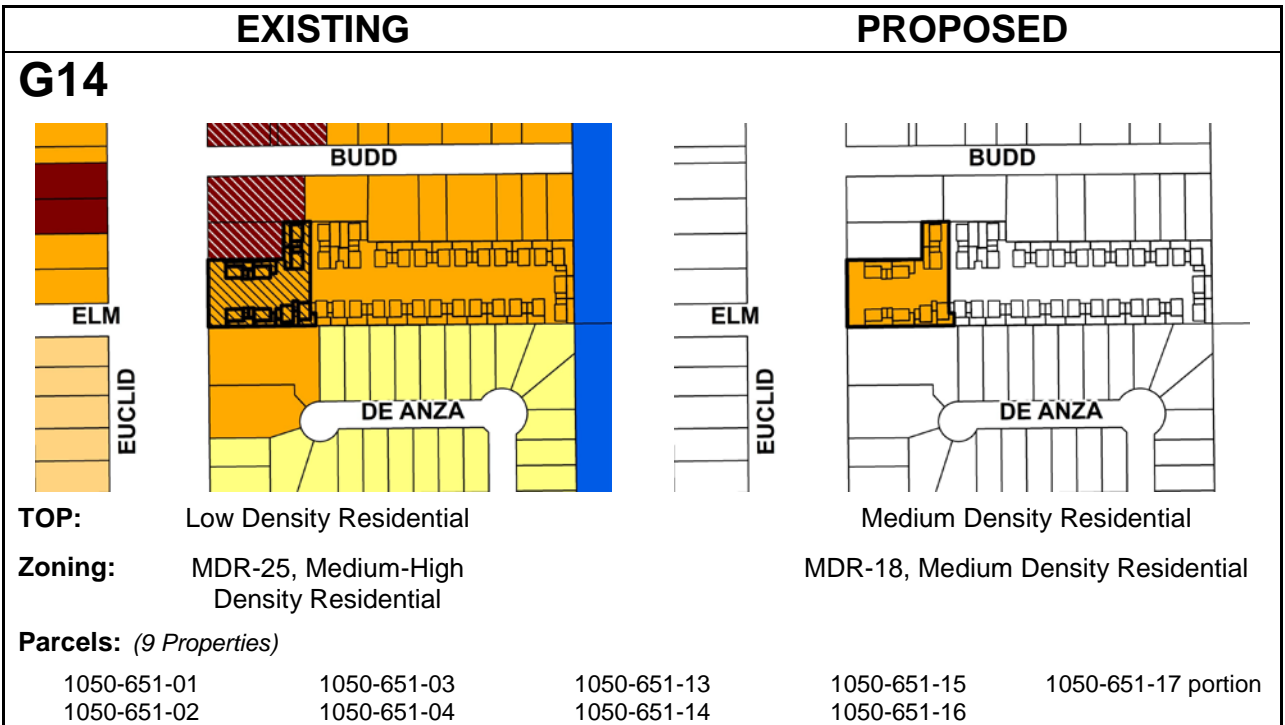
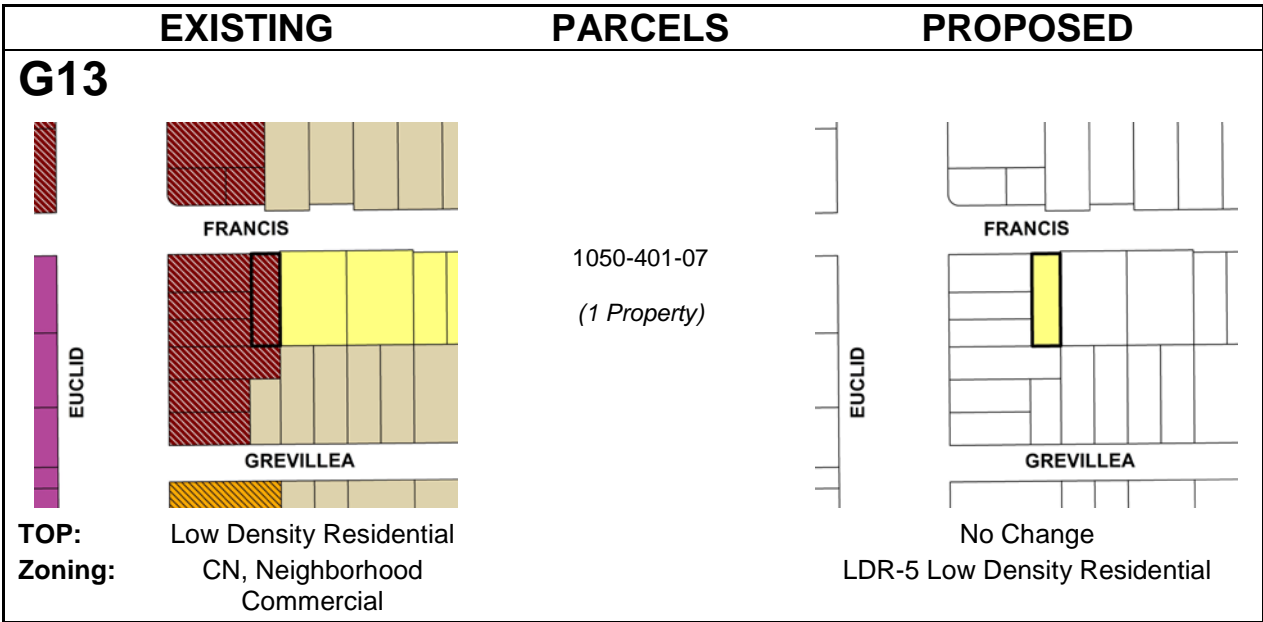


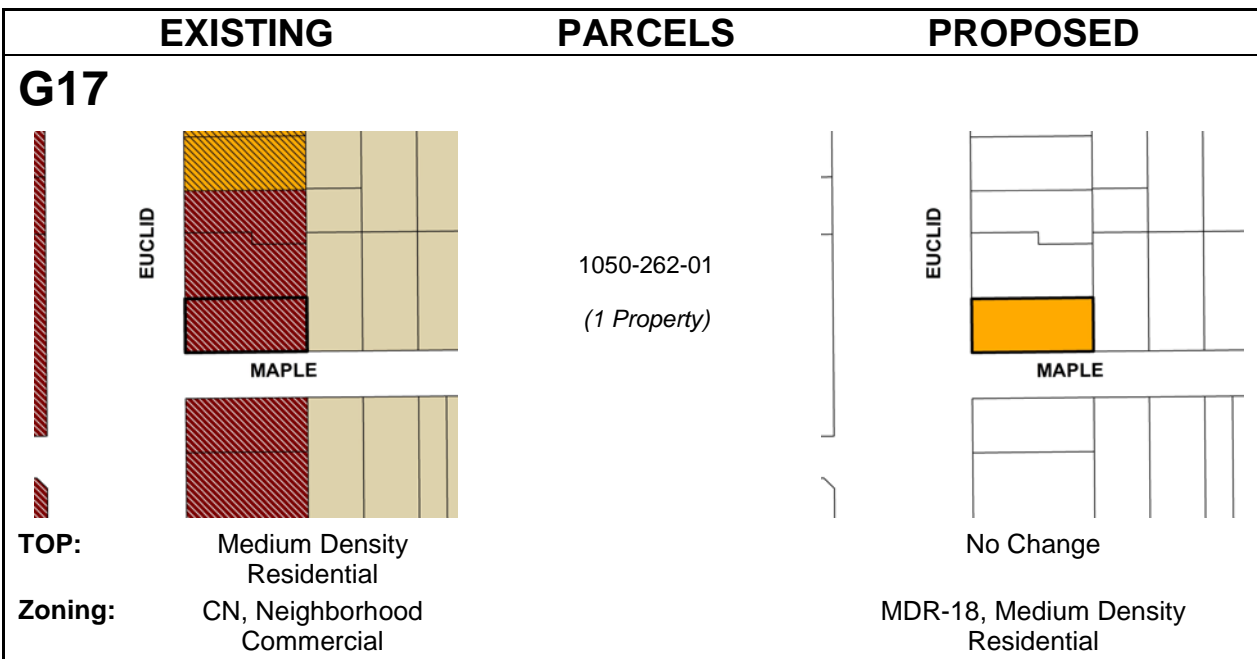
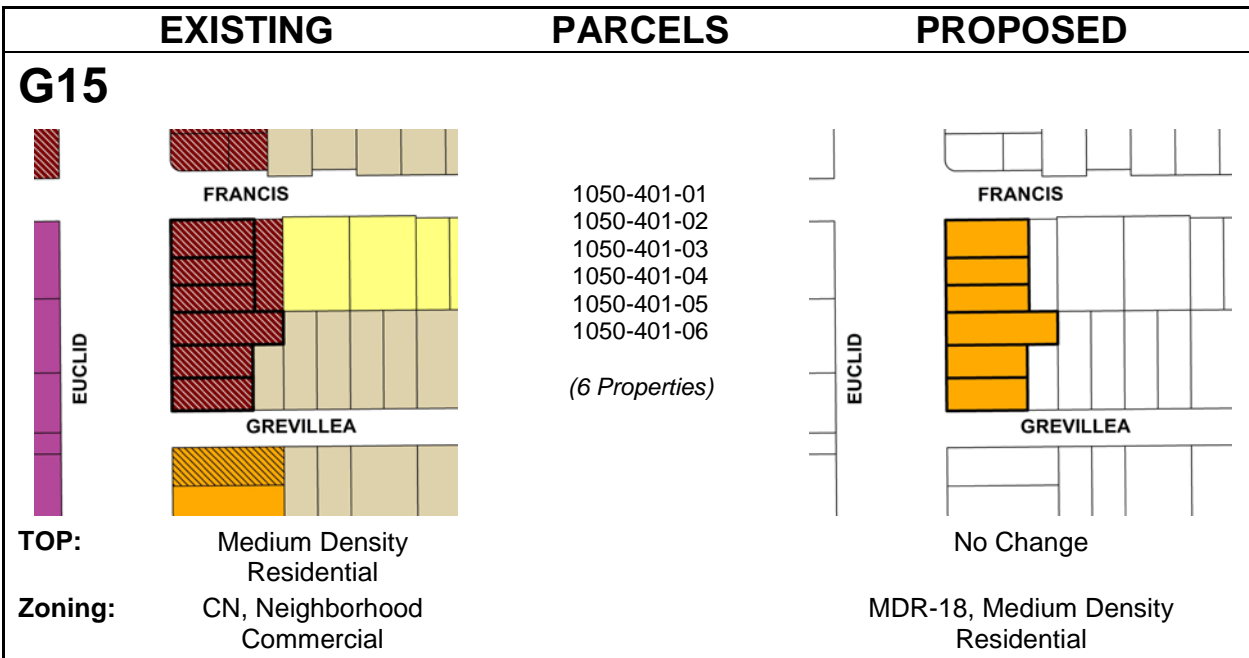


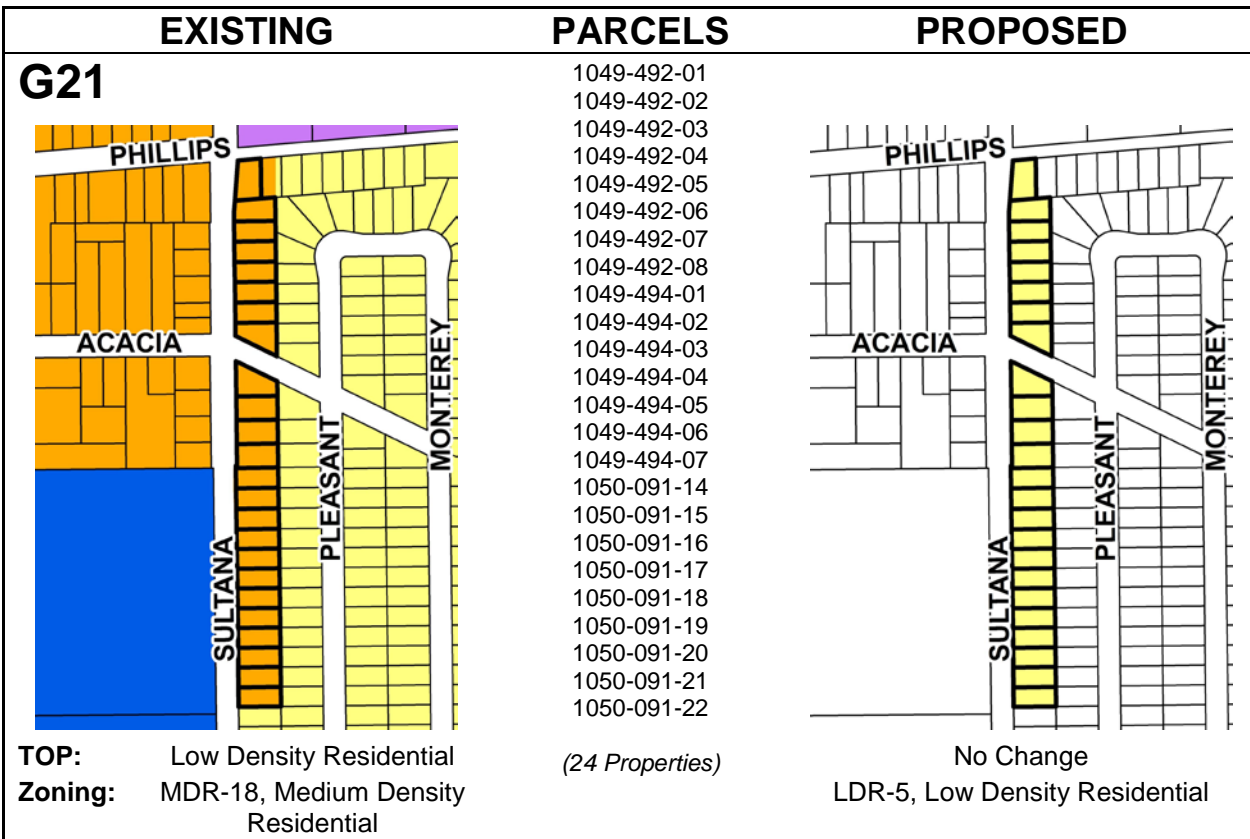
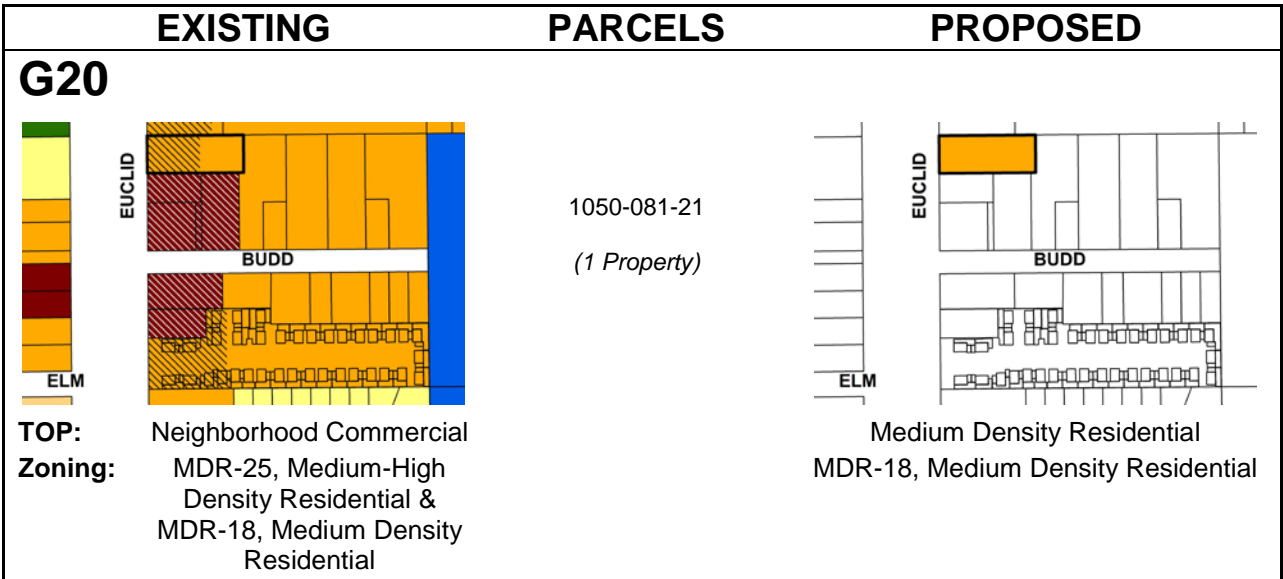




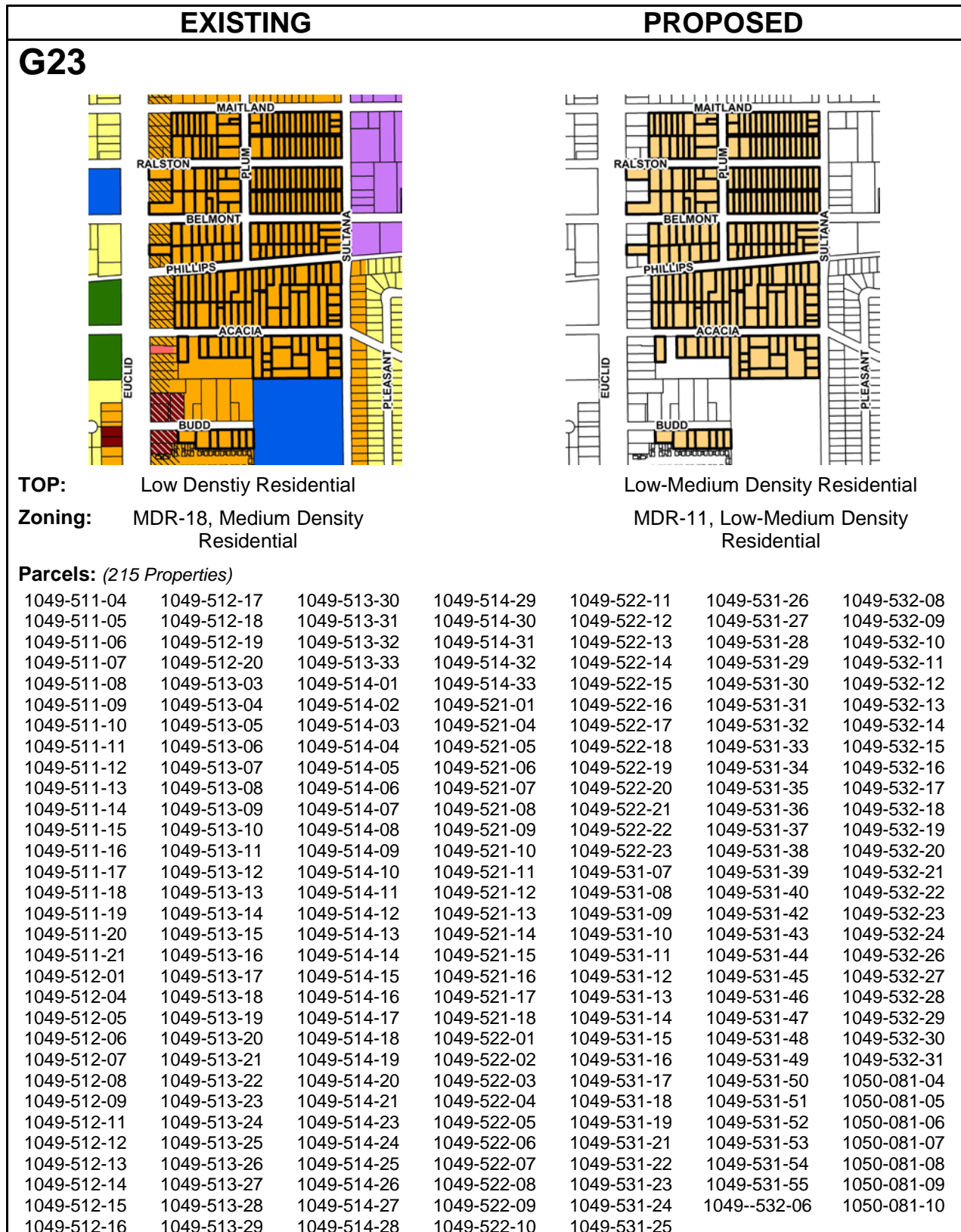


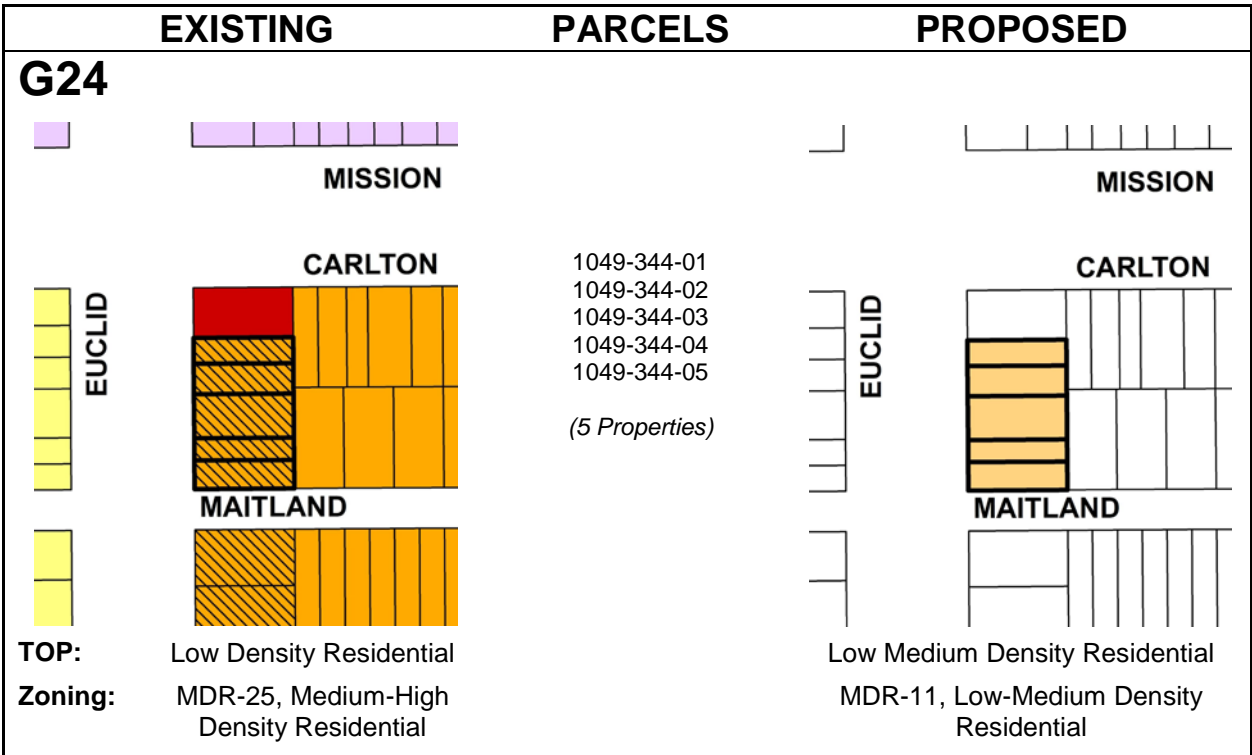


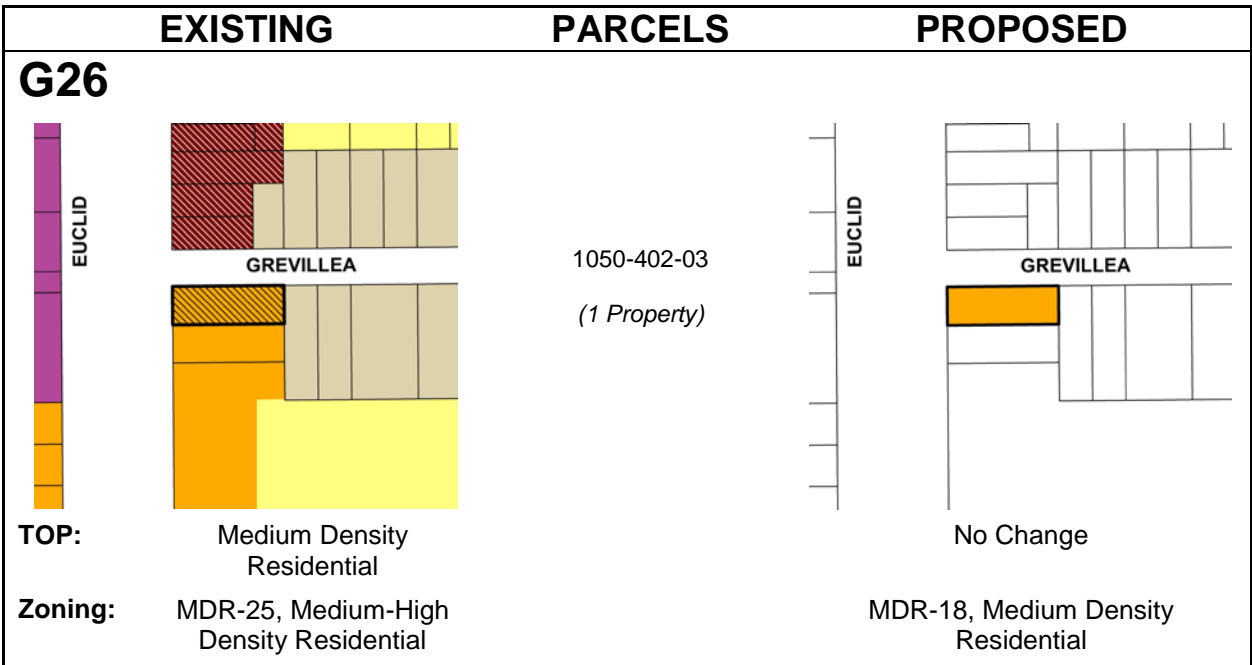
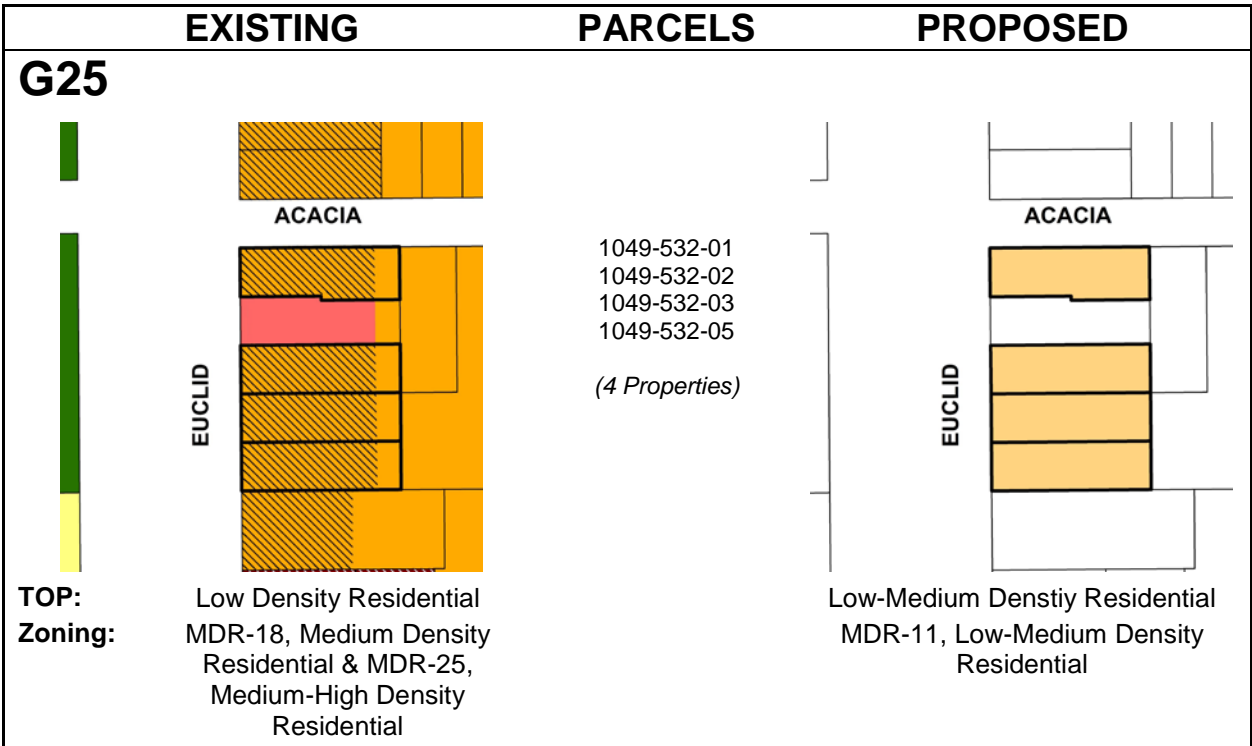


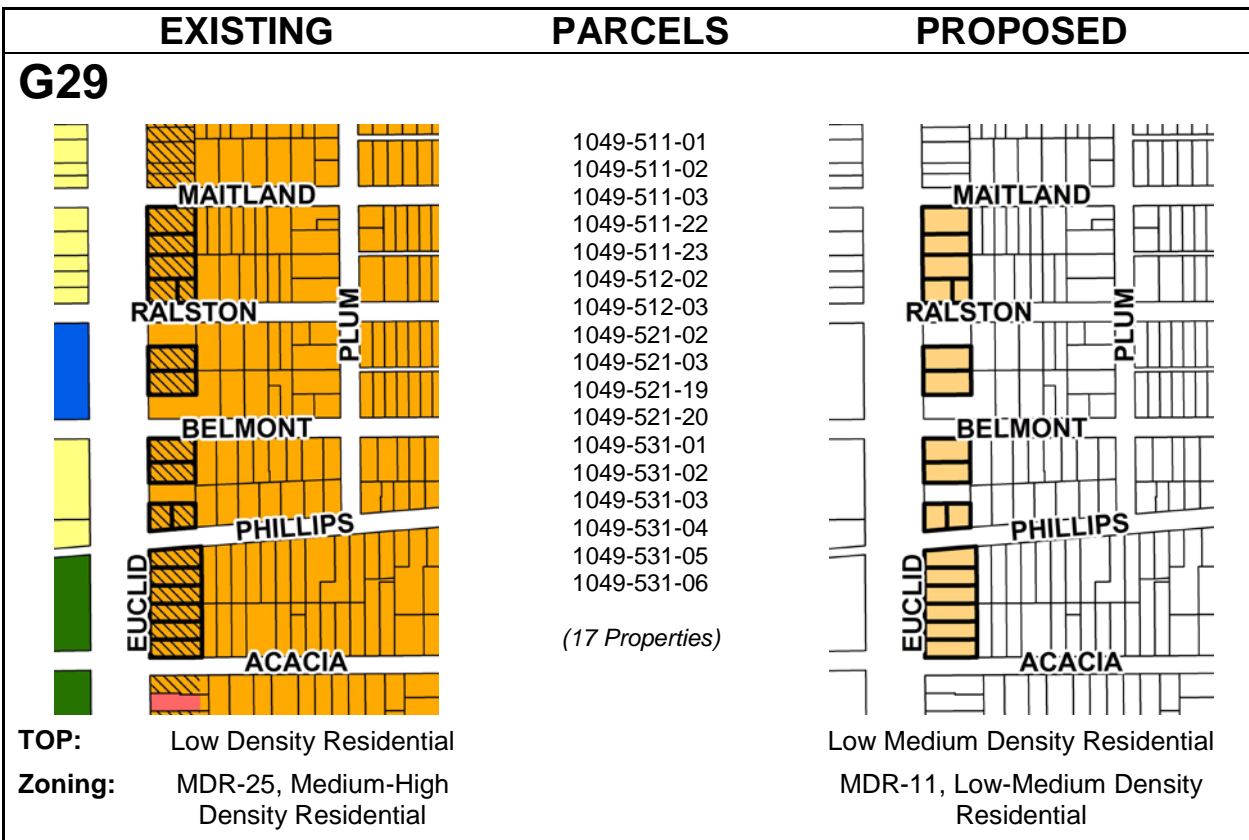
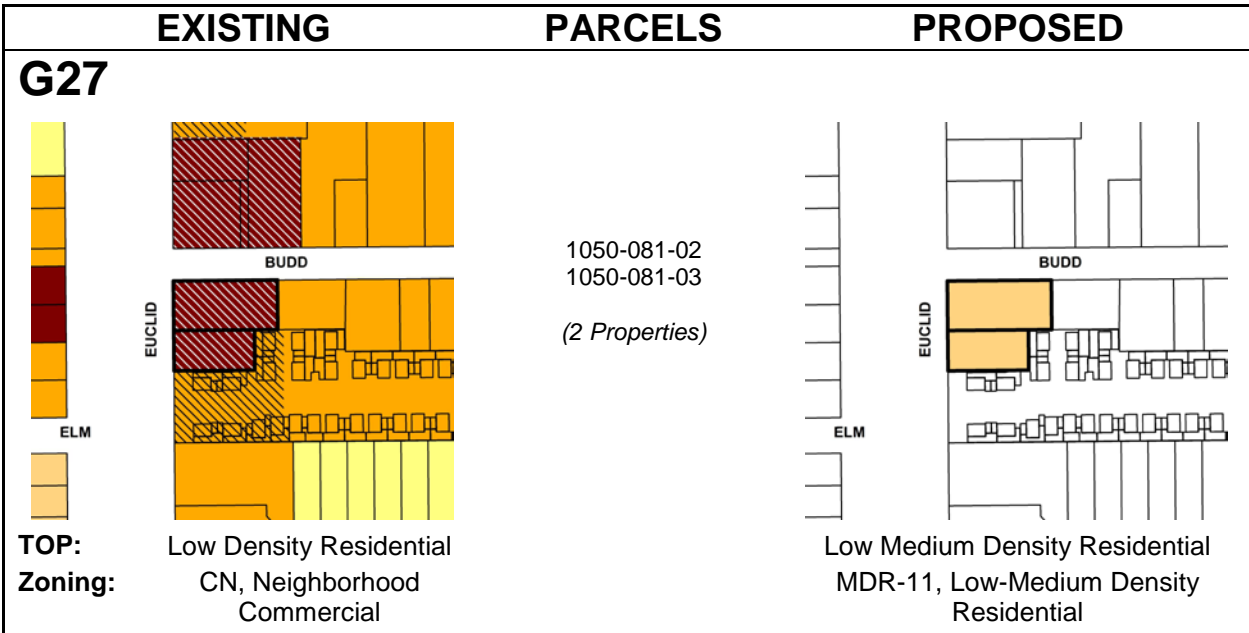


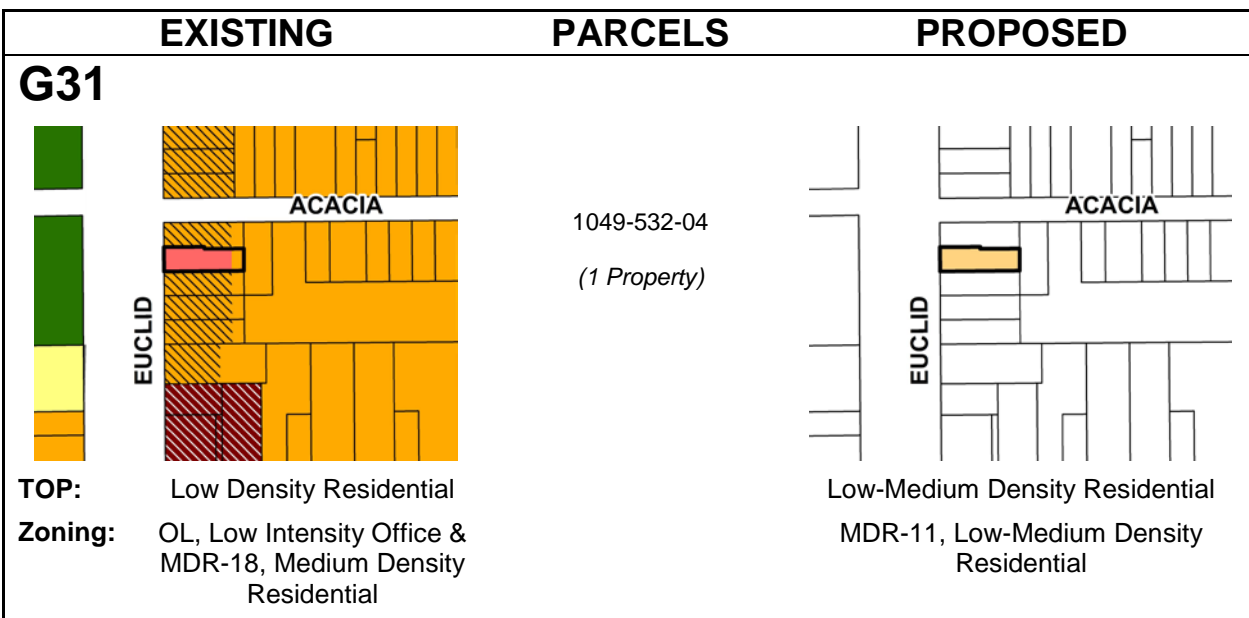
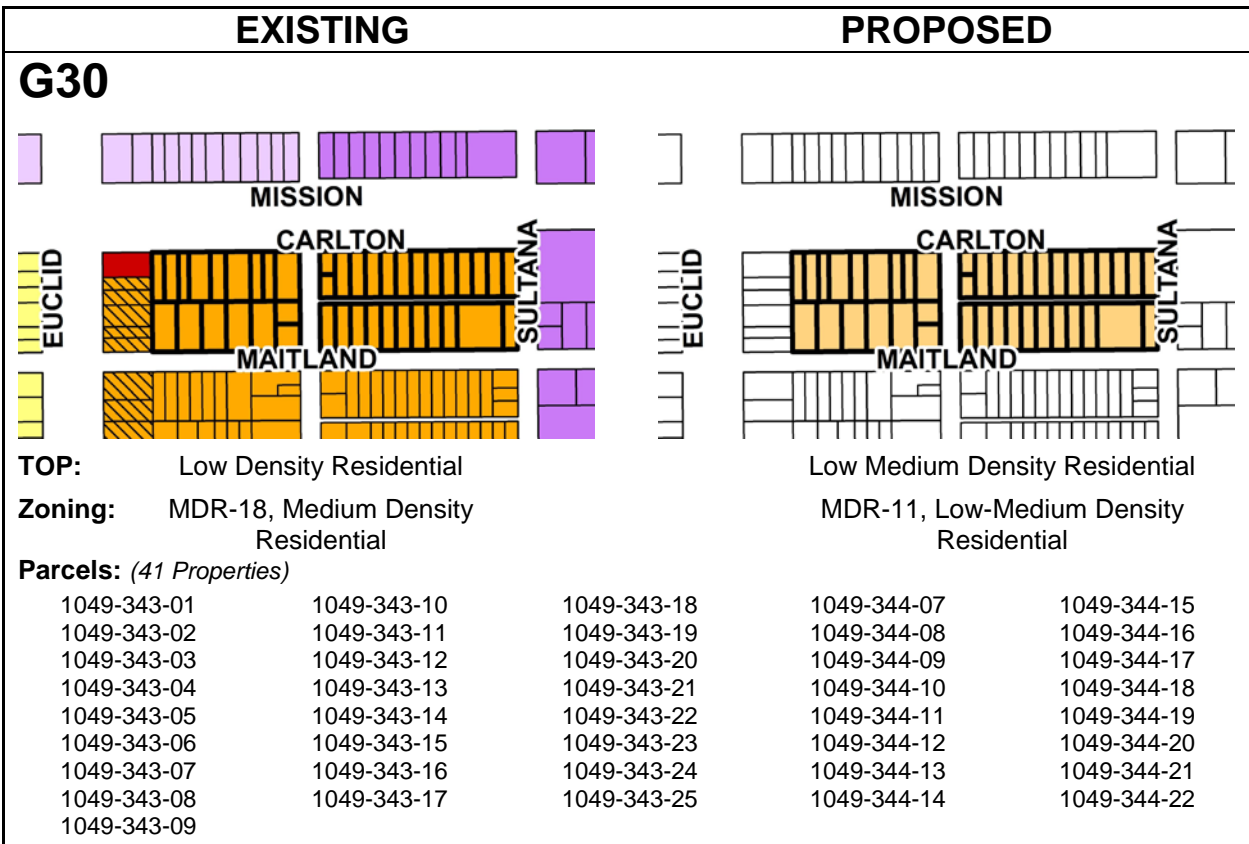
EXISTING	PARCELS	PROPOSED
G22		
	<p>1049-492-09 <i>(1 Property)</i></p>	
<p>TOP: Low Density Residential Zoning: LDR-5, Low Density Residential & MDR-18, Medium Density Residential</p>		<p>No Change LDR-5, Low Density Residential</p>

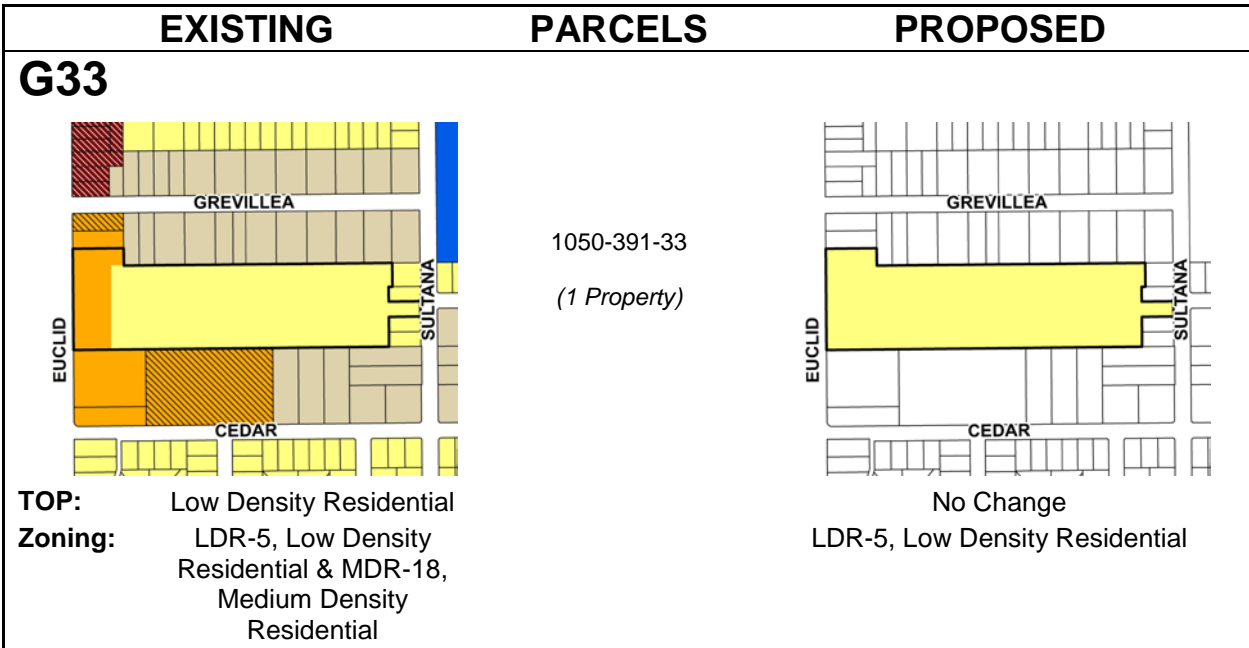
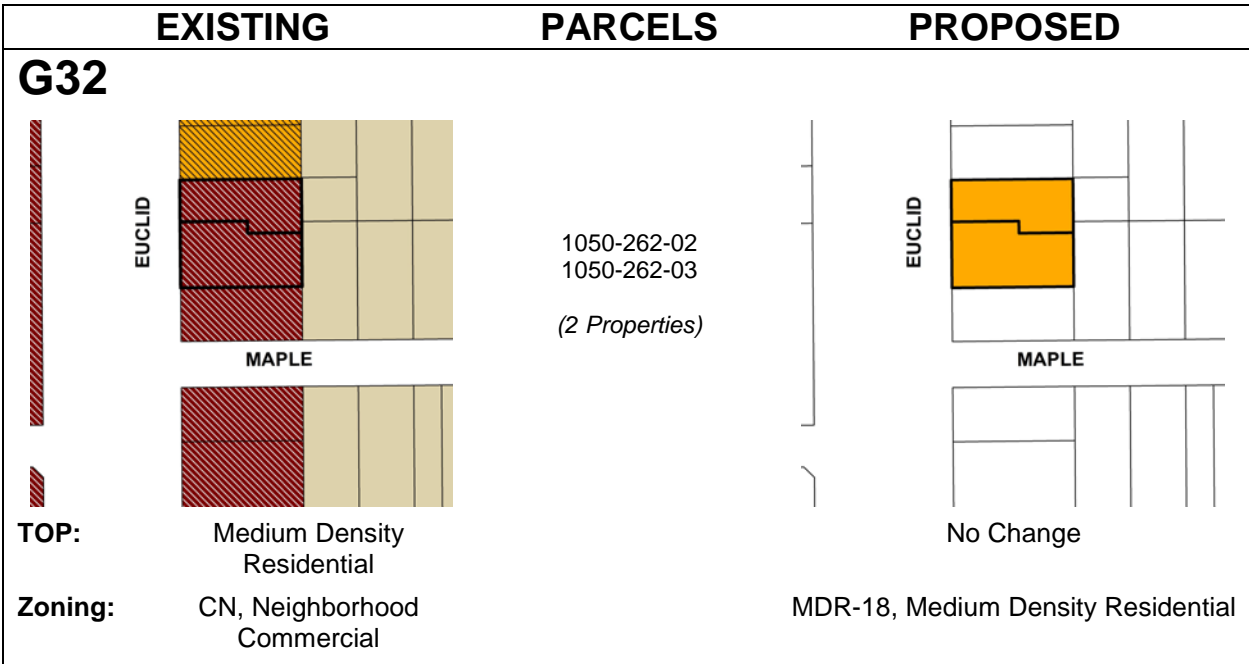


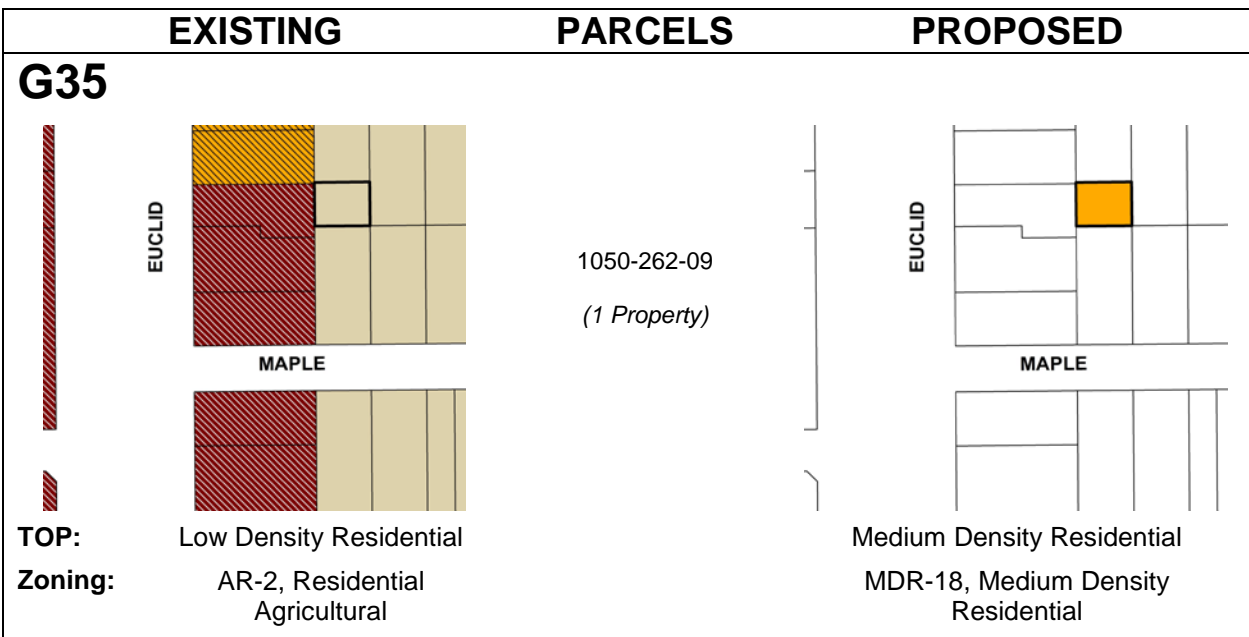
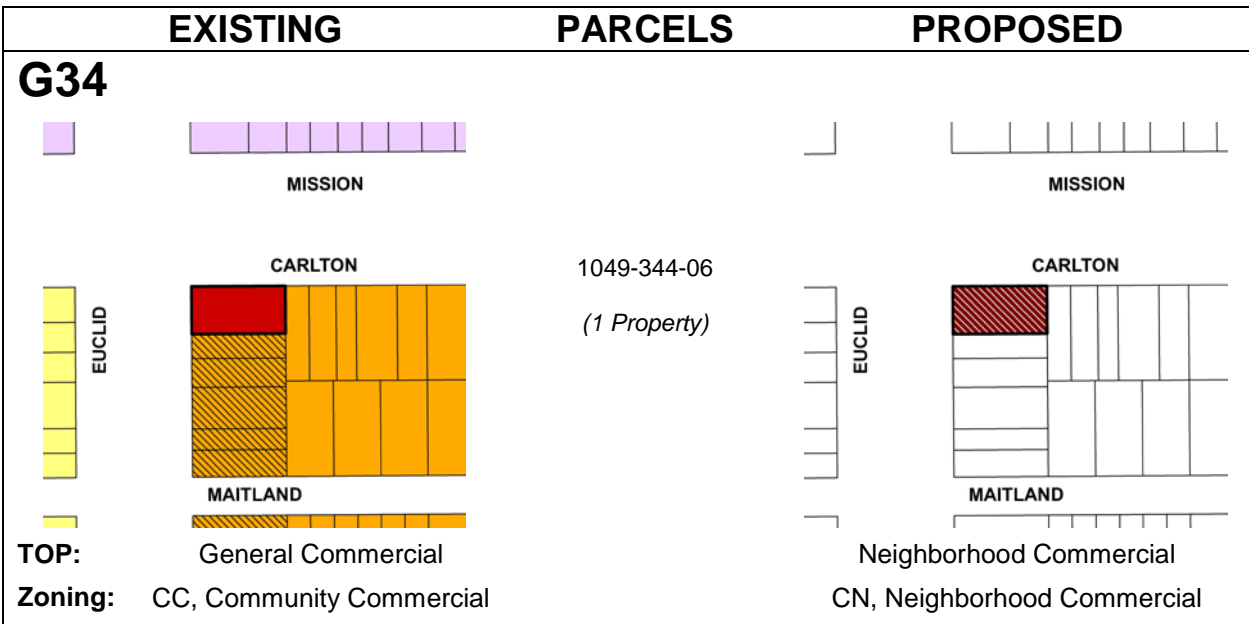


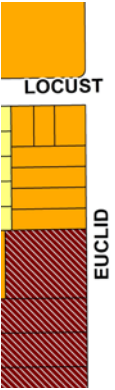
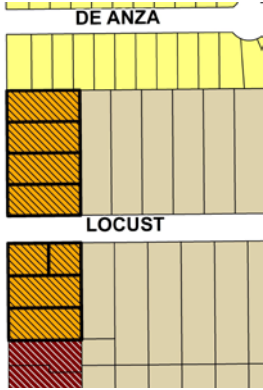
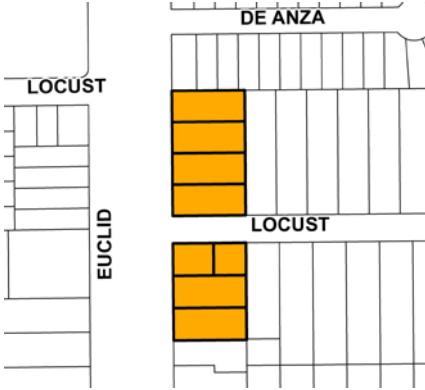


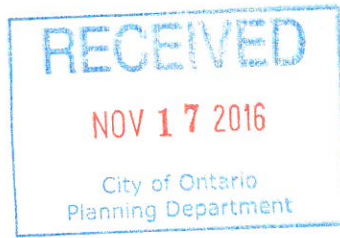








EXISTING		PARCELS	PROPOSED	
G36				
 <p>LOCUST EUCLID</p>	 <p>DE ANZA LOCUST EUCLID</p>	<p>1050-261-18 1050-261-19 1050-261-20 1050-261-21 1050-262-04 1050-262-05 1050-262-06 1050-262-07</p> <p><i>(8 Properties)</i></p>	 <p>DE ANZA LOCUST EUCLID</p>	<p>No Change</p>
TOP:	Medium Density Residential			
Zoning:	MDR-25, Medium-High Density Residential			MDR-18, Medium Density Residential



Ontario-Montclair
School District

BOARD OF TRUSTEES
Samuel Crowe
Michael C. Flores
Maureen "Moe" Mendoza
Elvia M. Rivas
Alfonso Sanchez

950 West D Street, Ontario, California 91762 • (909) 418-6369 FAX: (909) 459-2550

James Q. Hammond, Ed.D.
Superintendent

FACILITIES PLANNING & OPERATIONS

Phil Hillman
Chief Business Official

October 31, 2016

Craig E. Misso
Director
Facilities Planning & Operations

Ms. Clarice Burden, Associate Planner
City of Ontario
303 East "B" Street
Ontario, CA 91764

RE: **PROPOSED REZONING DESIGNATION PROPERTY LOCATED AT
1442 S. BON VIEW, ONTARIO, CA 91764**

Dear Ms. Burden:

In response to the City's interest in changing the current zoning designation for the above referenced property from "Civic" to "General Industrial," for the reasons which follow the Ontario-Montclair School District ("District") respectfully requests the existing zoning designation remain unchanged.

The above referenced property is currently used to house the District's warehousing and student transportation services operations. These services provide an important and essential educational purpose as defined under Government code 53094, by providing instructional materials and transportation services to the District's general and special education students.

In furtherance of its educational mission, the District will be required to respond to future impacts in order to best serve its students and the community. As a result, it is vital that the District ensure its options remain open and that it have flexibility as to how to best address educational and support programs. It is for this reason the District is unable to agree to restricting the above referenced property's use to those permitted under the City's General Industrial zoning designation and the District respectfully requests the existing zoning designation remain unchanged.

Respectfully,

Craig Misso
Director, Facilities Planning and Operations

cc: Phil Hillman, Chief Business Official

Clarice Burden

From: Al Marchetti <amarchetti@scwm-sc.com>
Sent: Wednesday, November 23, 2016 1:08 PM
To: Clarice Burden
Subject: 802 Woodlawn Street, Ontario, CA 91761

Dear Ms. Burden:

Please be advised that I, Al Marchetti, will be representing Josephine Reichmuth-Hunter concerning Project Description PZC 16-004. Due to the nature of this representation, I am not requesting that you or anyone at the City of Ontario only communicate with me as Ms. Reichmuth-Hunter's attorney. Please feel free to communicate with her directly, however, I would appreciate any written communications be copied to me at this e-mail address. For the record, Ms. Reichmuth-Hunter adamantly opposes any proposed changes in zoning and wishes that her property located at 802 Woodlawn Street, Ontario, CA 91761, (APN 1049-47-202) retain its G-5 industrial zoning designation. It is our understanding that there will be an open house on Wednesday, November 30, 2016 from 4:00 to 6:30 p.m. to invite any public participation to the Project Description. Please advise as to if there is such an open house scheduled, and if so, where it will take place. My client and I plan on attending.

Thank you for your consideration,

Al Marchetti



PLANNING COMMISSION STAFF REPORT

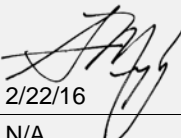
January 24, 2017

SUBJECT: A City initiated request to change the zoning designations (File No. PZC16-005) on 51 properties from: 1) MDR-18 (Medium Density Residential) to HDR-45 (High Density Residential), 2) MDR-25 (Medium-High Density Residential) to HDR-45 (High Density Residential), and 3) CN (Neighborhood Commercial) to HDR-45 (High Density Residential with ICC (Interim Community Commercial Overlay) in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The properties are generally located south of D Street, west of Vine Avenue, north of Vesta Street and east of San Antonio Avenue. (APNs: 1048-581-01 thru 09, 11-12, 17, 33, 35-36, 39-45, 48-59, 62, and 67-82); **submitted by: City of Ontario. City Council action is required.**

PROPERTY OWNER: Various

RECOMMENDED ACTION: That the Planning Commission recommend City Council approval of File No. PZC16-005, pursuant to the facts and reasons contained in the staff report and attached resolution.

PROJECT SETTING: The properties are generally located south of D Street, west of Vine Avenue, north of Vesta Street and east of San Antonio Avenue. The majority of properties are developed with multi-family residential uses, one property has an existing office use and one property is vacant, the properties are depicted in Figure 1: Project Location, below.

<i>Case Planner:</i>	Henry K. Noh	<i>Hearing Body</i>	<i>Date</i>	<i>Decision</i>	<i>Action</i>
<i>Planning Director Approval:</i>		DAB			
<i>Submittal Date:</i>	2/22/16	ZA			
<i>Hearing Deadline:</i>	N/A	PC	1/24/17		Recommend
		CC	2/21/17		Final

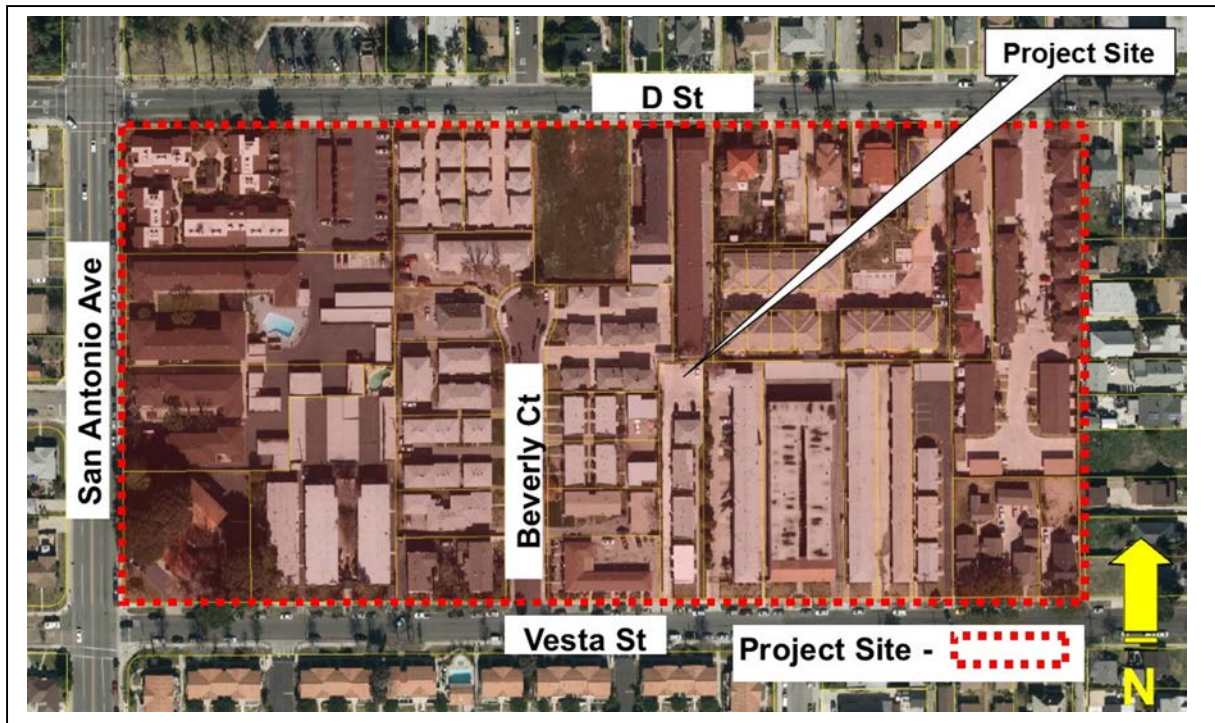


Figure 1: Project Location

PROJECT ANALYSIS:

[1] Background — In 2010, The Ontario Plan (“TOP”) was adopted that contains the Policy Plan (General Plan) which sets forth the land use pattern for the City to achieve its Vision. After the adoption of TOP, staff embarked on an effort to ensure that the zoning and TOP land use designations are consistent for all properties in the City. This application is part of TOP and Zoning consistency effort.

On February 22, 2016, the property owner for 607 West D Street submitted a Development Plan application (File No. PDEV16-005) requesting approval to construct a 14-unit multi-family apartment development. The Development Plan required that the zoning for the property be changed from Medium–High Density Residential (MDR-25) to High Density Residential (HDR-45) to be consistent with TOP. Therefore, the City initiated the zone change for the entire block to make all properties zoning designations consistent with TOP.

[2] Community Open House – A Community Open House for a zone change (File No.: PZC16-005) was held on December 14, 2016. Subject property owners and property owners within 300 feet were notified of the meetings and 4 people attended. The property owners who attended the open house reside along Bonita Court, Vine Avenue and Beverly Court and were all in favor of the proposed zone changes. No written comments were received at meeting. The following are the public comments received for the property owners and residents, who attended the meeting:

- 1) There are existing street parking impacts created by the apartments located south of Vesta Street and between San Antonio Avenue and Bonita Court;
- 2) There are a number of homeless in the area;
- 3) Safety issues regarding the need for additional stop signs along Vesta Street; and
- 4) The status of the recently closed James R. Bryant Park that is located at the northeast corner of San Antonio Avenue and D Street.

Staff shared the public comments with the appropriate City departments for following up.

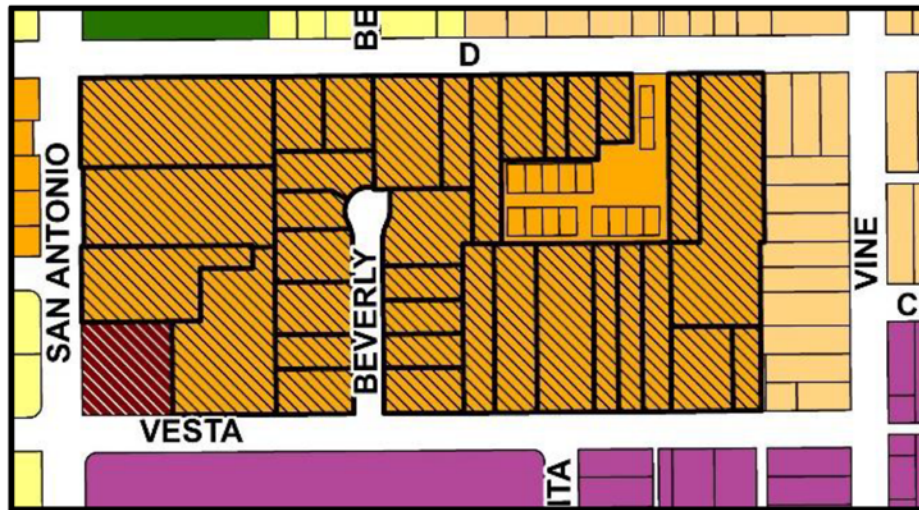
[3] Proposed Changes – The proposed zone change is for 51 properties and would change the zoning designations from (**see Figures 2, 3 and 4**):

A. Change Zoning from Medium-High Density Residential (MDR-25) to High Density Residential (HDR-45).

Purpose:

- To change TOP Land Use and Zoning designations consistent with the majority of existing development density.
- To provide incentives and assist in the future redevelopment of the area.
- To provide zoning consistency with TOP land use designations of the subject properties.

Current Zoning



Zones

- AR-2, Residential-Agriculture
- RE-2, Rural Estate
- RE-4, Residential Estate
- LDR-5, Low Density Residential
- MDR-11, Low_Medium Density Residential
- MDR-18, Medium Density Residential
- MDR-25, Medium-High Residential
- HDR-45, High Density Residential
- PUD, Planned Unit Residential
- MHP, Mobile Home Park
- MU 1-Downtown Mixed Use
2-Holt Blvd.
11-Euclid & Francis
- CS, Corner Store
- CN, Neighborhood Commercial
- CC, Community Commercial
- CCS, Convention Center Support
- OL, Low Intensity Office
- OH, High Intensity Office
- BP, Business Park
- IP, Industrial Park
- IL, Light Industrial
- IG, General Industrial
- IH, Heavy Industrial
- ONT, Ontario Int'l Airport (Former M3)
- CIV, Civic
- OS-R, Open Space-Recreation
- OS-C, Open Space-Cemetery
- UC, Utilities Corridor
- SP, Specific Plan
- SP(AG), Specific Plan (Agriculture Overlay)
- RC, Rail Corridor
- P1, Off-Street Parking (To be eliminated)
- Overlays**
- MTC, Multimodal Transit Center
- ES, Emergency Shelter
- ICC, Interim Community Commercial
- PZC16-005 Zone Change Property

Zoning After Proposed Zone Changes

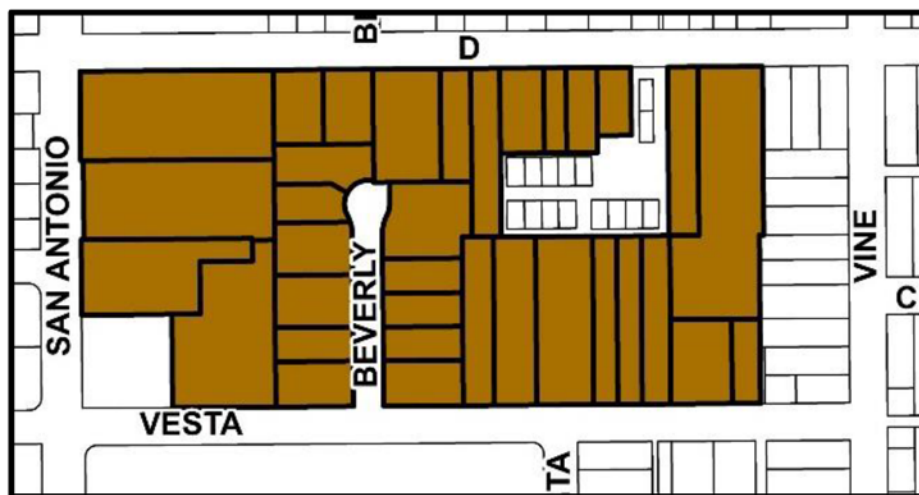


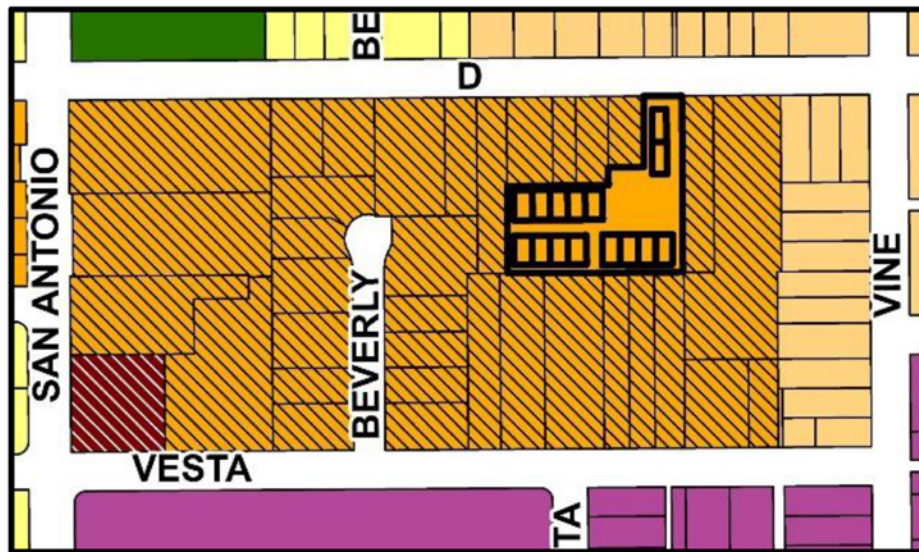
Figure 2: MDR-25 to HDR-45

B. Change Zoning from Medium Density Residential (MDR-18) to High Density Residential (HDR-45).

Purpose:

- To change TOP Land Use and Zoning designations consistent with the majority of existing development density.
- To provide incentives and assist in the future redevelopment of the area.
- To provide zoning consistency with TOP land use designations of the subject properties.

Current Zoning



Zones

- AR-2, Residential-Agriculture
 - RE-2, Rural Estate
 - RE-4, Residential Estate
 - LDR-5, Low Density Residential
 - MDR-11, Low_Medium Density Residential
 - MDR-18, Medium Density Residential
 - MDR-25, Medium-High Residential
 - HDR-45, High Density Residential
 - PUD, Planned Unit Residential
 - MHP, Mobile Home Park
 - MU 1-Downtown Mixed Use
2-High Blvd.
11-Euclid & Francis
 - CS, Corner Store
 - CN, Neighborhood Commercial
 - CC, Community Commercial
 - CCS, Convention Center Support
 - OL, Low Intensity Office
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 - SP(AG), Specific Plan (Agriculture Overlay)
 - RC, Rail Corridor
 - P1, Off-Street Parking (To be eliminated)
- Overlays**
- MTC, Multimodal Transit Center
 - ES, Emergency Shelter
 - ICC, Interim Community Commercial
- PZC16-005 Zone Change Property

Zoning After Proposed Zone Changes

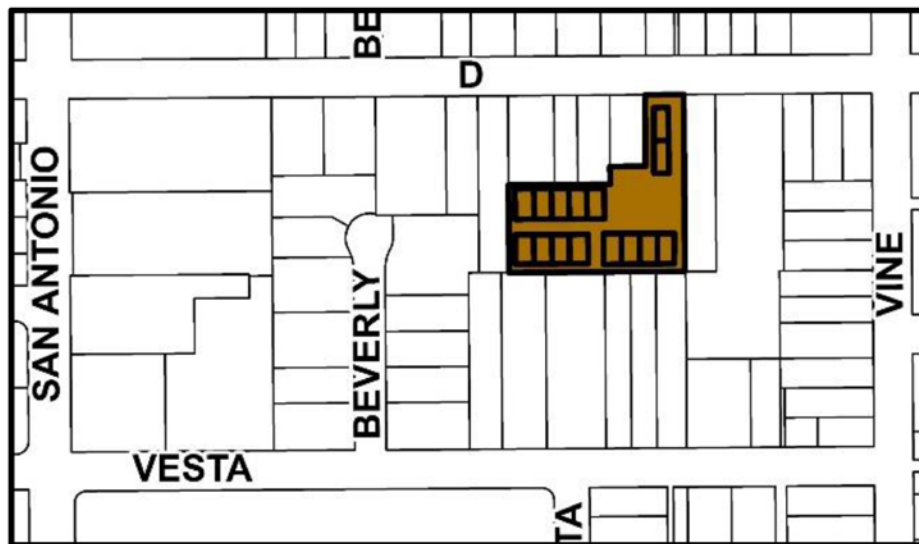


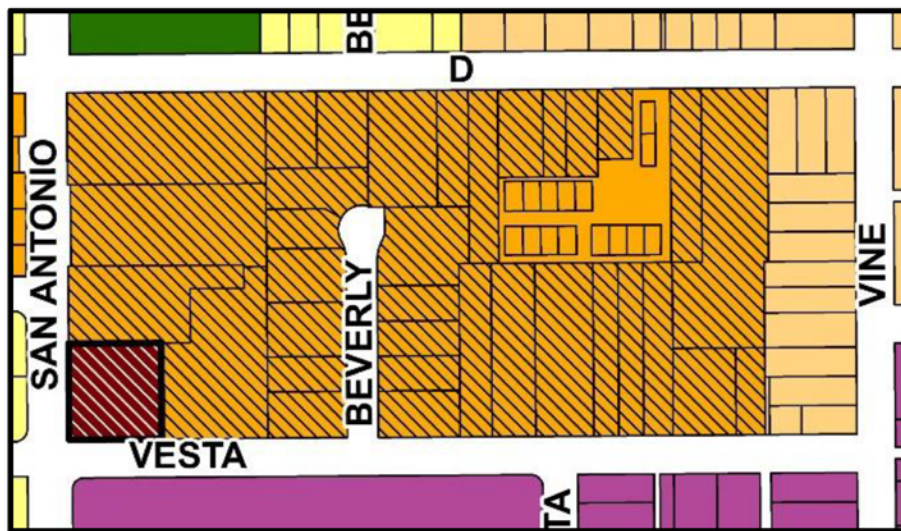
Figure 3: MDR-18 to HDR-45

C. Change Zoning from Neighborhood Commercial (CN) to High Density Residential (HDR-45) w/ Interim Community Commercial Overlay (ICC).

Purpose:

- To allow the ongoing use of commercial properties by applying the Interim Community Commercial Overlay (ICC).
- To change TOP Land Use and Zoning designations consistent with the majority of existing development density.
- To provide incentives and assist in the future redevelopment of the area.
- To provide zoning consistency with TOP land use designations of the subject properties.

Current Zoning



Zones

- AR-2, Residential-Agriculture
 - RE-2, Rural Estate
 - RE-4, Residential Estate
 - LDR-5, Low Density Residential
 - MDR-11, Low_Medium Density Residential
 - MDR-18, Medium Density Residential
 - MDR-25, Medium-High Residential
 - HDR-45, High Density Residential
 - PUD, Planned Unit Residential
 - MHP, Mobile Home Park
 - MU 1-Downtown Mixed Use 2-Hot Blvd. 11-Euclid & Francis
 - CS, Corner Store
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 - CIV, Civic
 - OS-R, Open Space-Recreation
 - OS-C, Open Space-Cemetery
 - UC, Utilities Corridor
 - SP, Specific Plan
 - SP(AG), Specific Plan (Agriculture Overlay)
 - RC, Rail Corridor
 - P1, Off-Street Parking (To be eliminated)
- Overlays**
- MTC, Multimodal Transit Center
 - ES, Emergency Shelter
 - ICC, Interim Community Commercial
- PZC16-005 Zone Change Property

Zoning After Proposed Zone Changes

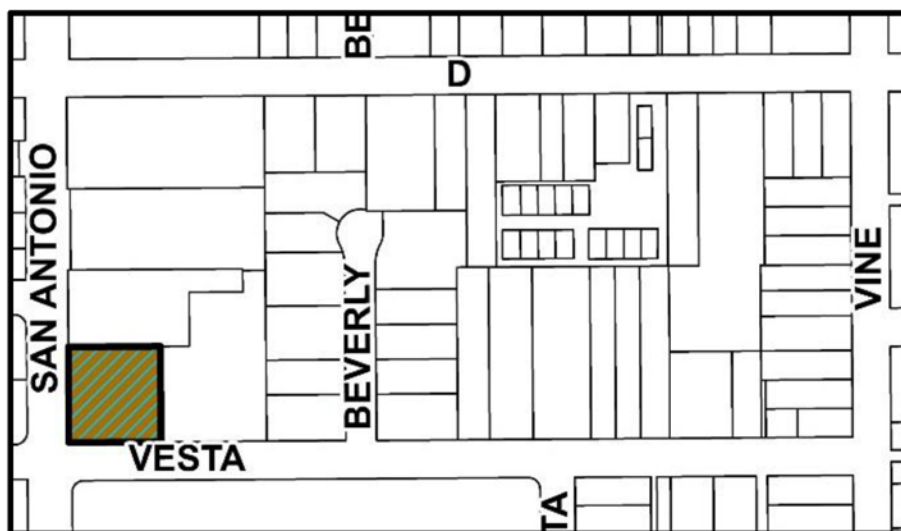


Figure 4: CN to HDR-45 (ICC Overlay)

Staff is recommending approval of this zone changes affecting 51 properties in an on-going effort to achieve consistency between TOP land use designations and zoning for all properties in the City.

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

[1] City Council Priorities

Primary Goal: Regain Local Control of the Ontario International Airport

Supporting Goals:

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

[2] Vision.

Distinctive Development:

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

[3] Governance.

Decision Making:

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

[4] Policy Plan (General Plan)

Land Use Element:

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

Compliance: Undertaking the zone changes to provide consistency between the zoning and TOP land use designations will further the City's intent of becoming a complete community which will result in a land use pattern that provides residents, employers, workers and visitors a wide spectrum of choices to live, work, shop and recreate within Ontario.

Housing Element:

- **Goal H1:** Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity
 - **H1-2: *Neighborhood Conditions.*** We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provisions of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

Compliance: Changing the zoning of certain existing residential properties, to comply with our Vision, will provide for long term stability of the neighborhoods.

Safety Element:

- **Goal S4:** An environment where noise does not adversely affect the public's health, safety, and welfare.
 - **S4-6: *Airport Noise Compatibility.*** We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The proposed zone changes are consistent with the adopted Airport Land Use Compatibility Plan for Ontario Airport and will not allow the addition of new units in noise sensitive locations near the airports.

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 environmental impacts of this project were previously reviewed in conjunction with the adoption of The Ontario Plan (File No. PGPA06-001), for which an EIR (SCH#: 2008101140) was adopted by the City Council on January 27, 2010. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PZC16-005, A CITY INITIATED REQUEST TO CHANGE THE ZONING DESIGNATIONS ON 51 PROPERTIES FROM: 1) MDR-18 (MEDIUM DENSITY RESIDENTIAL) TO HDR-45 (HIGH DENSITY RESIDENTIAL), 2) MDR-25 (MEDIUM-HIGH DENSITY RESIDENTIAL) TO HDR-45 (HIGH DENSITY RESIDENTIAL), AND 3) CN (NEIGHBORHOOD COMMERCIAL) TO HDR-45 (HIGH DENSITY RESIDENTIAL WITH ICC (INTERIM COMMUNITY COMMERCIAL OVERLAY) IN ORDER TO MAKE THE ZONING CONSISTENT WITH THE ONTARIO PLAN LAND USE DESIGNATIONS FOR PROPERTIES GENERALLY LOCATED SOUTH OF D STREET, WEST OF VINE AVENUE, NORTH OF VESTA STREET AND EAST OF SAN ANTONIO AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: AS SHOWN IN EXHIBIT A (ATTACHED).

WHEREAS, City of Ontario ("Applicant") has filed an Application for the approval of a Zone Change, File No. PZC16-005, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 51 properties totaling approximately 16 acres of land generally located south of D Street, west of Vine Avenue, north of Vesta Street and east of San Antonio Avenue; and

WHEREAS, the zoning of the properties is inconsistent with The Ontario Plan ("TOP") land use designations of the properties and the proposed zone changes will make the zoning consistent with TOP land use designations of the properties as shown in Exhibit A; and

WHEREAS, the Project was filed in conjunction with a Development Plan (File No. PDEV16-005) to construct a 14-unit apartment project on a vacant 0.54 acre parcel of land, located at 607 West "D" Street; and

WHEREAS, the City of Ontario held a Community Open House on December 14, 2016, to gain input from impacted property owners and property owners within a 300 foot radius; and

WHEREAS, no written public responses were received regarding the proposed zone changes at the Community Open House and the four residents who attended were in favor of the proposed zone changes; 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

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

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

WHEREAS, on January 24, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the previously adopted TOP EIR (SCH#: 2008101140) and supporting documentation. Based upon the facts and information contained in the TOP EIR (SCH#: 2008101140) and supporting documentation, the Planning Commission finds as follows:

a. The previous TOP EIR (SCH#: 2008101140) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

b. The previous TOP EIR (SCH#: 2008101140) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

c. The previous TOP EIR (SCH#: 2008101140) reflects the independent judgment of the Planning Commission; and

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

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

a. The proposed Zone Change 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 as follows:

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

Compliance: Undertaking the zone changes to provide consistency between the zoning and TOP land use designations will further the City's intent of becoming a complete community which will result in a land use pattern that provides residents, employers, workers and visitors a wide spectrum of choices to live, work, shop and recreate within Ontario.

Goal H1: Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity

H1-2: *Neighborhood Conditions*. We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provisions of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

Compliance: Changing the zoning of certain existing residential properties, to comply with our Vision, will provide for long term stability of the neighborhoods.

Goal S4: An environment where noise does not adversely affect the public's health, safety, and welfare.

S4-6: *Airport Noise Compatibility*. We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The proposed zone changes are consistent with the adopted Airport Land Use Compatibility Plan for Ontario Airport and will not allow the addition of new units in noise sensitive locations near the airports.

b. The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The proposed Zone Change will not be detrimental to the public interest, health, safety, convenience or general welfare, as the Zone Change is required to make the zoning designations consistent with TOP and will not change the existing built environment. Additionally, the proposed Zone Change will provide incentives and assist in the future redevelopment of the area that will be required to meet the High Density Residential (HDR-45) development standards.

c. The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses. The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses, as the Zone Change is required to make the zoning designations consistent with TOP and will not change the existing built environment. Additionally, the proposed Zone Change will provide incentives and assist in the future redevelopment of the area that will be required to meet the High Density Residential (HDR-45) development standards.

d. The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development. The proposed Zone Change will not affect the existing built environment and the future redevelopment of these properties will be required to meet the High Density Residential (HDR-45) development standards.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby RECOMMENDS APPROVAL to the City Council of the herein described.

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 24th day of January 2017, 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. PZC16-005
January 24, 2017
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. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 24, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

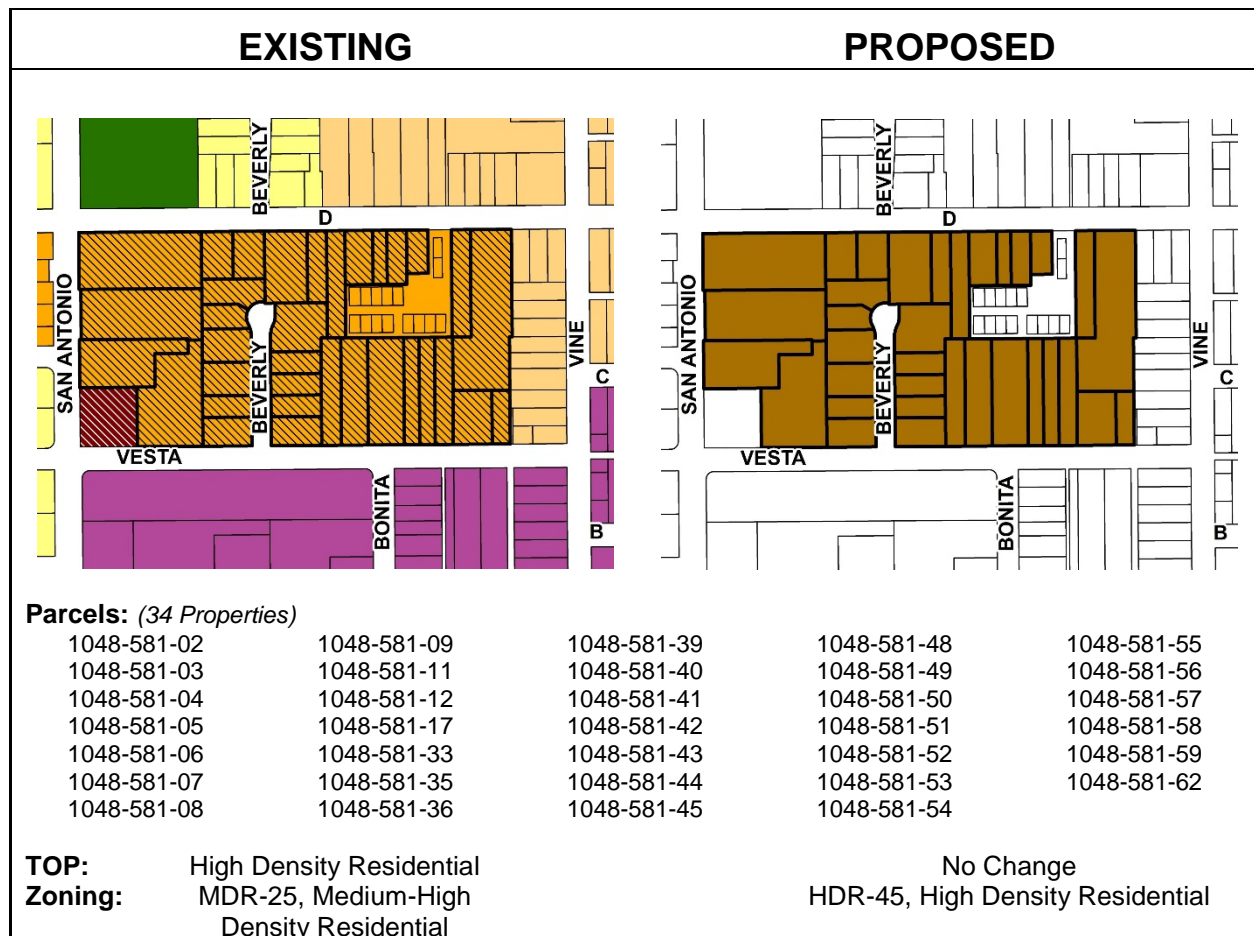
ABSTAIN:

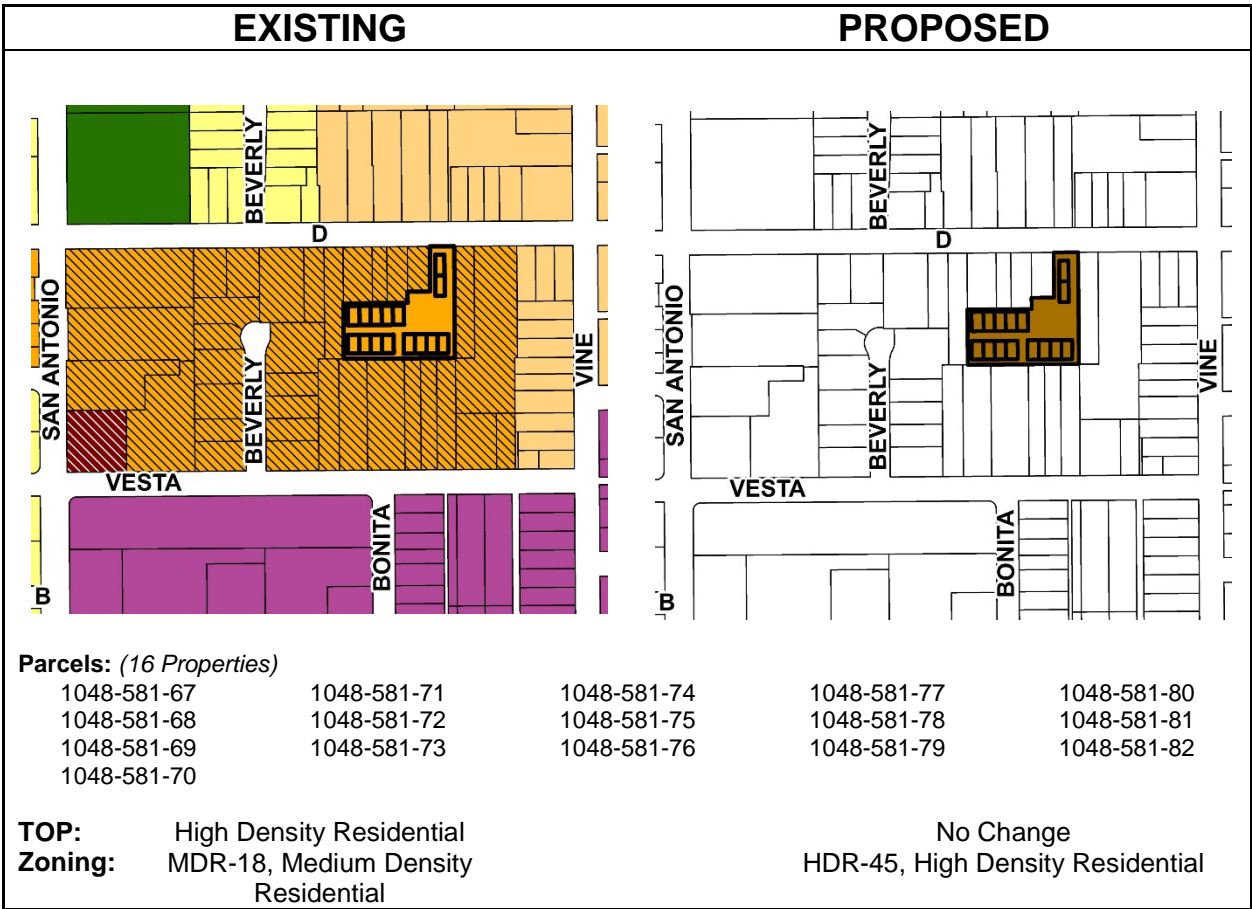
Marci Callejo
Secretary Pro Tempore

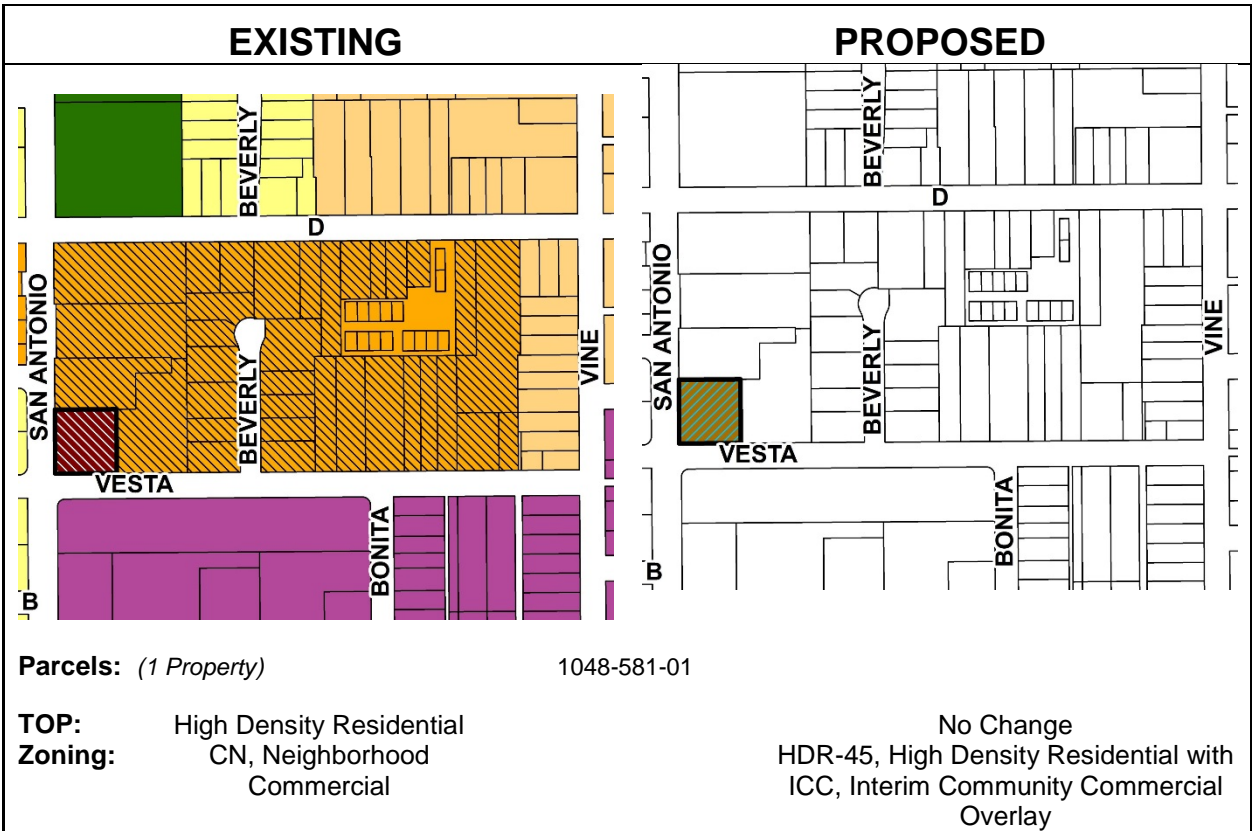
Exhibit A PZC16-005

ZONING Legend:

	AR-2, Residential-Agricultural		PUD, Planned Unit Development		BP, Business Park		OS-R, Open Space - Recreation
	RE-2, Rural Estate		MU, Mixed Use 1 - Downtown, 2-East Holt, 11-Francis&Euclid		IP, Industrial Park		OS-C, Open Space-Cemetery
	RE-4, Residential Estate		CS, Corner Store		IL, Light Industrial		UC, Utilities Corridor
	LDR-5, Low Density Residential		CN, Neighborhood Commercial		IG, General Industrial		SP, Specific Plan
	MDR-11, Low-Medium Density Residential		CC, Community Commercial		IH, Heavy Industrial		SP(AG), Specific Plan with Agricultural Overlay
	MDR-18, Medium Density Residential		CCS, Convention Center Support		ONT, Ontario Int'l Airport		ES, Emergency Shelter Overlay
	MDR-25, Medium-High Density Residential		OL, Low Intensity Office		CIV, Civic		MTC, Multimodal Transit Center Overlay
	HDR-45, High Density Residential		OH, High Intensity Office		RC, Rail Corridor		ICC, Interim Community Commercial Overlay
	MHP, Mobile Home Park						









**PLANNING COMMISSION
STAFF REPORT**
January 24, 2017

SUBJECT: A Development Plan (**File No. PDEV16-005**) to construct a 14-unit apartment project on a vacant 0.54 acre parcel of land, located at 607 West D Street, within the Medium–High Density Residential (MDR-25) zone (proposed High Density Residential (HDR-45) – Related File No. PZC16-005) (APN: 1048-581-07); **submitted by: 607 West, LP.**

PROPERTY OWNER: 607 West, LP.

RECOMMENDED ACTION: That the Planning Commission approve File No. PDEV16-005, pursuant to the facts and reasons contained in the staff report and attached resolution(s), and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The project site is comprised of 0.54 acres of land located at 607 West “D” Street, within the Medium–High Density Residential (MDR-25) zone (proposed High Density Residential (HDR-45)–Related File No. PZC16-005), and is depicted in **Figure 1: Project Location**, below. The project site gently slopes from north to south and is currently vacant. The property to the north of the project site is within the Low Density Residential (LDR-5) zoning district and is constructed with a single-family residential use. The properties to the east, south and west are within the Medium-High Density Residential (MDR-25) zoning district and are constructed with multi-family residential uses.

PROJECT ANALYSIS:

[1] Background — On January 24, 2006, the Planning Commission approved a Development Plan (File No. PDEV04-059), Environmental Impact Report, and a Certificate of Appropriateness (PHP05-001) to demolish the Dorr B. Lee Citrus Ranch

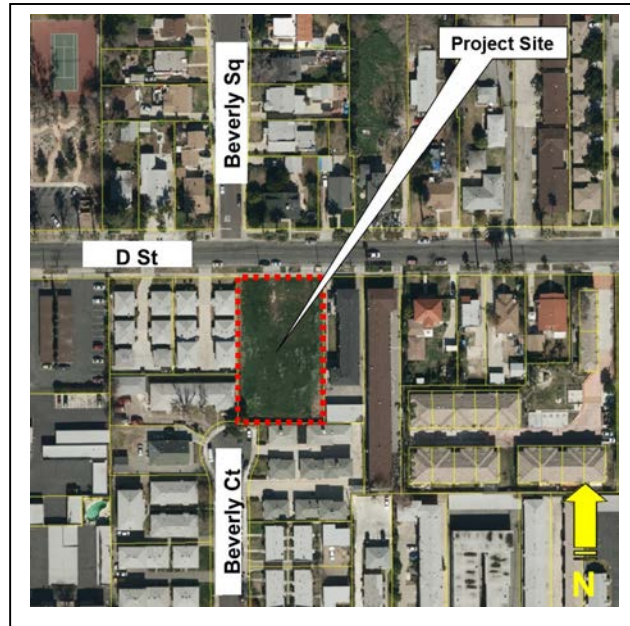


Figure 1: Project Location

Case Planner:	Henry K. Noh	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	1/18/17	Approve	Recommend
Submittal Date:	2/22/16	ZA			
Hearing Deadline:	N/A	PC	1/24/17		Final
		CC			

Farmhouse (Tier II designated property) and allow the construction of a 10-unit condominium project. The applicant complied with all the required EIR mitigation measures to demolish the existing house, which included photographic documentation and architectural and structural documentation of the home (HABS), as well as paying the demolition mitigation fee. However, due to the economic downturn in 2007, the applicant could not acquire the funding to construct and proceed with the project. In the meantime, The Ontario Plan (“TOP”) adoption in 2010 changed the land use designation of the property from Medium Density Residential (18.1-25 dwelling units/acre) to High Density Residential (25.1-45 dwelling units/acre). On February 22, 2016, the applicant submitted a new Development Plan application, requesting approval of a 14-unit apartment complex.

[2] Site Design/Building Layout — The building is designed in an L-shaped configuration, with building setbacks of 10 feet along the eastern property line and 11 feet from the south property line. The driveway and open parking spaces are provided along the western portion of the site (**Exhibit A: Site Plan**). The project will consist of a two-story Spanish Eclectic building that has three different unit types which range in size from 700 to 800 square feet. The garage and parking access will be taken from D Street, along the west side of the building. The L-shaped design of the building will help to de-emphasize the garages from public view. In addition, each unit will have a minimum 100 square foot of private balcony/patio area. The three (3) floor plans include the following (**Exhibit B: Floor Plans**):

- Plan 1: 700 square feet, studio and 1 bath.
- Plan 2: 700 square feet, 1 bedroom and 1 bath.
- Plan 3: 800 square feet, 2 bedrooms and 1 bath.

[3] Site Access/Circulation — Ingress and egress onto the site will be provided from a proposed 26-foot wide drive aisle off D Street that runs along the western portion of the project site.

[4] Parking — Parking requirements for the project are consistent with the multi-family parking standards specified within the Development Code, requiring 1.5 spaces (one within a garage/carport) for studio units, 1.75 spaces (one within a garage/carport) for one-bedroom units, and 2.0 spaces (one within a garage/carport) for two-bedroom units. Visitor parking is required at 1 parking space for every four units. With the 14 units proposed, a total of 29 parking spaces are being provided (29 required). Based on the parking requirements, the development will provide 2.07 spaces per unit (see table below for details), compliant with the Development Code provisions.

With the proposed development, each two-bedroom unit will have a one-car garage and a tandem parking space located behind the garage space, for a total of 6 tandem parking spaces. The Development Code allows up to 12 percent of the total off-street parking requirement to be tandem spaces, which results in a total of 4 tandem parking spaces allowed for the project. The project is proposing a total of 6 tandem spaces, which is 21

percent of the total off-street parking requirement. The addition of two tandem spaces is necessary in order for the project to meet the off-street parking requirement. Staff believes that the addition of 2 tandem parking spaces meets the intent of the Development Code for providing the required amount of parking. In addition, the two additional tandem parking spaces are needed in order for the project to comply with all required development standards (setbacks, open space and landscape coverage) and, most importantly, be in compliance with the minimum density of 25.1 dwelling units/acre for High Density Residential land uses required by TOP. The project is conditioned to require that the one-car garage space and rear tandem space be leased to the two-bedroom units only and as part of the rental lease agreement, all two-bedroom units will be subject to a maximum of two cars and all one bedroom/studio units be limited to one car (one bedroom/studio units may be permitted an additional space with landlord approval). Additionally, the visitor parking shall be posted to have a 24-hour limitation.

<i>Type of Use</i>	<i># of Units</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Multi-Family - Studio	2	1.5 spaces per unit, including 1 space in a garage or carport;	3	
Multi-Family: One-Bedroom	6	1.75 spaces per unit, including 1 space in a garage or carport;	10.5	
Multi-Family: Two-Bedroom	6	2 spaces per unit, including 1 space in a garage or carport;	12	
Visitor Parking		1 space per 4 Dwelling Units	3.5	
TOTAL	14		29	29

[5] Architecture — The proposed architecture is Spanish Eclectic (**Exhibits C - Elevations**) and is consistent with the surrounding neighborhood architectural styles, which consists of a variety of architecture such as Minimal Traditional, Spanish and Mediterranean. The project proposes a variety of hipped and gable roofs with concrete “S” roof tile; a moderate roof overhang with exposed roof rafters and wood outlookers; tower features with arches; covered arched walkways; stucco exterior; wood trellises above the balconies; wrought iron balcony railing; square and arched window openings with stucco trim; and, decorative stucco window header and sills. The proposed architectural design meets the design guidelines of the Development Code, which encourages high quality architecture and a level of authenticity of styles through the use of appropriate architectural elements. The proposed architecture style complements the surrounding neighborhood through the overall scale, massing, proportions and details.

[6] Open Space – The open space requirements of the Development Code requires that the project provide a minimum of 60 square feet of private open space and 250 square feet of common open space per dwelling unit. The project has provided each dwelling with a minimum 100 square foot balcony, meeting the minimum private open space requirement. Additionally, approximately 357 square feet of common open space

per dwelling unit has been provided (totaling 3,572 square feet), exceeding the minimum common open space requirement for the project.

[7] Landscaping — The Project provides landscaping along the D Street frontage and within an enclosed patio area that will include decorative pavers, seating and a water feature. Additionally, a covered patio and a decorative paved pedestrian pathway will be provided along the eastern and southern portions of the project. The project site incorporates a combination of accent and shade trees in 24-inch and 36-inch box sizes, shrubs, ground cover, and vines that are low water usage and drought tolerant.

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

[1] City Council Priorities

Primary Goal: Regain Local Control of the Ontario International Airport

Supporting Goals:

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

[2] Vision.

Distinctive Development:

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

[3] Governance.

Decision Making:

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

[4] Policy Plan (General Plan)

Land Use Element:

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

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

Housing Element:

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

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

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

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

Community Economics Element:

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

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

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

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

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

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

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

Safety Element:

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

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

Community Design Element:

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

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

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

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

➤ 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.
- CD2-13 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.
- 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.
- CD3-6 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.

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 environmental impacts of this project were previously reviewed in conjunction with Diamante Terrace Condominium project (PDEV04-059 and PHP05-001), for which an EIR was adopted by the Planning Commission on March 28, 2006. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by reference.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	High Density Residential (HDR-45)	Medium-High Density Residential (MDR-25)	N/A
<i>North</i>	Single-Family Residential	Low Density Residential	Low Density Residential (LDR-5)	N/A
<i>South</i>	Multi-Family Residential	High Density Residential (HDR-45)	Medium-High Density Residential (MDR-25)	N/A
<i>East</i>	Multi-Family Residential	High Density Residential (HDR-45)	Medium-High Density Residential (MDR-25)	N/A
<i>West</i>	Multi-Family Residential	High Density Residential (HDR-45)	Medium-High Density Residential (MDR-25)	N/A

General Site & Building Statistics

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Maximum project density (dwelling units/ac):</i>	25.1 DU/AC (Min)/ 45 DU/AC (Max)	25.9 DU/AC	Y
<i>Maximum coverage (in %):</i>	75% (Max)	33%	Y
<i>Front yard setback (in FT):</i>	10 FT (Min)	22'9"	Y
<i>Side yard setback (in FT):</i>	10 FT (Min)	10'0"	Y
<i>Rear yard setback (in FT):</i>	10 FT (Min)	11'2"	Y
<i>Parking setback (in FT):</i>	5 FT (Min)	10'0"	Y
<i>Maximum height (in FT):</i>	75 FT	37'7"	Y
<i>Open space – private:</i>	60 SF/DU (Min)	100 SF/DU (Min)	Y
<i>Open space – common:</i>	250 SF/DU (Min) = 3,500 SF	3,572 SF	Y

Exhibit A: Site Plan

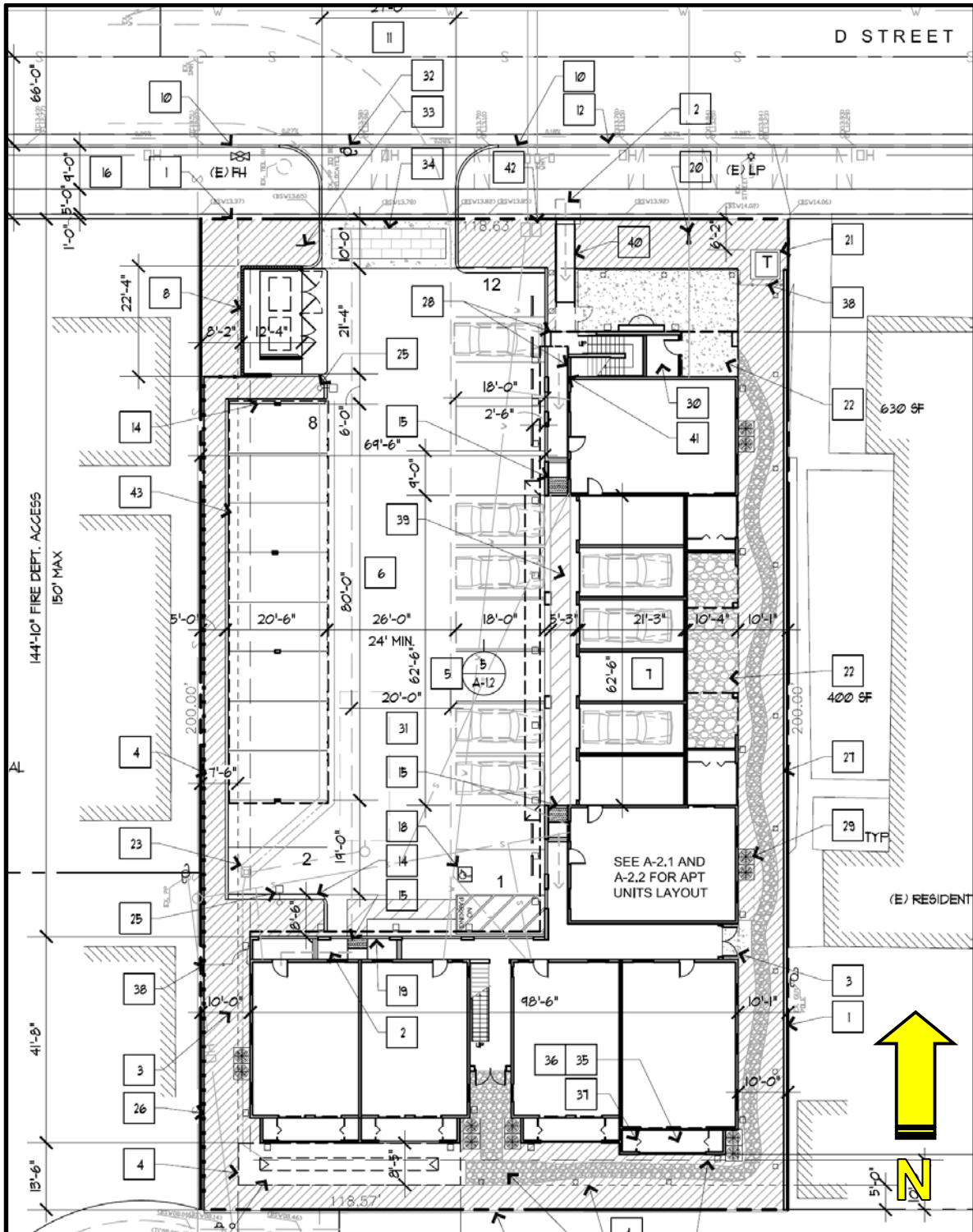


Exhibit B: First Floor Plan

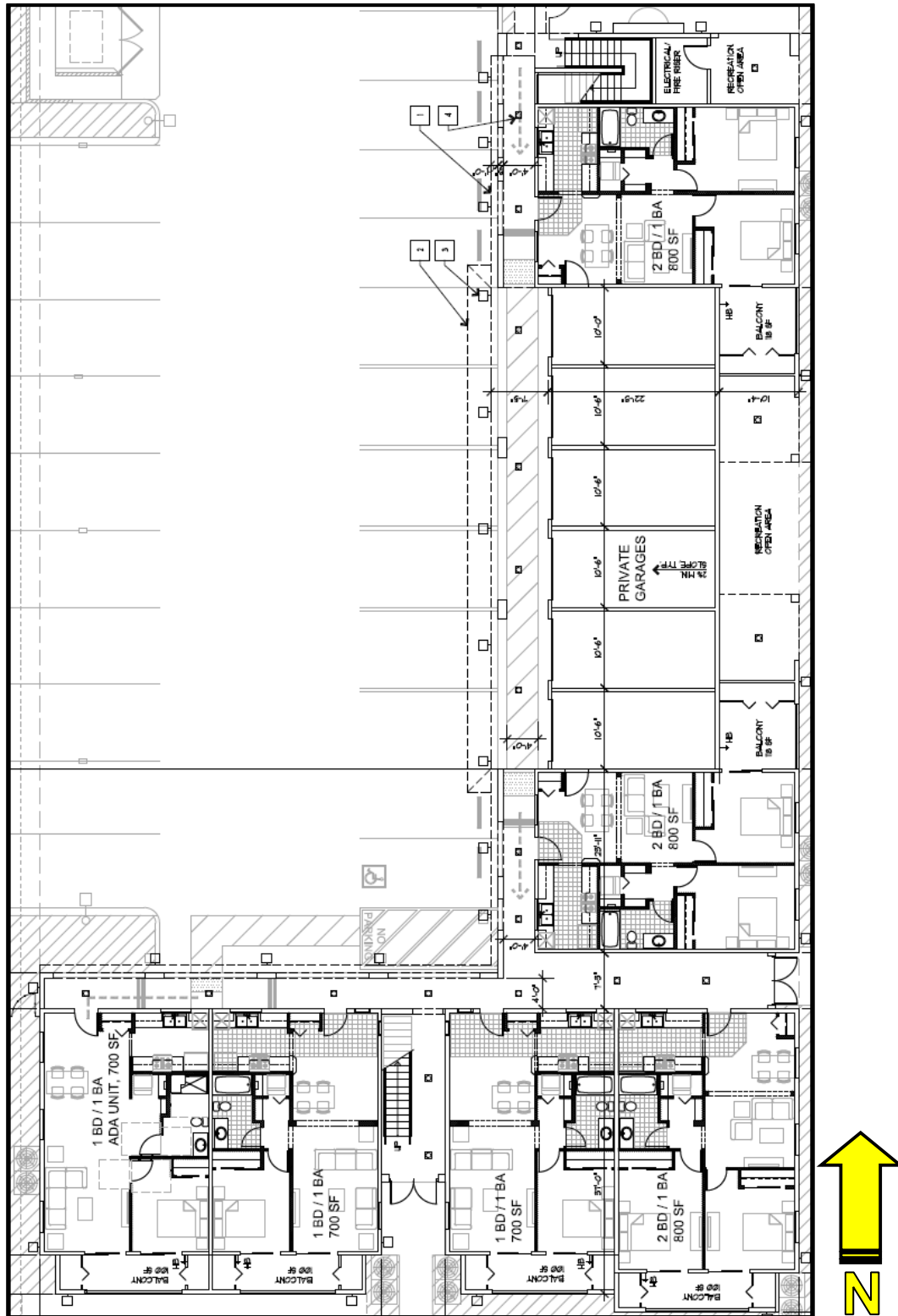


Exhibit B: Second Floor Plan

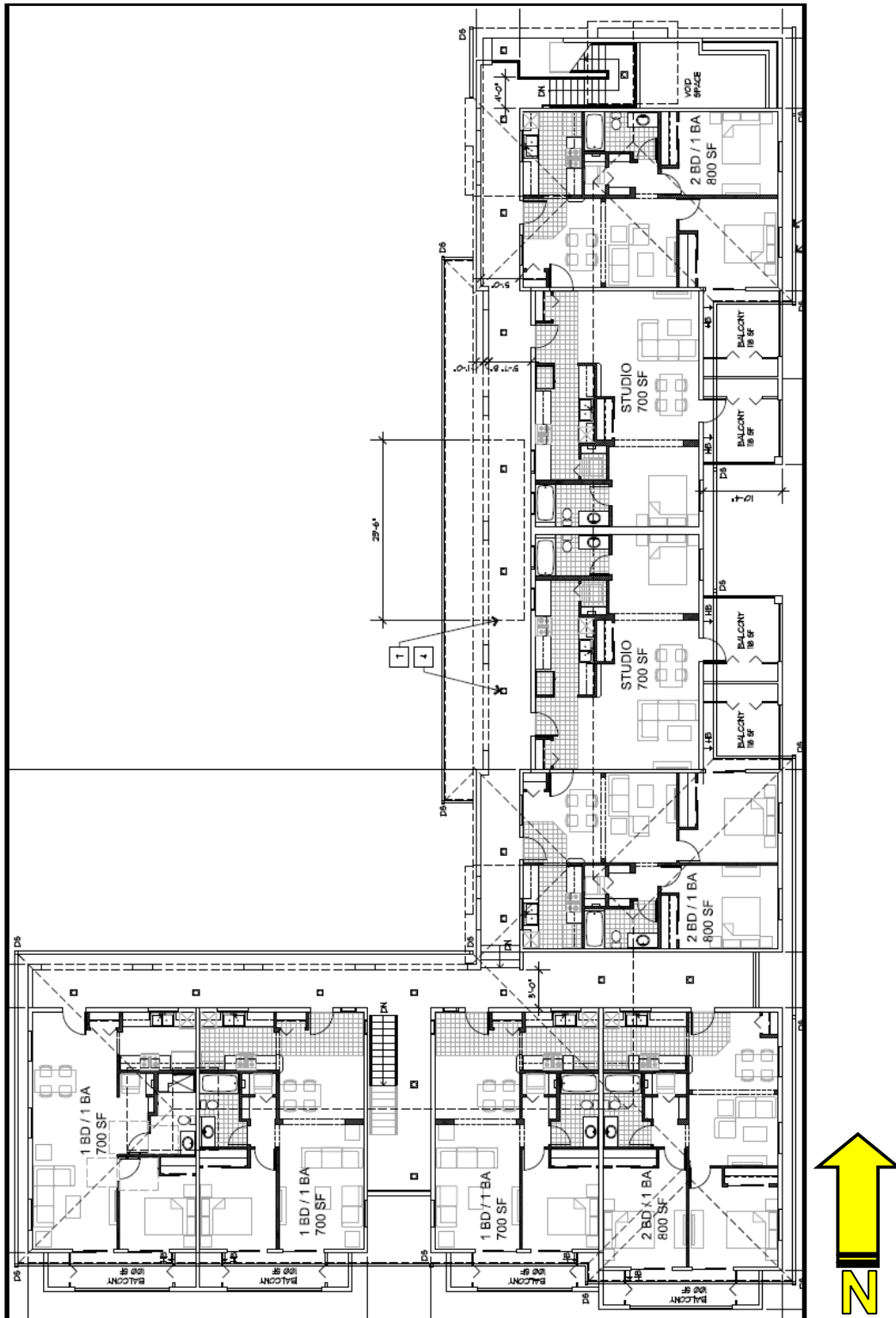


Exhibit C: Elevations



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-005, A DEVELOPMENT PLAN TO CONSTRUCT A 14-UNIT APARTMENT PROJECT ON A VACANT 0.54 ACRE PARCEL OF LAND, LOCATED AT 607 WEST "D" STREET, WITHIN THE MEDIUM-HIGH DENSITY RESIDENTIAL (MDR-25) ZONE (PROPOSED HIGH DENSITY RESIDENTIAL (HDR-45)-RELATED FILE NO. PZC16-005), AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1048-581-07.

WHEREAS, 607 West, LP ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-005, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.54 acres of land generally located at the southeast corner of D Street and Beverly Square, at 607 West D Street, within the Medium-High Density Residential (MDR-25) zone (proposed High Density Residential (HDR-45)-Related File No. PZC16-005), and is presently vacant; and

WHEREAS, the property to the north of the project site is within the Low Density Residential (LDR-5) zoning district and is constructed with a single-family residential uses. The properties to the east, south and west are within the Medium-High Density Residential (MDR-25) zoning district and are constructed with multi-family residential uses; and

WHEREAS, in conjunction with the Project, the City has initiated a Zone Change (File No. PZC16-005) to change the zoning designations on 51 properties (including the subject project site) from: 1) MDR-18 (Medium Density Residential) to HDR-45 (High Density Residential), 2) MDR-25 (Medium-High Density Residential) to HDR-45 (High Density Residential), and 3) CN (Neighborhood Commercial) to HDR-45 (High Density Residential) with ICC (Interim Community Commercial) Overlay in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The properties are generally located south of D Street, west of Vine Avenue, north of Vesta Street and east of San Antonio Avenue; and

WHEREAS, on January 24, 2006, the Planning Commission approved a Development Plan (File No. PDEV04-059) and a Certificate of Appropriateness (PHP05-001) to demolish the Dorr B. Lee Citrus Ranch Farmhouse (Tier II Designated Property) and allow the construction of a 10-unit condominium project; and

WHEREAS, the applicant met all mitigation measures to demolish the existing house, which included photographic, architectural and structural documentation, as well as paying the demolition mitigation fee; and

WHEREAS, the building is designed in an L-shaped configuration, with building setbacks of 10 feet along the eastern property line and 11 feet from the south property line. The driveway and open parking are provided along the western portion of the site. The Project will consist of a two-story Spanish Eclectic building that has three unit types, ranging in size from 700 square feet (studio) to 800 square feet (two-bedroom unit). The garage and parking access will be taken from D Street along the west side of the building. The L-shaped design of the building will help to de-emphasize the garages from public view. In addition, each unit will have a minimum 100 square foot private balcony/patio; and

WHEREAS, the open space requirements of the Development Code requires that the project provide a minimum of 60 square feet of private open space and 250 square feet of common open space per dwelling unit. The project has provided each dwelling with a minimum 100 square foot balcony, exceeding the minimum private open space requirement. Additionally, approximately 357 square feet of common open space per dwelling unit has been provided (totaling 3,572 square feet), exceeding the minimum common open space requirement for the Project; and

WHEREAS, parking requirements for the project are consistent with the multi-family parking standards specified within the Development Code, requiring 1.5 spaces (one within a garage/carport) for studio units, 1.75 spaces (one within a garage/carport) for one-bedroom units, and 2.0 spaces (one within a garage/carport) for two-bedroom units. Visitor parking is required at 1 parking space for every four units. With the 14 units proposed, a total of 29 parking spaces are being provided (29 required). Based on the parking requirements, the development will provide 2.07 spaces per unit (see table below for details), in compliance with Development Code provisions; and

WHEREAS, the proposed architecture is Spanish Eclectic and is consistent with the surrounding neighborhood architectural styles, which consists of a variety of architecture such as Minimal Traditional, Spanish and Mediterranean. The proposed architectural design meets the design guidelines of the Development Code, which encourages high quality architecture and a level of authenticity of styles through the use of appropriate architectural elements. The proposed architecture style complements the surrounding neighborhood through the overall scale, massing, proportions and details; and

WHEREAS, the Project provides landscaping along the D Street frontage and an enclosed patio area that will include decorative pavers, seating and a water feature. Additionally, a covered patio and a decorative paved pedestrian pathway will be provided along the eastern and southern portions of the project. The project site incorporates a combination of accent and shade trees in 24-inch and 36-inch box sizes, shrubs ground cover, and vines that are low water usage and drought tolerant; 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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with Diamante Terrace Condominium project (PDEV04-059 and PHP05-001), for which an EIR was adopted by the Planning Commission on March 28, 2006. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; and

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

WHEREAS, on January 18, 2017, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB17-002 recommending the Planning Commission approve the Application; and

WHEREAS, on January 24, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the previously adopted Diamante Terrace Condominium project (PDEV04-059 and PHP05-001) EIR and supporting documentation. Based upon the facts and information contained in the Diamante Terrace Condominium project (PDEV04-059 and PHP05-001) EIR and supporting documentation, the Planning Commission finds as follows:

- a. The previous Diamante Terrace Condominium project (PDEV04-059 and PHP05-001) EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- b. The previous Diamante Terrace Condominium project (PDEV04-059 and PHP05-001) EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and
- c. The previous Diamante Terrace Condominium project (PDEV04-059 and PHP05-001) EIR reflects the independent judgment of the Planning Commission; and
- d. All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by reference.

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

- a. The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Project is compatible with adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The existing site is vacant and the proposed development will be compatible with surrounding area. The Development Plan has been required to comply with all provisions of the High Density Residential (HDR-45) development standards. The project will provide additional diverse housing to the surrounding area and will be compatible in design, scale and massing.
- 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, including standards relative to the particular land use proposed (High Density Multiple-Family Residential), 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
- c. The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The Project will not have a significant adverse impact on the environment. The environmental impacts of this project were previously reviewed

in conjunction with the Diamante Terrace Condominium project (PDEV04-059 and PHP05-001) EIR. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

The proposed development is consistent with the development standards and design guidelines set forth in the Development Code. The Development Plan complies with all provisions of the High Density Residential (HDR-45) Residential Design Guidelines and Development Standards of the Development Code.

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 development is consistent with the development standards and design guidelines set forth in the Development Code. The Development Plan complies with all provisions of the High Density Residential (HDR-45) Residential Design Guidelines and Development Standards of the Development Code.

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 24th day of January, 2017, 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 January 24, 2017, 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: January 18, 2017

File No: PDEV16-005

Related Files:

Project Description: A Development Plan to construct a 14-unit apartment project on a vacant 0.54 acre parcel of land, located at 607 West "D" Street, within the Medium-High Density Residential (MDR-25) zone (proposed High Density Residential (HDR-45)-Related File No. PZC16-005). (APN: 1048-581-07); **submitted by 607 West, LP.**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning 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, garage 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) The one-car garage space and rear tandem space shall be leased to the two-bedroom units only and as part of the rental lease agreement, all two-bedroom units shall be subject to a maximum of two cars.

(g) The one bedroom/studio units shall be subject to a maximum of one car (may be permitted an additional space with landlord approval).

(h) Visitor parking shall be posted and enforced by the landlord/management to provide a 24-hour limitation.

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

2.10 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PDEV04-059, a Development Plan (Diamante Terrace Condominium) for which an EIR was previously adopted by the Planning Commission on March 28, 2006. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.12 Additional Fees.

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

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

2.13 Additional Requirements.

(a) The Development Plan (File No. PDEV16-005) is contingent upon Planning Commission and City Council approval of the related Zone Change (File No. PZC16-005).



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh, Senior Planner

DATE: November 30, 2016

SUBJECT: FILE #: PDEV16-005

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, December 14, 2016**.

PROJECT DESCRIPTION: A Development Plan to construct a 14-unit multiple-family apartment complex on a 0.54-acre parcel of land, located at 607 West D Street, within the HDR 45 (High Density Residential, 25.1 to 45.0 DU/Acre) zoning district (APN 1028-581-07).

- 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.

12/20/16

Landscape Planning Carolyn Bell Sr Landscape Planner
Department Signature Title Date

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

12/20/16
 Date

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

D.A.B. File No.: PDEV16-005 Rev 3 Case Planner: Henry Noh

Project Name and Location:
 13 Unit Multi-Family Apartments
 607 West D street

Applicant/Representative:
 William Lee
 600 W 9th St #1515
 Los Angeles, CA 90015

- A Preliminary Site Plan (dated 11/30/16) 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.**
- A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

CORRECTIONS REQUIRED

Grading plans

1. Revise Sht. C-2 sections A, B C and D for Max 3:1 slopes in basins and swales. Dimension width of vegetated swale (max 12"). Show outline or flow line of swale on plan.
2. Show catch basin or outlet at SW property line low point. Section C and plan.
3. Dimension domestic and irrigation backflow devices and DCDA to be 5' clear of paving.
4. Dimension width of swale (12" max) on east and south sides and show on section E
5. Locate the southeast AC unit to the east side of the building away from patio space, or reduce patio 12" so AC units align with building wall.
6. Note on grading plans for compaction to be no greater than 85% at landscape areas; all finished grades at 1 1/2" below finished surfaces; Note for slopes to be maximum 3:1.

Landscape Plans

7. Show all backflow devices on landscape plans and screened with 5' of landscape.
8. Show and call out all easements. Move trees out of sewer easement and use large shrubs for vertical accent such as Toyon, Arbutus or Dwarf Crepe myrtle shrubs instead of Agave.
9. Show accent trees at driveway opening such as Pistache, Koelreuteria, etc.
10. Show landscape hydrozones to separate low water from moderate or high water landscape.
11. Replace invasive, frost damaged, short lived, high maintenance or high water plants: Agave, Festuca, Hemerocallis, Liriope, Use tough durable plants such as Dietes, Leymus Canyon Prince, Fragaria, Teucrium, etc.
12. Show a 36" high screening hedge along front fence and trash enclosure.
13. Provide MAWA and ETWU, separate sf for right of way area.
14. Remove last planting note for a 12" walkway strip adjacent to curb doveled in. Curbs next to planters shall be poured 12" wide.
15. Show trees 2/3 -3/4 actual mature size. Use larger tree in larger planter areas.
16. Move street trees to be min 7' from water or sewer lines.
17. Move tree out of paved walkway south side of south Building.
18. Landscape construction plans shall meet all the requirements of the Landscape Development Standards.



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Planning Department

FROM: Douglas Sorel, Police Department

DATE: December 12, 2016

SUBJECT: PDEV16-005, REV #2 – A DEVELOPMENT PLAN TO CONSTRUCT A 13 UNIT APARTMENT COMPLEX AT 607 WEST D STREET

Revision #1 to the development plan adequately addresses the previous concerns with the project. While the Applicant submitted photometrics with the revision, photometrics should be re-submitted during the plan check process.

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply to the project. The applicant should 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 be required to participate in the Ontario Police Department’s Crime Free Multi-Housing program.

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



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Senior Planner
Planning Department

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

DATE: April 13, 2016

SUBJECT: PDEV16-005 / A Development Plan to construct a 13-unit multiple-family apartment complex on a 0.54-acre parcel of land, located at 607 West D Street, within the HDR 45 (High Density Residential 25.1 to 45.0 DU/Acre) zoning district (APN 1028-581-07).

-
- 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 VA
- B. Type of Roof Materials: Metal, non rated
- C. Ground Floor Area(s): Approx. 8200 sq. ft. Building A
 Approx. 3500 sq. ft. Building B
- D. Number of Stories: 2 stories
- E. Total Square Footage: Approx. 11,700 sq. ft.
- F. 2013 CBC Occupancy Classification(s): R-2

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.
- 2.4 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 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

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

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

5.0 BUILDING CONSTRUCTION FEATURES

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

6.0 OTHER SPECIAL USES

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

7.0 OTHER PROJECT SPECIFIC CONDITIONS

- 7.1 NONE

<END.>



CITY OF ONTARIO

MEMORANDUM

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

FROM: Henry Noh,

DATE: February 25, 2016

SUBJECT: FILE #: PDEV16-005 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, March 10, 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 a 13 unit multi-family apartment complex on 0.54 acre parcel within the HDR 45 zoning district, located at 607 West D Street. (APN 1028-581-07).

- 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: February 26, 2016
SUBJECT: PDEV16-005

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: 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
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Airport Planning Lorena Mejia Associate Planner 4/6/16
 Department Signature Title Date

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-005
 Address: 607 West D Street
 APN: 1028-581-07
 Existing Land Use: Vacant
 Proposed Land Use: 13 unit multi-family apartment complex
 Site Acreage: 0.54 acres Proposed Structure Height: 28 ft
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 4/6/16
 CD No.: 2016-013
 PALU No.: n/a

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

- | Safety | Noise Impact | Airspace Protection | Overflight Notification |
|-------------------------------|---|---|--|
| <input type="radio"/> Zone 1 | <input type="radio"/> 75+ dB CNEL | <input type="radio"/> High Terrain Zone | <input type="radio"/> Avigation Easement Dedication |
| <input type="radio"/> Zone 1A | <input type="radio"/> 70 - 75 dB CNEL | <input checked="" type="checkbox"/> FAA Notification Surfaces | <input checked="" type="checkbox"/> Recorded Overflight Notification |
| <input type="radio"/> Zone 2 | <input type="radio"/> 65 - 70 dB CNEL | <input checked="" type="checkbox"/> Airspace Obstruction Surfaces | <input type="radio"/> Real Estate Transaction Disclosure |
| <input type="radio"/> Zone 3 | <input checked="" type="checkbox"/> 60 - 65 dB CNEL | <input type="radio"/> Airspace Avigation Easement Area | |
| <input type="radio"/> Zone 4 | | Allowable Height: 125 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 provided the following conditions are met:

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2016-013
PALU No.: n/a

PROJECT CONDITIONS

1. New Residential land uses within the 60-65 dB CNEL noise impact zone must incorporate exterior-to-interior noise level reduction (NLR) design features and be capable of attenuating exterior noise to 45 dB interior noise level, acoustical data documenting that the structure will be designed to comply with the criteria must be provided.
2. New Residential land uses are required to have a Recorded Overflight Notification appearing on the Property Deed and Title incorporating the following language: (NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.)



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. <u>PDEV16-005</u> RELATED FILE NO(S). _____	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: Antonio Alejos (909) 395-2384 *A.A.*

CITY PROJECT PLANNER & PHONE NO: Henry Noh (909) 395-2429

DAB MEETING DATE: January 18th, 2017

PROJECT NAME / DESCRIPTION: PDEV16-005, a Development Plan to construct a 14-unit multiple-family apartment complex on a 0.54-acre parcel of land.

LOCATION: 607 West "D" Street

APPLICANT: 607 West LP

REVIEWED BY: *[Signature]* 01/05/17
 Bryan Lirley Date
 Sr. Associate Civil Engineer

APPROVED BY: *[Signature]* 1/5/17
 Khoi Do, P.E. Date
 Assistant City Engineer



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

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
_____ feet on _____
Property line corner 'cut-back' required at the intersection of _____
and _____.
- 1.02 Dedicate to the City of Ontario, the following easement(s): _____

- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s): _____
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
(1) _____
(2) _____
- 1.08 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.09 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.10 Provide a preliminary title report current to within 30 days.



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

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

- 1.13 Other conditions: _____

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

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

- 2.01 Record Parcel Map/Tract Map No. _____ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario Per Tract Map No. 3336.**
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____ .
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment
 Make a Dedication of Easement
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 Submit a soils/geology report.



- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: _____

- 2.09 Dedicate to the City of Ontario the right-of-way described below:

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

- 2.10 Dedicate to the City of Ontario the following easement(s):
 - 1.) Dedicate an additional 2.5-feet on the east side of an existing 10-foot public sewer easement, located along the west side of the property.
 - 2.) A blanket access easement over the entire property for the operation and maintenance of an 8-inch public sewer main, which runs along the entire length of the westerly property line.

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

- 2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 10% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.

- 2.13 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.

- 2.14 Pay all Development Impact Fees (DIF) to the Building Department.



- 2.15 Other conditions:
- 1.) Process an Encroachment Agreement to permit the placement of a vinyl fence within the City's public sewer easement, which runs along the entire length of the westerly property line.
 - 2.) Acquire a Temporary Construction Easement as necessary for proposed sewer manhole connection on adjacent property, APN 1048-581-06.

B. PUBLIC IMPROVEMENTS

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

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

Improvement	"D" St	Beverley Ct	Street 3	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> In-fill existing driveway w/ new rock curb & gutter <input checked="" type="checkbox"/> Replace damaged rock curb & gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
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 checked="" type="checkbox"/> New commercial driveway <input checked="" type="checkbox"/> Remove and in-fill existing driveways no longer to be used	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> Replace damaged sidewalk panels	<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
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"/> Landscaping (w/ irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



Fire Hydrant	<input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input checked="" type="checkbox"/> Service for domestic use <input checked="" type="checkbox"/> Service for irrigation use	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
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 type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Under sidewalk drain <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate existing power pole which conflicts w/ proposed driveway	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	<input checked="" type="checkbox"/> "No-Parking" signs	_____	_____	_____

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



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

C. SEWER

- 2.21 **An 8-inch sewer main is available for connection by this project in a 10-foot Public Sewer Easement along the westerly property line.**
(Ref: Sewer plan bar code: S12773)
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:**
 - 1.) **The applicant/developer shall construct the sewer lateral to tie into manhole #J12MH115.**
 - 2.) **The applicant/developer shall construct the sewer lateral per City Standard Drawing Number 2003.**

D. WATER

- 2.25 **An 8-inch water main is available for connection by this project in "D" Street.**
(Ref: Water plan bar code: Unknown)
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 **Other conditions:**
 - 1.) **The applicant/developer shall construct a domestic water service per latest City Standard Drawings.**
 - 2.) **The applicant/developer shall install a master meter for site and sub-meter each unit downstream of City's meter.**
 - 3.) **The applicant/developer shall construct a separate water service for irrigation purposes only per City Standard Drawing Number 4203.**

E. RECYCLED WATER

- 2.28 A _____ inch recycled water main is available for connection by this project in _____.
(Ref: Recycled Water plan bar code: _____)
- 2.29 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.



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

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

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

2.32 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:

1. On-site and off-site circulation
2. Traffic level of service (LOS) at 'build-out' and future years
3. Impact at specific intersections as selected by the City Engineer

2.34 Other conditions:

- 1.) The applicant/developer shall install two (2) "No-Parking" signs to prohibit vehicles from parking 20' from each side of the proposed driveway in accordance with City Guidelines.
- 2.) The applicant/developer shall not install entry gates.

G. DRAINAGE / HYDROLOGY

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

2.36 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.

2.37 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.

2.38 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.

2.39 Pay Storm Drain Development Impact Fee, approximately _____, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.

2.40 Other conditions: _____



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

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

J. SPECIAL DISTRICTS

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

K. FIBER OPTIC

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

L. Solid Waste

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



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

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

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

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

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

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

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



EXHIBIT 'A'

ENGINEERING DEPARTMENT First Plan Check Submittal Checklist

Project Number: PDEV16-005, and/or Parcel Map/Tract Map No. _____

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

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. Three (3) sets of Public Street improvement plan with street cross-sections
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. Three (3) sets of Public Street Light improvement plan
13. Three (3) sets of Signing and Striping improvement plan
14. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. Three (3) sets of 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.
16. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
17. **One (1) copy of Hydrology/Drainage study**
18. **One (1) copy of Soils/Geology report**
19. Payment for Final Map/Parcel Map processing fee
20. Three (3) copies of Final Map/Parcel Map
21. One (1) copy of approved Tentative Map
22. **One (1) copy of Preliminary Title Report (current within 30 days)**
23. One (1) copy of Traverse Closure Calculations



- 24. 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.
- 25. Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 26. **Other:**
 - 1.) **Dedication of Easement Document**



CITY OF ONTARIO MEMORANDUM

TO: Chairman and Members of the Planning Commission

FROM: Scott Murphy, Planning Director *SM*

DATE: January 24, 2017

SUBJECT: MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF DECEMBER 2016

Attached, you will find the Planning Department Monthly Activity Report for the month of December 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 December 2016

PCUP16-024: **Submitted by IC Training Centers**

A Conditional Use Permit to establish a 2,480-square foot educational training center within an existing multi-tenant office building on 6.37 acres of land, located at 3286 East Guasti Road (APN: 0210-551-39).

PCUP16-025: **Submitted by 5 Star Pizza**

A Conditional Use Permit application to establish alcoholic beverage sales, including beer, wine and distilled spirits, for consumption on the premises (Type 47 ABC License—On-Sale General Eating Place) in conjunction with an existing restaurant (5 Star Pizza) on 2.03 acres of land, located at 951 North Haven Avenue, within the Garden Commercial land use designation of the Ontario Center Specific Plan (APN: 0210-182-69).

PDEV16-051: **Submitted by Sizzler Restaurant - BMW Management**

A Development Plan to construct a 1,291-square foot addition to an existing 6,703-square feet commercial building, for a total of 7,994 square feet, on approximately 1.11 acres of land located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APNs: 1015-131-23).

PDEV16-052: **Submitted by Brookfield Residential**

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

PDEV16-053: **Submitted by Chris Voss**

Plan Check and Inspection fees for modifications to an existing wireless telecommunications facility (T-Mobile monopole), for the removal of 6 TMAs and installation of 3 RRU32s and one hybrid cable, located at 1560 East Fourth Street, within the CC (Community Commercial) zoning district. Related File: B201602204.

PLFD16-001: **Submitted by Vanessa Pete**

An Administrative Use Permit to establish a Large Family Daycare Home (12-14 children) within an existing 2,670 square foot residence located at 2724 West Chaparral Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre) zoning district (APN: 0218-801-31).

PSGN16-134: **Submitted by Trulite Signs, Inc**

A Sign Plan to replace an existing wall sign (84 SF) on the east exterior elevation, with a new wall sign (60.5 SF), to read “Pre-Owned Vehicles,” to be placed on the north exterior elevation, located at 2131 East Convention Center Way.

Monthly Activity Report—New Applications

Month of December 2016

PSGN16-135:

Submitted by Signs Plus

A Sign Plan application for the installation of a 24.27-square foot wall sign for ANYPROMO.COM, located at 1511 East Holt Boulevard.

PSGN16-136:

Submitted by Quiel Signs

A Sign Plan application for the installation of a 35.33-square foot wall sign for PRESTIGE BY KIK, located at 5160 East Airport Drive.

PSGN16-137:

Submitted by A+ Signs

A Sign Plan application for the installation of two 25-square foot wall signs on the north and east exterior elevations, for KLEIN PRODUCTS, located at 1080 East Ontario Boulevard.

PSGN16-138:

Submitted by Ad Art Sign Company, Inc.

A Sign Plan application for the installation of one wall sign for RESTORATION HARDWARE, located at 4646 East Mills Circle.

PSGN16-139:

Submitted by Ital Custom Signs, Inc.

A Sign Plan application for the installation of a 45-square foot wall sign for POKE BOAT, located at 1150 East Philadelphia Street, Suite 109.

PSGN16-140:

Submitted by Cabrera Tax Services

A Temporary Promotional and Special Event Sign application for the installation of a 50-square foot temporary banner sign for CABRERA TAX SERVICES, located at 738 North Euclid Avenue.

PSPA16-004:

Submitted by BrookCal Ontario, LLC

An Amendment to The Avenue Specific Plan to change the land use designation for Planning Area 7, consisting of 28.9 acres of land, from Low Density Residential (2.1 to 5.0 DUs/Acre) to Low-Medium Density Residential (5.1 to 11.0 DUs/Acre), and allow for the transfer of 155 DUs from Planning Area 11 to Planning Area 7, located at the northeast corner of Archibald Avenue and Ontario Ranch Road (APN: 0218-201-18).

PSPA16-005:

Submitted by BrookCal Ontario, LLC

A Specific Plan Amendment to annex 72.3 acres of land into the Rich Haven Specific Plan, and update development standards, design guidelines, exhibits, and text, to reflect the proposed annexation, affecting land bordered by Ontario Ranch Road on the north, Old Edison Avenue on the south, Mill Creek Avenue on the east, and Haven Avenue on the west (APN: 0218-211-01).

PTUP16-078:

Submitted by Knights of Columbus

A Temporary Use Permit for a Mardi Gras-themed casino night fundraiser sponsored by the Knights of Columbus, with food sales and temporary alcoholic beverage sales for consumption

City of Ontario Planning Department
Monthly Activity Report—New Applications
Month of December 2016

on the premises, including beer, wine and distilled spirits, located at 2713 South Grove Avenue. Event to be held on 2/25/2017.

PTUP16-079: Submitted by Torco International Corp.

A Temporary Use Permit for a customer appreciation Car Show Event sponsored by Torco International, located at 1720 South Carlos Avenue. Event to be held on 1/28/2017.

PVER16-060: Submitted by Bock & Clark Zoning

Zoning Verification for 5600 East Francis Street (APN: 0238-161-26).

PVER16-061: Submitted by Bock & Clark Zoning

Zoning Verification for 5500 East Francis Street (APN: 0238-161-24).

PVER16-062: Submitted By Bock & Clark Zoning

Zoning Verification for 5590 East Francis Street (APN: 0238-161-25).

PVER16-063: Submitted by Bock & Clark Zoning

Zoning Verification for 5431 East Philadelphia Street (APN: 0238-161-52).

PVER16-064: Submitted by Open Door Counseling

Zoning Verification for 313 West F Street (APN: 1048-345-03).

PVER16-065: Submitted by Morgan Guthier

Zoning Verification for 3633 East Inland Empire Boulevard (APNs 210-205-04 & 210-205-05).

PVER16-066: Submitted by Morgan Guthier

Zoning Verification for 4200 East Concoors Street.

PVER16-067: Submitted by Morgan Guthier

Zoning Verification for 4141 East Inland Empire Boulevard.

PVER16-068: Submitted by Century 21

Zoning Verification for 1459 South Euclid Avenue (APN: 1050-661-06).

PVER16-069: Submitted by Open Door Counseling

Zoning Verification for 1511 West Holt Boulevard.

PVER16-070: Submitted by Adriana Guerrero

Zoning Verification for 1630 East Fourth Street

Monthly Activity Report—New Applications

Month of December 2016

PVER16-071:

Submitted by Adriana Guerrero

Zoning Verification for 647 East E Street (APN: 1048-392-05).

PVER16-072:

Submitted by Elva Ulloa

Zoning Verification for 512 South San Antonio Avenue (APN: 1049-302-14).

PVER16-073:

Submitted by Sharper Future

Zoning Verification for 2930 East Inland Empire Boulevard (APN: 0210-191-15).

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-024:

A Development Plan to construct a 1,050 square foot industrial building on a 0.13-acre parcel of land located at the southeast corner of State Street and Sultana Avenue, at 524 East State Street, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan; (APN: 1049-231-04) **submitted by Secured Income Group, Inc.**

Action: Adopted a Decision approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-040:

A Development Plan to construct a five-story, 68-unit residential apartment complex (Villa Palmetto) on 1.98 acres of land located at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 zoning district. Staff finds that although the proposed project will not be a significant effect on the environment in this case because mitigation measures are recommended that will reduce identified effects to a level of nonsignificance; therefore, adoption of a Mitigated Negative Declaration of environmental effects is recommended. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1011-382-04) **submitted by Mission Pams Investments, LLC.** Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-042:

A Development Plan to construct 55 single-family homes on approximately 7.07 acres of land within the P7 (single-family detached) residential land use designation of the Edenglen Specific Plan, located within two neighborhoods: the first bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108) that was adopted by the City Council on November 1, 2005 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78) **submitted by Brookcal Ontario, LLC.** Planning Commission action is required.

City of Ontario Planning Department
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Month of December 2016

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ZONING ADMINISTRATOR MEETING

December 5, 2016

ENVIRONMENTAL ASSESSMENT AND A VARIANCE REVIEW FOR FILE NO. PVAR16-006: A Variance request to deviate from the minimum required side yard setback, from 10 feet to 1.83 feet and 4.83 feet, to accommodate the construction of a 1,548-square foot detached accessory structure, to include a 400-square foot 2-car garage, a 640-square foot second dwelling unit, and 2 patio covers (covering a total of 508 square foot), located at 213 East La Deney Drive, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DUs/Acre). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1047-352-04) **submitted by Gilbert Lascurain.**

Action: Adopted a Decision approving the Project subject to conditions.

CITY COUNCIL MEETING

December 6, 2016

FILE NO. PDCA16-005: An ordinance approving File No. PDCA16-005, a Development Code Amendment proposing the addition of Reference I, Public Art Program, to the City of Ontario Development Code.

Action: Adopted an Ordinance approving the proposed Development Code Amendment.

DEVELOPMENT ADVISORY BOARD MEETING

December 19, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV16-047: A modification (File No. PDEV16-047) to a previously approved Development Plan (File No. PDEV13-028), introducing three new single-family floor plans that range in size from 2,295 square feet to 2,507 square feet, on 32 lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, located at the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the Subarea 29 Specific Plan Environmental Impact Report (SCH#2004011009). This Project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of December 2016

consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino; (APN: 218-052-02) **submitted by KB Homes Southern California**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ZONING ADMINISTRATOR MEETING

December 19, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-022: A Conditional Use Permit to establish a Type 47 ABC License (On-Sale General for Bona Fide Public Eating Place) in conjunction with an existing 140,000 square foot movie theatre (Edwards Ontario Palace), located at 4900 East Fourth Street on 18.69 acres of land within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-014-05) **submitted by Edward Theatre, Inc.**

Action: Adopted a Decision approving the Project subject to conditions.

PLANNING COMMISSION MEETING

December 19, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-042:

A Development Plan to construct 55 single-family homes on 7.07 acres of land within the P7 (single-family detached) residential land use district of the Edenglen Specific Plan, located within two neighborhoods. The first neighborhood is bordered by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second is bordered by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108), adopted by the City Council on November 1, 2005, and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78) **submitted by Brookcal Ontario, LLC.**

Action: Adopted a Resolution approving the Project subject to conditions.

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of December 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV16-047: A modification (File No. PDEV16-047) to a previously approved Development Plan (File No. PDEV13-028), introducing three new single-family floor plans that range in size from 2,295 square feet to 2,507 square feet, on 32 lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, located at the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the Subarea 29 Specific Plan Environmental Impact Report (SCH#2004011009). This Project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino; (APN: 218-052-02) **submitted by KB Homes Southern California.**

Action: Adopted a Resolution approving the Project subject to conditions.

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

Action: Adopted a Resolution approving the Project subject to conditions.

CITY COUNCIL MEETING

December 20, 2016

No Planning Department Items Scheduled
