

CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

May 23, 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 __ Reyes __ 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 April 25, 2017, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV16-036: A Development Plan (File No. PDEV16-036) to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 113-415-01 and 113-451-02); **submitted by Acacia & Baker, LLC.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV16-045: A Development Plan to construct a 46,384 square foot industrial building on approximately 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) 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 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 (ALUCP). (APNs: 0110-071-06 and 0110-071-07); **submitted by Qu's Holding, LLC.**

PLANNING COMMISSION PUBLIC HEARING ITEMS

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

B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-037, PCUP16-019 & PVAR16-004:

A Development Plan (PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land, in conjunction with a Conditional Use Permit (PCUP16-019) to establish and operate a powder coating use, and a Variance (PVAR16-004) request to reduce the required street side setback, from 10 to 5 feet, for property located at 421 South Plum Avenue, 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 15305 (Class 5-Minor Alterations of 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: 1049-245-01); **submitted by Merdad Mike Aalam.**

1. CEQA Determination

No action necessary - Exempt: CEQA Guidelines Section § 15305

2. File No. PVAR16-004 (Variance Review)

Motion to Approve/Deny

3. File No. PCUP16-019 (Conditional Use Permit)

Motion to Approve/Deny

4. File No. PDEV16-037 (Development Plan)

Motion to Approve/Deny

C. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-005, PDEV17-017 & PHP17-017:

A Tentative Parcel Map (File No. PMTT17-005/PM 19302) to consolidate 11 lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a

single parcel to facilitate a Development Plan (File No. PDEV17-017) and a Certificate of Appropriateness (File No. PHP17-017) to allow for the construction of a 75-unit, three-story apartment complex on 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File No. PUD17-001, for which an Addendum to The Ontario Plan Environmental Impact Report was adopted by the City Council on May 16, 2017. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10); **submitted by Related California.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PHP17-017 (Certificate of Appropriateness)

Motion to Approve/Deny

3. File No. PMTT17-005 (Tentative Parcel Map)

Motion to Approve/Deny

4. File No. PDEV17-017 (Development Plan)

Motion to Approve/Deny

HISTORIC PRESERVATION ITEMS

D. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-008: A Certificate of Appropriateness to replace windows on a 1,854 square foot single-family residence, the Thomas T. Parker House, which was constructed in 1947 in the Ranch style of architecture and designated Local Landmark No. 78, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1047-343-06); **submitted by Gloria Nelson.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15331

2. **File No. PHP17-008** (Certificate of Appropriateness)

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

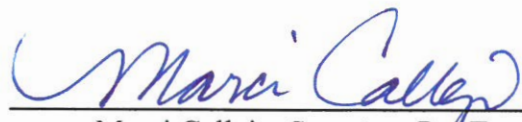
- 1) Monthly Activity Report

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, May 19, 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 PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

April 25, 2017

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

MINUTES

April 25, 2017

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

COMMISSIONERS

Present: Chairman Delman, DeDiemar, Downs, Gage, Gregorek, and Reyes

Absent: Vice-Chairman Willoughby

OTHERS PRESENT: Planning Director Murphy, City Attorney Tran, Principal Planner Zeledon, Senior Planner Mercier, Senior Planner Noh, Assistant Planner Aguilo, Assistant City Engineer Do, Housing Director Bjork and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Murphy stated that there were revisions to multiple project resolutions and he would point them out to the Commission as they came up during the meeting.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of March 28, 2017, approved as written.

It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of March 28, 2017, as written. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD17-001: A Planned Unit Development to establish development standards and guidelines to facilitate the future development of a high

density residential apartment project at a density of approximately 25.4 dwelling units per acre on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed Use Downtown) zoning district. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), prepared in conjunction with File No. PGPA06-001, and certified by the City of Ontario City Council on January 27, 2010. 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: 1049-051-01, 1049-051-02, 1049-051-03, 1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 and 1049-052-10) **submitted by Related California. City Council action is required.**

Senior Planner, Charles Mercier, presented the staff report. Mr. Mercier stated the project is comprised of two city blocks and reiterated the location stated in the description. He said that the project is zoned MU-1 (Mixed Use Downtown) and according to The Ontario Plan (TOP), this type of development is required to be approved in conjunction with a Planned Unit Development (PUD). He said the PUD stated the standards, designs, goals and guidelines for the project which includes a 3-story, 75-unit family housing development. Mr. Mercier gave background on the project stating it was pedestrian friendly and higher in density, all consistent and meets the requirements by TOP. In his presentation, he discussed a storm drain easement is required, parking for residents is on-site to meet the demand for parking requirements and all guest parking will be provided off-site on adjoining streets to the project. He stated the parking ratio and model used for this project were the Town Square Apartments next to City Hall which are seen as sufficiently parked. Mr. Mercier explained that in 2007 a Certificate of Appropriateness was approved for demolition of the historic buildings on Vine Avenue. He said a Certificate of Appropriateness for the Development Plan which will come forth next month will need to be approved by the Historic Preservation Commission for properties within the PUD area. He stated that staff is recommending the Planning Commission recommend to City Council the adoption of the use of an Addendum to a previous EIR and approval of File No. PUD17-001, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Murphy stated item B had changes to the resolution which is before them. He said the changes are within the findings under Section 5 of the Resolution approving the project.

Mr. Gage asked if this was an affordable housing project.

Mr. Mercier stated it was.

Mr. Gage asked for further explanation, stating there are various types of housing.

Mr. Mercier stated the Applicant was prepared to speak to that issue.

Mr. Murphy stated there was a representative from the City of Ontario Housing Agency who could speak better to those details.

Ms. Julie Bjork, Housing Director for the City of Ontario came forward. She stated this was a 9% tax credit project. She said they are going to the State for an application for the affordability ranges for extremely low to low income. She explained they are looking for 30% up to 60% of AMI (area medium income).

Mr. Gage asked if she could repeat the information.

Ms. Bjork said they will have units at extremely low which is 30% of area medium income up to 60%, which is considered low income. That's 60% of area medium income.

Ms. DeDiemar asked for an explanation of the (AMI) or area medium income.

Ms. Bjork stated that basically the rents would range from \$300-\$1000. She said they have one, two, three and four bedroom units. She apologized, she didn't know the AMI for each size family.

Ms. DeDiemar asked if there was an age range for the project, was this a senior housing project.

Ms. Bjork said it was a family project.

Mr. Gage asked if there would be restrictions on who could apply for these units, or was anyone eligible?

Ms. Bjork stated per law, they are eligible to everyone, but they are working with the developer for preference to Ontario residents and during the initial marketability with the exception of if there is a stipulation on the funding source.

Mr. Gage asked staff why it would be beneficial to have very low housing in downtown. Specifically, when businesses come to evaluate [property] within a five mile radius, and what the income level was. He asked if staff could address why it's beneficial to have extremely low housing in downtown. What's the thinking behind it?

Mr. Murphy stated that there were a couple of thoughts that go behind it. He said first of all, the City is under obligation by the State to provide for a certain number of affordable units that encompasses all ranges of income, [including] very low, low, moderate, and above moderate. He said the City is trying to provide an opportunity to hit those different categories. He said number one, they have a State mandate to do that. He explained in this case, they have this property which is owned by the City and has been identified for at least five years that he's aware of, for this project to go into this area. Mr. Murphy said secondly, some of the retailers do look at the demographics and look at the income when identifying locations. However, when they look at a five-mile radius, they generally look at it, as a whole and not block-by-block. He explained they [retailers] likely look at the number of units and how many individuals would they serve. It's not just a figure in income, it goes above that and it becomes a question of if there are enough individuals to sustain a restaurant or retail user.

Mr. Gage stated he knows this project came before them five years ago and wasn't approved. He said he remembers there were negative feelings regarding the project and

he questioned if it was the same project or if it was different. If so, how was it different?

Mr. Murphy said the project brought before them five years ago was much larger. He stated the previous project from five years ago would have been developed in two phases and would extend farther to the east one additional block. He said there were concerns by those property owners about what would happen to their properties and that is not included with this project. He shared it is simply the two blocks which were presented to them and some of the [negative] issues have been put aside because the other property owners are not impacted.

Mr. Gage said that one of the [previous] issues was that this was a family project and near the railroad and Holt Boulevard. He asked if there were any concerns about children and what were the amenities for families.

Mr. Murphy said there were amenities for families within the complex itself and open space elements. He said he knows the issue with the proximity to the rail line that came up. He said when they worked on the lofts the vibration factor came up because they were immediately adjacent to the rail line. He said that with this project, they are far enough removed that vibration is not an issue due to the rail line. He said also, the noise factor from both the railroad and Holt Boulevard, have been addressed through a noise assessment which is a requirement. Mr. Murphy explained that with the apartments fronting onto Holt Boulevard, the building itself acts as a buffer to the open space elements on the south and provides a level of noise mitigation from just its placement.

Mr. Reyes asked if the proposed project takes into consideration the comment about the 20-foot widening along Holt Boulevard.

Mr. Mercier stated it does take the 20-foot widening into consideration.

Mr. Reyes asked about a rendering provided in the staff report which was not included in the power point presentation. He wanted to know which way proposed building was facing in that graphic.

Mr. Mercier said the image was from the previous proposed project five years ago.

Mr. Murphy stated that he believes the rendering shows the project as if an individual was standing on the northeast corner of Vine. It would be the west elevation fronting onto Holt Boulevard. Mr. Murphy said the elements are consistent with the plans which are moving forward.

Mr. Reyes said the rendering showed really good architecture with towers, multiple levels and projections off the buildings. He said it looks quite different than what was in the presentation and he wants to confirm the proposed design for the project.

Mr. Mercier said next month with the development plan coming forward the architecture and design will be presented.

Mr. Murphy stated that the presentation rendering on the slide is a more 2-D image rather than the 3-D image in the staff report. He also stated they look forward to

presenting better elevations and architectural images in May when the development plan is presented.

PUBLIC TESTIMONY

Stan Smith from Related California, the Applicant appeared and spoke. He said this was their second project in Ontario, their first project were the senior apartments just outside the parking lot of City Hall.

Mr. Gage asked if Mr. Smith could address the affordable housing portion and the fact it's a family project.

Mr. Smith gave an explanation of "Housing Tax Credit 101". He began by stating there is a segment of people in the United States that don't make an income that qualify for Section 8 Housing. He said there's another side of the income that's called Market Rate Housing. He said the Market Rate Housing is whatever the market will bear, in your home you pay whatever the market will bear (the asking price). He said this is the same with rents. He said there is a little group in between that do not make enough money to live in the Market Rate Housing, but they make too much money to live in the Section 8 Housing. He said that's the 30-60% and called the AMI which they are providing for. Mr. Smith gave an example of a family of five, where both parents work in the service sector. He said they must be employed (they must have an income to move in) and they may make \$22,000 to \$28,000 a year and they are a family of five and their rent might be \$400-\$500 per month depending on what level they qualify at. He said those are the individuals they provide for. Again, giving an example, he said sometimes, those are first year teachers. He said where individuals are confused, is this is not a Section 8 Housing project. He stated they are an AMI project and he believed the AMI for San Bernardino County was approximately \$54,000. He said 10% of the individuals will qualify at the very low for the housing project, the rest are spread throughout the various categories. He said the last time they did a project like this they had a several hundred person waiting list at the senior project. He said Ontario will be providing 75 family units which will be filled up overnight and you can expect that all those units will have a waiting list of 1,000 within 30 days. He said they will have a preference list for Ontario residents, where they can offer preference but can't exclude. They will offer community outreaches and provide it on the sources of funding for Ontario residents.

Mr. Gage asked if the affordable housing has to include extremely low or if there are different kinds of affordability.

Mr. Smith stated that on the 9% Program, they [developer] will get 50% or more in tax credits which will allow them in return the funds working with the City to build affordable housing, like these types of family projects.

Mr. Gage asked for clarification about the 10% of very low income qualifiers. He asked if that was something they control.

Mr. Smith stated that within a project like this, there must be 10% of the units. So on 75 units there would be 8 units because you have to round up that are required for the very low income. He said 8 units would be required for families who qualify for 30% of the

AMI. He continued by saying 20% or 15-16 units will be at 40% of the AMI and then another 20% or 15-16 units will be at 50% of the AMI.

Mr. Gage asked if they are required on the 30% of the income levels and how many units go into each level.

Mr. Smith stated that was correct and to help everyone understand he further explained that they do background checks, criminal checks, housing checks and because of all of these reasons, they don't have problems on their projects. He said they have good families which will move in and they will support the downtown. Mr. Smith stated that the 9% Program must have certain amenities which are required for them to qualify for the application. He stated some include being within 500-feet from a bus stop, being within a half-mile from a school, be within a mile from a medical facility, be within a half-mile from a library and each of these are worth points. He explained this site scores them full points for a tax application. He shared that if he doesn't score full points for an application, he doesn't apply. He stated this site scored 23 out of 15 possible points for amenities on the tax application.

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

Mr. Gregorek stated that it was bittersweet with this project because it was the site of the old Casa Blanca Hotel, and they lost that. But, he said they have something to replace it and it has good character and it should be a good fit downtown. He stated if they could revitalize that portion of downtown it would be great and was in full support of the project.

Mr. Reyes brought up the previously discussed rendering and elevation and stated that he hoped as they moved forward with more detailed plans, they would be closer to the older rendering and details. He said that version had archways, overhead structures on the upper floors and tower elements which were not seen in the images presented tonight. He said he hoped some of the key elements previously presented come back. He stated he thought the location was great for this type of project.

Mr. Gage said his first reservation came in 1998 when the Casa Blanca Hotel which was owned by the City was demolished. He stated that was when he became active in the City, when he, along with Councilwoman Dorst-Porada, protested the demolition of the hotel and got their photos in the paper sitting on the front porch. He shared he still has a brick from the hotel and would bring it to the next meeting if anyone wanted to see it. Mr. Gage said he had reservations bringing affordable housing to downtown and bringing so much of it downtown. He shared he hoped there would be some kind of limit to it and knows it's in The Ontario Plan to have it in the downtown rather than in the new Ontario Ranch area. He said he's always had reservations about that. He said he was glad to hear from the Applicant and got a little education on affordable housing and what that it seems like there's screening of people and the management of it. He said he does like the senior housing project and the architecture of it. He said he's going to go along with reservations. He said he hoped there won't be affordable housing on every block of downtown but thinks this one particular will be okay.

Mr. Downs asked about the other little buildings on the plans and if they would be the

same type of architecture.

Mr. Delman stated the development plans will come next month.

Mr. Downs said he liked the idea of low and moderate income project. He gave a personal story about his sister and how he put his sister on the waiting list for the senior apartments across the street five years ago and he still hasn't heard. He said it's good that they are building more apartments like this in the City for others in need.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Downs, to recommend adoption of the CEQA Determination and use of an Addendum to a previous EIR, Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

It was moved by Downs, seconded by Reyes, to recommend adoption of a resolution to approve the Planned Unit Development, File No., PUD17-001. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA17-001:** An Amendment to the Ontario Gateway Specific Plan (File No. PSPA17-001) to change Table 2.B: Permitted Land Uses by Planning Areas, to allow drive-thru quick serve restaurants as a conditionally permitted use within the Mixed-Use Planning Area land use designation. The project site is located at the southeast corner of Haven Avenue and Guasti Road. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared in conjunction with File No. PGPA06-001, and adopted by City Council on January 27, 2010. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APN: 0210-212-57); **submitted by Architecture Design Collaborative. City Council action is required.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh gave background on the project's location and presented slides of various views of the surrounding areas. He stated in 2007 when the Specific Plan was approved there were two possible scenarios for planned development. The first scenario was a potential 200-bed hospital and medical office facility and the second scenario was an office/commercial mixed-use development. He said currently, the property owner is getting a lot of interest from a national retail user and quick drive-thru restaurants. He shared because of the demand for one particular quick drive-thru restaurant's interest they would be catalyst for this location's continued mixed-use and commercial development. Thus, the applicant is requesting an Amendment to the land use table to the specific plan with drive-thru. Mr. Noh explained the market detail letter that was provided and the rendering was based on conception for mixed-use to give the Commission of what future development could look like should the Specific Plan Amendment be approved. He stated that staff is recommending the

Planning Commission recommend to City Council the adoption of the use of an Addendum to a previous EIR and approval of File No. PSPA17-001, pursuant to the facts and reasons contained in the staff report and attached resolutions and conditions of approval.

Mr. Downs asked if the traffic department is okay with egress onto Guasti Road from Haven Avenue.

Mr. Noh stated nothing was formalized, as the amendment hasn't been approved. Once it was approved, a development plan would be submitted. All departments would review the plans at that time, traffic included.

Mr. Murphy stated the short answer would be yes. It's a signal-lighted intersection and currently it's just a T-intersection feeding into Embassy Suites, but with this project or any project coming in from the south side, that would be the identified location for an access point.

PUBLIC TESTIMONY

Sean Asmus, the Vice-President with Reddy Development appeared and spoke. He said the application was submitted by their architect and for personal reasons they could not attend. He stated Mr. Murphy and Mr. Noh gave a great overview of the project and they were very excited to work on the project and absolutely a need for that type of project in the area for the lack of those type of services. He said they have a possible 80,000 square foot office building to the west coming in the summer. He'll answer any questions.

Mr. Reyes asked how important is the drive-thru at the corner and is it a consideration to swap it with one of the other buildings.

Mr. Asmus stated it's a great question. He said it was absolutely imperative with these types of uses and for the anchor tenant for a daily-user retailer to be at the hard-corner. He said he didn't think that if the drive-thru is not on the end, it would not be successful with these key tenants who would be the keystone of their development who would bring their entire project to fruition. He stated that everyone who they have had look at the project has gravitated to the corner. He shared while working with staff preliminary; they plan to incorporate screening through hardscape or landscape so we can meet the demand to have the drive-thru on that particular corner.

Mr. Reyes said he [Mr. Asmus] read his mind. He stated that the portion for the drive-thru would need to be designed with landscape, screening and be thoughtful in working with staff on the grade. He said it's the gateway to the airport and it's not appealing to see cars stacked up. He said his last comment would be that it would be great to see towers on Haven Avenue on both sides.

Mr. Asmus stated those were good points.

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

Mr. Gage said he was glad to hear there was an anchor tenant who would draw people

into that development and it was a drive-thru. He said he didn't think the name of the anchor tenant could be shared, but thought it must be a good one, since a bad one wouldn't draw people there. He said he was voting yes for the project and if there were no other comments he would make a motion.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Gregorek, to recommend adoption of the CEQA Determination and use of an Addendum to a previous EIR, Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

Mr. Reyes asked the Chairman to make a comment about an article he read discussing the design of a recent Taco Bell which was approved but didn't look like a Taco Bell. He said he wanted to reiterate his point about wanting more detail in the design of this project and made the motion for approval.

It was moved by Reyes, seconded by Downs, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No., PSPA17-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-050 AND PCUP16-023:** A Development Plan (File No. PDEV16-050) and Conditional Use Permit (File No. PCUP16-023) to construct and establish a 4-story, 131-room hotel (The Element Hotel by Westin) totaling 93,177 square feet on approximately 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of The Ontario Center Specific Plan. The environmental impacts of this project were previously analyzed in conjunction with an Addendum to The Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" 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. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0210-204-18); **submitted by Glacier House Hotels. City Council action is required.**

Assistant Planner, Jeanie Irene Aguilo, presented the staff report. Ms. Aguilo shared the background location through the presented slides of the project site. She explained some of the amenities of the hotel which included a pool, attached restaurant and the walking proximity to the Citizen Business Bank Arena. She shared architectural and design features of the hotel. Ms. Aguilo stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PCUP16-023 and approve File No. PDEV16-050, pursuant to the facts and reasons contained in the staff report and

attached resolution, and subject to the conditions of approval.

No one responded.

PUBLIC TESTIMONY

Jordan Scott from Glacier House Hotels appeared and spoke. He said it was a long coming for a hotel to come to that site and they were excited to give them a product and would answer any questions.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Gregorek, to adopt a resolution to approve the Development Plan, File No., PDEV16-050, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

It was moved by Gregorek, seconded by Downs, to recommend adoption of a resolution to approve the Conditional Use Permit, File No., PCUP16-023, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA16-003:** A Specific Plan Amendment to revise the provisions of the Piemonte Overlay of the Ontario Center Specific Plan, including changes to the development concept and regulations, and allowed land uses within the Commercial, Entertainment/Retail Commercial, Office, Special Use, and Residential sub-areas, affecting properties within an irregular-shaped area comprised of approximately 84 acres of land, generally located south of Fourth Street, west of Milliken Avenue, north of Concours Street, and east of Haven Avenue. Staff has prepared a Mitigated Negative Declaration of environmental effects for the proposed project. 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 set forth within the Ontario International Airport Land Use Compatibility Plan; (APNs: 0210-531-16, 0210-531-15, 0210-531-14, 0210-531-13, 0210-531-12, 0210-531-11, 0210-531-10, 0210-531-09, 0210-531-08, 0210-531-07, 0210-531-06, 0210-204-26, 0210-204-23, 0210-204-22, 0210-204-21, 0210-204-20, 0210-204-19, 0210-204-16, 0210-204-15, 0210-204-14, 0210-204-13, 0210-204-12, 0210-204-11, and 0210-204-10); **submitted by Lewis Piemonte Land, LLC, and Pendulum Property Partners. City Council action is required.**

Senior Planner, Charles Mercier, presented the staff report. Mr. Mercier gave background of the project stating in 2006 the City Council approved the Piemonte Overlay District.

He stated as development continued in 2008 with the recession at hand, it ceased and much of the area has remained undeveloped. As he continued, he showed where the - overlay areas are planned to be amended with slightly fewer multi-family units being proposed, in total 15 units less than previously proposed. Mr. Mercier said other proposed changes are the removal of a hotel, outdoor plaza and the addition of residential dwelling units in place of commercial areas which were pointed out on the provided slides. He said at the applicants requested to replace residential for commercial use in Subareas 1, 2 and 3. He stated staff supports these requests for residential in place of commercial in all these places but Subarea 1. He stated that the recommendation for this subarea to have commercial is due to the high desire for a community commercial retailer to fill that space. Mr. Mercier also stated that the widening of Fourth Street would also require the City Engineer's approval and City of Rancho Cucamonga was stated in the memo provided by Engineering attached to the resolution. He said all these changes would be made prior to the City Council approval for the project. He stated that staff is recommending the Planning Commission recommend to City Council the adoption of a Mitigated Negative Declaration and approval of File No. PSPA16-003, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Murphy stated that item E had a revised resolution which included additional language into the findings for this project and had provided for them.

Mr. Gage asked if any affordable housing was being proposed for this project.

Mr. Murphy said not at this time.

Mr. Reyes asked for Subarea 1 to be pointed out on one of the maps.

Mr. Mercier pointed it out on one of the images.

Mr. Reyes asked what staff was supporting and where it was on the image.

Mr. Mercier pointed to the areas on the presented map and stated staff is supporting residential in Subareas 2 and 3 but not Subarea 1.

Mr. Reyes asked if the map being presented showed those areas with the support and non-support.

Mr. Mercier stated that was correct.

PUBLIC TESTIMONY

David Robbins appeared and spoke. He said he was there on behalf of the Lewis applicant and there was a second applicant Pendulum. He said he would be happy to answer any questions the Commission might have and they had several consultants with them that evening. He said with regards to staff's lack support for the residential overlay on Subarea 1, he said they don't agree with staff's demur on that point. He said they want to preserve their opportunity to present to City Council their point. He stated otherwise, they would be happy to answer any other questions the Commission might have.

Mr. Gage asked how the project interfaces with the Arena.

Mr. Robbins stated that it provides easy pedestrian access to the Arena through the sidewalks which will be enhanced and improved through the project. He said with the advent of retail and particularly restaurants, that Pendulum will introduce to the project people who are attending those restaurants prior to attending an event. He said so in actuality, there should be a lot of interplay between the project and the Arena.

Mr. Delman asked if Subarea 1 at Haven [Avenue] and Fourth Street is a Lewis project.

Mr. Robbins stated yes, with a brethren Lewis Retail Company.

Mr. Delman asked if the applicant from Pendulum Properties wanted to speak.

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

Mr. Gage stated it had been a long time coming and that the economic down turn in 2008 had put a stop to the project. He said unfortunately they put Target in first and then everything else didn't get done. He said he's glad the economy is back and it's time to develop this place again. He said he's for it and he's for the staff recommendation and for a market in that area nearby.

Mr. Reyes said he likes the new plan. He said they need to think about when the Arena is not operating and on weekends. He said he wants to think about the feeling of what it would be like after work for drinks and it needs to work when the Arena's not operating. He pointed out the two parking lots which had little landscaping said he doesn't feel the connection at the one block, besides sidewalks and trees. He said he hoped there could be some "stuff" squeezed in there besides trees.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Reyes, to recommend adoption of the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

Mr. Gage stated with the historic significance of the project being that of Ontario Motor Speedway (OMS), he wanted to share one more story. He stated that he had VIP tickets to the OMS Inaugural Race and he got to sit in a restaurant with Raquel Welch. He said he didn't know how he got the tickets and he was just 19 years old, but it was a lot of fun. He said there's Chevron Land and he has high expectations for that area and made the motion for approval.

It was moved by Gage, seconded by Downs, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No., File No. PSPA16-003. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA17-001: A Development Code Amendment proposing various clarifications to the Ontario Development Code, modifying certain provisions of Division 1.02 (Development Code Interpretation and Enforcement), Division 4.02 (Discretionary Permits and Actions), Division 5.02 (Land Use), Division 5.03 (Standards For Certain Land Uses, Activities and Facilities), Division 6.01 (District Standards and Guidelines), Division 7.01 (Historic Preservation), and Division 9.01 (Definitions). The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. 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 set forth within the Ontario International Airport Land Use Compatibility Plan; **City Initiated. City Council action is required.**

Senior Planner, Charles Mercier, presented the staff report. Mr. Mercier stated there were twelve revisions being made to the Development Code. He briefly went over each of the twelve revisions explaining what each currently stated in the Development Code and what the proposed changes would be with their revisions within the amendment. Mr. Mercier stated that staff is recommending the Planning Commission recommend to City Council the approval of File No. PDCA17-001, pursuant to the facts and reasons contained in the staff report.

Mr. Murphy stated that item F had a revised resolution incorporating recitals on the bottom of page 1 and the beginning of page 2 at the suggestion of the City Attorney before them.

Mr. Delman confirmed these were regarding the hookah.

Mr. Murphy stated the additions were regarding the hookah and fencing.

PUBLIC TESTIMONY

No one responded.

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

Mr. Reyes had a comment on item 6 [6.01 (District Standards and Guidelines)], he said he was glad to see that item in there regarding hookah establishments and vaping retailers; he said specifically section F. Mr. Reyes stated he remembered being at a Planning Commission meeting about a year ago when he wasn't a Commissioner and came to present with Ontario Christian High School at the time when a family member was still attending the school. He said when a hookah store went up next to Ontario Christian High School about 25-feet from their property line was a real discouragement he said actually two establishments within the same shopping center. He felt section G was a little weak and they could have gone stronger; maybe gone for half-mile for section G and not 1,000-feet. He felt they could have gone farther and moving forward maybe that's something that can be addressed.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Downs, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA17-001. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on April 13, 2017.

- *Recommended approval of File No. PHP17-017, for a Certificate of Appropriateness to allow for construction of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district.*

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

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

New Business

Subcommittee Appointments

- *Only one change was Commissioner Reyes added to Airport Committee.*

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Murphy stated their Monthly Activity Report was in their packet for review.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Reyes. The meeting was adjourned at 8:10 PM.

Secretary Pro Tempore

Chairman, Planning Commission



PLANNING COMMISSION STAFF REPORT

May 23, 2017

SUBJECT: A Development Plan (File No. PDEV16-036) to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district (APNs: 0113-415-01 and 0113-451-02); **submitted by Acacia & Baker, LLC.**

PROPERTY OWNER: Acacia & Baker, LLC.

RECOMMENDED ACTION: That the Planning Commission adopt a Mitigated Negative Declaration and approve File No. PDEV16-036, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The project site is comprised of two parcels totaling 3.71 acres of land located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district, and is depicted in **Figure 1: Project Location**, below. The corner parcel, 1431 South Baker Avenue, is currently developed with five structures and the interior parcel, 1720 East Acacia Street, is vacant and the entire site is surrounded by a chain-link fence (see **Exhibit B: Site Photos**). The project site currently slopes from north to south at just over 1% slope, creating a 5-foot differential in grade. Since the site has been developed, the site lacks any native flora and fauna. The Acacia Street frontage is improved with curb, gutter, a utility pole and three driveway approaches. The Baker Avenue street frontage is



Figure 1: Project Location

Case Planner:	Lorena Mejia	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	05/15/17	Approve	Recommend
Submittal Date:	08/16/16	ZA			
Hearing Deadline:		PC	05/23/17		Final
		CC			

improved with curb, gutter, a fire hydrant, utility poles, street trees and two driveway approaches.

PROJECT ANALYSIS:

[1] Background —The project site was initially utilized for agricultural purposes until 1949. In 1949, the corner parcel (1431 South Baker Avenue) was developed for industrial purposes and a paving company was established and operated through the early 1950's. In the mid-1960s the corner parcel was acquired by Smithford Company, which operated an aluminum foundry through the late 1980s. Smithford Company subsequently, established a warehouse within the existing buildings for used parts/salvage of foundry equipment which operated through the early 2000's. In 2008, the applicant purchased the property and since then the buildings have remained vacant. To accommodate the proposed industrial development, the existing structures will be removed from the site.

On August 16, 2016, Acacia and Baker, LLC, submitted a Development Plan (File No. PDEV16-036) to construct two industrial buildings totaling 87,135 square feet on the 3.71-acre parcel located on the southeast corner of Baker Avenue and Acacia Street.

On May 15, 2017, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the proposed project, subject to the departmental conditions of approval included with this report. The proposed project's pertinent site and development statistics are listed in the Technical Appendix of this report.

[2] Site Design/Building Layout — The proposed Development Plan consists of two industrial buildings totaling 87,135 square feet on two parcels (Building A - 1431 South Baker Avenue and Building B - 1720 East Acacia Avenue) as shown in **Figure 2: Site Plan**. Approval of the Development Plan will facilitate the demolition of two industrial buildings and three ancillary structures that total approximately 30,000 square feet located at 1431 South Baker Avenue. The project also includes a lot line adjustment between the two parcels to accommodate the proposed development that is described further below:

- **Building A (1431 South Baker Avenue)** – The corner lot located will be developed with an industrial warehouse building totaling 53,780 square feet. The proposed lot line adjustment will reduce the parcel size from 2.58 to 2.34 acres, resulting in a floor area ratio (“FAR”) of 0.55 that is consistent with Development Code. The front of the building is oriented to the west, toward Baker Avenue, and a 20-foot, 9-inch landscaped building setback has been provided. Along the Acacia Street frontage, a 13-foot, 11-inch building setback has been provided that will be fully landscaped. A yard area, designed for tractor-trailer truck maneuvering, loading activities, and outdoor staging, is provided to the south of the proposed

building. The yard area will be screened from public view by an 8-foot high decorative screen wall with view-obscuring gates and by the proposed building. A 60-foot building offset has been provided along the southern elevation to screen the dock-high doors, tractor trailers and loading activities from the public right-of-way.

- **Building B (1720 East Acacia Avenue)** – The interior lot will be developed with an industrial warehouse building totaling 31,355 square feet. The proposed lot line adjustment will increase the parcel size from 1.06 to 1.30 acres, resulting in a FAR of 0.55 that is consistent with Development Code. The front of the building is oriented to the north, toward Acacia Street, and a 10-foot landscaped building setback has been provided. A yard area, designed for tractor-trailer truck maneuvering, loading activities, and outdoor staging, is located on the southern portion of the project site. The yard area will be screened from public view by an 8-foot high decorative screen wall with view-obscuring gates and by the proposed building. The dock-high doors are at the southeast corner of the building within an enclosed loading dock area that is recessed 60 feet that screens tractor-trailers and loading activities from the public street.



Figure 2: Site Plan

[3] Site Access/Circulation — On-site circulation will be served by a shared 26-foot drive aisle that separates the two buildings. Access to the site is provided via two 34-foot wide driveways – the first accessed from Baker Avenue located on the southwest corner of the project site and the second accessed from Acacia Street that is centered between the two proposed buildings (see **Exhibit C: Site Plan**).

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

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Building A - Warehouse / Distribution	51,280 SF	One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors (1 tractor-trailer parking space provided);	38	51
Building A - Office	3,000 SF + 1,500 SF Mezzanine	Parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (5,578 SF of office allowed)	0	0
TOTAL	55,780 SF		38	51
Building B - Warehouse / Distribution	25,265 SF + 2,340 Covered Loading Dock	One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors (1 tractor-trailer parking spaces provided);	25	26
Building B - Office	2,500 SF + 1,250 SF Mezzanine	Parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (3,135 SF of office allowed); General Business office 4 spaces per 1,000 SF (0.004/SF) of GFA	2	2
TOTAL	31,555 SF		27	28

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

[5] Architecture — The proposed buildings are concrete tilt-up construction. Both buildings have the same architectural design with enhanced elements and treatments located at office entries and along street facing elevations. Architectural elements for both

buildings include smooth-painted concrete in grey and brown tones, sandblasted concrete panels with horizontal and vertical reveals, windows with clear anodized aluminum mullions and blue glazing, aluminum canopies and recessed panel sections with contrasting colors as illustrated in **Figure 3: Acacia Baker Corner Perspective**, below. The mechanical equipment will be roof-mounted and obscured from public view by the parapet walls. Staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code (see **Exhibit D: Elevations**). This is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;
- Articulation in the building parapet/roof line, which serves to accentuate the building's entries, corner tower elements, and breaks up large expanses of building wall along Acacia and Baker street frontages;
- Variations in building massing;
- A mix of exterior materials, finishes and fixtures;



Figure 3: Acacia & Baker corner perspective

[6] **Landscaping** — The Project provides landscaping for the length of each street frontage, at each office element, and throughout the guest parking areas. A total of 15.47% landscaping is being provided throughout the site (see **Exhibit E: Landscape Plan**). The project includes right-of-way improvements (curb, gutter, sidewalk and parkway) and street trees. The proposed on-site and off-site landscape improvements will assist towards creating a walkable safe area for pedestrians to access the project site. The landscape plan incorporates 24-inch box Eucalyptus trees within the parkway along Acacia Street and the existing Bottle Trees along Baker Avenue will be protected in place or replaced if damaged with 24-inch box trees. A combination of 15 gallon, 24-inch, 36-inch, and 48-inch box accent and shade trees will provided throughout the project site that include Chinese elm, evergreen olive, western redbud, Australian willow, California sycamore, mondell pine, and carrotwood. The landscape plan also includes a variety of

shrubs and groundcovers that are low water usage and drought tolerant to be planted throughout the project site.

[7] Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and pipes to an underground infiltration system for each parcel. The on-site, underground storm and water infiltration system will be located within each parcels' southernmost drive aisle area and will be designed to retain and infiltrate storm water. Any overflow drainage will be conveyed to the curb and gutter along Baker Avenue.

[8] CC&Rs — CC&Rs for the project are being required to ensure reciprocal access of drive aisles, utilities and cross lot drainage easements. 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. These provisions would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

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

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner

[2] 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.

[3] 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.

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

Community Economics Element:

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

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

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

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

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

Safety Element:

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

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

Community Design Element:

- Goal 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL REVIEW: The application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a Mitigation Monitoring and Reporting Program has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. The environmental documentation for this project is available for review at the Planning Department public counter.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
Site	<i>Vacant Industrial Buildings</i>	<i>Industrial</i>	<i>IG (General Industrial)</i>	<i>N/A</i>
North	<i>Industrial – Plastics Manufacturing</i>	<i>Industrial</i>	<i>IG (General Industrial)</i>	<i>N/A</i>
South	<i>Warehousing and Single Family Residential</i>	<i>Industrial</i>	<i>IG (General Industrial)</i>	<i>N/A</i>
East	<i>Single Family Residential</i>	<i>Industrial</i>	<i>IG (General Industrial)</i>	<i>N/A</i>
West	<i>Industrial Manufacturing</i>	<i>Industrial</i>	<i>IG (General Industrial)</i>	<i>N/A</i>

General Site & Building Statistics

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	<i>3.71 acres</i>	<i>N/A</i>	<i>Y</i>
<i>Lot/Parcel Size:</i>	<i>2.34 & 1.30 acres</i>	<i>10,000 (Min.)</i>	<i>Y</i>
<i>Building Area:</i>	<i>53,780 SF & 31,355 SF</i>	<i>N/A</i>	<i>Y</i>
<i>Floor Area Ratio:</i>	<i>0.55</i>	<i>0.55 (Max.)</i>	<i>Y</i>
<i>Building Height:</i>	<i>43 ft. & 36 ft.</i>	<i>55 ft. (Max.)</i>	<i>Y</i>

Off-Street Parking:

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Building A - Warehouse / Distribution</i>	<i>51,280 SF</i>	<i>One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors (1 tractor-trailer parking space provided);</i>	<i>38</i>	<i>51</i>
<i>Building A - Office</i>	<i>3,000 SF + 1,500 SF Mezzanine</i>	<i>Parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (5,578 SF of office allowed)</i>	<i>0</i>	<i>0</i>
<i>TOTAL</i>	<i>55,780 SF</i>		<i>38</i>	<i>51</i>

Planning Commission Staff Report

File No.: PDEV16-036

May 23, 2017

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Building B - Warehouse / Distribution</i>	<i>25,265 SF + 2,340 Covered Loading Dock</i>	<i>One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors (1 tractor-trailer parking spaces provided);</i>	<i>25</i>	<i>26</i>
<i>Building B - Office</i>	<i>2,500 SF + 1,250 SF Mezzanine</i>	<i>Parking required when "general business offices" and other associated uses, exceed 10 percent of the building GFA (3,135 SF of office allowed); General Business office 4 spaces per 1,000 SF (0.004/SF) of GFA</i>	<i>2</i>	<i>2</i>
<i>TOTAL</i>	<i>31,555 SF</i>		<i>27</i>	<i>28</i>

Exhibit A: Project Location Map

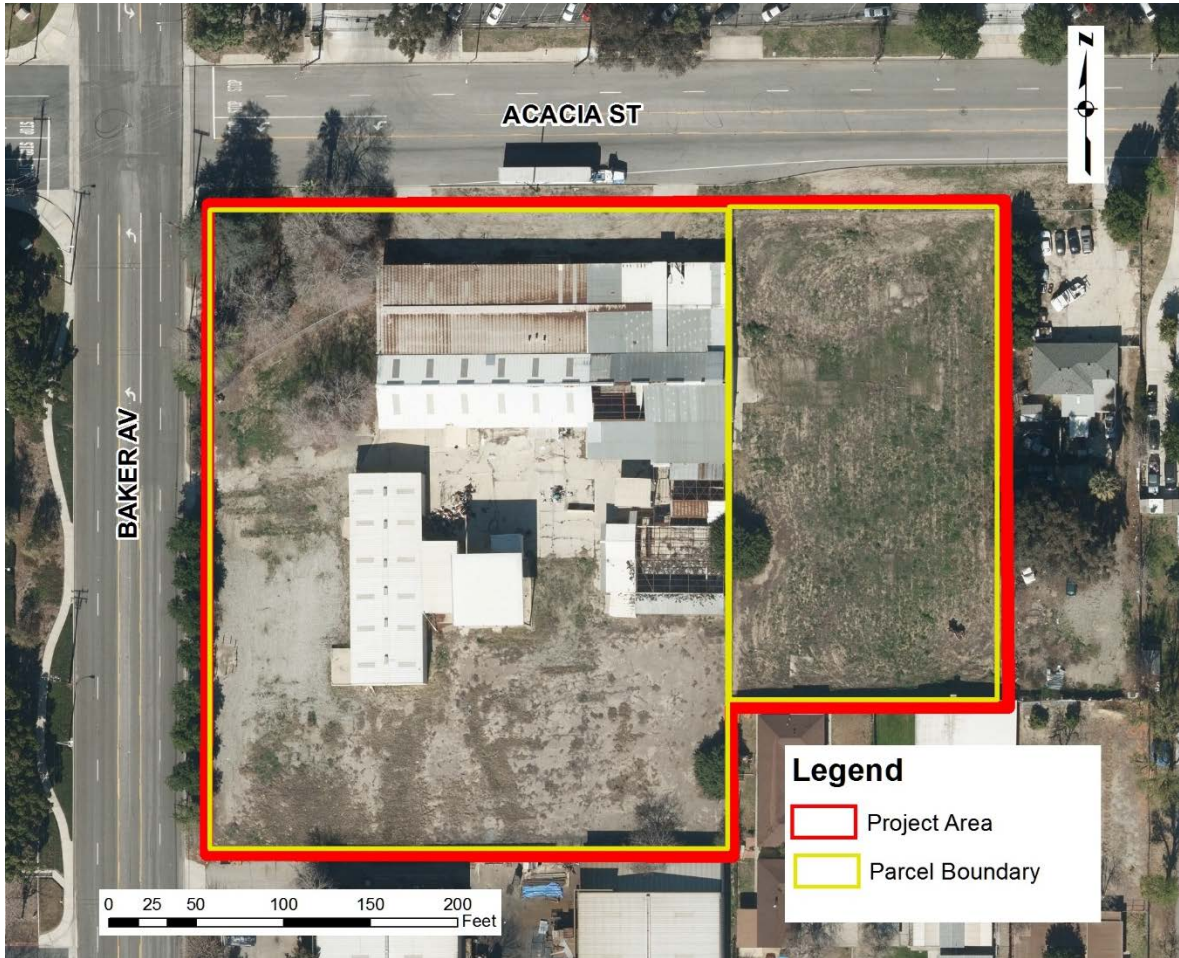


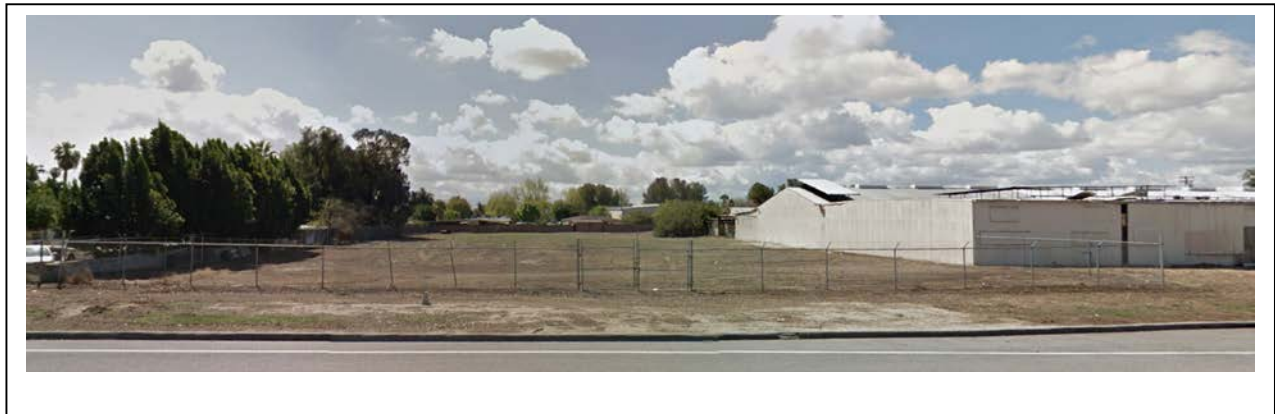
Exhibit B: Site Photos



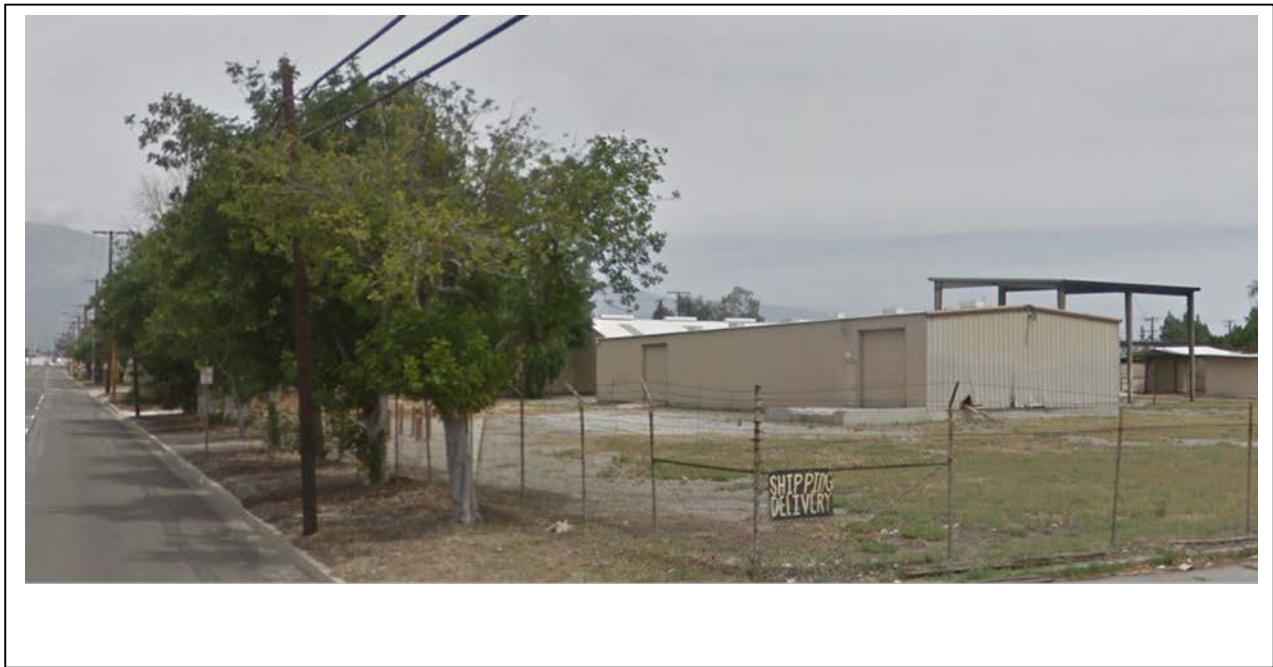
Northwest corner of the Project Site: Looking Southeast



1431 South Baker Avenue – Acacia Street Frontage (Corner Lot): Looking South



1720 East Acacia Avenue – Acacia Street Frontage (Interior Lot): Looking South



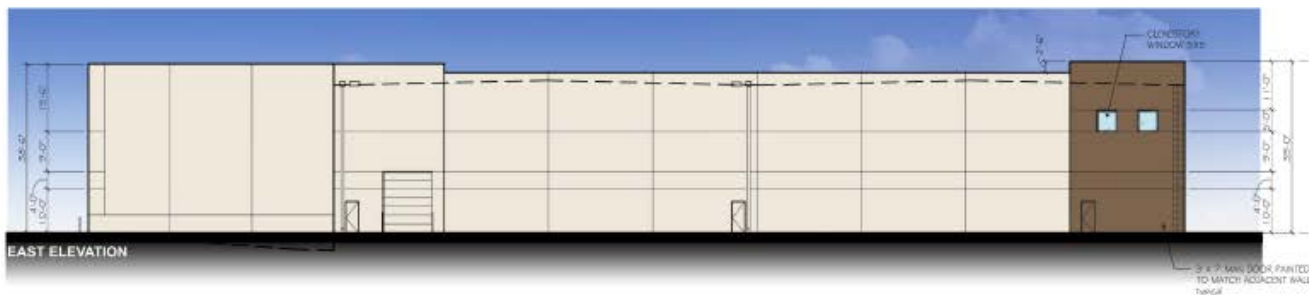
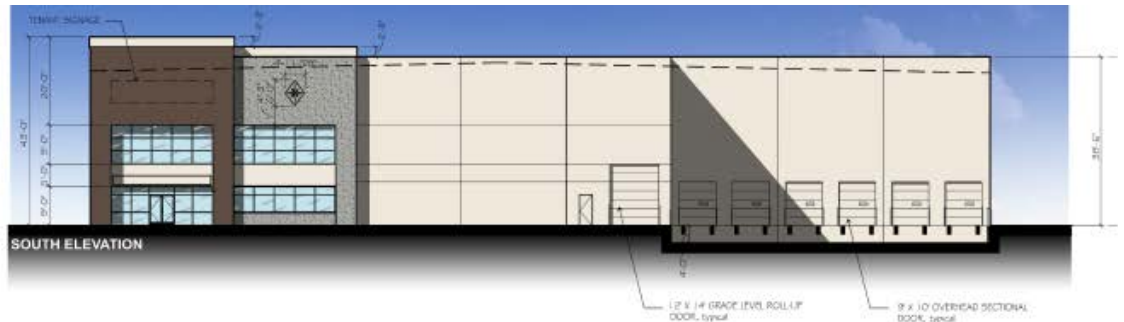
1431 South Baker Avenue – Southwest corner of the Project Site (Corner Lot): Looking Northeast

Exhibit C: Site Plan



Exhibit D: Elevations

Building A – 1431 South Baker Avenue



Building B – 1720 East Acacia Street

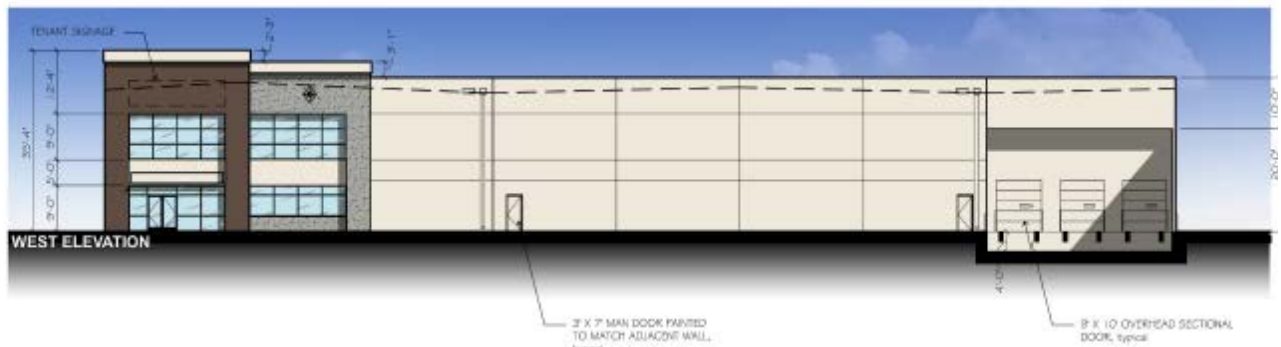
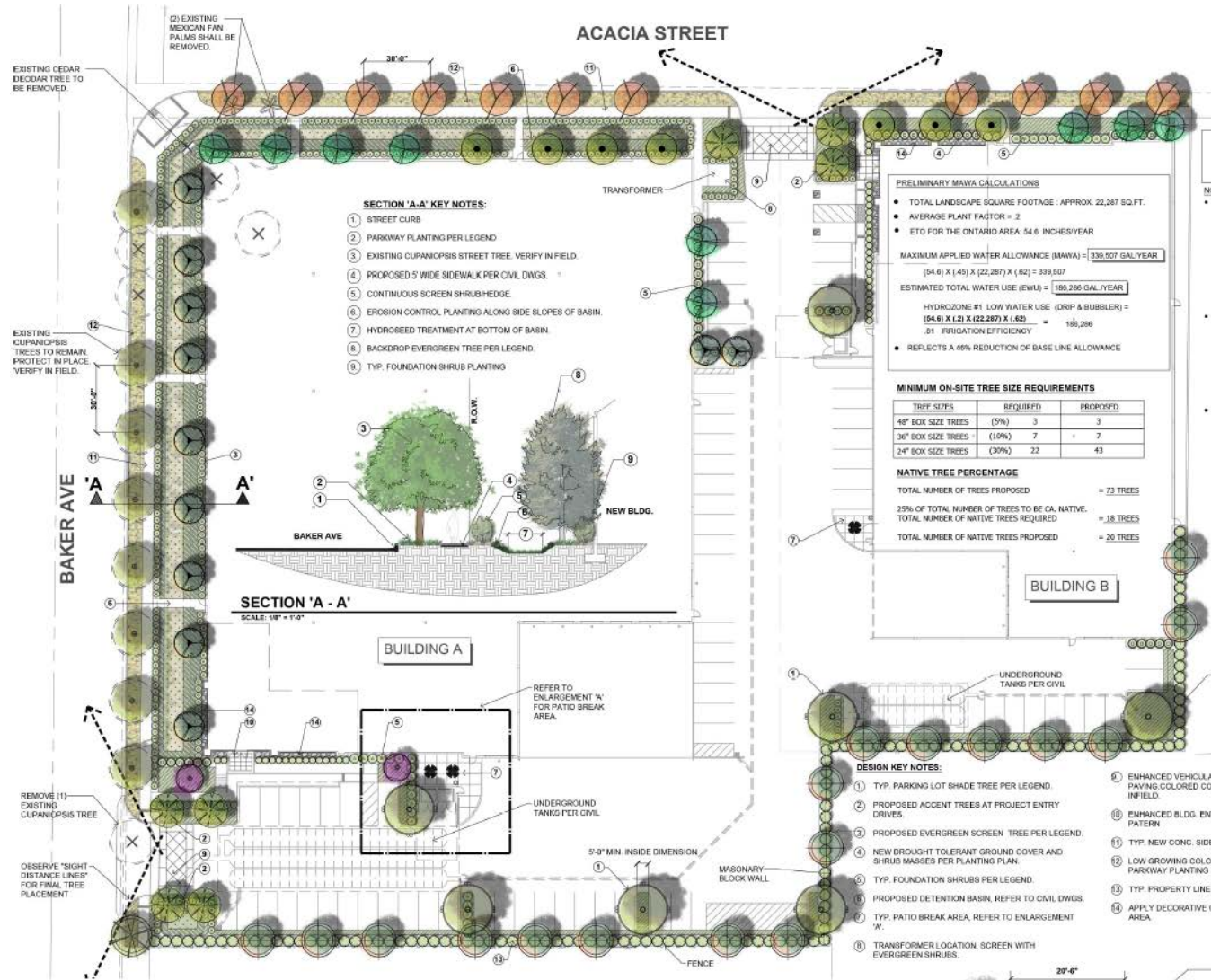


Exhibit E: Landscape Plan



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.: PDEV16-036

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

Contact Person: Lorena Mejia, (909) 395-2276

Project Sponsor: Katrina DeArme, Acacia & Baker, LLC., 450 Newport Center Drive, Suite 230, Newport Beach, CA 92660

Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the project site is located on the southeast corner of Acacia Street and Baker Avenue, Ontario, California 91761.

Figure 1—REGIONAL LOCATION MAP

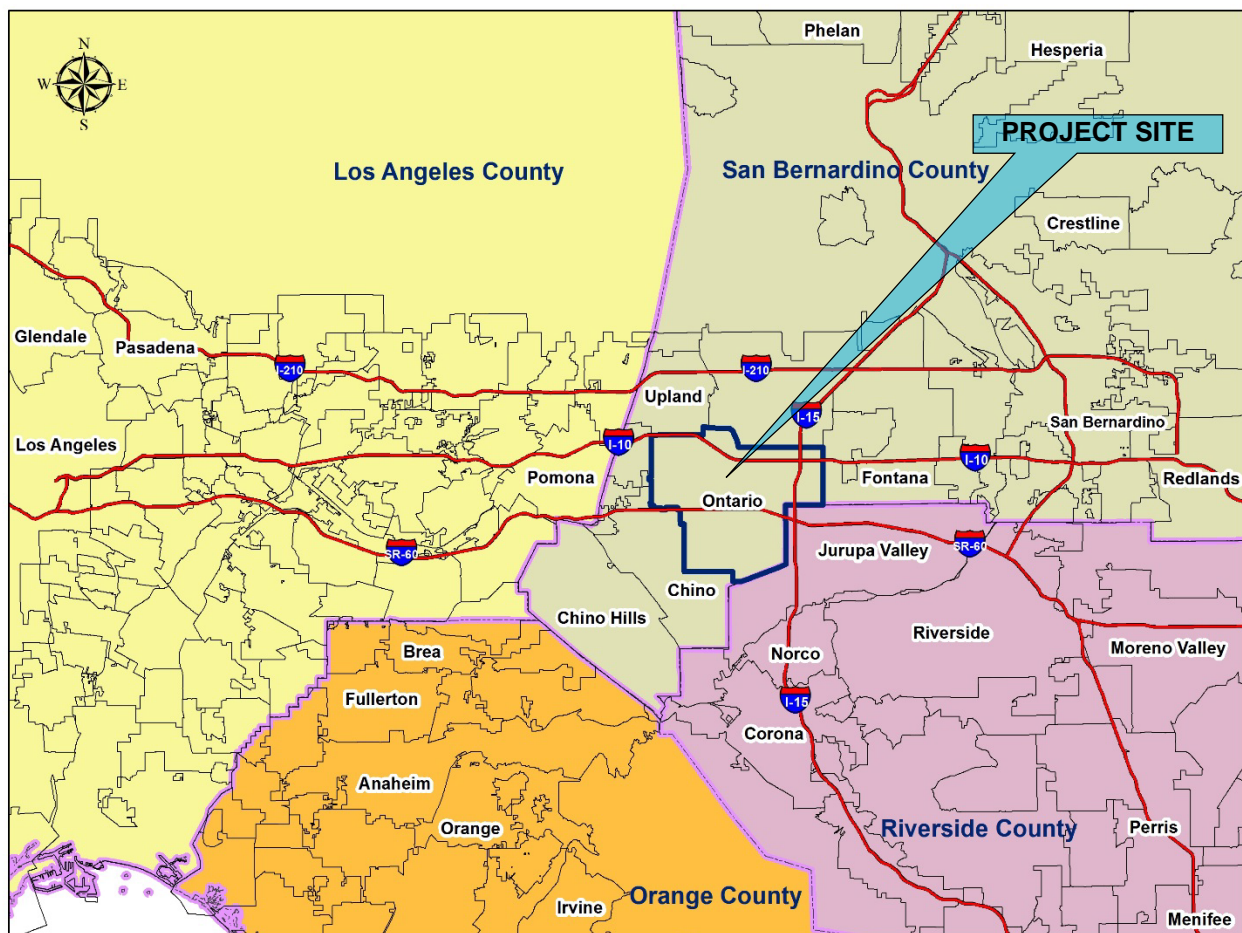


Figure 2—VICINITY MAP



Figure 3—AERIAL PHOTOGRAPH



General Plan Designation: Industrial

Zoning: IG – General Industrial

Description of Project: A Development Plan to construct two industrial buildings totaling 87,135 square feet on two parcels of land totaling 3.71 acres located on the southwest corner of Baker Avenue and Acacia Street (Building A - 1431 South Baker Avenue and Building B - 1720 East Acacia Avenue) (**see Exhibit A – Site Plan**). The project also includes a lot line adjustment between the two parcels to accommodate the proposed development (APN No(s): 113-415-01 and 113-451-02).

Project Setting: The project site is comprised of two parcels totaling 3.71 acres with five existing structures (**Figure 3**) located on the corner parcel. The project site currently is currently surrounded by chain-link fencing and the interior parcel is vacant (**see Exhibit B – Site Photos**). Prior to 1949 the project site was utilized for agricultural purposes. In 1949, the corner parcel was developed for industrial purposes with a paving company operation in the early 1950's. In the mid-1960s the corner parcel was acquired by Smithford Company and operated an aluminum foundry through late 1980s. The subsequent use was a warehouse for used parts and equipment salvage of foundry equipment which ceased operations in the early 2000's. In 2008, the applicant purchased the property and since then the buildings have remained vacant. The project site currently slopes from north to south with an approximate 5-foot differential in grade with a 1.4 slope percentage. Since the site has been developed the site lacks any native flora and fauna.

Surrounding Land Uses:

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	IG – (General Industrial)	Industrial – Plastics Manufacturing
▪ South—	IG – (General Industrial)	Warehousing/Single Family Residential
▪ East—	IG – (General Industrial)	Single Family Residential
▪ West—	IG – (General Industrial)	Industrial Manufacturing

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

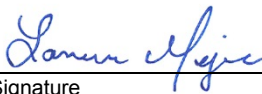
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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


Signature

May 3, 2017
Date

Lorena Mejia, Senior Planner
Printed Name and Title

City of Ontario Planning Department
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) 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"/>

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18.1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) GREENHOUSE GAS EMISSIONS. Would the project:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff during construction and/or post-construction activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

EXPLANATION OF ISSUES

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

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

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

Mitigation: None required.

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

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

environmental impacts.

Mitigation: None required.

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

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

The proposed project will substantially improve the visual quality of the area through development of the site with the two industrial buildings, which will be consistent with the policies of the Community Design Element of the Policy Plan (General Plan) and zoning designations on the property, as well as with the industrial development in the surrounding area. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Discussion of Effects: The site is presently developed with industrial buildings with portions of the project site vacant and does not contain any agricultural uses. Further, the site is identified as "Developed Land" on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project is zoned IG (General Industrial). The proposed project is consistent with the Land Use Element (Figure LU-1) of the Policy Plan (General Plan) and the development standards and allowed land uses of the IG (General Industrial) zone. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation Required: None required.

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

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

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

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

Mitigation: None required.

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

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

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

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

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

Mitigation: None required.

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

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

Although, there are residential uses located to the east and south of the project site, the proposed

warehouse and office uses will not generate an increase in pollutant concentrations. Furthermore, the existing residential uses are legal non-conforming uses surrounded by existing industrial land uses. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The uses proposed on the subject site, as well as those permitted within the IG (General Industrial) zoning district, do not create objectionable odors. Further, the project shall comply with the policies of the Ontario Municipal Code and the Policy Plan (General Plan). Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Discussion of Effects: The project site is located within an area that has not been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The site does not contain any riparian habitat or other sensitive natural community identified by the Department of Fish & Game or Fish & Wildlife Service. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The site is bounded on all four sides by development. As a result, there are no wildlife corridors connecting this site to other areas. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects:

The project proposes demolition and/or alterations of existing buildings that were not constructed more than 50 years of age and cannot be considered for eligibility for listing in the California Register of Historic Resources. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The Ontario Plan FEIR (Section 5.5) indicates no archeological sites or resources have been recorded in the City with the Archeological Information Center at San Bernardino County Museum. However, only about 10 percent of the City of Ontario has been adequately surveyed for prehistoric or historic archaeology. While no adverse impacts to archeological resources are anticipated at this site due to its urbanized nature, standard conditions have been imposed on the project that in the event of unanticipated archeological discoveries, construction activities will not continue or will moved to other parts of the project site and a qualified archaeologist shall be contacted to determine significance of these resources. If the find is discovered to be historical or unique archaeological resources, as defined in Section 15064.5 of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed, if deemed applicable.

Mitigation: None required.

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

Discussion of Effects: The proposed project is in an area that has been previously disturbed by development. No known Tribal Cultural Resources exist within the project area. Although, no known Tribal Cultural Resources exist within the project area, notices were sent to Tribes through the AB52 Tribal Consultation process on October 5, 2016 that resulted in no responses within the 30-day response period.

Mitigation:

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

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

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

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

Mitigation: None required.

- ii) **Strong seismic ground shaking?**

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Land Use Plan (Figure LU-1) of the Policy Plan (General Plan) FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will be in compliance with the California Building Code, the Ontario Municipal Code, The Ontario Plan and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: As identified in the TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the project site during the winter months is estimated to be between 250 to 450 feet below ground surface. Therefore, the liquefaction potential within the project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: None required.

- iv) **Landslides?**

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

Mitigation: None required.

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

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

Mitigation: The following mitigation measures shall be implemented:

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

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

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

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

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

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

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

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

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

The City of Ontario adopted a Climate Action Plan (CAP) and associated Greenhouse Gas Emissions CEQA Thresholds and Screening Tables on December 16, 2014. The CAP establishes a method for Projects within the City, which require a discretionary action, to determine the potential significance of GHG emissions associated with the discretionary approvals.

The City of Ontario has adopted a threshold of significance for GHG emissions. A screening threshold of 3,000 MTC02e per year for small land uses was established, and is used to determine whether a project requires additional analysis.

In determining this level of emissions, the City used the database of projects kept by the Governor's Office of Planning and Research (OPR). The analysis of the 728 projects within the sample population combined commercial, residential, and mixed use projects. Emissions from each of these projects were calculated by SCAQMD to provide a consistent method of emissions

calculations across the sample population, further reducing potential errors in the statistical analysis. In calculating the emissions from projects within the sample population, construction period GHG emissions were amortized over 30-years (the assumed average economic life of a development project).

- Energy efficiency of at least 5 percent greater than 2010 Title 24 requirements, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2011.

As such, if a project would emit GHGs less than 3,000 MTC02e per year, the project is not considered a substantial GHG emitter, and the GHG impact is less than significant, requiring no additional analysis and no mitigation. On the other hand, if a project would emit GHGs in excess of 3,000 MTC02e per year, then the project could be considered a substantial GHG emitter, requiring additional analysis and potential mitigation.

A GHG Analysis (prepared by LSA and Associates, Inc., dated November 2016) was prepared for the proposed project, and is available for review in the Planning Department's project file. The GHG Analysis utilized the latest version of the California Emissions Estimator Model (CalEEMod) v2016.3.1. A Summer, Winter and Annual CalEEMod was employed to quantify GHG emissions for this Project. The CalEEMod model includes GHG emissions from construction, area, energy, mobile, waste, land use and water source categories.

The annual GHG emissions associated with the operation of the proposed Project are estimated to be 2,837 MT of C02e per year, as summarized in the GHG Analysis. Direct and indirect operational emissions associated with the Project are compared with the City's threshold of significance (3,000 MTC02e per year). As shown in the GHG Analysis, the proposed Project would result in a less than significant impact with respect to GHG emissions.

Mitigation Required: The following mitigation measures shall be required:

- i) Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant , low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects;
 - ii) Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors;
 - iii) Reduce heat gain from pavement and other similar hardscaping;
- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

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

Mitigation Required: None required.

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

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

Discussion of Effects: The project is not anticipated to involve the transport, use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated. However, in the unlikely event of an accident, implementation of the

strategies included in The Ontario Plan will decrease the potential for health and safety risks from hazardous materials to a less than significant impact.

Mitigation: None required.

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

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

Mitigation: None required

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The entire City is located within the Airport Influence Area (AIA) of ONT and the location of the Safety Impact Zones are reflected in Policy Map 2-2 of the ONT ALUCP. The project site is located outside the ONT Safety Zones. The Chino Airport Influence Area is confined to areas of the City south of Schaefer Avenue and west of Haven Avenue to the southern boundaries. The project site is located outside of the Chino Airport Influence Area. The proposed project is consistent with the policies and criteria of the ONT ALUCP, and, therefore, would not result in a safety hazard for people residing or working in the project area. Consequently, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The City's Safety Element, as contained within The Ontario Plan, includes policies and procedures to be administered in the event of a disaster. The Ontario Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond

to and recover from everyday and disaster emergencies. In addition, the project will comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the project is required to comply with all applicable City codes, any impacts would be reduced to a less than significant level.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: It is not anticipated that the project would alter the drainage pattern of the site or area, in a manner that would result in erosion, siltation or flooding on-or-off site nor will the proposed project increase the erosion of the subject site or surrounding areas. The existing drainage pattern of the project site will not be altered and it will have no significant impact on

downstream hydrology. Stormwater generated by the project will be discharged in compliance with the statewide NPDES General Construction Activities Stormwater Permit and San Bernardino County MS4 permit requirements. With the full implementation of a Storm Water Pollution Prevention Plan developed in compliance with the General Construction Activities Permit requirements, the Best Management Practices included in the SWPPP, and a stormwater monitoring program would reduce any impacts to below a level of significance. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: There are no lakes or substantial reservoirs near the project site; therefore, impacts from seiche are not anticipated. The City of Ontario has relatively flat topography, less than two percent across the City, and the chance of mudflow is remote. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: The proposed project is consistent with The Ontario Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The entire City is located within the Airport Influence Area (AIA) of ONT and the location of the Noise Impact Zones are reflected in Policy Map 2-3 of the ONT ALUCP. The project site is located within the 65 – 70 dB Noise Impact Zone and industrial lands uses are a compatible use within the zone. The Chino Airport influence area is confined to areas of the City south of Schaefer Avenue and west of Haven Avenue to the southern boundaries and the project site is located outside of the Chino Airport AIA. The proposed project is consistent with the policies and criteria of the ONT ALUCP, and, therefore, would not result in exposing people residing or working in the area to excessive airport noise levels. Consequently, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore,

no impacts are anticipated.

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: The project site is currently developed with vacant industrial buildings. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is currently developed with vacant industrial buildings. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

- i) **Fire protection?**

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

Mitigation: None required.

- ii) **Police protection?**

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

Mitigation: None required.

- iii) **Schools?**

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

Mitigation: None required.

- iv) **Parks?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing

facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

v) **Other public facilities?**

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as the proposed 43-foot building height is below the FAA-imposed 190-foot height restriction. No impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 (or RP-5) treatment plant. The project is required to meet the requirements of the Ontario Engineering Department regarding wastewater. No impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The proposed project is served by the City of Ontario sewer system and which has waste treated by the Inland Empire Utilities Agency at the RP-1 (or RP-5) treatment plant. RP-1 (or RP-5) is not at capacity and this project will not cause RP-1 (or RP-5) to exceed capacity. The project will therefore not require the construction of new wastewater treatment facilities, or the expansion of existing facilities. No impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 (or RP-5) treatment plant. RP-1 (or RP-5) is not at capacity and this project will not cause RP-1 (or RP-5) to exceed capacity. No impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

18) MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

EARLIER ANALYZES

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

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
 - a) The Ontario Plan Final EIR
 - b) The Ontario Plan
 - c) City of Ontario Development Code
 - d) Ontario International Airport Land Use Compatibility Plan
 - e) Ontario International Airport Land Use Compatibility Plan Negative Declaration (SCH 2011011081)
 - f) Air Quality and Greenhouse Gas Analysis – Prepared by LSA and Associates, Inc. (November 2016)
 - g) Phase 1 Environmental Site Assessment – Prepared by Phase One, Inc. (March 2008)
 - h) Limited Phase 2 Environmental Site Assessment – Prepared by Phase One, Inc. (March 2008)
 - i) Phase 2 Soil Investigation and Phase 3 Excavation of Impacted Soil – Prepared by Sigma Engineering, Inc. (July 9, 2008)
 - j) Summary of Environmental Documents Project Review – Prepared by Phase One, Inc. (September 19, 2016)
 - k) Summary of Environmental Documents Project Review – Prepared by Phase One, Inc. (February 23, 2017)

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

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

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

MITIGATION MEASURES

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

- 1) **Air Quality**—The following fugitive dust mitigation measures shall be required:
 - a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of

construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.

- b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
 - i) Scheduling receipt of construction materials to non-peak travel periods.
 - ii) Routing construction traffic through areas of least impact sensitivity.
 - iii) Limiting lane closures and detours to off-peak travel periods.
 - iv) Providing rideshare incentives for contractor and subcontractor personnel.
 - c) After clearing, grading or earth moving:
 - i) Seed and water until plant cover is established;
 - ii) Spread soil binders;
 - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
 - iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
 - d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- 2) **Geology and Soils**—The following mitigation measures shall be implemented:
- a) Prior to issuance of grading permits, the applicant shall submit an erosion control plan to reduce wind erosion impacts.
 - b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.
 - c) After clearing, grading, or earth moving:
 - i) Seed and water until plant cover is established;
 - ii) Spread soil binders;
 - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
- 3) Sweep streets if silt is carried to adjacent public thoroughfares.
- a) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.
- 4) **Greenhouse Gas Emissions**—The following mitigation measures shall be implemented:
- a) The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR’s MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project:
 - i) Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant , low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects;
 - ii) Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors;

- iii) Reduce heat gain from pavement and other similar hardscaping;

Exhibit A – Site Plan

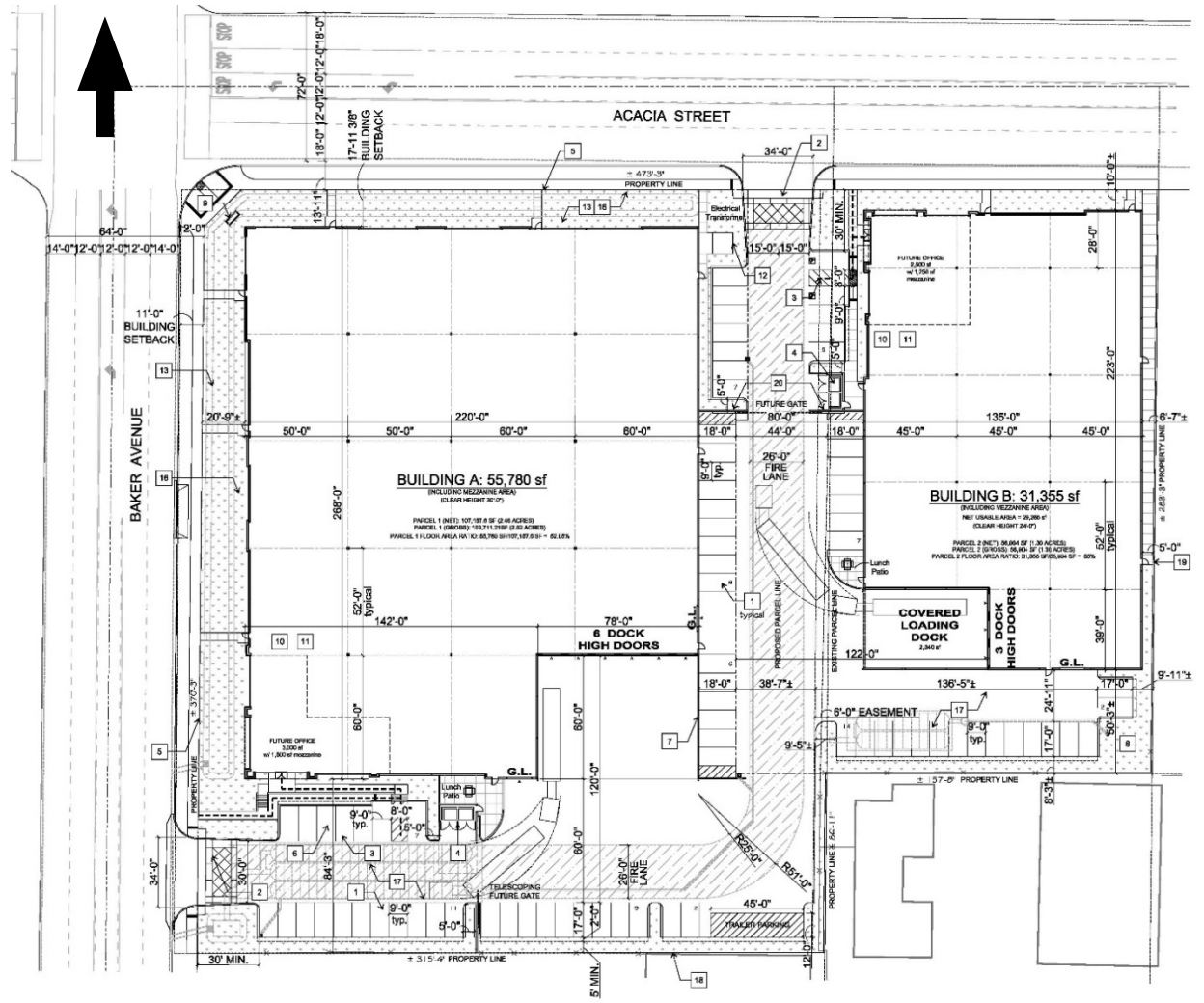


Exhibit B – Site Photos



1 - ACACIA STREET



4 - BAKER AVENUE



2 - ACACIA STREET

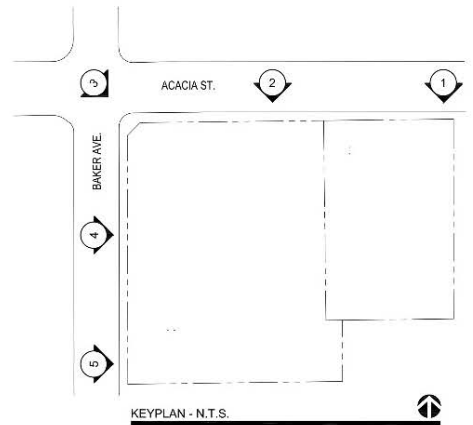


5 - BAKER AVENUE



3 - ACACIA STREET & BAKER AVENUE

**SITE PHOTOGRAPHS
PROPOSED WAREHOUSE FACILITY
ACACIA & BAKER
ONTARIO, CALIFORNIA**



KEYPLAN - N.T.S.

SHEET A-8

PHELAN
D E V E L O P M E N T
450 Newport Center Drive, Suite 230
Newport Beach, CA 92660

MITIGATION MONITORING AND REPORTING PROGRAM

Project File No.: PDEV16-036

Project Sponsor: Katrina DeArmey, Acacia & Baker, LLC., 450 Newport Center Drive, Suite 230, Newport Beach, CA 92660

Lead Agency/Contact Person: Lorena Mejia, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

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

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

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
hardscaping.						

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO APPROVING A MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NO PDEV16-036 — APN'S: 0113-415-01 AND 0113-451-02.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study, and approved for circulation, a Mitigated Negative Declaration for File No. PDEV16-036 (hereinafter referred to as "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, File No. PDEV16-036 analyzed under the Initial Study/Mitigated Negative Declaration, consists of a Development Plan for the construction of two industrial buildings totaling 87,135 square feet, located at 1431 South Baker Avenue and 1720 East Acacia Street, in the City of Ontario, California (hereinafter referred to as the "Project"); and

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

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

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

WHEREAS, the City of Ontario is the lead agency on the Project, and the Planning Commission is the approving authority for the proposed approval to construct and otherwise undertake the Project; and

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

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

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

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

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

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

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

SECTION 2: The Planning Commission does hereby find that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will have a significant effect on the environment and does hereby adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project.

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PDEV16-036
May 23, 2017
Page 4

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 May 23, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore

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

(Exhibit A follows this page)

MITIGATION MONITORING AND REPORTING PROGRAM

Project File No.: PDEV16-036

Project Sponsor: Katrina DeArmey, Acacia & Baker, LLC., 450 Newport Center Drive, Suite 230, Newport Beach, CA 92660

Lead Agency/Contact Person: Lorena Mejia, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

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

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

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
hardscaping.						

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-036, A DEVELOPMENT PLAN TO CONSTRUCT TWO INDUSTRIAL BUILDINGS TOTALING 87,135 SQUARE FEET, LOCATED ON THE SOUTHEAST CORNER OF BAKER AVENUE AND ACACIA STREET, WITHIN THE IG (GENERAL INDUSTRIAL) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF— APN'S: 0113-415-01 AND 0113-451-02.

WHEREAS, Acacia and Baker, LLC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-036, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to two parcels totaling 3.71 acres of land generally located on the southeast corner of Baker Avenue and Acacia Street, at 1431 South Baker Avenue and 1720 East Acacia Street within the IG (General Industrial) zoning district. The corner parcel (1431 South Baker Avenue) is presently improved with two industrial buildings and three ancillary structures that total approximately 30,000 square feet; and

WHEREAS, the property to the north of the Project site is within the IG (General Industrial) zoning district and is developed with an industrial manufacturing building. The property to the east is within the IG (General Industrial) zoning district and is developed with a legal non-conforming single family residential home. The property to the south is within the IG (General Industrial) zoning district and is developed with an industrial warehouse building and single family residential home. The property to the west is within the IG (General Industrial) zoning district and is developed with an industrial manufacturing building; and

WHEREAS, the Applicant is requesting Development Plan approval to construct two industrial buildings totaling 87,135 square feet. Building A (1431 South Baker Avenue) totals 53,780 square feet square feet and Building B (1431 South Baker Avenue) totals 31,355 square feet and are intended for warehouse uses; and

WHEREAS, the Applicant is also requesting approval of a lot line adjustment to reduce the parcel size for Building A (APN: 0113-415-01) from 2.58 to 2.34 acres resulting and increase the parcel size for Building B (APN: 0113-451-02) from 1.06 to 1.30 acres, resulting in a FAR (floor area ratio) of 0.55 for both parcels that is consistent with Development Code; and

WHEREAS, each building has been parked in accordance with the "warehouse/distribution facility" parking standards. The minimum parking requirements are 38 spaces and 27 spaces for Buildings A and B, respectively. The minimum parking

requirement for each building has been exceeded, with 51 spaces provided for Building A and 28 spaces for Building B; and

WHEREAS, a total of 15.47% landscaping is being provided throughout the project site meeting the minimum landscape requirement of 15% for corner lots and 10% for interior lots; and

WHEREAS, the proposed buildings are concrete tilt-up construction. Both buildings have the same architectural design with enhanced elements and treatments located at office entries and along street facing elevations. Architectural elements for both buildings include smooth-painted concrete in grey and brown tones, sandblasted concrete panels, with horizontal and vertical reveals, windows with clear anodized aluminum mullions and blue glazing, aluminum canopies and recessed panel sections with contrasting colors. The mechanical equipment will be roof-mounted and obscured from public view by the parapet walls; and

WHEREAS, public utilities (water and sewer) are available to serve the project. The Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern; and

WHEREAS, CC&R's for the project are being required to ensure reciprocal access of drive aisles, utilities and cross lot drainage easements; and

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

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

WHEREAS, on May 15, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, initial study, and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared pursuant to CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than

significant or could be mitigated to a level of significance, and concluded said hearing on that date, voting to issue Decision No. [insert DAB Decision #] recommending the Planning Commission approve the Application; and

WHEREAS, on May 23, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, initial study, and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared pursuant to CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance, and concluded said hearing on that date; and

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

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

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

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

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

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

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

SECTION 2. Housing Element Consistency. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based upon

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

SECTION 3. *Airport Land Use Compatibility Plan (ALUCP) Consistency.*

As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 4. *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3 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 and surrounding industrial land uses. Developing the site with an industrial use would further the Vision of The Ontario Plan in the immediate area.

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project is 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 proposed removal/demolition of the existing buildings to allow for the proposed industrial development will contribute towards achieving greater land use compatibility within the vicinity.

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 complement the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The proposed location of the Development Plan and the proposed conditions under which it will operate or be maintained will be consistent with TOP Policy Plan and IG (General Industrial) zoning district and therefore not be detrimental to health; safety and welfare

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 Development Plan complies with all applicable provisions of Development Code including those for the IG (General Industrial) zoning district.

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

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

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

SECTION 8. Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

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 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PDEV16-036
May 23, 2017
Page 7

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on May 23, 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 Division Conditions of Approval

Meeting Date: May 15, 2017

File No: PDEV16-036

Related Files: N/A

Project Description: A Development Plan (File No. PDEV16-036) to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district (APN(s): 113-415-01 and 113-451-02); **submitted by Acacia & Baker, LLC.**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

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

2.6 Outdoor Loading and Storage Areas.

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

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

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

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

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

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

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

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.7 Site Lighting.

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

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

2.8 Mechanical and Rooftop Equipment.

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

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

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

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

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

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

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

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

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

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

(i) Landscaping and irrigation systems within common areas;

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

(iii) Shared parking facilities and access drives; and

(iv) Utility and drainage easements.

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

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

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

2.13 Environmental Review.

(a) The Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 Et Seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

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

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

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

2.15 Additional Fees.

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

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

2.16 Additional Requirements.

(a) Building B (1720 East Acacia Street) southern and eastern elevations paint scheme shall be enhanced to compliment the proposed north elevation.

(b) Building A's proposed patio area shall be relocated away from the proposed trash enclosure to another suitable location with a shade structure or tree within the patio area.

(c) A shade structure or tree shall be planted within Building B's proposed patio area.

(d) A 6-foot high decorative masonry block wall with decorative cap shall be constructed along the eastern property line of project site and southern portions of the project site adjoining residential land uses.

(e) The proposed trash enclosures shall be designed to complement the proposed building by incorporating proposed building materials and architectural elements.

(f) Proposed walk-ways within proposed retention basin areas shall have a culvert or pipe constructed underneath them to allow for storm water to be conveyed from the northern most point of the basin and outlet via a under sidewalk drain into Baker Avenue.



**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. PDEV16-036 RELATED FILE NO(S). PDEV08-022	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: ___/___/___	

CITY PROJECT ENGINEER & PHONE NO: Antonio Alejos (909) 395-2384

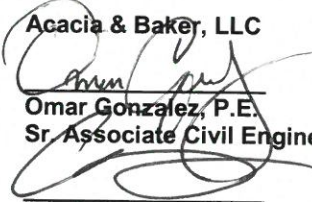
CITY PROJECT PLANNER & PHONE NO: Lorena Mejia (909) 395-2276

DAB MEETING DATE: May 15th, 2017

PROJECT NAME / DESCRIPTION: PDEV16-036, Development Plan to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land.

LOCATION: 1401 S Baker Avenue & 1734 E Acacia Street

APPLICANT: Acacia & Baker, LLC

REVIEWED BY:  5/4/17
 Omar Gonzalez, P.E. Date
 Sr. Associate Civil Engineer

APPROVED BY:  5/4/17
 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 _____
- 2.04 **Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4th, 1972.**
- 2.05 **Apply for a: Certificate of Compliance with a Record of Survey; Lot Line Adjustment to move the property line between lots 1 & 2**
- 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:**
 - 1. **Dedicate right-of-way along Baker Avenue for a total of 44-ft from the centerline.**
 - 2. **Dedicate a property line corner 'cut-back' at the intersection of Acacia Street and Baker Avenue in accordance with City Standard Drawing Number 1301.**

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

- 2.13 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. **The applicant/developer shall pay an in-lieu fee for undergrounding overhead utilities along the property frontage facing Baker Avenue to the Engineering Department.**
 - 2. **The applicant/developer shall provide a private reciprocal access easement for the shared drive aisle proposed off of Acacia Street.**
 - 3. **The applicant/developer shall provide a private cross-lot drainage easement.**
 - 4. **The applicant/developer shall provide a private fire service access easement.**



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	Acacia St	Baker Av	Street 3	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> New; 38 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 32 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 checked="" type="checkbox"/> Widen street section for a total half street width of 38ft along frontage, including pavm't transition	<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"/> New commercial driveway	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade	<input type="checkbox"/> New / Upgrade
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" 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 checked="" type="checkbox"/> Modify existing for street transition	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input checked="" type="checkbox"/> Remove existing Edison pole along frontage and underground communication and electrical services into proposed buildings	<input checked="" type="checkbox"/> Pay in-lieu fee to underground overhead utilities along frontage	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	<input checked="" type="checkbox"/> Driveway approaches in-fill with curb, gutter, sidewalk and pkwy landscaping <input checked="" type="checkbox"/> Edison pole	<input checked="" type="checkbox"/> Driveway approaches in-fill with curb, gutter, sidewalk and pkwy landscaping		
Other Improvements				

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

- 2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s):
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011,



based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.

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

C. SEWER

- 2.21 **An 8-inch sewer main is available for connection by this project in Acacia Street and Baker Avenue, respectively.**
 (Ref: Sewer plan bar code: S11462 & S12689)
- 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 proposed sewer laterals for each lot with clean-outs and a monitoring manhole in accordance with the latest City of Ontario Design Standards.**

D. WATER

- 2.25 **An 8-inch water main is available for connection by this project in Acacia Street and Baker Avenue, respectively.**
 (Ref: Water plan bar code: Unknown & W10364)
- 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 all proposed water services for each lot with a backflow device in accordance with the latest City of Ontario Design Standards.**
 2. **The applicant/developer shall construct a separate water service for each lot and for irrigation purposes only in accordance with the latest City of Ontario Design Standards.**
 3. **The applicant/developer shall construct proposed fire services for each lot with a DCDA in accordance with the latest City of Ontario Design Standards.**

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 design and construct in-fill public street lights along the property frontages of Acacia Street and Baker Avenue in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans and City Standard Drawing Number 5101.**

a. **The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting street lighting design to discuss tie-ins to existing or future street light circuits.**

2. **The applicant/developer shall widen Acacia Street for a half street width of 38 feet along the entire frontage in accordance with the latest City of Ontario Design Standards.**

3. **The applicant/developer shall construct a transition and install traffic control devices between the widen portion and existing street section on Acacia Street in accordance with the latest City of Ontario Design Standards.**

4. **The applicant/developer shall remove and in-fill the existing driveway approaches fronting Acacia Street with curb, gutter, sidewalk & parkway landscaping in accordance with the latest City of Ontario Design Standards.**

5. **The applicant/developer shall construct all proposed driveway approaches per City Standard Drawing Number 1204.**

6. **The applicant/developer shall modify the curb-return radius at the southeast corner of Baker Avenue and Acacia Street per City Standard Drawing Number 1106, R=40-ft.**

7. **The applicant/developer shall construct a wheel chair ramp at the southeast corner of Acacia Street and Baker Avenue per City Standard Drawing Number 1213.**

8. **The applicant/developer shall remove existing Edison pole along project frontage facing Acacia Street and underground all communication and electrical services into proposed buildings.**

9. **The applicant/developer shall install "No Stopping Anytime" signs on Acacia Street.**

10. **The applicant/developer shall provide a private reciprocal access easement for the shared drive aisle proposed off of Acacia Street.**



11. Gates shall remain open at all times during business hours.

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 \$86,786.46, 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 along Acacia Street and Baker Avenue, see Fiber Optic Exhibit herein.
- 2.47 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

L. Solid Waste

- 2.48 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
- 2.49 Other conditions:
 - 1. The applicant/developer shall construct proposed solid waste enclosures with a solid roof per the Refuse and Recycling Planning Manual.



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: PDEV16-036, and/or Parcel Map/Tract Map No. _____

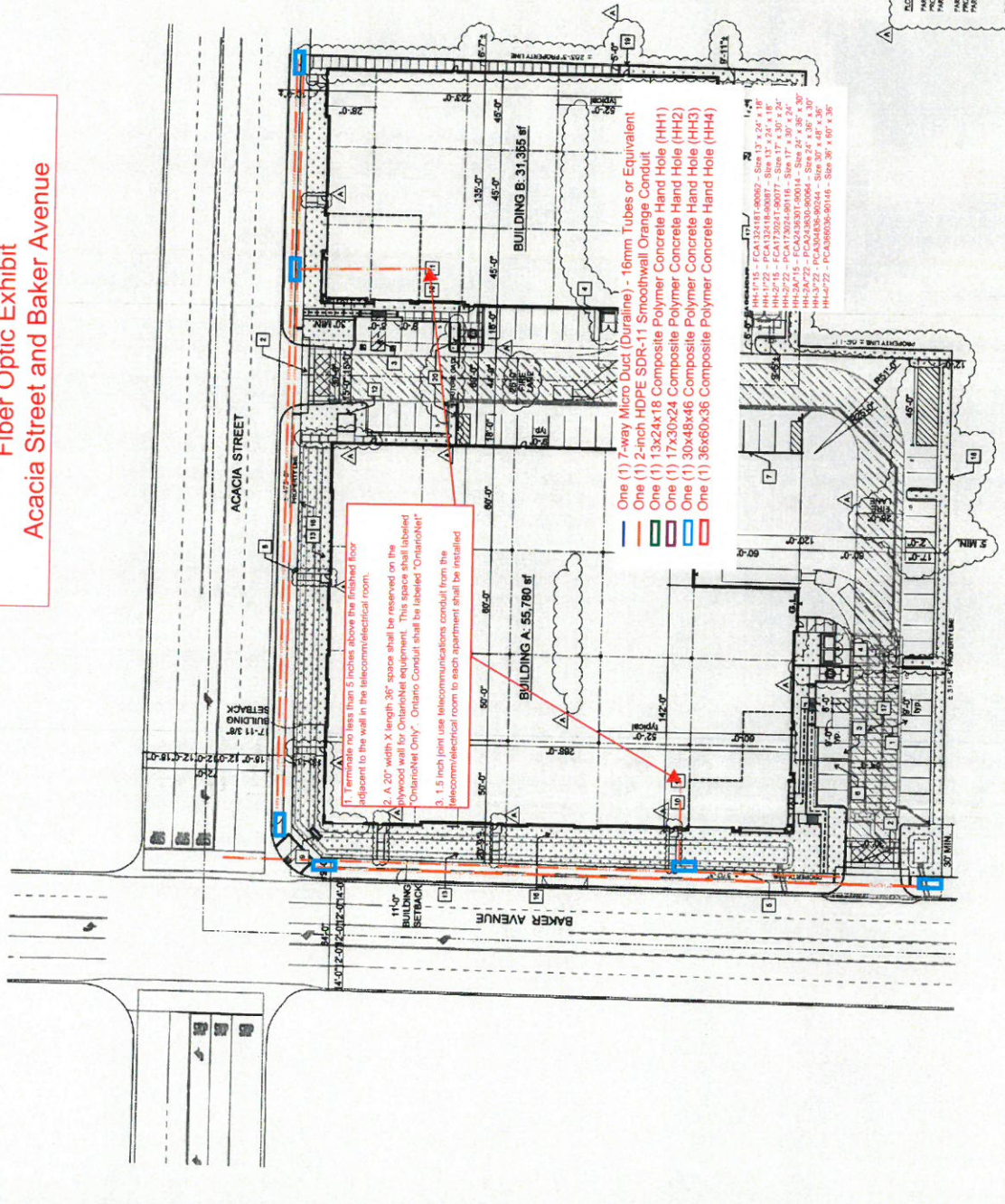
The following items are required to be included with the first plan check submittal:

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 Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. One (1) copy of Soils/Geology report
20. Payment for Final Map/Parcel Map processing fee
21. Three (3) copies of Final Map/Parcel Map



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

PDEV16-036
Fiber Optic Exhibit
Acacia Street and Baker Avenue



1. Terminate no less than 5 inches above the finished floor adjacent to the wall in the telecommunication room.
 2. A 20" x 20" x 1/2" length, 36" spool shall be reserved on the plywood wall for OntarioNet Conduit. This space shall be labeled "OntarioNet Only". OntarioNet Conduit shall be labeled "OntarioNet".
 3. 1.5 inch joint use telecommunications conduit from the telecommunication room to each apartment shall be installed.

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

- HH-1715 - FCA1324181-00002 - Size 13' x 24' x 18"
- HH-1716 - FCA1324181-00007 - Size 13' x 24' x 18"
- HH-1722 - FCA1730242-00016 - Size 17' x 30' x 24"
- HH-1723 - FCA1730242-00014 - Size 17' x 30' x 24"
- HH-1727 - FCA1360301-00015 - Size 24' x 36' x 36"
- HH-1728 - FCA1360301-00014 - Size 24' x 36' x 36"
- HH-1727 - FCA1360301-00014 - Size 24' x 36' x 36"
- HH-1727 - FCA1360301-00014 - Size 24' x 36' x 36"
- HH-1727 - FCA1360301-00014 - Size 24' x 36' x 36"

- ABBREVIATIONS**
- A1 - CONCRETE
 - A2 - FLOOR PLAN
 - A3 - FLOOR PLAN - BUILDING A
 - A4 - STRUCTURE ELEVATIONS - BUILDING A
 - A5 - STRUCTURE ELEVATIONS - BUILDING B
 - A6 - ROOF PLAN - BUILDING A
 - A7 - ROOF PLAN - BUILDING B
 - A8 - SITE PHOTOGRAPHS
 - CVL - CIVIL
 - FDI - SITE ILLUMINATION MAP
 - FDZ - PRELIMINARY ZONING PLAN
 - FD3 - PRELIMINARY TRACT PLAN
 - FD4 - SECTIONS
 - FD5 - WATER QUALITY MANAGEMENT PLAN
 - FD6 - TECHNICAL PRICE MAP NO. 19161
 - LANDSCAPE
 - LI - CONCEPTUAL LANDSCAPE PLAN

SHEET INDEX

- 1 PARKING SPALL WITH 4" X 4" X 4" 19 60# SD ENHANCED PAVING AT ENTRY DRIVE
- 2 FLOOR PLAN
- 3 TRACT EXCLUSION PER CITY STANDARDS SEE PROPERTY LINE
- 4 UTILITY ACCESSIBLE PARKING SPALL WITH 4" X 4" X 4" 19 60# SD AND ADA REQUIREMENTS
- 5 6" HIGH CONCRETE WALL
- 6 BICYCLE RACK
- 7 MOVEMENT SIGN
- 8 PRE-FAB ROOM
- 9 ELECTRICAL ROOM
- 10 TRANSFORMER COVER BOX
- 11 LANDSCAPE AREA
- 12 PAINTED RED PRE-CAST NO PARKING
- 13 PRE-CAST NO PARKING SIGN AT 5' OR 4' 7"
- 14 PROPOSED RETENTION BASIN 3' HIGH FLOORS SEE CIVIL DRAWINGS
- 15 PROPOSED 6" HIGH CONCRETE RETENTION BASIN SEE CIVIL DRAWINGS
- 16 PROVIDE NEW 6" HIGH FOUR FOOT STEEL FENCE SEE CIVIL DRAWINGS
- 17 NEW 6" HIGH PRECAST CONCRETE BLOCK WALL WITH DECORATIVE CAP AND ROLLING GATE SEE CIVIL DRAWINGS
- 18
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KEY NOTES

- 1. SEE GENERAL NOTES FOR ALL ENGINEERING & NOTES
- 2. SEE GENERAL NOTES FOR ALL ENGINEERING & NOTES

GENERAL NOTES

- 1. BLOCK AREA RATIO (WITHOUT PROPOSED LOT USE ADJUSTMENT) 11.33% (AS OF 12.30 ACRES)
- 2. PROPOSED BUILDING A FLOOR AREA RATIO 30.75%
- 3. PROPOSED BUILDING B FLOOR AREA RATIO 46.35% (AS OF 11.06 ACRES)
- 4. FLOOR AREA RATIO (WITH PROPOSED LOT USE ADJUSTMENT) 10.73% (AS OF 18.46 ACRES)
- 5. PROPOSED BUILDING A FLOOR AREA RATIO 31.73% (AS OF 11.8 ACRES)
- 6. PROPOSED BUILDING B FLOOR AREA RATIO 47.24%
- 7. TOTAL BUILDING FLOOR AREA RATIO 33.50%
- 8. TOTAL BUILDING FLOOR AREA RATIO 33.50%

SITE DATA

PROJECT SUMMARY: THE DEVELOPER'S CONCEPT FOR CONCRETE TILT-UP BUILDINGS OF ONE SINGLE STORY, BUILT ON A ZONING MAP.

GRASSY LOT AREA: 141,425 SF (3.71 ACRES)

NET LOT AREA: 197,179 SF (4.51 ACRES)

TOTAL BUILDING AREA: 671,925 SF

PROPOSED BUILDING A: 55,780 SF

FIRST FLOOR: 3,000 SF

MESSENGER FLOOR: 1,000 SF

WAREHOUSE: 51,780 SF

PROPOSED BUILDING B: 31,355 SF

FIRST FLOOR: 1,300 SF

WAREHOUSE FLOOR: 1,000 SF

WAREHOUSE: 29,055 SF

COVERED LOADING DOCK: 2,300 SF

52.20%
 FLOOR AREA RATIO (GROSS AREA)
 33.50%
 PARKING REQUIRED (SEE CIVIL)

FIRST 20,000 SF (11,000 SF)
 2-30,000 SF WITH
 5-100 OFFICE (12,000 SF)

TRAILER (1 per 4 Drive High Doors)

PARKING PROVIDED: 79 SPALLS

STANDARD (216' 0") UNCOVERED: 49

ACCESSIBLE (216' 0") UNCOVERED: 2

TOTAL PARKING (127445): 51

LANDSCAPE PROVIDED: 1

LANDSCAPE RATIO: 22.07%
 14.10%
 4.97%
 D: 11.3-11.5-01-C-0000, 01-18-18-0-0-0000

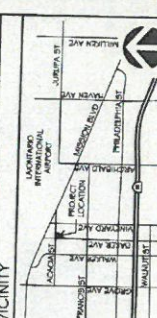
APPLICANT

OWNER: INDUSTRIAL DEVELOPMENTS INTERNATIONAL
 MARINA SEARNEY
 949-270-0000
 marina@industrialdev.com

ARCHITECT: CABLE CONTRACTORS ARCHITECTS, INC.
 CA CONTRACTOR
 949-435-1800

CITY ENGINEER: VALUITY ENGINEERING, INC.
 407 VICTOR
 909-982-4601

VICINITY



SHEET A-1
SITE PLAN
AUGUST 15 2016



PROPOSED WAREHOUSE FACILITY
ACACIA & BAKER
ONTARIO, CALIFORNIA

16500.02
 Carille Coatsworth Architects, Inc.
 16500.02
 Carille Coatsworth Architects, Inc.
 16500.02

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Lorena Mejia
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 22, 2016
SUBJECT: PDEV16-036

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

Conditions of Approval

1. The addresses will be:
Building A: 1431 S Baker Ave
Building B: 1720 E Acacia St
2. Standard Conditions of Approval apply.

KS:lm

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-036

Address: 1431 South Baker Avenue & 1720 East Acacia Street

APN: 113-415-02 & 113-415-01

Existing Land Use: Industrial Building to be demolished

Proposed Land Use: 2 Industrial buildings totaling 87,135 SF

Site Acreage: 3.71 Proposed Structure Height: 43 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 9/15/16

CD No.: 2016-056

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 checked="" type="checkbox"/> 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 checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> 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: 190 ft	
<input type="radio"/> Zone 5			

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Planning Department

FROM: Douglas Sorel, Police Department

DATE: October 3, 2016

SUBJECT: PDEV16-036– A DEVELOPMENT PLAN TO CONSTRUCT 2
INDUSTRIAL BUILDINGS AT THE SOUTHEAST CORNER OF ACACIA
STREET AND BAKER AVENUE

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

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

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

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

5/4/17
 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
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D.A.B. File No.: PDEV16-036 Rev 3	Case Planner: Lorena Mejia
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Project Name and Location:
 Acacia and Baker Warehouse Facility
 1401 S Baker and 1734 E Acacia St

Applicant/Representative:
 Phelan Development, Katrina DeArmey
 450 Newport Center Drive Ste 230
 Newport Beach, CA 92660

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated February 2017) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

- Coordinate base plans. Civil plans do not match site and landscape plan sidewalk location; curb adjacent sidewalk on Baker. Verify.
- Provide a tree inventory and report. Show existing street trees to remain on Baker. Provide an arborist report to include genus, species, size and condition. Add tree protection notes on demo and construction plans.
- Locate backflows on level grade, and provide a min. 5' set back from paving and clear of tree locations. Move fire DCDA and backflows away from driveway 5' clear of paving and 5' clear of adjacent utilities for screening.
- Show corner ramp and sidewalk per city std drawing 1213. Max 10' corner ramp and paving for 60-66' R/W and 13' max ramp and paving for 88,100, 120' R/W. Plan shows 17' ramp and paving.
- Note for compaction to be no greater than 85% at landscape areas. Slopes to be maximum 3:1.
- Dimension basins and swales to be no greater than 50% of the on-site landscape area to allow for ornamental landscape. Provide a level grade minimum 4' from pedestrian paving for safety and min 5' along parking lots for hedge row and trees and level at corner for signage. Dimension a max 10' wide basin where landscape area is 20' wide.
- Move basins out of corner of Acacia and Baker to allow for ornamental landscape and signage.
- Move basin away from SW driveway to allow for ornamental landscape and required trees.
- Reduce basin size at walkways from sidewalk to building and pipe under walkway. Provide a min 4' level grade adjacent to walkways.
- Increase underground stormwater chambers if necessary where landscape space is not adequate.
- Call out no grading to occur at existing trees in parkway to remain.
- Move lunch patio away from trash enclosure. Provide landscaping at trash enclosure to screen.

Landscape Plans

- Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Show street trees on Baker to remain if condition is good. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans.

14. Show concrete mowstrips to identify property lines at parkways.
15. Show all utilities on the landscape plans and coordinate with utility designer if locations conflict with required tree locations.
16. Show all outdoor employee break areas with shade trees. Reduce paving to allow min 90 sf space for trees (south or west of table). Relocate break area away from trash enclosure.
17. Show parkway landscape and street trees spaced 30' apart (10' clear of driveway aprons not 80').
18. Revise site plan to show 15% square feet of the corner site with landscaping not including right of way or paved areas. Show separate right of way landscape square footage.
19. Use 48" box for large structure trees; Quercus, Platanus etc.
20. Change Geijera to a consistent form, dense canopy tree such a Brachychiton or Tristania.
21. Not to add Cupaniopsis street tree on Baker where missing. Replace with equal size if removed.
22. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations. Show narrow evergreen trees along property perimeter, large canopy trees on site without canopy extending off site. Show tree symbols min. 75% of mature canopy width.
23. Show trees 10' clear from building walls so canopy does not conflict.
24. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

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

Once items are complete you may email an electronic set to: landscapeplancheck@ontarioca.gov



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Associate Planner
Planning Department

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

DATE: August 30, 2016

SUBJECT: PDEV16-036 / A Development Plan to construct (2) industrial buildings totaling 87,135 square feet on two parcels of land totaling 3.71 acres on the southeast corner of Acacia Street and Baker Avenue located at 1401 South Baker Avenue and 1734 East Acacia Street, within the IG (General Industrial) zoning district (APN(s): 113-415-02 and 113-415-01). Related File(s): PDEV08-022

-
- 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: III B Concrete tilt-up
- B. Type of Roof Materials: Wood non rated
- C. Ground Floor Area(s):
 - Building A: 55,780 sq. ft.
 - Building B: 31,355 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 87,135 sq. ft.

F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 3000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

4.0 FIRE PROTECTION SYSTEMS

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

- 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

5.0 BUILDING CONSTRUCTION FEATURES

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

6.0 OTHER SPECIAL USES

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

7.0 PROJECT SPECIFIC CONDITIONS

NONE

<END.>



**PLANNING COMMISSION
STAFF REPORT**
May 23, 2017

SUBJECT: A Development Plan to construct a 46,384 square foot industrial building on 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) zoning district. (APNs: 0110-071-06 and 0110-071-07); **Submitted by Qu’s Holding, LLC.**

PROPERTY OWNER: Qu’s Holding, LLC.

RECOMMENDED ACTION: That the Planning Commission approve File No. PDEV16-045, 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 2.4 acres of land located at 1377 and 1383 East Holt Boulevard within the BP (Business Park) zoning district and is depicted in **Figure 1: Project Location**, below. The project site slopes from north to south and has an 8-foot differential in grade. The property is surrounded by a chain-link fence on all sides except along the western property line, which has both a chain-link fence and a 6-foot high block wall. The project site is currently vacant with a combination of eucalyptus, pepper and chinaberry trees found throughout the site, the majority of which are in poor health and are proposed for removal.

The properties north of the project site, across Nocta Street, are developed with single-family homes and are within the LDR-5 (Low Density Residential) zoning district. The two properties to the east consist of vacant lot and lot developed with a single-family home that fronts onto Nocta Street. Both properties are located within the BP (Business Park) zoning

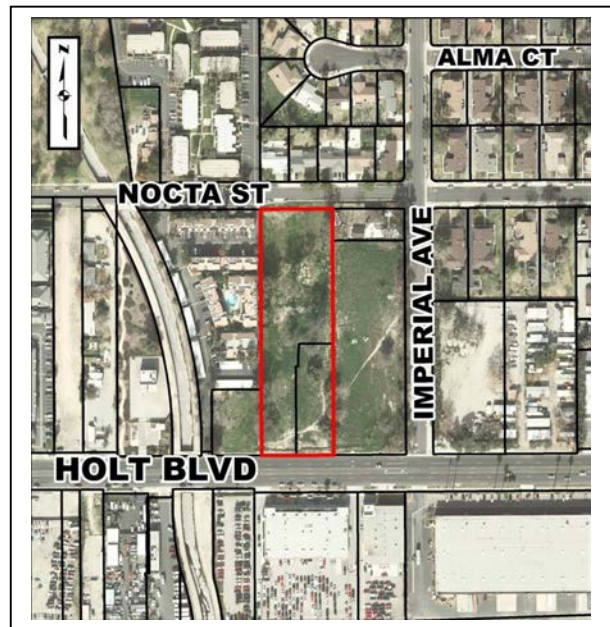


Figure 1: Project Location

Case Planner:	Randy Baez	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB ZA	05/15/17	Approve	Recommend
Submittal Date:	11/10/2016	PC	05/23/17		Final
Hearing Deadline:		CC			

district. To the south, across Holt Boulevard, the site is developed with an industrial building that is located within the BP zoning district. To the west are two properties that consist of a vacant lot that fronts onto Holt Boulevard and zoned BP. The property is developed with a multi-family residential apartment complex that fronts onto Nocta Street and located within the MU-2 (Mixed Use) zoning district.

PROJECT ANALYSIS:

[1] Background — On November 10, 2016, Qu's Holding, LLC, submitted a Development Plan (File No. PDEV16-045) to construct a 46,384 square foot industrial building on 2.4 acres of land located at 1377 and 1383 East Holt Boulevard.

On May 15, 2017, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the proposed project, subject to the departmental conditions of approval included with this report. The proposed project's pertinent site and development statistics are listed in the Technical Appendix of this report.

[2] Site Design/Building Layout — The project site consists of two parcels totaling 2.4 acres. The applicant will be required to submit a lot line adjustment to merge the two parcels into one prior to permit issuance for the construction of the proposed building. The project proposes a 46,384 square foot industrial building that is orientated in a north-south direction, with the front of building (office portion) facing Holt Boulevard and the rear of building facing Nocta Street. The building is situated along the east property line with the drive aisle along the western area of the site. The building will have a 0-foot setback along the east property line, a 178-foot, 9-inch setback along the north property line (Nocta Street), a 96-foot 6-inch setback along the south property line (Holt Boulevard) and a 31-foot 2-inch setback along the west property line.

The building floor plan includes a 39,624 square foot warehouse, a 2,760 square foot office, and a 4,000 square foot mezzanine office. The front of the building and office entry is oriented to the south, towards Holt Boulevard. A parking lot with 19 spaces is proposed in front of the office area along the Holt Boulevard frontage (see **Exhibit B: Site Plan**). A yard area, designed for tractor-trailer truck maneuvering, loading activities, and outdoor staging, is located at rear of the building at the northern portion of the project site. The yard area includes 21 parking spaces, 2 tractor-trailer parking spaces, 6 dock-high door loading spaces, one at-grade loading area and a trash enclosure. The yard area will be screened from public view by a 10-foot decorative concrete screen wall to the north (along Nocta Street) and by 8-foot decorative concrete screen walls to the east and west. Furthermore, a 34-foot landscape buffer will be provided between the Nocta Street right-of-way and the north screen wall in order to provide an aesthetic buffer between the project site and the residential uses to the north of the site.

[3] Site Access/Circulation — Access to the site will be taken from Holt Boulevard via a single 26-foot drive aisle located on the western portion of the site that provides vehicular and tractor trailer access to the rear of the site.

[4] Parking — Per the Ontario Development Code warehouse/distribution industrial parking requirements, the project is required to provide a total of 39 parking spaces. A total of 40 parking spaces have been provided at the front office area of the building and at the rear of the building. In addition, 2 tractor-trailer parking spaces have been provided consistent with the Development Code requirement of 1 tractor-trailer trailer parking space per every 4 dock-high doors. The project is proposing 6 dock-high loading doors. Therefore, no significant issues regarding parking are anticipated. The off-street parking calculations for the project site are provided below:

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehouse / Distribution	39,624 SF	One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors (2 tractor-trailer parking spaces provided);	31	40
Office	2,760 SF + 4,000 SF Mezzanine	Parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (4,638 SF of office allowed)	8	
TOTAL	46,384 SF		39	40

[5] Architecture — The industrial building will be constructed of typical tilt-up concrete panels which will alternate both color schemes and parapet heights along the east and west elevations (see **Exhibit C: Elevations**). The front of the building (south elevation) and office area features storefront glazing, clearstory and spandrel glass at the office entrance and key areas of the building elevations, longboard architectural wood panels, and a decorative steel canopy that will extend 4 feet beyond the face of the exterior wall (see **Figure 2: South elevation along Holt Boulevard**). Along the west elevation, clearstory windows are proposed within the vertical panels. The vertical panel and reveal pattern is carried around to the north and east elevations. In addition, painted square niches, to resemble windows, have been provided within vertical panel design on the north and east elevations. The mechanical equipment will be roof-mounted and obscured from public view by the parapet walls. Staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code. This is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;

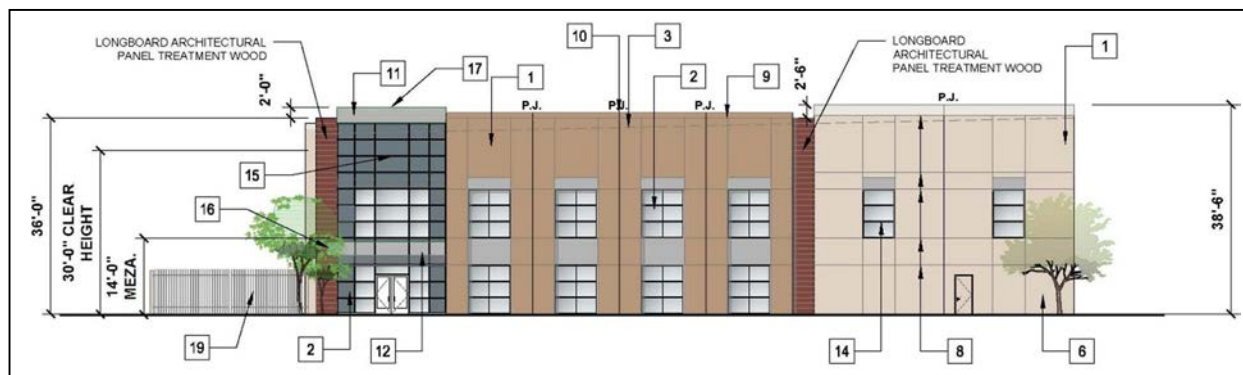


Figure 2: South elevation

- Articulation in the building parapet/roof line, which serves to accentuate the building's office area and breaks up large expanses of building wall along the eastern and western elevations;
- Variations in building massing;
- A mix of exterior materials, finishes, and fixtures.

[6] Landscaping — The Project provides landscaping along the length of each street frontage, throughout the guest parking areas, and as a buffer between the screened loading area and the properties to the north. The Business Park zoning district requires a minimum of 15% landscape coverage, and 15.2% is being provided. Shrubs and groundcover will be provided along the south and north perimeter of the property. Shrubs will also be planted along the western perimeter to provide additional screening for the neighboring multi-family residential property. Streets trees will be provided along Holt Boulevard and Nocta Street parkways (see **Exhibit D: Landscape Plan**).

[7] Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and catch basin to an underground infiltration system within the front landscape setback and parking lot and will be designed to retain and infiltrate storm water. Any overflow drainage will be conveyed to the curb and gutter along Holt Boulevard.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan

(General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

Supporting Goals:

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

[2] Policy Plan (General Plan)

Land Use Element:

➤ 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.

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

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

Community Economics Element:

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

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

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

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

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

Safety Element:

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

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

Community Design Element:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

➤ CD3-1 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.

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

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.
- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.
 - Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.
- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

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

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

ENVIRONMENTAL REVIEW: The 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, which consists of a project located on 2.4 acres of land, which is under the maximum 5-acre threshold, entirely within city limits and is substantially surrounded by urban uses. The project site can be adequately served by all required utilities and public services, and has no value as habitat for endangered, rare, or threatened species. Furthermore, approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

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>	<i>Vacant Lot</i>	<i>BP (Business Park)</i>	<i>BP (Business Park)</i>	<i>N/A</i>
<i>North</i>	<i>Single-Family Residential</i>	<i>LDR (Low Density Residential)</i>	<i>LDR-5 (Low-Density Residential)</i>	<i>N/A</i>
<i>South</i>	<i>Car Rental Agency</i>	<i>BP (Business Park)</i>	<i>BP (Business Park)</i>	<i>N/A</i>
<i>East</i>	<i>Vacant Lot & Single-Family Residential</i>	<i>BP (Business Park)</i>	<i>BP (Business Park)</i>	<i>N/A</i>
<i>West</i>	<i>Multi-Family Residential/ Vacant Lot</i>	<i>MU (Mixed Use)/ BP (Business Park)</i>	<i>MU-2 (Mixed Use)/ BP (Business Park)</i>	<i>N/A</i>

General Site & Building Statistics

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	<i>N/A</i>	<i>10,000 SF (Min.)</i>	<i>Y</i>
<i>Lot/Parcel Size:</i>	<i>2.4 AC</i>	<i>1.0 AC (Min.)</i>	<i>Y</i>
<i>Building Area:</i>	<i>42,384 SF</i>	<i>45,000 SF (Min.)</i>	<i>Y</i>
<i>Floor Area Ratio:</i>	<i>0.46 FAR</i>	<i>0.60 FAR (Max.)</i>	<i>Y</i>
<i>Building Height:</i>	<i>38 FT 6 IN</i>	<i>45 FT (Max.)</i>	<i>Y</i>

Off-Street Parking:

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Warehouse</i>	<i>39,624 SF</i>	<i>One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors (2 tractor-trailer parking spaces provided)</i>	<i>31</i>	<i>40</i>
<i>Office</i>	<i>2,760 SF + 4,000 SF Mezzanine</i>	<i>Parking required when "general business offices" and other associated uses, exceed 10 percent of the building GFA (4,638 SF of office allowed) General Business office 4 spaces per 1,000 SF (0.004/SF) of GFA</i>	<i>8</i>	
<i>TOTAL</i>	<i>46,384 SF</i>		<i>39</i>	<i>40</i>

Exhibit A: Project Location Map



Exhibit B: Site Plan

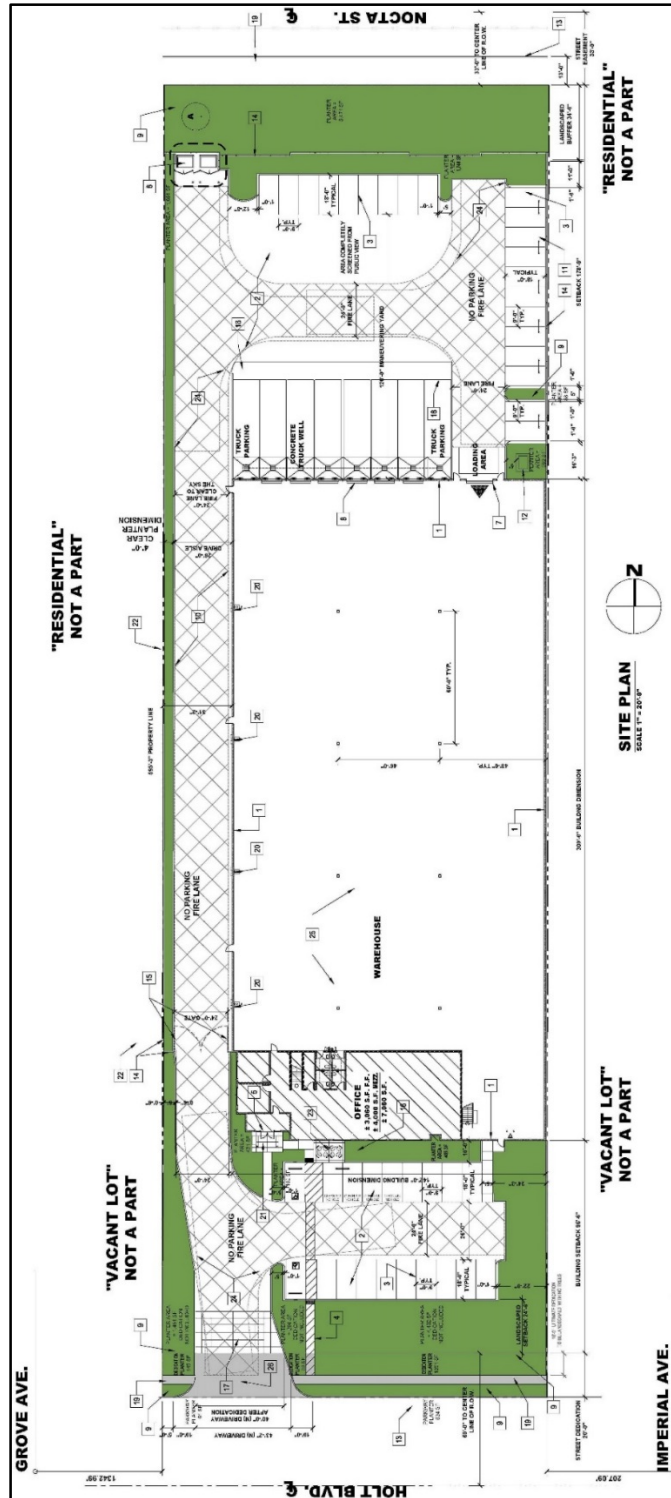
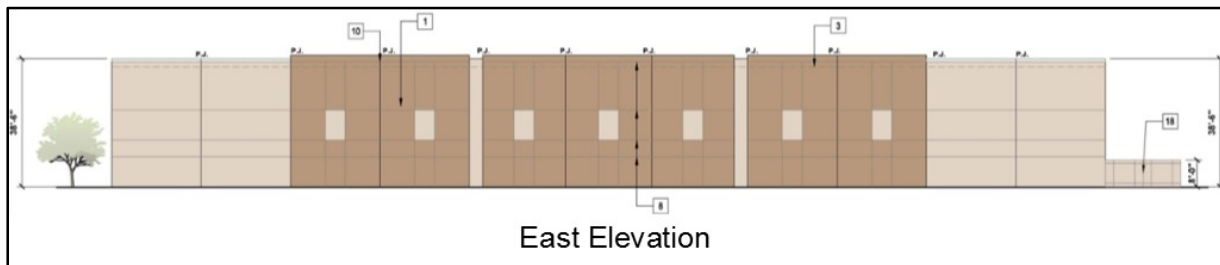
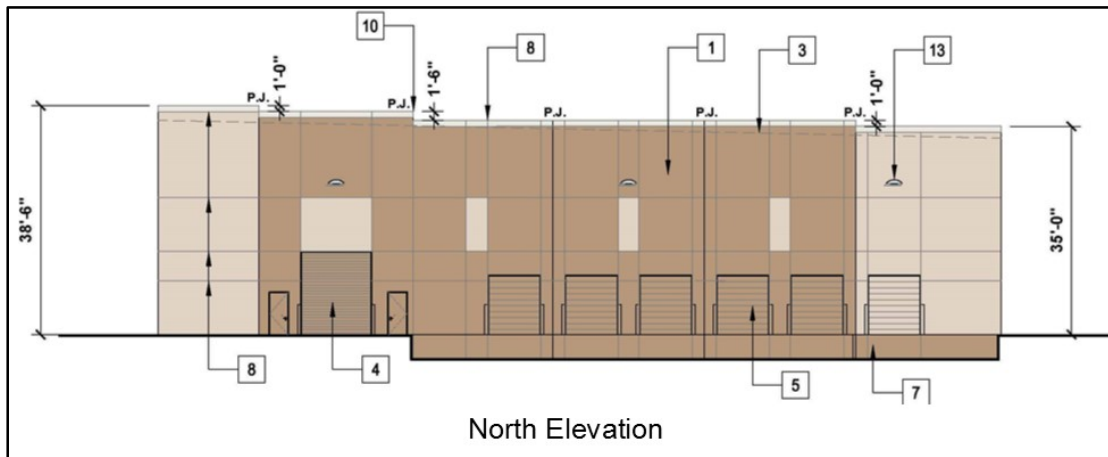


Exhibit C: Elevations



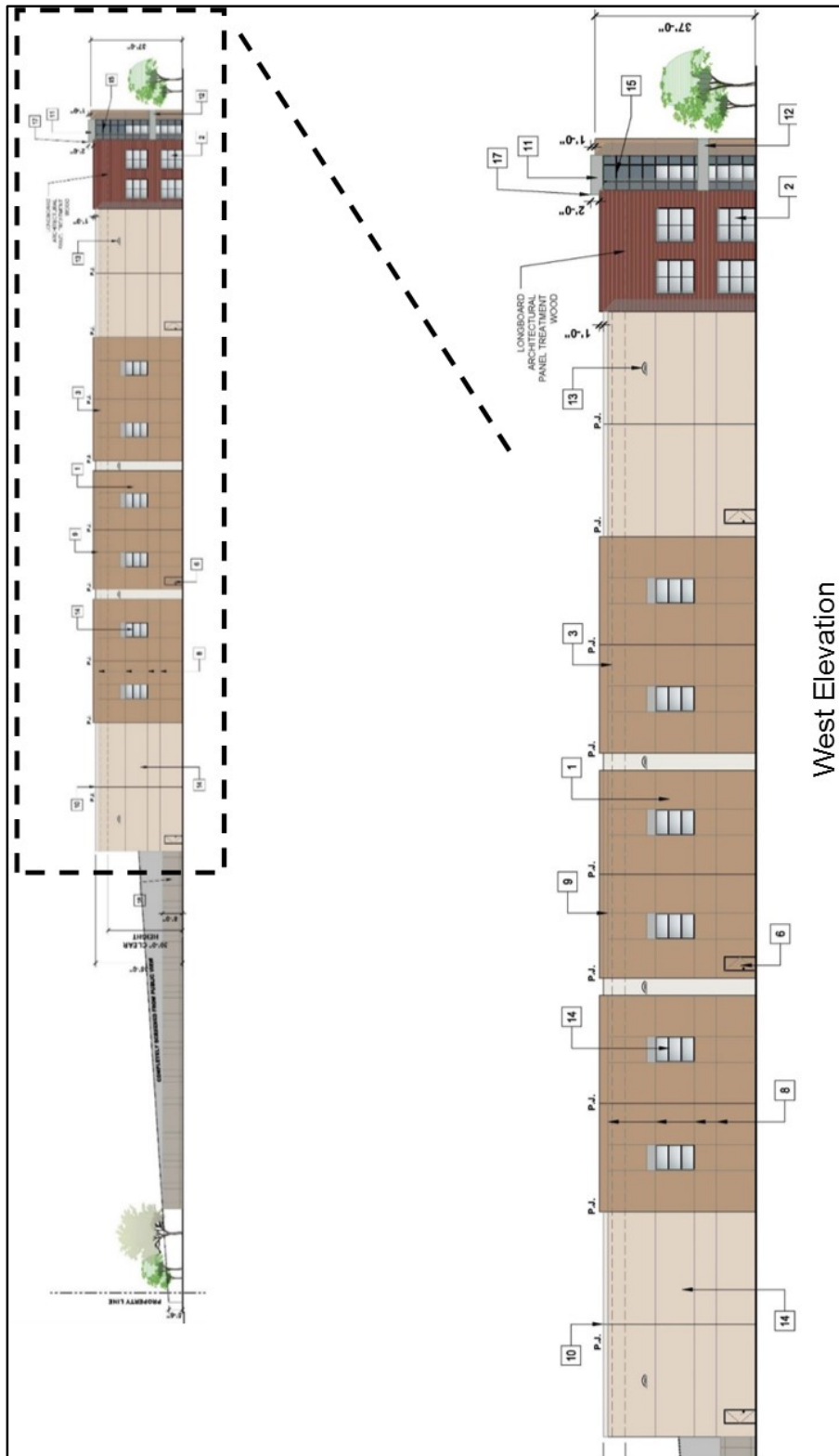


Exhibit D: Landscape Plan



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-045, A DEVELOPMENT PLAN TO CONSTRUCT A 46,384 SQUARE FOOT INDUSTRIAL BUILDING ON 2.4 ACRES OF LAND LOCATED AT 1377 AND 1383 EAST HOLT BOULEVARD, WITHIN THE BP (BUSINESS PARK) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0110-071-06 AND 0110-071-07.

WHEREAS, Qu's Holding, LLC ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-045, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.4 acres of land located at 1377 and 1383 East Holt Boulevard within the BP (Business Park), and is presently vacant; and

WHEREAS, the properties north of the Project site, across Nocta Street, are developed with single-family homes and are within the LDR-5 (Low Density Residential) zoning district. The two properties to the east consist of vacant lot and lot developed with a single-family home that fronts onto Nocta Street. Both properties and are located within the BP (Business Park) zoning district. To the south, across Holt Boulevard, the site is developed with an industrial building that is located within the BP (Business Park) zoning district. To the west are two properties that consist of a vacant lot that fronts onto Holt Boulevard and are zoned BP (Business Park). The second property is developed with a multi-family residential apartment complex that fronts onto Nocta Street and located within the MU-2 (Mixed Use) zoning district; and

WHEREAS, the Applicant is requesting Development Plan approval of a 46,384 square foot industrial building that is intended for warehouse use; and

WHEREAS, a lot line adjustment is required to reduce the number of parcels from two to one; and

WHEREAS, the projects proposed FAR (floor area ratio) is 0.46, consistent with Development Code which allows a maximum of 0.60 within the BP (Business Park) zoning district; and

WHEREAS, the building has been parked in accordance with the "warehouse/distribution facility" parking standards. The minimum parking requirement for the proposed project is 39 spaces and 40 spaces have been provided; and

WHEREAS, a total of 15.2% landscaping is being provided throughout the project site meeting the minimum landscape requirement of 15% within BP (Business Park) zoning district; and

WHEREAS, the proposed building is of concrete tilt-up construction that includes alternating color schemes and parapet heights along long wall expanses on the east and west elevations. The front of the building (south elevation) and office area features storefront glazing, clearstory and spandrel glass at the office entrance and key areas of the building elevations, and longboard architectural wood panels, as well as a decorative steel canopy that will extend 4 feet beyond the face of the exterior wall. Along the west elevation, clearstory windows are proposed within the vertical panels. The vertical panel and reveal pattern is carried around to the north and east elevations. In addition, painted square niches, to resemble windows, have been provided within the vertical panel design on the north and east elevations. Also, the mechanical equipment will be roof-mounted and obscured from public view by the parapet walls; and

WHEREAS, public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and catch basin to an underground infiltration system within the front landscape setback and parking lot and will be designed to retain and infiltrate storm water. Any overflow drainage will be conveyed to the curb and gutter along Holt Boulevard; and

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

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

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

WHEREAS, on May 15, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-021 recommending the Planning Commission approve the Application; and

WHEREAS, on May 23, 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. Environmental Determination and Findings. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

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

b. The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 – In-Fill Development Projects) of the CEQA Guidelines, which consists of a project located on 2.4 acres of land, which is under the maximum 5-acre threshold, entirely within city limits and is substantially surrounded by urban uses. The project site can be adequately served by all required utilities and public services, and has no value as habitat for endangered, rare, or threatened species. Furthermore, approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

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

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

SECTION 2. Airport Land Use Compatibility Plan (ALUCP) Consistency. As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 3. Concluding Facts and Reasons. Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 and 2 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 and surrounding uses. Developing the site with an industrial/business park allowable use would further the Vision of The Ontario Plan in the immediate area.

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the BP (Business Park) zoning district, including standards relative to the particular land use proposed (Industrial Warehouse), as well as building intensity, building height, number of off-street parking spaces and on-site landscaping.

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

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (Industrial Warehouse), as well as building intensity, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping. As a result of such review staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements.

SECTION 4. Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 3, 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 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 6. *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 7. *Certification to Adoption.* The Secretary shall certify to the adoption of the Resolution.

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of May, 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PDEV16-045
May 23, 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 May 23, 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 Division
Conditions of Approval*

Meeting Date: May 15, 2017

File No: PDEV16-045

Related Files:

Project Description: A Development Plan to construct a 46,384 square-foot industrial building on approximately 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) zoning district (APNs: 0110-071-06 and 0110-071-07); **submitted by Qu's Holding, LLC.**

Prepared By: Randy Baez
Phone: 909.395.2427 (direct)
Email: rbaez@ontarioca.gov

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

2.6 Outdoor Loading and Storage Areas.

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

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

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

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

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

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

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

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.7 Site Lighting.

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

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

2.8 Mechanical and Rooftop Equipment.

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

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

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

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

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

2.12 Environmental Review.

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

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

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

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

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

2.14 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee (\$50.00) shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

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

2.15 Additional Requirements.

(a) All applicable Conditions of Approval from other departments shall be met and followed.

(b) Properly maintain landscaping along western perimeter to serve as screening for neighboring property.

(c) The two southernmost wall panels located along the eastern elevation of the building architectural treatment shall be enhanced to incorporate the centered glass and niche treatment found on the south elevation.



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Senior Planner
Planning Department

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

DATE: December 1, 2016

SUBJECT: PDEV16-045 - A Development Plan to construct one (1) industrial building totaling 46,902 square feet on approximately 2.1 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) zoning district (APN(s): 0110-071-06 and 011-071-07).

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

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Unspecified
- B. Type of Roof Materials: Unspecified
- C. Ground Floor Area(s): 42,902 SF
- D. Number of Stories: One
- E. Total Square Footage: 42,902 SF
- F. 2013 CBC Occupancy Classification(s): F-1/S-1, B

CONDITIONS OF APPROVAL:

1.0 GENERAL

- 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the

current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontarioca.gov, click on “Fire Department” and then on “Standards and Forms.”

- 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- 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 2750 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300’) apart, per Engineering Department specifications.
- 3.4 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 location(s) are subject to the approval of the Fire

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

- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, 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 sprinkler monitoring 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.

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- ☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

6.0 OTHER SPECIAL USES

- ☒ 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials


are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.

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

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

PRELIMINARY PLAN CORRECTIONS

Sign Off



03/27/2017

Jamie Richardson, Associate Landscape Planner

Date

Reviewer's Name: Jamie Richardson, Associate Landscape Planner	Phone: (909) 395-2615
D.A.B. File No.: PDEV16-045	Case Planner: Lorena Mejia
Project Name and Location: Holt Industrial 1377 and 1383 East Holt Blvd	
Applicant/Representative: Qu's Holding/ Ignacio Crespo AIA 371 Evergreen Colton, CA 92324	
<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 2/14/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan () has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.
CORRECTIONS REQUIRED	

PREVIOUS PRELIMINARY PLAN CORRECTIONS – 11/30/2017

Civil Plans

1. Locate light standards, fire hydrants, water and sewer lines to avoid required tree locations. Coordinate civil plans with landscape plans. *Show locations on civil and landscape plans.*
2. Show sidewalk and landscape parkway on Nocta Ave (street trees). *Show and callout landscape parkway on civil and landscape plans.*

Landscape Plans

3. Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. *Add tree protection notes on construction and demo plans.*
4. Show all utilities on the landscape plans. Keep utilities clear of required tree locations. Coordinate locations with utility engineer.
5. Correct MAWA calculation. ETo is 54.6 for Ontario. Use new MAWA Water Efficient worksheet and .45 ETAF for non-residential areas.
6. Note that irrigation plans shall provide separate systems for trees with stream bubblers pop up heads with pc screens. *Use RainBird 5BQ with pc screens.*
7. Provide an appropriate hydroseed plant mix for water quality basins and swales. Or consider container plants such as Carex, Festuca mairei, Sesleria autumnalis, Muhlenbergia capillaris. Keep trees out of basin areas. *Use hydroseed or Carex that can tolerate some standing water at bottoms of basin and container plants on side slopes.*
8. Use shade tolerant shrubs in shade areas (the north side of walls). *Leucophyllum requires full sun.*
9. Contact Waypoint to correct agronomical soil test. *Compost only*, redwood or fir sawdust not allowed by MWELo. *Add note Compost shall meet Caltrans compost specifications at minimum.*
10. *Call out all fences and walls, materials proposed and heights.*
11. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, unbellularia californica (large shrub) etc.) in appropriate locations.

12. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

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

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

CONDITIONS OF APPROVAL – 03/27/2017

13. Remove rip rap, curbing and berm from infiltration trench. Stormwater collection in landscape areas shall be designed with a natural appearance and maximum 3:1 slopes.
14. Add trees to the north of the infiltration basin adjacent to parking row; use Koelreuteria to match parking lot trees.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: November 17, 2016
SUBJECT: PDEV16-045

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

Conditions of Approval

1. The address for the building is 1381 E Holt Blvd

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Planning Department

FROM: Douglas Sorel, Police Department

DATE: January 5, 2017

SUBJECT: PDEV16-045– A DEVELOPMENT PLAN TO CONSTRUCT AN INDUSTRIAL BUILDING AT 1377 AND 1383 EAST HOLT BOULEVARD

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

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

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



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. PDEV16-045 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: May 15th, 2017

PROJECT NAME / DESCRIPTION: PDEV16-045, A Development Plan to construct a 46,902 SQ-FT industrial building on approximately 2.1 acres of land.

LOCATION: 1381 East Holt Boulevard

APPLICANT: Qu's Holding, LLC

REVIEWED BY: *N. Khoury* *5.1.17*
 Naiim Khoury Date
 Associate Engineer

APPROVED BY: *[Signature]* *5.2.17*
 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 _____
- 2.04 **Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4th, 1972.**
- 2.05 **Apply for a:** Certificate of Compliance with a Record of Survey; **Lot Line Adjustment – to merge both lots, APN 0110-071-06 & APN 0110-071-07, into one lot;**
- 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:**
20 feet on Holt Boulevard
- 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 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
- 2.13 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	Holt BI	Nocta St	Street 3	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> Remove existing curb and replace with new curb and gutter	<input checked="" type="checkbox"/> New; 20-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 checked="" type="checkbox"/> Widen 13 additional feet along frontage, including pavement 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 <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input checked="" type="checkbox"/> Close existing driveway and in-fill with curb, gutter and pkwy landscaping	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
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 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 type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



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

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



- 2.17 **Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s):**
 1. **Nocta Street – Minimum limits of reconstruction shall be along parcel 6 (APN 0110-071-06) property frontage, from street centerline to curb/gutter.**
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: _____

C. SEWER

- 2.21 **An 8-inch sewer main is available for connection by this project in Holt Boulevard.**
 (Ref: Sewer plan bar code: S10838)
- 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 proposed sewer lateral with cleanouts and a monitoring manhole in accordance with the latest City of Ontario Design Standards.**
 2. **The applicant/developer shall apply for a Wastewater Discharge Permit and comply with all the requirements of their Wastewater Discharge Permit. Requirements are to equip a monitoring manhole station and/or other pretreatment devices (e.g. grease interceptor, clarifier, etc.) to the on-site sewer system as occupant establishment use requires.**

D. WATER

- 2.25 **A 12-inch water main is available for connection by this project in Holt Boulevard.**
 (Ref: Water plan bar code: W11985)
- 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 new domestic water service with a water meter and backflow device in accordance with the latest City of Ontario Design Standards.**
 2. **The applicant/developer shall construct a separate water service with a water meter and backflow device for irrigation purposes only in accordance with the latest City of Ontario Design Standards.**
 3. **The applicant/developer shall construct a fire service with a DCDA per City Standard Drawing Number 4208.**



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 construct the proposed driveway approach per City Standard Drawing Number 1204.**
 - 2. **The applicant/developer shall construct new curb and gutter along the entire property frontage facing Holt Boulevard and Nocta Street per City Standard Drawing Number 1201.**
 - 3. **The applicant/developer shall be responsible to design and construct in-fill public street lights (LED lamp type) along the property frontage facing Holt Boulevard, in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans and City Standard Drawing Numbers 5101 and 5105.**
 - a. **The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting street lighting design to discuss tie-ins to existing or future street light circuits.**
 - 4. **The applicant/developer shall widen Nocta Street for a half street width of 20-ft along the entire property frontage.**
 - 5. **The applicant/developer shall construction a transition with traffic control devices between the widen portion of Nocta Street and the unimproved portion fronting the neighboring easterly parcel (APN 0110-071-01).**
 - 6. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City Standard Drawing Number 1309.**
 - 7. **Holt Boulevard shall be posted "No Parking Anytime" along the entire project frontage.**



- 8. Holt Boulevard is designated a divided arterial per the City's Master Plan of Streets and Highways. The proposed driveway on Holt shall be limited to right-turn access only when the future median is installed.
- 9. Gates shall remain open at all times during business hours.

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 \$46,735.50, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
- 2.40 **Other conditions:**
 - 1. **A 60-inch storm drain main is available downstream of this project in Holt Boulevard and can accept storm water run-off from the site. (Ref: Storm Drain plan bar code: D10801)**

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 along Holt Boulevard, 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: PDEV16-045, 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 Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. One (1) copy of Soils/Geology report
20. Payment for Final Map/Parcel Map processing fee
21. Three (3) copies of Final Map/Parcel Map



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



CREPO ARCHITECTURE
317 Engineers Dr. Suite CA 52821
www.creproarchitecture.com
657.217.9508



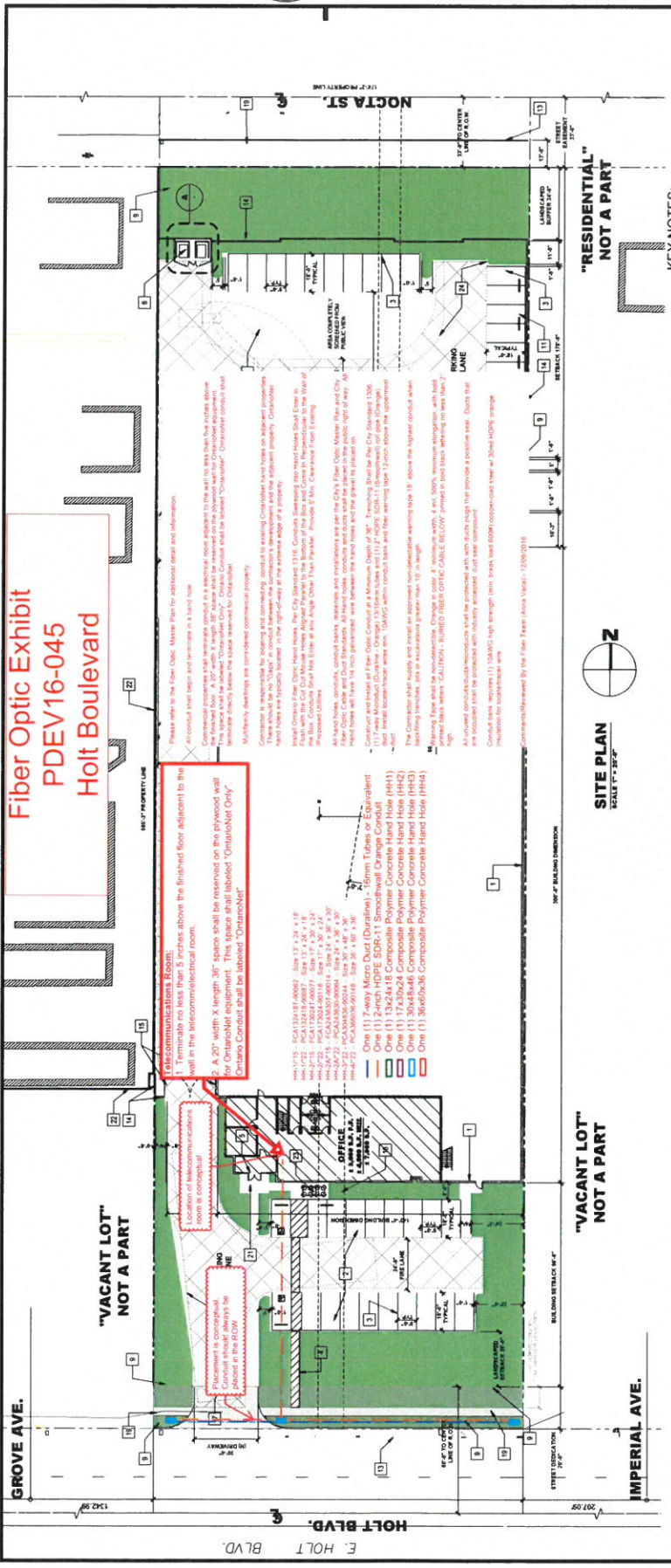
HOLT INDUSTRIAL

1381 - 1387 E. HOLT BLVD., ONTARIO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING

CLIENT: OUS HOLDING
290 W. BONTA #2
POMONA, CA

CONTRACT: SITE PLAN
SCALE: INDICATED
PROJECT NO: 16-004
DATE: 05-25-2016
SHEETS: 5

A100



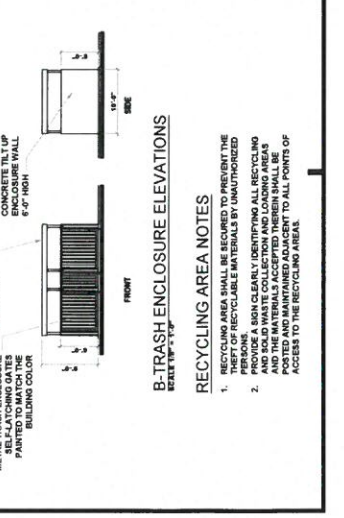
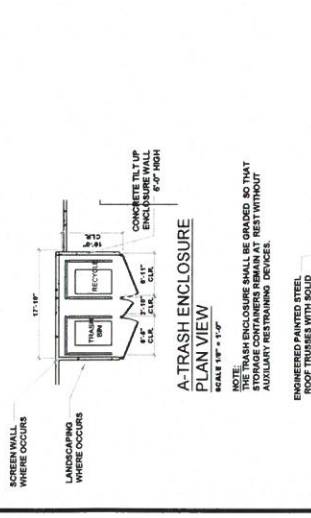
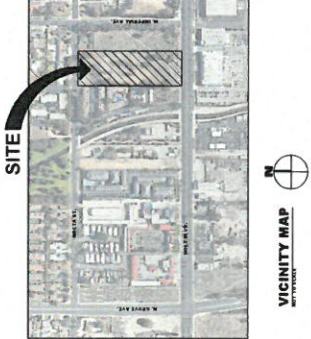
KEY NOTES:

1. TYPICAL
2. TYPICAL
3. TYPICAL
4. TYPICAL
5. TYPICAL
6. TYPICAL
7. TYPICAL
8. TYPICAL
9. TYPICAL
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16. TYPICAL
17. TYPICAL
18. TYPICAL
19. TYPICAL
20. TYPICAL
21. TYPICAL
22. TYPICAL

PROJECT DATA

DESCRIPTION	AREAS	BUILDING TOTAL AREA	48,000 S.F.
TOWN	SP-BUSINESS DISTRICT	INVENTORY	38,800 S.F.
RECEPTION	LOCATED ON THE CORNER BETWEEN GROVE AVENUE AND IMPERIAL AVE	OFFICE FOOTPRINT	4,200 S.F.
ASSESSMENT PARCEL NO.	012107-04-010271-2F	OFFICE	4,200 S.F.
BLDG OCCUPY	OFFICE	TOTAL WAREHOUSE	34,600 S.F.
BLDG TYPE	WAREHOUSE	WAREHOUSE	34,600 S.F.
LAND AREA	PARCEL SIZE: 68,850 SQ. FT. (1.25 ACRES)	WAREHOUSE + OFFICE + ACCESSIBLE	38,800 S.F.
PERMITS	APPROVED FOR CONSTRUCTION	TOTAL	38,800 S.F.
ALLOTTED AREA	2,807 S.F.	ACCESSIBLE STAIRWELL	1,175 S.F.
CONSTRUCTION TYPE	ALUMINUM CLAD	CLEAN WAREHOUSE	8,925 S.F.
AREA UTILIZATION	100% UTILIZATION	SHORT TERM RACK BAY OF PARKING	11,600 S.F.
		TRUCK PARKING	2,000 S.F.
		TRUCK RACK	1,000 S.F.

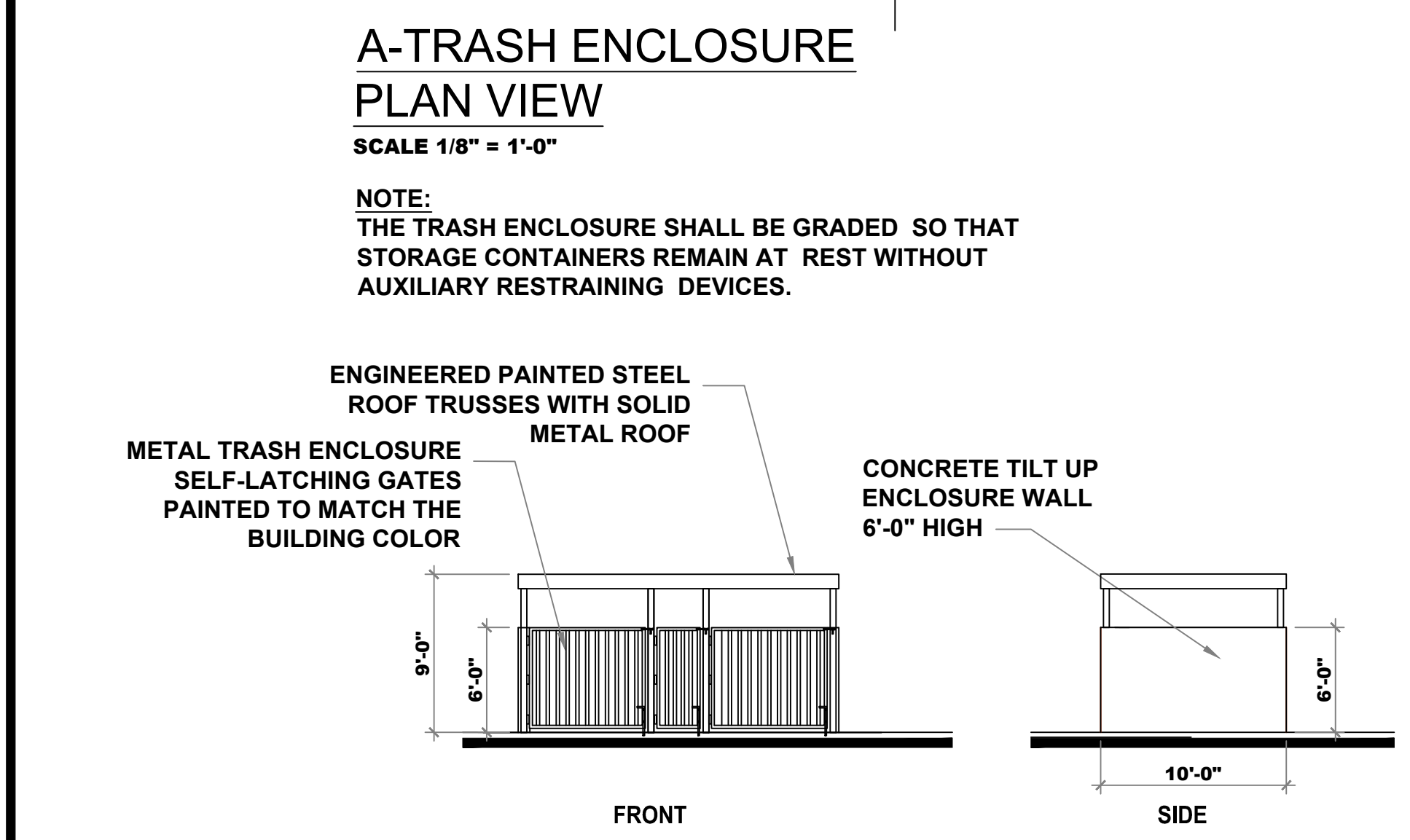
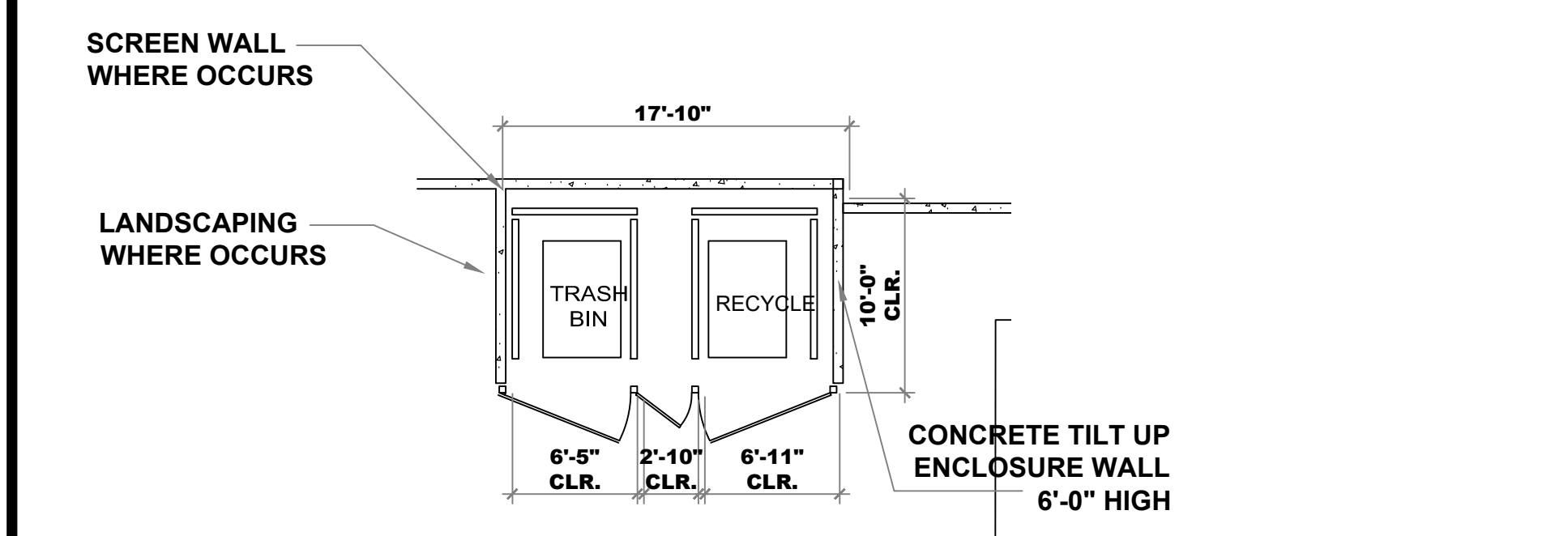
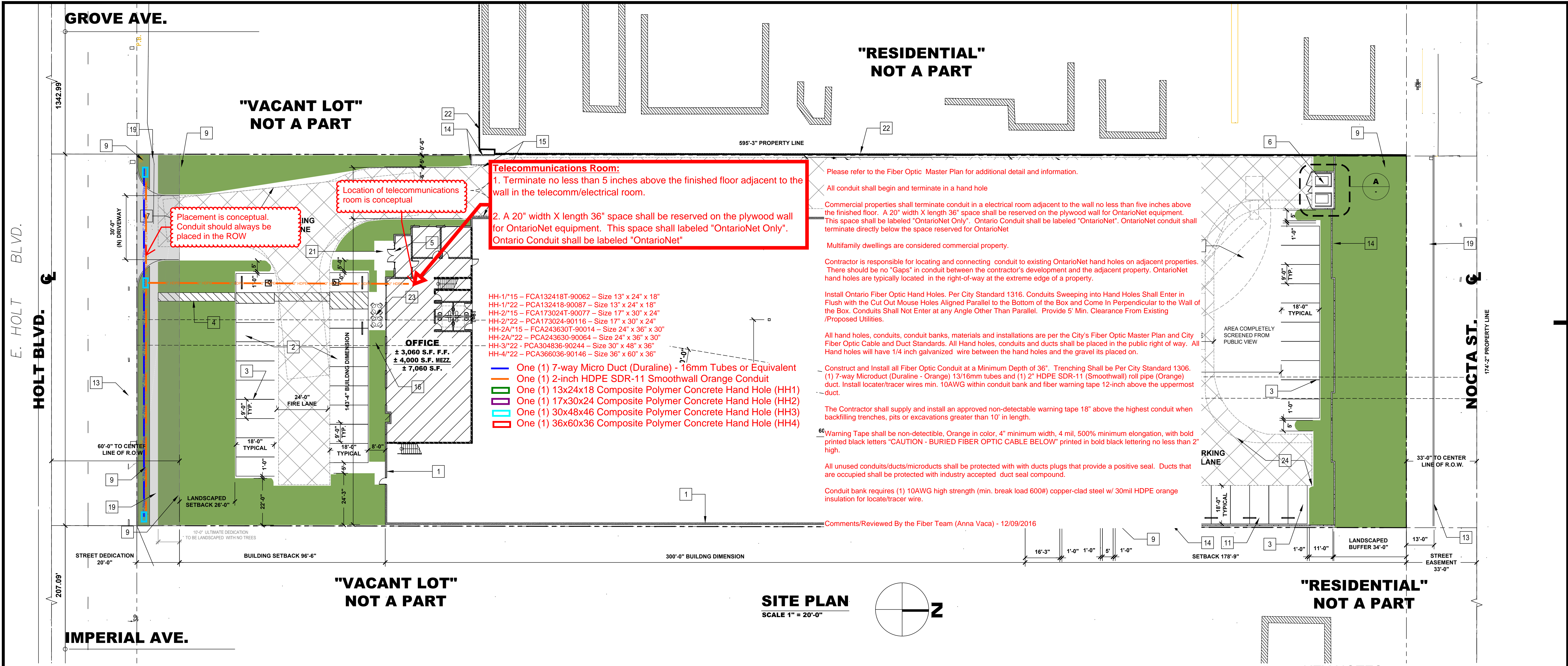
SITE PLAN SCALE 1" = 20'-0"



PDEV16-045
HOLT INDUSTRIAL
ENGINEER:
V.1

CITY OF ONTARIO NOTES

1. SITE PLAN SHALL BE FILED WITH THE ENGINEERING AND SURVEYING DEPARTMENT.
2. BE UNDERSTOOD IN ACCORDANCE WITH THE MANIPULATION ACT.



PROJECT DATA

DESCRIPTION	AREAS	BUILDING TOTAL AREA	46,902 S.F.
ZONING	BP (BUSINESS PARK)	FIRST FLOOR	WAREHOUSE OFFICE TOTAL FOOTPRINT
PROJECT DESCRIPTION	± 2.39 ACRES OF VACANT LAND, GENERALLY LOCATED AT 1381 - 1387 E. HOLT BLVD. BETWEEN VINEYARD AND N. IMPERIAL AVE.	MEZZA FLOOR	OFFICE TOTAL MEZZANINE
ASSESSOR'S PARCEL NO.	0110-071-06 & 0110-071-07	TOTAL BLDG.	TOTAL WAREHOUSE TOTAL OFFICE
BUILDING CODE	CBC 2013	PARKING REQUIRED:	WAREHOUSE + 10% OFFICE = 44,454 S.F. OVER 10% OFFICE = 2,600 S.F. TOTAL
BLDG. OCCUPANCY	B. OFFICE FT. MANUFACTURING S1: WAREHOUSE	PARKING PROVIDED:	ACCESSIBLE (STANDARD) 14' X 18' ACCESSIBLE (RAMP) 17' X 18' STANDARD STALLS 9' X 18' CLEAN AIR STALLS 9' X 18'
BUILDING TYPE	III-B, FULLY SPRINKLERED	LONG TERM BIKE RACK @ 5% OF PARKING SHORT TERM BIKE RACK @ 5% OF PARKING	1 - STALLS 1 - STALLS 35 - STALLS 4 - STALLS
LAND AREA	PARCEL SIZE GROSS ±109,388 S.F. (±2.29 AC) NET 100,136 S.F.	TRUCK PARKING REQUIRED 1 PER 4 LOADING TRUCK PARKING PROVIDED	2 SPACES 2 SPACES
FAR	0.46	TRASH ENCL. AREA PROVIDED	1% X 20,000 = 200 S.F. 2% X 26,902 = 540 S.F. TOTAL 740 S.F.
ALLOWABLE AREA	0.60 FAR		
LANDSCAPED AREA REQUIRED 20' SETBACK ALONG HOLT BLVD 20' SETBACK ALONG NOCTA ST. TOTAL REQUIRED 15% =	15,020 S.F.		
LANDSCAPED AREA PROVIDED =	15,047 S.F.		
CONSTRUCTION TYPE NUMBER OF STORIES AREA JUSTIFICATION	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS 1 ALLOWABLE AREA 12,000 TABLE 503 INCREASE PER SPRINKLERS (3x) = 36,000 S.F. INCREASE PER FRONTAGE = 4,200 S.F. ALLOWABLE AREA = 52,200 S.F. BUILDING FOOTPRINT: 41,000 S.F. < 52,200 S.F.		

- KEY NOTES:**
- 1 TILT UP WALL
 - 2 A.C. PAVING
 - 3 PARKING STALL STRIPPING (PER CITY OF ONTARIO STDS.) TYPICAL
 - 4 ACCESSIBLE PATH OF TRAVEL 48" WIDE (MIN.)
 - 5 BUILDING ENTRANCE. PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN
 - 6 TRASH ENCLOSURE, MIN. 6" HIGH SCREEN WALLS WITH METAL DOORS-SEE (1-TRASH/1-RECYCLE BIN) PER CITY OF ONTARIO STANDARDS
 - 7 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL
 - 8 9' X10' TRUCK DOOR (DOCK HIGH) TYPICAL
 - 9 DROUGHT TOLERANT LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM
 - 10 24'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE PER FIRE DEPARTMENT STANDARDS
 - 11 CONCRETE BUMPER, TYPICAL
 - 12 TRANSFORMER PAD
 - 13 (E) CURB AND GUTTER
 - 14 (N) 8'-0" HIGH CONCRETE TILT UP SCREEN WALL TO MATCH THE BUILDING. SEE ELEVATIONS
 - 15 8'-0" WROUGHT IRON SWINGING GATE, WITH 1" SQUARE TUBE STEEL PICKETS SPACED AT 3" O.C. PROVIDE PERFORATED SHEET METAL AFFIXED TO THE INSIDE SURFACE PROVIDING MINIMUM 50% SCREEN PROVIDE FIRE DEPARTMENT KNOX BOX
 - 16 TOP CAST CONCRETE EXTERIOR PATIO WITH SCORE LINES PER DESIGN. SHADED BY TREES. SEE LANDSCAPING PLANS.
 - 17 ENHANCED DRIVEWAY APPROACH. TOP CAST CONCRETE WITH SCORE LINES PER DESIGN.
 - 18 TRACTOR TRAILER PARKING STALL
 - 19 5'-0" WIDE SIDEWALK
 - 20 LOCATION OF INTERIOR ROOF DRAIN. SEE ELEVATIONS & CIVIL PLANS
 - 21 ENHANCED ENTRY, TOP CAST CONCRETE WITH SCORE LINES PER DESIGN.
 - 22 (E) 8'-0" CMU WALL
 - 23 EXTERIOR REST AREA FOR EMPLOYEES
 - 24 FIRE DEPARTMENT TURN AROUND PER THE CITY OF ONTARIO STANDARDS
 - 25 (E) SCE EASEMENT TO BE QUITCLAIMED

**PDEV16-045
HOLT INDUSTRIAL
ENGINEER:
V.1**

- RECYCLING AREA NOTES**
1. RECYCLING AREA SHALL BE SECURED TO PREVENT THE THEFT OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS.
 2. PROVIDE A SIGN CLEARLY IDENTIFYING ALL RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN SHALL BE POSTED AND MAINTAINED ADJACENT TO ALL POINTS OF ACCESS TO THE RECYCLING AREAS.

CRESPO ARCHITECTURE
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657.217.4909

STATE OF CALIFORNIA
CRESPO ARCHITECT
C-34696
03/31/2017
RESIDENTIAL

REVISIONS:

CLIENT: **QU'S HOLDING**
250 W. BONITA #2
POMONA, CA

CONTENTS: SITE PLAN
SCALE: INDICATED
PROJECT NO. 16-004
DATE: 05-25-2016
DRAWN: I.C.

SHEET **A100** OF 5 SHEETS

HOLT INDUSTRIAL
1381 - 1387 E. HOLT BLVD., ONTARIO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING



PLANNING COMMISSION STAFF REPORT

May 23, 2017

SUBJECT: A Development Plan (File No. PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land, in conjunction with a Conditional Use Permit (File No. PCUP16-019) to establish and operate a powder coating use, and a Variance (File No. PVAR16-004) request to reduce the required building setback along Plum Avenue, from 10 to 5 feet, for property located at 421 South Plum Avenue, within the IL (Light Industrial) zoning district. **Submitted by: Merdad Mike Aalam**

PROPERTY OWNER: Merdad Mike Aalam

RECOMMENDED ACTION: That the Planning Commission approve File Nos. PDEV16-037, PCUP16-019, and PVAR16-004, pursuant to the facts and reasons contained in the staff report and attached resolutions and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The project site is comprised of 0.17 acres of land located at the southeast corner of State Street and Plum Avenue, within the IL (Light Industrial) zone, and is depicted in **Figure 1: Project Location**. The project site is an undeveloped parcel. The project site is surrounded to the south by a 25-foot wide public alley and single family homes, to the east by single family homes, to the north by the Union Pacific Railroad tracks, and to the west by a vehicle towing yard.

PROJECT ANALYSIS:

[1] Background — The project site is vacant and contained a single family home that was demolished in 2010. Since 2010, the site has remained vacant with remnants of the homes foundation and portions of a block wall along the Plum Avenue frontage (see **Exhibit A: Site Photos**).



Figure 1: Project Location

Case Planner:	Denny D. Chen	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	5/15/2017	Approve	Recommend
Submittal Date:	8/25/2016	ZA			
Hearing Deadline:	7/31/2017	PC	5/23/2017		Final
		CC			

On May 15, 2017, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the proposed project, subject to departmental conditions of approval included with this report.

[2] Site Design/Building Layout — The project site is 0.17 acres in size and has a substandard lot width of 49-feet 2-inches and lot depth of 149-feet 8-inches. Because of the project site's narrow width, the proposed 3,175 square foot building is oriented in a north and south direction with a 10-foot setback along the north property line (State Street), a 5-foot along the west property line (Plum Avenue), a 0-foot along the east property line, and a 67-foot along the south property line. The main building entrance is located at the northeast corner of the building, with a secondary entrance at the southwest corner of building. The parking and loading areas are located at the south portion of the site, to the rear of the building. The parking and loading areas will be accessed from a single driveway proposed on Plum Avenue. Screen walls are proposed along the east, west, and south boundaries of the loading and parking areas to minimize public visibility into the loading area (see **Exhibit B: Site Plan**). The building's floor plan will feature an office, a paint booth, storage space, trash enclosure and a restroom (see **Exhibit C: Floor Plan**).

[3] Site Access/Circulation — The proposed development will provide vehicular access on Plum Avenue through a single 26-foot wide driveway that will be located at the southwest corner of the building. The Plum Avenue vehicular access will be gated. A Knox box will be installed per Fire Department requirements. The parking lot will be used for employee and visitor parking. The employees and visitors will have direct access into the building via the rear entrance.

[4] Parking — The project will provide six parking spaces, consistent with the Ontario Development Code parking requirements for a manufacturing use. The parking spaces will be located at the rear parking lot. One parking space will be reserved for persons with disabilities and a path of travel will be provided for handicap access.

[5] Architecture — The proposed building is a customized, pre-engineered steel building that incorporates vertical and horizontal metal ribbed panels, stucco wainscot base, and window canopies (see **Exhibits D: Elevations**). Special attention has been given to the use and application of materials on the building. The building will provide the following features:

- 6-inch wide, vertical gray metal siding;
- 2-inch wide, gray horizontal metal siding;
- Two 6-inch thick, black horizontal metal caps;
- Incorporation of metal canopies over entry doors;
- 6-inch wide rooftop cornice treatment; and
- The incorporation of colored stucco along the building's base to complement the gray metal siding.

[6] Landscaping — The project provides 15% landscape coverage, consistent with the Development Code requirement for a corner lot. A 10-foot landscape setback will be provided along the State Street frontage and a 5-foot landscape setback along the Plum Avenue frontage. Landscape planters are also proposed within the interior parking lot area and along the exterior edge of the alley (south property line). The landscape pallet for the project site incorporates a combination of 15 gallon, 24 and 36-inch box accent and shade trees that include Forest Pansy trees, Southern Live Oak trees, Cat's Claw vines, and a variety of shrubs and groundcovers that are low water usage and drought tolerant (see **Exhibits E: Landscape Plan**). The exiting parkways along State Street and Plum Avenue will be required to be irrigated and all missing trees and dead ground cover replaced. In addition, new 8-inch concrete curbs & gutters will be provided along Plum Avenue and State Street replacement broken sidewalk panels along Plum Avenue and State Street will be replaced.

[7] Signage —The project is not proposing any signage at this time. However, all signage shall comply with the requirements of Ontario Development Code. All new signage will be required to be reviewed and approved by the Ontario Planning Department prior to permit issuance.

[8] Utilities (drainage, sewer) – Public utilities (water and sewer) are available to serve the project. The site drains to the southwest. The Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP determined that due to the size of the development, a full WQMP was not required. However, the site must comply with low impact development (LID) best management practices (BMPs), such as retention and infiltration and evapotranspiration. To comply with LID, the project proposes a landscaped swale within the landscaped areas along north (State Street) and west (Plum Avenue) landscaped areas of the site and will outlet through a public drain conveyed to the public street.

[9] Conditional Use Permit — Pursuant to the City of Ontario's Development Code, a powder coating use is a conditionally permitted use within the Light Industrial zone, therefore, a Conditional Use Permit (CUP) is required. The intent of a CUP application is to ensure that the proposed use will be operated in a manner consistent with all local regulations, and to ensure the use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity.

The proposed Conditional Use Permit request will establish painting, powder coating, and manufacturing of small airplane parts and other metal products. The powder coating process involves the application of organic powder by electrostatic attraction to the surface metal. Once the metal is cured by heat, the finish product becomes a hard skin. Parts that will be painted and powder coated will come from the aerospace, military, construction, and medical industry. All spray painting and powder coating will take place

inside the proposed building. In addition, the paint booth will require all necessary building permits and approval from the Air Quality Management District. The proposed business will have 4 full time employees and operate from 7:30 a.m. to 3:30 p.m., Monday through Friday.

The project site is adjacent to a residential development. Therefore, on April 27, 2017, staff sent out the notifications (English and Spanish) to all property owners within 300 feet of the project site. The intent of the notification was to inform the surrounding property owners of the proposed project and address any questions and/or ascertain if a community meeting would be needed. To date, staff has not received any comments or a request for a community meeting.

[10] Variance — The applicant is requesting a Variance to reduce the required building setback along Plum Avenue from 10 to 5 feet. The placement of the building and site design (circulation and parking) is impacted by the parcels substandard lot width of 49-foot 2-inches. The small lot width makes it difficult for the project to comply with the 10-foot setback along Plum Avenue. In addition, the substandard parcel is only 7,301 sq. ft. (49'-2" X 149'- 8") in size, which is 2,699 sq. ft. under the IL (Light Industrial) zone's minimum lot size requirement of 10,000 square feet (100' X 100').

The Variance request is needed in order to allow the applicant to development of the substandard parcel. Staff believes that the Variance request is consistent with The Ontario Plan (TOP) Goal LU3, which promotes flexibility in order to respond to special conditions and circumstances in order to achieve the Vision. In acting on a Variance request, the Planning Commission must consider and clearly establish certain findings of fact, which are prescribed by State law and the City's Development Code. The following facts and findings have been provided as basis for approval of the requested variance:

(1) **The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code.** The setback deviation from 10 feet to 5 feet along Plum Avenue is necessary in order to provide adequate circulation and parking for the project area. The variance request is needed in order to ensure proper parking for the site and allow the applicant to maximize the development of the site. In addition, the placement of the building and site design (circulation and parking) is impacted by the parcels substandard lot width of 49-feet, 2-inches, which makes it difficult for the project to comply with the 10-foot setback along Plum Avenue. The Variance request is consistent with TOP Goal LU3, which promotes flexibility in order to respond to special conditions and circumstances in order to achieve the Vision. Therefore, the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in the Development Code.

(2) **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district.** The proposed Variance to deviate from the minimum building setback along Plum Avenue, from 10 feet to 5 feet, is necessary in order to provide adequate parking and circulation for the project. The placement of the building and site design (circulation and parking) is impacted by the parcels substandard lot width of 49-feet 2-inches, which makes it difficult for the project to comply with the 10-foot setback along Plum Avenue. The legal substandard parcel is only 7,301 sq. ft. (49'-2" X 149'-8"), which is 2,699 sq. ft. under the IL (Light Industrial) zone's minimum lot size requirement of 10,000 square feet (100' X 100'). The parcel's substandard lot width of 49-feet, 2-inches and the street setback requirement of 10 feet, affect the marketability and value of the property. Therefore a variance is necessary to meet development standards as granted on other properties in the same zone.

(3) **The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.** The Variance request to deviate from the minimum building setback along Plum Avenue, from 10 feet to 5 feet, is necessary in order to provide adequate parking and circulation for the project site. The placement of the building and site design (circulation and parking) is impacted by the parcels substandard lot width of 49-feet 2-inches, which makes it difficult for the project to comply with the 10-foot setback along Plum Avenue. The parcel's substandard lot width of 49-feet 2-inches and the setback requirement of 10-feet, affect the marketability and value of the property. The setback deviation of 5-feet, will allow for the substantial improvement and utilization of the otherwise challenging site. The strict and literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by owners of other properties in the same zone.

(4) **The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.** Staff has analyzed the potential impacts resulting from the construction of the proposed 3,175 sq. ft. industrial building. Through certain design and conditions of approval, such as landscaping, site improvements, and quality architecture, staff has found that the potential impacts are less than significant. As a result, the proposed development and variance request will not have negative impacts on the surrounding neighborhood, or be materially injurious to properties in the vicinity. It will also not be detrimental to the public health, safety or welfare.

(5) **The proposed Variance is consistent with goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.** The project site is consistent with the Policy Plan (General Plan) land use designation of

Industrial (0.55 FAR). The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed, as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking dimensions, design, landscaping, and fences and walls. As a result of the review, staff has found the project, when implemented in conjunction with the Conditional Use Permit, Development Plan and conditions of approval, to be consistent with the applicable Development Code requirements.

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

[1] City Council Goals.

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

[2] Vision.

Distinctive Development:

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

[3] Governance.

Decision Making:

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

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

[4] Policy Plan (General Plan)

Land Use Element:

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

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

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

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

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

- LU2-5: Regulation of Use: We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.

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

Community Economics Element:

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

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

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

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

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

Safety Element:

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

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.

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

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

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

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

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

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

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

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

▪ 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 the Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP).

ENVIRONMENTAL REVIEW: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, and which do not result in any changes in land use or density, including side yard, and setback variances not resulting in the creation of any new parcel.

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 Lot	Industrial	IL (Light Industrial)	n/a
<i>North</i>	Railroad	Railroad	RC (Rail Corridor)	n/a
<i>South</i>	Residential	Low Density Residential	LDR5 (Low Density Residential)	n/a
<i>East</i>	Residential	Industrial	IL (Light Industrial)	n/a
<i>West</i>	Industrial	Industrial	IL (Light Industrial)	n/a

General Site & Building Statistics

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	7,301 sq. ft.	10,000 sq. ft. (Min.)	N
<i>Lot/Parcel Size:</i>	7,301 sq. ft.	10,000 sq. ft. (Min.)	N
<i>Building Area:</i>	3,175 sq. ft.	4,015 sq. ft. (Max.)	Y
<i>Floor Area Ratio:</i>	0.43	0.55 (Max.)	Y
<i>Building Height:</i>	20 ft.	85 ft. (Max.)	Y

Off-Street Parking:

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Manufacturing</i>	3,175 sq. ft.	1.85 spaces per 1,000 sq. ft. of GFA (Gross Floor Area).	6	6
TOTAL				6

EXHIBIT A: Site Photos



Project Site: Looking Southeast from State Street



Project Site: Looking Southwest from State Street

EXHIBIT B: Site Plan

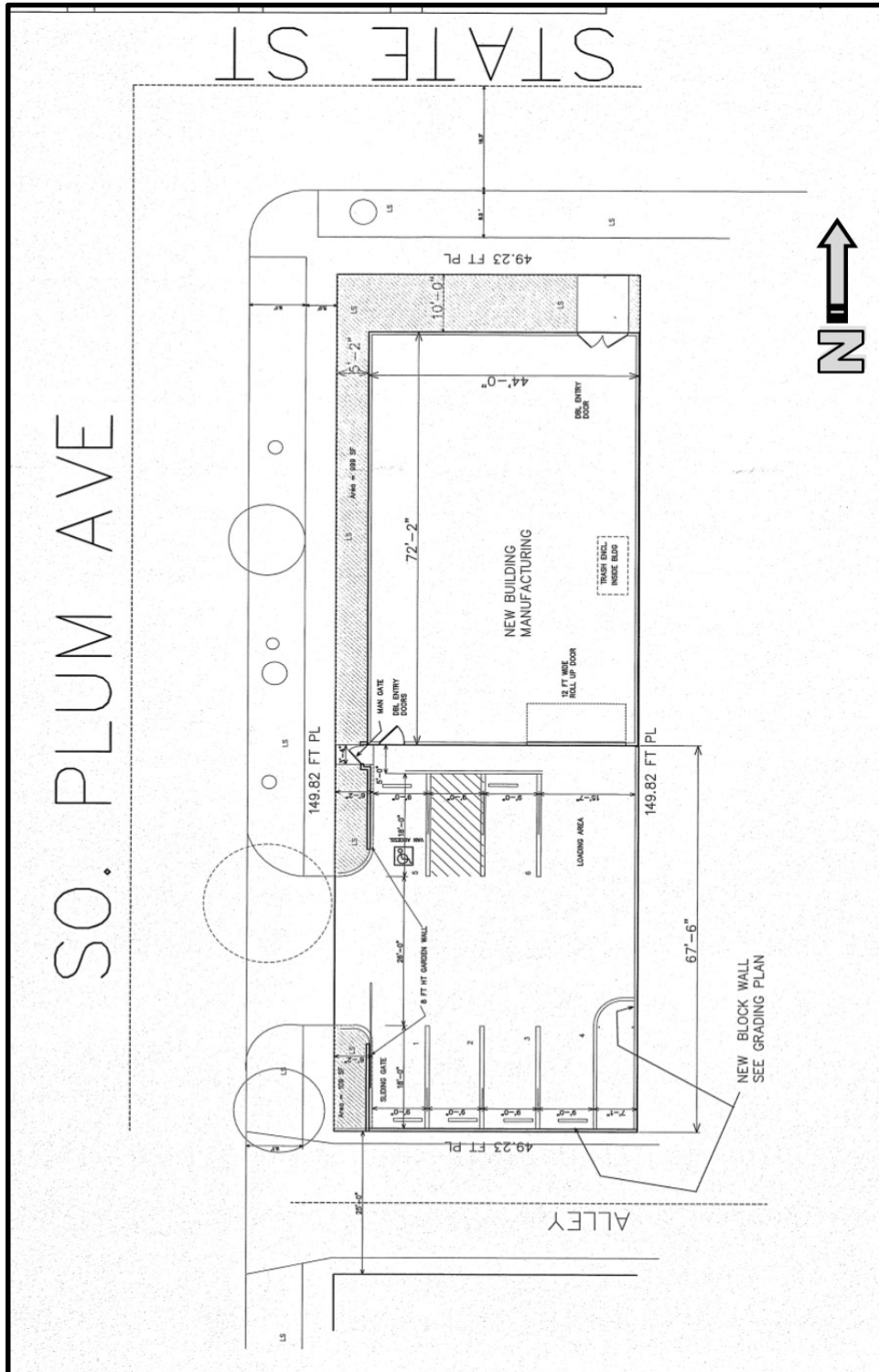


EXHIBIT C: Floor Plan

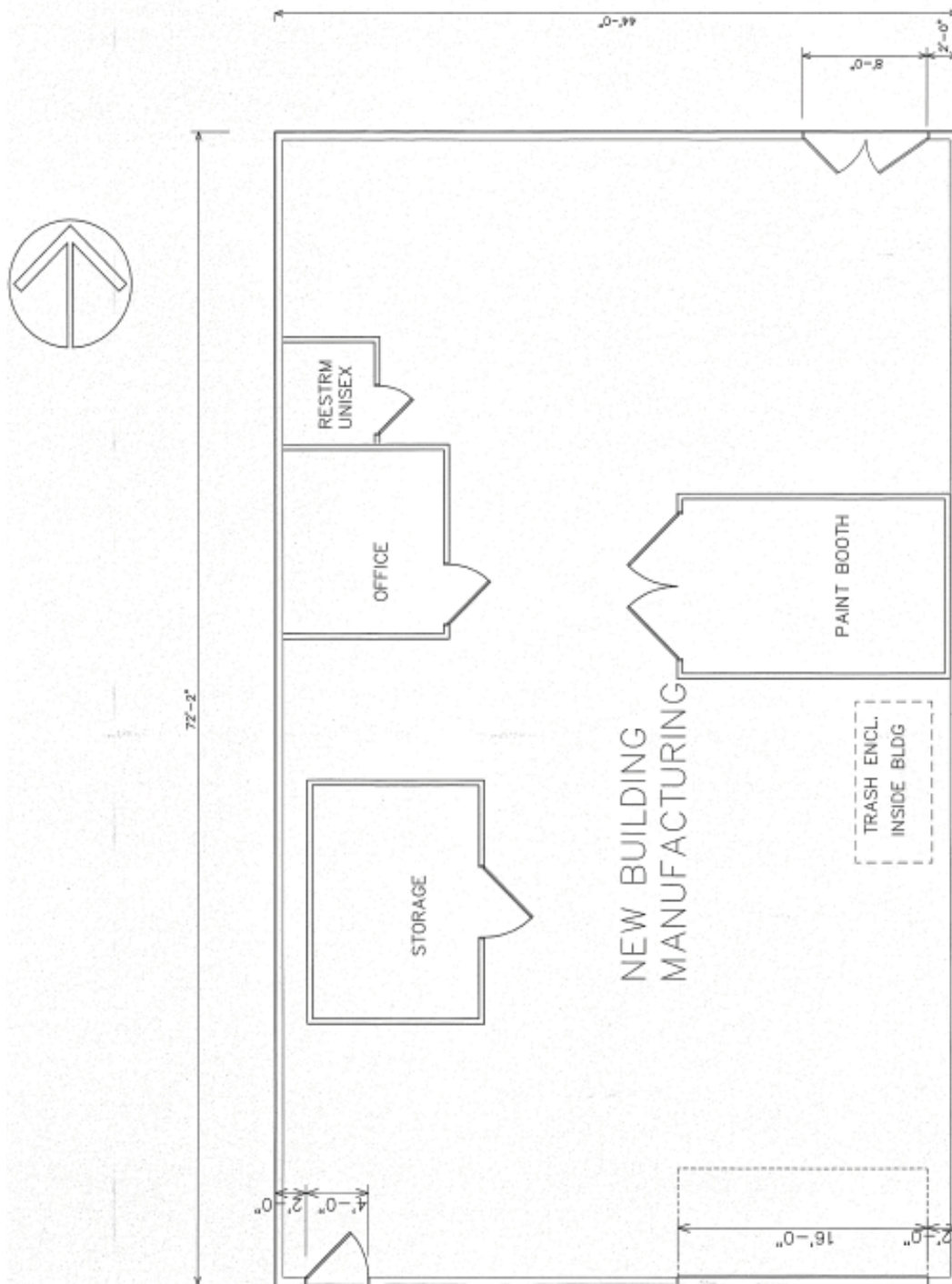


EXHIBIT D: Elevations



North Elevation



South Elevation

EXHIBIT D: Elevations

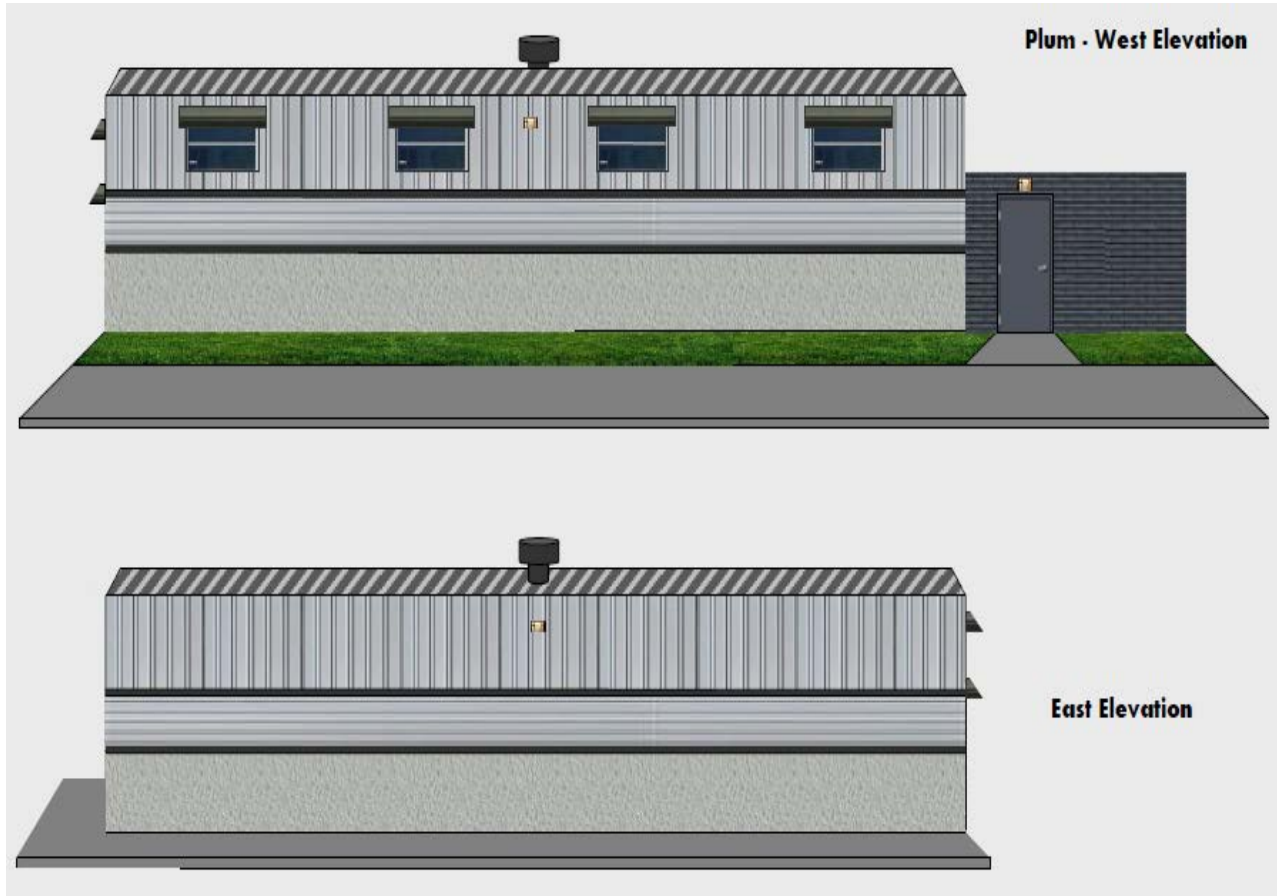
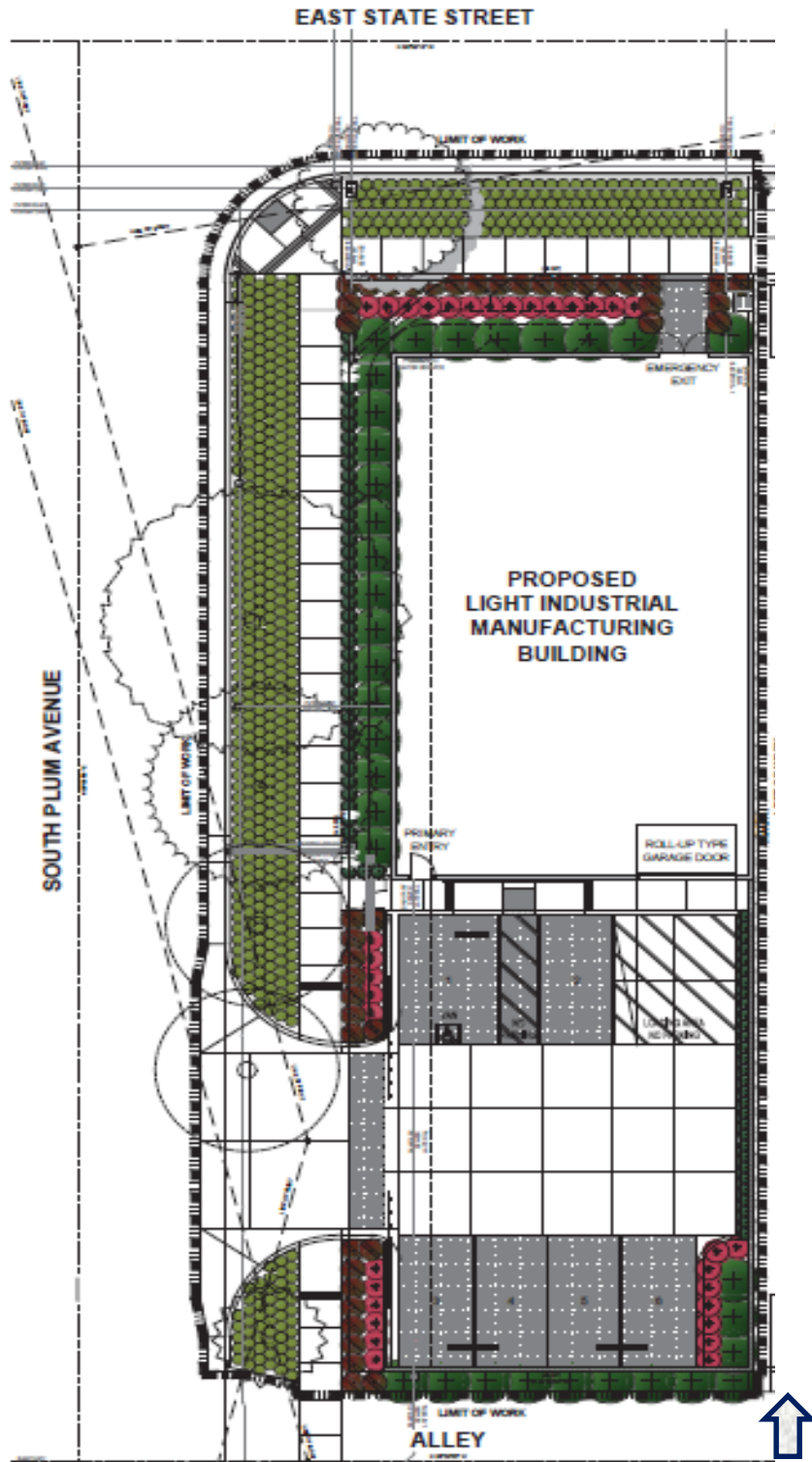


EXHIBIT E: Landscape Plan



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PVAR16-004, A VARIANCE REQUEST TO REDUCE THE REQUIRED BUILDING SETBACK ALONG PLUM AVENUE, FROM 10 TO 5 FEET, IN CONJUNCTION WITH THE CONSTRUCTION OF A 3,175 SQUARE FOOT METAL BUILDING ON 0.17 ACRES OF LAND AND A CONDITIONAL USE PERMIT TO ESTABLISH AND OPERATE A POWDER COATING USE, LOCATED AT 421 SOUTH PLUM AVENUE, WITHIN THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-245-01.

WHEREAS, MERDAD MIKE AALAM ("Applicant") has filed an Application for the approval of a Variance, File No. PVAR16-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.17 acres of land located on the southeast corner State Street and Plum Avenue, at 421 South Plum Avenue, with a street frontage of 49-feet 2-inches along State Street and 149-feet 8-inches along Plum Avenue; and

WHEREAS, the property to the north of the Project site is within the RC (Rail Corridor) zoning district and is developed with the Union Pacific Railroad tracks. The property to the east is located within the LDR5 (Low Density Residential) zoning district and is developed with a single family home. The property to the south is within the LDR5 (Low Density Residential) zoning district and is developed with single family homes. The property to the west is located within the IL (Light Industrial) zoning district and is developed with a vehicle towing yard; and

WHEREAS, on August 25, 2016, the applicant submitted a Variance (File No. PVAR16-004) request to reduce the building setback along Plum Avenue from 10-feet to 5-feet; and

WHEREAS, a Development Plan application (File No. PDEV16-037) has been submitted in conjunction with the Variance application to construct a 3,175 sq. ft. industrial metal building at the subject location; and

WHEREAS, a Conditional Use Permit application (File No. PCUP16-019) has been submitted in conjunction with Variance application to establish and operate a powder coating use on the property; and

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

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

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

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

WHEREAS, on May 15, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-018 recommending the Planning Commission approve the Application; and

WHEREAS, on May 23, 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. Environmental Determination and Findings. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

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

b. The Project is categorically exempt from environmental review pursuant to Section 15305 (Class 5 — Minor Alterations in Land Use Limitations) of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel; (b) Issuance of minor encroachment permits; (c) Reversion to acreage in accordance with the Subdivision Map

act. The project will not result in any changes in density or in land use, and is consistent with the following conditions; and

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

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

SECTION 2. Housing Element Consistency. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3. Airport Land Use Compatibility Plan (ALUCP) Consistency. As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

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

a. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code. The setback deviation from 10-feet to 5-feet along Plum Avenue is necessary in order to provide adequate circulation and parking within the project area. The variance request is needed in order to ensure proper parking for the site and allow the applicant to maximize the development of the site. In addition, the placement of the building and site design (circulation and parking) is impacted by the parcels substandard lot width of 49-feet 2-inches, which makes it difficult for the project to comply with the 10-foot setback along Plum Avenue. The Variance request is consistent with The Ontario Plan (TOP) Goal LU3, which promotes flexibility in order to respond to special conditions and circumstances in order to achieve the Vision. Therefore, the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in the Development Code.

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district. The proposed Variance to deviate from the minimum building setback along Plum Avenue, from 10-feet to 5-feet, is necessary in order to provide adequate parking and circulation for the project. The placement of the building and site design (circulation and parking) is impacted by the parcels substandard lot width of 49-feet 2-inches, which makes it difficult for the project to comply with the 10-foot setback along Plum Avenue. The legal substandard parcel is only 7,301 sq. ft. (49'-2" X 149'-8"), which is 2,699 sq. ft. under the IL (Light Industrial) zone's minimum lot size requirement of 10,000 square feet (100' X 100'). The parcel's substandard lot width of 49-feet 2-inches and the street setback requirement of 10 feet, affect the marketability and value of the property. Therefore a variance is necessary to meet development standards as granted on other properties in the same zone.

c. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district. The Variance request to deviate from the minimum building setback along Plum Avenue, from 10 feet to 5 feet, is necessary in order to provide adequate parking and circulation for the project site. The placement of the building and site design (circulation and parking) is impacted by the parcels substandard lot width of 49-feet 2-inches, which makes it difficult for the project to comply with the 10-foot setback along Plum Avenue. The parcel's substandard lot width of 49-feet 2-inches and the setback requirement of 10 feet, affect the marketability and value of the property. The setback deviation of 5 feet, will allow for the substantial improvement and utilization of the otherwise challenging site. The strict and literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by owners of other properties in the same zone.

d. The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity. Staff has analyzed the potential impacts resulting from the construction of the proposed 3,175 sq. ft. industrial building. Through certain design and conditions of approval, such as landscaping, site improvements, and quality architecture, staff has found that the potential impacts are less than significant. As a result, the proposed development and Variance request will not have negative impacts on the surrounding neighborhood, or be materially injurious to properties in the vicinity. It will also not be detrimental to the public health, safety or welfare.

e. The proposed Variance is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code. The project site is consistent with the Policy Plan (General Plan) land use designation of Industrial (0.55 FAR). The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed, as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking dimensions, design, landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the Conditional Use Permit, Development Plan and conditions of approval, to be consistent with the applicable Development Code requirements.

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

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

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

SECTION 8. Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

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 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PVAR16-004
May 23, 2017
Page 7

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on May 23, 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 Division
Conditions of Approval*

Meeting Date: May 15, 2017

File No: PVAR16-004

Related Files: PDEV16-037 & PCUP16-019

Project Description: A Variance (PVAR16-004) request to reduce the required street side building setback, from 10 to 5 feet, for property located at 421 South Plum Avenue, within the IL (Light Industrial) zoning district. (APN: 1049-245-01); **submitted by Mr. Merdad Mike Aalam**

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

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

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

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

2.1 Time Limits.

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

2.2 Additional Requirements.

(a) Variance approval is contingent upon the Development Plan and Conditional Use Permit application approvals.

(b) All applicable Conditions of Approval from other City departments shall be met and addressed by the applicant.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PCUP16-019, A CONDITIONAL USE PERMIT TO ESTABLISH AND OPERATE A POWDER COATING USE, IN CONJUNCTION WITH A DEVELOPMENT PLAN TO CONSTRUCT A 3,175 SQUARE FOOT INDUSTRIAL METAL BUILDING AND A VARIANCE REQUEST TO REDUCE THE BUILDING SETBACK ALONG PLUM AVENUE, FROM 10 FEET TO 5 FEET, FOR PROPERTY LOCATED ON 421 SOUTH PLUM AVENUE, WITHIN THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-245-01.

WHEREAS, MERDAD MIKE AALAM ("Applicant") has filed an Application for the approval of a Conditional Use Permit, File No. PCUP16-019, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.17 acres of land located on the southeast corner State Street and Plum Avenue, at 421 South Plum Avenue, with a street frontage of 49-feet, 2-inches along State Street and 149-feet, 8-inches along Plum Avenue; and

WHEREAS, the property to the north of the Project site is within the RC (Rail Corridor) zoning district, and is developed with the Union Pacific Railroad tracks. The property to the east is located within the LDR5 (Low Density Residential) zoning district, and is developed with a single family home. The property to the south is within the LDR5 (Low Density Residential) zoning district, and is developed with single family homes. The property to the west is located within the IL (Light Industrial) zoning district, and is developed with a vehicle towing yard; and

WHEREAS, on August 25, 2016, the applicant submitted a Conditional Use Permit (File No. PCUP16-019) to establish and operate a powder coating use; and

WHEREAS, a Development Plan application (File No. PDEV16-037) has been submitted in conjunction with the Conditional Use Permit application to construct a 3,175 sq. ft. industrial metal building; and

WHEREAS, a Variance application (File No. PVAR16-004) has been submitted in conjunction with the Conditional Use Permit application to reduce the required building setback along Plum Avenue from 10 feet to 5 feet; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT Airport Land Use Compatibility Plan (ALUCP),

which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

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

WHEREAS, on May 15, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-019 recommending the Planning Commission approve the Application; and

WHEREAS, on May 23, 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. Environmental Determination and Findings. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

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

b. The Project is categorically exempt from environmental review pursuant to Section 15305 (Class 5 — Minor Alterations in Land Use Limitations) of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel; (b) Issuance of minor encroachment permits; (c) Reversion to acreage in accordance with the Subdivision Map

act. The project will not result in any changes in density or in land use, and is consistent with the following conditions; and

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

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

SECTION 2. *Housing Element Consistency.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3. *Airport Land Use Compatibility Plan (ALUCP) Consistency.* As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

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

a. The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district. The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and zoning district within which the site is located. The proposed Conditional Use Permit application to establish and operate a powder coating use within the IL (Light Industrial) zoning district, will be located at 421 South Plum Avenue and is consistent with the scale and intensity of land uses intended for the Light Industrial zoning district, including standards relative to the particular land use such as building intensity, building and parking setbacks, building height, number of off-street parking, loading spaces, on-site and off-site landscaping, fences and walls. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and the objectives and purposes, and development standards and guidelines, of the Light Industrial zoning district; and

b. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Among some of these goals are: 1) To invest in the Growth and Evolution of the City's economy, 2) Operate in a business-like manner, and 3) Maintain a high level of public safety. The proposed Conditional Use Permit (File No. PCUP16-019) request to establish and operate a powder coating use is a conditionally permitted use within the IL (Light Industrial) zoning district. Therefore, a Conditional Use Permit is required to establish the powder coating use. The proposed use is consistent with the Policy Plan Land Use Plan designation of Industrial. The proposed land use 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, which promotes the establishment and intensification of Light Industrial uses; and

c. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and any applicable specific plan or planned unit development. The proposed location of the Conditional use Permit is in accord with the objectives and purposes of the Ontario Development Code and the zoning designation within which the site is located. The use will be operated in accordance with the Ontario Development Code and the proposed use meets the objectives and purposes, as required in the IL (Light Industrial) zoning district. In addition, all proposed work will be conducted inside of the building; and

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

e. The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The project site is located within the IL (Light Industrial) zoning district, in which powder coating is a conditionally permitted use. The project has been conditioned to ensure that it will operate and be properly maintained, therefore, staff does not anticipate that the project will be detrimental or injurious to the surrounding neighborhood.

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

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

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

SECTION 8. *Certification to Adoption.* The Secretary shall certify to the adoption of the Resolution.

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 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PCUP16-019
May 23, 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 May 23, 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 Division
Conditions of Approval*

Meeting Date: May 15, 2017
File No: PCUP16-019
Related Files: PDEV16-037 & PVAR16-004

Project Description: A Conditional Use Permit (PCUP16-019) to establish and operate a powder coating use on 0.17 acres of land for property located at 421 South Plum Avenue, within the IL (Light Industrial) zoning district. (APN: 1049-245-01); **submitted by Mr. Merdad Mike Aalam**

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

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

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

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

2.1 Time Limits.

(a) Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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

2.3 Landscaping.

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

2.4 Additional Requirements.

(a) All work, including spray painting and powder coating, must be done within the enclosed metal building.

(b) No outdoor storage of materials and/or debris is allowed outside the parking lot area.

(c) A City Business License application must be reviewed and approved by the Ontario Planning Department prior to opening of business.

(d) All applicable Conditions of Approval from other City departments shall be met and addressed by the applicant.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-037, A DEVELOPMENT PLAN TO CONSTRUCT A 3,175 SQUARE FOOT INDUSTRIAL METAL BUILDING ON 0.17 ACRES OF LAND, FOR PROPERTY LOCATED AT 421 SOUTH PLUM AVENUE, WITHIN THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-245-01.

WHEREAS, MERDAD MIKE AALAM ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-037, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.17 acres of land located on the southeast corner State Street and Plum Avenue, at 421 South Plum Avenue, with a street frontage of 49-feet, 2-inches along State Street and 149-feet, 8-inches along Plum Avenue; and

WHEREAS, the property to the north of the Project site is within the RC (Rail Corridor) zoning district, and is developed with the Union Pacific Railroad tracks. The property to the east is located within the LDR5 (Low Density Residential) zoning district, and is developed with a single family home. The property to the south is within the LDR5 (Low Density Residential) zoning district, and is developed with single family homes. The property to the west is located within the IL (Light Industrial) zoning district, and is developed with a vehicle towing yard; and

WHEREAS, on August 25, 2016, the applicant submitted a Development Plan (File No. PDEV16-037) to construct a 3,175 sq. ft. industrial metal building on 0.17 acres of vacant land, located on the southeast corner of State Street and Plum Avenue; and

WHEREAS, a Conditional Use Permit application (File No. PCUP16-019) has been submitted in conjunction with the Development Plan Application to establish and operate a powder coating use on the property; and

WHEREAS, a Variance application (File No. PVAR16-004) has been submitted in conjunction with the Development Plan application to reduce the required building setback along Plum Avenue from 10 feet to 5 feet; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the

noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

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

WHEREAS, on May 15, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-020 recommending the Planning Commission approve the Application; and

WHEREAS, on May 23, 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. Environmental Determination and Findings. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

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

b. The Project is categorically exempt from environmental review pursuant to Section 15305 (Class 5 — Minor Alterations in Land Use Limitations) of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel; (b) Issuance of minor encroachment permits; (c) Reversion to acreage in accordance with the Subdivision Map act. The project will not result in any changes in density or in land use, and is consistent with the following conditions; and

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

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

SECTION 2. *Housing Element Consistency.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3. *Airport Land Use Compatibility Plan (ALUCP) Consistency.* As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 4. *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3 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; and

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 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. Approval of the project will result in the construction of a 3,175 square foot industrial building, consistent with the IL (Light Industrial) zoning district. The design of the building and site improvements will enhance the surrounding neighborhood and add value to current existing vacant sites. In addition, the proposed screen walls along the east, west, and south boundaries of the property will minimize potential noise and visual impacts to neighboring residential properties; and

c. The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. Approval of the project will result in the construction of a new 3,175 square foot industrial building, consistent with the IL (Light Industrial) zoning district. The design of the building and site improvements will enhance the surrounding neighborhood and add value to current existing vacant site. In addition, the proposed screen walls along the east, west and south boundaries of the loading will minimize potential noise and visual impacts to neighboring residential properties; and

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed, as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. The applicant is also proposing to establish and operate a powder coating use, in conjunction with a new 3,175 sq. ft. industrial metal building. As a result of such review, staff has found the project, when implemented in conjunction with the submitted Conditional Use Permit and Variance request, to be consistent with the applicable Development Code requirements.

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

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

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

SECTION 8. Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

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 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

Planning Commission Resolution
File No. PDEV16-037
May 23, 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 May 23, 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 Division Conditions of Approval

Meeting Date: May 15, 2017
File No: PDEV16-037
Related Files: PCUP16-019 & PVAR16-004

Project Description: A Development Plan (PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land for property located at 421 South Plum Avenue, within the IL (Light Industrial) zoning district. (APN: 1049-245-01); **submitted by Mr. Merdad Mike Aalam**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

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

2.6 Outdoor Loading and Storage Areas.

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

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

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

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

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

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

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

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.7 Site Lighting.

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

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

(c) Wall packs will not be allowed within public view areas. Fixtures shall be decorative.

2.8 Mechanical and Rooftop Equipment.

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

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

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

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

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

2.12 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to **Section 15305 (Class 5, Minor Alterations in Land Use Limitations)** of the CEQA Guidelines, meeting the following conditions:

(i) Minor lot adjustments, side yard, and setback variances not resulting in the creation of any new parcel;

(ii) Issuance of minor encroachment permits;

(iii) Reversion to acreage in accordance with the Subdivision Map Act.

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

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

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

2.14 Additional Fees.

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

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

2.15 Additional Requirements.

(a) The proposed canopy over the main office entrance (North Elevation) shall project from the face of the building a minimum of 5-feet. The canopies over the windows, along the North and

West elevations, shall project a minimum of 3-feet from the face of the building. All canopies must be made of a durable (stainless steel/metal) material.

(b) Two 6-inch horizontal metal caps must be provided along the top and bottom of the 2-inch wide horizontal metal siding, on all four sides of the building.

(c) A 6-inch thick cornice must be provided along the roof top of the building, along all four building elevations (North, South, East & West).

(d) An 8 foot tall decorative screen block wall shall be provided along the west, east, and south sides of the property.

(e) The height of the screen wall and gate along Plum Avenue shall be a minimum of 8 feet tall, in order to screen views of the loading area. Applicant shall work with staff during plan check to finalize the necessary height.

(f) Project shall also provide a decorative metal canopy over the rear building door.

(g) The applicant shall work with staff during the plan check process and provide staff with a material board showing the building's colors, texture finish, and materials in order to ensure that the metal building will provide a unique and modern architecture design.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 30, 2016
SUBJECT: PDEV16-037

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

Conditions of Approval

1. The address for the building will be: 421 S Plum Ave
2. Standard conditions of approval apply.

KS:lm

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

11/28/16
 Date

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

D.A.B. File No.: PDEV16-037 Rev 1 Case Planner: Luis Batres

Project Name and Location:
 New Manufacturing Building
 302 E State St

Applicant/Representative:
 Pete Volbeda/ Mike Aalam
 180 N Benson #D
 Montclair, CA

A Preliminary Landscape Plan (dated 10/31/16) 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 () has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

1. Relocate basin shown in landscape area on State St. or change 2:1 slopes to max 3:1 slopes and show a min 4' level grade adjacent to the sidewalk, driveway and building wall. Revise slope shown at backflow devices to be on level grade. Consider engineered soil fill for a 35% porosity to reduce basin depth.
2. 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. Slopes to be maximum 3:1.
3. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.

Landscape Plans

4. Remove damaged street trees in the parkway on Plum: Pepper, and Eucalyptus. Show proposed street trees: Quercus Virginia 30' oc evenly space qty 3, 3rd tree to replace palm south of driveway.
5. Change front landscape area to accommodate stormwater basin per grading plans. Plants to tolerate saturated soils and drought conditions such as Carex, Sesleria, Muhlenbergia cappilaris, etc. Change sun plants (Leucophyllum) to shade shrubs, (Nandina, Ligustrum, etc)
6. Note for agronomical soil testing and include report on landscape construction plans.
7. Show and note concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
8. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
9. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
10. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

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

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



**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. PDEV16-037 RELATED FILE NO(S). PCUP16-019 & PVAR16-004	
<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: Denny Chen (909) 395-2424

DAB MEETING DATE: May 15th, 2017

PROJECT NAME / DESCRIPTION: PDEV16-037, a Development Plan to construct a 3,174 sq-ft metal building on 0.16 acres of land.

LOCATION: 421 South Plum Avenue

APPLICANT:

Merdad Mike Alam
Merdad Mike Alam

REVIEWED BY:

Omar Gonzalez
Omar Gonzalez, P.E.
Sr. Associate Civil Engineer 4/26/17
Date

APPROVED BY:

Khoi Do
Khoi Do, P.E.
Assistant City Engineer 4/28/17
Date



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

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

- 1.01 Dedicate to the City of Ontario, 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 _____
- 2.04 **Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4th, 1972.**
- 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:
- Property line corner 'cut-back' required at the intersection of Plum Avenue and State Street in accordance with City Standard Drawing Number 1301.**
- 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 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
- 2.13 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	Plum Avenue	State Street	Alley	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input checked="" type="checkbox"/> Remove rock curb and replace with 8-inch concrete curb & gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input checked="" type="checkbox"/> Remove rock curb and replace with 8-inch concrete 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
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 type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace broken sidewalk panels	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace broken sidewalk panels	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New modified wheel chair ramp	<input checked="" type="checkbox"/> New modified wheel chair ramp	<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 checked="" type="checkbox"/> Landscaping (w/irrigation)	<input 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 type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



Fire Hydrant	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Upgrade existing fire hydrant <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 checked="" type="checkbox"/> Lateral w/ cleanouts	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Services (w/ backflow device)	<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. 2.G)	<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
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

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

2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____



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

C. SEWER

- 2.21 **An 8-inch sewer main is available for connection by this project in alley s/o site. (Ref: Sewer plan bar code: S10411)**
- 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 proposed sewer lateral per City Standard Drawing Number 2003.**
 - 2. **The applicant/developer shall apply for a Wastewater Discharge Permit and comply with all the requirements of their Wastewater Discharge Permit. Requirements are to install a new monitoring manhole or other pretreatment devices to the on-site sewer system as occupant establishment use requires. Please contact Virginia Lopez (vclopez@ontarioca.gov).**

D. WATER

- 2.25 **A 4-inch water main is available for connection by this project in State 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 proposed domestic water lateral with a meter and backflow device in accordance with the latest City of Ontario Design Standards.**
 - 2. **The applicant/developer shall construct a separate water service with a water meter and backflow device for irrigation purposes only in accordance with the latest City of Ontario Design Standards.**
 - 3. **The applicant/developer shall construct a fire service lateral with a DCDA per City Standard Drawing 4208.**



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 modify the curb-return radius at the southwest and southeast corner of Plum Avenue and State Street in accordance with City Standard Drawing Number 1106.**
 - 2. **The applicant/developer shall install "No Stopping Anytime" signs along Plum Avenue and State Street property frontage.**
 - 3. **Gates shall remain open at all times during business hours.**

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 \$3,560.80, 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 southeast corner of Plum Avenue and State Street, 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:
- 2.49 <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
Other conditions:
 - 1. The applicant/developer shall provide a 2-bin trash enclosure for this project, however if the applicant plans on having bins (dumpsters) inside the building then on trash pickup day the applicant shall move the bins to the property limits (e.g. street or alley side) for ease of access by Ontario Municipal Utilities Company (OMUC) solid waste staff.
 - a. One (1) bin for refuse and one (1) bin for recyclables. Minimum bin size shall be 1.5 cubic yards.

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.).



ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist

Project Number: PDEV16-037, 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 Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).
18. **One (1) copy of Hydrology/Drainage study**
19. One (1) copy of Soils/Geology report
20. Payment for Final Map/Parcel Map processing fee
21. Three (3) copies of Final Map/Parcel Map
22. One (1) copy of approved Tentative Map



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



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Associate Planner
Planning Department

FROM: Lora L. Gearhart, Plan Checker
Fire Department

DATE: September 29, 2016

SUBJECT: PDEV16-037 - A Development Plan to construct a 3,175 square foot metal building on 0.16 acres of land, located at 302 East State Street, within the IL (Light Industrial) zoning district (APN: 1049-245-01). Related Files: PCUP16-019 and PVAR16-004.

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

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: **VB**
- B. Type of Roof Materials: **Unknown**
- C. Ground Floor Area(s): **3175 Sq. Ft.**
- D. Number of Stories: **One**
- E. Total Square Footage: **3175 Sq. Ft.**
- F. 2013 CBC Occupancy Classification(s): **F-1**

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

3.0 WATER SUPPLY

- 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300’) apart, per Engineering Department specifications.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

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

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of

the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.

- 5.6 Knox ® brand key-box(es) may be installed in location(s) acceptable to the Fire Department.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

6.0 OTHER SPECIAL USES

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

7.0 PROJECT SPECIFIC CONDITIONS

- 7.1 NONE



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Planning Department

FROM: Douglas Sorel, Police Department

DATE: November 2, 2016

SUBJECT: PDEV16-037 & PCUP16-019 – A DEVELOPMENT PLAN TO CONSTRUCT A METAL BUILDING IN CONJUNCTION WITH A CONDITIONAL USE PERMIT TO OPERATE A PAINT AND POWDER COATING SHOP AT STATE STREET AND PLUM AVENUE

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

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

Additionally, the Ontario Police Department places the following conditions on the project:

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

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

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-037, PCUP16-019 & PVAR16-004
 Address: 302 East State Street
 APN: 1049-245-01
 Existing Land Use: Vacant
 Proposed Land Use: A 3,175 SF industrial building in conjunction with a manufacturing use for paint and powder coating
 Site Acreage: 0.17 Proposed Structure Height: 20 feet
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Denny Chen
 Date: 9/28/16
 CD No.: 2016-056
 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 checked="" type="checkbox"/> 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 checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 85 feet	
<input type="radio"/> Zone 5			

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

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

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: 



SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

620 South E Street • San Bernardino, CA 92415-0153 • (909) 386-8401 • Fax (909) 386-8460

MEMORANDUM

DATE: April 24, 2017

PHONE: 909.386.8401

FROM: **Andrew Bezdek**
Hazardous Materials Specialist

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

SUBJECT: **Development plan PDEV16-037 APN:1049-245-01 Mike M. Aalam**

San Bernardino County Fire District, Office of the Fire Marshall, Hazardous Materials Division has the following conditions for this project:

1. Prior to occupancy, the business operator shall be required to apply for one or more of the following permits, or apply for exemption from hazardous materials laws and regulations: a Hazardous Materials Permit, a Hazardous Waste Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit.

Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov/>

For additional information please contact The Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.



**PLANNING COMMISSION
STAFF REPORT**
May 23, 2017

SUBJECT: A Tentative Parcel Map (**File No. PMTT17-005/PM 19302**) to consolidate 11 existing lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate a Development Plan (**File No. PDEV17-017**) and Certificate of Appropriateness (**File No. PHP17-017**) for the development of a 75-unit, three-story apartment complex on 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed Use Downtown) zoning district (APNs: 1049-051-01, 1049-051-02, 1049-051-03, 1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09, 1049-052-10); **submitted by Related California.**

PROPERTY OWNER: Ontario Housing Authority

RECOMMENDED ACTION: That the Planning/Historic Preservation Commission approve File Nos. PMTT17-005 (PM 19302), PDEV17-017 and PHP17-017, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: As illustrated in **Figure 1—Project Location Map**, the project site is approximately 2.95 acres of land generally located south of Holt Boulevard, east of Fern Avenue, south of Emporia Street, and west of Vine Avenue. Transit Street bisects the project site in an east - west direction and is proposed for vacation to facilitate the future development of the project site.

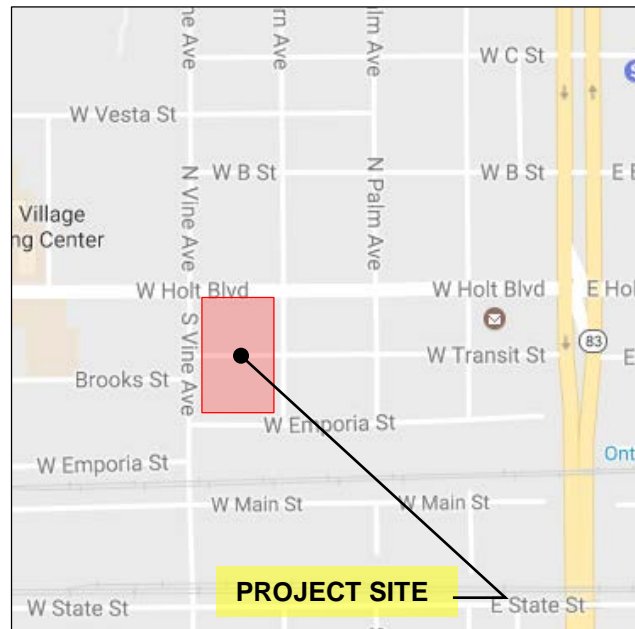


Figure 1—Project Location

The project site encompasses a two-block area within the Mixed Use Land Use District of the Policy Plan (General Plan) and the MU-1 (Downtown Mixed Use) zoning district. Existing land uses on the project site includes a vacant retail building and unimproved property on the northerly block and undeveloped property

Case Planner:	Charles Mercier	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	5/15/2017	Approval	Recommend
Submittal Date:	3/14/2017	ZA			
Hearing Deadline:	9/13/2017	PC	5/16/2017		Final
		CC			

on the southerly block, including the former Casa Blanca Hotel site located at the northwest corner of Emporia Street and Fern Avenue, a property that was once notably historic (see **Figure 2—Aerial Photograph**), below).



Figure 2—AERIAL PHOTOGRAPH

Land uses surrounding the project site are characterized by a mixture of legal nonconforming residential uses and conforming residential and commercial uses across Vine Avenue to the west; nonconforming single-family residential and light industrial uses, and vacant property to the south; a mix of vacant commercial buildings, office uses, and vacant property across Fern Avenue to the east; and religious assembly and commercial uses across Holt Boulevard to the north. The surrounding existing land uses, Policy Plan (General Plan) and zoning information are summarized in the Technical Appendix Section of this report.

The project area was once the home to the Casa Blanca Hotel and Developer's Row. During Ontario's early settlement period, several grand Victorian style homes were constructed for prominent city pioneers along Emporia Street facing the railroad tracks in a marketing strategy to attract town settlers. This stretch of development was referred to as "Developer's Row." All of the homes from this development have been demolished with the exception of the Ford-Collins House. The Ford-Collins House was moved to its current location at 227 West Main Street sometime after 1915 for the construction of the Casa Blanca Hotel, which was previously located on South Fern Avenue between Transit Street and Emporia Street. In 1998, the Ontario City Council certified an Environmental Impact Report and approved the demolition of the Casa Blanca Hotel. Surrounding the

project site are several historic buildings, including the Fallis House located on South Vine Avenue and the American Legion Building located on Emporia Street, mature street trees, and rock curbs.

PROJECT ANALYSIS:

[1] Background — On April 13, 2017, the Historic Preservation Subcommittee (HPSC) conducted a hearing to consider File No. PHP17-017, a Certificate of Appropriateness for the development of a 75-unit apartment complex on the 2.95-acre project site. At conclusion of the hearing, the HPSC voted to recommend that the Historic Preservation Commission approve the Application subject to conditions of approval, which have been included with the attached Planning/Historic Preservation Commission resolution.

On April 25, 2017, the Planning Commission held a public hearing to consider File No. PUD17-001, a Planned Unit Development (PUD) to establish development standards and guidelines to facilitate the future development of the project site. Following the public hearing, the Planning Commission voted to recommend the City Council approve a resolution adopting an Addendum to The Ontario Plan Environmental Impact Report, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of nonsignificance, and voted to recommend that the City Council approve the Project.

On May 15, 2017, the City the Development Advisory Board (DAB) conducted a hearing to consider the subject Tentative Parcel Map and Development Plan and concluded the hearing voting to recommend that the Planning Commission approve the Applications subject to conditions of approval, which have been included with the Planning Commission resolution for each Application.

On May 16, 2017, the City Council held a public hearing concerning File No. PUD17-001, a PUD establishing development standards and guidelines for the development of a high density residential apartment project on the project site. Following the public hearing, the City Council voted to approve a resolution adopting an Addendum to The Ontario Plan Environmental Impact Report, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of nonsignificance. Furthermore, the City Council voted to introduce and waive further reading of an ordinance approving File No. PUD17-001. The City Council's final action on the PUD is scheduled for the next regular City Council meeting on June 6, 2017.

The Applicant is now requesting that the Planning Commission conduct a public hearing to consider a Tentative Parcel Map (File No. PMTT17-005) and Development Plan (File No. PDEV17-017) for the development of the on the 2.95-acre project site. Additionally, acting in their role as the Historic Preservation Commission, the Applicant is requesting the consideration of a Certificate of Appropriateness (File No. PHP17-017) for

the proposed development project. The applications being considered are fully described in Sections 2 through 4, below:

[2] Tentative Parcel Map (File No. PMTT17-005). A Tentative Parcel Map (PM 19302) has been submitted to provide for the consolidation of 11 existing lots into a single parcel, to facilitate the proposed development project. Additionally, a portion of Transit Street, which bisects the project site in an east-west direction, will be vacated between Vine and Fern Avenues, to allow for the lot consolidation.

To accommodate existing public storm drains in Transit Street, a 30-foot wide storm drain easement will be reserved within the vacated street right-of-way between Vine and Fern Avenues. In addition, 20 feet of street dedication is required along Holt Boulevard to accommodate street widening and future median construction.

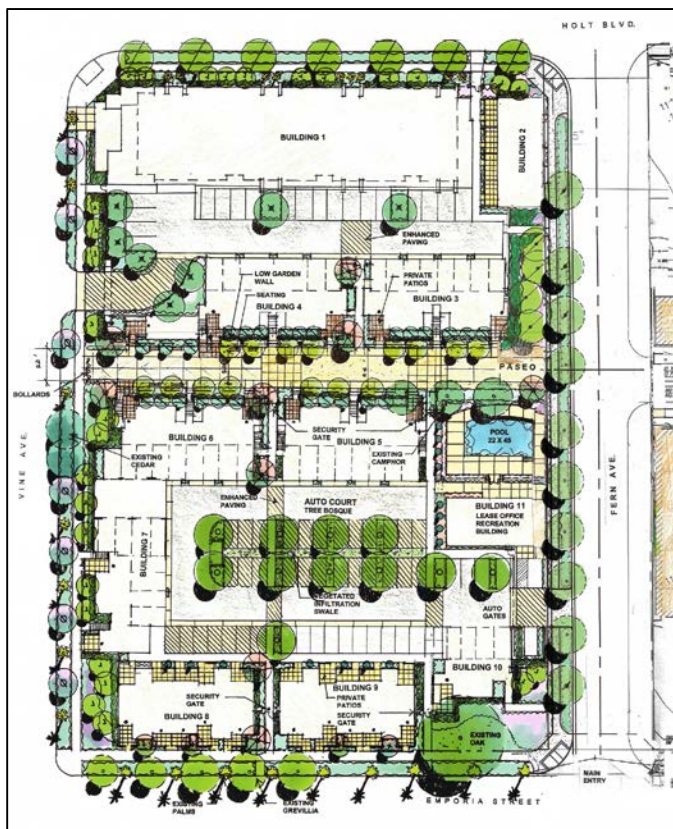


Figure 3—Proposed Site Plan

[3] Development Plan (File No. PDEV17-017).

[a] *Site Design/Building Layout*—Two and three-story apartment buildings (75 dwelling units in total) in townhouse and stacked-flat configurations are proposed. Consistent with the requirements of the Emporia Family Housing Planned Unit Development, a residential development is proposed that is pedestrian friendly, designed with three-story buildings focused along the project's Holt Boulevard frontage. The intensity of development lessens as you cross the site to the south, with smaller two-story residential buildings proposed along the project's Emporia Street frontage. The resulting overall residential density of the project is 25.4 dwelling units per acre (see *Figure 3—Proposed Site Plan*, above).

[b] *Site Access/Circulation*—The project provides for safe pedestrian circulation across the project site by promoting separate vehicular and pedestrian accesses. Vehicular access onto the site are provided from Vine and Fern Avenues.

The vacation of Transit Street creates an east-west pedestrian paseo, while two, north-south connecting walkways link residential units, resident and guest parking, and common areas throughout the site.

[c] *Parking*— Consistent with the requirements of the Emporia Family Housing Planned Unit Development, the Project utilizes a combination of on-site and on-street parking. All resident parking will be provided on site, while guest parking spaces will be provided on-street. Resident parking will be either in an attached garage or a combination of assigned carport spaces and uncovered on-site spaces located in close proximity to dwellings. Parking provided for the project is summarized in the Technical Appendix of this report.

Based on the length of unobstructed curb adjacent to the project site along Vine and Fern Avenues, and Emporia Street, a total of approximately 37 guest parking spaces are available. This results in three-times more guest parking spaces than is required, providing one on-street guest parking space for every two dwelling units.

[d] *Architecture*—The architectural style proposed for the project consists of a modern interpretation of the Craftsman style, which is exemplified through the use of exposed beams, low-pitched gable roofs, exposed rafter tails, and decorative overhead trellises. Furthermore, large areas of masonry, wood siding and stucco accents have been provided to enhance the architectural theme.



**Figure 4—Architectural Rendering
(Project Viewed Near Vine Avenue Entry)**

Buildings located along Holt Boulevard will have a linear design with enhanced areas of design and color to differentiate units that front onto the street. Street-fronting podium parking will be shielded from view by intensified landscaping and podium walls with screened openings running alongside the Holt Boulevard street frontage.

Buildings fronting on to Emporia Street and portions of Vine and Fern Avenues will be designed in the Cottage style. This architectural style has design elements similar to the Craftsman architectural style and is exemplified by gable roofs, cross gables, and a blending of masonry, wood, and stucco siding types.

[e] *Landscaping*—The project provides a plant palette comprised of “California friendly” plant materials. Furthermore, as required by the Emporia Family Housing Planned unit Development (PUD), eight mature Camphor trees and one mature Cork Oak tree, which exist on the project site, have been incorporated into the overall project design. The Camphor trees are currently located in the right-of-way on Fern Street and Transit Street, and the Cork Oak is located at the northwest corner of Emporia Street and Fern Street. These trees existed prior to the demolition of the Casa Blanca Hotel, and have been preserved pursuant to the Casa Blanca Hotel Demolition EIR. The PUD requires that an arborist report be provided for all other existing trees on the site, to determine their health and viability. Where feasible, all other existing healthy trees within the project area are required to be preserved in place.

[4] Certificate of Appropriateness (File No. PHP17-017). On September 25, 2007, the Planning/Historic Preservation Commission approved demolition of two single-family residences, determined to be Tier III Historic Resources, within the project site boundary, at 205 and 205 ½ South Vine Avenue. Additionally, a request to defer the Certificate of Appropriateness (File No. PHP07-012) for the required replacement structure and adoption of a Mitigation Monitoring Report was approved. Since that time, demolition of the two single-family residences and compliance with the mitigation measures, including documentation, salvaging, and payment of fees, have been completed.

The Applicant is now requesting approval of a Certificate of Appropriateness to allow for the construction of a “replacement structure” consisting of the 75-unit apartment complex proposed by File No. PDEV17-017. The project is located within Ontario’s historic downtown and within the boundary of the Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario’s historic downtown. The Guidelines provide architectural and design principals as-well-as design concepts for downtown districts.

The project area is located within the Educational District of the Downtown Ontario Design Guidelines, a mixed-use area with an educational theme. The Guidelines do not provide specific architectural or design guidance within the Educational District but do require that development be context sensitive.

As discussed above, the architectural design of the proposed project embodies a current interpretation of the Craftsman style. The design will make use of exposed beams, gable roofs and overhead trellises throughout the project. Large areas of masonry and wood siding with plaster accents will be provided to help enhance this overall architectural theme. Buildings along Holt Boulevard will have a linear design with enhanced areas of design and color to differentiate units along the street. Podium parking that fronts onto the street will be shielded from view by intensified landscaping and podium walls with screened openings located along the Holt Boulevard site boundary.

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

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- 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.
 - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
 - LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).
- Goal LU2: Compatibility between a wide range of uses.
 - LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

Housing Element:

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.
 - H2-5 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site contains three 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 (75 low income dwelling units proposed, and 46 low income dwelling units required) and density (25.4 DU/Acre proposed, and a minimum of 25.1 DU/Acre required) specified in the Available Land Inventory.

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

ENVIRONMENTAL REVIEW: The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report. The Ontario Plan Environmental Impact Report was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001. The Addendum and administrative record were previously completed and adopted on May 16, 2017, by the City Council of the City of Ontario in conjunction with File No. PUD17-001, in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent

projects are adequately analyzed. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval, as they are applicable to the Project.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning, Policy Plan & Existing Land Use			
	Existing Land Use	Policy Plan (General Plan)	Zoning Designation
<i>Site</i>	Vacant Building, Vacant Land, and Dog Park	Mixed Use	MU-1 (Mixed Use Downtown)
<i>North</i>	Religious Assembly and Retail Commercial	Mixed Use	MU-1
<i>South</i>	Single-Family Residential, Industrial and Vacant Property	Mixed Use	MU-1
<i>East</i>	Vacant Buildings, Offices, and Vacant Property	Mixed Use	MU-1
<i>West</i>	Retail, Multiple-Family Residential & Single-Family Residential	Mixed Use & Industrial	MU-1 & IL (Light Industrial)

Emporia Family Housing Project Planned Unit Development; General Site & Building Statistics			
Item	Proposed	Min./Max. Standard	Meets Y/N
<i>Project Area (gross):</i>	2.95 acres	N/A	Yes
<i>Project Area (net):</i>	2.81 acres	N/A	Yes
<i>Building Area:</i>	43,534 SF	N/A	Yes
<i>Density:</i>	25.4 DU/Acre	25.1 DU/Acre (Min.)	Yes
<i>Building Height:</i>	43.5 FT	55 FT (Max.)	Yes

Emporia Family Housing Project Planned Unit Development; Off-Street Parking				
Type of Use	No. Units	Parking Ratio	Spaces Required	Spaces Provided
<i>One-bedroom units</i>	13	1.75 spaces per unit (one space in a garage of carport) (on-site)	23	23
<i>Two or more bedroom units</i>	62	2.0 spaces per unit (one space in a garage of carport) (on-site)	124	124
<i>Guest</i>	N/A	1.0 space per every 6 units (on-street)	13	37
TOTAL			160	184

Emporia Family Housing Project Planned Unit Development; General Site & Building Statistics			
Item	Required Min./Max.	Provided (Ranges)	Meets Y/N
<i>Project Area (gross):</i>	2.95 acres	N/A	
<i>Project Area (net):</i>	2.81 acres	N/A	
<i>Building Area:</i>	43,534 SF	N/A	Yes
<i>Project density (dwelling units/ac):</i>	25.1 DU/Acre	25.4 DU/Acre	Yes
<i>Maximum coverage (in %):</i>	100%	35.57%	Yes
<i>Minimum lot size (in SF):</i>	N/A	2.81 acres	Yes
<i>Minimum lot depth (in FT):</i>	N/A	400 FT	Yes
<i>Minimum lot width (in FT):</i>	N/A	270 FT	Yes
<i>Minimum Street Setbacks:</i>			
▪ <i>Holt Boulevard (in FT):</i>	9 FT	9 FT	Yes
▪ <i>Emporia Street (in FT):</i>	5 FT	5 FT	Yes
▪ <i>Vine Avenue (in FT):</i>	5 FT	5 FT	Yes
▪ <i>Fern Avenue (in FT):</i>	5 FT	5 FT	Yes
<i>Minimum Transit Street Easement Setback (in FT):</i>	2 FT	2 FT	Yes
<i>Minimum Building Separations (in FT):</i>	9 FT	9 FT	Yes
<i>Side yard setback (in FT):</i>	10 FT	10 FT	Yes
<i>Rear yard setback (in FT):</i>	10 FT	10 FT	Yes
<i>Drive aisle setback (in FT):</i>	15 FT (from living area)	15 FT (from living area)	Yes
<i>Parking setback (in FT):</i>	5 FT	5 FT	Yes
<i>Principal Building Separations (in FT):</i>	9 FT	9 FT	Yes
<i>Accessory Building Separations (in FT):</i>	5 FT	5 FT	Yes
<i>Maximum height (in FT):</i>	55 FT	45 FT	Yes
<i>Parking – resident:</i>	147 spaces	147 spaces	Yes
<i>Parking – guest:</i>	13 spaces	37 spaces	Yes

Emporia Family Housing Project Planned Unit Development; Dwelling Unit Count			
Item	Required	Provided	Meets Y/N
<i>Total No. of Units:</i>	75	75	Yes
<i>No. Units Per Building:</i>			
▪ <i>Building No. 1</i>	28 (stacked flats)	28	Yes
▪ <i>Building No. 2</i>	4 (townhouses)	4	Yes
▪ <i>Building No. 3</i>	6 (townhouses over flats)	6	Yes
▪ <i>Building No. 4</i>	7 (townhouses over flats)	7	Yes
▪ <i>Building No. 5</i>	6 (townhouses over flats)	6	Yes
▪ <i>Building No. 6</i>	6 (townhouses over flats)	6	Yes
▪ <i>Building No. 7</i>	5 (townhouses over flats)	5	Yes
▪ <i>Building No. 8</i>	5 (townhouses)	5	Yes
▪ <i>Building No. 9</i>	5 (townhouses)	5	Yes
▪ <i>Building No. 10</i>	3 (townhouses over flats)	3	Yes

EXHIBIT A—Tentative Parcel Map No. 19302

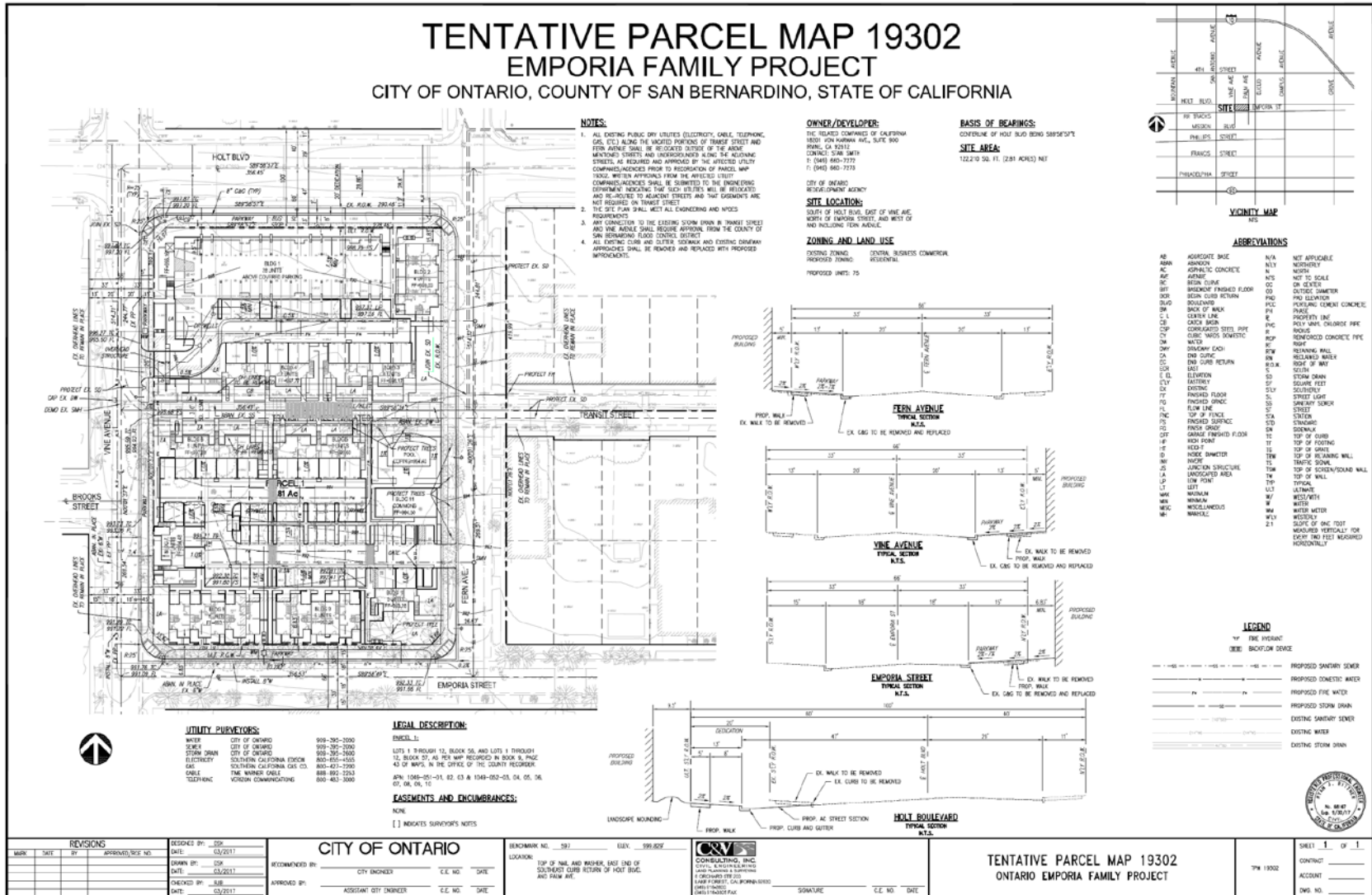


EXHIBIT B—Illustrative Site Plan



EXHIBIT C—Building 1 Exterior Elevations (South and East Views)



1 BLDG. 1 - South Elevation
 Scale: 1/8" = 1'-0"



2 BLDG. 1 - East Elevation
 Scale: 1/8" = 1'-0"

KEY NOTES

- | | | | |
|--|---------------------------------|----------------------------|------------------------|
| 1 BRICK VENEER | 7 WOOD FASCIA | 11 SHEET METAL SIDING | 15 PAINTED STEEL GATES |
| 2 SANDFRESH GYPSUM PLASTER | 8 CONCRETE MASONRY PATIO WALL | 12 GARAGE DOOR | |
| 3 FLAT CONCRETE REAR TIRE | 9 CEMENT PAPER BOARD W/ BATTINS | 13 METAL REELS | |
| 4 SYNTHETIC PLASTER BASE - CONCRETE FINISH | 10 METAL GUARDRAIL | 14 VINYL WINDOW | |
| 5 WOOD TRELLIS | 6 PRE-CAST CONCRETE STAIRS | 16 CEMENT ROVED LAP SIDING | |

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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10



ELEVATIONS
 BLDG 1

A3.0

EXHIBIT D—Building 1 Exterior Elevations (North and West Views)



3 BLDG. 1 - West Elevation
 Scale: 1/8" = 1'-0"



4 BLDG. 1 - North Elevation
 Scale: 1/8" = 1'-0"

KEY NOTES

- | | | | |
|--|-------------------------------|---------------------------|-----------------------|
| A BRICK VENEER | F WOOD FASCIA | G SHEET METAL SIDING | H PAINTED STEEL GATES |
| B SAND-FINISH CEMENT PLASTER | C CONCRETE MASONRY PATIO WALL | I GARAGE DOOR | |
| D FLAT CONCRETE ROOF-TIE | J CEMENT FIBER BOARD W/ BOTTS | K METAL TRILLES | |
| E SYNTHETIC PLASTER BASE - CONCRETE FINISH | L METAL CLAMSHALL | M VINYL WINDOW | |
| F WOOD TRILLES | N PRE-CAST CONCRETE STAIRS | O CEMENT BORED LAP SIDING | |

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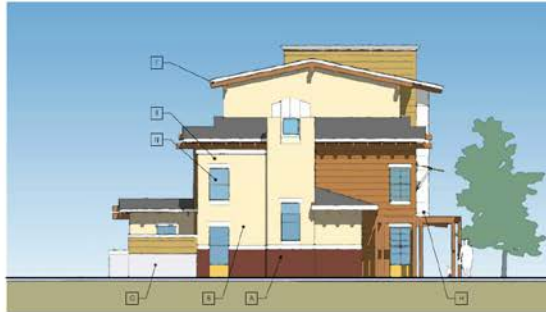
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ELEVATIONS
 BLDG 1

A3.1

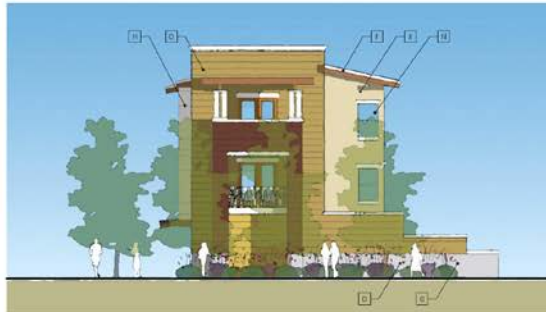
EXHIBIT E—Building 2 Exterior Elevations



4 BLDG. 2 - South Elevation
 Scale: 1/8" = 1'-0"



1 BLDG. 2 - East Elevation
 Scale: 1/8" = 1'-0"



3 BLDG. 2 - North Elevation
 Scale: 1/8" = 1'-0"



2 BLDG. 2 - West Elevation
 Scale: 1/8" = 1'-0"

KEY NOTES

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|--|--------------------------------|---------------------------|-----------------------|
| A BRICK VENEER | T WOOD FASCIA | V SHEET METAL SIDING | W PAINTED STEEL GATES |
| B SANDFINISH COBALT PLASTER | U CONCRETE MASONRY BRICK WALL | X GARAGE DOOR | |
| C FLAT CONCRETE ROOF TILE | Y COMBINATION BOARD W/ BATTING | Z METAL TRELLIS | |
| D SYNTHETIC PLASTER BASE - CONCRETE FINISH | 1 METAL GUARDRAIL | 11 WIRE WINDOW | |
| E WOOD TRELLIS | 2 PRECAST CONCRETE STAIRS | 12 CEMENT BOND LAF SIDING | |



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ELEVATIONS
 BLDG 2

A3.2

EXHIBIT F—Building 3 Exterior Elevations (Building 6 Similar)



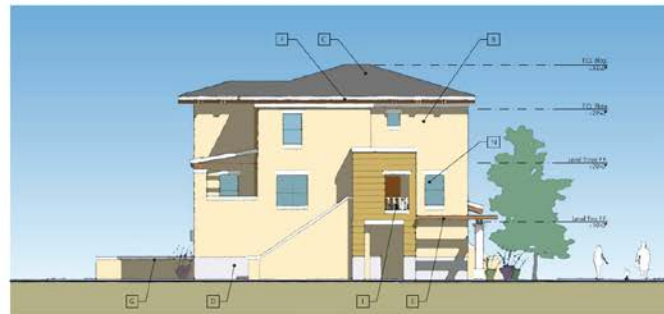
4 BLDG. 3 - South Elevation (BLDG. 6 - North Sim.)
 Scale: 1/8" = 1'-0"



1 BLDG. 3 - East Elevation (BLDG. 5 - West Sim.)
 Scale: 1/8" = 1'-0"



3 BLDG. 3 - North Elevation (BLDG. 6 - South Sim.)
 Scale: 1/8" = 1'-0"



2 BLDG. 3 - West Elevation (BLDG. 5 - East Sim.)
 Scale: 1/8" = 1'-0"

KEY NOTES

- | | | | |
|--|---------------------------------|---------------------------|-----------------------|
| A BRICK VENEER | F WOOD FASCIA | K SHEET METAL SIDING | Q PAINTED STEEL GATES |
| B SAND-FINISH CEMENT PLASTER | G CONCRETE MASONRY FINISH WALL | L GARAGE DOOR | |
| C FLAT CONCRETE ROOF TILE | H CEMENT PANEL ROOFING/SLATTING | M METAL TRILLES | |
| D SYNTHETIC PLASTER BASE - CONCRETE FINISH | I METAL CLUMERAL | N VINYL WINDOW | |
| E WOOD TRILLES | J RECAST CONCRETE STAIRS | O CEMENT BOARD LAP SIDING | |



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DATE	DESCRIPTION



ELEVATIONS
 BLDG 3

A3.3

EXHIBIT G—Building 4 Exterior Elevations (Building 5 Similar)



4 BLDG. 4 - South Elevation (BLDG. 5 - North Sim)
 Scale: 1/8" = 1'-0"



1 BLDG. 4 - East Elevation (BLDG. 5 - West Sim)
 Scale: 1/8" = 1'-0"



3 BLDG. 4 - North Elevation (BLDG. 5 - South Sim)
 Scale: 1/8" = 1'-0"



2 BLDG. 4 - West Elevation (BLDG. 5 - East Sim)
 Scale: 1/8" = 1'-0"

KEY NOTES

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|---|----------------------------------|---------------------------|-----------------------|
| A BRICK VENEER | I WOOD VENEER | R SHEET METAL SIEING | U PAINTED STEEL GATES |
| B SAND-FRESH CEMENT PLASTER | Q CONCRETE MASONRY PATIO WALL | S GARAGE DOOR | |
| C FLAT CONCRETE ROOF TILE | O CLAMNET PANEL BOARD W/ BATTENS | T WOOD TRILLS | |
| D SYNTHETIC PLASTER BAG - CONCRETE FINISH | P METAL GUARDRAIL | V VINYL WINDOW | |
| E WOOD TRILLS | Q PRECAST CONCRETE STAIRS | W CEMENT BOARD LAP SIDING | |

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SHEET NO. 001/001

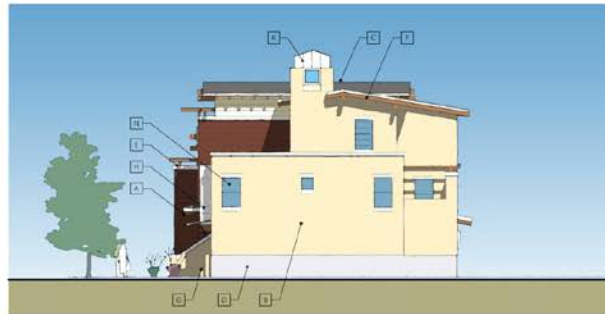
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ELEVATIONS
 BLDG 4

A3.4

EXHIBIT H—Building 7 Exterior Elevations



4 BLDG. 7 - South Elevation
 Scale: 1/8" = 1'-0"



1 BLDG. 7 - East Elevation
 Scale: 1/8" = 1'-0"



3 BLDG. 7 - North Elevation
 Scale: 1/8" = 1'-0"



2 BLDG. 7 - West Elevation
 Scale: 1/8" = 1'-0"

KEY NOTES

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|---|-----------------------------------|-----------------------------|-----------------------|
| A BRICK VENEER | F WOOD VENEER | S SHEET METAL SIDING | H PAINTED STEEL GATES |
| B SAND-FINISH CONCRETE PLASTER | G CONCRETE MASONRY PARTY WALL | T GARAGE DOOR | |
| C FLAT CONCRETE ROOF TILE | H CONCRETE PANEL BOARD W/ SHUTTER | U METAL TRILLES | |
| D SYNTHETIC RASTIP BASE - CONCRETE FINISH | I METAL CLAMBER | V VINYL WINDOW | |
| E WOOD TRILLES | J PRECAST CONCRETE STAIRS | W CONCRETE BOARD JAP SIDING | |



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 SHEET NO. 10 OF 10



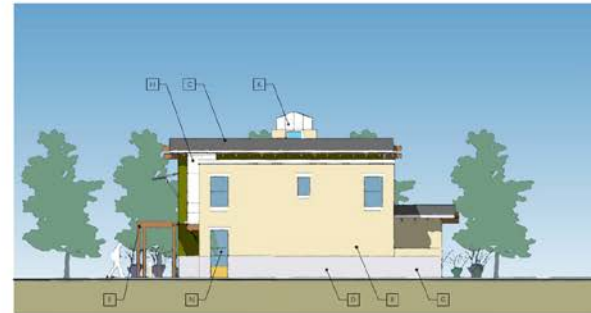
ELEVATIONS
 BLDG 7

A3.5

EXHIBIT I—Building 8 Exterior Elevations



1 BLDG. 8 - South Elevation
 Scale: 1/8" = 1'-0"



2 BLDG. 8 - East Elevation
 Scale: 1/8" = 1'-0"



4 BLDG. 8 - North Elevation
 Scale: 1/8" = 1'-0"



3 BLDG. 8 - West Elevation
 Scale: 1/8" = 1'-0"

KEY NOTES

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|--|-----------------------------------|--------------------------|-----------------------|
| A BRICK VENEER | T WOOD FASCIA | X SHEET METAL SIDING | Z PAINTED STEEL GATES |
| B SANDWICH CORE CONCRETE PLASTER | C CONCRETE MASONRY BRICK WALL | Y GARAGE DOOR | |
| D FLAT CONCRETE ROOF TILE | F CONCRETE PANEL BOARD W/ BATTENS | V VENTRI BELLS | |
| E SYNTHETIC PLASTIC BASE - CONCRETE FINISH | H METAL GUARDRAIL | W VINYL WINDOW | |
| F WOOD TRIM | I PRECAST CONCRETE STAIRS | Q CEMENT BOND LAM SIDING | |



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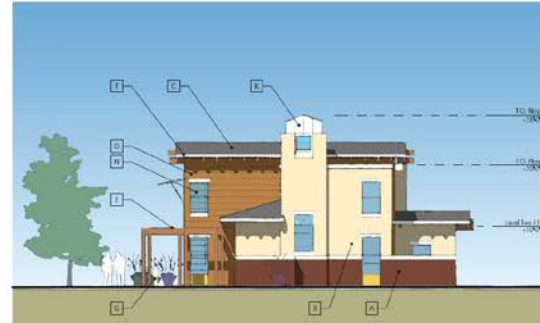
ELEVATIONS
 BLDG 8

A3.6

EXHIBIT J—Building 9 Exterior Elevations



1 BLDG. 9 - South Elevation
 Scale: 1/8" = 1'-0"



2 BLDG. 9 - East Elevation
 Scale: 1/8" = 1'-0"



4 BLDG. 9 - North Elevation
 Scale: 1/8" = 1'-0"



3 BLDG. 9 - West Elevation
 Scale: 1/8" = 1'-0"

KEY NOTES

- | | | | |
|--|---------------------------------|---------------------------|-----------------------|
| A BRICK VENEER | F WOOD FASCIA | K SHEET METAL SIDING | Q PAINTED STEEL GATES |
| B SAND/FINISH CEMENT PLASTER | G CONCRETE MASONRY PATIO WALL | L GARAGE DOOR | |
| C FLAT CONCRETE ROOF TILE | H CEMENT PANEL BOARD W/ BATTENS | M METAL TRELLIS | |
| D SYNTHETIC PLASTER BASE-CONCRETE FINISH | I METAL GUARDRAIL | N VINYL WINDOW | |
| E WOOD TRELLIS | J PRECAST CONCRETE STAIRS | O CEMENT BOARD LAP SIDING | |

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ISSUE DOCUMENT



ELEVATIONS
 BLDG 9

A3.7

EXHIBIT K—Building 10 Exterior Elevations



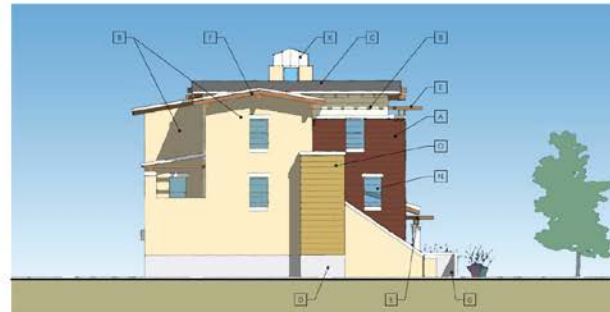
1 BLDG. 10 - South Elevation
 Scale: 1/8" = 1'-0"



2 BLDG. 10 - East Elevation
 Scale: 1/8" = 1'-0"



4 BLDG. 10 - North Elevation
 Scale: 1/8" = 1'-0"



3 BLDG. 10 - West Elevation
 Scale: 1/8" = 1'-0"

KEY NOTES

- | | | | |
|--|---------------------------------|--------------------------|-----------------------|
| A BRICK VENEER | F WOOD FASCIA | S SHEET METAL SIDING | T PAINTED STEEL GATES |
| B SANDWICH-INSULATED CEMENT PLASTER | G CONCRETE MASONRY PARAPET WALL | E GARAGE DOOR | |
| C FLAT CONCRETE ROOF TILE | H CEMENT PANEL BOARD W/ BATTINS | M METAL TRILLES | |
| D SYNTHETIC PLASTER BASE - CONCRETE FINISH | I METAL CLADDING | N UPVW WINDOW | |
| L WOOD TRILLES | P PRE-CAST CONCRETE STAIRS | O CEMENT BOND LAF SIDING | |



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ELEVATIONS
 BLDG 10

A3.8

RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP17-017, A CERTIFICATE OF APPROPRIATENESS TO ALLOW FOR THE CONSTRUCTION OF A 75-UNIT APARTMENT COMPLEX ON 2.95 ACRES OF LAND BORDERED BY HOLT BOULEVARD ON THE NORTH, FERN AVENUE ON THE EAST, EMPORIA STREET ON THE SOUTH, AND VINE AVENUE ON THE WEST, WITHIN THE MU-1 (DOWNTOWN MIXED USE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1049-051-01, 1049-051-02, 1049-051-03, 1049-052-1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 & 1049-052-10.

WHEREAS, RELATED CALIFORNIA, (“Applicant”) has filed an application for the approval of a Certificate of Appropriateness, File No. PHP17-017, as described in the title of this Resolution (hereinafter referred to as “Project”); and

WHEREAS, the City’s character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the “Model Colony” as declared by an act of the Congress of the United States and presented at the St. Louis World’s Fair in 1904; and

WHEREAS, the City’s historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City’s past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario’s rich heritage; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources Elements of the Policy Plan Component of the Ontario Plan sets forth Goals and Policies to conserve Ontario’s historic buildings and districts; and

WHEREAS, Section 4.02.050 (Historic Preservation - Certificates of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code requires approval of a Certificate of Appropriateness for demolition of a historic resource and the new “replacement structure” as required for demolition; and

WHEREAS, Section 4.02.050 (Historic Preservation - Certificates of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code allows for deferrals of the Certificate of Appropriateness for the replacement structure; and

WHEREAS, on September 25, 2007, the Historic Preservation Commission approved the demolition of two single-family residences (Tier III Historic Resources) and

deferred the Certificate of Appropriateness for the replacement structure, File No. PHP07-012, located within the project site boundary at 205 and 205 ½ South Vine Avenue; and

WHEREAS, on September 25, 2007, the Historic Preservation Commission adopted a Mitigation Monitoring Report for the demolition and all mitigation measures have been completed; and

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

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

WHEREAS, on April 13, 2017, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing and issued Decision No. HPSC17-008, recommending the Historic Preservation Commission approve the Application; and

WHEREAS, on May 16, 2017, the City Council approved Resolution No. 2017-044 in conjunction with File No. PUD17-001, adopting an Addendum to The Ontario Plan 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 significance; and

WHEREAS, on May 23, 2017, the Historic Preservation 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 Historic Preservation Commission of the City of Ontario, as follows:

SECTION 1: *Environmental Determination and Findings.* As the decision-making body for the Project, the Historic Preservation Commission has reviewed and considered the information contained in the administrative record for the Project. Based

upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Historic Preservation Commission, the Historic Preservation Commission finds as follows:

a. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report, certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001.

b. The Addendum and administrative record were previously completed and adopted on May 16, 2017, by the City Council of the City of Ontario in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

c. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

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

e. 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

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

SECTION 2: Additional Environmental Review Not Required. Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

a. Does not constitute substantial changes to the Environmental Impact Report that will require major revisions to the Environmental Impact Report 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 Environmental Impact Report was prepared, that will require major revisions to the Environmental Impact Report 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 Environmental Impact Report was certified/adopted, that shows any of the following:

1. The project will have one or more significant effects not discussed in the Environmental Impact Report; or

2. Significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report; 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 Environmental Impact Report would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: *Housing Element Consistency.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Historic Preservation Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site contains three 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 (75 low income dwelling units proposed, and 46 low income dwelling units required) and density (25.4 DU/Acre proposed, and a minimum of 25.1 DU/Acre required) specified in the Available Land Inventory.

SECTION 4: *Airport Land Use Compatibility Plan (ALUCP) Consistency.* As the decision-making body for the Project, the Historic Preservation Commission has reviewed and considered the facts and information contained in the Application and

supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

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

(1) ***The proposed alteration, restoration, relocation, or construction will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource.*** Identified historic resources within the project site have been demolished with the exception of the rock curbs. As a condition of approval, the rock curbs will be salvaged and reused into the project and an on-site interpretive signs, plaques, and graphics will be installed; and

(2) ***The proposed alteration, restoration, relocation, or construction will not detrimentally change, destroy or adversely affect the historic character or value of the resource.*** Identified historic resources within the project site have been demolished with the exception of the rock curbs. Rock curb will be removed and will be salvaged and reused into the project site within pedestrian corridors, at the entrance, or within the open space; and

(3) ***The proposed alteration, restoration, relocation, or construction will be compatible with the exterior character-defining features of the historic resource.*** Although the project site and surrounding area is not considered historic, many historic resources exist in the vicinity, such as the Fallis House and rock curbs. The project proposes appropriate building massing and scale, site design, building layout, and architecture that is in keeping with the area.

SECTION 5: *Historic Preservation Commission Action.* Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Historic Preservation Commission hereby APPROVES the herein described Application, subject to each and every condition, attached hereto and incorporated herein by this reference.

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

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

SECTION 8: **Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

Historic Preservation Commission Resolution
File No. PHP17-017
May 23, 2017
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The Secretary Pro Tempore for the Historic Preservation Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard Delman
Historic Preservation Commission
Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Historic
Preservation Commission

Historic Preservation Commission Resolution
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STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Marci Callejo, Secretary Pro Tempore of the Historic Preservation Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Historic Preservation Commission of the City of Ontario at their regular meeting held on May 23, 2017 by the following roll call vote, to wit:

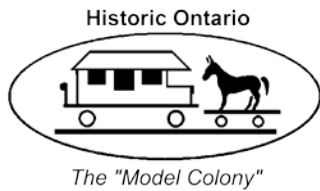
AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



CERTIFICATE OF APPROPRIATENESS

CONDITIONS OF APPROVAL

Date: April 13, 2017
File No.: PHP17-017
Location: 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west (APN:1049-051-01)
Prepared By: Diane Ayala, Senior Planner

Description:

A request for Certificate of Appropriateness to allow for the construction of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district.

Conditions:

1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.
2. An interpretative plan shall be submitted with the development plan. Interpretative elements should be coordinated with the design of the landscape and hardscape to achieve maximum compatibility and functionality. The purpose of the interpretative plan is to convey the historic background and historic significance (Developer's Row, Fallis House, Casa Blanca, and Ocean to Ocean Highway- Holt Blvd.) of the site and surrounding area through narrative plaques and photo displays. The salvaged rock curb should be part of the interpretative plan.
3. Split Cobble Stone Curb (Rock Curb) exists within the project area on Vine Avenue, Emporia, Fern Avenue, and Transit Street. All rock curb locations in the project area are considered the lowest priority of rock curb classification. Due to this classification, the rock curb can be removed; however, the rocks acquired from demolishing the rock curb shall be reused into the project site within pedestrian corridors, at the entrance, or within the open space. Rock curb locations can be replaced with standard curb and gutters per City of Ontario standards.
4. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.

5. Conditions of Approval and approved Mitigation Measures Monitoring table shall be reproduced onto the all plans submitted for permits.
6. Prior to Occupancy the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the addition has been constructed per the approved plans. Upon the completion of the addition and compliance with the requirements stated above, the Planning Department shall issue a Certificate of Completion.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PMTT17-005, A TENTATIVE PARCEL MAP (PM 19302) CONSOLIDATING 11 LOTS AND A VACATED PORTION OF TRANSIT STREET, BETWEEN VINE AND FERN AVENUES, INTO A SINGLE PARCEL TO FACILITATE THE DEVELOPMENT OF A 75-UNIT, THREE-STORY APARTMENT COMPLEX ON APPROXIMATELY 2.95 ACRES OF LAND BORDERED BY HOLT BOULEVARD ON THE NORTH, FERN AVENUE ON THE EAST, EMPORIA STREET ON THE SOUTH, AND VINE AVENUE ON THE WEST, WITHIN THE MU-1 (MIXED USE DOWNTOWN) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1049-051-01, 1049-051-02, 1049-051-03, 1049-052-1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 & 1049-052-10.

WHEREAS, RELATED CALIFORNIA ("Applicant") has filed an Application for the approval of a Tentative Parcel Map, File No. PMTT17-005, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed Use Downtown) zoning district and is presently improved with a vacant commercial building and a dog park and includes vacant properties; and

WHEREAS, land uses surrounding the project site are characterized by a mixture of legal nonconforming residential uses and conforming residential and commercial uses across Vine Avenue, to the west, which are zoned MU-1 (Downtown Mixed Use). Nonconforming single-family residential and light industrial uses and vacant property are located across Emporia Street, to the south, and are zoned MU-1 (Downtown Mixed Use). A mix of vacant commercial buildings, office uses, and vacant property are located across Fern Avenue, to the east, and are zoned MU-1 (Downtown Mixed Use). Religious assembly and commercial uses are located across Holt Boulevard, to the north, and are zoned MU-1 (Downtown Mixed Use); and

WHEREAS, the Project consists of a Tentative Parcel Map (PM 19302) to consolidate 11 lots and the proposed vacation of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate the development of a 75-unit, three-story apartment complex consisting of two and three-story apartment buildings in townhouse and stacked-flat configurations; and

WHEREAS, the City of Ontario adopted a Housing Element as mandated by Sections 65580 to 65589 of the California Government Code, and State Housing Element law requires that each local jurisdiction identify and analyze existing and projected housing needs within their jurisdiction, and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs; and

WHEREAS, the California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan (ALUCP) be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted ALUCP; and

WHEREAS, on April 19, 2011, the City Council of the City of Ontario approved the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity.

WHEREAS, the Project is located within the Airport Influence Area for Ontario International Airport, and must be consistent with, the policies and criteria set forth in the ALUCP for ONT; and

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

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

WHEREAS, on May 15, 2017, the Development Advisory Board of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date, voting to issue Decision No. DAB17-022 recommending the Planning Commission approve the project subject to the conditions of approval recommended by City staff; and

WHEREAS, as the first action on the Project, on May 16, 2017, the City Council approved its Resolution No. 2017-044 in conjunction with File No. PUD17-001, adopting an Addendum to The Ontario Plan 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 nonsignificance; and

WHEREAS, on May 23, 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. Environmental Determination and Findings. As the decision-making body for the Project, The Planning Commission previously reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report, certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001.

b. The Addendum and administrative record were previously completed and adopted on May 16, 2017, by the City Council of the City of Ontario in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

c. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

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

e. 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

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

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

a. Does not constitute substantial changes to the Environmental Impact Report that will require major revisions to the Environmental Impact Report 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 Environmental Impact Report was prepared, that will require major revisions to the Environmental Impact Report 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 Environmental Impact Report was certified/adopted, that shows any of the following:

1. The project will have one or more significant effects not discussed in the Environmental Impact Report; or

2. Significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report; 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 Environmental Impact Report would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. *Housing Element Consistency.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site contains three 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 (75 low income dwelling units proposed, and 46 low income dwelling units required) and density (25.4 DU/Acre proposed, and a minimum of 25.1 DU/Acre required) specified in the Available Land Inventory.

SECTION 4. Airport Land Use Compatibility Plan (ALUCP) Consistency.

As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

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

a. ***The proposed Tentative Tract/Parcel Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.*** The proposed Tentative Tract/Parcel Map is located within the Mixed Use land use district of the Policy Plan Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. 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

b. ***The design or improvement of the proposed Tentative Tract/Parcel 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 specific plans and planned unit developments.*** The proposed Tentative Tract/Parcel Map is located within the Mixed Use land use district of the Policy Plan Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. The proposed design or improvement of the 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

c. ***The site is physically suitable for the type of development proposed.*** The project site meets the minimum lot area and dimensions of the MU-1 (Downtown Mixed Use) zoning district, and is physically suitable for the type of residential development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions; and

d. ***The site is physically suitable for the density/intensity of development proposed.*** The project site is proposed for residential development at a density of 25.4 DUs/acre. The project site meets the minimum lot area and dimensions of the MU-1 (Downtown Mixed Use) zoning district and the Emporia Family Housing PUD, and is physically suitable for this proposed density / intensity of development.

e. ***The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.*** The project site is not located in 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 Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat; and

f. ***The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.*** The design of the proposed subdivision, and the high density residential improvements proposed on the project site, are not likely to cause serious public health problems, as The project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the project site; and

g. ***The design of the subdivision, or the type of improvements thereon, 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 proposed subdivision, and the high density residential improvements proposed on the project site will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision, as the easements through the project site are located within a planned common open space area, which serves to meet the permanent open space requirements for the high density residential development project proposed on the project site.

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

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

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

SECTION 9. *Certification to Adoption.* The Secretary shall certify to the adoption of the Resolution.

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
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 May 23, 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 Division Conditions of Approval

Meeting Date: May 15, 2017
File No: PMTT17-005 (PM 19302)
Related Files: PDEV17-017 & PHP17-007

Project Description: A Tentative Parcel Map (File No. PMTT17-005/PM 19302) to consolidate 11 lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate a Development Plan (File No. PDEV17-017) and Certificate of Appropriateness (File No. PHP17-007) for the development of a 75-unit, three-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10); **submitted by Related California.**

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

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

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

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

2.1 Time Limits.

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

2.2 Subdivision Map.

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

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

(c) 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 Environmental Review.

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

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

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

2.5 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 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.

2.6 Additional Fees. 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.

2.7 Additional Requirements. Tentative Parcel Map approval shall not be final and conclusive until such time that File No. PUD17-001 (Emporia Family Housing Planned Unit Development) has been approved and enacted by action of the City Council of the City of Ontario.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-017
 Address: Multiple
 APN: 1049-051-01,02 & 03 and 1049-052-03 thru 10
 Existing Land Use: Vacant
 Proposed Land Use: 75 unit Apartment complex
 Site Acreage: 2.95 Proposed Structure Height: 37 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Chuck Mercier
 Date: 4/17/17
 CD No.: 2017-012
 PALU No.: n/a

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

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

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

See Attached.

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2017-012
PALU No.: _____

PROJECT CONDITIONS

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.)



CITY OF ONTARIO

MEMORANDUM

**Need to
EXPEDITE!**

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: Charles Mercier, Senior Planner

DATE: March 14, 2017

SUBJECT: FILE #: PMTT17-005 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 **Tuesday, March 21, 2017**.

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

PROJECT DESCRIPTION: A Tentative Parcel Map (PM 19302) to subdivide 11 lots and vacated Transit Street into a single parcel to facilitate the development of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10). Related Files: PDEV17-017.

- 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.

Landscape Planning Division *[Signature]* Landscape Planner 3/15/17
Department Signature Title Date



HOUSING ELEMENT CONSISTENCY DETERMINATION



File No.: PMTT17-005

Location: Block from Holt Blvd. to Emporia Street between Vine and Fern Avenues

Project Description:

A Tentative Parcel Map (PM 19302) to subdivide 11 lots and vacated Transit Street into a single parcel to facilitate the development of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10). Related Files: PDEV17-017.

Prepared By:

Clarice Burden

Date:

3/21/17

Signature:

This project has been reviewed for consistency with the adopted Housing Element. The following was found:

The proposed project is consistent with the adopted Housing Element. The site is not one of the properties listed in the Available Land Inventory in the Housing Element.

The proposed project is consistent with the adopted Housing Element. The site is listed as one of the sites in the Available Land Inventory in the Housing Element. The number of units proposed by the project of 45 * and density of 25.4 du/ac is consistent with the minimum number of units specified in the Available Land Inventory in the Housing Element. The Available Land Inventory specifies that this site has a minimum number of 44 units at a minimum density of 25.1 du/ac.

The proposed project is not consistent with the adopted Housing Element. The site is one of the properties listed in the Available Land Inventory in the Housing Element. The proposed project is not consistent with the number of dwelling units of _____ and/or the minimum density of _____ specified in the Available Land Inventory in the Housing Element. The Available Land Inventory specifies that this site has a minimum number of _____ units at a minimum density of _____ du/ac. One of the following will be needed:

A General Plan Amendment to remove the subject property from the Available Land Inventory in the Housing Element will need to be approved prior to the approval of this project. Removing the subject property from the Available Land Inventory will not impact the City's Regional Housing Needs Allocation obligations since there are an adequate number of sites in the inventory to meet the RHNA obligation without finding replacement sites; or

A General Plan Amendment to remove the subject property from the Available Land Inventory in the Housing Element will need to be approved prior to the approval of this project. Removing the subject property from the Available Land Inventory will impact the City's Regional Housing Needs Allocation obligations since there are not an adequate number of sites in the inventory to meet the RHNA obligation. Replacement sites that meet the HCD criteria will need to be found and included in the General Plan Amendment (listed by APN, number of units and density). Appropriate replacement sites will need to be reviewed by Advance Planning staff prior to including them in the Available Site Inventory.

There are not adequate replacement sites to meet the City's RHNA obligation. The proposed project will either need to be revised to comply with the Housing Element or denied since it is not consistent with The Ontario Plan.

Additional Comments:

* Note: The total project provides 75 units. Sixty percent of the acreage (1.77 ac) are properties on the Available Land Inventory .
75 * .6 = 45 units

Findings should be included in the approving resolutions stating how/if the proposed project is consistent with the adopted Housing Element.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Charles Mercier
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 15, 2017
SUBJECT: PMTT17-005

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

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Planning Department

FROM: Douglas Sorel, Police Department

DATE: March 20, 2017

SUBJECT: PDEV17-017 – A DEVELOPMENT PLAN TO CONSTRUCT A 75 UNIT, 3 STORY APARTMENT COMPLEX AT THE SOUTHEAST CORNER OF HOLT BLVD. AND VINE AVENUE. RELATED FILE: PMTT17-005.

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

- Required lighting for walkways, driveways, doorways, parking lots, hallways, stairwells, and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.
- Stairwells shall be constructed so as to either allow for visibility through the stairwell risers or to prohibit public access to the areas behind stairwells.
- The development shall participate in the Crime-Free Multi Housing program offered by the Ontario Police Department COPS Division.

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



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Senior Planner
Planning Department

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

DATE: March 21, 2017

SUBJECT: PDEV17-017 - A Development Plan to construct a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10). Related Files: PMTT17-005 (PM 19302).

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

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: **V A**
- B. Type of Roof Materials:
- C. Ground Floor Area(s):
- D. Number of Stories: **Three**
- E. Total Square Footage: **79,905 Sq. Ft.**
- F. 2016 CBC Occupancy Classification(s): **R1**

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 2250 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- ☒ 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.



CITY OF ONTARIO

MEMORANDUM

**Need to
EXPEDITE!**

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: Charles Mercier, Senior Planner

DATE: March 14, 2017

SUBJECT: FILE #: PMTT17-005 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 **Tuesday, March 21, 2017**.

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

PROJECT DESCRIPTION: A Tentative Parcel Map (PM 19302) to subdivide 11 lots and vacated Transit Street into a single parcel to facilitate the development of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10). Related Files: PDEV17-017.

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

Code
Department

Joe DeLeon
Signature

Supervisor
Title

3-20-17
Date

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV17-017, A DEVELOPMENT PLAN TO CONSTRUCT A 75-UNIT, THREE-STORY APARTMENT COMPLEX ON APPROXIMATELY 2.95 ACRES OF LAND BORDERED BY HOLT BOULEVARD ON THE NORTH, FERN AVENUE ON THE EAST, EMPORIA STREET ON THE SOUTH, AND VINE AVENUE ON THE WEST, WITHIN THE MU-1 (MIXED-USE DOWNTOWN) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1049-051-01, 1049-051-02, 1049-051-03, 1049-052-1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 & 1049-052-10.

WHEREAS, RELATED CALIFORNIA ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV17-017, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed Use Downtown) zoning district, and is presently improved with a vacant commercial building and a dog park, and includes vacant properties; and

WHEREAS, land uses surrounding the project site are characterized by a mixture of legal nonconforming residential uses and conforming residential and commercial uses across Vine Avenue, to the west, which are zoned MU-1 (Downtown Mixed Use). Nonconforming single-family residential and light industrial uses and vacant property are located across Emporia Street, to the south, and are zoned MU-1 (Downtown Mixed Use). A mix of vacant commercial buildings, office uses, and vacant property are located across Fern Avenue, to the east, and are zoned MU-1 (Downtown Mixed Use). Religious assembly and commercial uses are located across Holt Boulevard, to the north, and are zoned MU-1 (Downtown Mixed Use); and

WHEREAS, the Project consists of the construction of two and three-story apartment buildings (75 dwelling units in total) in townhouse and stacked-flat configurations. Consistent with the requirements of the Emporia Family Housing Planned Unit Development, a residential development is proposed that is pedestrian friendly, designed with more intense/dense three-story buildings focused along the project's Holt Boulevard frontage. The project intensity/density lessens across the site to the south, with smaller 2-story residential buildings proposed along the project's Emporia Street frontage. The resulting overall residential density of the project is 25.4 dwelling units per acre; and

WHEREAS, vehicular access onto the site will be from Vine and Fern Avenues. Each dwelling will be provided a private open space area in the form of balconies, decks, patios or yards. Additionally, the Project provides for common open space to be provided for passive and active recreational uses; and

WHEREAS, consistent with the requirements of the Emporia Family Housing Planned Unit Development, the Project utilizes a combination of on-site and on-street parking. All resident parking will be provided on site, while guest parking spaces will be provided on-street. Resident parking will be either in an attached garage or a combination of assigned carport spaces and uncovered, on-site spaces located in close proximity to dwellings; and

WHEREAS, based on the length of unobstructed curb adjacent to the project site along Vine and Fern Avenues, and Emporia Street, a total of approximately 37 guest parking spaces are available. This results in three-times more guest parking spaces than is required, providing one on-street guest parking space for every 2 dwelling units; and

WHEREAS, the architectural style proposed for the project consists of a modern interpretation of Craftsman, exemplified by exposed beams, low-pitched gable roofs, exposed rafters, and overhead trellises. Furthermore, large areas of masonry, wood siding and stucco accents have been provided to enhance the architectural theme; and

WHEREAS, buildings located along Holt Boulevard will have a linear design with enhanced areas of design and color to differentiate units that front onto the street. Street-fronting podium parking will be shielded from view by intensified landscaping and podium walls with screened openings running alongside the Holt Boulevard street frontage; and

WHEREAS, buildings along Emporia Street, and portions of Vine and Fern Avenues, will be designed in the Cottage style. This architectural style is exemplified by gable roofs, cross gables, and a blending of masonry, wood, and stucco siding types; and

WHEREAS, the City of Ontario adopted a Housing Element as mandated by Sections 65580 to 65589 of the California Government Code, and State Housing Element law requires that each local jurisdiction identify and analyze existing and projected housing needs within their jurisdiction, and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs; and

WHEREAS, the California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan (ALUCP) be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted ALUCP; and

WHEREAS, on April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Project is located within the Airport Influence Area for Ontario International Airport, and must be consistent with, the policies and criteria set forth in the ALUCP for ONT; and

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

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

WHEREAS, on May 15, 2017, the Development Advisory Board of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date, voting to issue Decision No. DAB17-022 recommending the Planning Commission approve the project subject to the conditions of approval recommended by City staff; and

WHEREAS, as the first action on the Project, on May 16, 2017, the City Council approved a resolution 2017-044 in conjunction with File No. PUD17-001, adopting an Addendum to The Ontario Plan 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 significance; and

WHEREAS, on May 23, 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. Environmental Determination and Findings. As the decision-making body for the Project, The Planning Commission previously reviewed and

considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report, certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001.

b. The Addendum and administrative record were previously completed and adopted on May 16, 2017, by the City Council of the City of Ontario in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

c. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

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

e. 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

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

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

a. Does not constitute substantial changes to the Environmental Impact Report that will require major revisions to the Environmental Impact Report 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 Environmental Impact Report was prepared, that will require major

revisions to the Environmental Impact Report 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 Environmental Impact Report was certified/adopted, that shows any of the following:

1. The project will have one or more significant effects not discussed in the Environmental Impact Report; or

2. Significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report; 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 Environmental Impact Report would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. Housing Element Consistency. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site contains three 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 (75 low income dwelling units proposed, and 46 low income dwelling units required) and density (25.4 DU/Acre proposed, and a minimum of 25.1 DU/Acre required) specified in the Available Land Inventory.

SECTION 4. Airport Land Use Compatibility Plan (ALUCP) Consistency. As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

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

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

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the MU-1 (Downtown Mixed Use) zoning district, including standards relative to the particular High Density Residential land use proposed, as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

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

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Development Code and the Emporia Family Housing Planned Unit Development, which are applicable to the proposed Project, including building intensity, building and parking

setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (high density residential). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code and the Emporia Family Housing Planned Unit Development.

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

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

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

SECTION 9. Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
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 May 23, 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
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Planning Department Land Development Division Conditions of Approval

Meeting Date: May 15, 2017
File No: PDEV17-017
Related Files: PMTT17-005 (PM 19302) & PHP17-007

Project Description: A Development Plan (File No. PDEV17-017) for the construction of a 75-unit, three-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10); **submitted by Related California.**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Refuse and Recyclable Material Storage Areas.

(a) The developer shall provide areas or systems within dwelling units containing recyclable materials receptacles, such as under-cabinet rollout drawers in kitchen areas, to make recycling more convenient and accessible to residents.

(b) Trash enclosures shall be designed to contain separate containers for the collection of refuse and recyclable materials, with an adequate number of containers provided to allow for the collection of both refuse and recyclable materials generated by the development, pursuant to standards established by the Ontario Municipal Utilities Company.

(c) Trash enclosures shall meet the minimum design standards depicted in the standard drawings adopted by the City, which shall include: [i] a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access, [ii] separate pedestrian access that is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion, and [iii] a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable, and screen trash bins from view of the upper floors of adjacent dwellings. Furthermore, trash enclosures shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.

(d) Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.

(e) Signs clearly identifying all recycling and refuse collection areas, and the materials accepted for recycling shall be posted adjacent to all points of access to each trash enclosure.

(f) Particular care shall be given when placing trash enclosures immediately adjacent to dwelling units; however, no trash enclosure shall be located within 10 FT of the livable portion of a structure.

(g) Trash enclosures shall be bordered by a minimum 5-FT wide planter and screened with landscaping on all exposed sides, excluding the side with bin access gates.

(h) Prior to the issuance of the first occupancy permit, the developer shall establish a written recycling plan, which specifies the identification of targeted materials to be recycled, and methods of recycling program promotion to project tenants.

2.4 Landscaping.

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

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

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

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be

resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

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

2.6 Parking, Circulation and Access.

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

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

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

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

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

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

2.7 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.

(c) Exterior light fixtures should use color-correct luminaires such as halogen, metal halide, or LED, to ensure true-color at night, visual comfort for pedestrians, and energy efficiency.

(d) Pedestrian-level pole-mounted lighting, bollard lighting, ground-mounted lighting, or other low, glare-controlled fixtures mounted on buildings or walls, shall be used to light pedestrian walkways. Pole-mounted, building-mounted, or tree-mounted lighting fixtures shall be no more than 12 FT in height. Bollard-type lighting shall be no more than 4 FT in height.

2.8 Mechanical and Rooftop Equipment.

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

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

2.9 Gutters, Vents, and Downspouts. Gutters, vents, and downspouts shall be concealed from public view to the extent possible. Exposed gutters and downspouts, where necessary, shall be colored to match the fascia or wall material to which they are attached. Roof vents shall be colored to match the roof material or the dominant trim color of the structure, as appropriate.

2.10 Exterior Building Colors.

(a) Building exteriors shall incorporate colors that are of compatible hues and intensities. Color schemes shall tie building elements together, relate separate buildings within the development, and enhance the architectural form of each building.

(b) The final exterior building colors shall be subject to review and approval by the Planning Director. The final review and approval of paint colors shall require a color test prior to painting buildings.

(c) All building mechanical equipment and appurtenances, including, but not limited to, meters, flues, vents, gutters, and utilities, shall match or complement the color of the surface in which they are attached or project.

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

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

2.13 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).

2.14 Environmental Review.

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

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

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

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

2.16 Additional Fees.

(a) 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.

2.17 Additional Requirements. Development Plan approval shall not be final and conclusive until such time that File No. PUD17-001 (Emporia Family Housing Planned Unit Development) has been approved and enacted by action of the City Council of the City of Ontario.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-017
 Address: Multiple
 APN: 1049-051-01,02 & 03 and 1049-052-03 thru 10
 Existing Land Use: Vacant
 Proposed Land Use: 75 unit Apartment complex
 Site Acreage: 2.95 Proposed Structure Height: 37 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Chuck Mercier
 Date: 4/17/17
 CD No.: 2017-012
 PALU No.: n/a

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

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

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

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

CONSISTENCY DETERMINATION

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

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

See Attached.

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2017-012
PALU No.: _____

PROJECT CONDITIONS

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.)

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

PRELIMINARY PLAN CORRECTIONS

Sign Off

	03/15/2017
Jamie Richardson, Associate Landscape Planner	Date

Reviewer's Name: Jamie Richardson, Associate Landscape Planner	Phone: (909) 395-2615
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DAB File No.: PDEV17-017	Related Files: PMTT17-005	Case Planner: Chuck Mercier
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Project Name and Location: 75-unit, 3-story Apartment Complex Fern Ave, Emporia Street and Vine Ave
Applicant/Representative: Related California – Stan Smith 18201 Von Karman Ave., Suite 900 Irvine, CA 92612

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 03/14/2017) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil Plans

1. Show backflows and transformers on plan, and dimension a 4' set back from paving.
2. Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
3. Show corner ramp and sidewalk per city standard drawing 1213.
4. Show all easements and identify.
5. Site shall include 15% landscaping not including right of way or paving areas.
6. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
7. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs, or 12" wide pavers or DG paving with aluminum edging where parking spaces are adjacent to planters.
8. Show ADA access route from the public sidewalk, ADA path to employee break area and ADA path to adjacent industrial buildings within the same development. Include required ADA parking spaces and access aisles.

Landscape Plans

9. Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans.
10. Show all utilities on the landscape plans. Keep utilities clear of required tree locations.
11. Show parkway landscape and street trees spaced 30' apart.
12. Show parking lot island planters adjacent to trash enclosures for screening.
13. Show appropriate parking lot shade trees with min 30' canopy at maturity with a standard, straight trunk; Quercus virginiana is appropriate for landscape areas 7' and Rhus has an informal growth habit. Consider Koelreuteria paniculata, Ulmus parvifolia 'Drake' or the Pistachia

chinensis.

14. Include a preliminary MAWA calculation.
15. Show landscape hydrozones to separate low water from moderate water landscape.
16. Note that irrigation plans shall provide separate systems for tree stream bubblers with pc screens.
17. Replace invasive (*Stipa* & *Macfadyena*), higher water using (*Liriope* & *Philodendron*), short lived, high maintenance or poor performing plants (*Ceanothus*, *Bougainvillea*, *Festuca glauca*, *Miscanthus* & *Phormium*). Limit use of Agaves (protect from frost) and *Pelargonium* to accent areas.
18. Street trees for this project are: Holt Blvd = *Fraxinus oxycarpa* 'Raywood', Fern Ave. = *Cinnamomum camphora*, Vine Ave = *Lagerstroemia indica*, *Tabebuia chrysotricha* or *Callistemon citrinus* and Emporia = *Grevillea robusta*.
19. Note for agronomical soil testing and include report on landscape plans.
20. Call out all fences and walls, materials proposed and heights.
21. Show 25% of trees as California native (*Platanus racemosa*, *Quercus agrifolia*, *Quercus wislizenii*, *Quercus douglasii*, *Cercis occidentalis*, *Sambucus Mexicana*, etc.) in appropriate locations.
22. Show all proposed sign locations (on buildings and in landscape) to avoid conflicts with trees, shrubs.
23. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

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

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



HOUSING ELEMENT CONSISTENCY DETERMINATION



File No.: PMTT17-005

Location: Block from Holt Blvd. to Emporia Street between Vine and Fern Avenues

Project Description:

Prepared By:

Clarice Burden

Date:

3/21/17

Signature:

Clarice Burden

A Tentative Parcel Map (PM 19302) to subdivide 11 lots and vacated Transit Street into a single parcel to facilitate the development of a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10). Related Files: PDEV17-017.

This project has been reviewed for consistency with the adopted Housing Element. The following was found:

The proposed project is consistent with the adopted Housing Element. The site is not one of the properties listed in the Available Land Inventory in the Housing Element.

The proposed project is consistent with the adopted Housing Element. The site is listed as one of the sites in the Available Land Inventory in the Housing Element. The number of units proposed by the project of 45 * and density of 25.4 du/ac is consistent with the minimum number of units specified in the Available Land Inventory in the Housing Element. The Available Land Inventory specifies that this site has a minimum number of 44 units at a minimum density of 25.1 du/ac.

The proposed project is not consistent with the adopted Housing Element. The site is one of the properties listed in the Available Land Inventory in the Housing Element. The proposed project is not consistent with the number of dwelling units of _____ and/or the minimum density of _____ specified in the Available Land Inventory in the Housing Element. The Available Land Inventory specifies that this site has a minimum number of _____ units at a minimum density of _____ du/ac. One of the following will be needed:

A General Plan Amendment to remove the subject property from the Available Land Inventory in the Housing Element will need to be approved prior to the approval of this project. Removing the subject property from the Available Land Inventory will not impact the City's Regional Housing Needs Allocation obligations since there are an adequate number of sites in the inventory to meet the RHNA obligation without finding replacement sites; or

A General Plan Amendment to remove the subject property from the Available Land Inventory in the Housing Element will need to be approved prior to the approval of this project. Removing the subject property from the Available Land Inventory will impact the City's Regional Housing Needs Allocation obligations since there are not an adequate number of sites in the inventory to meet the RHNA obligation. Replacement sites that meet the HCD criteria will need to be found and included in the General Plan Amendment (listed by APN, number of units and density). Appropriate replacement sites will need to be reviewed by Advance Planning staff prior to including them in the Available Site Inventory.

There are not adequate replacement sites to meet the City's RHNA obligation. The proposed project will either need to be revised to comply with the Housing Element or denied since it is not consistent with The Ontario Plan.

Additional Comments:

* Note: The total project provides 75 units. Sixty percent of the acreage (1.77 ac) are properties on the Available Land Inventory .
75 * .6 = 45 units

Findings should be included in the approving resolutions stating how/if the proposed project is consistent with the adopted Housing Element.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Charles Mercier
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 15, 2017
SUBJECT: PDEV17-017

-
- 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: Chuck Mercier, Planning Department

FROM: Douglas Sorel, Police Department

DATE: March 20, 2017

SUBJECT: PDEV17-017 – A DEVELOPMENT PLAN TO CONSTRUCT A 75 UNIT, 3 STORY APARTMENT COMPLEX AT THE SOUTHEAST CORNER OF HOLT BLVD. AND VINE AVENUE. RELATED FILE: PMTT17-005.

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

- Required lighting for walkways, driveways, doorways, parking lots, hallways, stairwells, and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.
- Stairwells shall be constructed so as to either allow for visibility through the stairwell risers or to prohibit public access to the areas behind stairwells.
- The development shall participate in the Crime-Free Multi Housing program offered by the Ontario Police Department COPS Division.

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



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Senior Planner
Planning Department

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

DATE: March 21, 2017

SUBJECT: PDEV17-017 - A Development Plan to construct a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10). Related Files: PMTT17-005 (PM 19302).

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

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: **V A**
- B. Type of Roof Materials:
- C. Ground Floor Area(s):
- D. Number of Stories: **Three**
- E. Total Square Footage: **79,905 Sq. Ft.**
- F. 2016 CBC Occupancy Classification(s): **R1**

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 2250 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- ☒ 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.



CITY OF ONTARIO MEMORANDUM

**Need to
EXPEDITE!**

TO: "Vacant", Development Director
Scott Murphy, Planning Director (Copy of Memo only)
Cathy Wahistrom, 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: Charles Mercier, Senior Planner

DATE: March 14, 2017

SUBJECT: FILE #: PDEV17-017 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, March 21, 2017**.

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

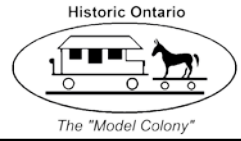
PROJECT DESCRIPTION: A Development Plan to construct a 75-unit, 3-story apartment complex on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10). Related Files: PMTT17-005 (PM 19302).

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

Code
Department *Joe Robinson*
Signature

Suzewish
Title
3-20-17
Date

PLANNING / HISTORIC PRESERVATION COMMISSION STAFF REPORT



DATE: May 23, 2017

FILE NO: PHP17-008

SUBJECT: A Certificate of Appropriateness to replace windows on an existing 1,854 square foot single-family residence, designated Local Landmark No. 78, the Thomas T. Parker House, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/Acre) zoning district (APN: 1047-343-06).

LOCATION: 213 West Sixth Street

**APPLICANT/
PROPERTY
OWNER:** Sherman and Gloria Nelson

RECOMMENDATION:

That the Planning/Historic Preservation Commission approve File No. PHP17-008, pursuant to the facts and reasons contained in the staff report and attached resolution and subject to the conditions of approval.

PROJECT SITE:

The project site is comprised of 0.33 acres of land on the south side of West Sixth Street, at 213 West Sixth Street, within an existing residential neighborhood in the RE-4 (Residential Estate – 2.1 to 4.0 DUs/Acre) zoning district, and is depicted in **Figure 1: Project Location**.



Figure 1: Project Location

Case Planner: **Elly Antuna, Assistant Planner**

Planning Director Approval:

Submission Date: **03/30/2017**

Hearing Deadline: **05/23/2017**

Hearing Body	Date	Decision	Action
HPSC:	05/09/2017	Approve	Recommend
PC / HPC:	05/23/2017		Final
CC:			

ARCHITECTURAL DESCRIPTION AND HISTORY:

The Thomas T. Parker House was designated by City Council as Local Landmark No. 78 on May 4, 2004 and is depicted in **Figure 2: Thomas T. Parker House**. The single story, California Ranch style residence is rectangular in floor plan with a regular-pitched, cross-gabled roof covered in composition shingles with exposed eaves and rafter tails. The Thomas T. Parker House is clad in horizontal wood siding with narrow vertical wood siding on the gable ends and features an off-center entrance with an open front porch supported by five simple square posts. The residence originally featured wood framed, hung windows with horizontal bands on the upper and lower panes and wood framed, fixed windows with grid patterns.



Figure 2: Thomas T. Parker House

In 1958, a permit was issued to add approximately 50 square feet to the rear of the dwelling to enlarge the family room and bedroom and construct a ¾ bath. In 2006, a permit was issued to replace the original wood shake shingle roof with a 40-year composition shingle. Since 2006, the windows were replaced in a different style and design without Planning Department review and approval. Additionally, the residence has been repainted in a different color pallet with different placement of accent colors that are not typical of the architectural style. These two changes have altered the appearance of the house as depicted in **Figure 3: 2016**.



Figure 3: 2016

BACKGROUND:

In 2005, the Applicant applied for and entered into a Mills Act contract with the City. The Mills Act Contract, which is currently recorded on the property title, requires preservation in accord with the Development Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Mills Act contracts are monitored periodically in accordance with California Government Code Sections 50280 – 50290. Pursuant to the contract, all items listed in the work schedule needed to be completed by 2016. However, in 2016, there were 3 outstanding items listed in the work schedule including: installation of appropriate replacement windows, exterior paint, and replacement of the existing driveway with new concrete. In 2016, the contract was monitored and reviewed. As part of the self-evaluation program, the Applicant submitted to the Planning Department invoices for window replacements and exterior paint verifying that these items listed on the Contract's work schedule had been completed. Upon review, it was discovered that the window replacement had not been reviewed or approved by the Planning Department.

Although exterior paint was required and part of the Contract, approval of proposed paint was not subject to Planning Department review. Since then, the Development Code has been updated to require Planning Department review for repainting of historic resources.

The style, type, material, grille pattern and fenestration of the windows are character-defining features in terms of architectural characteristic and craftsmanship of a historic building. Windows are one of the few parts of a building that serve as both an interior and exterior feature. Windows are also an important aspect when determining historic significance of a building. Per the Development Code, historic windows may be replaced, so long as the original windows are deteriorated beyond repair and the replacement windows have the same design and style of the original windows. Based on a review of the window project, it was determined that four of the original window openings have been replaced with windows (sliders) that do not match the original design and style (hung and fixed), and that the previous grille pattern was not replicated on any of the replacement windows and, therefore, a Waiver could not be approved at an administrative level.

EXTERIOR ALTERATIONS:

In order to resolve non-compliance with the Development Code and Mills Act Contract, a number of alternatives were discussed with the Applicant and window contractor, including removing all of the newly installed inappropriate windows and replacing them with like in kind. The Applicant was not amenable to this alternative as it would result in substantial costs to them. A second alternative was to “retrofit” the existing windows by installing “plant-on” grilles to replicate the original horizontal bands and grid pattern on the windows. The retrofit alternative, while possible, was not considered best practices as the “plant-on” grilles would not withstand the elements and would deteriorate rapidly.



Original window style with two hung windows



Slider window to be replaced with two hung windows without horizontal bands

Figure 4: Proposed Windows Northwest

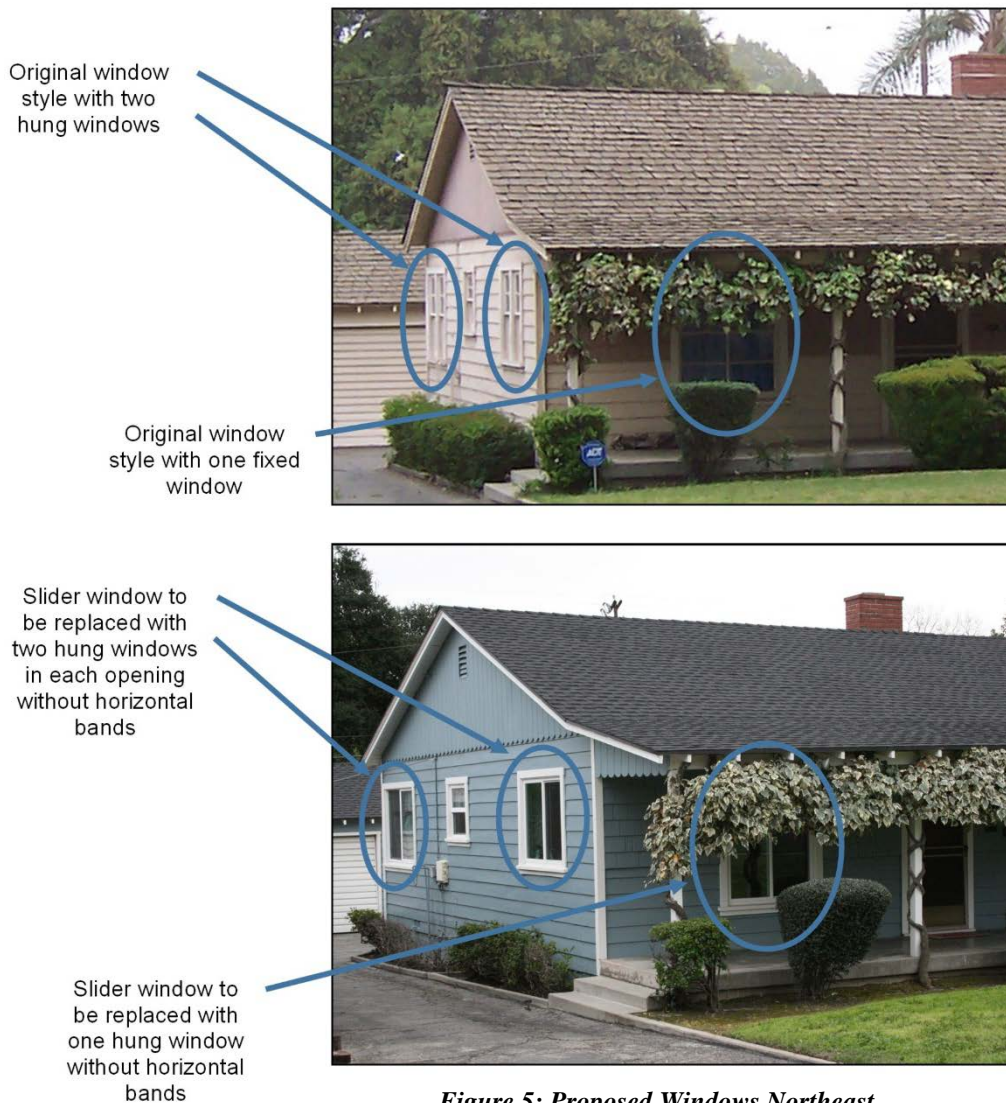


Figure 5: Proposed Windows Northeast

The Applicant is proposing to: 1) replace the four slider windows with hung windows in keeping with the original window style (as described in **Figure 4: Proposed Windows Northwest** and **Figure 5: Proposed Windows Northeast**), and 2) keep the remaining replacement hung and fixed windows without the grille pattern. The proposed project will keep the original window openings intact, and the original window trim surrounding the windows shall remain, but the original grille pattern will not be restored.

PROJECT ANALYSIS:

Section 4.02.050.F (Historic Preservation-Certificates of Appropriateness and Demolition of Historic Resources) allows a Waiver to be issued by the Planning Director for work that is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and for minor alterations to historic resources, provided no change in appearance occurs (like for like). Changing the historic appearance of windows through the use of designs, materials, or finishes that noticeably change the sash or grille configuration is not recommended in the

Secretary of the Interior's Standards. The project, as proposed, creates a noticeable change in the grille configuration, therefore the proposed change results in an alteration that is not like for like and as such is not within administrative approving authority. However, Staff believes that the absence of the grilles on the windows, while an alteration, will not detrimentally change, destroy or adversely affect the significant architectural features of the resource to a level that renders it ineligible for historic designation.

On May 9, 2017, the Historic Preservation Subcommittee (HPSC) reviewed the Certificate of Appropriateness application and recommended approval to the Planning/Historic Preservation Commission subject to conditions of approval as contained in Exhibit "A" of the Resolution.

FINDINGS OF FACT:

The Secretary of the Interiors' Standards for the Treatment of Historic Properties was developed by the Federal Government to be guiding principles for the treatment of historic properties. The Standards for Rehabilitation are used when evaluating the appropriateness of proposed additions and alterations to historic resources.

The Planning Commission, serving as the Historic Preservation Commission, must consider and clearly establish certain findings of facts for all Certificate of Appropriateness applications. The exterior alterations, in whole or in part:

- a. *Finding: Will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource.*

Fact: The building has had minimal alterations since its construction in 1947. The project proposes to maintain the existing window fenestration and will not alter any of the original openings. All new window styles will be consistent with the original hung and fixed windows and all original window trim will remain intact. Therefore, the absence of the horizontal bands and grid patterns on the window, while a minor alteration, will not detrimentally change, destroy or adversely affect the significant architectural features of the resource to a level that renders it ineligible for historic designation.

- b. *Finding: Will not detrimentally change, destroy, or adversely affect the historic character or value of the resource.*

Fact: The project proposes to maintain the existing window trim and fenestration and will not alter any of the original openings, keeping the windows consistent with the California Ranch architectural style of the building, and therefore will not detrimentally change, destroy or adversely affect the historic character or value of the resource.

- c. *Finding: Will be compatible with the exterior character-defining features of the historic resource.*

Fact: By retaining the existing window trim and fenestration, and maintaining the hung window style, the proposed project will be compatible with the exterior character-defining features of the historic resource.

COMPLIANCE WITH THE ONTARIO PLAN:

The proposed project is consistent with the principles, goals and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Governance, (3) Policy Plan (General Plan) and (4) City Council Priorities in the following ways:

[1] City Council Goals

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

[2] Vision

Dynamic Balance

- An appreciation for the "personality and charm" of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be.

Distinctive Development

- Diverse and highly successful villages that benefit from preservation, enhancement and selective intensification (Original Model Colony)

[3] Governance

Governance – Decision Making

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

[4] Policy Plan

Housing Element – 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.
 - H1-4 Historical Preservation. We support the preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario's past that are considered to be local historical or cultural resources.

Community Design Element — Image & Identity

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.
 - CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.
 - CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

Community Design Element — Historic Preservation

- Goal CD4: Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.
 - CD4-2 Collaboration with Property Owners and Developers. We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods
 - CD4-4 Incentives. We use the Mills Act and other federal, state, regional and local programs to assist property owners with the preservation of select properties and structures.

ENVIRONMENTAL REVIEW: Staff independently reviewed, evaluated and exercised judgment over the project and the project's environmental impacts and determined that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15331 Class 31 Historical Resource Restoration/Rehabilitation.

RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, APPROVING FILE NO. PHP17-008, A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS ON AN EXISTING 1,854 SQUARE FOOT SINGLE FAMILY RESIDENCE, DESIGNATED LOCAL LANDMARK NO. 78, THE THOMAS T. PARKER HOUSE, ON 0.327 ACRES OF LAND AT 213 WEST SIXTH STREET WITHIN THE RE-4 (RESIDENTIAL ESTATE – 2.1 TO 4.0 DUS/ACRE) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF (APN: 1047-343-06)

WHEREAS, Sherman and Gloria Nelson, (“Applicant”) has filed an application for the approval of a Certificate of Appropriateness, File No. PHP17-008, as described in the title of this Resolution (hereinafter referred to as “Project”); and

WHEREAS, the City’s character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the “Model Colony” as declared by an act of the Congress of the United States and presented at the St. Louis World’s Fair in 1904; and

WHEREAS, the City’s historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City’s past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario’s rich heritage; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources Elements of the Policy Plan Component of the Ontario Plan sets forth Goals and Policies to conserve Ontario’s historic buildings and districts; and

WHEREAS, Section 4.02.050 (Historic Preservation - Certificates of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code requires approval of a Certificate of Appropriateness for any alteration, restoration and/or resurfacing of a designated historic resource; and

WHEREAS, the Thomas T. Parker House is worthy of preservation and was designated by the City Council on May 4, 2004, as designated Local Landmark No. 78; and

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

activity; and

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

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

WHEREAS, on May 9, 2017, the Historic Preservation Subcommittee of the City of Ontario conducted a special hearing and issued Decision No. HPSC17-009, recommending the Historic Preservation Commission approve the Application; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the City of Ontario, as follows:

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

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

b. The Project is categorically exempt from environmental review pursuant to Section 15331 (Class 31—Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines; and

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

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

SECTION 2. Airport Land Use Compatibility Plan (ALUCP) Consistency. As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting

documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 3. Concluding Facts and Reasons. Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Historic Preservation Commission hereby concludes that the new construction, in whole or in part:

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. The building has had minimal alterations since its construction in 1947. The project proposes to maintain the existing window fenestration and will not alter any of the original openings. All new window styles will be consistent with the original hung and fixed windows and all original window trim will remain intact. Therefore, the absence of the horizontal bands and grid patterns on the window, while a minor alteration, will not detrimentally change, destroy or adversely affect the significant architectural features of the resource to a level that renders it ineligible for historic designation; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The project proposes to maintain the existing window trim and fenestration and will not alter any of the original openings, keeping the windows consistent with the California Ranch architectural style of the building, and therefore will not detrimentally change, destroy or adversely affect the historic character or value of the resource; and

c. Will be compatible with the exterior character-defining features of the historic resource. By retaining the existing window trim and fenestration, and maintaining the hung window style, the proposed project will be compatible with the exterior character-defining features of the historic resource.

SECTION 4. Historic Preservation Commission Action. Based upon findings set forth in Sections 1 through 3 above, the Historic Preservation Commission hereby APPROVES the Certificate of Appropriateness, subject to the conditions attached herein and by this reference (Exhibit A).

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 incorporate fully in the defense.

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

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

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of May 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard Delman
Historic Preservation Commission
Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Historic
Preservation Commission

Historic Preservation Commission Resolution
File No. PHP17-008
May 23, 2017
Page 5

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert#] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on May 23, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore

Exhibit "A" – Conditions of Approval

1. Time Limits.

1.1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2. Window Retrofit

2.1. The style (frame thickness, opening direction, etc.) and fenestration of the new windows shall be consistent with the original windows. Submit a cut sheet to Planning for review and approval prior to commencing work.

2.1.1. Windows shall be hung style.

2.1.2. Window openings shall not be altered.

2.1.3. All original wood trim on windows shall remain.

2.2. Wherever original windows have been replaced with inappropriate windows, new period appropriate windows will be installed.

2.2.1. All slider windows on original construction will be replaced with hung windows. Any existing hung windows will remain.

3. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.

4. The Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.



CITY OF ONTARIO

MEMORANDUM

TO: Chairman and Members of the Planning Commission

FROM: Scott Murphy, Planning Director *SM*

DATE: May 23, 2017

SUBJECT: MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF APRIL 2017

Attached, you will find the Planning Department Monthly Activity Report for the month of April 2017. 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 April 2017

PCUP17-012:

Submitted by Biolab Inc.

A Conditional Use Permit to establish pool chemical manufacturing on 3.5 acres of land, within an existing 52,415 square foot industrial building located at 5160 East Airport Drive, within the IH (Heavy Industrial) zoning district (APN: 0238-081-86).

PCUP17-013:

Submitted by T-MOBILE

A Conditional Use Permit to establish a wireless telecommunications facility (T-Mobile) on an existing SCE transmission tower located at 3252 East Riverside Drive, within the UC (Utilities Corridor) zoning district. (APN: 0218-151-45). Related File: PDEV17-021.

PDEV17-019:

Submitted by Raising Cane's Chicken Fingers

A Development Plan to construct a drive-thru restaurant (Raising Cane's Chicken Fingers) totaling 4,086 square feet on approximately 1.47 acres of land, located at 4360 East Mills Circle, within the Commercial/Office land use district of the Ontario Mills Specific Plan (APN: 0238-014-21).

PDEV17-020:

Submitted by Creative Design Association

A Development Plan to construct a two-story, 37,074-square foot retail and medical office building on 7.94 acres of land located at northeast corner of Riverside Drive and Euclid Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1051-614-08). Related File: PMTT17-006.

PDEV17-021:

Submitted by T-MOBILE

A Development Plan to construct a wireless telecommunications facility (T-Mobile) on an existing SCE transmission tower located at 3252 East Riverside Drive, within the UC (Utilities Corridor) zoning district. (APN: 0218-151-45). Related File: PCUP17-013.

PLFD17-001:

Submitted by Laura Argumedo

A Large Family Daycare for maximum capacity of 14 children, located at 2612 Blue Fox Drive, within the Creekside Specific Plan (APN: 1083-261-40).

PMTT17-006:

Submitted by Creative Design Association

A Tentative Parcel Map to subdivide 7.94 acres of land into a single lot for condominium purpose, in conjunction with the construct of a two-story, 37,074-square foot retail and medical office building located at northeast corner of Riverside Drive and Euclid Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1051-614-08). Related File: PDEV17-020.

PPRE17-001:

Submitted by Prologis LP

A Preliminary Review for the proposed construction of 4 industrial buildings on 78.82 acres of land, totaling 1,485,914 square feet, bordered by Eucalyptus Avenue on the north, Merrill

City of Ontario Planning Department
Monthly Activity Report—New Applications
Month of April 2017

Avenue on the south, Baker Avenue on the east, and Vineyard Avenue on the west (APNs: 1054-171-02, 1054-171-04, 1054-181-01, 1054-181-02, 1054-361-01 & 1054-361-02).

PPRE17-002: **Submitted by Prologis LP**

A Preliminary Review for the proposed construction of 14 industrial buildings on 192.74 acres of land, totaling 3,815,038 square feet, bordered by Eucalyptus Avenue on the north, Merrill Avenue on the south, Grove Avenue on the east, Walker Avenue on the west (APNs: 1054-111-01, 1054-111-02, 1054-121-01, 1054-121-02, 1054-131-01, 1054-131-02, 1054-141-01, 1054-141-02, 1054-151-01, 1054-161-01, 1054-201-01, 1054-211-01, 1054-211-02, 1054-221-01, 1054-221-02, 1054-331-01, 1054-331-02, 1054-341-01, 1054-341-02 & 1054-351-01).

PSGN17-034: **Submitted by Premier Sign Service, Inc.**

A Sign Plan for the reface of two existing monument signs (40 SF, each) for TOYOTA, located at 1201 South Kettering Drive (APN: 0238-251-12).

PSGN17-035: **Submitted by Fast Signs**

A Sign Plan for the installation of a new wall sign for AMERICAN JERKY COMPANY (82.5 SF), located at 2400 East Francis Street (APN: 0113-491-39).

PSGN17-036: **Submitted by Elmer Furufino**

A Sign Plan for the installation of window signs for SEDUCTION BAR & LOUNGE, located at 117 North Euclid Avenue (APN: 1048-564-07).

PSGN17-037: **Submitted by Elmer Furufino**

A Sign Plan for a temporary banner for SEDUCTION BAR & LOUNGE, located at 117 North Euclid Avenue (APN: 1048-564-07).

PSGN17-038: **Submitted by IPS Packaging**

A Sign Plan for the installation of a wall sign for IPS PACKAGING (60 SF), located at 1495 South Archibald Avenue (APN: 0211-261-19).

PSGN17-039: **Submitted by Signs Express Mfg. Co.**

A Sign Plan for the relocation of a previously-approved monument sign for EVERLIGHT AMERICAS, located at 4237 East Airport Drive (APN: 0211-222-06). Related File: PSGN17-030.

PSGN17-040: **Submitted by McDonald's**

A Sign Plan for MCDONALD'S restaurant, consisting of 4 illuminated signs and 2 non-illuminated signs, located at 832 North Mountain Avenue (APN: 1010-191-25).

Monthly Activity Report—New Applications

Month of April 2017

PSGN17-041: **Submitted by Premier Sign Source**

A Sign Plan for the change of location for a wall sign for CALIBER COLLISION, located at 200 South Wineville Avenue (APN: 0238-081-99).

PSGN17-042: **Submitted by Digital Concept**

A Sign Plan for the installation of one tenant identification wall sign for MELMARC, located at 752 South Campus Avenue (APN: 1049-221-36).

PSGN17-043: **Submitted by Electricore Signs**

A Sign Plan for the installation of one wall sign at the tenant space and one wall sign on the tower space for SOCCER BOULEVARD, located at 1341 East Fourth Street, Suite A (APN: 0108-381-30).

PSPA17-002: **Submitted by A & E Leasing**

An Amendment to the Grove Avenue Specific Plan to: [1] change the land use designation on approximately one acre of land located at the northeast corner of Grove Avenue and Philadelphia Street, from Business Park to Commercial land use district; [2] add and delete certain allowed land uses; and [3] update certain sections of the specific plan document to reflect the proposed land use changes. The Grove Avenue Specific Plan is generally located on the east and west sides of Grove Avenue, between Mission Boulevard on the north and the Pomona Freeway (CA60) on the south.

PTUP17-016: **Submitted by Ontario Convention & Visitors Bureau**

A Temporary Use Permit for Amgen Tour of California, to commence at Ontario Convention Center, and progress to East Holt Boulevard, then to North Corona Avenue, then to East G Street, and then to North Euclid Avenue. Event to be held on 5/18/2017.

PTUP17-017: **Submitted by Quang Thien Buddhist Temple**

A Temporary Use Permit for Buddha's Birthday Celebration, located at 704 East E Street (APN: 1048-402-01). Event to be held on 5/7/2017.

PTUP17-018: **Submitted by Iglesia de Dias de la Profecia**

A Temporary Use Permit for a church sponsored flower sales for Mother's Day, located at 1130 South Campus Avenue (APN: 1049-503-33). Event to be held on 5/13/2017 through 5/14/2017.

PVER17-016: **Submitted by A/E West Consultants Inc.**

A Zoning Verification for 989 South Cucamonga Avenue (APN: 1049-392-16).

PVER17-018: **Submitted by DartSwift Property management Limited**

A Zoning Verification for 4060 East Airport Drive (APN: 0211-222-40).

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PVER17-019: Submitted by Anna Bennifield

A Zoning Verification for APN#238-014-46 (4320 and 4330 Mills Circle).

PVER17-020: Submitted by Zoning Service

A Zoning Verification for 2025 East Convention Center Way APN: 0110-321-24.

PVER17-021: Submitted by Rexford Industrial

A Zoning Verification for Safari Business Park buildings 1-6 (7 different APNs).

PVER17-022: Submitted by Rexford Industrial

A Zoning Verification for Safari Business Park, buildings 7-17.

PVER17-023: Submitted by Cemetery & Funeral Bereau

A Zoning Verification for 4045 E Guasti Road, suite 207.

PVER17-024: Submitted by Armnado Garcia

A Zoning Verification for 1368 E Hawthorne Street.

PVER17-025: Submitted by Bock & Clark Zoning

A Zoning Verification for 1501 and 1529 West State Street (APNs: 1011-231-07 & 08).

PVER17-026: Submitted by Jacob Musharbash

A Zoning Verification for towing business at 1046 East California Street.

PVER17-027: Tracy Industries, Inc.

A Zoning Verification for 4050 East Greystone Drive (APN: 1083-361-16).

PVER17-028: Submitted by American Lifan, Inc.

A Zoning Verification for 1930 South Rochester Avenue.

PVER17-029: Submitted by Skyy Beene

A Zoning Verification for 1160, 1170 and 1180 East Philadelphia Avenue and 2280 South Grove Avenue.

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DEVELOPMENT ADVISORY BOARD MEETING

April 3, 2017

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

April 3, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-003: A Conditional Use Permit to establish alcoholic beverage sales, for a Type 41 ABC License (Beer and Wine) in conjunction with an existing 2,926 square-foot restaurant (Blaze Pizza) on 96.4 acres of land located at 1 Mills Circle, Suite 100, within the Regional Commercial land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 238-014-36); **submitted by Blaze IE LLC.**

Action: The Zoning Administrator approved the Project subject to conditions.

CITY COUNCIL MEETING

April 4, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA16-003: A Development Agreement between the City of Ontario and GDCI-RCCD2-L.P., to establish the terms and conditions for the development of Tentative Parcel Maps 19725 (File No. PMTT16-010) and 19741 (File No. PMTT16-011) within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located on the south side of Ontario Ranch Road, between Mill Creek Avenue and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APNs: 0218-211-12 and 0218-211-25); **submitted by GDCI-RCCD2-LP.**

Action: The City Council approved an ordinance approving the Development Agreement.

DEVELOPMENT ADVISORY BOARD MEETING

April 17, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-002:

A Development Plan to construct a 4,074 square foot covered service write up area addition and remodel the storefront entrance to an existing 25,067 square foot automotive sales facility (Citrus KIA) on 5.6 acres of land located at 1350 South Woodruff Way, within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 028-201-41); **submitted by Dennis Shannon Jr.**

Action: The Development Advisory Board approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-050 & PCUP16-023:

A Development Plan (File No. PDEV16-050) and Conditional Use Permit (File No. PCUP16-023) to construct and establish a 4-story, 131-room hotel (The Element Hotel by Westin) totaling 93,177 square feet on approximately 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of The Ontario Center Specific Plan. The environmental impacts of this project were previously analyzed in conjunction with an Addendum to The Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" 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. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0210-204-18); **submitted by Glacier House Hotels.** Planning Commission and City Council action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the Project subject to conditions.

ZONING ADMINISTRATOR MEETING

April 17, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-004: A Conditional Use Permit request to establish a 5,820 square-foot banquet facility, with live entertainment, dancing, and a caterer's permit (ABC License Type 58) to authorize the sale of alcoholic beverage for consumption on the premises on the second story of an existing

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two-story building, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue) Overlay zoning districts, located at 231 North Euclid Avenue. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1048-565-05); **submitted by Norma G. Lopez.**

Action: The Zoning Administrator approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-008: A Conditional Use Permit to establish alcoholic beverage sales, for a Type 47 ABC License (On Sale General- Eating Place) in conjunction with a proposed 2,400 square-foot restaurant and bar (Flair’s Martinis and Wings) on 3.44 acres of land located at 4451 East Ontario Mills Parkway, Suite A, 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 requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0238-014-10); **submitted by Errol Brown.**

Action: The application was continued to the May 1, 2017 meeting; the Applicant did not show.

CITY COUNCIL MEETING

April 18, 2017

ENVIRONMENTAL ASSESSMENT AND STANDARD CONDITIONS OF APPROVAL AMENDMENT

REVIEW: An amendment to the City of Ontario Standard Conditions for New Development, to include updates consistent with the latest updates to the Ontario Development Code. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); **City Initiated.**

Action: The City Council approved a resolution approving the Project.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-007: A Development Code Amendment revising provisions of Development Code Chapter 5.0 (Zoning and Land Use) pertaining to Accessory Dwelling Units (formerly referred to as Second Dwellings), to incorporate recent changes in the State's Accessory Dwelling Unit laws (as prescribed in Senate Bill 1069, and Assembly Bills 2299 and 2406). The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The project is located within the Airport Influence Area of Ontario International

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Airport, and was evaluated and found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan; **City Initiated.**

Action: the City Council introduced and waived further reading of an ordinance approving the Project.

PLANNING COMMISSION MEETING

April 25, 2017

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO.

PUD17-001: A Planned Unit Development to establish development standards and guidelines to facilitate the future development of a high density residential apartment project at a density of approximately 25.4 dwelling units per acre on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed Use Downtown) zoning district. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), prepared in conjunction with File No. PGPA06-001, and certified by the City of Ontario City Council on January 27, 2010. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 1049-051-01, 1049-051-02, 1049-051-03, 1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 and 1049-052-10) **submitted by Related California.** City Council action is required.

Action: The Planning Commission recommended the City Council approve the Project.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA17-001:

An Amendment to the Ontario Gateway Specific Plan (File No. PSPA17-001) to change Table 2.B: Permitted Land Uses by Planning Areas, to allow drive-thru quick serve restaurants as a conditionally permitted use within the Mixed-Use Planning Area land use designation. The project site is located at the southeast corner of Haven Avenue and Guasti Road. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared in conjunction with File No. PGPA06-001, and adopted by City Council on January 27, 2010. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0210-212-57); **submitted by Architecture Design Collaborative.** City Council action is required.

Action: The Planning Commission recommended the City Council approve the Project.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-050 AND PCUP16-023:

A Development Plan (File No. PDEV16-050) and Conditional Use Permit (File No. PCUP16-023) to construct and establish a 4-story, 131-room hotel (The Element Hotel by Westin) totaling 93,177 square feet on approximately 4.5 acres

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of land, located at 900 North Via Piemonte, within the Piemonte Overlay of The Ontario Center Specific Plan. The environmental impacts of this project were previously analyzed in conjunction with an Addendum to The Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" 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. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0210-204-18); **submitted by Glacier House Hotels**. City Council action is required.

Action: The Planning Commission recommended the City Council approve the Project.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.

PSPA16-003: A Specific Plan Amendment to revise the provisions of the Piemonte Overlay of the Ontario Center Specific Plan, including changes to the development concept and regulations, and allowed land uses within the Commercial, Entertainment/Retail Commercial, Office, Special Use, and Residential sub-areas, affecting properties within an irregular-shaped area comprised of approximately 84 acres of land, generally located south of Fourth Street, west of Milliken Avenue, north of Concourses Street, and east of Haven Avenue. Staff has prepared a Mitigated Negative Declaration of environmental effects for the proposed project. 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 set forth within the Ontario International Airport Land Use Compatibility Plan for ONT (APNs: 0210-531-16, 0210-531-15, 0210-531-14, 0210-531-13, 0210-531-12, 0210-531-11, 0210-531-10, 0210-531-09, 0210-531-08, 0210-531-07, 0210-531-06, 0210-204-26, 0210-204-23, 0210-204-22, 0210-204-21, 0210-204-20, 0210-204-19, 0210-204-16, 0210-204-15, 0210-204-14, 0210-204-13, 0210-204-12, 0210-204-11, and 0210-204-10); **submitted by Lewis Piemonte Land, LLC, and Pendulum Property Partners**. City Council action is required.

Action: The Planning Commission recommended the City Council approve the Project.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA17-001: A Development Code Amendment proposing various clarifications to the Ontario Development Code, modifying certain provisions of Division 1.02 (Development Code Interpretation and Enforcement), Division 4.02 (Discretionary Permits and Actions), Division 5.02 (Land Use), Division 5.03 (Standards For Certain Land Uses, Activities and Facilities), Division 6.01 (District Standards and Guidelines), Division 7.01 (Historic Preservation), and Division 9.01 (Definitions). The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The proposed project is located within

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the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; **City Initiated**. City Council action is required.

Action: The Planning Commission recommended the City Council approve the Project.
