



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

June 18, 2018

- **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764.**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS
LOCATED AT 303 East “B” St.**

Scott Ochoa, City Manager
Scott Murphy, Development Director
John P. Andrews, Economic Development Director
Kevin Shear, Building Official
Cathy Wahlstrom, Planning Director
Louis Abi-Younes, City Engineer
Chief Derek Williams, Police Department
Fire Marshal Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Brent Schultz, Housing and Municipal Services Director

PUBLIC COMMENTS

Citizens wishing to address the Development Advisory Board 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 Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below 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 Development Advisory Board 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.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of June 4, 2018, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND REVIEW FOR TENTATIVE PARCEL MAP FILE NO. PMTT17-011 AND DEVELOPMENT PLAN FILE NO. PDEV17-057:** A Tentative Parcel Map (File No. PMTT17-011/TPM 19738) to subdivide 119.31 acres of land into 9 parcels in conjunction with a Development Plan (File No. PDEV17-057) to construct two industrial buildings totaling 2,217,016 square feet. The project site is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the east, Merrill Avenue to the south, and Carpenter Avenue to the west, located within the General Industrial land use district of the West Ontario Commerce Center Specific Plan. The environmental impacts of this project were analyzed in the West Ontario Commerce Center Specific Plan (File No. PSP16-002) EIR (SCH#2017041074), that is scheduled for adoption by the City Council on June 19, 2018. This application is consistent with the EIR and introduces no new significant environmental impacts. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. 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. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. (APNs: 0218-221-09, 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13 and 0218-271-18) **submitted by REDA, OLV.**

1. CEQA Determination

No action necessary – use of EIR scheduled for adoption by the city council on June 19, 2018

2. **File No. PMTT17-011** (Tentative Parcel Map)

Motion to recommend Approval/Denial

3. **File No. PDEV17-057** (Development Plan)

Motion to recommend Approval/Denial

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-034:** A Development Plan to construct a non-stealth wireless telecommunications facility (monopole) totaling 204 square feet on 25.8 acres of land, generally located southwest of Airport Drive and Wineville Avenue in an SCE easement, within the UC (Utilities Corridor) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0238-241-10) **submitted by Verizon Wireless. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section §15303

2. **File No. PDEV15-034** (Development Plan)

Motion to recommend Approval/Denial

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-021:** A Development Plan to attach a non-stealth wireless telecommunications facility to an existing Southern California Edison (SCE) tower, including the construction of a 400 square foot equipment enclosure, on property located at 3252 East Riverside Drive, within the UC (Utilities Corridor) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0218-151-45); **submitted by T-Mobile; Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Sections §15301 & §15303

2. **File No. PDEV17-021** (Development Plan)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-052:** A Development Plan (File No. PDEV17-052) to construct a 1,255,382 square foot industrial building on 57.68 acres of land, for property generally located along the southeast corner of Merrill Avenue and Carpenter Avenue, within Planning Area 1 (PA-1) of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR (SCH# 2015061023) prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001) that was certified by the City Council on October 3, 2017. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of both the ONT Airport and Chino Airport Land Use Compatibility Plans. (APNs: 0218-292-05 and 0218-311-11); **submitted by Colony Commerce Center, LLP. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV17-052** (Development Plan)

Motion to recommend Approval/Denial

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-058:** A Development Plan to add 5,601 square feet to an existing 108- room hotel (Candlewood Suites) and a request to remodel the exterior facades for the property located on 1.92 acres of land, at 1818 East Holt Boulevard, within the CCS (Convention Center Support Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0110-101-03); **submitted by Steeno Design Studio, Inc.**

109- **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section §15332

110- **File No. PDEV17-058** (Development Plan)

Motion to Approve / Deny

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Development Advisory Board** 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 **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **July 2, 2018**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **June 14, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO
Development Advisory Board

Minutes

June 4, 2018

BOARD MEMBERS PRESENT

Khoi Do, Chairman, Engineering Department
Kevin Shear, Building Department
Charity Hernandez, Economic Development Agency
Paul Ehrman, Fire Department
Joe De Sousa, Housing and Municipal Services Agency
Ahmed Aly, Municipal Utilities Company
Rudy Zeledon, Planning Department
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Luis Batres, Planning Department
Gwen Berendsen, Planning Department
Denny Chen, Planning Department
Maureen Duran, Planning Department
Dean Williams, Engineering Department

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the May 21, 2018, meeting of the Development Advisory Board was made by Mr. De Sousa; seconded by Mr. Zeledon; and approved unanimously by those present (8-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-050:** A Development Plan to construct a 36,469 square foot addition to an existing 27,402 square foot industrial building on 5 acres of land located at 1175 South Dupont Avenue, within the Light Industrial 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 15332 (Class 32, In-Fill Development Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0211-232-60); **submitted by Shlemmer + Algaze & Associates**

Representative Antonio Lopez of SAA Architectures was present and agreed to the conditions of approval. Mr. Lopez had no further questions or concerns.

Motion to approve **File No. PDEV17-050** subject to conditions was made by Mr. Shear; seconded by Mr. De Sousa; and approved unanimously by those present (8-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,




Maureen Duran
Recording Secretary



CITY OF ONTARIO

MEMORANDUM

TO: Development Advisory Board Members

FROM: Rudy Zeledon, Assistant Planning Director 

DATE: June 18, 2018

SUBJECT: File Nos. PMTT17-011 & PDEV17-057

The above referenced project will be continued to the July 16, 2018, Development Advisory Board Hearing.



Development Advisory Board Decision

June 18, 2018

DECISION NO.: [insert #]

FILE NO.: PDEV15-034

DESCRIPTION: A Development Plan to construct a non-stealth wireless telecommunications facility (monopole) totaling 656 square feet on approximately 25.8 acres of land generally located southwest of Airport Drive and Wineville Avenue in an SCE easement, within the UC (Utilities Corridor) zoning district (APN: 0238-241-10); **submitted by Verizon Wireless.**

Part I—BACKGROUND & ANALYSIS

VERIZON WIRELESS, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV15-034, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The project site is comprised of 25.8 acres of land located southwest of Airport Drive and Wineville Avenue in an SCE easement, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site:</i>	Electric Utilities/ SCE Easement	OS-NR (Open Space/Non-Residential)	UC (Utilities Corridor)	N/A
<i>North:</i>	Electric Utilities/ SCE Easement	OS-NR (Open Space/Non-Residential)	UC (Utilities Corridor)	N/A
<i>South:</i>	Electric Utilities/ SCE Easement	BP (Business Park)	California Commerce Center Specific Plan	SCE Easement
<i>East:</i>	Warehouse (World Pack USA, LLC)	IND (Industrial)	IH (Heavy Industrial)	N/A
<i>West:</i>	Manufacturing (CH Biotech LLC)	IND (Industrial)	Pacific Gate/East Gate Specific Plan	N/A

(2) **Project Description:** A Development Plan to construct a 55-foot tall non-stealth wireless telecommunication facility (monopole) with a 656 square-foot equipment enclosure with an 8-foot decorative block wall enclosure (Exhibit B – Site Plan and Exhibit C – Enlarged Site Plan). The maximum height allowed in the zone for a single telecommunication facility is 55-feet, and 65-feet for a co-located facility. Therefore, the proposed height of the tower is in compliance with the underline zone. As shown on the elevations (Exhibit D – Elevations), a future carrier could install their equipment on the proposed tower without creating interference with the other carrier, due to the extended tower height. The proposed T-

Mobile facility will enhance coverage within the Ontario Ranch area, which is currently lacking (Exhibit E – Propagation Map, Predicted Coverage).

Access to the wireless facility will be taken through a non-exclusive access route from Airport Drive and one parking space adjacent to the lease area will be provided. The site is currently used as an SCE easement. The non-stealth design is compatible with the uses on site and will not interfere with the surrounding area. The proposed scrub oak trees along Airport Drive along with the extensive setback from the street will further assist screening of the antennas.

Part II—RECITALS

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, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and make recommendation to the Planning Commission on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; and

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

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

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

WHEREAS, on June 18, 2018, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: *Environmental Determination and Findings.* As the recommending body for the Project, the DAB 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 DAB, the DAB finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (3) of the CEQA Guidelines, which consists of New Construction or Conversion of Small Structures).

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

(3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

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

SECTION 4: *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 4, above, the DAB 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 OS-NR (Open Space/Non-Residential) land use district of the Policy Plan Land Use Map, and the UC (Utilities Corridor) 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 UC (Utilities Corridor) zoning district, including standards relative to the particular land use proposed (non-stealth wireless telecommunications facility), 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 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, and City Council Priorities and Policy Plan components of The Ontario Plan; 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 that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (non-stealth wireless telecommunications facility). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code.

SECTION 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision, 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. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 18th day of June 2018.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

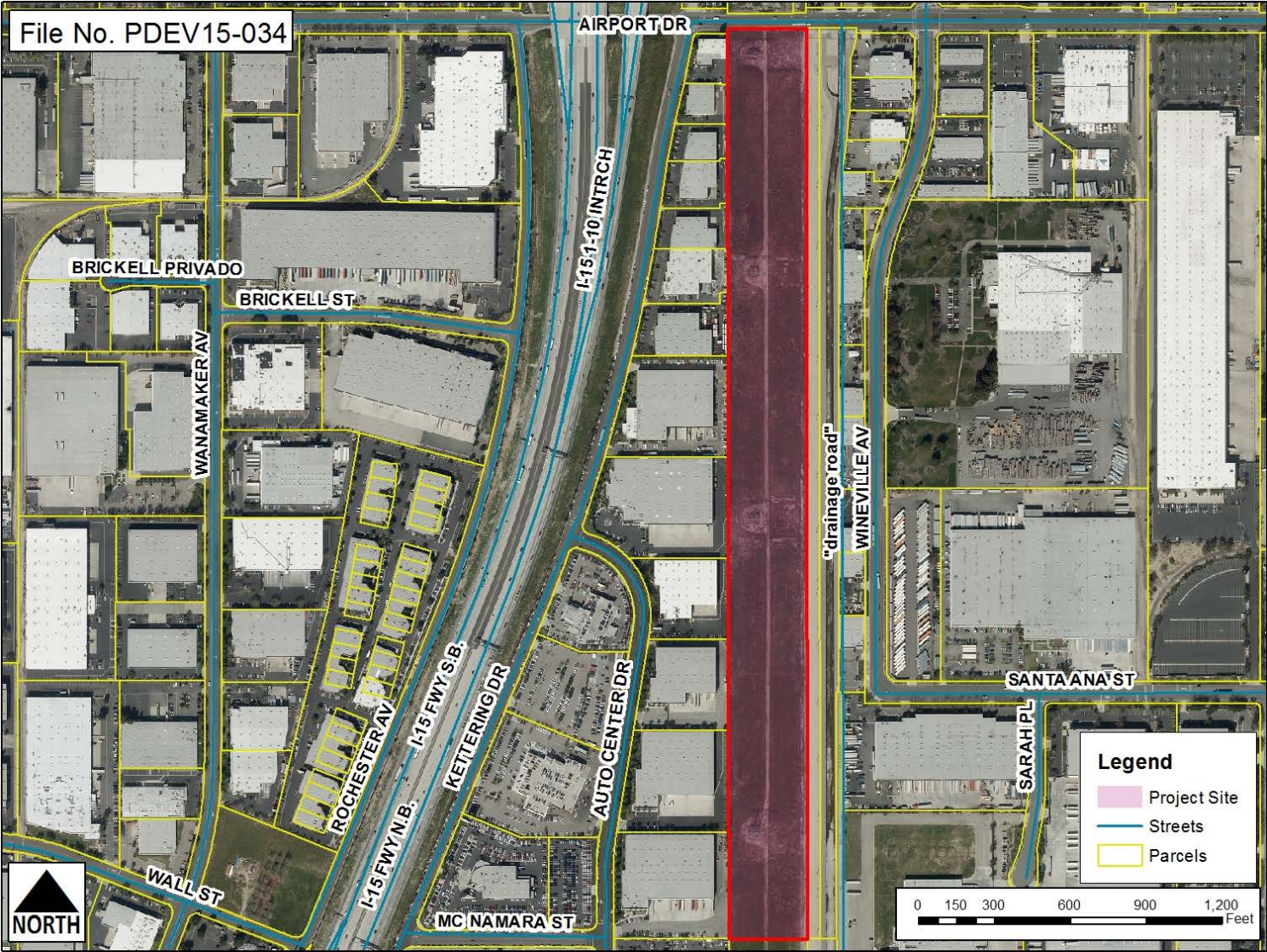


Exhibit B—PROJECT SITE PLAN

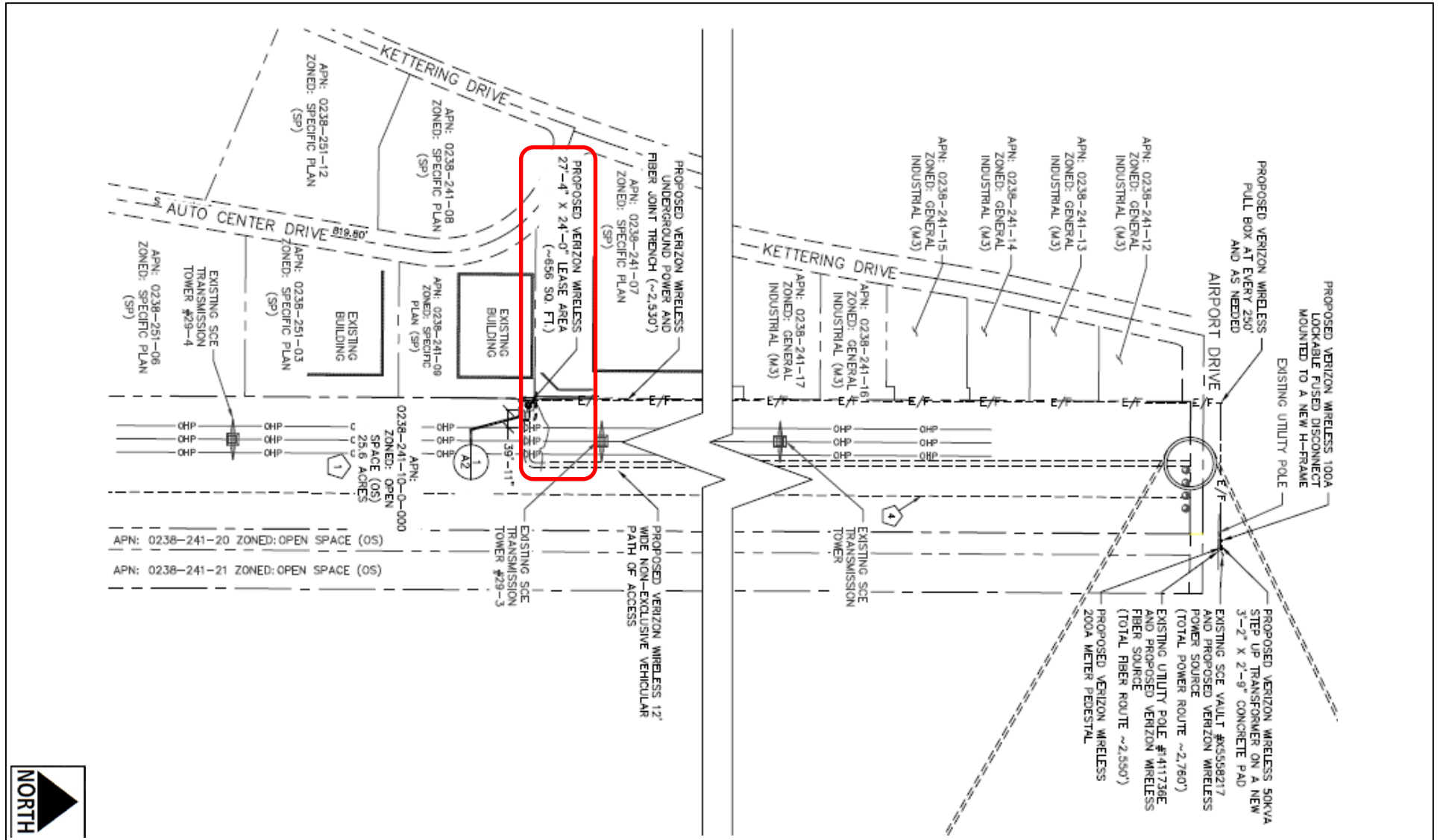


Exhibit C—ENLARGED SITE PLAN

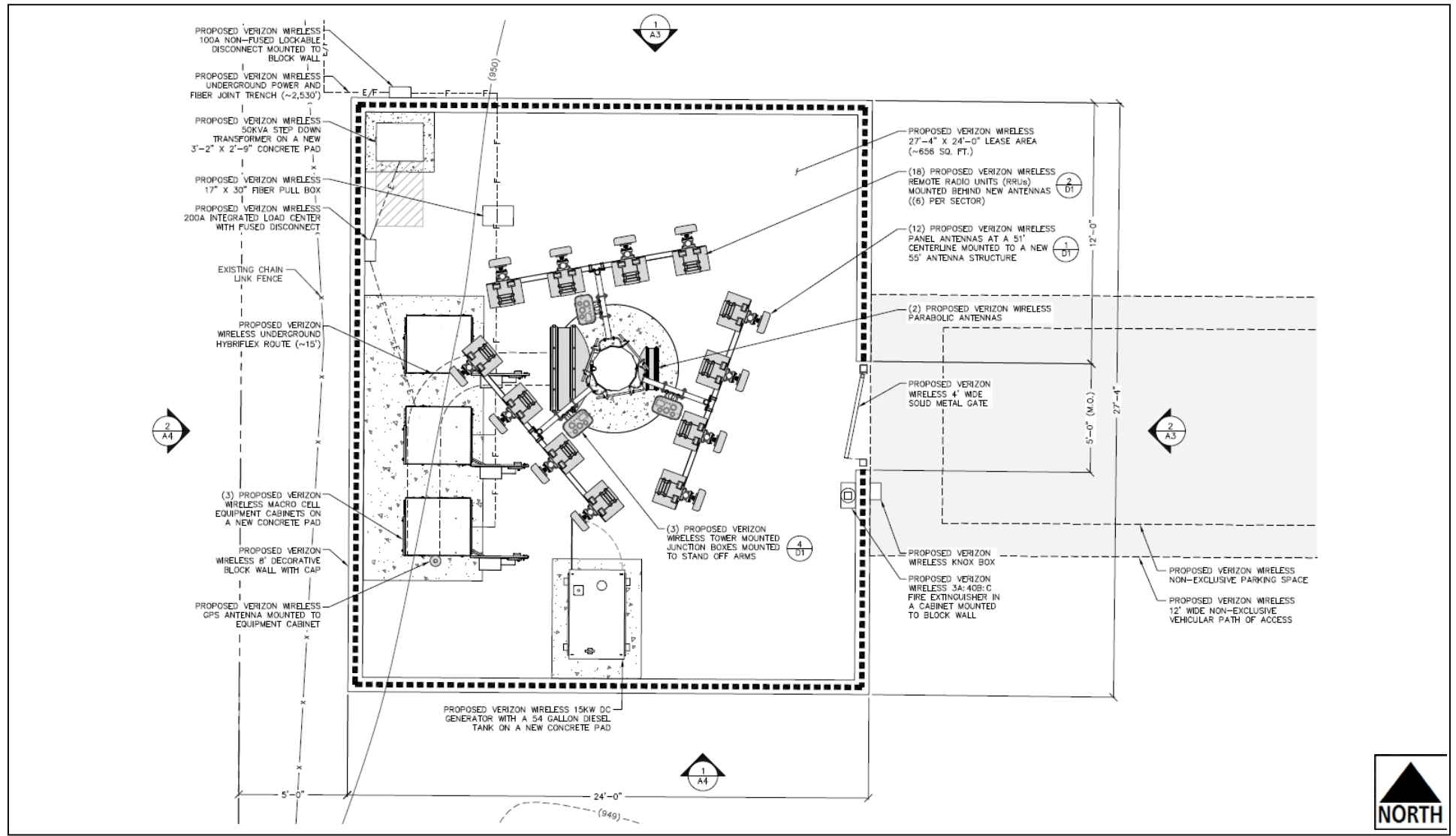


Exhibit D—ELEVATIONS

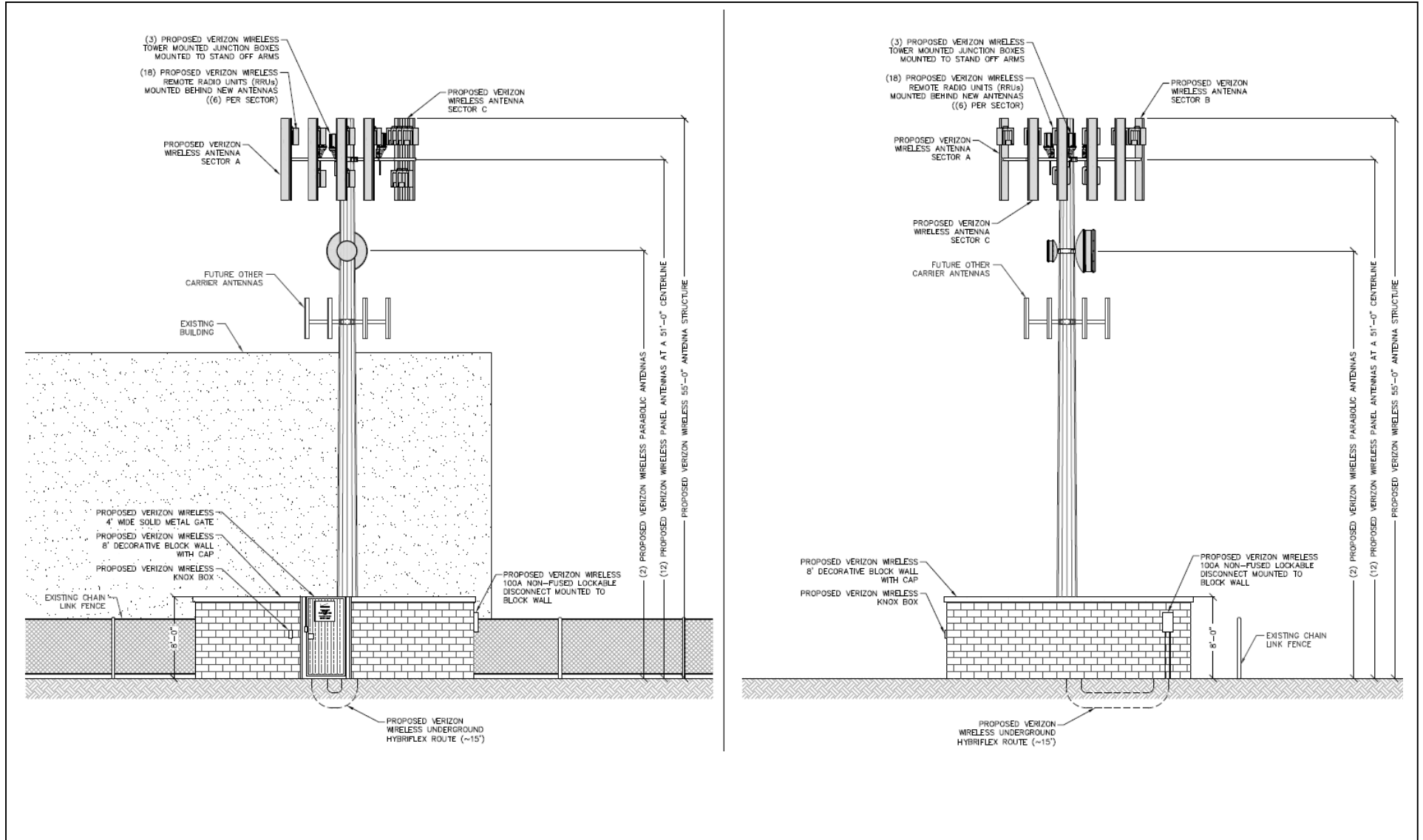


Exhibit D—ELEVATIONS

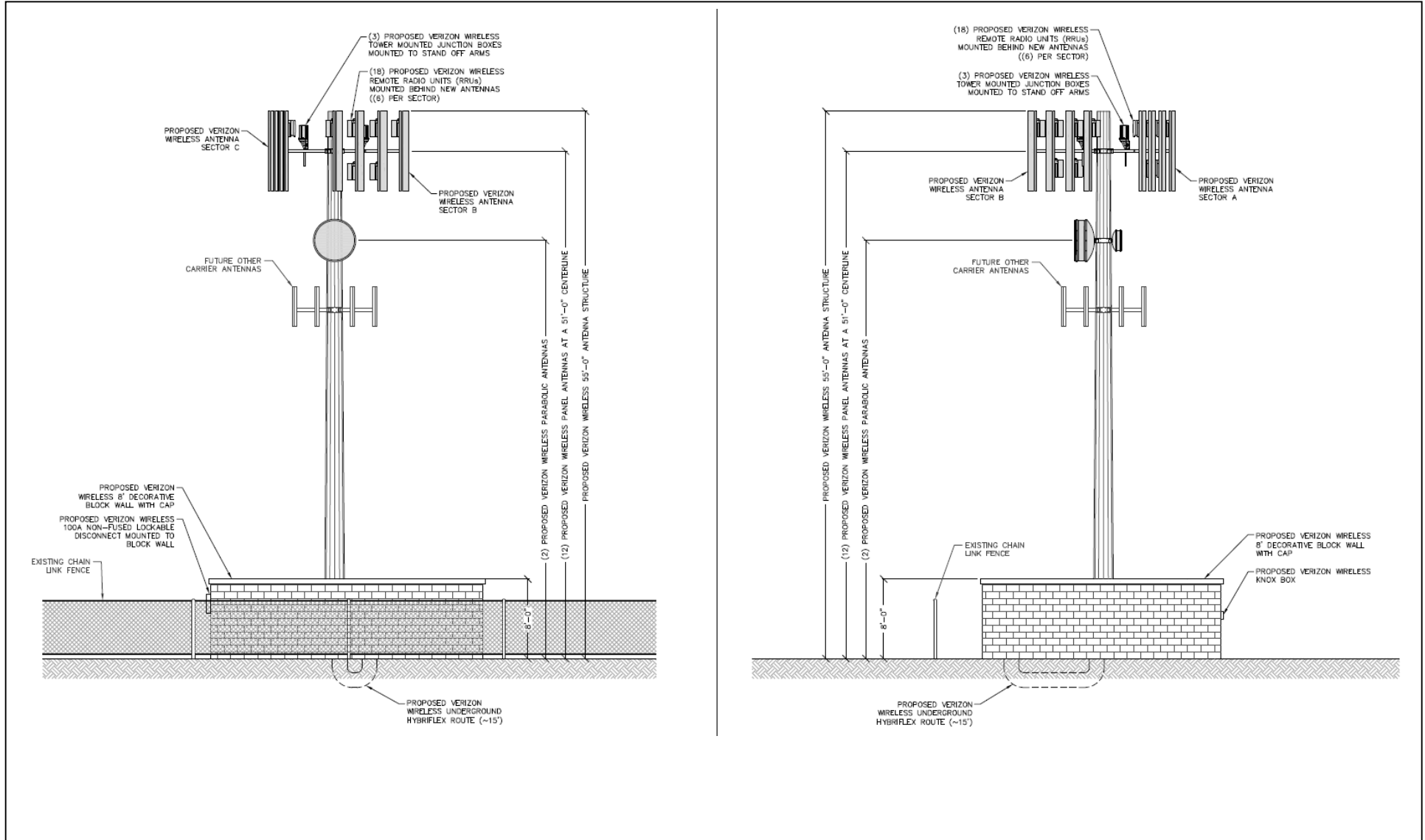
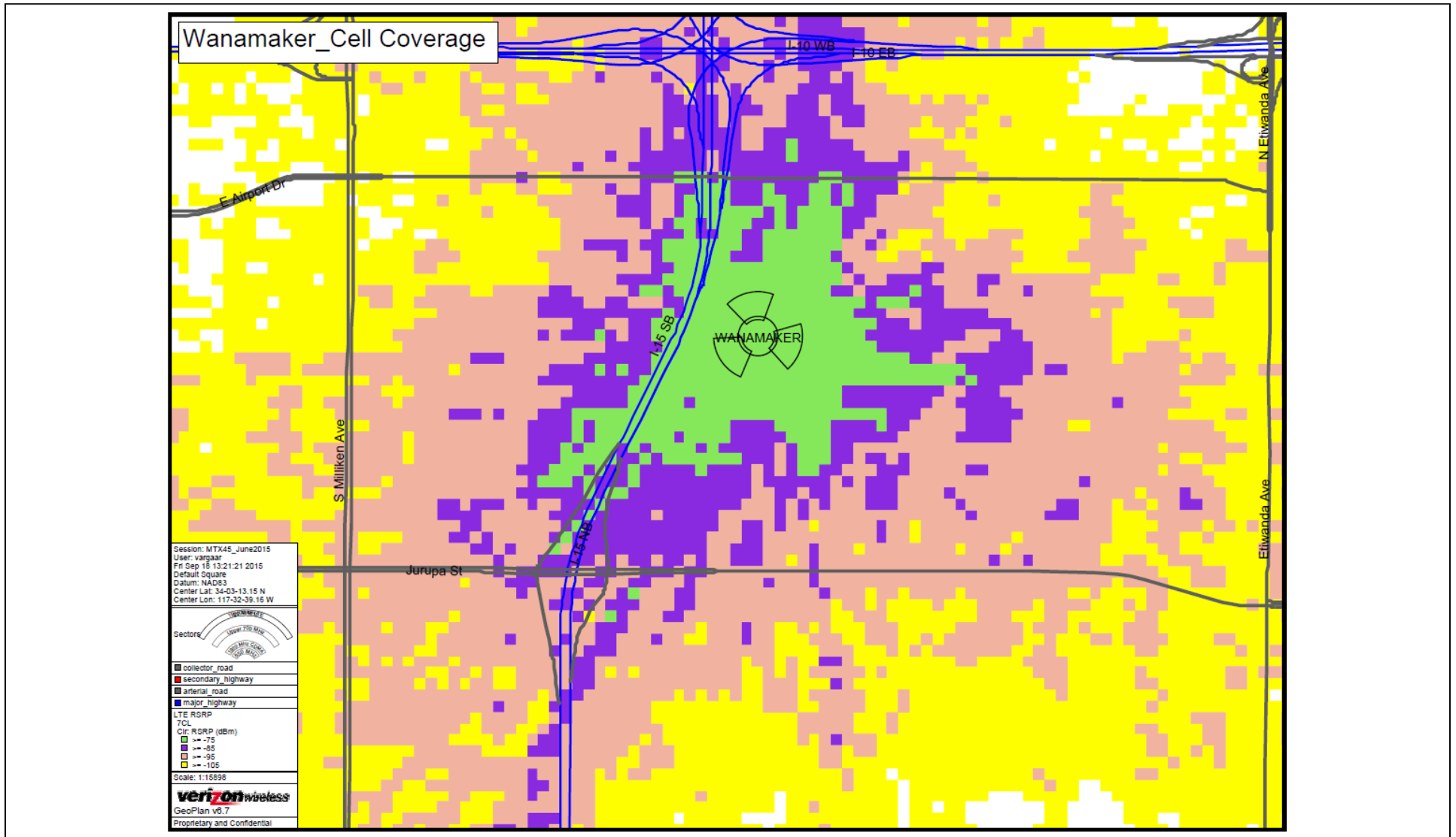


Exhibit E—PROPAGATION MAP, PREDICTED COVERAGE



Attachment A—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: June 18, 2018

File No: PDEV15-034

Related Files: N/A

Project Description: A Development Plan to construct a non-stealth wireless telecommunications facility (monopole) totaling 204 square feet on approximately 25.8 acres of land generally located southwest of Airport Drive and Wineville Avenue in an SCE easement, within the UC (Utilities Corridor) zoning district (APN: 0238-241-10); **submitted by Verizon Wireless.**

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

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).

2.6 Site Lighting.

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

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

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

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

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

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

2.11 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 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of construction and location of limited numbers of new, small facilities or structures as well as the installation of small new equipment and facilities in small structures.

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

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

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

2.13 Additional Fees.

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

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

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

6/7/18

Date

Reviewer's Name:

Carolyn Bell, Sr. Landscape Planner

Phone:

(909) 395-2237

D.A.B. File No.:

PDEV 15-034 Rev 2

Case Planner:

Jeanie Aguilo

Project Name and Location:

Verizon

SCE easement, Kettering and Airport Dr

Applicant/Representative:

Spectrum Services inc. Brett Smith

4405 E Airport Dr ste 100

Ontario, Ca 91761

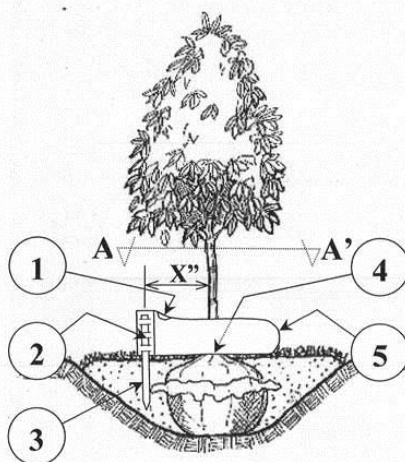


A Preliminary Landscape Plan (dated 4/10/18) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.

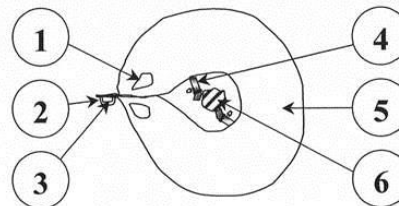


A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

1. Dri-water product is no longer manufactured. Please change Irrigation legend, details and notes to items #2-5 below. Add Ooze tube tree irrigator detail, below on page 2 and tree planting detail attached, in place of driwater detail 2, L2
2. Contractor to Install 1- 25 gallon Ooze tube tree irrigator per tree. 800-951-8123
<http://engineeredwatering.com/vcom/> and water tree during planting.
 Install only 1 emitter (4 emitters provided in kit) near the base of the tree highest elevation so its drips toward the root ball. The area for the ooze tube bags must no more than 2% slope.
3. The contractor shall re-fill tubes 1x every 2 weeks for 2 months, then 1x a month per month for 4 months. Contract must include the months of July, August, and September.
4. Contractor shall check emitter each refill and add a second emitter if the first one becomes plugged.
5. At the end of the 9 months call this department for inspection and remove the Ooze tubes.



SECTION AA'



DETAIL NOTES:

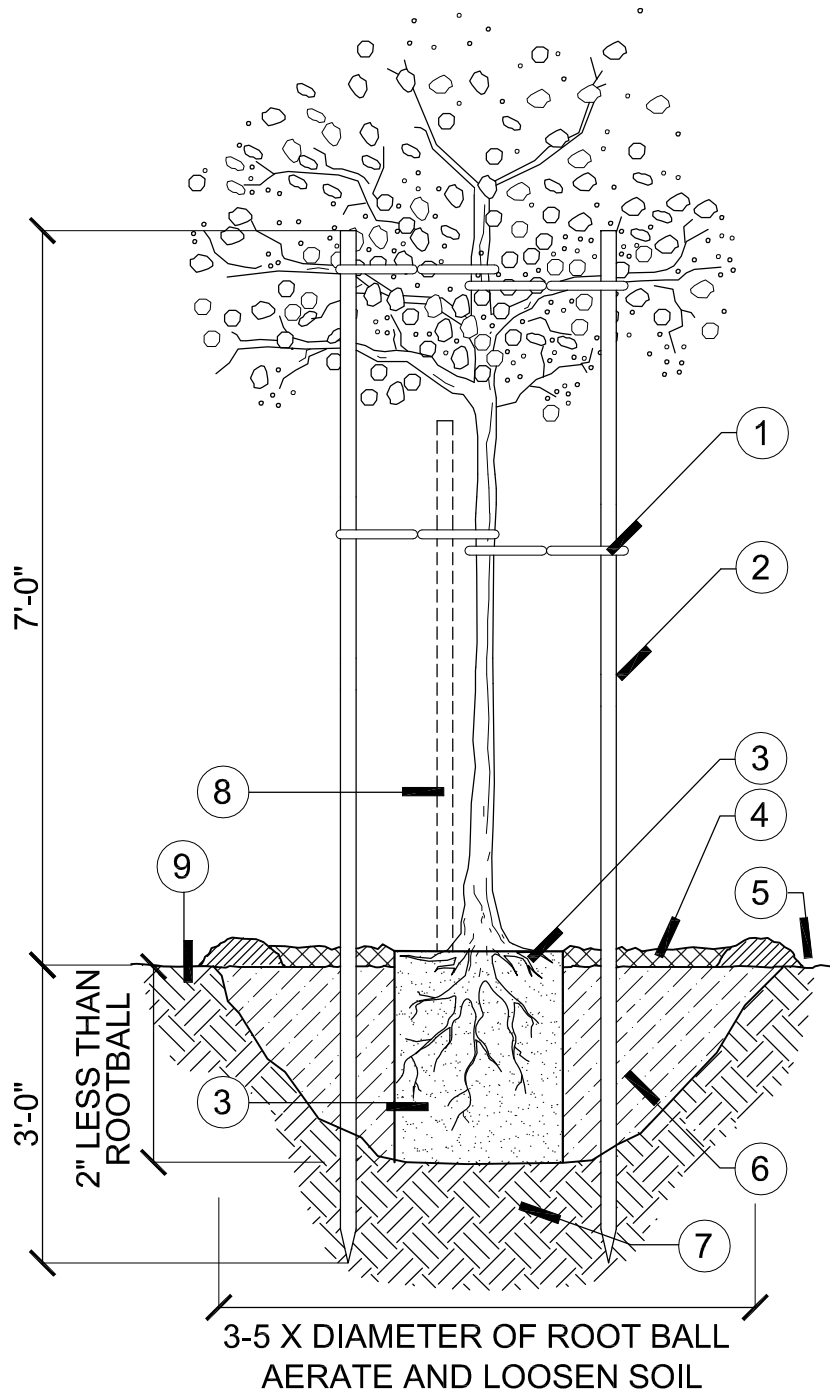
1. FILL / VENT HOLES (TYP. BOTH ENDS)
2. STAKE HOLDING SLOTS (TYP. BOTH ENDS)
3. 30" LG. SURVEYOR STAKE (SUPPLIED WITH OOZE TUBE). NOTE:
INSTALL AT THE HIGHEST POINT OF ELEVATION.
4. DRIP EMITTER PLACEMENT (SEE TOP VIEW - SECTION "AA")
INSTALL AT OR NEAR BOTTOM OF BAG WITH DISCHARGE
PARALLEL TO GROUND.
5. OOZE TUBE - 25, 35, OR 45 GALLON CAPACITY (CIRCLE ONE).
6. TREE CROSS SECTION
7. X" = 18" 25 GALLON, 21" 35 GALLON, 24" 45 GALLON

NUMBER OF EMITTERS PER TREE: _____ (TYPICAL = 2)

OOZE TUBE INSTALLATION DETAIL

NOT TO SCALE

NOTE: TO LOCATE AN OOZE TUBE DISTRIBUTOR, CONTACT
PQ PARTNERS, LLC @ (770)924-4191



- ① FLEXIBLE TREE TIES (MIN. 4 REQUIRED) SECURE TO POLE W/ GALVANIZED NAIL. PLACE TOP TIE IN CANOPY PROTECT BRANCHES FROM DAMAGE.
- ② 2" DIA. X 10' MIN. TREATED LODGEPOLE PINE STAKE (3" DIA. OR 3 GALVANIZED STAKES FOR 36" BOX TREES OR GREATER)
- ③ ROOTBALL - 2" ABOVE FINISHED GRADE, TOP ROOT FLARE SHALL BE VISIBLE
- ④ 2" OF SHREDDED BARK MULCH, 4' DIA. KEEP MULCH 12" CLEAR OF TRUNK. NO LAWN OR SHRUBS IN 4' DIA. ZONE
- ⑤ TEMPORARY 3" WATERING BASIN
- ⑥ BACKFILL MIX: 100% NATIVE SOIL UNLESS THE AGRONOMICAL SOIL REPORT DIRECTS AMENDMENTS
- ⑦ UNDISTURBED NATIVE SOIL, FOOT TAMP ANY OVER EXCAVATION.
- ⑧ REMOVE NURSERY STAKE IMMEDIATELY AFTER PLANTING
- ⑨ FINISH GRADE

NOTES:

1. STAKES SHALL NOT PIERCE ROOTBALL & SHALL EXTEND INTO UNDISTURBED SOIL.
2. PLACE FLEXIBLE TREE TIES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
3. ALL EXCESS SOIL SHALL BE REMOVED FROM THE TOP OF THE ROOT BALL EXPOSING THE ROOT FLARE
4. ROOT PRUNE 1/2" OFF ALL SIDES OF ROOT BALL WITH A SHARP KNIFE.

TREE PLANTING

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-034

Address: SCR Easement South Airport Drive

APN: 0238-241-10

Existing Land Use: SCE Edison Easement/Transmission Towers/Power Lines

Proposed Land Use: 55 ft Non-stealth Wireless Facility - 204SF Lease area

Site Acreage: 25.8 acres

Proposed Structure Height: 55 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By:

Lorena Mejia

Contact Info:

909-395-2276

Project Planner:

Jeanie Aguilo

Date: 1/7/16

CD No.: 2015-053

PALU No.:

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

Safety

- ☐ Zone 1
☐ Zone 1A
☐ Zone 2
☐ Zone 3
☐ Zone 4
☐ Zone 5

Noise Impact

- ☐ 75+ dB CNEL
☒ 70 - 75 dB CNEL
☐ 65 - 70 dB CNEL
☐ 60 - 65 dB CNEL

Airspace Protection

- ☐ High Terrain Zone
☒ FAA Notification Surfaces
☒ Airspace Obstruction Surfaces
☒ Airspace Avigation Easement Area

Allowable Height: 140'

Overflight Notification

- ☒ Avigation Easement Dedication
☐ Recorded Overflight Notification
☐ Real Estate Transaction Disclosure

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

- ☐ Zone A ☐ Zone B1 ☐ Zone C ☐ Zone D ☐ Zone E

CONSISTENCY DETERMINATION

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

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

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

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

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

FROM: Jeanie Aguilo,

DATE: October 15, 2015

SUBJECT: FILE #: PDEV15-034

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, October 29, 2015**.

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

PROJECT DESCRIPTION: A Development Plan to construct a non-stealth wireless telecommunications facility (monopole) totaling 204 square feet on approximately 25.8 acres of land generally located southwest of Airport Drive and Wineville Avenue in an SCE easement, within the OS (Open Space) zoning district (APN: 0238-241-10).

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

- ☐ No comments
- ☒ Report attached (1 copy and email 1 copy)
- ☐ Standard Conditions of Approval apply

☐ The plan does not adequately address the departmental concerns.

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

Planning
Department

Lorena Mejia
Signature

Associate Planner
Title

1/7/16
Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: October 19, 2015
SUBJECT: PDEV15-034

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

cc: File

KS:kb



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
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Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director

FROM: Jeanie Aguilo,

DATE: October 15, 2015

SUBJECT: FILE #: PDEV15-034

Finance Acct#:

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

☒ No comments

- ☐ Report attached (1 copy and email 1 copy)
- ☐ Standard Conditions of Approval apply

☐ The plan does not adequately address the departmental concerns.

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

Building

Department

Signature

Title

Date
Item C - 21 of 22



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
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Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director

FROM: Jeanie Aguilo,

DATE: October 15, 2015

SUBJECT: FILE #: PDEV15-034

Finance Acct#:

City of Ontario
Housing Department

OCT 15 2015

Received by

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, October 29, 2015**.

- Note:
- ☐ Only DAB action is required
 - ☒ Both DAB and Planning Commission actions are required
 - ☐ Only Planning Commission action is required
 - ☐ DAB, Planning Commission and City Council actions are required
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PROJECT DESCRIPTION: A Development Plan to construct a non-stealth wireless telecommunications facility (monopole) totaling 204 square feet on approximately 25.8 acres of land generally located southwest of Airport Drive and Wineville Avenue in an SCE easement, within the OS (Open Space) zoning district (APN: 0238-241-10).

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

- ☒ No comments
- ☐ Report attached (1 copy and email 1 copy)
- ☐ Standard Conditions of Approval apply

☐ The plan does not adequately address the departmental concerns.

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

Housing & Municipal Services
Department

Signature

Housing & Municipal Services Dir.
Title

Date



Development Advisory Board Decision

June 18, 2018

DECISION NO.: [insert DAB Decision no.]

FILE NO.: PDEV17-021

DESCRIPTION: A Development Plan to attach a non-stealth wireless telecommunications facility to an existing Southern California Edison (SCE) tower, including the construction of a 400 square foot equipment enclosure, on property located at 3252 East Riverside Drive, within the UC (Utilities Corridor) zoning district. (APN: 0218-151-45); **submitted by T-Mobile.**

Part I—BACKGROUND & ANALYSIS

T-MOBILE, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV17-021, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The project site is comprised of approximately 12 acres of land located at 3252 East Riverside Drive, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site:</i>	Southern California Edison (SCE Easement)	OS-NR (Open Space/Non-Residential)	UC (Utilities Corridor)	N/A
<i>North:</i>	Residential	OS-NR (Open Space/Non-Residential)	Creekside Specific Plan	Non-Recreational Open Space
<i>South:</i>	Southern California Edison (SCE Easement)	OS-NR (Open Space/Non-Residential)	UC (Utilities Corridor)	N/A
<i>East:</i>	Vacant Land	LDR/OS-NR (Low Density Residential/Open Space/Non-Residential)	West Haven Specific Plan	Residential (Planning Area 1)
<i>West:</i>	Single Family Residential Homes	LDR (Low Density Residential)	LDR-5 (Low Density Residential 2.1 to 5 du/acre)	N/A

(2) **Project Description:** The applicant is requesting Development Plan approval to attach a non-stealth wireless telecommunication facility to an existing SCE (Southern California Edison)

transmission tower, with an accompanying 400 square foot equipment enclosure. The T-Mobile facility will be attached to the transmission tower at a height of 65-feet. The existing SCE tower is 132 feet tall and the site is owned by Southern California Edison (SCE) Company, for the operation & maintenance of SCE's transmission towers (**Exhibit C – Enlarged Site Plan & Exhibit D – Elevations**).

The maximum height allowed in the UC (Utilities Corridor) zone, for a single telecommunication facility, is 65-feet. The proposed mounting height of the telecommunication antennas, at a height of 65-feet, will be in compliance with the Development Code's maximum allowable height. The proposed T-Mobile facility will enhance coverage within the immediate area (**Exhibit G – Propagation Map with Predicted Coverage Area**). The new wireless communications facility will include three antenna sectors that will be attached to the existing SCE tower. Two antenna sectors will be attached on the north side to tower and the third antenna sector will be attached on the south side. All ground mounted equipment will be enclosed and screened from public view by a 7-foot tall split-face masonry block wall enclosure. The enclosure will be located within a 400 square feet area under the SCE tower.

Access to the proposed wireless facility will be taken from an existing driveway on Riverside Drive through a non-exclusive 10-foot wide access road. To comply with Development Plan parking requirements, one parking space will be provided, just south of the 400 square foot lease area. The non-stealth design is compatible with the current use of the site and will not interfere with the surrounding area. The existing street frontage along the south side of Riverside Drive, approximately 470-feet long, is currently improved with curb, gutter and a temporary 5 wide asphalt sidewalk. To further enhance the site and help screen the equipment enclosure from public view, the applicant is proposing to add six trees, shrubs, mulch ground cover and irrigation adjacent to the existing chain link fence, located approximately 34 feet from the Riverside Drive.

Part II—RECITALS

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, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and make recommendation to the Planning Commission on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; and

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

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

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

WHEREAS, on June 18, 2018, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: *Environmental Determination and Findings.* As the recommending body for the Project, the DAB 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 DAB, the DAB finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. Class 1, Existing Facilities consists of the following:

- The project is consistent with the General Plan and all applicable zoning designation and regulations.
- The project has no value as habitat for endangered, rare or threatened species.
- The project will be adequately served by all required utilities and public services.
- The project will not result in significant effects relating to traffic, noise, air quality, or water quality.
- The project will not result in damage to a historical resource.
- The project will not include major exterior/interior alterations involving such things as interior partitions, plumbing, and electrical conveyances; and

Class 3, New Construction or Conversion of Small Structures consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

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

(3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

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

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 4, above, the DAB 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 OS-NR (Open Space/Non-Residential) land use district of the Policy Plan Land Use Map, and the UC (Utilities Corridor) 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 UC (Utilities Corridor) zoning district, including standards relative to the particular land use proposed (non-stealth wireless telecommunications facility), 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 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, and City Council Priorities and Policy Plan components of The Ontario Plan; 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 that are applicable to the proposed project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading

spaces, parking dimensions, design and landscaping, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the proposed non-stealth telecommunications facility. As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code.

SECTION 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision, and incorporated herein by this reference.

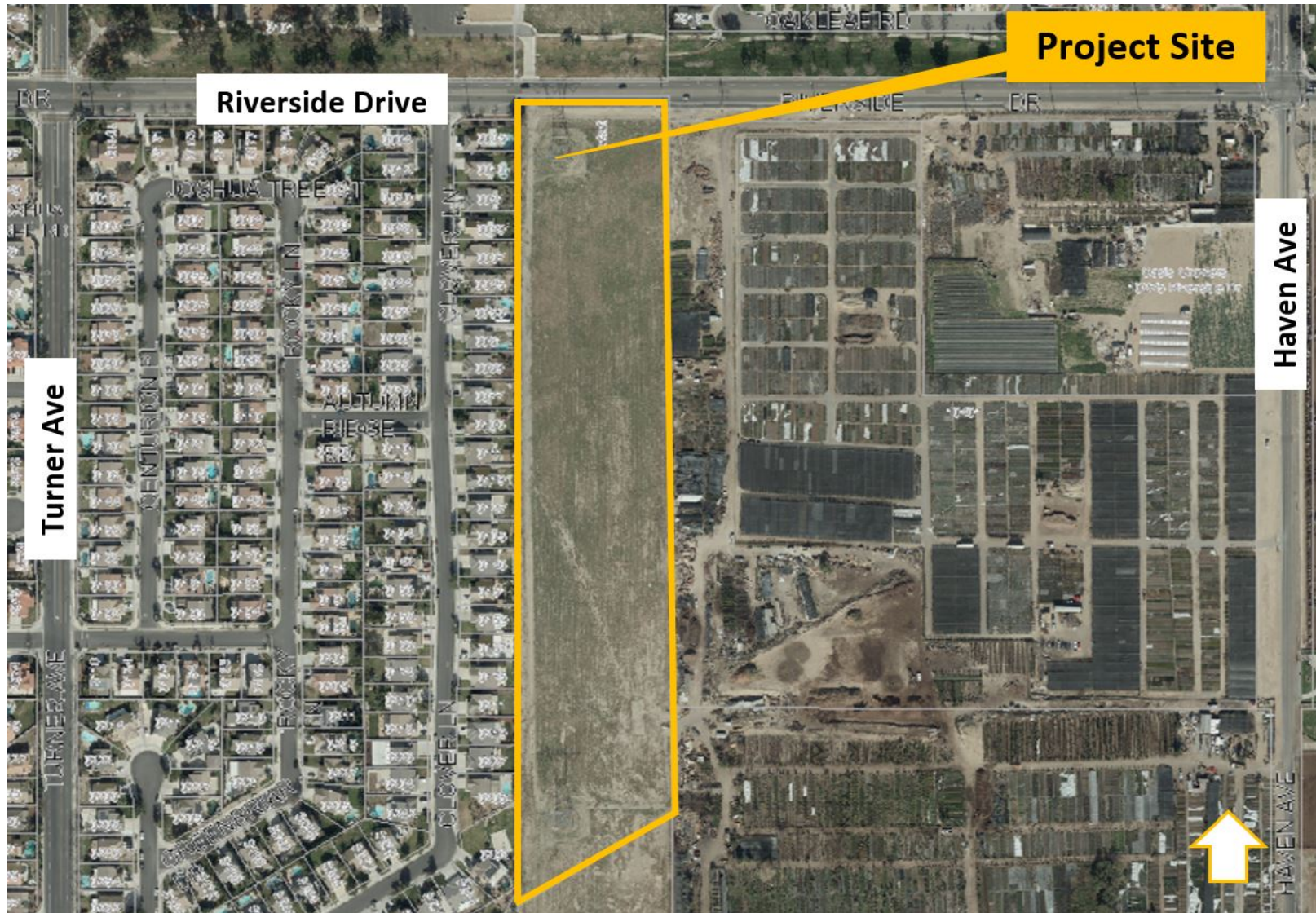
SECTION 6: Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. 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. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 18TH day of June 2018.

Development Advisory Board Chairman

Exhibit A—LOCATION MAP



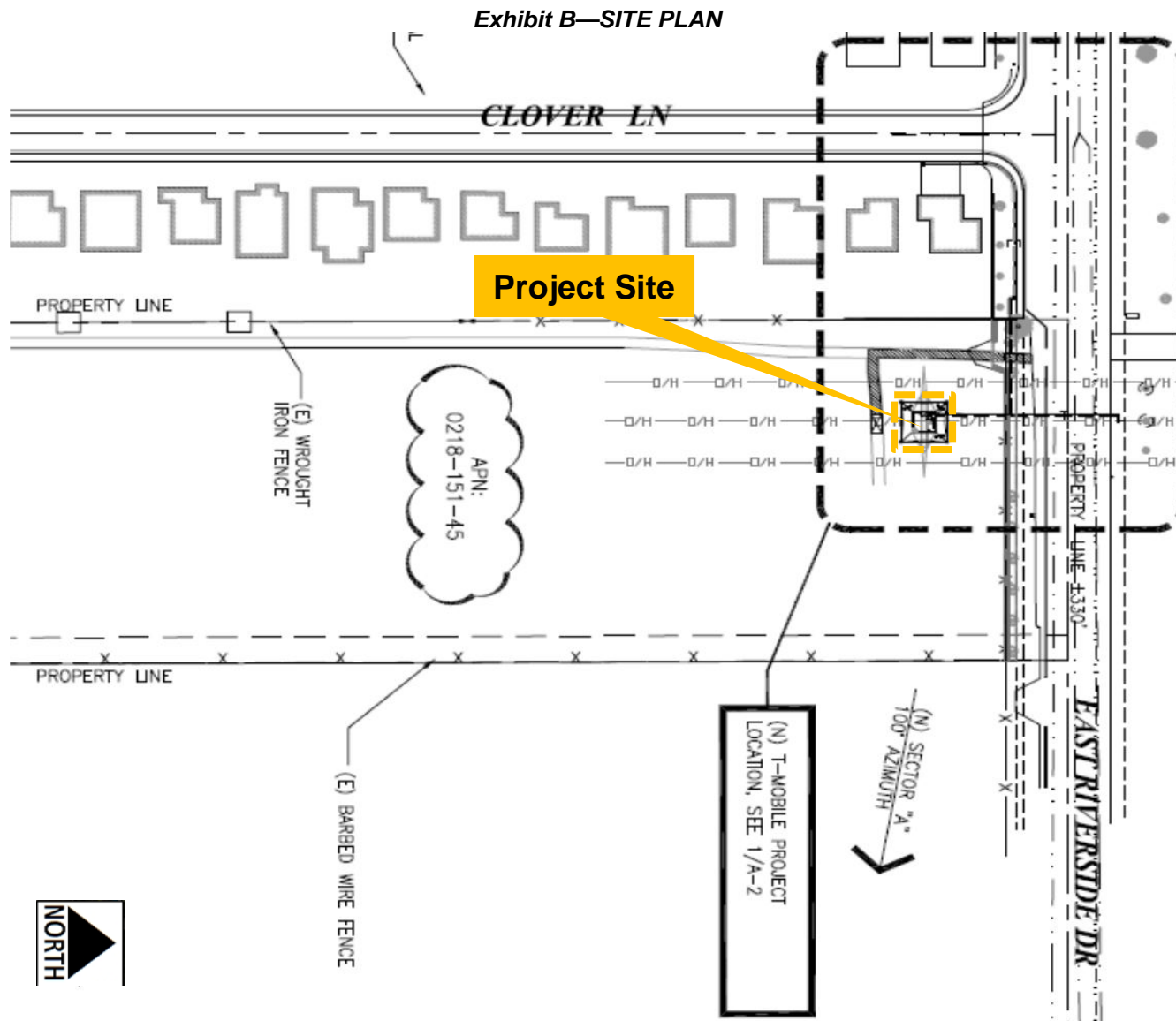


Exhibit C—ENLARGED SITE PLAN

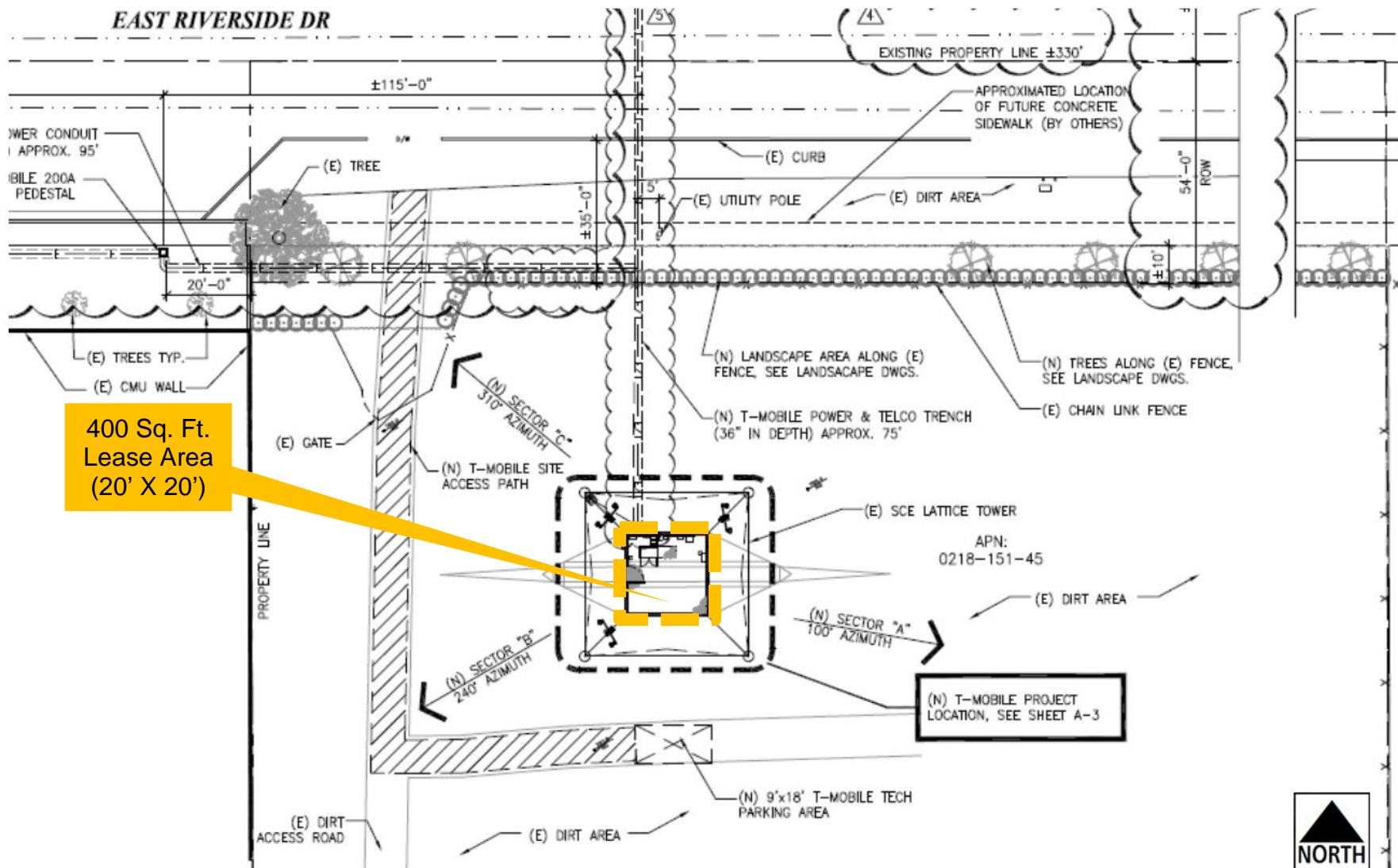


Exhibit D—ELEVATIONS

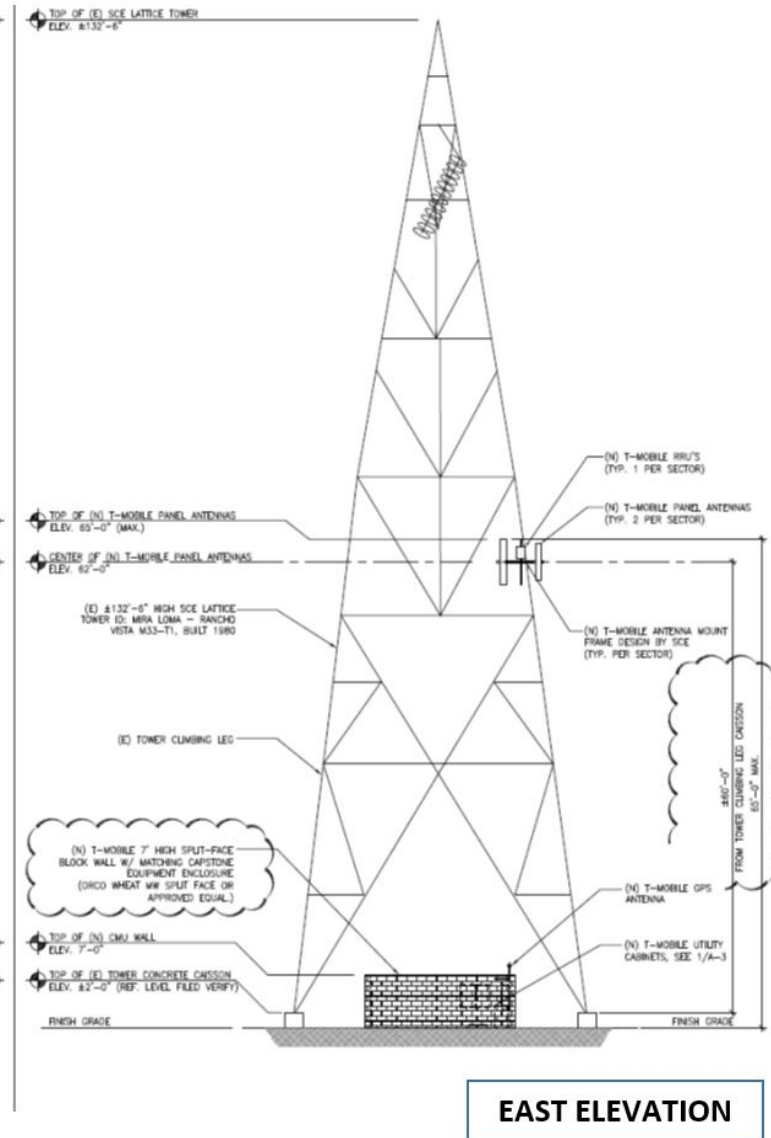
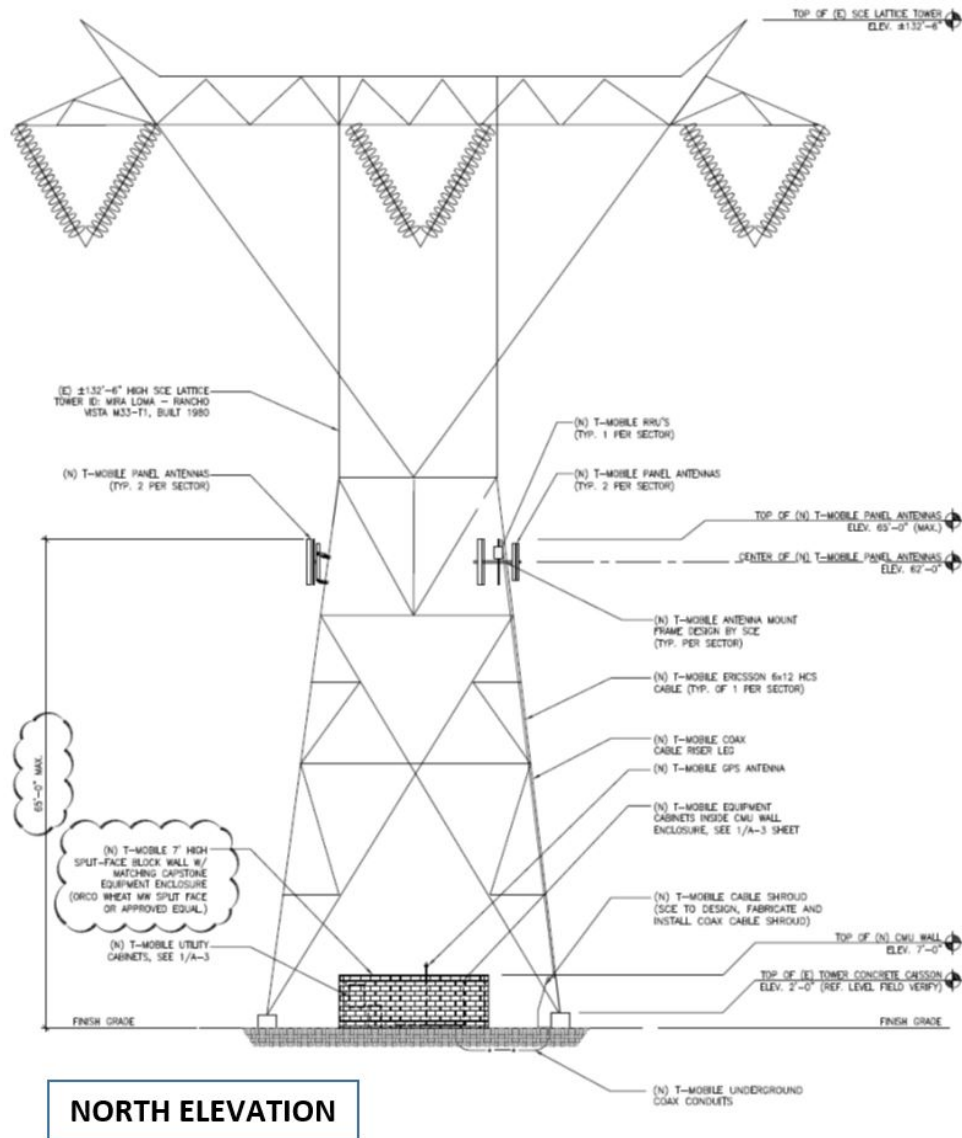


Exhibit E—ELEVATIONS

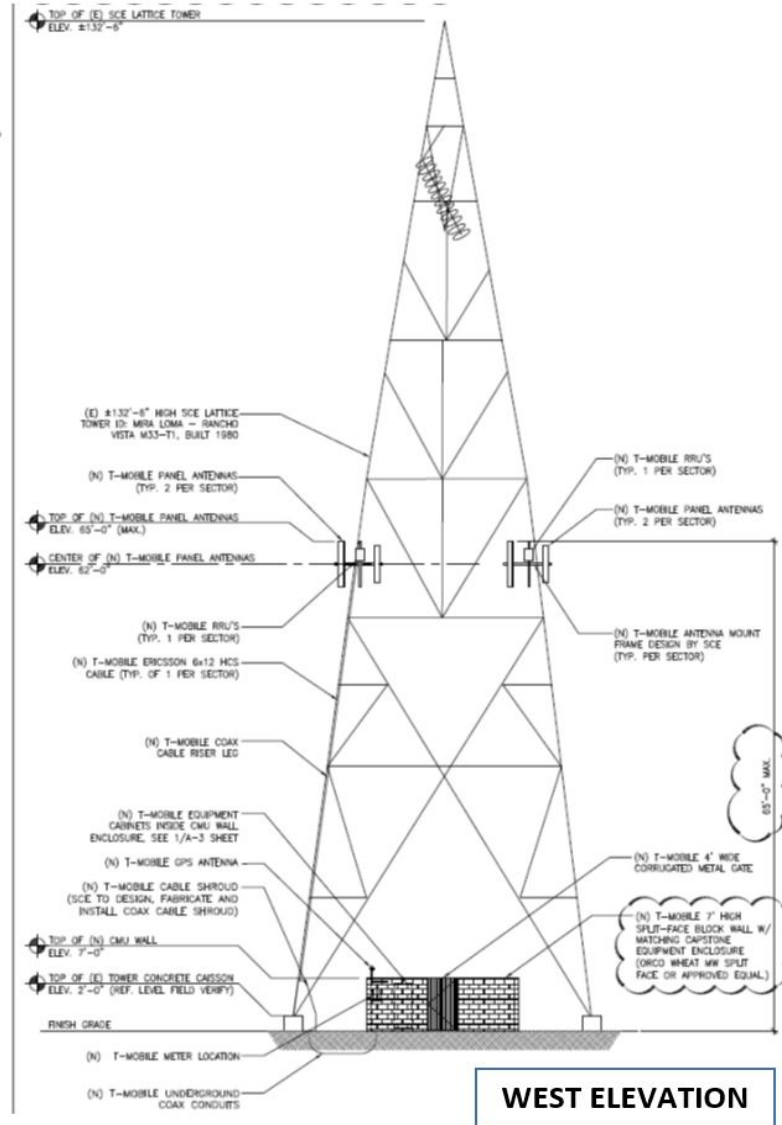
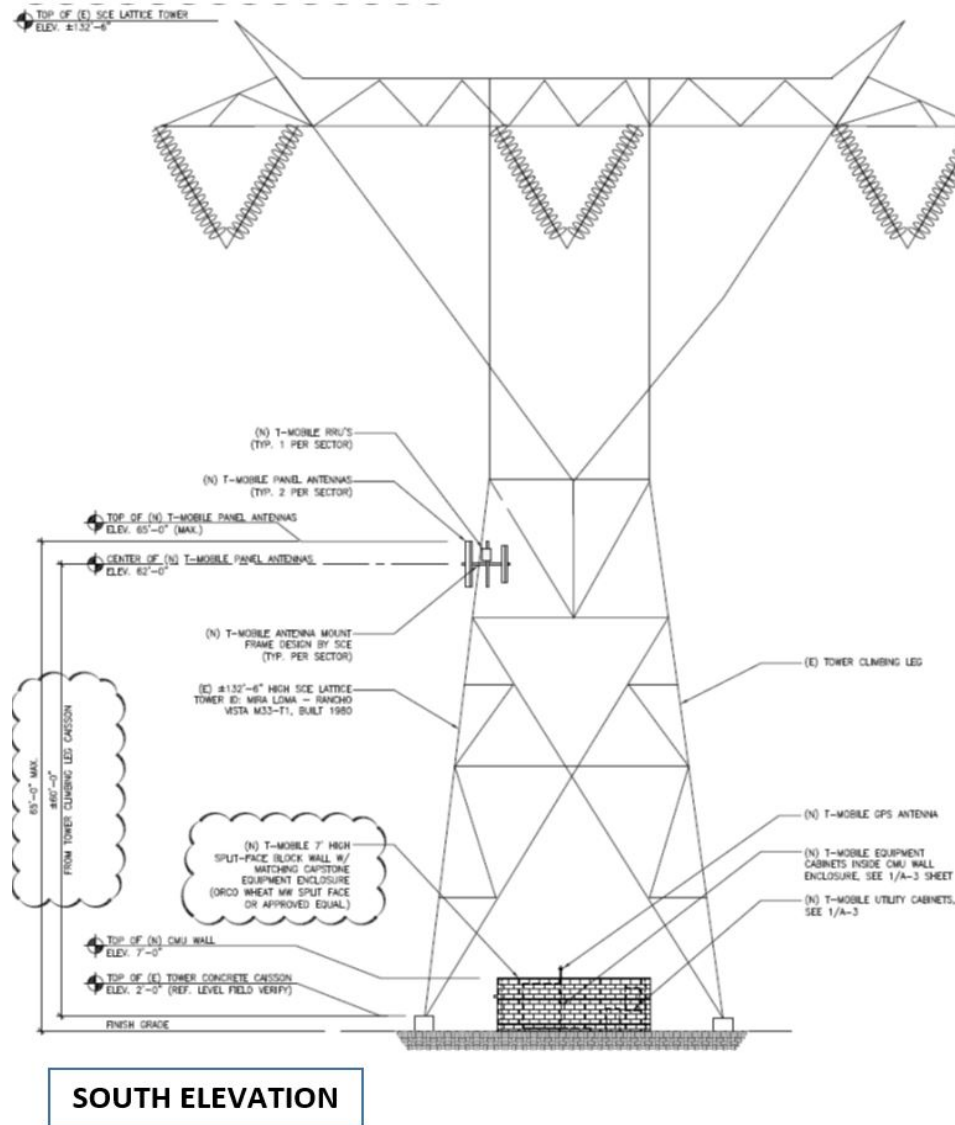


Exhibit F—PROPAGATION MAP WITHOUT PREDICTED COVERAGE AREA

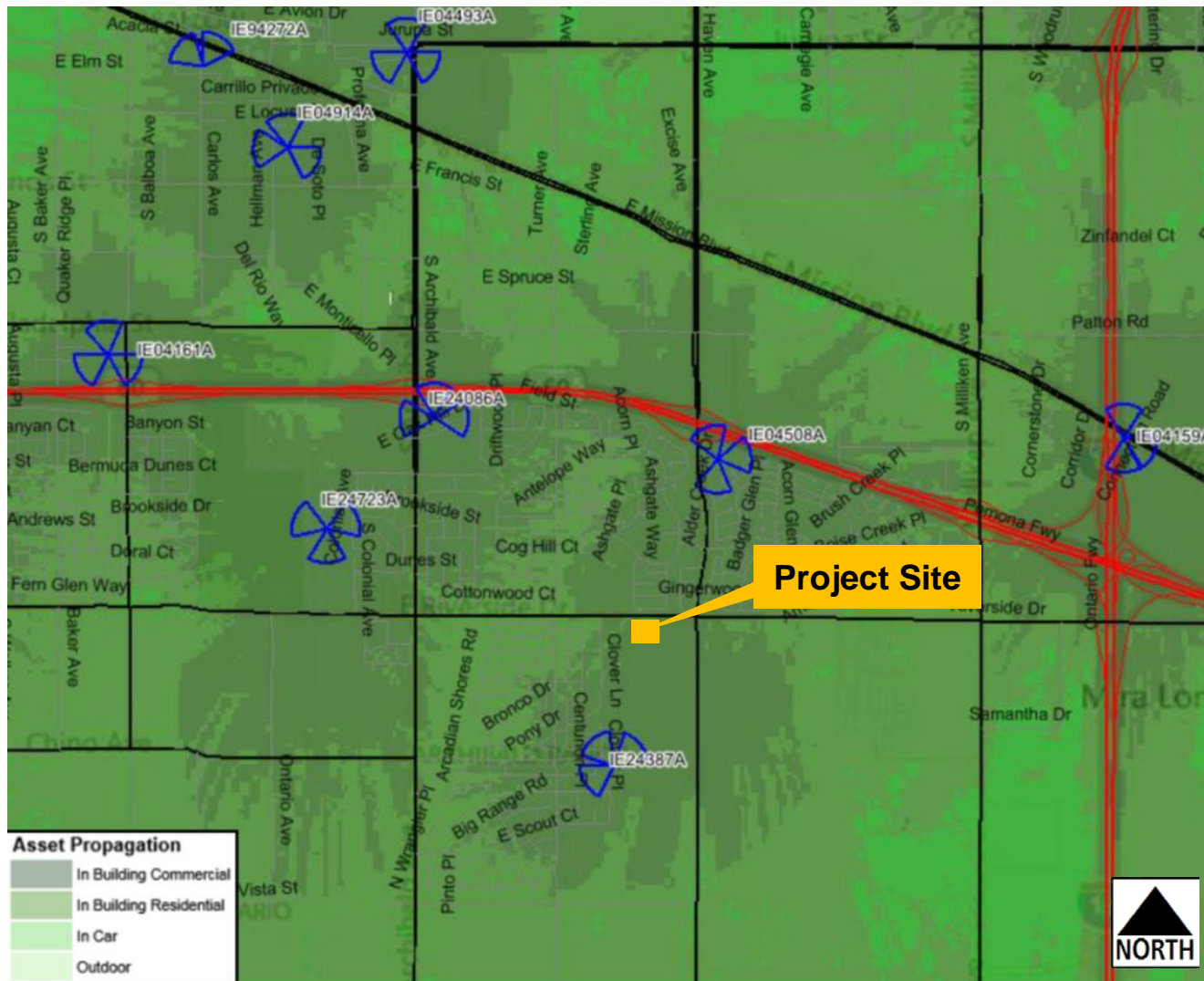
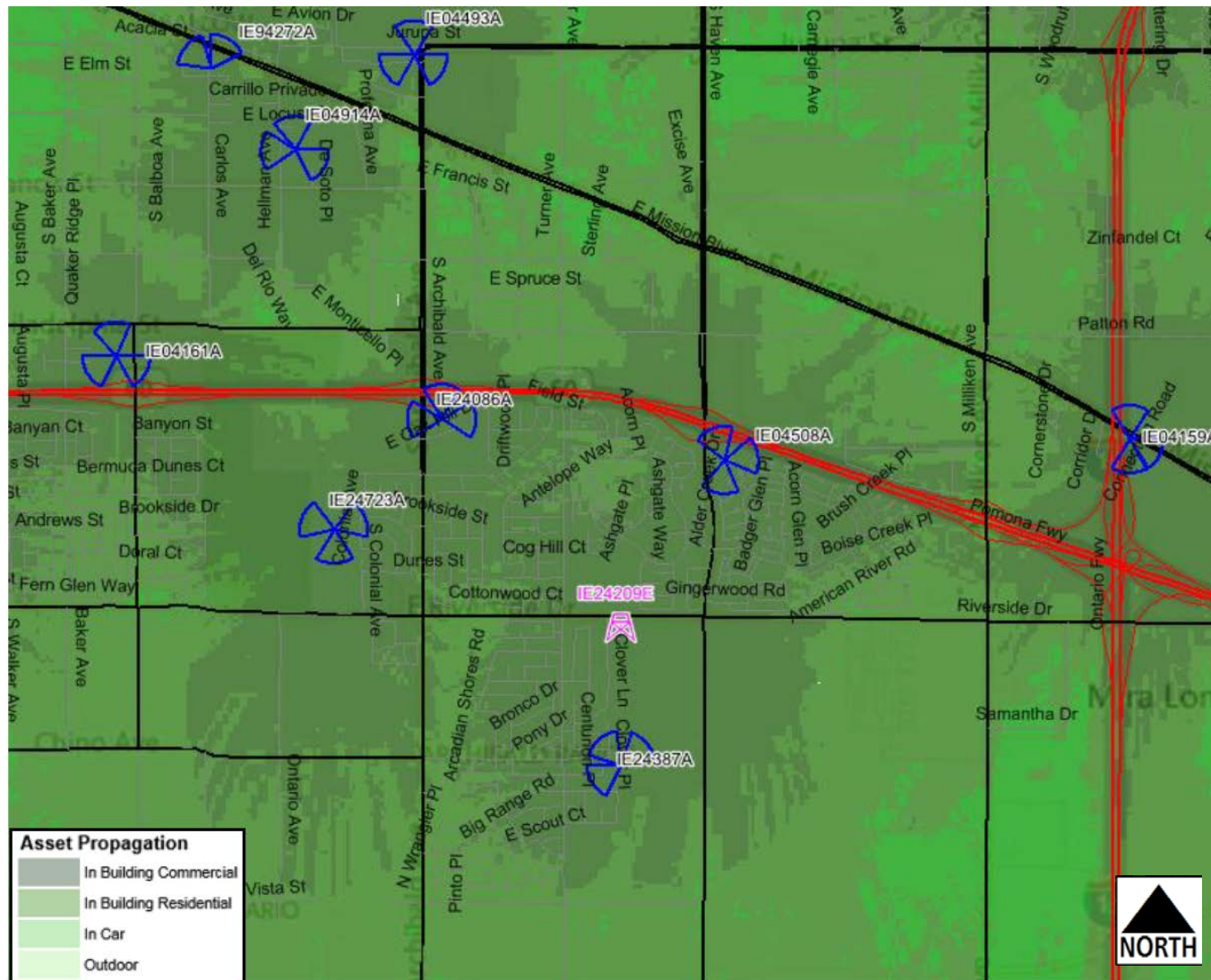


Exhibit G—PROPAGATION MAP WITH PREDICTED COVERAGE AREA



Attachment A—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: June 18, 2018

File No: PDEV17-021

Related Files: None

Project Description: A Development Plan to attach a non-stealth wireless telecommunications facility to an existing Southern California Edison (SCE) tower, including the construction of a 400 square foot equipment enclosure, on property located at 3252 East Riverside Drive, within the UC (Utilities Corridor) zoning district. (APN: 0218-151-45); **submitted by T-Mobile.**

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

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

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

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

2.1 Time Limits.

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

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) One parking space must be designated for the project.

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

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

2.7 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Class 1, Existing Facilities), which consists of:

- The project is consistent with the General Plan and all applicable zoning designation and regulations.
- The project has no value as habitat for endangered, rare or threatened species.
- The project will be adequately served by all required utilities and public services.
- The project will not result in significant effects relating to traffic, noise, air quality, or water quality.
- The project will not result in damage to a historical resource.
- The project will not include major exterior/interior alterations involving such things as interior partitions, plumbing, and electrical conveyances; and

Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of construction and location of limited numbers of new, small facilities or structures as well as the installation of small new equipment and facilities in small structures.

(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.

2.8 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.

2.9 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.

2.10 Additional Requirements.

(a) All antennas and equipment mounted on the existing SCE (Southern California Edison) tower shall be painted to match the existing tower.

(b) T-Mobile shall obtain and maintain a City Business License for the operation of the new wireless telecommunications facility.

(c) An informational sign which includes carrier information and emergency contact number shall be installed on the facility. The specific sign size and location specifications shall be consistent with the requirements of the Federal Communications Commission (FCC). An additional sign shall also include the contact information for the landscape Maintenance Company.



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: June 18, 2018

File No: PDEV17-021

Related Files: None

Project Description: A Development Plan to attach a non-stealth wireless telecommunications facility to an existing Southern California Edison (SCE) tower, including the construction of a 400 square foot equipment enclosure, on property located at 3252 East Riverside Drive, within the UC (Utilities Corridor) zoning district. (APN: 0218-151-45); **submitted by T-Mobile.**

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

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

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).

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(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).

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- The project will not include major exterior/interior alterations involving such things as interior partitions, plumbing, and electrical conveyances; and

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(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).

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(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.

2.10 Additional Requirements.

(a) All antennas and equipment mounted on the existing SCE (Southern California Edison) tower shall be painted to match the existing tower.

(b) T-Mobile shall obtain and maintain a City Business License for the operation of the new wireless telecommunications facility.

(c) An informational sign which includes carrier information and emergency contact number shall be installed on the facility. The specific sign size and location specifications shall be consistent with the requirements of the Federal Communications Commission (FCC). An additional sign shall also include the contact information for the landscape Maintenance Company.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DAB MEETING DATE: June 18th, 2018

PROJECT: PDEV17-021, a Development Plan to construct a wireless telecommunications facility (T-Mobile) on an existing SCE transmission tower. Related File: PCUP17-013

APN: 0218-151-45

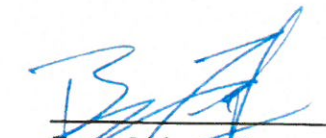
LOCATION: 3252 East Riverside Drive

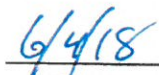
PROJECT ENGINEER: Antonio Alejos, Engineering Assistant *AA* (909) 395-2384


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

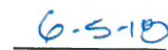
The following items are the Conditions of Approval for the subject project:

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The Applicant/Developer shall apply for an Encroachment Permit and process an Encroachment Agreement for proposed telecom facilities (e.g. conduit & pull box) within the public right-of-way.


Bryan Lirley, P.E.
Principal Engineer


6/4/18
Date


Khoi Do, P.E.
Assistant City Engineer


6-5-18
Date



CITY OF ONTARIO MEMORANDUM

TO: Hassan Haghani, Development Director
Scott Murphy, Assistant Development 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
Ahmed Aly, Municipal Utility Company
Doug Sorel, Police Department
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Senior Planner
Steve Wilson, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department
David Simpson, IT Department (Copy of memo only)

FROM: Denny Chen, Associate Planner

DATE: February 09, 2018

SUBJECT: FILE #: PDEV17-021

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, February 22, 2018**.

PROJECT DESCRIPTION: A Development Plan to construct a wireless telecommunications facility (T-Mobile) on an existing SCE transmission tower located at 3252 East Riverside Drive, south of Riverside Drive, between Turner Ave & Haven Ave, within the UC (Utilities Corridor) zoning district. (APN: 0218-151-45).

Related File: PCUP17-013

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

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

☐ The plan does not adequately address the departmental concerns.

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

3/12/18

Landscape Planning Carolyn Bell *Sch Landscape Architect*

Department Signature Title Date

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

3/12/18
 Date

Reviewer's Name:

Carolyn Bell, Sr. Landscape Planner

Phone:

(909) 395-2237

D.A.B. File No.:

PDEV17-021Rev 3

Case Planner:

Denny Chen

Project Name and Location:

T-Mobile- SCE Clover
 3300 E Riverside Dr.

Applicant/Representative:

Reliant Land Services, Nate Horodysky
 1745 W Orangewood Ave ste 103
 Irvine, Ca 92614



A Preliminary Landscape Plan (dated 2/8/18) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.



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

CORRECTIONS REQUIRED

1. Revise irrigation to show 6" pop up stream spray (5QB) bubblers for trees.
2. Change drip line burial depth to 2" of cover instead of 4-6"
3. Change class 200 lateral lines to sch 40 PVC.
4. Remove root barrier from tree planting detail. Refer to Landscape Planning Website tree planting detail.



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Planning Department

FROM: Lora L Gearhart, Fire Protection Analyst
Bureau of Fire Prevention

DATE: June 29, 2017

SUBJECT: PDEV17-021– 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

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

CONDITIONS OF APPROVAL:

8. Hand-portable fire extinguishers are required to be installed PRIOR to occupancy. Contact the Bureau of Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required per Ontario Fire Department Standard #C-001. (Available upon request from the Fire Department or on the internet at <http://www.ci.ontario.ca.us/index.cfm/34762>)
9. "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 encroach on the 26-foot clear width requirement per Ontario Fire Department. Install per Ontario Fire Department Standards #B-001 and #B-004. (Available upon request from the Fire Department or on the internet at <http://www.ci.ontario.ca.us/index.cfm/34762>)
10. 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. Said numbers shall contrast with their background. (See Section 9-1.3280 Street Naming and Street Address Numbering of the Ontario Municipal Code and Ontario Fire Department Standards #H-003 and #H-002.)

21. 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.
28. The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the developer and fire protection designer obtain a copy of the Ontario Fire Department Fire Protection System Information Checklist to aid in system design. Development Advisory Board comments are to be included on the construction drawing.

ADDITIONAL COMMENTS:

If the equipment cabinets are to contain any stationary storage battery systems, said systems shall comply with section 608 of the 2016 California Fire Code

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ci.ontario.ca.us, click on Fire Department and then on forms.



CITY OF ONTARIO MEMORANDUM

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

FROM: Denny Chen, Associate Planner

DATE: May 01, 2017

SUBJECT: FILE #: PDEV17-021

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, May 15, 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 review to collocate a T-Mobile cell site on an existing SCE transmission tower, located at 0 S SCE Easement, within the OSR (Open Space Recreational) zoning district. (APN: 0218-151-45)

RELATED FILE: PCUP17-013

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

- ☐ No comments
- ☐ Report attached (1 copy and email 1 copy)
- ☒ Standard Conditions of Approval apply

☐ The plan does not adequately address the departmental concerns.

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

POLICE
Department

DOUGLAS SOREL
Signature

MANAGEMENT
ANALYST
Title

5/16/17
Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 4, 2017
SUBJECT: PDEV17-021

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

Conditions of Approval

1. The Building Department requires a permit and inspection on the block wall enclosure only.
2. The meter pedestal is to be located on the cell site only.

KS:lm

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-021 & PCUP17-013

Address: 150 ft east of Clover Lane and south of Riverside Drive

APN: 0238-151-45

Existing Land Use: SCE Easement - 132 ft high SCE Transmission Tower

Proposed Land Use: ancillary wireless facility

Site Acreage: 12.8 Proposed Structure Height: 70 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By:

Lorena Mejia

Contact Info:

909-395-2276

Project Planner:

Denny Chen

Date: 5/26/17

CD No.: 2017-036

PALU No.: n/a

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

Safety

- ☐ Zone 1
☐ Zone 1A
☐ Zone 2
☐ Zone 3
☐ Zone 4
☐ Zone 5

Noise Impact

- ☐ 75+ dB CNEL
☐ 70 - 75 dB CNEL
☐ 65 - 70 dB CNEL
☐ 60 - 65 dB CNEL

Airspace Protection

- ☐ High Terrain Zone
☒ FAA Notification Surfaces
☒ Airspace Obstruction Surfaces
☐ Airspace Avigation Easement Area

Allowable Height: 200 ft +

Overflight Notification

- ☐ Avigation Easement Dedication
☐ Recorded Overflight Notification
☒ Real Estate Transaction Disclosure

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

- ☐ Zone 1 ☐ Zone 2 ☐ Zone 3 ☐ Zone 4 ☐ Zone 5 ☐ Zone 6

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

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

Airport Planner Signature: _____



DEVELOPMENT ADVISORY BOARD DECISION

June 18, 2018

DECISION NO.:

FILE NO.: PDEV17-052

DESCRIPTION: A Development Plan (File No. PDEV17-052) to construct a 1,255,382 square foot industrial building on 57.68 acres of land, for property generally located along the southeast corner of Merrill Avenue and Carpenter Avenue, within Planning Area 1 (PA-1) of the Colony Commerce Center West Specific Plan. APN(s): 0218-292-05 and 0218-311-11; **submitted by Colony Commerce Center, LLP.**

PART I: BACKGROUND & ANALYSIS

COLONY COMMERCE CENTER, LLP, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV17-052, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of approximately 57.68 acres (net 54.78 acres) of land located along the southeast corner of Merrill Avenue and Carpenter Avenue within the Planning Area 1 land use designation of the Colony Commerce Center West Specific Plan, and is depicted in Exhibit A: Aerial Photograph, attached. The development will be composed of two parcels that will be consolidated into one parcel. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant & Agriculture	Industrial	Planning Area 1 (PA-1)	Colony Commerce Center West
<i>North</i>	Vacant & Agriculture & Single Family Home	Industrial	SP(AG)	NA
<i>South</i>	Vacant & Agriculture	Industrial	Planning Area 2 (PA-2)	Colony Commerce Center West
<i>East</i>	Flood Control Channel	Open Space-Non Recreation	SP(AG)	N/A
<i>West</i>	City of Chino	Industrial	Industrial	N/A

(2) Project Description: The applicant is requesting approval to construct an industrial building totaling 1,255,382 square feet on approximately 57.68 acres (57.58 net) within Planning Area 1 of the Colony Commerce Center West Specific Plan. The Colony Commerce Center West Specific Plan and Environmental Impact Report (EIR) was approved by City Council on October 3, 2017. The Colony Commerce Center West Specific Plan established the land use designations, development standards, and design guidelines for 123.17 acres, which includes the potential development of 2,951,146 square feet of industrial development (**see Figure 1: Specific Plan Land Use Summary Table and Exhibit B: Specific Plan Land Use Map**).

Table 4.1, Land Use Summary				
Planning Area (PA)	Land Use	Acres	Maximum Potential Intensity (Gross Floor Area)	Max.Floor Area Ratio
PA-1	Industrial	57.58 ac	1,379,501 SF	0.55
PA-2	Industrial	65.60 ac	1,571,645 SF	0.55
	Total	123.17 ac	2,951,146 SF	0.55

Figure 1: Specific Plan Land Use Summary Table

Planning Area 1 of the Specific Plan has a maximum development intensity of 1,379,501 square feet at a maximum Floor Area Ratio (FAR) of 0.55. The proposed 1,255,382 square foot building, will be situated along the center of the site and with a Floor Area Ratio coverage (FAR) of 0.53. The Ontario Development Code requires Planning Commission approval for projects that exceed a FAR of 0.45. The building has been designed to feature three potential offices pods. One office at the northwest corner of the building, a second at the southwest corner of the building and a third at the northwest corner of the building. The building will provide setbacks of 259-feet along Merrill Avenue, 68-feet along the eastern property line (Cucamonga Creek Flood Control Channel), 174-feet along Carpenter Avenue, and 135-feet along the south property line. The building and the site screen walls for the truck courts have been designed and carefully situated, to minimize public visibility of the loading areas located along the north and south sides of the building (**see Exhibit C: Site Plan**). To ensure adequate screen the building loading areas, a 14-foot tall tilt-up screen wall, will be provided. The screen wall will designed to complement the architecture of the building.

Access to the project site will provided by four driveways. Three on Carpenter Avenue and one on Merrill Avenue. The goal of the circulation system is to separate truck traffic from car traffic to the extent possible.

As demonstrated in the table below, the specific plan requires the project to provide 638 parking spaces and 54 trailer parking spaces. The project proposes two parking layout alternatives to provide flexibility for a future tenant. As shown in the parking table below, Alternative 1 proposes a total 340 parking spaces, which is 298 parking spaces less than the requirement. However, in the event that a future tenant requires 638 parking spaces or more, parking Alternative 2 could be implemented to add up to 1,125 additional parking spaces within the north truck court area of the building. The additional truck area parking spaces and the 340 standard parking spaces, provided within the western parking lot, would total 1,500 parking spaces (**see Exhibits C & D: Site Plan Alternative 1 & 2 Parking Layouts**). The Development Code (Division 6.03, Section 6.03.020) allows for a reduction in parking if an alternate off-street parking plan, demonstrates that additional parking spaces can be provided on-site, as necessary, to accommodate future land use changes or intensifications in land use. The alternative parking plan approach has been successfully implemented on other industrial projects by staff throughout the City. Staff is in support of the proposed Alternative 1 parking layout, with the condition that the applicant/owner must provide all required parking within six (6) months of being notified

PARKING TABLE SUMMARY						
<i>Type of Use</i>	<i>Building Area</i>	<i>Dock Doors</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>	<i>TOTAL</i>
Proposed Parking Alternative 1						
Warehouse / Distribution	1,255,382		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;	638	340	-298
Trailer Truck Parking		213	1 space for every 4 dock high door	54	394	+340
Proposed Parking Alternative 2						
Warehouse / Distribution	1,255,382		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;	638	1,500	+862
Trailer Truck Parking		213		54	140	+86

by the City that the additional parking is required by tenant.

The Colony Commerce Center West Specific Plan requires the project to provide a 10% (238,623 sq. ft.) landscape coverage. The proposed project will provide a 10.06% (240,204 sq. ft.) landscape coverage, therefore, exceeding the minimum requirements. Landscaping will be provided in the form of a 27-foot landscape setback along Carpenter Avenue, 66-foot average landscape setback along Merrill Avenue (minimum 26-feet), 52-foot average landscape setback along the east property line (minimum 6-feet), and a 38-foot average landscape setback along the south property line (9.88' minimum). New landscaped parkways will be provided along Merrill Avenue and Carpenter Avenue. In addition to the landscape areas on the site, portions of the north and south truck courts will be utilized as infiltration areas (underground retention systems) to comply with the

National Pollutant Discharge Elimination System (NPDES) requirement (**see Exhibit E: Landscape Plan**).

Landscaping in the form of ground cover, shrubs and trees will also be provided along the interior parking lot areas of the development, to further enhance the project. The front office entry areas have been with large attractive plaza areas. The plaza areas will feature decorative scored paving, up/down lighting and enhanced landscaping. Decorative scored paving will also be provided along the entry driveways. In addition, three leisure patio areas have also been incorporated adjacent to the office areas, for staff and guest to enjoy. The patio areas measure an average of 25-feet by 30-feet. The leisure areas have also been designed with decorative paving, accent planting, raised planters, accent shade trees and decorative weather resistant outdoor furniture (**see Exhibit F: Typical Outdoor Patio/Leisure Area**).

The project is proposing a tilt-up Contemporary Architecture style. The project is proposing a development which exemplifies high-quality architecture promoted by the Ontario Development Code and the Colony Commerce Center West Specific Plan (**see Exhibit G: Typical Office Storefront & Exhibit H: Building Elevations**). Special attention has been given to the use of colors, massing, building forms, materials and architectural details. This is exemplified through the use of:

- Extensive use of glazing on storefronts and along the upper portion of the buildings towers;
- Articulation in building foot print and building roof lines;
- Incorporation of playful reveal patterns and use of colors;
- Architectural towers at building corners and key locations along the north west, south and east elevations;
- Architectural steel fins along the upper portion of the office storefronts and middle towers;
- Decorative aluminum canopies over the front office entry areas;
- Decorative sconce light fixtures, and
- Stainless steel aluminum storefront framing to accentuate the office storefront areas.

PART II: RECITALS

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with an Environmental Impact Report (SCH#2015061023) prepared for File No. PSP15-001, which was adopted by the City Council on September 19, 2017, and this Application introduces no new significant environmental impacts; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or make recommendation to the Planning Commission, on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; and

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

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

WHEREAS, on June 18, 2018, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: As the recommending body for the Project, the DAB has reviewed and considered the information contained in the adopted Environmental Impact Report (SCH#201506102) prepared for File No. PSP15-001 and supporting documentation. Based upon the facts and information contained in the EIR and supporting documentation, the DAB finds as follows:

(1) The approved Environmental Impact Report (EIR) prepared for File No. PSP15-001 contains a complete and accurate reporting of the environmental impacts associated with the Project; and

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

(3) The EIR reflects the independent judgment of the Development Advisory Board; and

(4) All EIR adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by this reference.

SECTION 2: Based upon the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 and 2, above, the DAB hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial land use district of the Policy Plan Land Use Map, and Planning Area 1 of the the Colony Commerce Center West Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; 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 Planning Area 1 of the Colony Commerce Center West Specific Plan, including standards relative to the particular land use proposed (Industrial), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions. The proposed development has been designed to maximize the subject property, in addition, the proposed development will comply with all the setbacks, parking and landscape requirements for the zone. The proposed project is not requesting any Variances, therefore, it complies with all the Specific Plan development requirements. The development and design of the project will enhance the surrounding neighborhood and add value to current site and adjacent developments. In addition, all the City departments such as traffic, police , engineering, utilities, planning and building and safety have reviewed the proposed development and they are in support of the project subject to the attached conditions of approval; 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 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. 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. In addition, an Environmental Impact Report (EIR) was prepared for the project under File No. PSP15-001, and all the mitigation measures for any impacts were identified and adopted by City Council. No new impacts are anticipate as a result of the proposed 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.*** The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code and Colony Commerce Center West Specific Plan, which are applicable to the Project, including those related to the industrial 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. 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 and the Colony Commerce Center West Specific Plan requirements.

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission:

(1) Approve the Application subject to each and every condition set forth in the Department reports, included as Attachment “A” of this Decision, and incorporated herein by this reference.

SECTION 5: 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: 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.

APPROVED AND ADOPTED this 18th day of June 2018.

Development Advisory Board Chairman

Exhibit A: Aerial Photograph



Exhibit B: Specific Plan Land Use Map

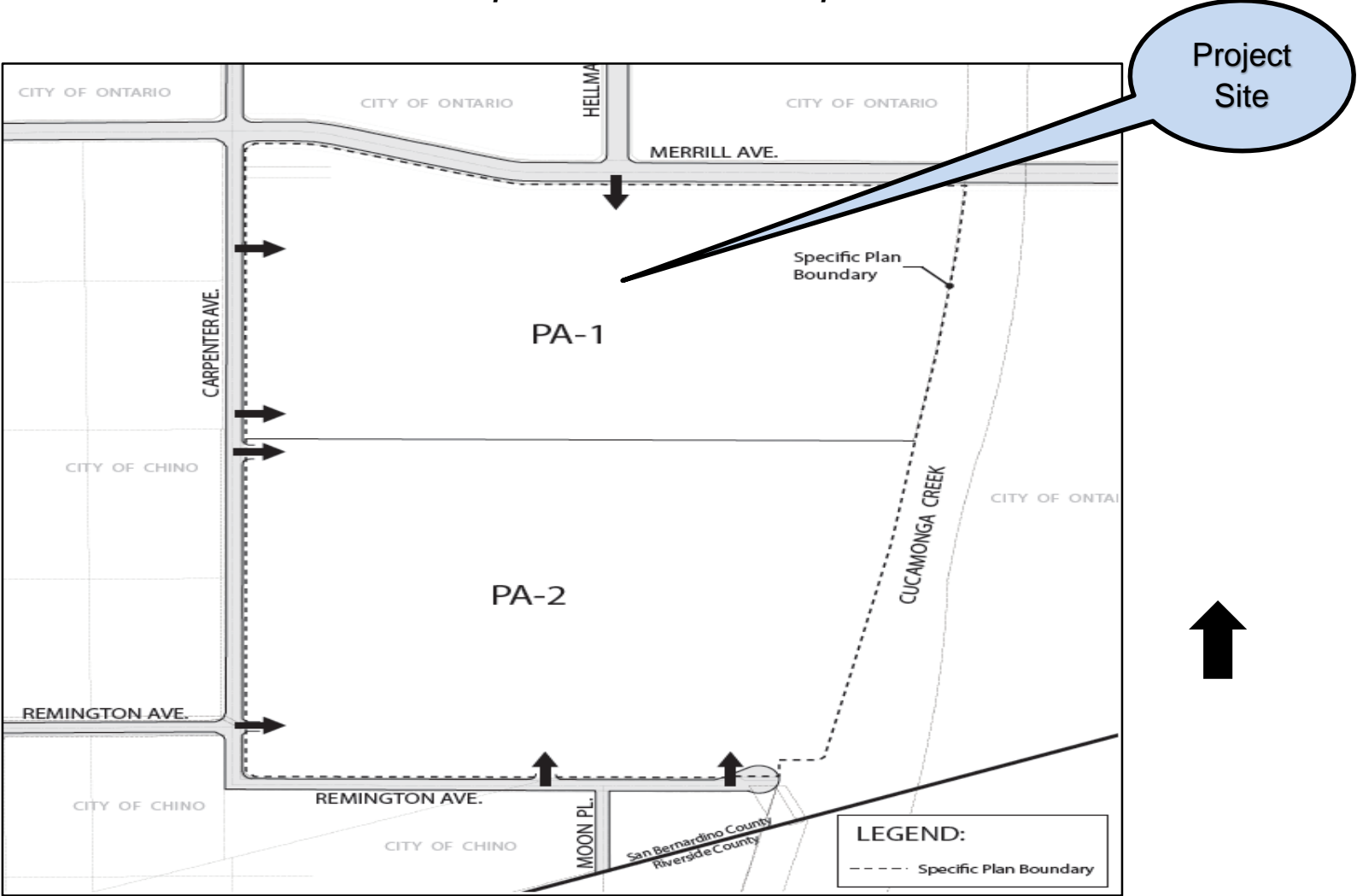


Exhibit C: Site Plan (Alternative 1- Parking Layout)

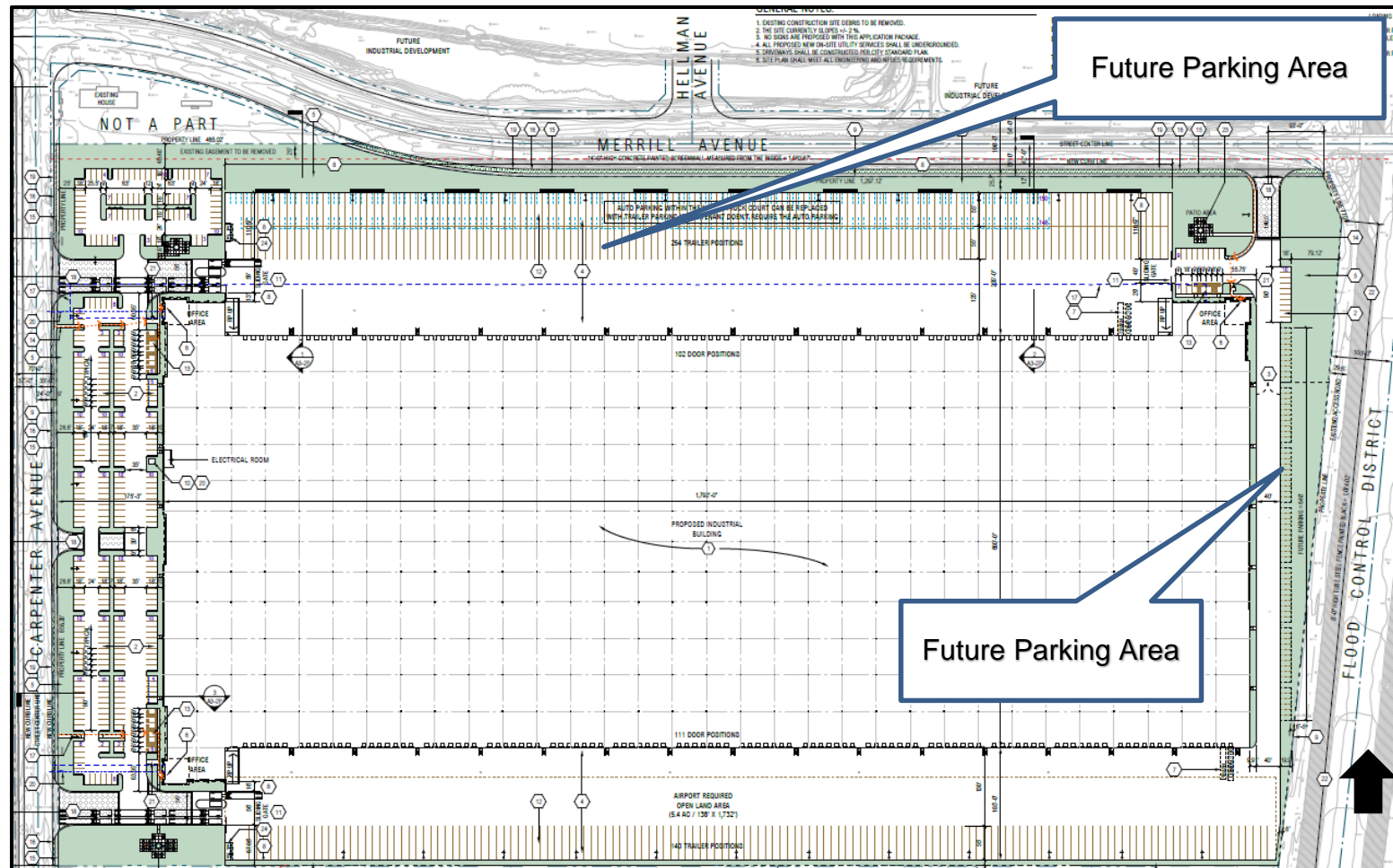


Exhibit D: Alternative 2 Site Plan Parking Layout

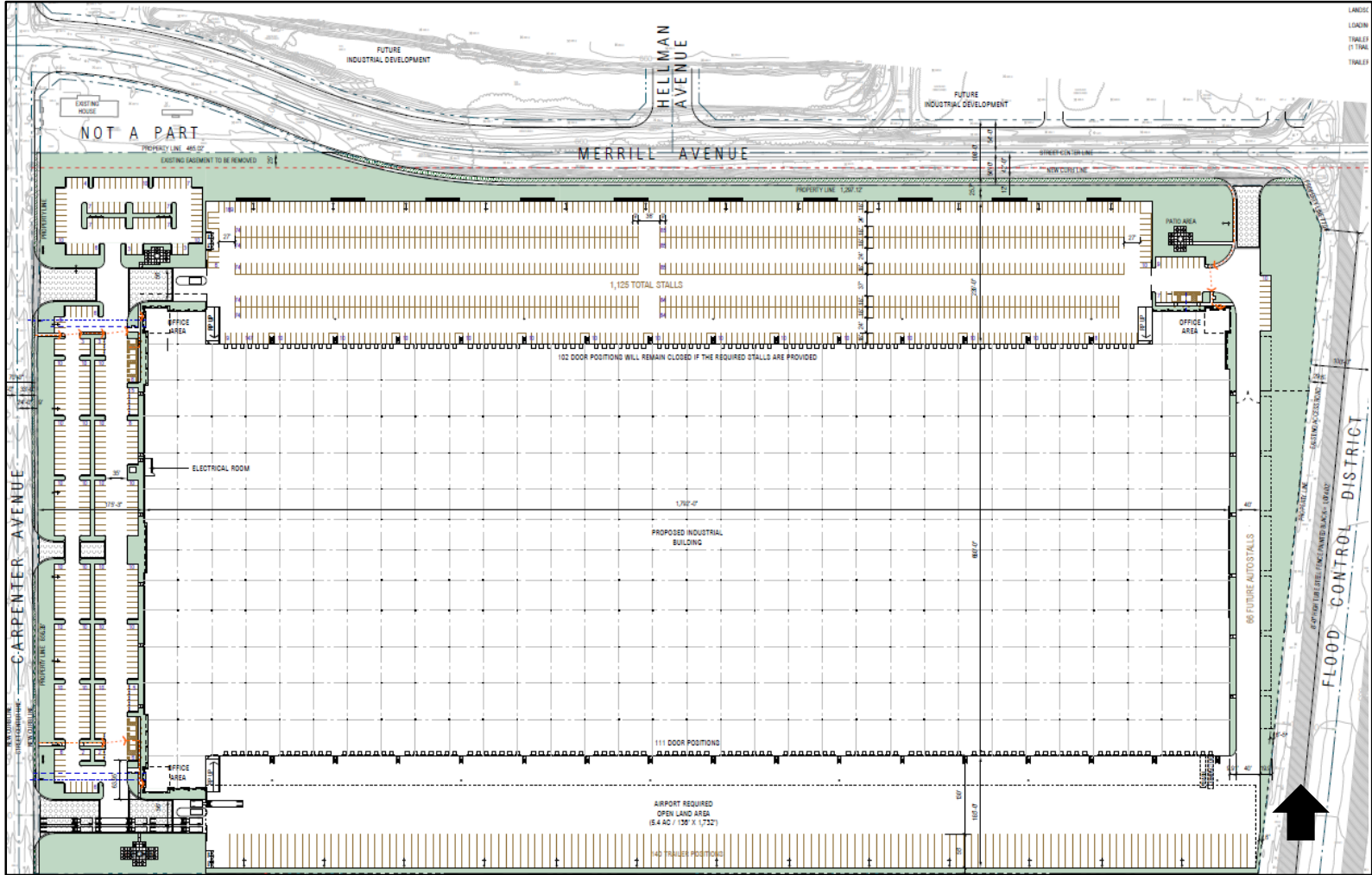


Exhibit E: Landscape Plan

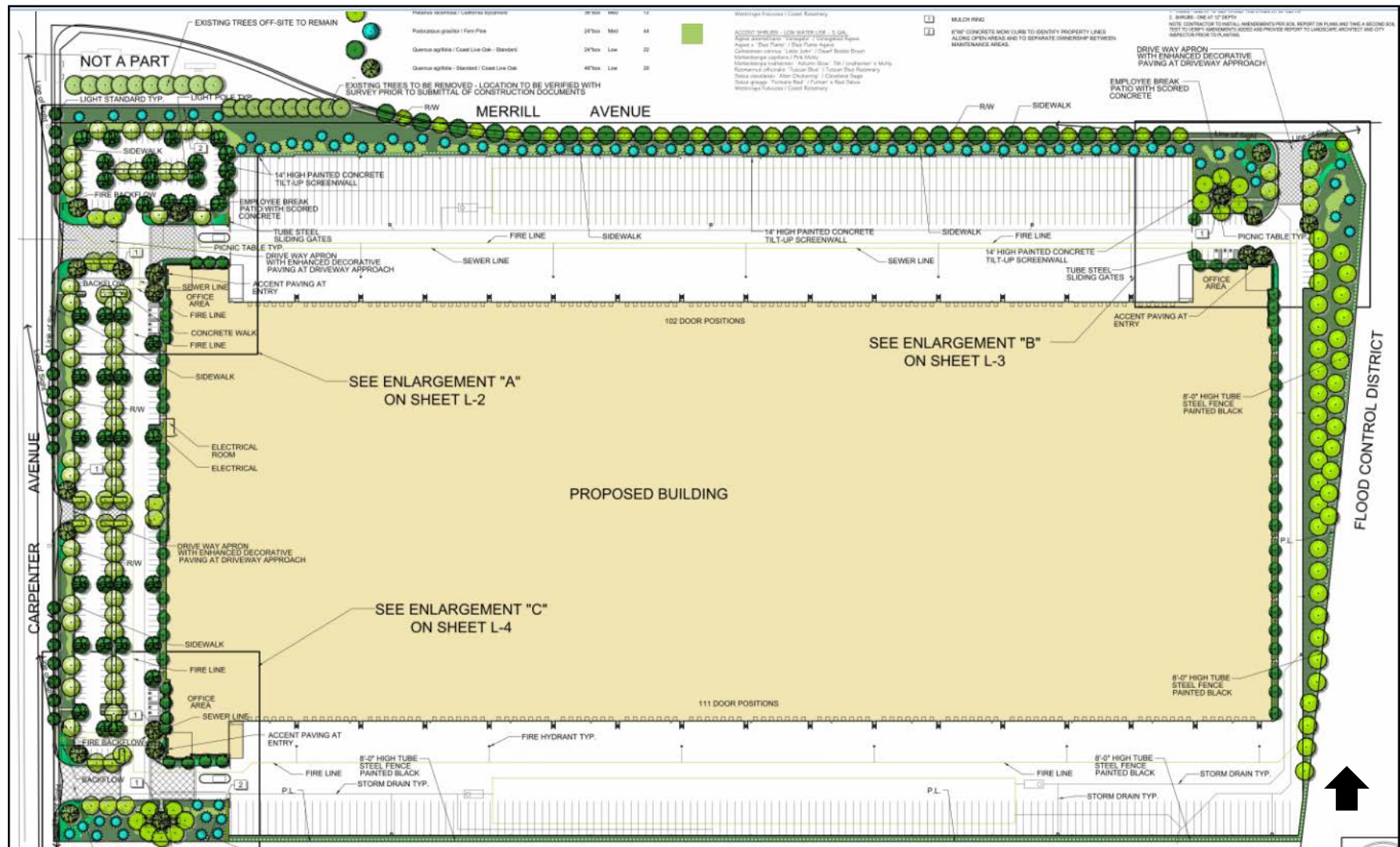


Exhibit F: Typical Outdoor Patio/Leisure Area

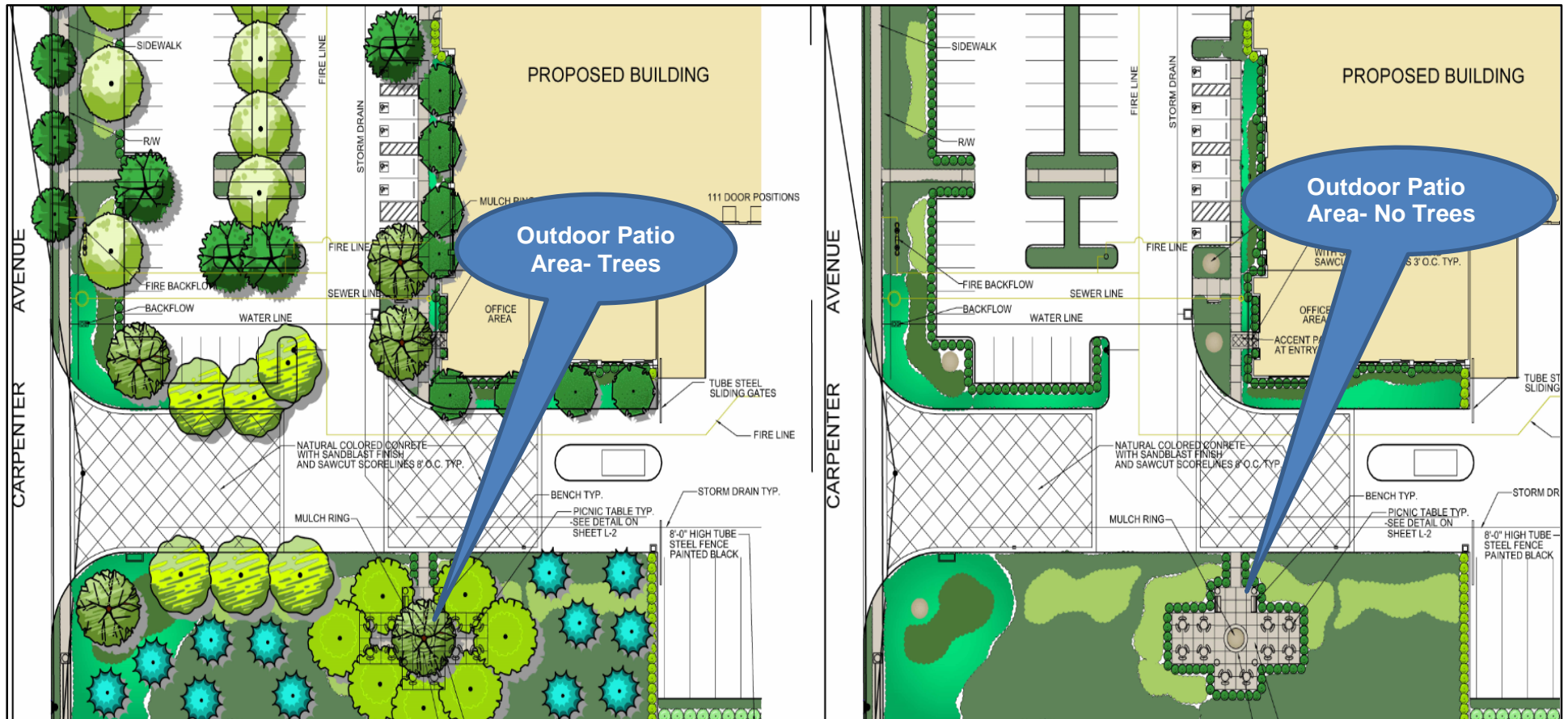


Exhibit G: Typical Office Storefront

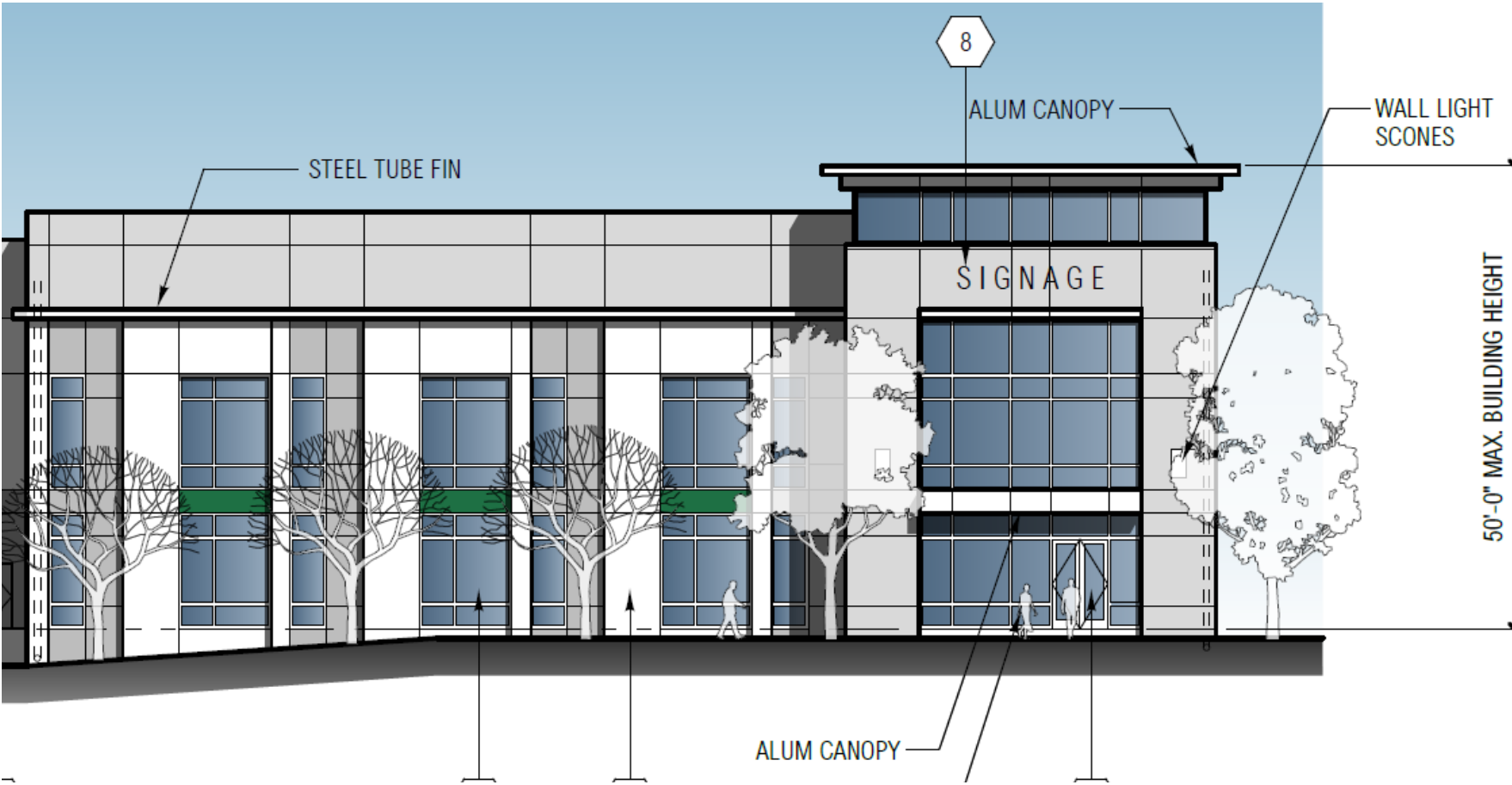
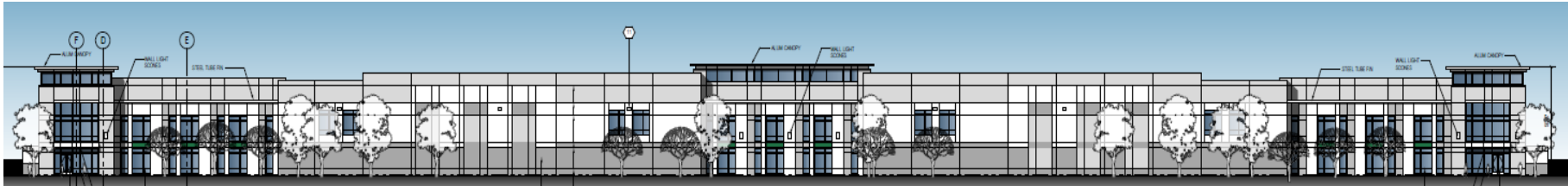
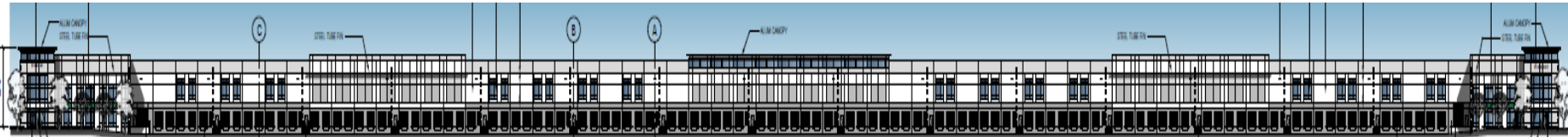


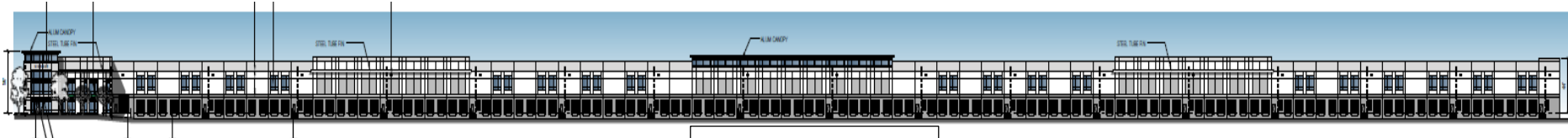
Exhibit H: Elevation



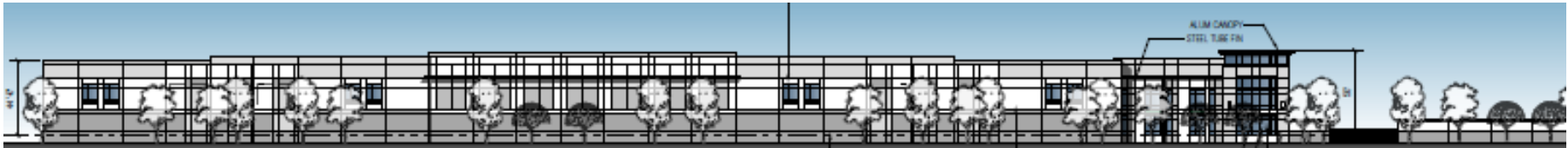
West Elevation



North Elevation

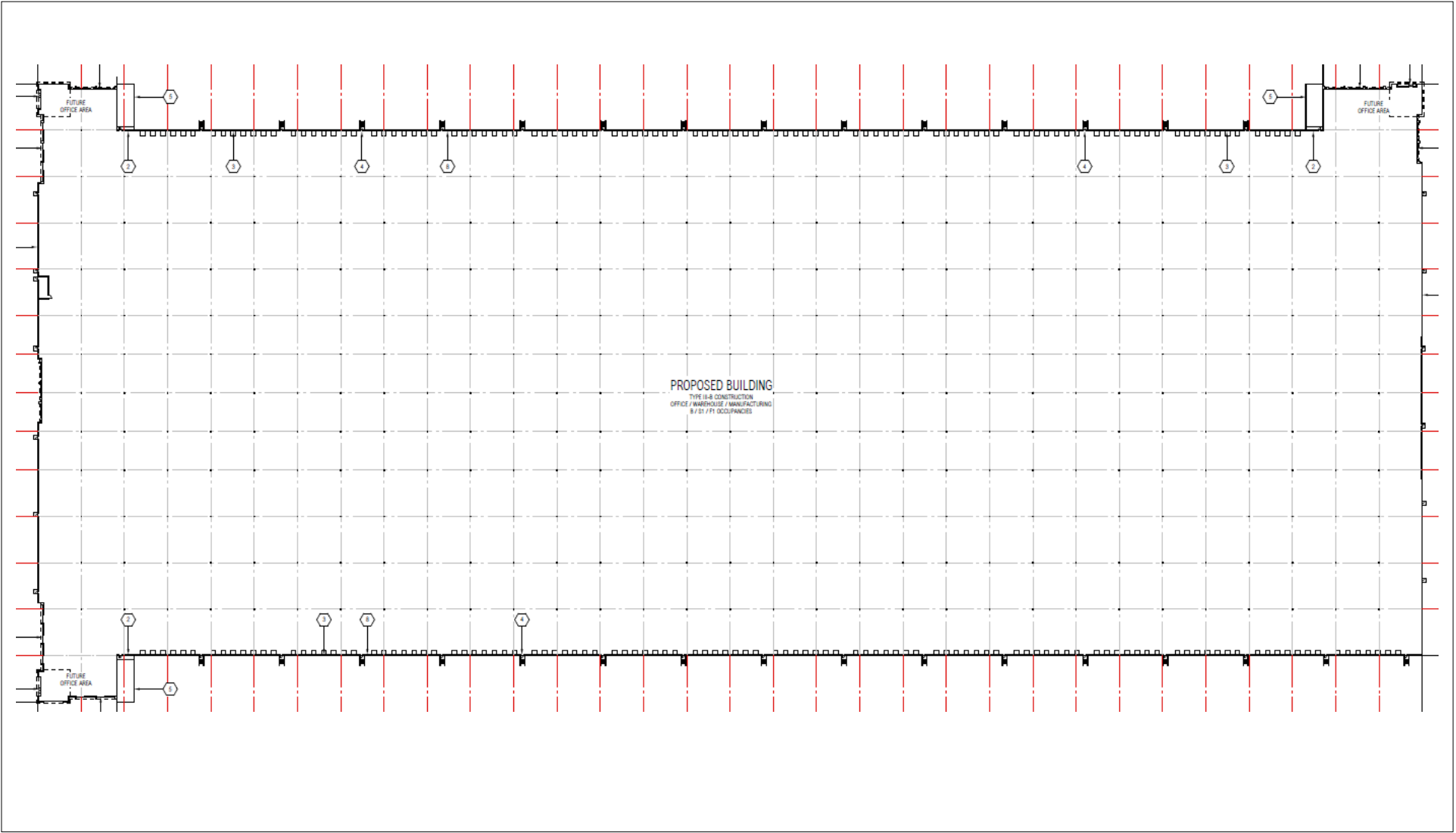


South Elevation



East Elevation

Exhibit I: Floor Plan



Attachment "A"

FILE NO. PDEV17-052
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: June 18, 2018

File No: PDEV17-052

Related Files: PSP15-001

Project Description: A Development Plan (File No. PDEV17-052) to construct a 1,255,382 square foot industrial building on 57.68 acres of land, for property generally located along the southeast corner of Merrill Avenue and Carpenter Avenue, within Planning Area 1 (PA-1) of the Colony Commerce Center West Specific Plan. APN(s): 0218-292-05 and 0218-311-11; **submitted by ProLogis LP.**

Prepared By: Luis E. Batres, Senior Planner
Phone: 909.395.2431 (direct)
Email: Lbatres@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 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.

(e) All entry plaza areas to office pods and outdoor patio areas shall also feature color decorative paving. The color used shall have a strong earth tone contrast, so that it stands out.

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. The color used shall have strong earth tone contrast, so that it stands out. Applicant shall work with staff during the plan check process to comply with this request.

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

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

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

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

2.6 Outdoor Loading and Storage Areas.

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

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

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

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

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

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

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

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

2.7 Site Lighting.

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

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

(c) No wall packs are allowed within public views.

(d) Decorative up and down lighting shall be provided at key architectural and landscape areas to enhance the project in the evening hours. Applicant shall work with staff during the plan check process to finalize the locations.

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 environmental impacts of this project were previously reviewed in conjunction with File No. PSP15-001, Colony Commerce Center West Specific Plan for which an EIR (SCH# 2015061023) was previously adopted by the City Council on October 3, 2017. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

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

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

2.13 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) A Sign Program for the entire site shall be submitted and approved by the Planning and Building Department before any signs (wall/monument signs) are installed on the site.

(b) The proposed future parking areas on the Site Plan (Plan 1), shall be provided within 6-months after you (tenant or owner) are notified by the City that the parking is necessary.

(c) Cut-sheets of all exterior decorative lighting fixtures shall be submitted to the Planning Department for final approval during the plan check process.

(d) The applicant shall work with staff during the plan check process to add the same decorative trellis feature proposed on the north side of the screen wall, along the east and west sides of the loading dock area screen walls.

(e) All exterior metal/wrought iron fencing shall be powder coated to prevent rust. Construction plans shall include a note on the plans.

(f) Applicant shall design the proposed northwest corner pedestrian path of travel from the public sidewalk to the front office area, so that the path provides a 5-foot wide landscape planter on each side.

(g) Applicant shall plant vine pockets all along the south property line fence so that they attach to the fence/wall.



CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Senior Planner
Planning Department

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

DATE: October 31, 2017

SUBJECT: PDEV17-052 - A Development Plan to construct one industrial building totaling 1,255,517 square feet on approximately 54.78 acres of land, located at 9467 Merrill Avenue, within the Colony Commerce Center West Specific Plan (APNs: 0218-292-05 and 0218-311-11).

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

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: III B
- B. Type of Roof Materials: Ordinary/Flat
- C. Ground Floor Area(s): 1.25 Million Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 1.25 Million
- F. 2016 CBC Occupancy Classification(s): B /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.

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.

- ☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.1 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 ~~Choose an item.~~. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

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.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- ☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

6.0 OTHER SPECIAL USES

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



CITY OF ONTARIO MEMORANDUM

TO: Luis Batres, Planning Department

FROM: Douglas Sorel, Police Department

DATE: November 9, 2017

SUBJECT: PDEV17-052 – A DEVELOPMENT PLAN TO CONSTRUCT AN
INDUSTRIAL BUILDING AT 9467 MERRILL AVENUE

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

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. 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 all construction site security requirements as stated in the Standard Conditions.

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-052

Address: 9647 Merrill Avenue

APN: 0218-292-05 & 0218-311-11

Existing Land Use: Vacant

Proposed Land Use: 1,255,517 square foot industrial building

Site Acreage: 54.78 Proposed Structure Height: 50 ft

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By:

Lorena Mejia

Contact Info:

909-395-2276

Project Planner:

Luis Batres

Date: 05/15/18

CD No.: 2017-073 Rev 2.

PALU No.: n/a

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

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

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: 120 - 130 ft

CONSISTENCY DETERMINATION

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

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

See Attached.

Airport Planner Signature:

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2017-073 Rev. 2

PALU No.: _____

PROJECT CONDITIONS

1. The project will need to provide a minimum of 10% open land for the project net area of 54.78 acres, 5.4 acres of open land is required and has been provided.
2. The attached open land exhibit identifies the interior truck yard as an acceptable location for meeting the open land requirements. The area within the truck yard designated for open land shall be remain free of permanent structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.
3. Project is located within Safety Zone 6 and above ground storage of hazardous materials greater than 6,000 gallons is not allowed.

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

2/8/18
 Date

Reviewer's Name:

Carolyn Bell, Sr. Landscape Planner

Phone:

(909) 395-2237

D.A.B. File No.:

PDEV17-052 Rev 2

Case Planner:

Luis Batres

Project Name and Location:

South Ontario Business Park Land Area 1
 9467 Merrill Ave, Colony Commerce Center SP West.

Applicant/Representative:

Pro-Logis LP/ Tom Donahue
 3546 Concourses St Ste 100
 Ontario CA 91764



A Preliminary Landscape Plan (dated 1/4/18) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.



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

CORRECTIONS REQUIRED

Civil/ Site Plans

1. Revise site plan to show 10% with landscaping not including right of way or paved areas.
2. Dimension a 4' set back from paving for backflows, 5' for transformers.
3. Coordinate civil plans with landscape plans to keep any utilities out of required tree locations.
4. Note 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.
5. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs, or 12" wide pavers or DG with edging where parking spaces are adjacent to planters.

Landscape Plans

6. Street trees per the Ontario Ranch (NMC) Streetscape Master Plan on Merrill, Quercus agrifolia 30' oc and background trees, groups of Cercis Canadensis 'Forest Pansy, alternating with Quercus, Pgs 72-73, 76.
7. Note on plans the CEQA habitat protection measures and time frame required for any trees proposed to be removed.
8. Call out type of proposed irrigation system (dripline with stream spray bubblers for trees) and include preliminary MAWA calculation.
9. Show concrete mowstrips to identify property lines where walls or fences are not provided.
10. 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.
11. Show 25% of trees as California native (Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations. Limit use of recently discovered shot hole borer pest and reproductive host trees: Platanus racemosa. Reduce quantity and provide wide spacing. See <http://ipm.ucanr.edu/PMG/r8302011.html>

12. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
13. 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
Inspection—Construction (up to 3 inspections per phase)	\$278.00
Total.....	\$2,604.00

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

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Luis Batres
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: October 26, 2017
SUBJECT: PDEV17-052

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

Conditions of Approval

1. The Site address for this project will be 5051 S Carpenter Ave

KS:lm



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"/> FOR CONDOMINIUM PURPOSES	<input type="checkbox"/> TRACT MAP
PROJECT FILE NO. PDEV17-052 RELATED FILE NO(S). _____		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__		

CITY PROJECT ENGINEER & PHONE NO:

Bryan Lirley, P.E. (909) 395-2137 *BL*

CITY PROJECT PLANNER & PHONE NO:

Luis Batres, (909) 395-2431

DAB MEETING DATE:

June 18, 2018

PROJECT NAME / DESCRIPTION:

PDEV17-052, a Development plan to construct one industrial building totaling 1,255,517 square feet on approximately 54.78 acres of land within the Colony Commerce Center West Specific Plan

LOCATION:

Southeast corner of Merrill Avenue and Carpenter Avenue

APPLICANT:

Prologis L.P.

REVIEWED BY:

N. Khoury
Naiim Khoury
Associate Engineer

6-12-18
Date

APPROVED BY:

Kh. Do
Khoi Do, P.E.
Assistant City Engineer

6-12-18
Date



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

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

- ☐ 1.01 Dedicate to the City of Ontario, the right-of-way, described below: ☐
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- ☐ 1.02 Dedicate to the City of Ontario, the following easement(s): _____ ☐

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



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

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

A. GENERAL

(Permits includes Grading, Building, Demolition and Encroachment)

- ☐ 2.01 Record Parcel Map/Tract Map No. _____ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code. ☐
- ☐ 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office. ☐
- ☒ 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario per Deed to Dave Akkerman & Angeline Alta Akkerman, Recorded Oct. 24, 1945 in Book 1838, Page 81, Official Records, San Bernardino County.** ☐
- ☐ 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____. ☐
- ☐ 2.05 Apply for a: ☐ Certificate of Compliance with a Record of Survey; ☐ Lot Line Adjustment ☐
- ☐ Make a Dedication of Easement.
- ☐ 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. ☐



- ☒ 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658. ☐
- ☒ 2.08 Submit a soils/geology report. ☐
- ☒ 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: ☐
- ☐ State of California Department of Transportation (Caltrans)
 - ☐ San Bernardino County Road Department (SBCRD)
 - ☒ **San Bernardino County Flood Control District (SBCFCD)) - for any improvements affecting the Cucamonga Creek Channel or adjacent storm drains owned by said jurisdiction.**
 - ☐ Federal Emergency Management Agency (FEMA)
 - ☐ Cucamonga Valley Water District (CVWD) for sewer/water service
 - ☒ **United States Army Corps of Engineers (USACE) - for any improvements affecting the Cucamonga Creek Channel or adjacent storm drains owned by said jurisdiction.**
 - ☐ California Department of Fish & Game
 - ☒ **Inland Empire Utilities Agency (IEUA) - Recycled Water connection/relocation**
 - ☒ **Other: City of Chino – for any improvements encroaching into the City of Chino**
- ☒ 2.10 Dedicate to the City of Ontario the right-of-way, in fee simple, described below: ☐
1. South side of Merrill Avenue to achieve the ultimate half street width of 54 feet from the intersection of Merrill Avenue/Carpenter Avenue to the easterly project limits.
 2. East side of Carpenter Avenue to achieve the ultimate half street width of 33 feet from the southerly project limits to the intersection of Merrill Avenue/Carpenter Avenue.
 3. Additional 23' on the south side of Merrill Avenue for neighborhood edge.
- Property line corner 'cut-back' required at the intersection of:
1. Merrill Avenue and Carpenter Avenue.
- ☐ 2.11 Dedicate to the City of Ontario the following easement(s): _____ ☐
-
- ☒ 2.12 New Model Colony (NMC) Developments: ☐
- ☒ 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the



destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

☒ 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

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

☒ 2.13 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements. ☐

☒ 2.14 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office. ☐

☒ 2.15 Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately \$2,169,835, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan. ☐

☒ 2.16 Other conditions: ☐

1. The applicant/developer shall vacate the existing southern 25' of Merrill Access Road located between the project site and APN 0218-261-24 ("Not A Part"). If the existing overhead utilities within Merrill Access Road are located on the applicant/developer's portion of the vacated roadway, they shall be undergrounded per the City of Ontario's Ordinance.
2. The applicant/developer shall acquire the property line corner 'cut-back' at the southeast corner of Carpenter Avenue and Merrill Avenue per City of Ontario Standard Drawing No. 1301.
3. The applicant/developer shall acquire right-of-way necessary along Merrill Avenue and Carpenter Avenue adjacent to "Not A Part" APN 0218-261-24 to construct full half-street improvements on the south and east side including, but not be limited to, curb and gutter, signing and striping and traffic signal.



B. PUBLIC IMPROVEMENTS

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

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

Improvement	Merrill Avenue	Carpenter Avenue	Remington Avenue	County Line Channel
Curb and Gutter	<input checked="" type="checkbox"/> New; 42 ft. from C/L ⁽¹⁾ <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 24 ft. East of C/L ⁽¹⁾ <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 (see Sec. 2.F)	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> New; 40 ft. along project frontage, including pavm't transitions	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> New; 22 ft. east of C/L 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 checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<input checked="" type="checkbox"/> New ⁽¹⁾ <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New ⁽¹⁾ <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 ⁽¹⁾ <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees ⁽¹⁾ <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 / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation



Sewer (see Sec. 2.C)	<input checked="" type="checkbox"/> Main ⁽²⁾ <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<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 checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
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 checked="" 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	_____	Removal of existing pavement that is not constructed to ultimate depth	_____	_____
Other Improvements	<input checked="" type="checkbox"/> Widen south side of bridge to ultimate width	_____	_____	_____

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

1. The applicant/developer will be required to construct curb and gutter and roadway improvements (parkway improvements will not be required) adjacent to "Not a Part", APN 0218-261-24.
2. The applicant/developer shall install all master planned utilities to be placed under new roadway designed to the ultimate condition.



- ☐ 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____ ☐
- ☐ 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. ☐
- ☐ 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide ☐ water service ☐ sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid. ☐
- ☒ 2.21 **Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892).** ☐
- ☐ 2.22 Other conditions: _____ ☐

C. SEWER

- ☐ 2.23 A _____ inch sewer main is available for connection by this project in _____ (Ref: Sewer plan bar code: _____) ☐
- ☒ 2.24 **Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately 3,100 feet away.** ☐
- ☐ 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer. ☐
- ☒ 2.26 **Other conditions:** ☐
1. **Carpenter Trunk Sewer:** Install the Sewer Master Plan Carpenter Trunk Sewer from just north of Merrill Avenue and southerly to connect to the Eastern Trunk Sewer at Moon Place. Carpenter Trunk Sewer at minimum consists of: Installing a 24-inch main in Carpenter Avenue from just north of Merrill Avenue to Remington Avenue; and, installing a 24-inch sewer main in Remington Avenue from Carpenter to Moon Place; and, installing a 24-inch sewer main in Moon Place from Remington Avenue to connect with IEUA's Eastern Trunk Sewer along the County Line.
 2. **Onsite Sewer System and Plumbing:** The Onsite Sewer System shall be privately maintained by the property owner and shall meet the following requirements:
 - a. The Onsite sewer system and building plumbing shall be designed in such a way that the sanitary wastewater flows leave the building separately from non-sanitary wastewater flows (industrial, process, or kitchen, etc.) and the line for non-sanitary wastewater flows can be upgraded in the future to have pretreatment equipment and devices on it, as required by a Wastewater Discharge Permit.
 - b. Each connection from the Onsite Sewer System to the Public Sewer System shall have a monitoring manhole prior to the point of connection with the public sewer system.
 3. **Wastewater Discharge:** Each Occupant of the building, or units, shall apply for a Wastewater Discharge Permit for their establishment, and shall comply with all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not limited to including: possibly installing a monitoring manhole, clarifier, or other sewer pretreatment equipment.



D. WATER

- ☐ 2.27 A _____ inch water main is available for connection by this project in _____.
 (Ref: Water plan bar code: _____) ☐
- ☒ 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately 2,600 feet away. ☐
- ☒ 2.29 Other conditions: ☐
1. The proposed project is required to have a minimum of two separate points of connection to the 925 PZ potable water system. In order to meet minimum fire flow, one point of connection will be at Archibald & Merrill and the second at Archibald & the County Line Channel/Bellegrave Avenue. Applicant/developer is responsible for acquiring all necessary easements from the owner of APN's 0218-311-07 & 08.
 - a. Install a 12-inch 925PZ Potable Water main in Merrill Avenue connecting from existing 12-inch 925PZ Potable Water main in Archibald Avenue and extending to Carpenter Avenue.
 - b. Install a 12-inch 925PZ Potable Water main in Carpenter Avenue connecting from Merrill Avenue to Remington Avenue.
 - c. Install a 12-inch 925PZ Potable Water main in Remington Avenue connecting from existing 12-inch 925PZ Potable Water main in Archibald Avenue and extending to Carpenter Avenue.

E. RECYCLED WATER

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

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

- ☐ 2.34 Other conditions: ☐
1. Install a 12-inch 930PZ Potable Water main in Merrill Avenue connecting from existing 12-inch 930PZ Recycled Water main in Archibald Avenue and extending to Carpenter Avenue.
 2. Relocate existing IEUA 30-inch 800PZ Recycled Water Main in Carpenter Avenue from just south of south project boundary, along Carpenter Project frontage, to just north of Merrill Avenue.
 3. City Ordinance 2689: This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscaping irrigation.
 4. Recycled Water Service Requirements: The applicant shall comply with each of the following requirements in order to receive Recycled Water Service service:



Prior to Building Permits Issuance:

- a. Provide two hard copies and the digital files (in PDF and AutoCAD format) for both on-site and off-site utility plans, including landscape and irrigation improvements.

Prior to Occupancy Release/Finalizing:

- b. Pass start-up and cross-connection test successfully.
- c. Provide evidence demonstrating the training of on-site supervisor or designee as determined in the ER.

F. TRAFFIC / TRANSPORTATION

- | | | | |
|-------------------------------------|------|--|--------------------------|
| <input type="checkbox"/> | 2.35 | Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
1. On-site and off-site circulation
2. Traffic level of service (LOS) at 'build-out' and future years
3. Impact at specific intersections as selected by the City Engineer | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.36 | New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.37 | Other conditions: <ol style="list-style-type: none"> 1. The proposed driveways on the "Not a Part" parcel shall be designed and constructed in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway Approach to accommodate the appropriate design vehicles for the site. 2. Merrill Avenue and Carpenter Avenue shall be signed "No Stopping Anytime". 3. The Applicant/Developer shall be responsible to design and construct street improvements along project frontage in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, parkway landscaping, and, where designated, "neighborhood edge" and/or multi-purpose trail. 4. The Applicant/Developer shall be responsible to acquire the necessary right of way, design and construct a traffic signal at Merrill Avenue and Carpenter Avenue. The traffic signal modification shall address the relocation of any equipment including video detection, CCTV, interconnect cable and conduit, battery back-up, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location. 5. If, at the time of construction of PDEV17-052, the intersection of Carpenter and Merrill Avenue has not been improved to its "ultimate" configuration, Applicant/Developer shall design and construct intersection improvements at the intersection of Carpenter and Merrill Avenue to facilitate turning movements and trucks. This shall include: <ol style="list-style-type: none"> a. Westbound left-turn pocket with appropriate length and pavement transitions; b. Eastbound left-turn pocket with appropriate length and pavement transitions; c. Any other improvements identified in the Traffic analysis. d. Acquisition of all right-of way necessary to achieve above. 6. Driveways shall be constructed in accordance with Standard Drawing No. 1204 for Commercial Drive Approach. 7. The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal, signing and striping and/or street lighting design to | <input type="checkbox"/> |



discuss items such as signal phasing, striping layout and tie-ins to existing or future street light circuits.

8. The applicant/developer shall widen the southern half of the existing Merrill Avenue bridge at the Cucamonga Creek Channel crossing to its ultimate width.

G. DRAINAGE / HYDROLOGY

- ☐ 2.38 A _____ inch storm drain main is available to accept flows from this project in _____.
 (Ref: Storm Drain plan bar code: _____) ☐
- ☒ 2.39 **Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.** ☐
- ☐ 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans. ☐
- ☐ 2.41 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. ☐
- ☐ 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. ☐
- ☒ 2.43 **Other conditions:** ☐
1. **The applicant/developer shall construct the master planned storm drain lines in Merrill Avenue along the project frontage and the connection to the Cucamonga Creek Channel.**
 2. **The applicant/developer shall either connect directly to the Cucamonga Creek Channel or coordinate with the developer to the south in order to accommodate this projects on-site runoff flows.**

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

- ☐ 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
 If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
 Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130. ☐
- ☒ 2.45 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.** ☐
- ☐ 2.46 Other conditions: _____ ☐



J. SPECIAL DISTRICTS

- ☒ 2.47 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. ☐
- ☐ 2.48 Other conditions: _____ ☐

K. FIBER OPTIC

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

L. Solid Waste

- ☒ 2.51 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> ☐
- ☒ 2.52 Other conditions:
1. **Solid Waste Handling Plan (SWHP):** A SWHP and Report shall be submitted with Precise Grading Plan for review and approval of Ontario Municipal Utility Company. The SWHP shall follow the SWHP Guidance Document available from OMUC and shall have at minimum all the following elements:
 - a. **SWHP Content and Format:** The Solid Waste Handling Plan shall demonstrate compliance with the Services Standards in the City's Solid Waste Planning Manual (available online at: <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>) and shall contain, at a minimum, the following elements:
 - i. A statement identifying the Service Requirements being used (e.g. Single Family Detached with automated cans, Multi-family/ Commercial with bins, etc.) and describing the solid waste handling operation (for instance, will there be scouting services, etc.)
 - ii. A table utilizing the metrics of the Planning Manual and calculating the volume (gallons or cubic yards), quantity, and service schedule for each type of can and bin required for each Service Category (refuse, recycled, organics, etc.).



iii. An Engineering Site Plan drawn to scale that shows :

- A detail of the Solid Waste Vehicle with dimensions and annotation that states the minimum turning radii and path of travel widths actually being used on the plan.
- The Solid Waste Vehicle turning movements and paths of travel in each direction of travel and at all intersections. All paths of travel shall be 15 feet wide minimum.
- All parking stalls and parallel parking spaces along all streets, alleys, or aisles.



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

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



EXHIBIT 'A'

ENGINEERING DEPARTMENT First Plan Check Submittal Checklist

Project Number: PDEV 17-052,

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: _____



Development Advisory Board Decision

June 18, 2018

DECISION NO.: [insert DAB decision #]

FILE NO.: PDEV17-058

DESCRIPTION: A Development Plan to add 5,601 square feet to an existing 108-room hotel (Candlewood Suites) and a request to remodel the exterior facades for the property located on 1.92 acres of land, at 1818 East Holt Boulevard, within the CCS (Convention Center Support Commercial) zoning district. (APN: 0110-101-03); **submitted by Steeno Design Studio, Inc.**

PART I: BACKGROUND & ANALYSIS

STEENO DESIGN STUDIO, INC, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV17-058, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 1.92 acres of land, located at 1818 East Holt Boulevard, within the CCS (Convention Center Support Commercial) zoning district, and is depicted in Exhibit A: Aerial Photograph, attached. The existing hotel is a 3-story, limited service Red Roof Inn Hotel, consisting of 108-rooms with an outdoor swimming pool and spa. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Red Roof Inn Hotel	Hospitality	CCS (Convention Center Support Commercial)	N/A
<i>North</i>	Comfort Suites Hotel	Hospitality	CCS (Convention Center Support Commercial)	N/A
<i>South</i>	Southern Pacific Railroad	Rail Corridor	Railroad	N/A
<i>East</i>	Jack In The Box (Fast Food Restaurant)	Hospitality	CCS (Convention Center Support Commercial)	N/A
<i>West</i>	Fox Rent A Car	Business Park	BP (Business Park)	N/A

(2) Project Description: The proposed project is a Development Plan request to expand the room sizes by approximately 35 square feet per room and remodel the hotel's exterior façade. The existing hotel rooms are approximately 328-square feet. With the proposed addition, the rooms will be expanded from 328-square feet to an average of 360-square feet. The proposed hotel expansion will only affect 49-rooms, which are all located on the south side of the hotel's first, second, and third floors. The proposed addition will involve extending the entire south side of the building by an additional 3 to 5-feet, for a total of 5,601 square feet.

The expansion will include a new 361 square foot fitness room (18' X 20') and an extended 213 square foot laundry room (14' X 15') on the first floor, a new 686 square foot conference room (38' X 19') on the second floor, and a new outdoor pool and spa.

The Candlewood Suites Hotel operates 24-hours a day, 7-days per week (24/7) and with approximately 10 employees, four full time and six part time employees. The Candlewood Suites Hotel a limited-service hotel and will not provide food services for guests staying at the hotel. Services provided will include a 24/7 front desk operation, hotel agents that will check-in and check-out all guests 24/7, and airport shuttle services.

The hotel has two public entrances. One along the north elevation and the second, along the south elevation. The front entrance, facing Holt Boulevard, serves as the primary entrance to the hotel (**Exhibit F: North & South Elevations**) and features an existing porte cochere for hotel guest pickups and drop-offs.

Site Access/Circulation — There are four driveway approaches, located along the frontage of Holt Boulevard, that provide access to the hotel site. The driveways on the northeast and northwest corners of the site provide access to rear parking lot for hotel guest and visitors. The two central driveways provide for a circular driveway that leads to the porte cochere for guest pick-up and drop-off. Pedestrian access, from Holt Blvd., is provided via a path-of-travel just to the west of the porte cochere driveway entrance.

Parking — The project has provided off-street parking pursuant to the parking standards of the Ontario Development Code, as shown in the table below. The minimum off-street parking requirements for the project is 108 parking stalls and a total of 115 parking stalls will be provided. Therefore, no parking issues are anticipated.

Type of Use	Building Area	Parking Ratio	Spaces Required	Spaces Provided
Special Use/Hotel Land Use	108 rooms	Parking shall be provided at the ratio of one (1) space per hotel room.	108	103
New Fitness Center	361 SF* (*Included in 5,601 SF Addition)	Parking for Fitness Center shall be provided at the ratio of five (5) spaces per 1,000 square feet of gross floor area.	2	8* (*New Parking Spaces)
TOTAL			110	115

Architecture — The proposed architectural remodel for the hotel is based on the Candlewood Suites corporate brand, which is a modern architecture style that includes the use of various colors and materials.

The remodel will include a complete redesign of the existing hotel 1980's Mediterranean design. The north elevation, which faces Holt Blvd., will feature a 48-foot tall tower at the center of the elevation and entrance to the hotel. To provide for appropriate vertical and horizontal massing, varying barrel and parapet roofed designed towers are proposed and logically spaced along the elevation. All towers will feature a decorative cornice treatment. A brick veneer wainscot treatment will be provided along the base of the proposed towers. The design of the porte cochere features a Travertine tile exterior finish.

Similar to the design of the north elevation, the south elevation will have a 38-foot tall central tower with similar architecture features as the proposed north elevation tower (**Exhibit F: North & South Elevations**). The second floor of the tower will cantilever over the hotel's rear entrance and provide for shaded rear entrance door area. Additionally, similar to the north elevation, varying barrel and parapet roofed designed towers are proposed along the elevation. A patio with a seating and overhead trellis will be provided along the hotel's south elevation near the rear entrance, for guests to enjoy.

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:

- Incorporating a combination of recessed and popped-out wall areas;
- Articulation in the building's roof line (varying tower designs and heights), which serves to accentuate the building's entries and breaks up large expanses of building wall;
- A mix of exterior materials, finishes and colors (i.e. White Sand, Anchor Gray, Olive, and Tan); and
- Incorporation of base and top treatments defined by changes in color, materials (brick veneer and travertine tile) and recessed wall areas.
- Varying window widths and detailed window surrounds.

Landscaping —The hotel was built in the 1980's, and the current landscape setbacks are considered legal nonconforming to today's Development Code landscape standards. Along the Holt Blvd. frontage, there are three 10-foot wide landscape planters. Along the rear (south) property line, there is an existing 10-foot wide landscape planter and two 5-foot landscape planters along the east and west property lines. The project will be required to provide landscaping along the base of each building elevation. A 3 to 4-foot wide landscape planter will be provided along the building's east, west, and south elevations. The north elevation will have a landscape planter that will vary in width from 5 to 14 feet. The proposed on-site landscape improvements will improve the aesthetics of the site by providing additional shrubs & trees and replacing all existing dead landscaping. The proposed landscape plan incorporates a combination of 24, 36, and 48-inch box trees, including Mediterranean Fan Palm tree, California Fan Palm, and Crape Myrtle trees. Additionally, 15-gallon Bradford Pear Trees and Chinese Evergreen Elm trees will be planted along the hotel's rear parking area. A variety of shrubs and groundcovers will also be provided, which are low water usage or drought tolerant (**Exhibit H: Landscape Plan**).

Signage — All proposed signage shall be reviewed under a separate permit or sign program.

Part II—RECITALS

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, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board ("DAB") the responsibility and authority to review and make recommendation to the Planning Commission on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; and

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

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

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

WHEREAS, on June 18, 2018, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: *Environmental Determination and Findings.* As the recommending body for the Project, the DAB 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 DAB, the DAB finds as follows:

(1) 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 projects characterized as infill development, meeting the following conditions:

- 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;
- The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare, or threatened species;
- Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- The Project site can be adequately served by all required utilities and public services.

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

(3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of

the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

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

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 4, above, the DAB 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 Hospitality land use district of the Policy Plan Land Use Map, and the (CCS) Convention Center Support Commercial 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 CCS (Convention Center Support Commercial) zoning district, 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. Approval of the project will result in the addition of 5,601 square feet to an existing 50,949 square foot hotel, which is consistent with the development standards of the CCS (Convention Center Support Commercial) zoning district. The design of the building and site improvements will enhance the surrounding neighborhood and add value to the current project site; 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 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. In addition, during the environmental review of the project, staff determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA)

pursuant to Section 15332 (Class 32 – In-Fill Development Projects) of the CEQA guidelines. In addition, conditions of approval have been placed on the project to mitigate any negative impacts that the project may have; 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 that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the development standards of the CCS (Convention Center Support Commercial) zoning district. The applicant is proposing a 5,601 square foot building addition to an existing 50,949 square foot hotel, consistent with the development standards of the CCS (Convention Center Support Commercial) zoning district. As a result of this review, staff has found the project to be consistent with the applicable Development Code requirements.

SECTION 5: *Development Advisory Board Action.* Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision, 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. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 18TH day of June 2018.

Development Advisory Board Chairman

Exhibit A: Project Location Map



Exhibit B: Site Plan

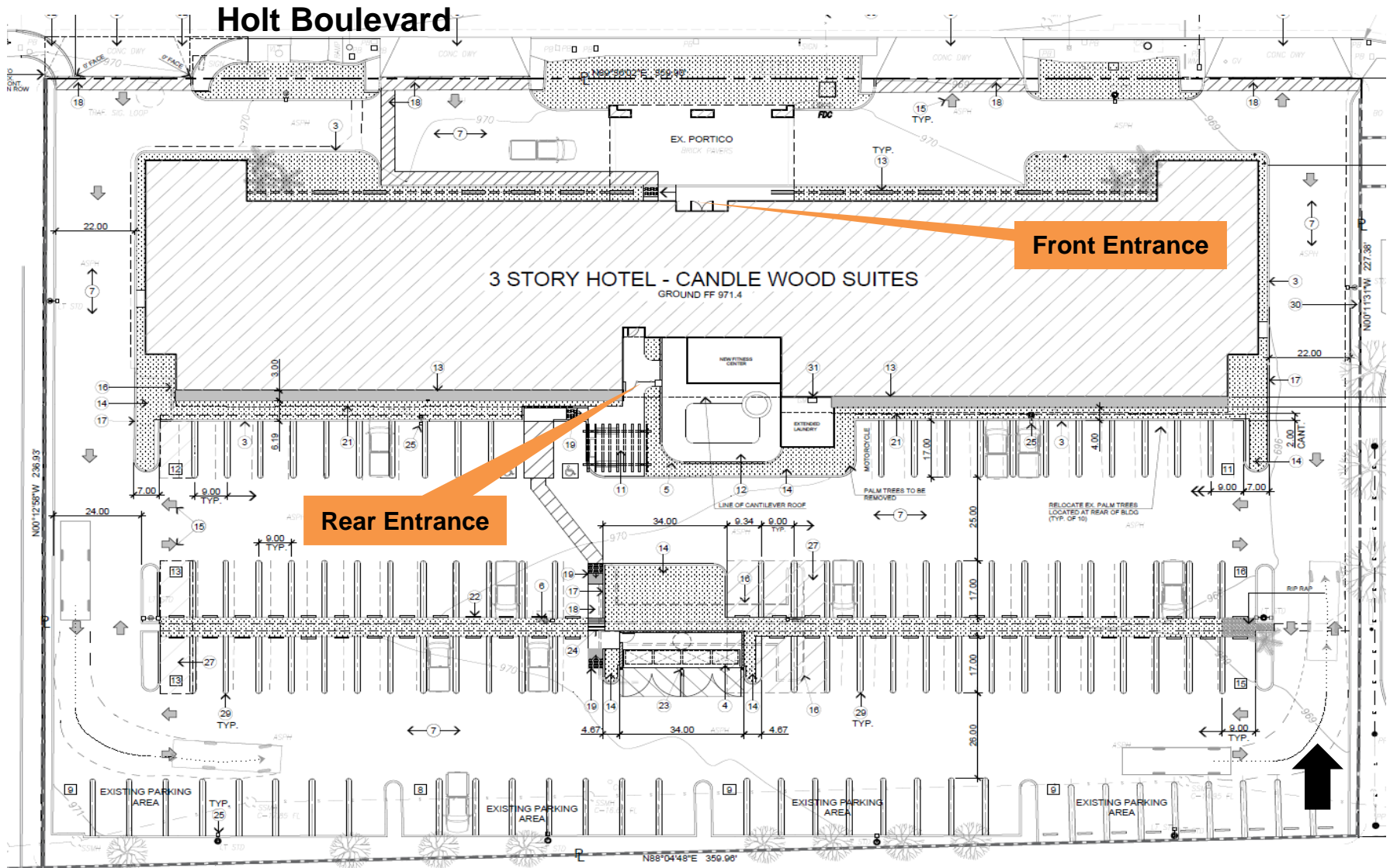


Exhibit C: First Floor Plan

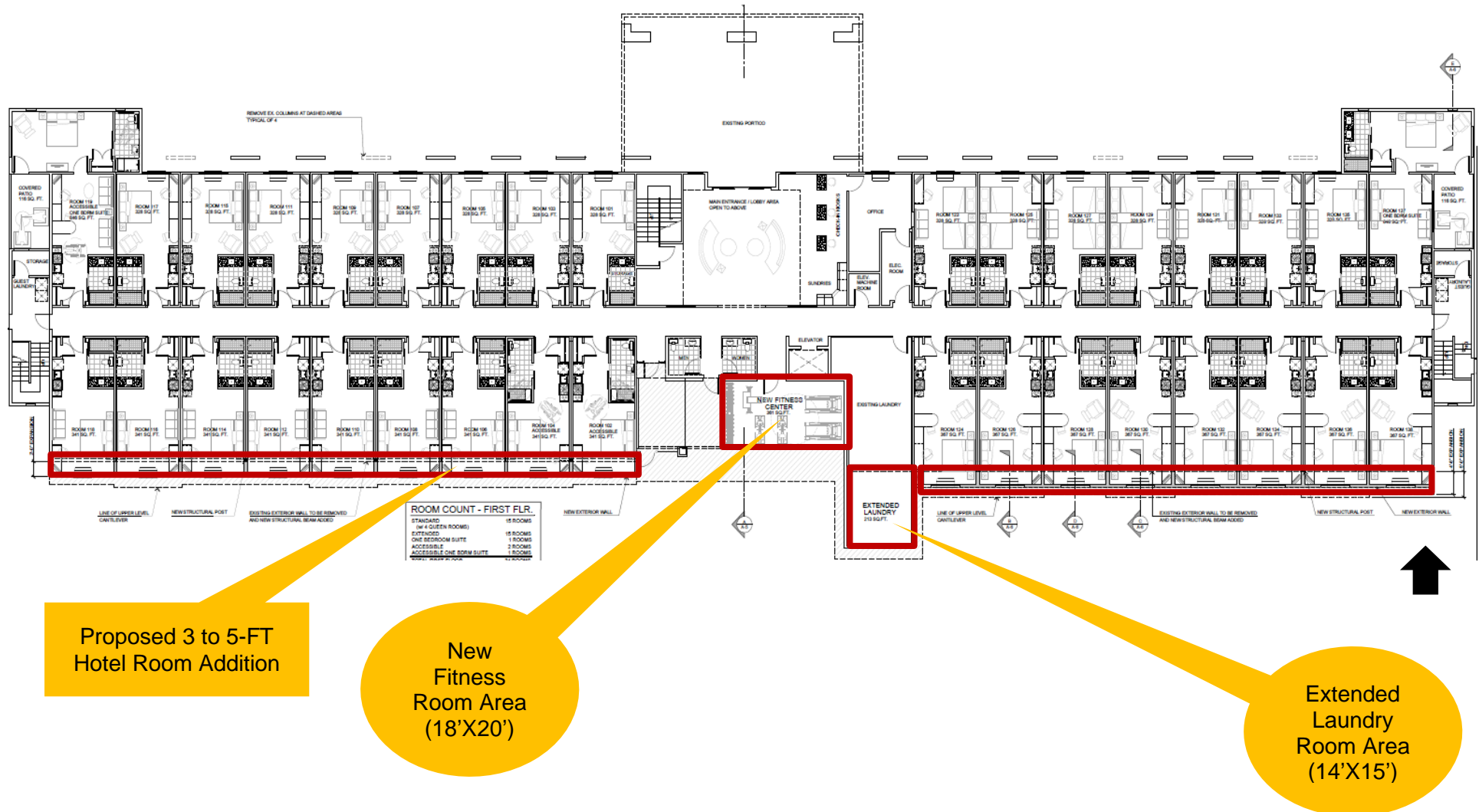


Exhibit D: Second Floor Plan

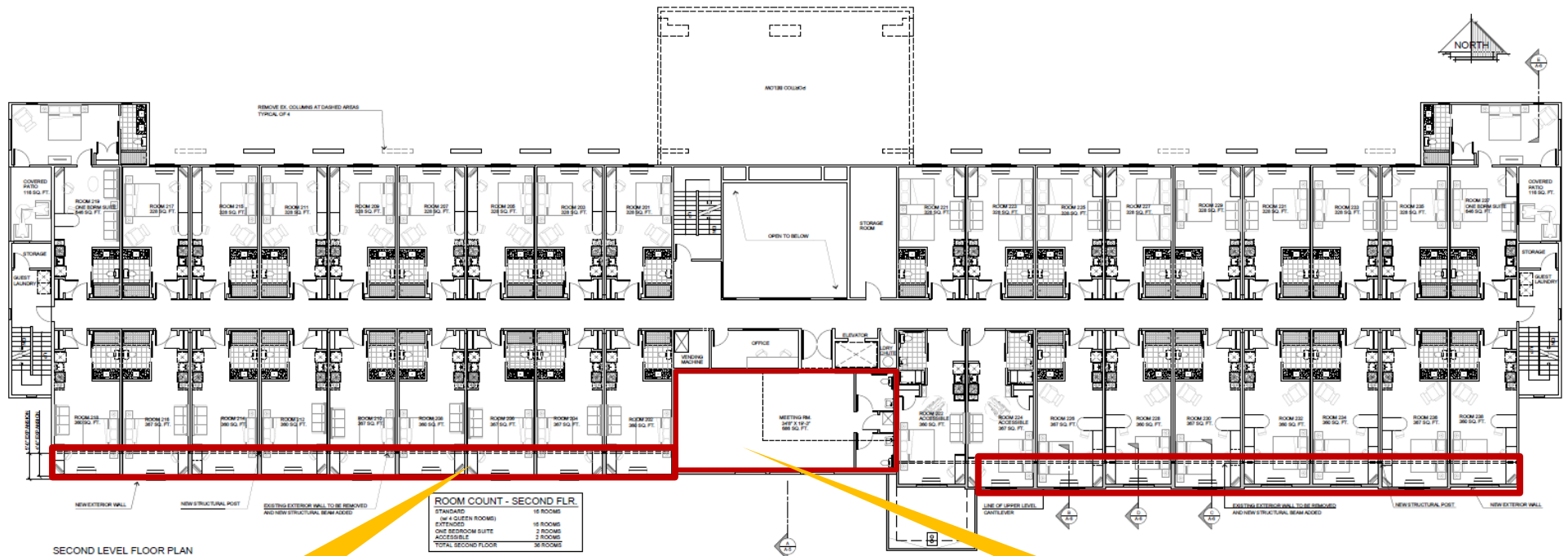
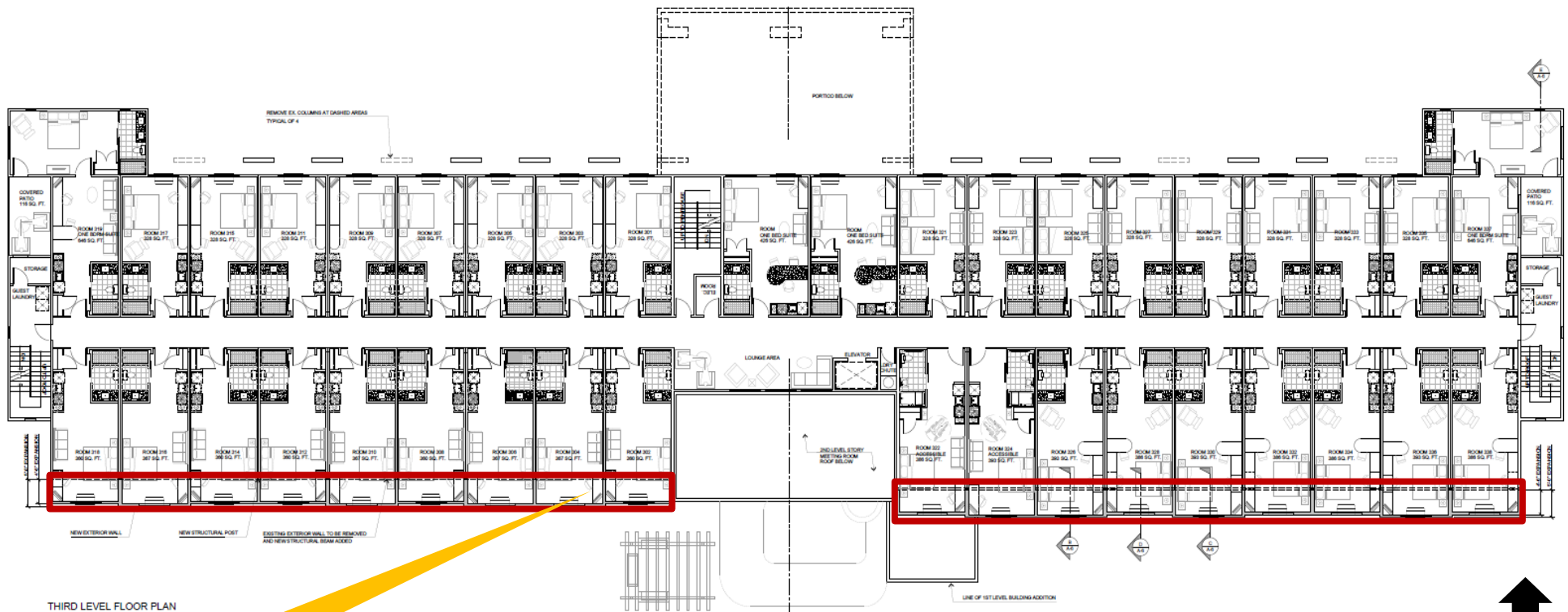


Exhibit E: Third Floor Plan



Proposed 3 to 5-FT
Hotel Room Addition

Exhibit F: North & South Elevations



FRONT - NORTH ELEVATION (FACING N. HOLT BLVD.)



REAR - SOUTH ELEVATION

Exhibit G: East & West Elevations



LEFT - EAST ELEVATION



RIGHT - WEST ELEVATION



Exhibit H: Landscape Plan



Attachment "A"

FILE NO. PDEV17-058 DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



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

*Planning Department
Land Development Division
Conditions of Approval*

Meeting Date: June 18, 2018

File No: PDEV17-058

Related Files: None

Project Description: A Development Plan to add 5,601 square feet to an existing 108-room hotel (Candlewood Suites) and a request to remodel the exterior facades for the property located on 1.92 acres of land, at 1818 East Holt Boulevard, within the CCS (Convention Center Support Commercial) zoning district. (APN: 0110-101-03); **submitted by Steeno Design Studio Inc.**

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

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

2.6 Site Lighting.

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

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

(c) Wall packs will not be allowed within the public view areas. All fixtures shall be decorative. Cut sheets shall be submitted to Planning during plan check review.

2.7 Mechanical and Rooftop Equipment.

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

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

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

2.9 Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations). All proposed signage shall be reviewed under a separate sign permit or a sign program, as needed.

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

2.11 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.

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

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

2.13 Additional Fees.

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

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

2.14 Additional Requirements.

(a) The proposed dark travertine tile shall be placed on the porte cochere exterior and shall wrap around all sides of the porte cochere columns. The applicant shall work with staff during the plan check process to finalize the travertine tile pattern & design that will be placed on the porte cochere.

(b) Replace the proposed foam wrap material located at the base of the porte cochere columns with a more durable material, like pre-cast concrete.

(c) Applicant shall work with staff during the plan check process, to finalize the stone veneer color.

(d) All proposed signage will be reviewed under a separate permit or a separate sign program, as needed.

(e) Candlewood Suites hotel is required to obtain a City Business License for the operation of the hotel.



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: June 18, 2018

File No: PDEV17-058

Related Files: None

Project Description: A Development Plan to add 5,601 square feet to an existing 108-room hotel (Candlewood Suites) and a request to remodel the exterior facades for the property located on 1.92 acres of land, at 1818 East Holt Boulevard, within the CCS (Convention Center Support Commercial) zoning district. (APN: 0110-101-03); **submitted by Steeno Design Studio Inc.**

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

(b) 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.

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

2.6 Site Lighting.

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

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

(c) Wall packs will not be allowed within the public view areas. All fixtures shall be decorative. Cut sheets shall be submitted to Planning during plan check review.

2.7 Mechanical and Rooftop Equipment.

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

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

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

2.9 Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations). All proposed signage shall be reviewed under a separate sign permit or a sign program, as needed.

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

2.11 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.

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

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

2.13 Additional Fees.

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

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

2.14 Additional Requirements.

(a) The proposed dark travertine tile shall be placed on the porte cochere exterior and shall wrap around all sides of the porte cochere columns. The applicant shall work with staff during the plan check process to finalize the travertine tile pattern & design that will be placed on the porte cochere.

(b) Replace the proposed foam wrap material located at the base of the porte cochere columns with a more durable material, like pre-cast concrete.

(c) Applicant shall work with staff during the plan check process, to finalize the stone veneer color.

(d) All proposed signage will be reviewed under a separate permit or a separate sign program, as needed.

(e) Candlewood Suites hotel is required to obtain a City Business License for the operation of the hotel.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DAB MEETING DATE: June 18th, 2018

PROJECT: PDEV17-058, a Development Plan to expand the room sizes of an existing hotel, along with façade and site improvements to Candlewood Suites (currently Red Roof Inn), totaling 5,601 SF on 1.92 acres of land.

APN: 0110-101-03

LOCATION: 1818 East Holt Boulevard

PROJECT ENGINEER: Antonio Alejos, Engineering Assistant *AA* (909) 395-2384

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

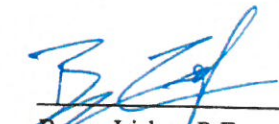
The following items are the Conditions of Approval for the subject project:

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The Applicant/Developer shall re-construct the existing driveway approach located on the west side of the property frontage per City Standard Drawing Number 1204.
 - a. ADA access around the traffic signal pole adjacent to the westerly driveway approach shall be provided.
 - b. The Traffic signal equipment shall be protected in place during the reconstruction of the driveway approach.
3. The Applicant/Developer shall modify two (2) existing driveway approaches located at the center of the property frontage to meet current ADA requirements.
4. The Applicant/Developer shall construct a new four (4) bin trash enclosure with a solid roof and pedestrian access per the Refuse & Recycling Planning Manual.
5. The Applicant/Developer shall upgrade all existing backflow devices and fire double check detector assembly (DCDA) in accordance with the latest City of Ontario Design Standards.

6. The Applicant/Developer shall replace the existing public street light's fixture located on the property frontage with the current City approved LED. Street lights shall be installed in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.
7. The Applicant/Developer shall retrofit the existing site for purple water use and connect to the existing recycled water meter.

The following are requirements because of immediate recycled water use:

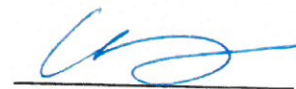
- a. **Prior to Building Permits**
 - i. **Provide copies of both on-site and off-site utilities layout. We need both hard copies and digital files in PDF and AutoCAD format.**
 - ii. **Submittal of Engineering Report (ER) for recycled water usage for approval by the City and State. Review and approval process of ER is approximately 3 months.**
- b. **Prior to Occupancy Release**
 - i. **State shall approve ER.**
 - ii. **Successfully pass start-up, cross connection and overspray test.**
8. 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.
9. Pay all Development Impact Fees (DIF) to the Building Department. Final fee shall be determined based on the approved site plan.



Bryan Lirley, P.E.
Principal Engineer

6/4/18

Date



Khoi Do, P.E.
Assistant City Engineer

6-4-18

Date

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

5/21/18
 Date

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

Phone:
(909) 395-2237

D.A.B. File No.:
 PDEV17-058 Rev 1

Case Planner:
 Denny Chen

Project Name and Location:

Candlewood Suites
 1818 E Holt Blvd

Applicant/Representative:

Steen Design Group
 11774 Hesperia Rd Ste B1
 Hesperia CA 92345



A Preliminary Landscape Plan (dated 5/8/18) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.



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

CORRECTIONS REQUIRED

Civil/ Site Plans

1. Show backflow devices located in planter areas, set back min 5' from paving for screening
2. Locate utilities including light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
3. Revise site plan to show 10% of the site with landscaping not including right of way or paving areas, 7% in the parking lot.
4. 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.
5. Dimension all planters to have a minimum 5' wide inside dimension with 12" wide curbs at parking spaces adjacent to planters. Add a 5' planter to east end of west row of parking spaces by the ADA spaces. Shorten trellis. Revise callout 17 to show the 12" wide curbs.

Landscape Plans

6. Provide preliminary landscape plans.
7. Show backflows, trash enclosures and transformers, with landscape screening: 36" high strappy leaved shrubs at backflows, 4-5' high narrow hedge plants for trash enclosures and transformers.
8. Show light standards and fire hydrants to not conflict with tree locations. Coordinate plans.
9. Show parkway landscape and street trees spaced 30' apart. Move street trees to the 7' right of way area, 4' away from the sidewalk. Add 2 tree to the center planter, min 24" box size, locate east and west of building signage.
10. Separate landscape planter with different water use to not mix hydrozones.
11. Plans shall provide separate tree systems with stream spray bubblers w/ pc screens not flood bubblers.

12. Replace invasive, high water using, short lived, high maintenance or poor performing plants: Pyrus, Abelia, Aspidistra, Fatsia, Pennisetum, Phormium, Bougainvillea, Macfadyena, Euphorbia, Lantana, Ophiopogon.
13. Add to the legend appropriate plants for the vegetated swale, such as Carex, Yarrow, etc.
14. Change Crepe Myrtle at south PL to and tall narrow evergreen trees such as Tristania laurina less than 5' wide planters, Tristania conferta, Pinus eldarica, or Pinus canariensis, etc.
15. 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. Existing trees (not palms) may substitute for large container sizes if the ex. trunk diameter is equal to the equal box size trunk diameter. 48" box = 3.5" diameter
16. Show 25% of trees as California native (Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations.
17. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
18. 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. Landscape Plan check fees are:

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

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



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Associate Planner
Planning Department

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

DATE: December 11, 2017

SUBJECT: PDEV17-058 - A Development Plan to expand the size of the rooms of an existing 3-story hotel, including façade and site improvements to Candlewood Suites (currently Red Roof Inn) totaling 3,039 SF on 1.92 acres of land located at 1818 East Holt Boulevard, within the CCS (Convention Center Support Commercial) zoning district (APN: 0110-101-03).

-
- ☒ The plan does adequately address Fire Department requirements at this time.
- ☒ No comments.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: December 13, 2017
SUBJECT: PDEV17-058

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

KS:lm

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-058

Address: 1818 East Holt Blvd.

APN: 110-101-03

Existing Land Use: Hotel

Proposed Land Use: A 3,039 square foot addition in conjunction with facade improvements

Site Acreage: 1.92

Proposed Structure Height: 48 ft existing building

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By:

Lorena Mejia

Contact Info:

909-395-2276

Project Planner:

Denny Chen

Date: 12/21/17

CD No.: 2017-088

PALU No.: n/a

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

Safety

- ☐ Zone 1
☐ Zone 1A
☐ Zone 2
☐ Zone 3
☐ Zone 4
☐ Zone 5

Noise Impact

- ☐ 75+ dB CNEL
☐ 70 - 75 dB CNEL
☒ 65 - 70 dB CNEL
☐ 60 - 65 dB CNEL

Airspace Protection

- ☐ High Terrain Zone
☒ FAA Notification Surfaces
☒ Airspace Obstruction Surfaces
☐ Airspace Avigation Easement Area
Allowable Height: 130 ft

Overflight Notification

- ☒ Avigation Easement Dedication
☐ Recorded Overflight Notification
☐ Real Estate Transaction Disclosure

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: _____