



## **CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD**

### **AGENDA**

**February 20, 2019**

- ▶ **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, Executive Director, Development Agency  
John P. Andrews, Executive Director, Economic Development  
Kevin Shear, Building Official  
Cathy Wahlstrom, Planning Director  
Khoi Do, City Engineer  
Chief Derek Williams, Police Department  
Fire Marshal Paul Ehrman, Fire Department  
Scott Burton, Utilities General Manager  
Julie Bjork, Executive Director, Housing and Neighborhood Preservation

#### **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 December 17, 2018, approved as written.

## **PUBLIC HEARING ITEMS**

### **B. ENVIRONMENTAL ASSESSMENT AND Development Plan REVIEW FOR FILE**

**NO. PDEV18-026:** A Development Plan (File No. PDEV18-026) to construct 464 single-family homes (138 4/6-Pack Courtyard Homes and 326 Conventional Single-Family Homes) within an age-qualified master planned gated community on 137.56 acres of land located south of Eucalyptus Avenue between Hamner Avenue and Mill Creek Avenue and north of Bellegrave Avenue, within Planning Area 5 (RD-5 4/6-Pack Courtyard), Planning Area 6 (RD-4/SFD Cottages), Planning Areas 7 thru 9 (RD-1 and RD-2/SFD 50' and 55' wide lots) districts of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), Environmental Impact Report (SCH#: 2002061047) certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 0218-252-17, 0218-332-11, 0218-722-04, 0218-722-05, 0218-722-06 and 0218-722-07) **submitted by Lennar Homes of California, Inc.**

#### **1. CEQA Determination**

No action necessary – use of previous EIR

#### **2. File No. PDEV18-026** (Development Plan)


Motion to recommend Approval/Denial

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 **March 4, 2019**.

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 **February 15, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
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**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**December 17, 2018**

**BOARD MEMBERS PRESENT**

Khoi Do, Chairman, Engineering Department  
Kevin Shear, Building Department  
Bradley Gates, Economic Development Agency  
Paul Ehrman, Fire Department  
Joe De Sousa, Housing and Neighborhood Preservation  
Rudy Zeledon, Planning Department  
Christine Booker, Police Department

**BOARD MEMBERS ABSENT**

Doug Sorel, Police Department  
Charity Hernandez, Economic Development  
Ahmed Aly, Municipal Utilities Company

**STAFF MEMBERS PRESENT**

Jeanie Aguilo, Planning Department  
Luis Batres, Planning Department  
Maureen Duran, Planning Department  
Henry Noh, Planning Department  
Miguel Sotomayor, Engineering Department  
Alexis Vaughn, Planning Department  
Derrick Womble, Development Administration

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the November 19, 2018, meeting of the Development Advisory Board was made by Mr. De Sousa; seconded by Mr. Shear; and approved unanimously by those present (7-0).

**PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP EXTENSION REVIEW FOR FILE NO. PMTT16-013 (TM 20050):** A one-year Time Extension of the expiration date for the approval of File No. PMTT16-013, a Tentative Tract Map (TM 20050) to subdivide 3.47 acres of land for condominium purposes, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DUs/acre) and EA (Euclid Avenue) Overlay zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09); **submitted by 1902 Euclid Property LLC. Planning Commission action is required.**

Representative Simon Hibbert was present and spoke on behalf of the owner stating that he wanted the extension so they would be market-ready for the project. There were no questions from the board.

Motion recommending approval of **File No. PMTT16-013** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. De Sousa; and approved unanimously by those present (7-0).

- C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV17-034 & PCUP17-026:** A Development Plan (**File No. PDEV17-034**) to construct a phased commercial development on 2.6 acres of land, composed of a 4,662 square foot commercial car wash (Phase 1) and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2), in conjunction with a Conditional Use Permit (**File No. PCUP17-026**) to establish the car wash use, for property located along the northwest corner of Holt Boulevard and Grove Avenue, within the East Holt Mixed-Use (MU-2) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21) **submitted by Elba Inc., Planning Commission action is required.**

Owner Joseph Bashoura was present and had no questions for the board. Mr. Gates asked Mr. Bashoura if he knew what the timeline was for the two phases they would be working in. Mr. Bashoura informed Mr. Gates the first phase would be immediate, but the second phase would depend on the market. He said they would be moving forward with the second phase as soon as they have tenants, as they did not want the building to sit vacant. There were no further questions.

Motion recommending approval of **File Nos. PCUP17-026 & PDEV17-034** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Zeledon; and approved unanimously by those present (7-0).

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-030:** A Development Plan (**File No. PDEV18-030**) to construct a 43,300 square-foot industrial building on 2.4 acres of land located within the area surrounded by Loop Drive (west of North Etiwanda Avenue and south of Interstate 10), within the IG (General Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: N/A) **submitted by Acacia Real Estate Group Inc.**

Representative Matthew Lee of HP Architects was present and agreed to the conditions of approval. There were no questions or concerns.

Motion to approve **File No. PDEV18-030** subject to conditions was made by Mr. Shear; seconded by Mr. De Sousa; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran  
Recording Secretary



# Development Advisory Board Decision

February 20, 2019

**DECISION NO.:** [insert #]

**FILE NO.:** PDEV18-026

**DESCRIPTION:** A Development Plan to construct 464 single-family homes (138 4/6-Pack Courtyard Homes and 326 Conventional Single-Family Homes) within an age-qualified master planned gated community on 137.56 acres of land located south of Eucalyptus Avenue, between Hamner Avenue and Mill Creek Avenue, and north of Bellegrave Avenue, within Planning Area 5 (RD-5 4/6-Pack Courtyard), Planning Area 6 (RD-4/SFD Cottages), and Planning Areas 7 thru 9 (RD-1 and RD-2/SFD 50- and 55-foot wide lots) of the Esperanza Specific Plan. (APNs: 0218-252-17, 0218-332-11, 0218-722-04, 0218-722-05, 0218-722-06, and 0218-722-07) **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

## Part I—BACKGROUND & ANALYSIS

LENNAR HOMES OF CALIFORNIA, INC., (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV18-026, 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 137.56 acres of land located south of Eucalyptus Avenue, between Hamner Avenue and Mill Creek Avenue, and north of Bellegrave Avenue, 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>	Rough Graded	Low Density Residential	Esperanza Specific Plan	PA 5-9 (RD-5 4/6-Pack Courtyard, RD-1 and 2/ SFD 50’ and 55’ Wide Lots and RD-4/SFD Cottages)
<i>North</i>	Vacant Prev. Ag/Dairy Uses	Low Density Residential and Public School	Esperanza Specific Plan	PA 4, PA 10 and PA 11 (RD-6/ 6/8-Pack Courtyard, RD-3/SFD 2-Pack and School)
<i>South</i>	City of Eastvale	N/A	N/A	N/A
<i>East</i>	City of Eastvale	N/A	N/A	N/A
<i>West</i>	Vacant Prev. Ag/Dairy Uses	Low Density Residential	Specific Plan/ Agriculture (SP/AG)	N/A

(2) **Project Description:** The Applicant is requesting the approval of a Development Plan to construct 464 single-family homes (138 4/6-Pack Cluster Homes and 326 Conventional Single-Family Homes) within an age-qualified master planned gated community on 137.56 acres of land located south of Eucalyptus Avenue, between Hamner Avenue and Mill Creek Avenue, and north of Bellegrave Avenue,

within Planning Area 5 (RD-5 4/6-Pack Courtyard), Planning Area 6 (RD-4/SFD Cottages), and Planning Areas 7 thru 9 (RD-1 and RD-2/SFD 50- and 55-foot wide lots) of the Esperanza Specific Plan.

**Background** — The Esperanza Specific Plan and Environmental Impact Report (EIR) were approved by the City Council on February 6, 2007. The Esperanza Specific Plan established the land use designations, development standards, and design guidelines for 223 acres of land, which includes the potential development of 1,410 dwelling units (*Figure 2: The Esperanza Specific Plan Land Use Map*). Subsequent discretionary actions by the City include the following:

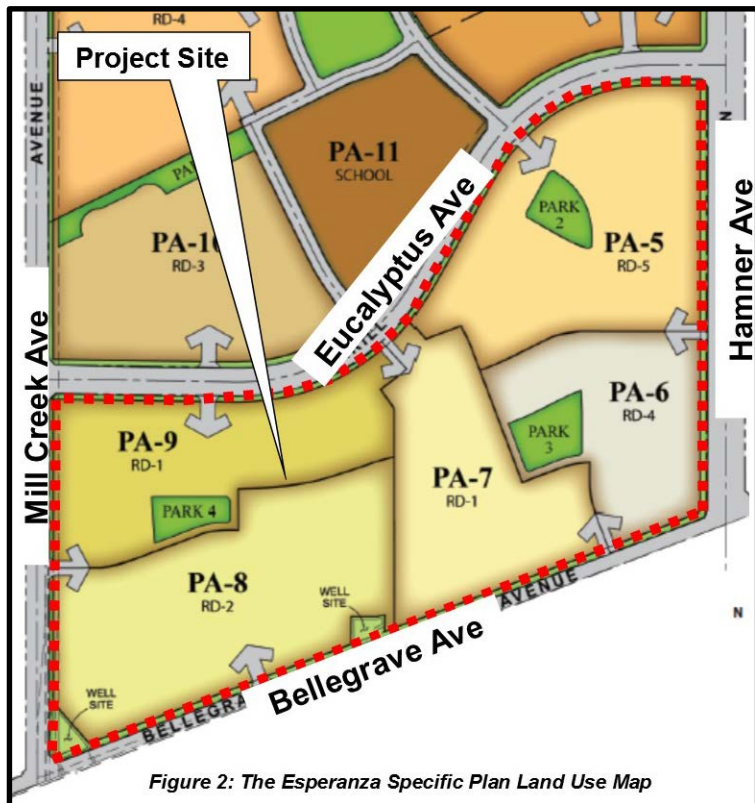


Figure 2: The Esperanza Specific Plan Land Use Map

- On February 27, 2007, the Planning Commission approved Tentative Tract Maps 17935 and 17936 (File Nos. PMTT06-013 and PMTT06-014) to subdivide 27.96 acres of land into 154 numbered residential lots and 11 lettered lots for public streets, landscape neighborhood edges and common open space purposes. The proposed parcels range in size from 2,640 square feet to 11,959 square feet. The average lot size is 3,819 square feet.
- On March 27, 2007, the Planning Commission approved Tentative Tract Maps 17932 and 17933 (File Nos. PMTT06-004 and PMTT06-005) to subdivide 41.06 acres of land into 189 numbered residential lots and 4 lettered lots for public streets, landscape neighborhood edges and common open space purposes. The proposed parcels range in size from 4,050 square feet to 9,803 square feet. The average lot size is 6,004 square feet.
- On June 24, 2014, the Planning Commission approved Tentative Tract Map 18878 (File No. PMTT13-006) to subdivide 18.69 acres of land into 135 numbered residential lots and 27 lettered lots for streets, landscape neighborhood edges and common open space purposes. The lots range in size from 3,108 square feet to 9,081 square feet, with an average lot size of 3,955 square feet.
- On September 17, 2018, the Development Advisory Board approved a Development Plan (File No. PDEV18-015) to construct an 8,869-square foot clubhouse/recreation center on 2.29 acres of land. The clubhouse/recreation center will include a fitness and movement studio, two clubrooms, two gathering areas, men's and women's locker and shower rooms, a veranda, kitchen and buffet area, bocce ball courts, pickle ball courts and a pool and spa.

**Site Design/Building Layout** — The project proposes the development of 464 single-family homes (138 4/6-Pack Cluster Homes and 326 Conventional Single-Family Homes) within an age-qualified master planned gated community (see Exhibit B – Site Plan, attached).

The 4/6-Pack Cluster (138 DUs) includes three floor plans with three architectural styles per plan. The three floor plans include the following:



- Plan 1: 1,418 square feet, 2 bedrooms, great room, covered patio and 2 baths.
- Plan 2: 1,517 square feet, 2 bedrooms, great room, covered patio and 2 baths.
- Plan 3: 1,558 square feet, 2 bedrooms, great room, covered patio and 2 baths (option ½ bath).

The 50-foot wide single-family conventional homes (215 DU) includes three floor plans with three architectural styles per plan. The three floor plans include the following:

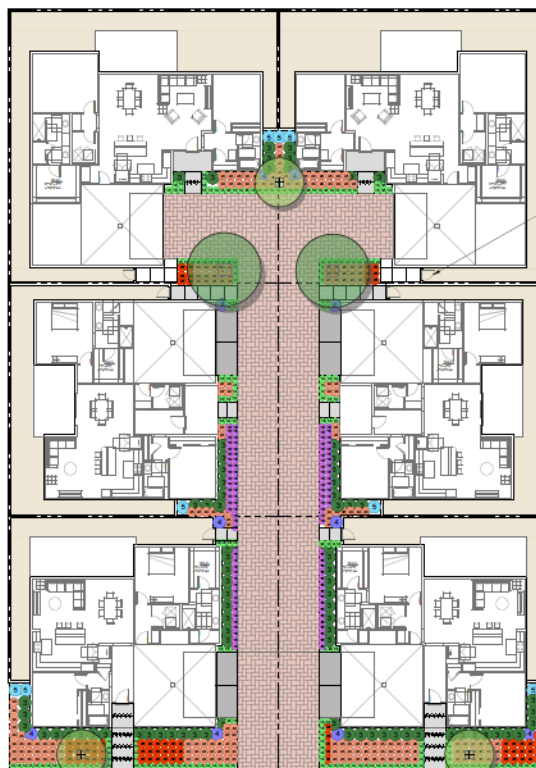
- Plan 1: 1,381 square feet, 2 bedroom, covered patio and 2 baths.
- Plan 2: 1,552 square feet, 2 bedrooms, great room, covered patio and 2 baths.
- Plan 3: 1,558 square feet, 2 bedrooms, great room, covered patio and 2 baths.

The 55-foot wide single-family conventional homes (111 DU) includes three floor plans with three architectural styles per plan. The three floor plans include the following:

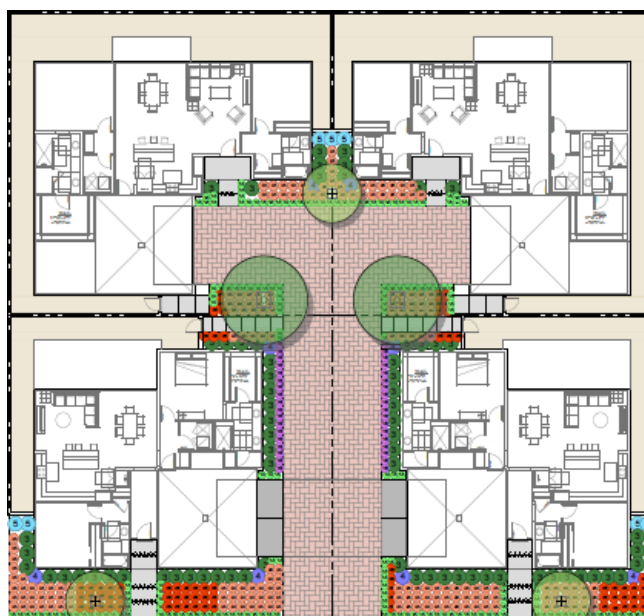
- Plan 1: 1,821 square feet, 2 bedrooms (option 3<sup>rd</sup> bedroom), great room, den, covered patio and 2.5 baths.
- Plan 2: 1,846 square feet, 2 bedrooms (option 3<sup>rd</sup> bedroom), den, covered patio and 2.5 baths.
- Plan 3: 2,135 square feet, 2 bedrooms (option 3<sup>rd</sup> bedroom), great room, den, covered patio and 2.5 baths.

The proposed 4/6-Pack Cluster incorporates various design features, such as single-story massing, varied entries, great room and covered patios. The Cluster product is characterized by a decorative paved private lane that provides both garage and front entry access to each unit. Each unit will be provided a two-car garage and the two rear units will be provided a two-car driveway.

Plan 1 is oriented toward the public street (architecture forward), with the front entry and walkway fronting the street and garage access provided from the private lane. Plan 2 (center units) and Plan 3 (rear units) are marginally visible from the public street and both floor plans front onto the private lane. Plans 2 and 3 will provide front entry and garage access from the private lane (see Figures 3A and 3B: 4/6-Pack Cluster Site Plan).



**Figure 3A: Conceptual 6-Pack Cluster Site Plan**



**Figure 3B: Conceptual 4-Pack Cluster Site Plan**

The proposed single-family conventional dwellings will be oriented toward the street (architectural forward), with front entries and walks facing the street. Garage access will be taken from the public street. (see Figure 4: Conceptual 50-Foot Wide Lot Site Plan and Figure 5: Conceptual 55-Foot Wide Lot Site Plan).

All plans incorporate various design features such as horizontal and vertical building articulation, varied entry designs, front porches, covered patios and a great room. In addition, each home will have a two-car garage and two-car driveway. The homes feature mid recessed garages, which locates the garage a minimum of 6 to 8 feet behind the front elevation/living space. To minimize visual impacts of garages, techniques such as the use of horizontal and vertical massing of the front porches and entries and garage door header trim and details above garages will be incorporated on the various elevations.



**Figure 4: Conceptual 50—Foot Wide Lot Site Plan**



**Figure 5: Conceptual 55—Foot Wide Lot Site Plan**

Architecture — The entire master planned gated community has a Spanish/Tuscany themed architectural style that includes: Spanish Colonial, Monterey Ranch and Tuscany. The styles complement one another through the overall scale, massing, proportions and details. The proposed home designs are consistent with the design guidelines of the Esperanza Specific Plan. Each architectural style will include the following (see Exhibit C – Floor Plans and Elevations, attached):

- Spanish Colonial: Varying gable and hipped roofs with “S” concrete roof tiles; exposed rafter tails; circular turret entry; stucco finish; smooth trowel arched or formal front entries; arched/recessed windows; decorative foam eaves; decorative recessed tile elements with wrought iron below gable ends; faux chimney with decorative finial; decorative wing walls; and decorative window framing.
- Monterey Ranch: Varying gable, Dutch gable and hipped roofs with “S” concrete roof tiles, wooden outlookers, horizontal siding and corbels below gable ends, a combination of brick veneer and stucco exterior, covered front porches with simple wood post columns/decorative corbels/wood railing; decorative shutters and window framing.
- Tuscany: Varying gable and hipped roofs with “S” concrete roof tiles; exposed rafter tails; smooth trowel arched entries; decorative foam eaves; a combination of stone veneer and stucco exterior; recessed element with decorative wrought iron below gable ends; and decorative window framing.

Site Access/Circulation — The project street frontage improvements along Eucalyptus Avenue, Hamner Avenue and Mill Creek Avenue will be constructed as a condition of Tract Maps 17749 and 18380 “A” and “B” Maps. The project site will construct two signalized gated accesses on Eucalyptus Avenue, a gated ingress/egress on Mill Creek Avenue, and a gated egress on Hamner Avenue and Bellegrave Avenue (see Exhibit D – Conceptual Entry Gate Renderings, attached). The project is conditioned to construct enhanced pavement at the gated vehicular accesses into the project. The project will be required to complete street improvements along all project frontages. The Eucalyptus Avenue improvements will include curb-to-curb street improvements which includes a 12-foot wide parkway and a 23-foot wide neighborhood edge. The Hamner Avenue improvements will include a last lane street improvement, a 20-foot wide parkway and a 25-foot wide neighborhood edge. The Bellegrave Avenue improvements will include a last lane street improvement, a 12-foot wide parkway and a 23-foot wide neighborhood edge. The Mill Creek Avenue improvements will include a half-width and an additional lane street improvement, a 12-foot wide parkway and a 39-foot wide neighborhood edge. Additionally, the applicant is required to construct the interior tract streets and private lanes that will provide access to the future residents.

Parking — The proposed 4/6-pack Cluster single-family homes will each provide an enclosed two-car garage, which is consistent with the requirements of the Esperanza Specific Plan and Development Code. In addition, the two rear units will have a standard two-car driveway and 71 on-street parking spaces are provided in the vicinity of the 4/6-Pack Cluster single-family homes. As demonstrated within Table 1, below, the project is required to provide a total of 276 parking spaces that are within an enclosed garage. The project is providing a total of 457 parking spaces (garage, driveway and on-street parking). Based on the Specific Plan’s minimum parking requirements for the 4/6-Pack Cluster product, the development will be over parked by 181 parking spaces and will provide 3.31 spaces per unit, which should be more than adequate to accommodate both resident and visitor parking needs.

Summary of Parking Analysis						
Product	Number of Units	Required 2-Car Garage Spaces	2-Car Driveway Spaces	On-Street Parking	Total Provided	+/- Parking
SF 4/6-Pack Cluster	138	276	110	71	457	+181
					3.31 spaces per unit	

The total parking required for all products (4/6-Pack Cluster and the single-family conventional homes) is 928 parking spaces. The project is providing a total of 2,077 parking spaces (garage, driveway and on-street parking). Based on the Specific Plan’s minimum parking requirements, the overall development will

be over-parked by 1,149 parking spaces and will provide 4.48 spaces per unit, which should be more than adequate to accommodate both resident and visitor parking needs.

Landscaping/Open Space — The approved related Tentative Tract Maps (File No. PMTT06-004/TT 17932, PMTT06-005/TT 17933, PMTT06-013/TT 17935, PMTT06-014/TT 17936, and PMTT13-006/TT 18878) and Development Plan (File No. PDEV18-015) will facilitate the construction of sidewalks, parkways, and open space areas within the project site. TOP Policy Plan (Policy PR1-1) requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The proposed project is required to provide 3.53 acres of park to meet the minimum Policy Plan private park requirement. To satisfy the park requirement, the applicant is constructing an 8,869-square foot clubhouse/recreation center on 2.29 acres of land. The clubhouse/recreation center will include a fitness and movement studio, two clubrooms, two gathering areas, men's and women's locker and shower rooms, a veranda, kitchen and buffet area, bocce ball courts, pickle ball courts, and a pool and spa, and is located within the northeastern portion of the tract (see Exhibit E – Clubhouse/Recreation Center Renderings, attached). Additionally, two pocket parks located within the southeastern and northwestern portions of the community will be constructed.

### **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 environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (SCH#: 2002061047) was certified by the City Council on February 6, 2007, 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, the Application is a project pursuant to CEQA (Public Resources Code Section 21000 et seq.), and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the 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 February 20, 2019, 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 previous certified Esperanza Specific Plan EIR (SCH#: 2002061047) and supporting documentation. Based upon the facts and information contained in the previous certified Esperanza Specific Plan EIR (SCH#: 2002061047) and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (SCH#: 2002061047) was certified by the City Council on February 6, 2007.

(2) The previous certified Esperanza Specific Plan EIR (SCH#: 2002061047) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous certified Esperanza Specific Plan EIR (SCH#: 2002061047) was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and

(4) The previous certified Esperanza Specific Plan EIR (SCH#: 2002061047) reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous certified Esperanza Specific Plan EIR (SCH#: 2002061047), and all mitigation measures previously adopted with the certified Esperanza Specific Plan EIR (SCH#: 2002061047), are incorporated herein by this reference.

**SECTION 2: Subsequent or Supplemental Environmental Review Not Required.** Based on 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 certified Esperanza Specific Plan EIR (SCH#: 2002061047) is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the certified Esperanza Specific Plan EIR (SCH#: 2002061047) that will require major revisions to the certified Esperanza Specific Plan EIR (SCH#: 2002061047) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the certified Esperanza Specific Plan EIR (SCH#: 2002061047) was prepared, that will require major revisions to the certified Esperanza Specific Plan EIR (SCH#: 2002061047) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the certified Esperanza Specific Plan EIR (SCH#: 2002061047) was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the certified Esperanza Specific Plan EIR (SCH#: 2002061047); or

(b) Significant effects previously examined will be substantially more severe than shown in the certified Esperanza Specific Plan EIR (SCH#: 2002061047); or

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

(d) Mitigation measures or alternatives considerably different from those analyzed in the certified Esperanza Specific Plan EIR (SCH#: 2002061047) would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

**SECTION 3: Housing Element Compliance.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the 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. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the maximum number of dwelling units (500) and density (5.36 DU/AC) specified within the Esperanza Specific Plan. Per the Available Land Inventory, the Esperanza Specific Plan is required to provide 1,410 dwelling units with an overall density of 5-21 DU/AC.

**SECTION 4: Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the 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 5: 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 Low Density Residential land use district of the Policy Plan Land Use Map, and the Esperanza Specific Plan. The development

standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Development Plan has been required to comply with all provisions of the Esperanza Specific Plan. Future neighborhoods within the Esperanza Specific Plan and surrounding area will provide for diverse housing and highly amenitized neighborhoods that will be compatible in design, scale and massing to the proposed development; and

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Esperanza Specific Plan, including standards relative to the particular land use proposed (single-family residential), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; 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 Esperanza Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the Esperanza Specific Plan. Additionally, the environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan Environmental Impact Report (SCH#2002061047). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Esperanza Specific Plan 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 (single-family residential homes). 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 Esperanza Specific Plan.

**SECTION 6: *Development Advisory Board Action.*** Based on the findings and conclusions set forth in Sections 1 through 5, 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 7: *Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

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

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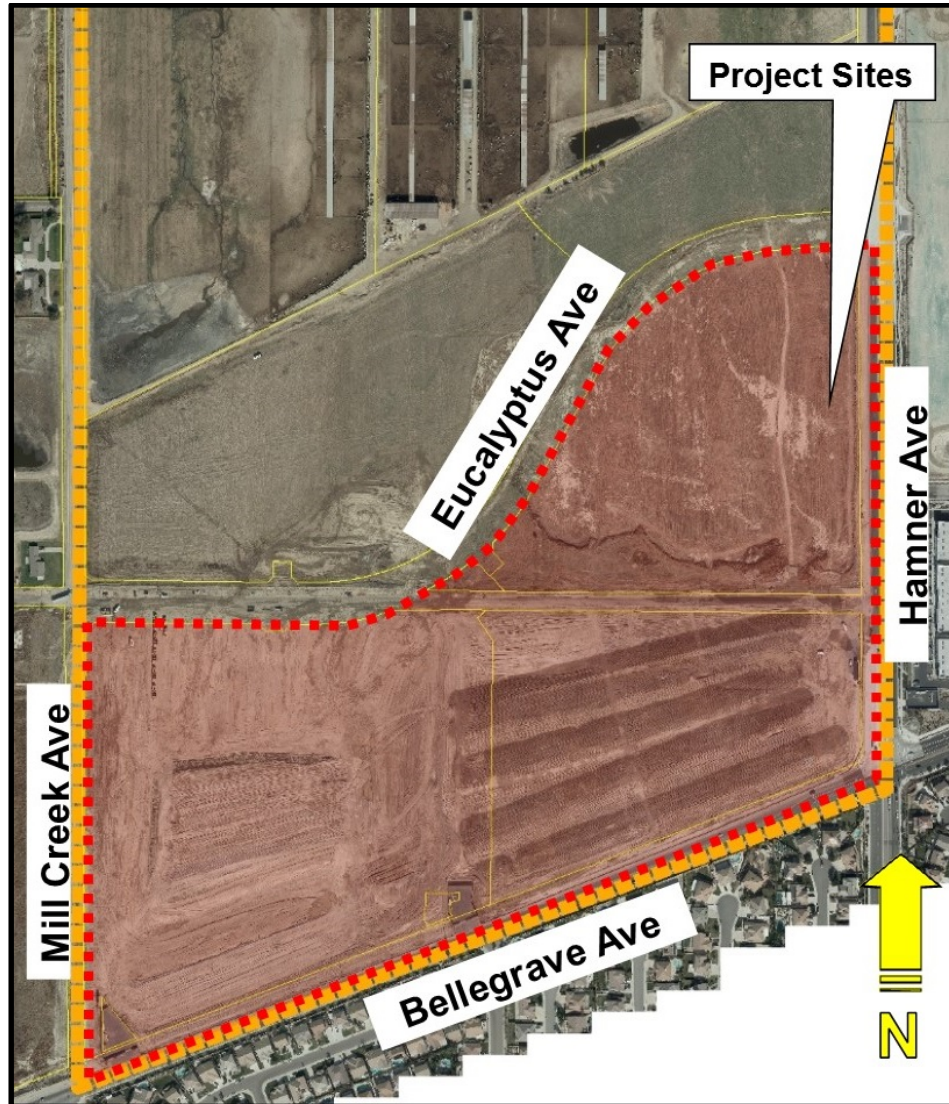
APPROVED AND ADOPTED this 20<sup>th</sup> day of February 2019.

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Development Advisory Board Chairman



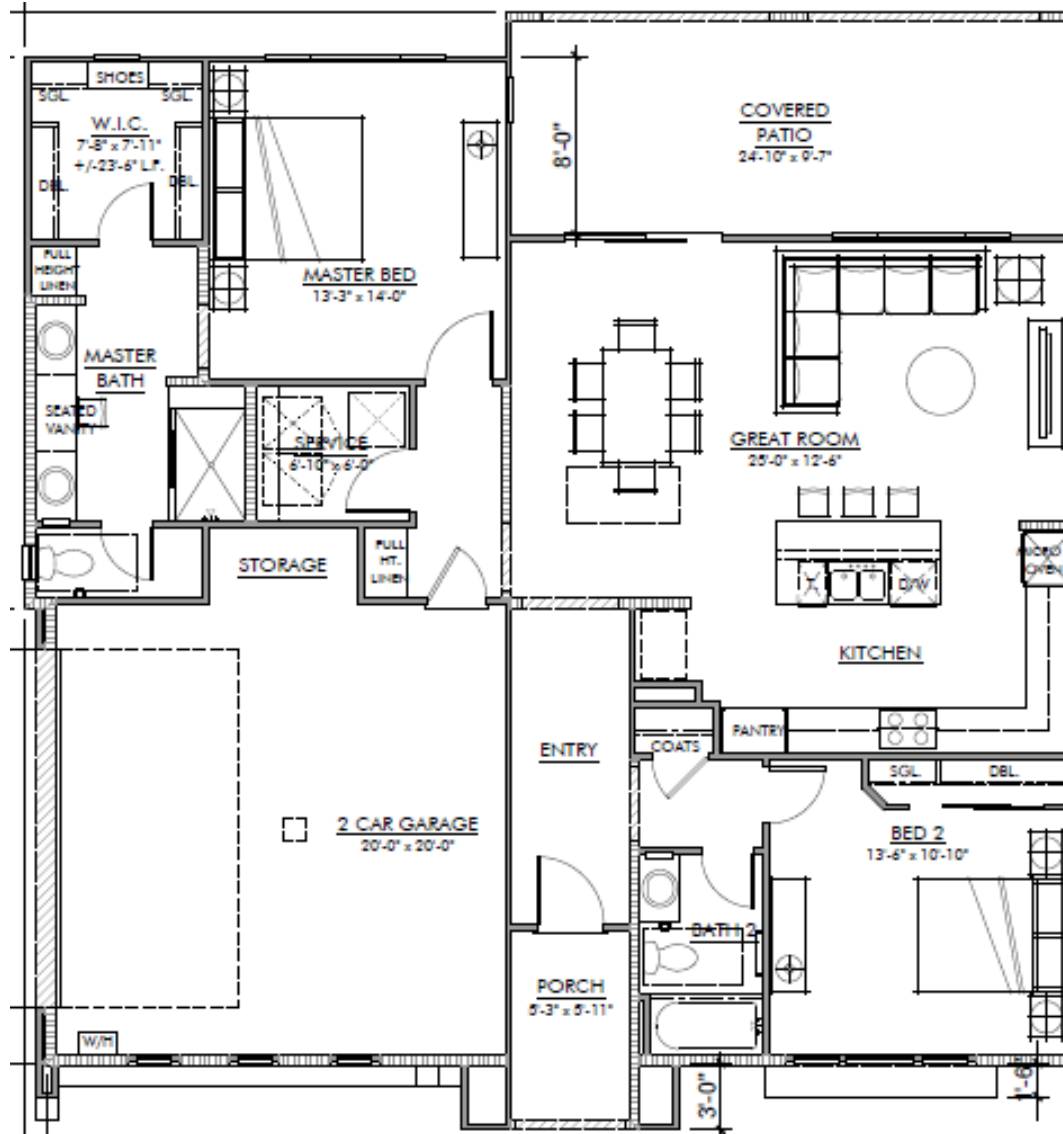
Exhibit A—PROJECT LOCATION MAP



**Exhibit B—SITE PLAN**

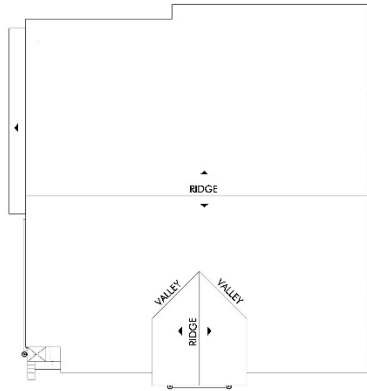


**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 1**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 1 SPANISH COLONIAL**

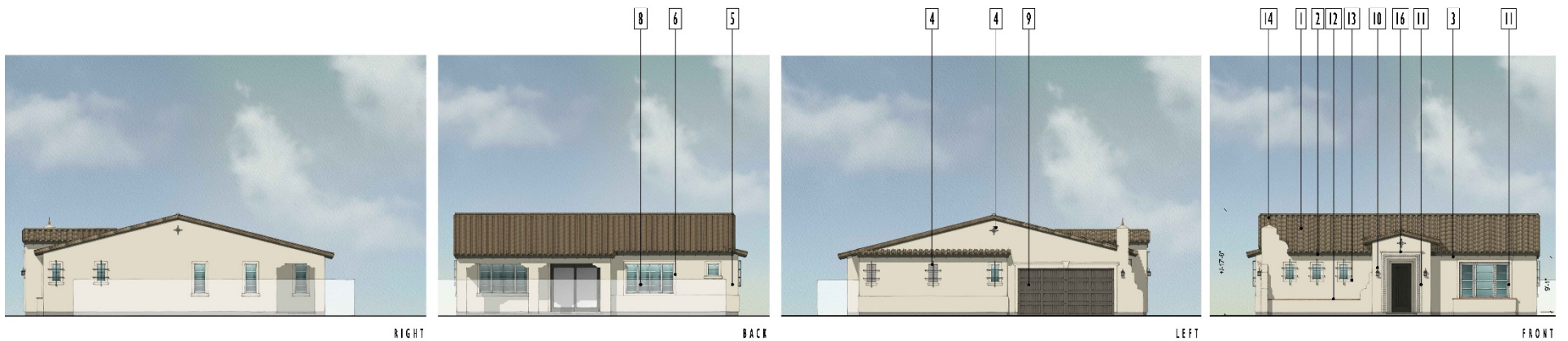
- OD RAFTER TAILS
- ORATIVE TILE RECESS WITH METAL BLE END DETAIL
- ICCO FINISH
- ICCO FINISH TRIM ON STUCCO
- ICCO FINISH CORBEL
- YL WINDOW SYSTEM
- TAL SECTIONAL GARAGE DOOR
- ORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- ORATIVE TILE RECESS SURROUND
- LF WITH TILE CAP
- ORATIVE METAL DETAIL
- ORATIVE FINIAL
- BLE END YENT
- JOOTH TROWEL STUCCO FINISH AT RCH FEATURE
- E CAP AT LOW WALL
- TAL RAILING



ROOF PLAN  
 3:12 PITCH U.N.O.  
 18" EAVE, TIGHT RAKE

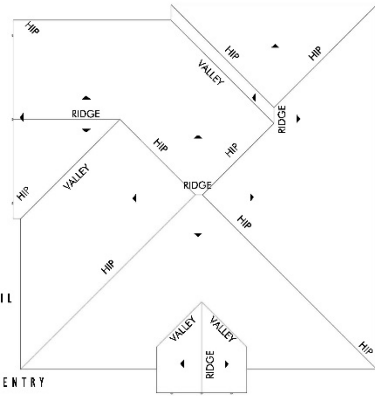


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 1 MONTEREY RANCH**

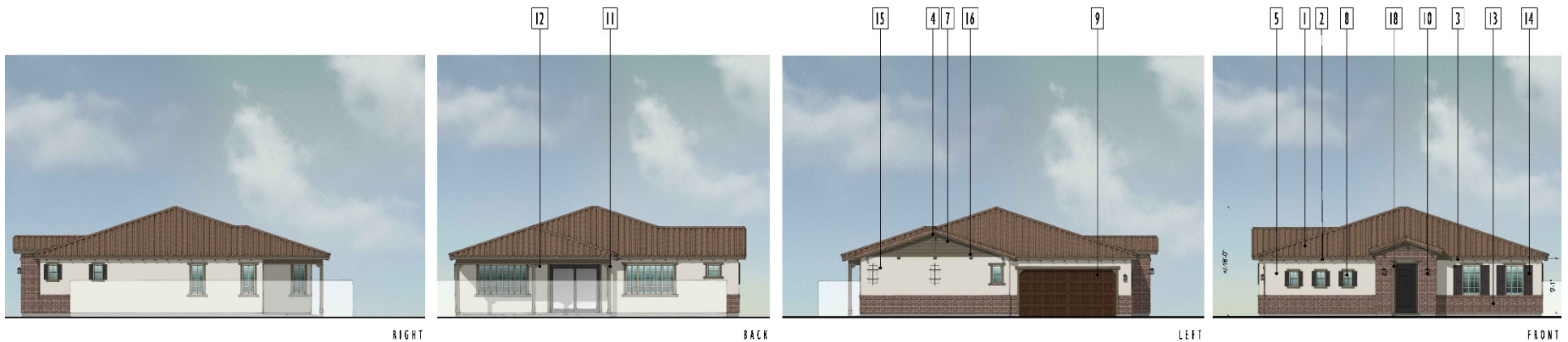
- CCO FINISH
- CCO FINISH TRIM ON STUCCO
- VENTILATED LAP SIDING
- ALUMINUM WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- WOOD POST
- WOOD CORBEL
- WOOD VENEER WHERE SHOWN
- DECORATIVE SHUTTERS WHERE SHOWN
- CCO FINISH RECESS WITH METAL DETAIL
- CCO FINISH CORBEL TYP.
- WOOD RAILING
- WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY
- ARCHITECTURAL FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 12" RAKE

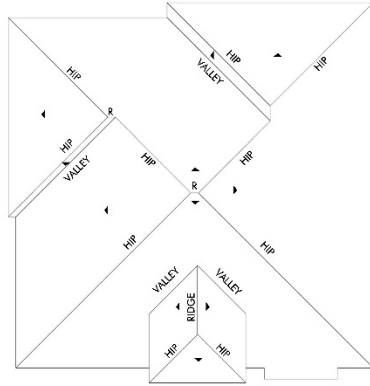


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 1 TUSCANY**

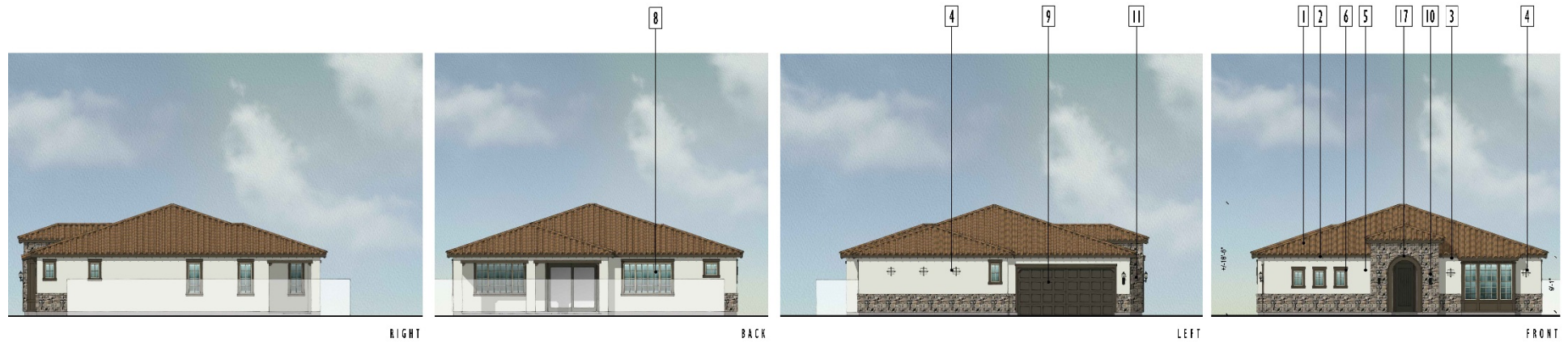
- CO FINISH
- CO FINISH TRIM ON STUCCO
- CO FINISH WAINSCOT
- L WINDOW SYSTEM
- L SECTIONAL GARAGE DOOR
- RATIVE DOWNWARD  
CTED LIGHT FIXTURE
- E VENEER WHERE SHOWN
- RATIVE COMPOSITE TRIM SURROUND
- RATIVE WOOD & COMPOSITE SHUTTERS  
RE SHOWN
- E END VENT
- RATIVE TILE WHERE SHOWN
- CO FINISH CORBEL
- ITH TROWEL STUCCO FINISH AT ENTRY  
H FEATURE
- CO FINISH TRIM AND CORBELS
- D LOOK TRIM AND CORBELS AT MAIN ENTRY  
H FEATURES TYP.
- CO FINISH CORNICE



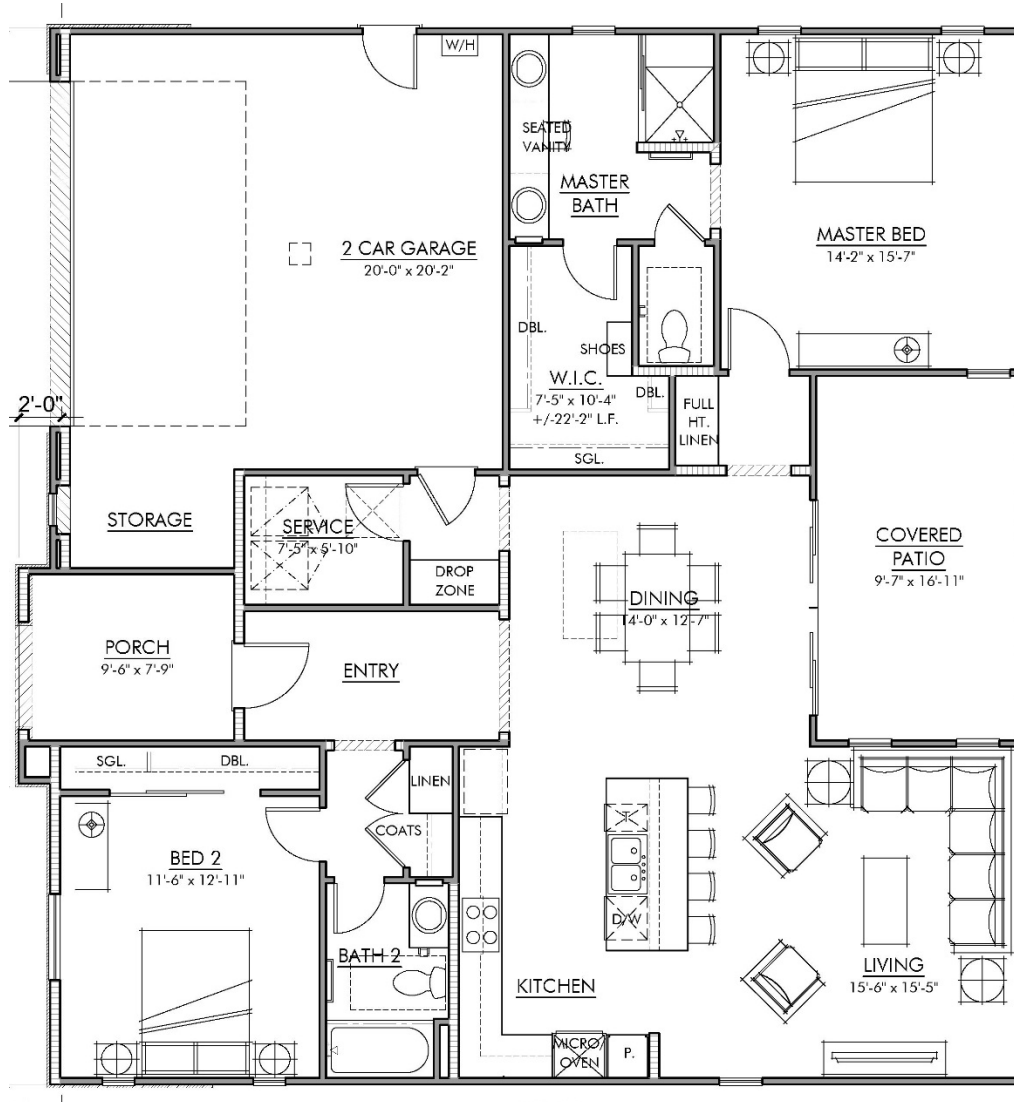
ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 6" RAKE



PERSPECTIVE

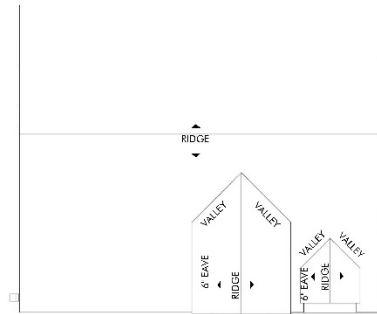


**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 2**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 2 SPANISH COLONIAL**

- GABLE END DETAIL
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH CORBEL
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- DECORATIVE TILE RECESS SUBROUND
- SHELF WITH TILE CAP
- DECORATIVE METAL DETAIL
- DECORATIVE FINIAL
- GABLE END VENT
- SMOOTH TROWEL STUCCO FINISH AT PORCH FEATURE
- TILE CAP AT LOW WALL
- METAL RAILING



ROOF PLAN  
 3:12 PITCH U.W.O.  
 18\"/>



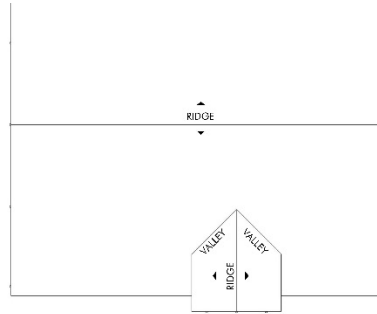
PERSPECTIVE





**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 2 MONTEREY RANCH**

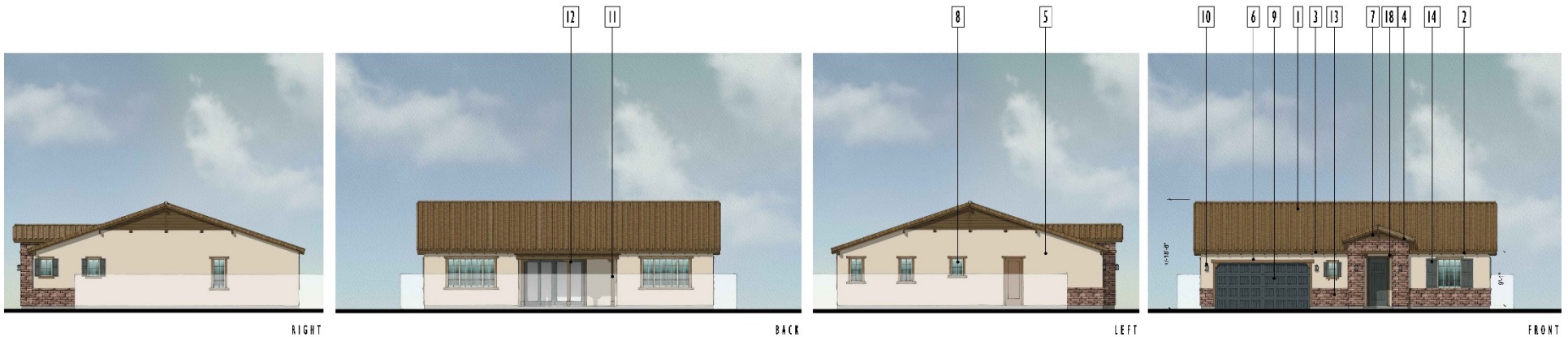
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- CEMENTITIOUS LAP SIDING
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- WOOD POST
- WOOD CORBEL
- BRICK VENEER WHERE SHOWN
- DECORATIVE SHUTTERS WHERE SHOWN
- STUCCO FINISH RECESS WITH METAL DETAIL
- STUCCO FINISH CORBEL TYP.
- WOOD RAILING
- WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.W.O.  
 12" EAVE, 12" BAKE

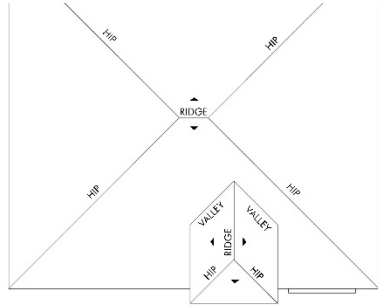


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 2 TUSCANY**

- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH WAINSCOT
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- STONE VENEER WHERE SHOWN
- DECORATIVE COMPOSITE TRIM SURROUND
- DECORATIVE WOOD & COMPOSITE SHUTTERS WHERE SHOWN
- GABLE END VENT
- DECORATIVE TILE WHERE SHOWN
- STUCCO FINISH CORBEL
- SMOOTH TROWEL STUCCO FINISH AT ENTRY
- PORCH FEATURE
- STUCCO FINISH TRIM AND CORBELS
- WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY
- PORCH FEATURES TYP.
- STUCCO FINISH CORNICE



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 6" RAKE



PERSPECTIVE



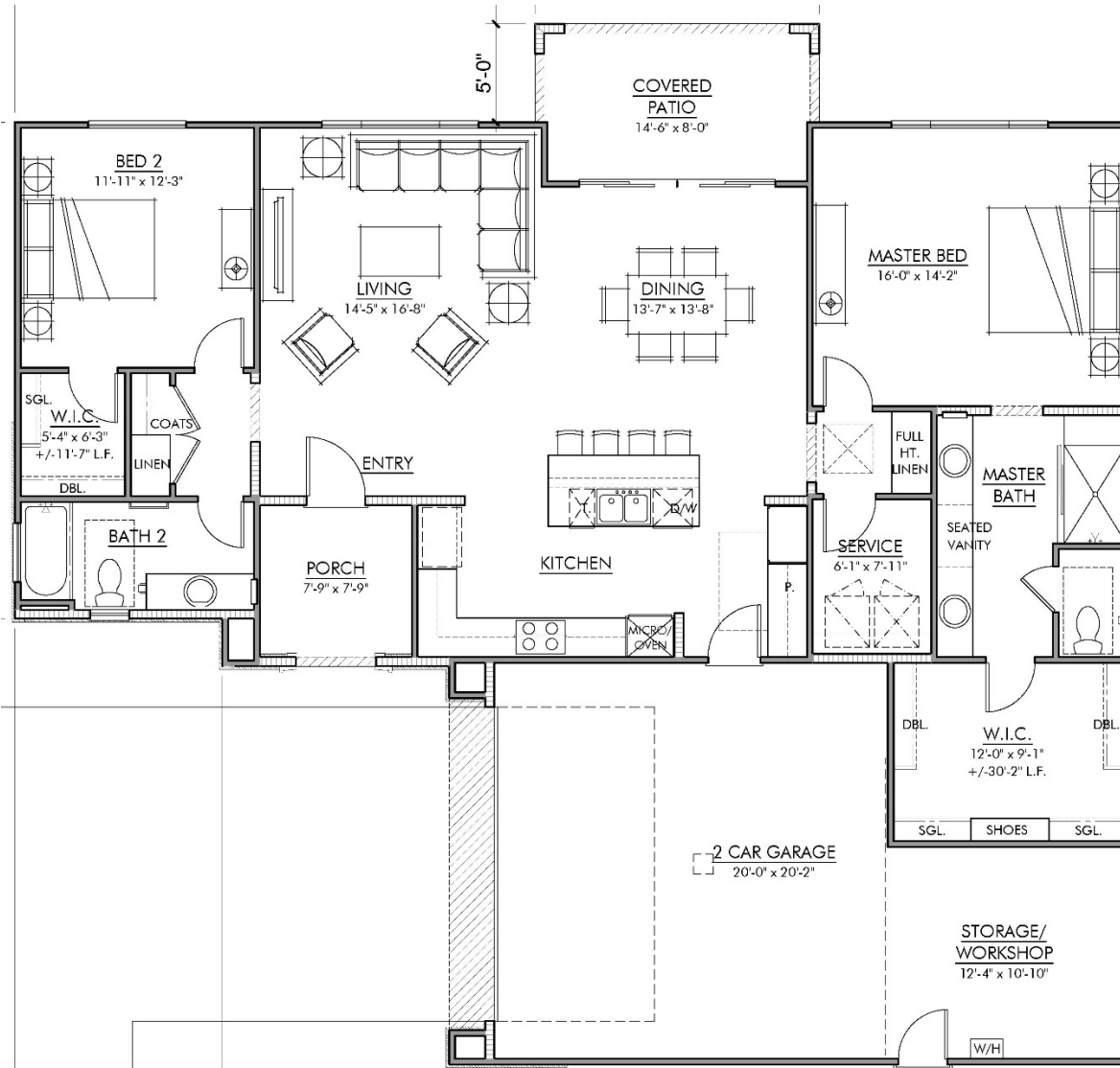
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BACK

LEFT

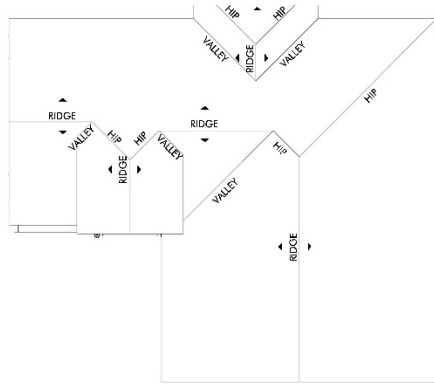
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**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 3**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 3 SPANISH COLONIAL**

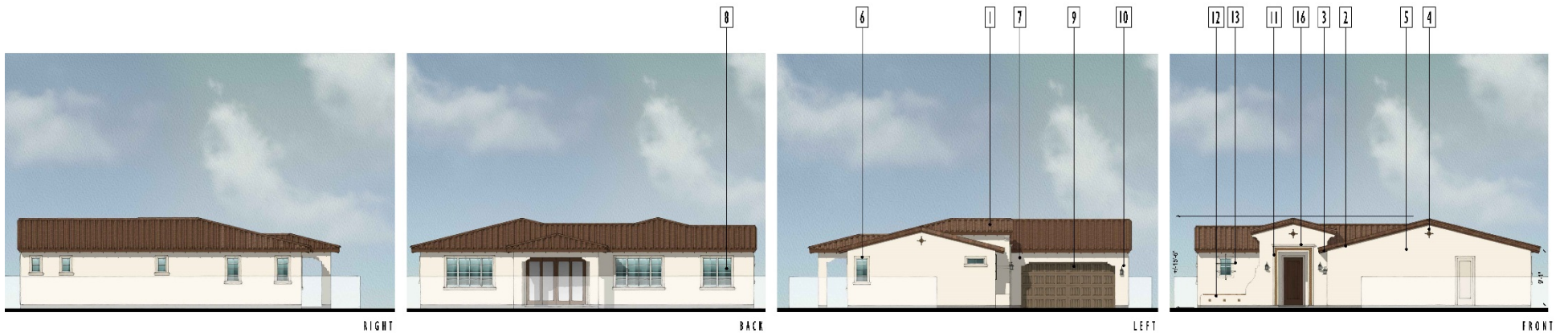
- UCCO FINISH
- UCCO FINISH TRIM ON STUCCO
- UCCO FINISH CORBEL
- NYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- DECORATIVE TILE RECESS SURROUND
- SELF WITH TILE CAP
- DECORATIVE METAL DETAIL
- DECORATIVE FINIAL
- TABLE END VENT
- TOOTH TROWEL STUCCO FINISH AT ARCH FEATURE
- TILE CAP AT LOW WALL
- METAL RAILING



ROOF PLAN  
 3:12 PITCH U.N.O.  
 18" EAVE, TIGHT RAKE

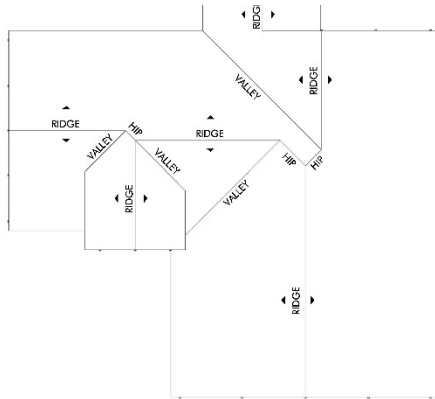


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 3 MONTEREY RANCH**

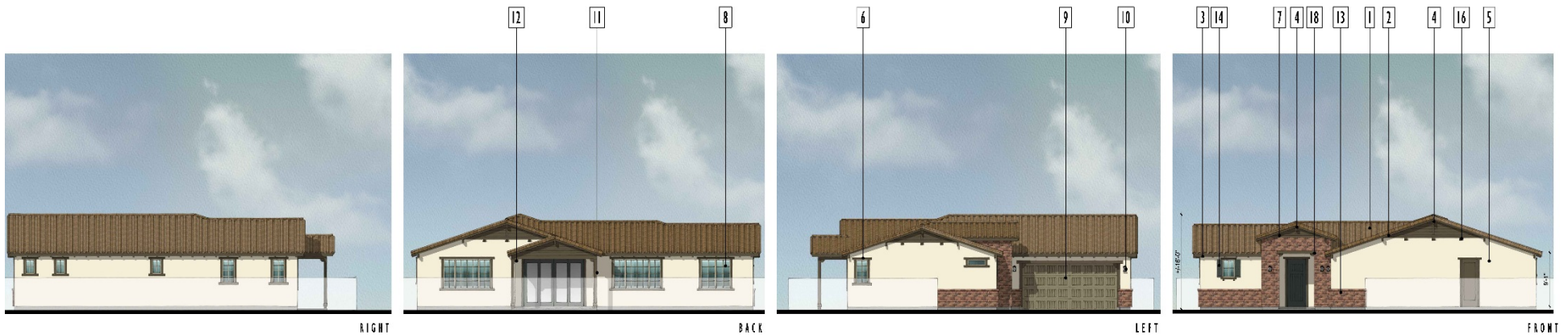
- UCCO FINISH
- UCCO FINISH TRIM ON STUCCO
- MENTITIOUS LAP SIDING
- NYL WINDOW SYSTEM
- TAL SECTIONAL GARAGE DOOR
- CORATIVE DOWNWARD DIRECTED LIGHT CTURE
- 10D POST
- 10D CORBEL
- ICK VENEER WHERE SHOWN
- CORATIVE SHUTTERS WHERE SHOWN
- UCCO FINISH RECESS WITH METAL DETAIL
- UCCO FINISH CORBEL TYP.
- 10D RAILING
- 10D LOOK TRIM AND CORBELS AT MAIN ENTRY
- RCH FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 12" RAKE

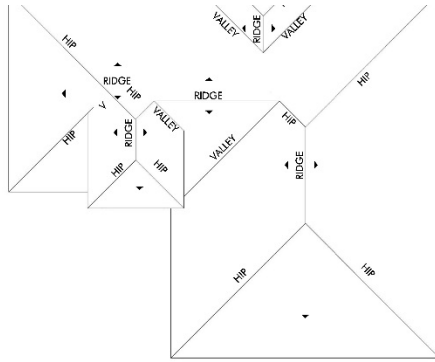


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 4/6 PACK-CLUSTER: PLAN 3 TUSCANY**

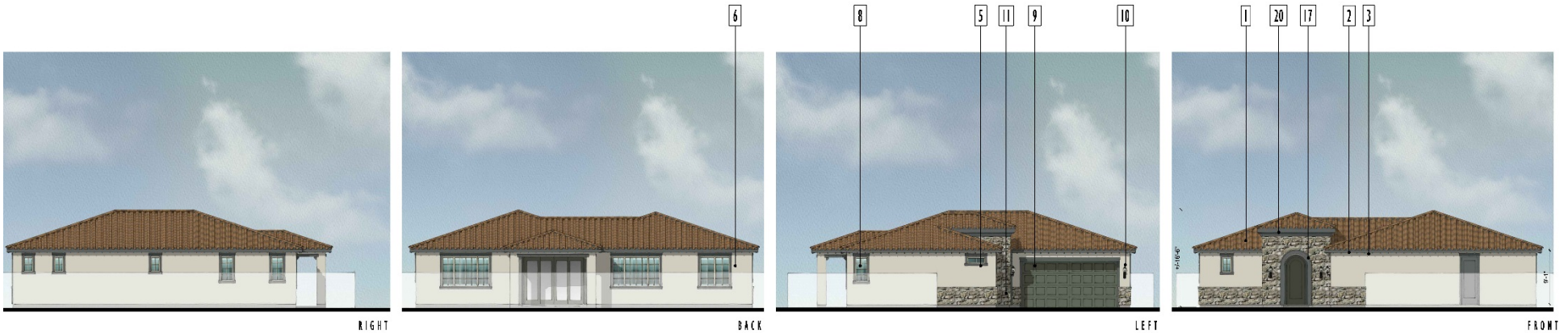
- ICCO FINISH TRIM ON STUCCO
- ICCO FINISH WAINSCOT
- YL WINDOW SYSTEM
- TAL SECTIONAL GARAGE DOOR
- ORATIVE DOWNWARD
- LECTED LIGHT FIXTURE
- INE VENEER WHERE SHOWN
- ORATIVE COMPOSITE TRIM SURROUND
- ORATIVE WOOD & COMPOSITE SHUTTERS
- ERE SHOWN
- BLE END VENT
- ORATIVE TILE WHERE SHOWN
- ICCO FINISH CORBEL
- JOOTH TROWEL STUCCO FINISH AT ENTRY
- KCH FEATURE
- ICCO FINISH TRIM AND CORBELS
- OD LOOK TRIM AND CORBELS AT MAIN ENTRY
- KCH FEATURES TYP.
- ICCO FINISH CORNICE



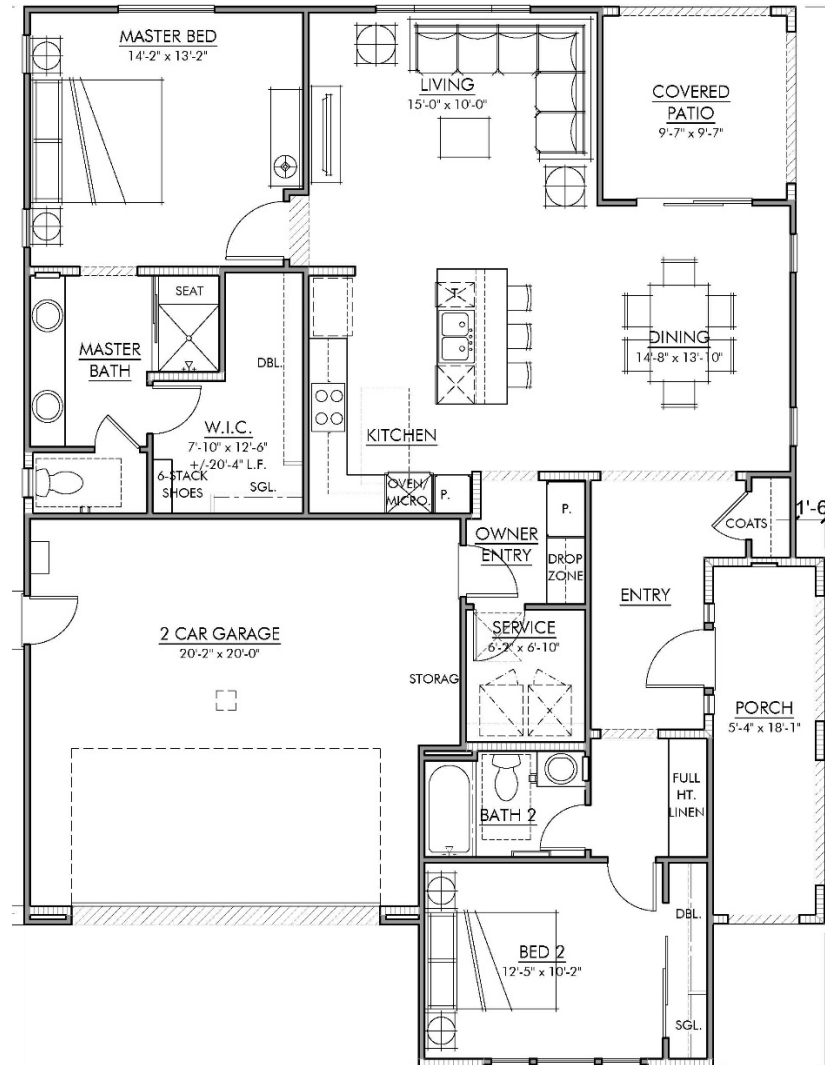
ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 6" RAKE



PERSPECTIVE

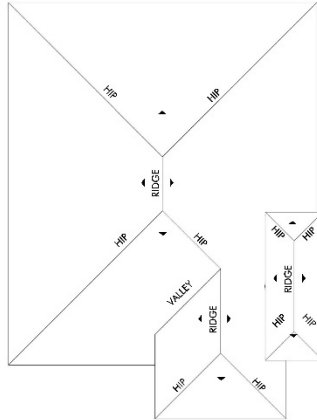


**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL: PLAN 1**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL: PLAN 1 SPANISH COLONIAL**

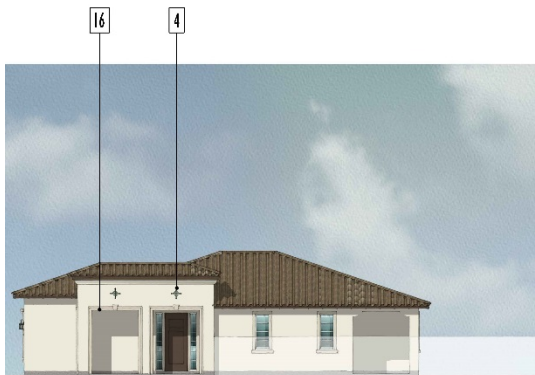
- WOOD RAFTER TAILS
- DECORATIVE TILE RECESS WITH METAL
- GABLE END DETAIL
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH CORBEL
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- DECORATIVE TILE RECESS SURROUND
- SHELF WITH TILE CAP
- DECORATIVE METAL DETAIL
- DECORATIVE FINIAL
- GABLE END VENT
- SMOOTH TROWEL STUCCO FINISH AT PORCH FEATURE
- TILE CAP AT LOW WALL
- METAL RAILING



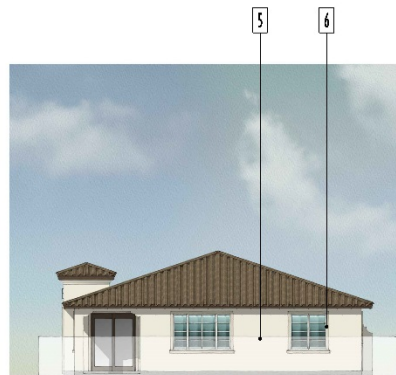
ROOF PLAN  
 3:12 PITCH U.N.O.  
 18" EAVE, TIGHT RAKE



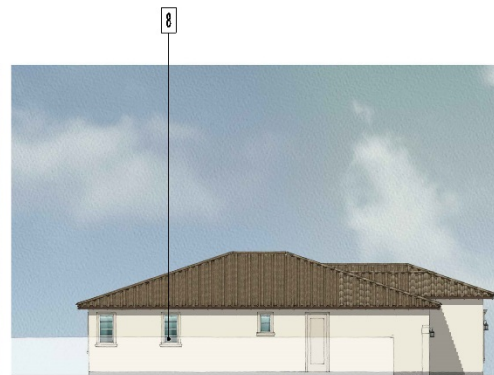
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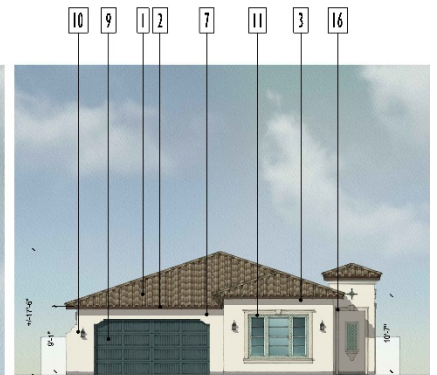
RIGHT



BACK



LEFT

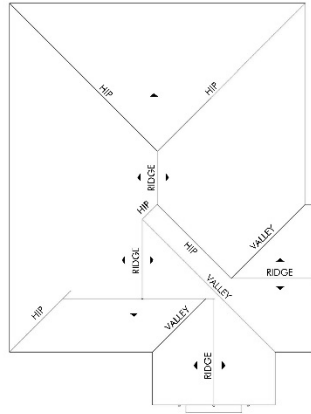


FRONT



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL: PLAN 1 MONTEREY RANCH**

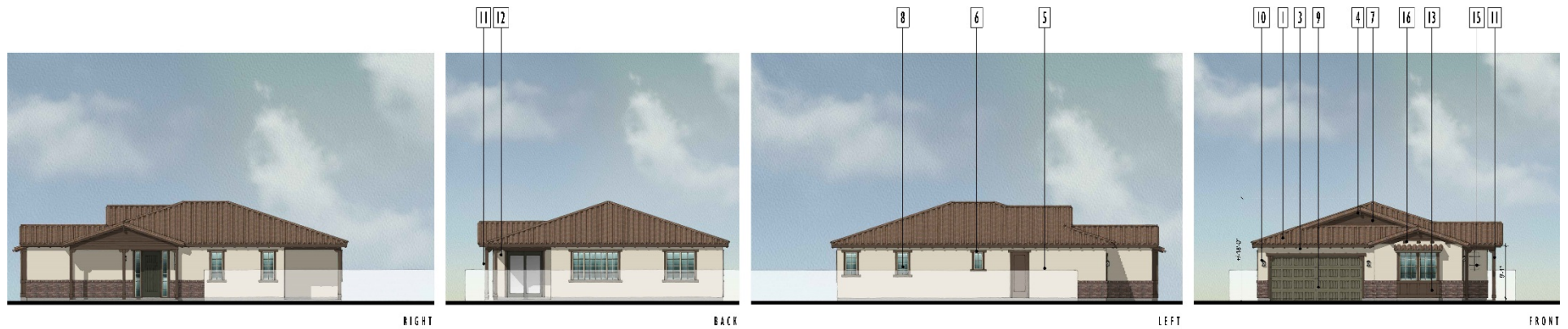
- 4 WOOD OR COMPOSITE OUTLOOKER
- 5 STUCCO FINISH
- 6 STUCCO FINISH TRIM ON STUCCO
- 7 CEMENTITIOUS LAP SIDING
- 8 VINYL WINDOW SYSTEM
- 9 METAL SECTIONAL GARAGE DOOR
- 10 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 11 WOOD POST
- 12 WOOD CORBEL
- 13 BRICK VENEER WHERE SHOWN
- 14 DECORATIVE SHUTTERS WHERE SHOWN
- 15 STUCCO FINISH RECESS WITH METAL DETAIL
- 16 STUCCO FINISH CORBEL TYP.
- 17 WOOD RAILING
- 18 WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 12" RAKE

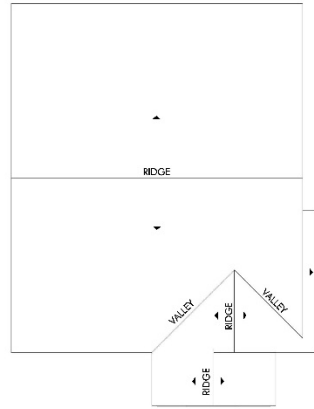


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL: PLAN 1 TUSCANY**

- WOOD RAFTER TAILS
- STUCCO FINISH RECESS WITH METAL DETAIL
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH WAINSCOT
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- STONE VENEER WHERE SHOWN
- DECORATIVE COMPOSITE TRIM SURROUND
- DECORATIVE WOOD & COMPOSITE SHUTTERS WHERE SHOWN
- GABLE END VENT
- DECORATIVE TILE WHERE SHOWN
- STUCCO FINISH CORBEL
- SMOOTH TROWEL STUCCO FINISH AT ENTRY PORCH FEATURE
- STUCCO FINISH TRIM AND CORBELS
- WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.
- STUCCO FINISH CORNICE



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 6" RAKE



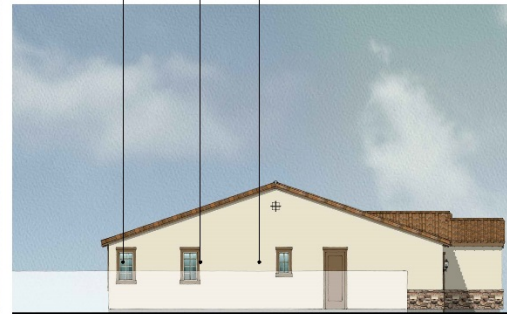
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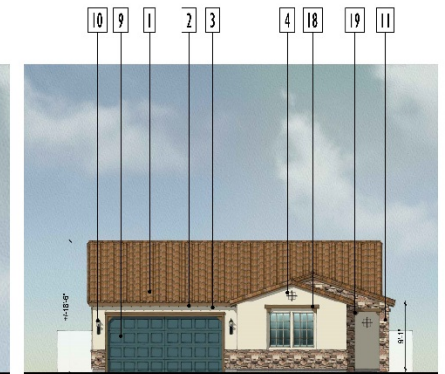
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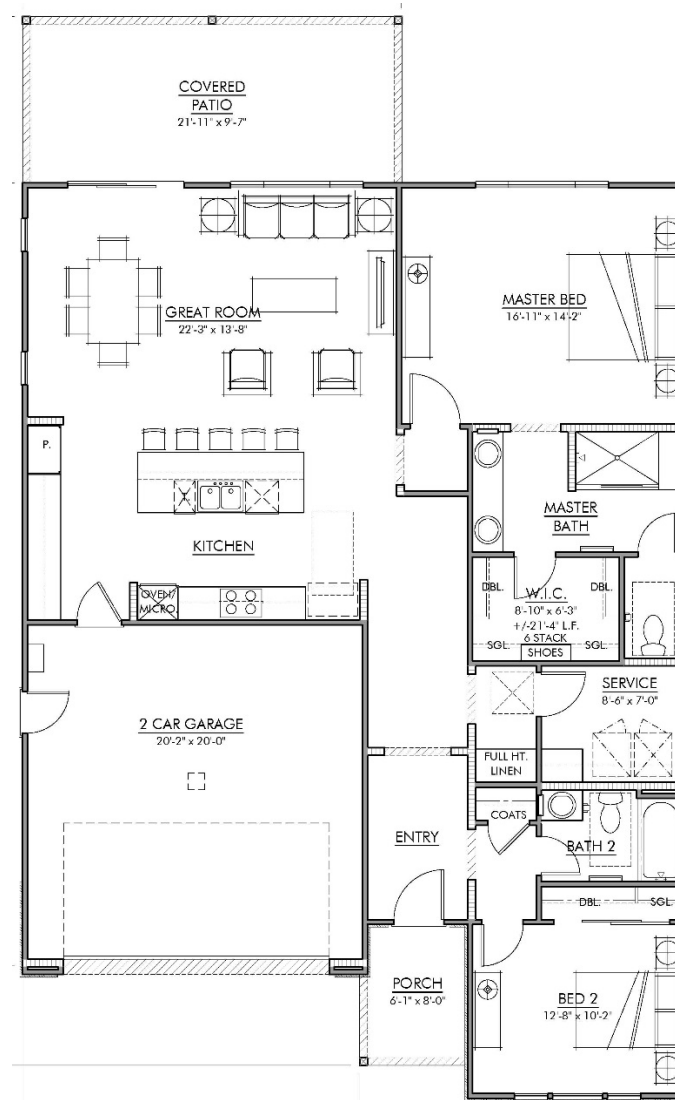


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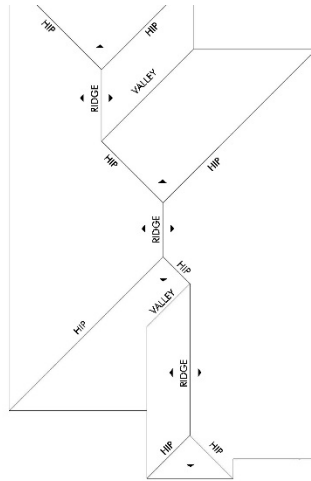
FRONT

**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL: PLAN 2**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL: PLAN 2 SPANISH COLONIAL**

- WOOD FASCIA BOARD
- WOOD RAFTER TAILS
- DECORATIVE TILE RECESS WITH METAL GABLE END DETAIL
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH CORBEL
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- DECORATIVE TILE RECESS SURROUND
- SHELF WITH TILE CAP
- DECORATIVE METAL DETAIL
- DECORATIVE FINIAL
- GABLE END VENT
- SMOOTH TROWEL STUCCO FINISH AT PORCH FEATURE
- TILE CAP AT LOW WALL
- METAL RAILING



ROOF PLAN  
 3:12 PITCH U.N.O.  
 18" EAVE, TIGHT RAKE

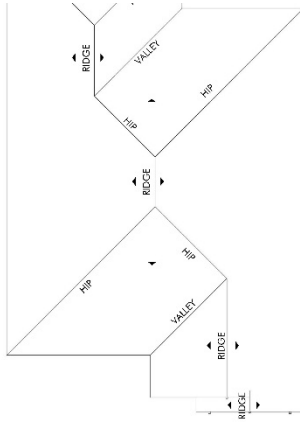


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL: PLAN 2 MONTEREY RANCH**

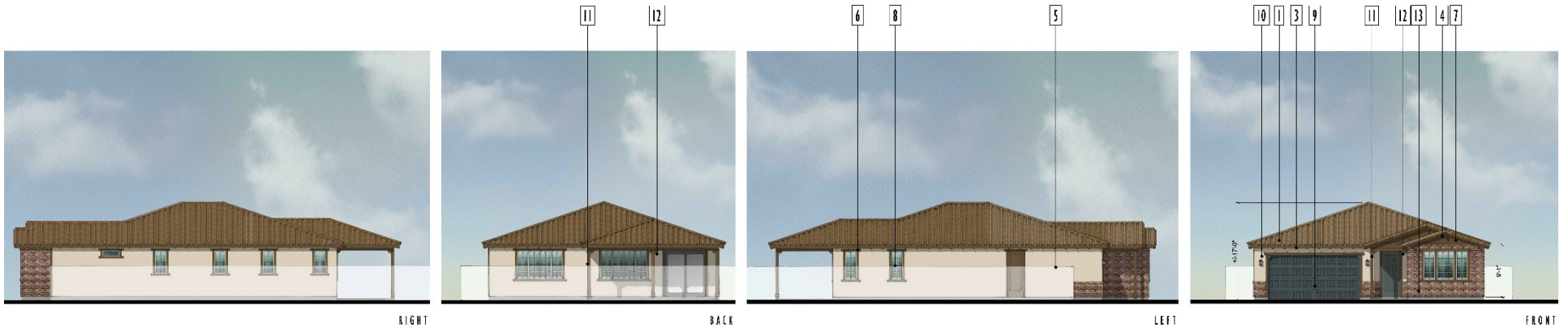
- 5] STUCCO FINISH
- 6] STUCCO FINISH TRIM ON STUCCO
- 7] CEMENTITIOUS LAP SIDING
- 8] VINYL WINDOW SYSTEM
- 9] METAL SECTIONAL GARAGE DOOR
- 10] DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 11] WOOD POST
- 12] WOOD CORBEL
- 13] BRICK VENEER WHERE SHOWN
- 14] DECORATIVE SHUTTERS WHERE SHOWN
- 15] STUCCO FINISH RECESS WITH METAL DETAIL
- 16] STUCCO FINISH CORBEL TYP.
- 17] WOOD RAILING
- 18] WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 12" RAKE

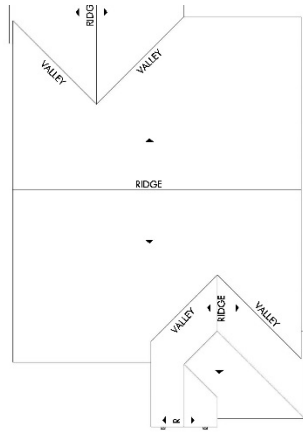


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL: PLAN 2 TUSCANY**

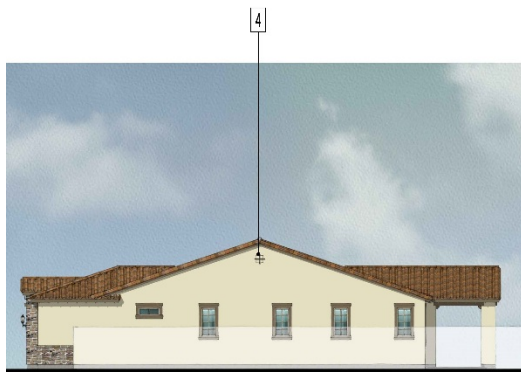
- 4 STUCCO FINISH RECESS WITH METAL DETAIL
- 5 STUCCO FINISH
- 6 STUCCO FINISH TRIM ON STUCCO
- 7 STUCCO FINISH WAINSCOT
- 8 VINYL WINDOW SYSTEM
- 9 METAL SECTIONAL GARAGE DOOR
- 10 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 11 STONE VENEER WHERE SHOWN
- 12 DECORATIVE COMPOSITE TRIM SURROUND
- 13 DECORATIVE WOOD & COMPOSITE SHUTTERS WHERE SHOWN
- 14 GABLE END VENT
- 15 DECORATIVE TILE WHERE SHOWN
- 16 STUCCO FINISH CORBEL
- 17 SMOOTH TROWEL STUCCO FINISH AT ENTRY PORCH FEATURE
- 18 STUCCO FINISH TRIM AND CORBELS
- 19 WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.
- 20 STUCCO FINISH CORNICE



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 6" RAKE



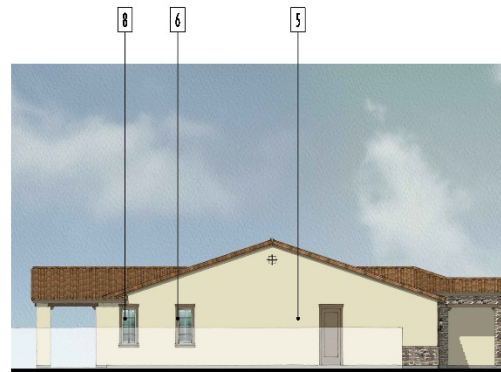
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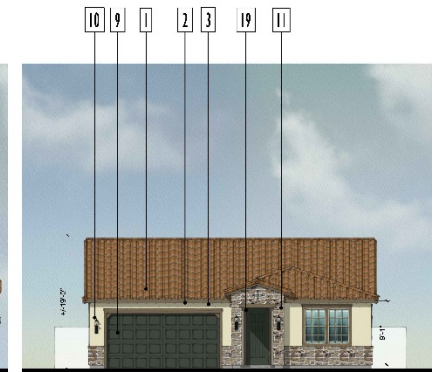
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BACK

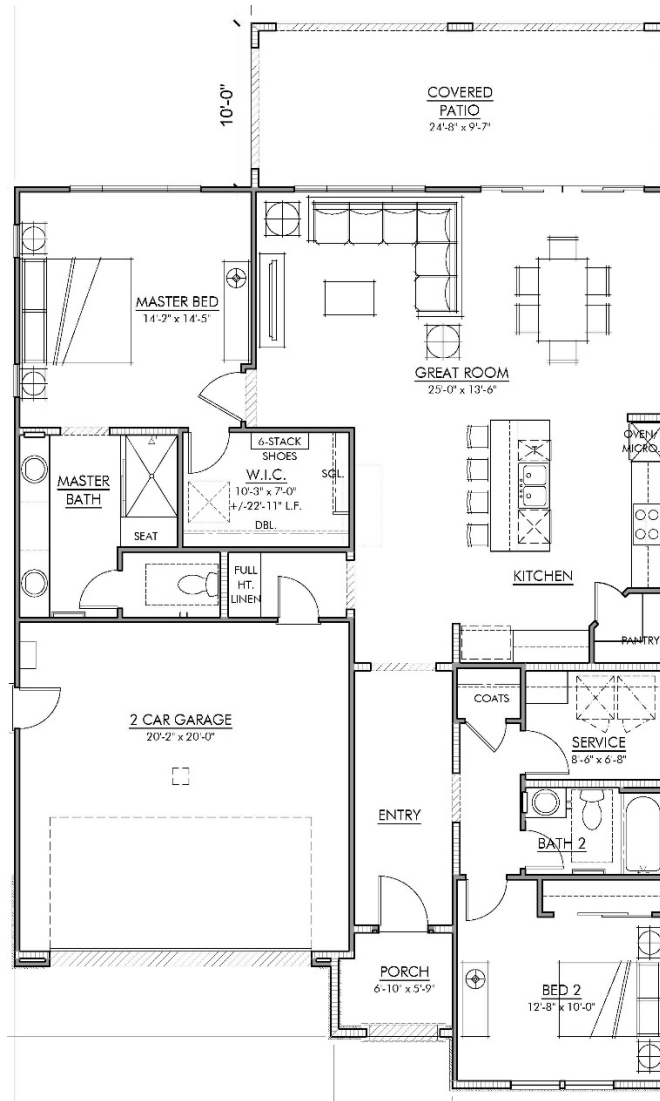


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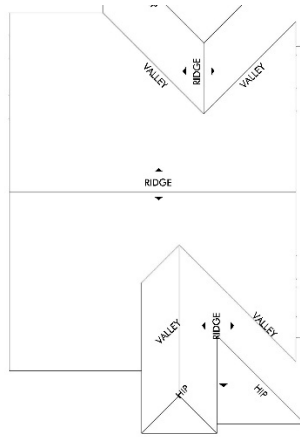
FRONT

**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL PLAN 3**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL PLAN 3 SPANISH COLONIAL**

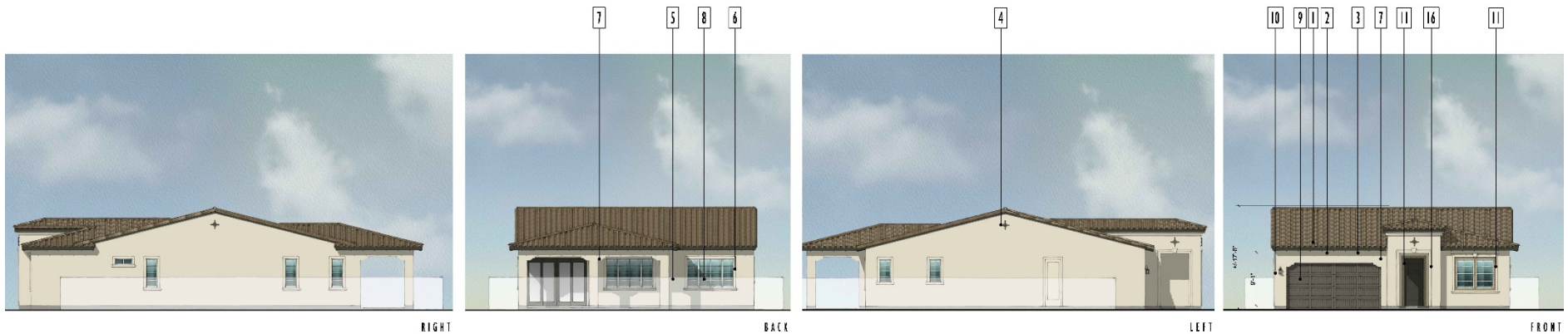
- DECORATIVE TILE RECESS WITH METAL
- GABLE END DETAIL
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH CORBEL
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD
- DIRECTED LIGHT FIXTURE
- DECORATIVE TILE RECESS SURROUND
- SHelf WITH TILE CAP
- DECORATIVE METAL DETAIL
- DECORATIVE FINIAL
- GABLE END VENT
- SMOOTH TROWEL STUCCO FINISH AT
- PORCH FEATURE
- TILE CAP AT LOW WALL
- METAL RAILING



ROOF PLAN  
 3:12 PITCH U.N.O.  
 18" EAVE, TIGHT RAKE



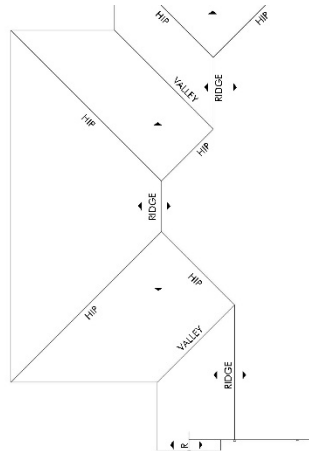
PERSPECTIVE





**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL PLAN 3 MONTEREY RANCH**

- 4] WOOD OR COMPOSITE OUTLOOKER
- 5] STUCCO FINISH
- 6] STUCCO FINISH TRIM ON STUCCO
- 7] CEMENTITIOUS LAP SIDING
- 8] VINYL WINDOW SYSTEM
- 9] METAL SECTIONAL GARAGE DOOR
- 10] DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 11] WOOD POST
- 12] WOOD CORBEL
- 13] BRICK VENEER WHERE SHOWN
- 14] DECORATIVE SHUTTERS WHERE SHOWN
- 15] STUCCO FINISH RECESS WITH METAL DETAIL
- 16] STUCCO FINISH CORBEL TYP.
- 17] WOOD RAILING
- 18] WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.N.D.  
 12" EAVE, 12" RAKE

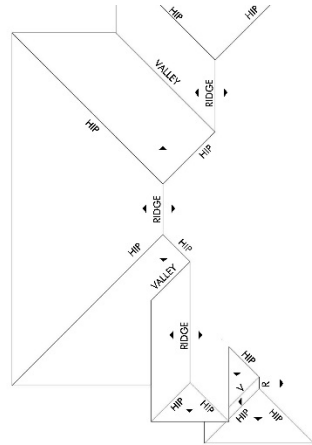


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 50'-WIDE LOT CONVENTIONAL PLAN 3 TUSCANY**

- WOOD RAFTER TAILS
- STUCCO FINISH RECESS WITH METAL DETAIL
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH WAINSCOT
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- STONE VENEER WHERE SHOWN
- DECORATIVE COMPOSITE TRIM SURROUND
- DECORATIVE WOOD & COMPOSITE SHUTTERS WHERE SHOWN
- GABLE END VENT
- DECORATIVE TILE WHERE SHOWN
- STUCCO FINISH CORBEL
- SMOOTH TROWEL STUCCO FINISH AT ENTRY PORCH FEATURE
- STUCCO FINISH TRIM AND CORBELS
- WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.
- STUCCO FINISH CORNICE



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 6" RAKE



PERSPECTIVE



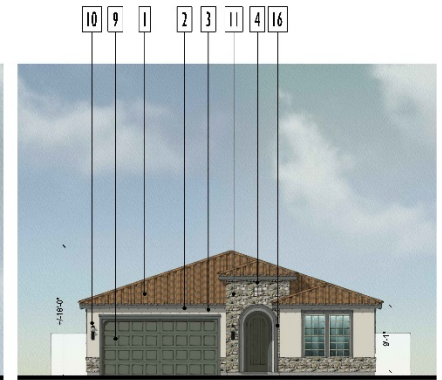
RIGHT



BACK

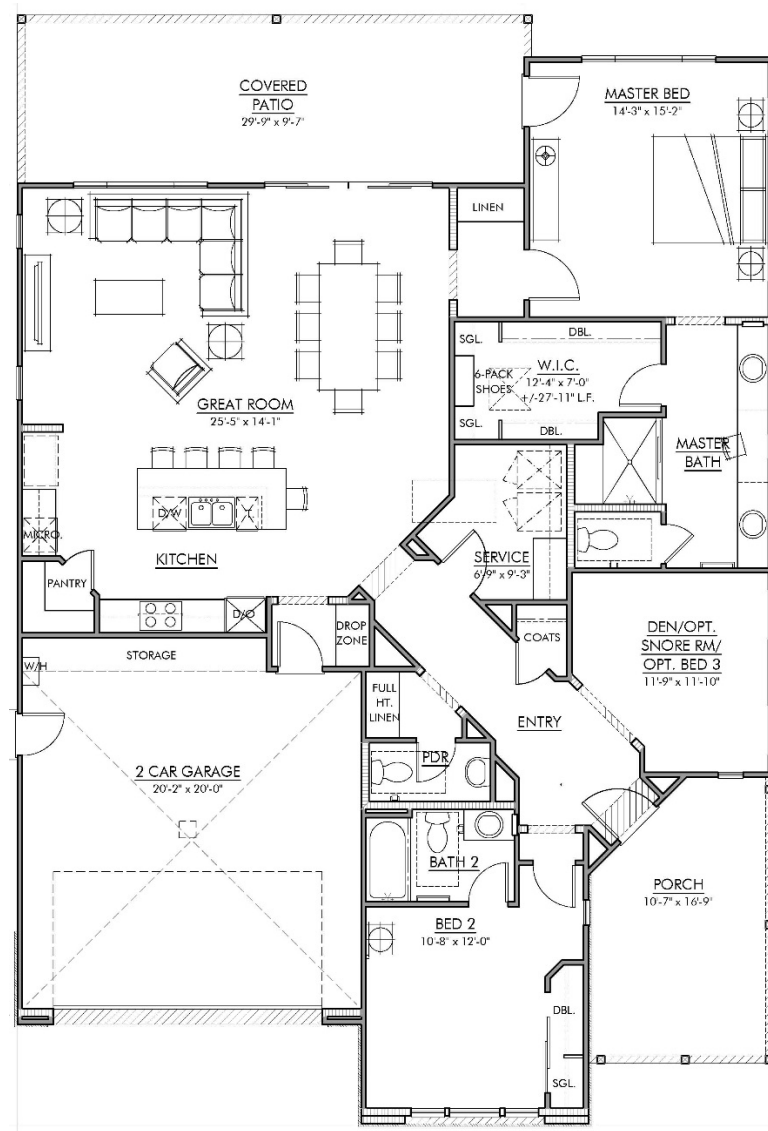


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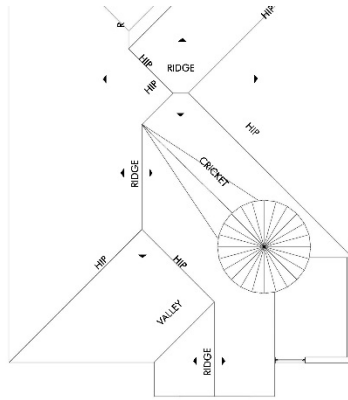
FRONT

**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 1**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 1 SPANISH COLONIAL**

- 1 GABLE END DETAIL
- 2 STUCCO FINISH
- 3 STUCCO FINISH TRIM ON STUCCO
- 7 STUCCO FINISH CORBEL
- 7 VINYL WINDOW SYSTEM
- 7 METAL SECTIONAL GARAGE DOOR
- 9 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 11 DECORATIVE TILE RECESS SURROUND
- 2 SHELF WITH TILE CAP
- 3 DECORATIVE METAL DETAIL
- 4 DECORATIVE FINIAL
- 5 GABLE END VENT
- 6 SMOOTH TROWEL STUCCO FINISH AT PORCH FEATURE
- 7 TILE CAP AT LOW WALL
- 8 METAL RAILING



ROOF PLAN  
 4:12 PITCH U.N.O.  
 18" EAVE, TIGHT RAKE

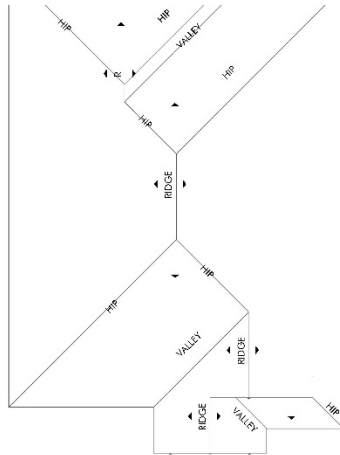


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 1 MONTEREY RANCH**

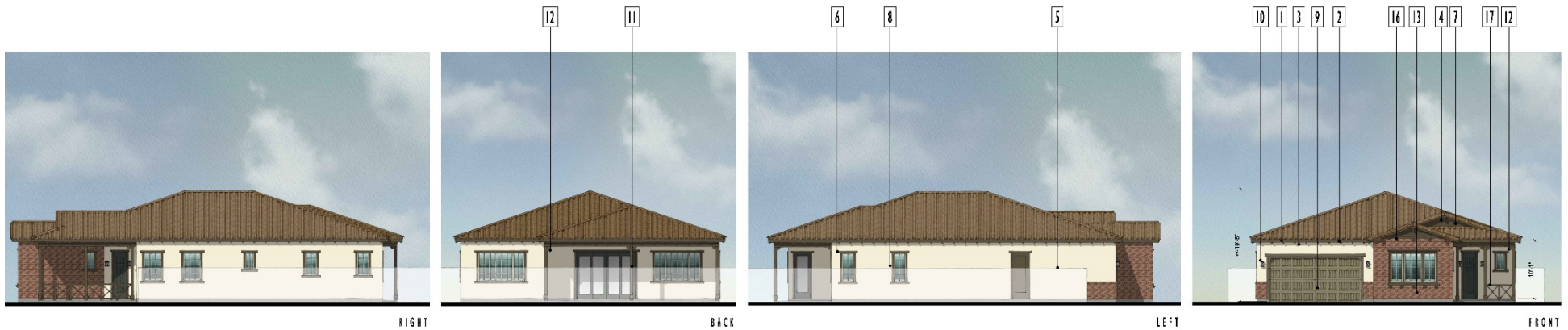
- 4] WOOD OR COMPOSITE OUTLOOKER
- 5] STUCCO FINISH
- 6] STUCCO FINISH TRIM ON STUCCO
- 7] CEMENTITIOUS LAP SIDING
- 8] VINYL WINDOW SYSTEM
- 9] METAL SECTIONAL GARAGE DOOR
- 10] DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 11] WOOD POST
- 2] WOOD CORBEL
- 3] BRICK VENEER WHERE SHOWN
- 4] DECORATIVE SHUTTERS WHERE SHOWN
- 5] STUCCO FINISH RECESS WITH METAL DETAIL
- 6] STUCCO FINISH CORBEL TYP.
- 7] WOOD RAILING
- 8] WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 12" RAKE

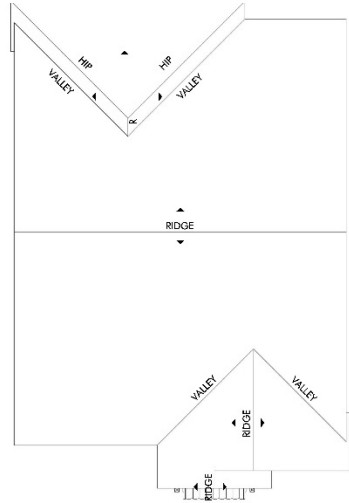


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 1 TUSCANY**

- WOOD RAFTER TAILS
- STUCCO FINISH RECESS WITH METAL DETAIL
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH WAINSCOT
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- STONE VENEER WHERE SHOWN
- DECORATIVE COMPOSITE TRIM SURROUND
- DECORATIVE WOOD & COMPOSITE SHUTTERS WHERE SHOWN
- CABLE END VENT
- DECORATIVE TILE WHERE SHOWN
- STUCCO FINISH CORBEL
- SMOOTH TROWEL STUCCO FINISH AT ENTRY PORCH FEATURE
- STUCCO FINISH TRIM AND CORBELS
- WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.
- STUCCO FINISH CORNICE



ROOF PLAN  
 4:12 PITCH U.N.D.  
 12" EAVE, 6" RAKE



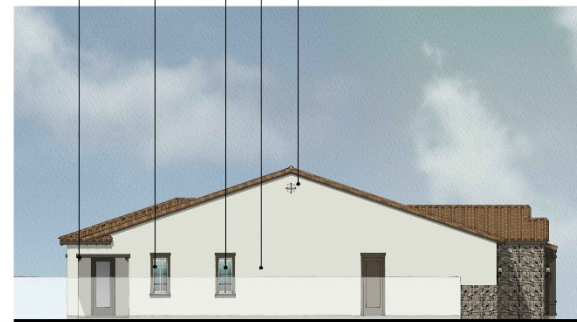
PERSPECTIVE



RIGHT



BACK

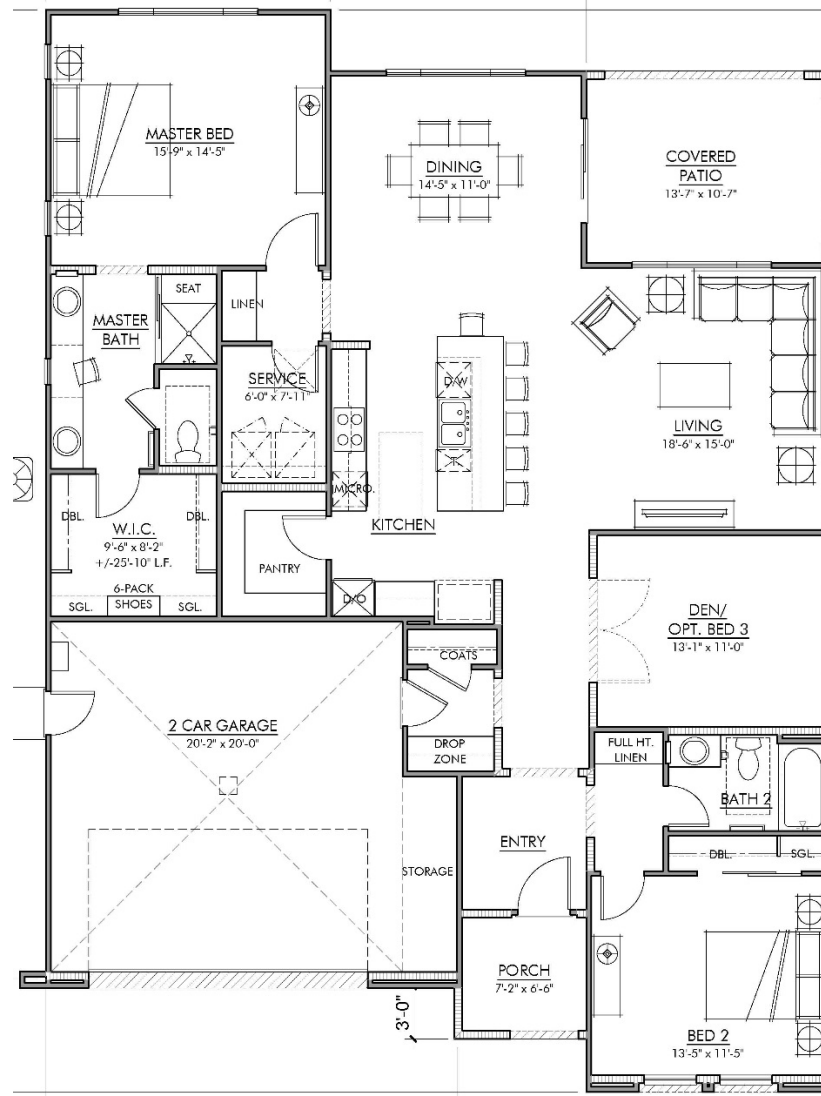


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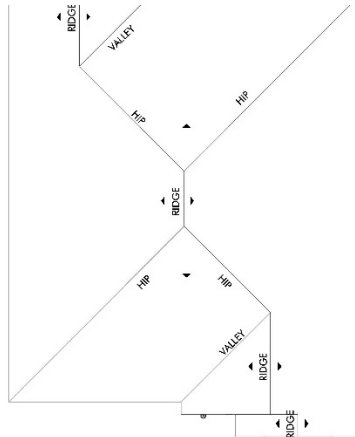
FRONT

**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 2**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 2 SPANISH COLONIAL**

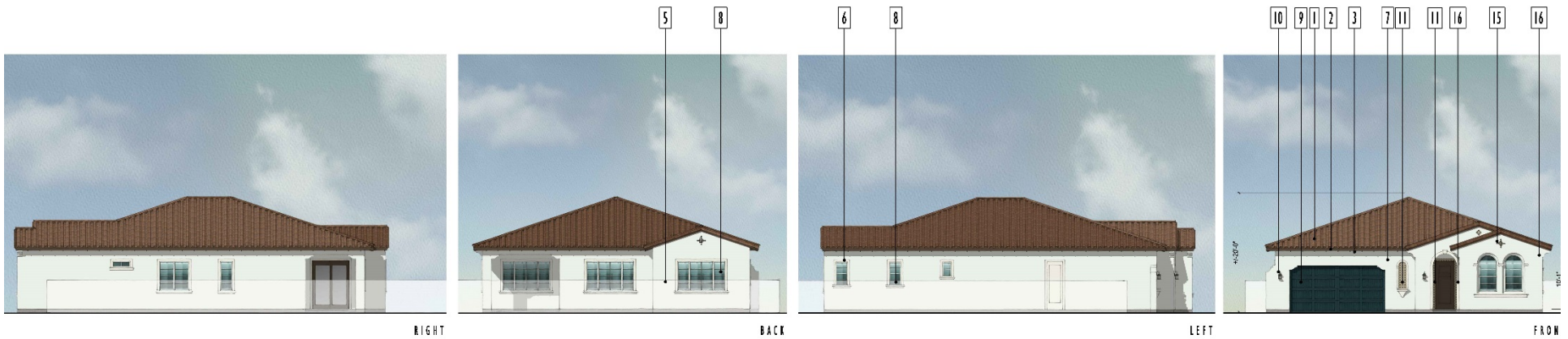
- WOOD RAFTER TAILS
- DECORATIVE TILE RECESS WITH METAL GABLE END DETAIL
- STUCCO FINISH
- STUCCO FINISH TRIM ON STUCCO
- STUCCO FINISH CORBEL
- VINYL WINDOW SYSTEM
- METAL SECTIONAL GARAGE DOOR
- DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- DECORATIVE TILE RECESS SURROUND
- SHELF WITH TILE CAP
- DECORATIVE METAL DETAIL
- DECORATIVE FINIAL
- GABLE END VENT
- SMOOTH TROWEL STUCCO FINISH AT PORCH FEATURE
- TILE CAP AT LOW WALL
- METAL RAILING



ROOF PLAN  
 4:12 PITCH W.N.O.  
 18" EAVE, TIGHT RAKE



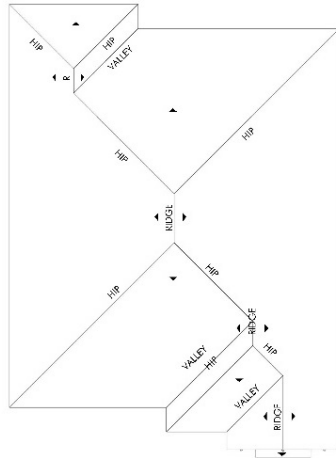
PERSPECTIVE





**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 2 MONTEREY RANCH**

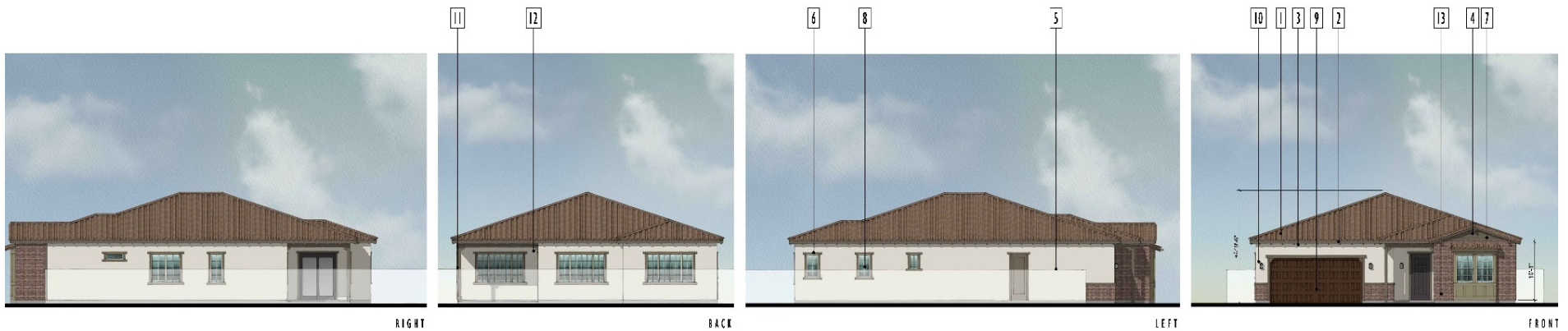
- ✓ ] WOOD RAFTER TAILS
- ✓ ] WOOD OR COMPOSITE OUTLOOKER
- ✓ ] STUCCO FINISH
- ✓ ] STUCCO FINISH TRIM ON STUCCO
- ✓ ] CEMENTITIOUS LAP SIDING
- ✓ ] VINYL WINDOW SYSTEM
- ✓ ] METAL SECTIONAL GARAGE DOOR
- ✓ ] DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- ✓ ] WOOD POST
- ✓ ] WOOD CORBEL
- ✓ ] BRICK VENEER WHERE SHOWN
- ✓ ] DECORATIVE SHUTTERS WHERE SHOWN
- ✓ ] STUCCO FINISH RECESS WITH METAL DETAIL
- ✓ ] STUCCO FINISH CORBEL TYP.
- ✓ ] WOOD RAILING
- ✓ ] WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 12" RAKE

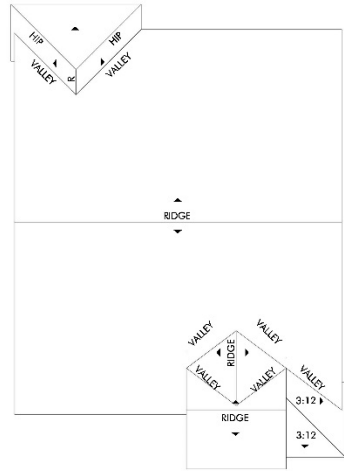


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 2 TUSCANY**

- 1 STUCCO FINISH RECESS WITH METAL DETAIL
- 2 STUCCO FINISH
- 3 STUCCO FINISH TRIM ON STUCCO
- 4 STUCCO FINISH WAINSCOT
- 5 VINYL WINDOW SYSTEM
- 6 METAL SECTIONAL GARAGE DOOR
- 7 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 8 STONE VENEER WHERE SHOWN
- 9 DECORATIVE COMPOSITE TRIM SURROUND
- 10 DECORATIVE WOOD & COMPOSITE SHUTTERS WHERE SHOWN
- 11 GABLE END VENT
- 12 DECORATIVE TILE WHERE SHOWN
- 13 STUCCO FINISH CORBEL
- 14 SMOOTH TROWEL STUCCO FINISH AT ENTRY PORCH FEATURE
- 15 STUCCO FINISH TRIM AND CORBELS
- 16 WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.
- 17 STUCCO FINISH CORNICE



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 6" RAKE



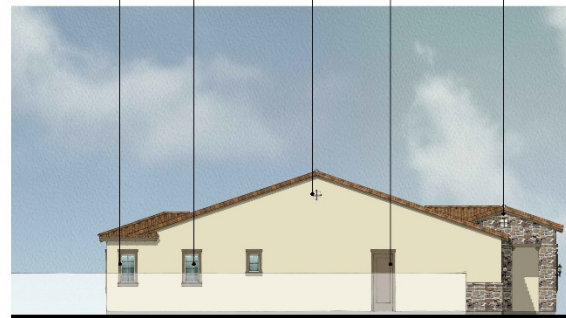
PERSPECTIVE



RIGHT



BACK

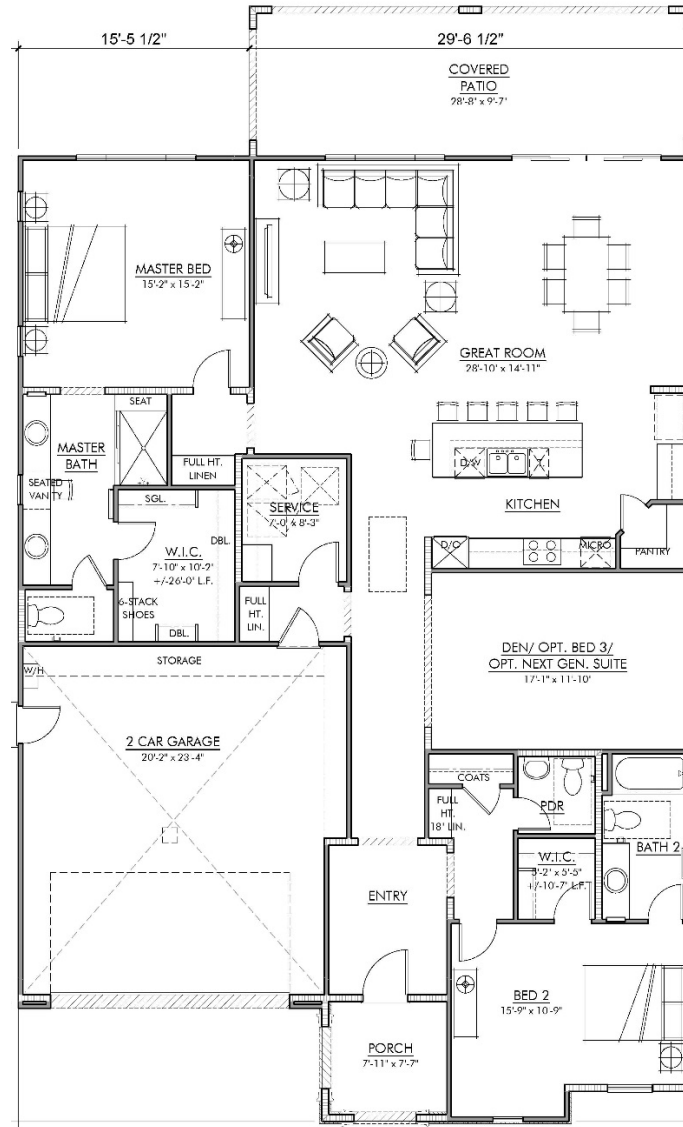


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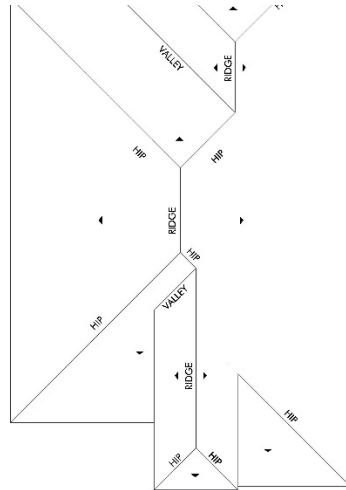
FRONT

**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 3**



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 3 SPANISH COLONIAL**

- 3] WOOD RAFTER TAILS
- 4] DECORATIVE TILE RECESS WITH METAL GABLE END DETAIL
- 5] STUCCO FINISH
- 6] STUCCO FINISH TRIM ON STUCCO
- 7] STUCCO FINISH CORBEL
- 8] VINYL WINDOW SYSTEM
- 9] METAL SECTIONAL GARAGE DOOR
- 0] DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 1] DECORATIVE TILE RECESS SURROUND
- 2] SHELF WITH TILE CAP
- 3] DECORATIVE METAL DETAIL
- 4] DECORATIVE FINIAL
- 5] GABLE END VENT
- 6] SMOOTH TROWEL STUCCO FINISH AT PORCH FEATURE
- 7] TILE CAP AT LOW WALL
- 8] METAL RAILING



ROOF PLAN  
 3:12 PITCH U.N.O.  
 18" EAVE, TIGHT RAKE



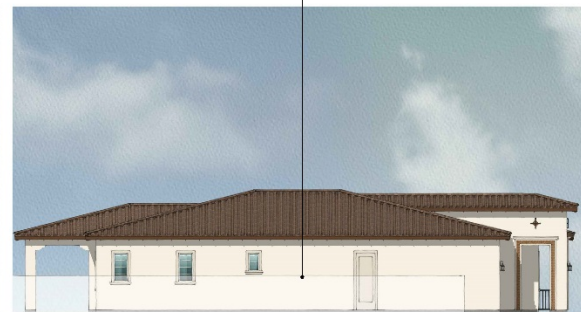
PERSPECTIVE



RIGHT



BACK



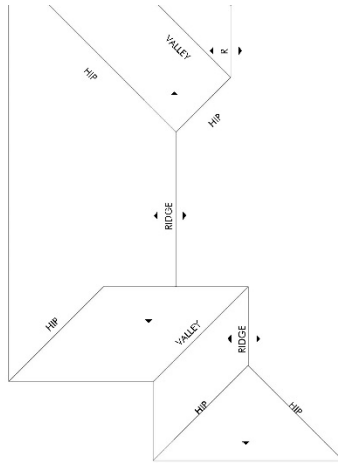
LEFT



FRONT

**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 3 MONTEREY RANCH**

- 4 WOOD OR COMPOSITE OUTLOOKER
- 5 STUCCO FINISH
- 6 STUCCO FINISH TRIM ON STUCCO
- 7 CEMENTITIOUS LAP SIDING
- 8 VINYL WINDOW SYSTEM
- 9 METAL SECTIONAL GARAGE DOOR
- 10 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 11 WOOD POST
- 12 WOOD CORBEL
- 13 BRICK VENEER WHERE SHOWN
- 14 DECORATIVE SHUTTERS WHERE SHOWN
- 15 STUCCO FINISH RECESS WITH METAL DETAIL
- 16 STUCCO FINISH CORBEL TYP.
- 17 WOOD RAILING
- 18 WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.



ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 12" RAKE

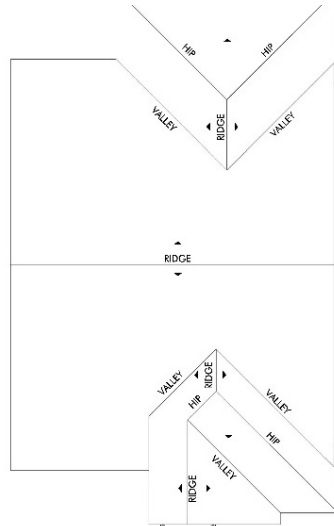


PERSPECTIVE



**Exhibit C—FLOOR PLANS AND ELEVATIONS – 55'-WIDE LOT CONVENTIONAL PLAN 3 TUSCANY**

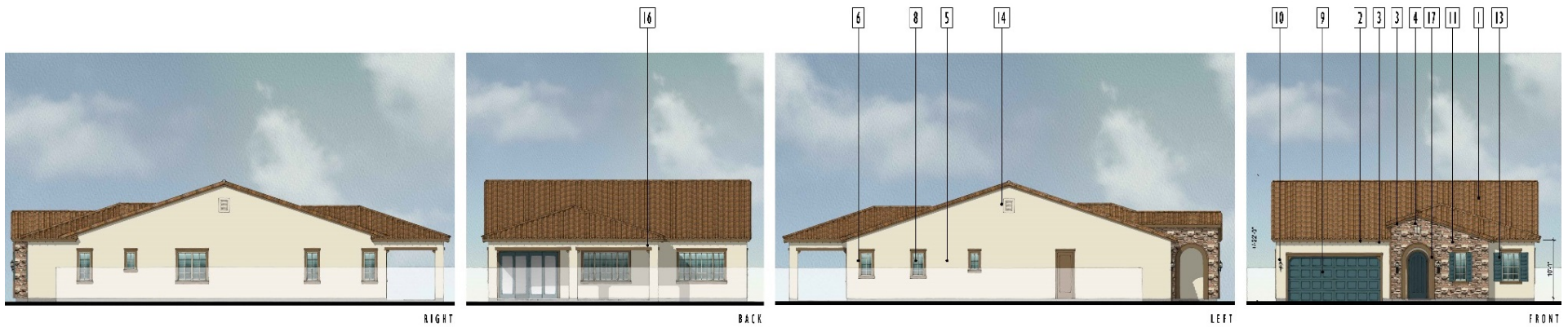
- 4] WOOD RAFTER BURND
- 3] WOOD RAFTER TAILS
- 4] STUCCO FINISH RECESS WITH METAL DETAIL
- 5] STUCCO FINISH
- 6] STUCCO FINISH TRIM ON STUCCO
- 7] STUCCO FINISH WAINSCOT
- 8] VINYL WINDOW SYSTEM
- 9] METAL SECTIONAL GARAGE DOOR
- 0] DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 1] STONE VENEER WHERE SHOWN
- 2] DECORATIVE COMPOSITE TRIM SURROUND
- 3] DECORATIVE WOOD & COMPOSITE SHUTTERS WHERE SHOWN
- 4] GABLE END VENT
- 5] DECORATIVE TILE WHERE SHOWN
- 6] STUCCO FINISH CORBEL
- 7] SMOOTH TROWEL STUCCO FINISH AT ENTRY PORCH FEATURE
- 8] STUCCO FINISH TRIM AND CORBELS
- 9] WOOD LOOK TRIM AND CORBELS AT MAIN ENTRY PORCH FEATURES TYP.
- 0] STUCCO FINISH CORNICE



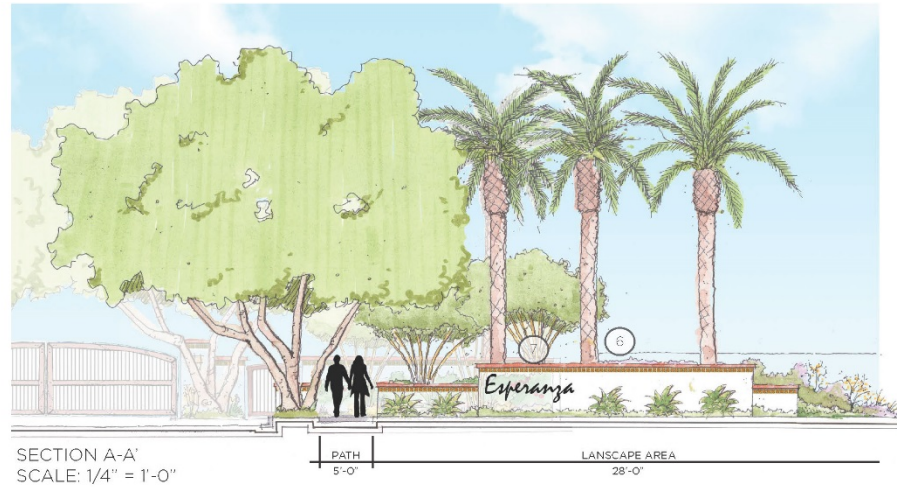
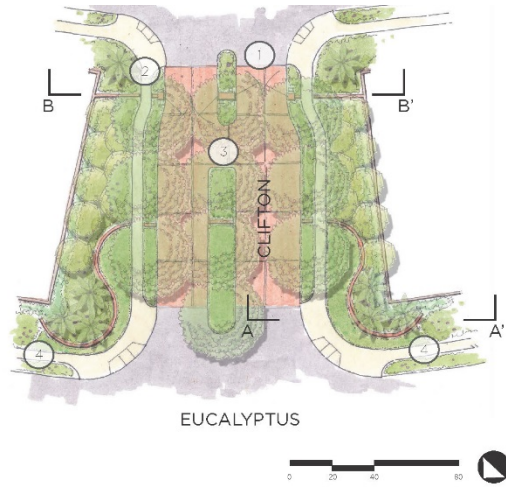
ROOF PLAN  
 4:12 PITCH U.N.O.  
 12" EAVE, 6" BAKE



PERSPECTIVE



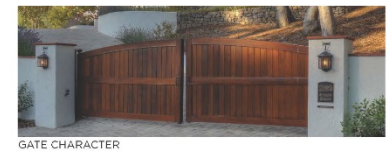
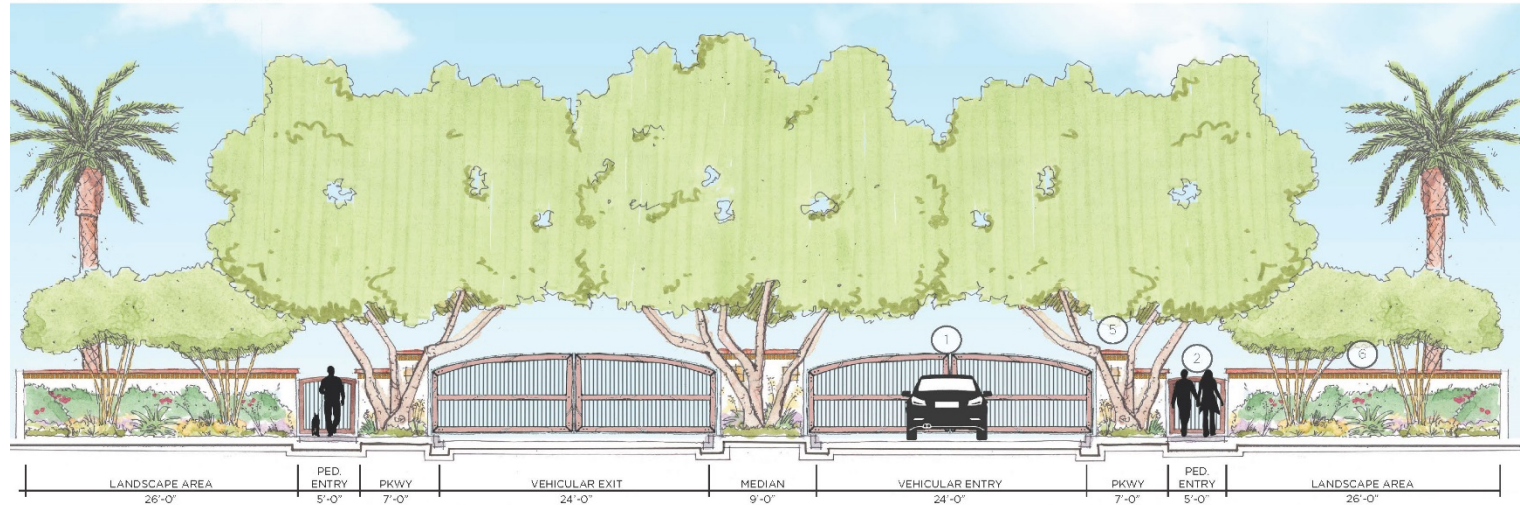
**Exhibit D — CONCEPTUAL ENTRY GATE RENDERINGS**



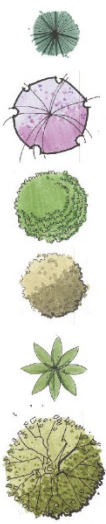
**LEGEND**

- ① VEHICULAR GATE
- ② PEDESTRIAN GATE
- ③ TURN AROUND
- ④ PERIMETER PATH
- ⑤ SMOOTH STUCCO PILASTER
- ⑥ SMOOTH STUCCO WALL
- ⑦ NEIGHBORHOOD ENTRY SIGN

**TYPICAL NEIGHBORHOOD ENTRY**



**Exhibit D—CLUBHOUSE/RECREATION CENTER SITE PLAN**



**TREE LEGEND:**

**COMMUNITY PERIMETER BACKDROP TREES**  
 LOPHOSTEMON CONFERTUS BRISBANE BOX  
 PINUS ELДАРICA AFGHAN PINE  
 PINUS CANARIENSIS CANARY ISLAND PINE

**ACCENT TREES**

JACARANDA ACUTIFOLIA JACARANDA  
 CERCIDIUM X 'DESERT MUSEUM' BLUE PALO VERDE  
 SCHINUS MOLLE CALIFORNIA PEPPER TREE

**SHADE TREES**

OLEA EUROPEA EUROPEAN OLIVE  
 SCHINUS MOLLE CALIFORNIA PEPPER TREE

**STREET TREES**

QUERCUS AGRIFOLIA COAST LIVE OAK  
 QUERCUS ILEX HOLLY OAK

**PALM TREES**

CHAMAEROPS HUMULIS MEDITERRANEAN FAN PALM  
 PHOENIX DACTYLIFERA 'MEDJOL' MEDJOL DATE PALM  
 PHOENIX ROEBELENI PIGMY DATE PALM  
 WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

**SPECIMEN TREES**

MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA  
 QUERCUS AGRIFOLIA COAST LIVE OAK  
 SCHINUS MOLLE CALIFORNIA PEPPER  
 OLEA EUROPAEA EUROPEAN OLIVE

\*REFER TO THE PLANT PALETTE SHEET FOR A LIST OF SHRUBS AND GROUND COVERS.





**Exhibit D—CLUBHOUSE/RECREATION CENTER RENDERINGS**



**Exhibit D—CLUBHOUSE/RECREATION CENTER RENDERING**



## 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***

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**Meeting Date:** February 20, 2019  
**File No:** PDEV18-026  
**Related Files:** PMTT06-004, PMTT06-005, PMTT06-013, PMTT06-014, PMTT13-006 and PDEV18-015

**Project Description:** A Development Plan (File No. PDEV18-026) to construct 464 single-family homes (138 4/6-Pack Courtyard Homes and 326 Conventional Single-Family Homes) within an age-qualified master planned gated community on 137.56 acres of land located south of Eucalyptus Avenue between Hamner Avenue and Mill Creek Avenue and north of Bellegrave Avenue, within Planning Area 5 (RD-5 4/6-Pack Courtyard), Planning Area 6 (RD-4/SFD Cottages), Planning Areas 7 thru 9 (RD-1 and RD-2/SFD 50' and 55' wide lots) districts of the Esperanza Specific Plan. (APNs: 0218-252-17, 0218-332-11, 0218-722-04, 0218-722-05, 0218-722-06 and 0218-722-07) **submitted by Lennar Homes of California, Inc.**

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

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

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

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

**2.1** Time Limits.

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

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

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

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

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

**2.3** Landscaping.

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

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

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

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

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

**2.5** Parking, Circulation and Access.

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

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

**2.6** Site Lighting.

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

**2.7** Mechanical and Rooftop Equipment.

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

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

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

**2.10** Disclosure Statements.

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

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

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

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

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

#### **2.11 Environmental Review.**

(a) The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (SCH#: 2002061047) was certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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.

(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) Off-Site Subdivision Signs.

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

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

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

(d) Dairy Separation Requirement for Residential Development.

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

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

(e) Prior to the issuance of the 70<sup>th</sup> home certificate of occupancy within TT 18878, the Open Space Lot U (Clubhouse/Recreation Facility) shall be fully constructed.

(f) Prior to the issuance of the 106<sup>th</sup> home certificate of occupancy within TT 17936 and TT 17932, the Open Space Lots B and I (Pocket Parks) shall be fully constructed.

(g) The gated vehicular entryways shall be constructed with enhanced pavement and shall be reviewed and approved by the Planning Department prior to the issuance of grading permits.

(h) All 4/6-Pack Cluster private lanes shall be constructed with enhanced pavement and shall be reviewed and approved by the Planning Department prior to the issuance of grading permits.

(i) Prior to the issuance of the 232<sup>nd</sup> home certificate of occupancy within the development, the City Gateway Monument and the two Primary Community Monument signs shall be fully constructed.

(j) Prior to the issuance of the 232<sup>nd</sup> home certificate of occupancy within the development, the applicant shall construct decorative tubular steel fencing and gates along the Chino Basin Desalter Authority property frontages along Bellegrave Avenue.

(k) All applicable conditions of approval of Development Agreement (File No. PDA06-002) shall apply to this development.

(l) All applicable conditions of approval of the Esperanza Specific Plan shall apply to this development.

**(m)** All applicable conditions of approval of the "A" Maps TT 18380 and 20233 and "B" Maps 17935 and 17936 (File Nos. PMTT06-013 and PMTT06-014), 17932 and 17933 (File Nos. PMTT06-004 and PMTT06-005), and 18878 (File No. PMTT13-006) shall apply to this development plan.





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

**Table 1: GHG Reduction Measures Screening Table for Residential Development**

*ESPERANZA - PDEV18-026*

Feature	Description	Assigned Point Values	Project Point Values
<b>Reduction Measure PS E1: Residential Energy Efficiency</b>			
<b>Building Envelope</b>			
Insulation	2008 Baseline (walls: R-13; roof/attic: R-30)	0	
	Modestly Enhanced Insulation (walls: R-13; roof/attic: R-38)	12	12
	Enhanced Insulation (rigid wall insulation: R-13; roof/attic: R-38)	15	
	Greatly Enhanced Insulation (spray foam wall insulated walls R-15 or higher, roof/attic R-38 or higher)	18	
Windows	2008 Baseline Windows (0.57 U-factor, 0.4 solar heat gain coefficient (SHGC))	0	
	Modestly Enhanced Window Insulation (0.4 U-Factor, 0.32 SHGC)	6	
	Enhanced Window Insulation (0.32 U-Factor, 0.25 SHGC)	7	7
	Greatly Enhanced Window Insulation (0.28 or less U-Factor, 0.22 or less SHGC)	9	
Cool Roof	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	10	10
	Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	12	
	Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	14	
Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		
	Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (Q11 or equivalent)	10	10
	Blower Door HERS Verified Envelope Leakage or equivalent	8	
Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls.		
	Modest Thermal Mass (10% of floor or 10% of walls: 12" or more thick exposed concrete or masonry. No permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	2	
	Enhanced Thermal Mass (20% of floor or 20% of walls: 12" or more thick exposed concrete or masonry. No permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	4	
Heating/Cooling Distribution System	Minimum Duct Insulation (R-4.2 required)	0	
	Modest Duct insulation (R-6)	7	
	Enhanced Duct Insulation (R-8)	8	8
	Distribution loss reduction with inspection (HERS Verified Duct leakage or equivalent)	12	12
Space Heating/Cooling Equipment	2008 Minimum HVAC Efficiency (SEER 13/60% AFUE or 7.7 HSPF)	0	
	Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF)	4	4
	High Efficiency HVAC (SEER 15/72% AFUE or 8.5 HSPF)	7	
	Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF)	9	

**Table 1: GHG Reduction Measures Screening Table for Residential Development**

Feature	Description	Assigned Point Values	Project Point Values
Water Heaters	2008 Minimum Efficiency (0.57 Energy Factor)	0	
	Improved Efficiency Water Heater (0.675 Energy Factor)	12	
	High Efficiency Water Heater (0.72 Energy Factor)	15	
	Very High Efficiency Water Heater (0.92 Energy factor)	18	18
	Solar Pre-heat System (0.2 Net Solar Fraction)	4	
	Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)	8	
Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day, reducing the need for artificial lighting during daylight hours:		
	<ul style="list-style-type: none"> <li>▪ All peripheral rooms within the living space have at least one window (required)</li> </ul>	0	
	<ul style="list-style-type: none"> <li>▪ All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.)</li> </ul>	1	
	<ul style="list-style-type: none"> <li>▪ All rooms daylighted</li> </ul>	2	
Artificial Lighting	2008 Minimum (required)	0	
	Efficient lights (25% of In-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15 to 40 watt fixtures, 60 lumens/watt for fixtures >40watt)	8	
	High Efficiency lights (50% of in-unit fixtures are high efficacy)	10	
	Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	12	12
Appliances	Energy Star Refrigerator (new)	1	
	Energy Star Dish Washer (new)	1	
	Energy Star Washing Machine (new)	1	
Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	5	
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on Jun 21st•	4	
Energy Star Homes	EPA Energy Star for Homes (version 3 or above)	25	
Independent Energy Efficiency Calculations	Provide point values based upon energy efficiency modeling of the Project. Note that engineering data will be required documenting the energy efficiency and point values based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	
Other	This allows innovation by the applicant to provide design features that Increases the energy efficiency of the project not provided In the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	
Existing Residential Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing residential dwelling units within the City is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the Ontario Planning Department. The decision to allow applicants to participate in this program will be evaluated based upon, but not limited to, the following;	TBD	
	<ul style="list-style-type: none"> <li>▪ Will the energy efficiency retrofit project benefit low income or disadvantaged residents?</li> </ul>		

**Table 1: GHG Reduction Measures Screening Table for Residential Development**

Feature	Description	Assigned Point Values	Project Point Values
	<ul style="list-style-type: none"> <li>Does the energy efficiency retrofit project fit within the overall assumptions in reduction measures associated with existing residential retrofits?</li> </ul>		
	<ul style="list-style-type: none"> <li>Does the energy efficiency retrofit project provide co-benefits important to the City?</li> </ul>		
	<ul style="list-style-type: none"> <li>Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project.</li> </ul>		
<b>Reduction Measure PS E2: Residential Renewable Energy Generation</b>			
Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements, such that the total power provided augments:		
	<ul style="list-style-type: none"> <li>Solar Ready Homes (sturdy roof and solar ready service panel)</li> </ul>	2	
	<ul style="list-style-type: none"> <li>10% of the power needs of the project</li> </ul>	10	10
	<ul style="list-style-type: none"> <li>20% of the power needs of the project</li> </ul>	15	
	<ul style="list-style-type: none"> <li>30% of the power needs of the project</li> </ul>	20	
	<ul style="list-style-type: none"> <li>40% of the power needs of the project</li> </ul>	28	
	<ul style="list-style-type: none"> <li>50% of the power needs of the project</li> </ul>	35	
	<ul style="list-style-type: none"> <li>60% of the power needs of the project</li> </ul>	38	
	<ul style="list-style-type: none"> <li>70% of the power needs of the project</li> </ul>	42	
	<ul style="list-style-type: none"> <li>80% of the power needs of the project</li> </ul>	46	
	<ul style="list-style-type: none"> <li>90% of the power needs of the project</li> </ul>	52	
	<ul style="list-style-type: none"> <li>100% of the power needs of the project</li> </ul>	58	
Wind Turbines	Some areas of the City lend themselves to wind turbine applications. Analysis of the area's capability to support wind turbines should be evaluated prior to choosing this feature.		
	Individual wind turbines at homes or collective neighborhood arrangements of wind turbines such that the total power provided augments:		
	<ul style="list-style-type: none"> <li>10% of the power needs of the project</li> </ul>	10	
	<ul style="list-style-type: none"> <li>20% of the power needs of the project</li> </ul>	15	
	<ul style="list-style-type: none"> <li>30% of the power needs of the project</li> </ul>	20	
	<ul style="list-style-type: none"> <li>40% of the power needs of the project</li> </ul>	28	
	<ul style="list-style-type: none"> <li>50% of the power needs of the project</li> </ul>	35	
	<ul style="list-style-type: none"> <li>60% of the power needs of the project</li> </ul>	38	
	<ul style="list-style-type: none"> <li>70% of the power needs of the project</li> </ul>	42	
	<ul style="list-style-type: none"> <li>80% of the power needs of the project</li> </ul>	46	
	<ul style="list-style-type: none"> <li>90% of the power needs of the project</li> </ul>	52	
	<ul style="list-style-type: none"> <li>100% of the power needs of the project</li> </ul>	58	
Off-Site Renewable Energy Project	The applicant may submit a proposal to supply an off-site renewable energy project, such as renewable energy retrofits of existing homes that will help implement renewable energy within the City. These off-site renewable energy retrofit project proposals will be determined on a case by case basis, and must be accompanied by a detailed plan that documents the quantity of renewable energy the proposal will generate. Point values will be determined, based upon the energy generated by the proposal.	TBD	

**Table 1: GHG Reduction Measures Screening Table for Residential Development**

Feature	Description	Assigned Point Values	Project Point Values
Other Renewable Energy Generation	The applicant may have innovative designs or unique site circumstances (such as geothermal) that allow the project to generate electricity from renewable energy not provided in the table. The ability to supply other renewable energy, and the point values allowed, will be decided based upon engineering data documenting the ability to generate electricity.	TBD	
<b>Reduction Measure PS W1: Residential Water Conservation</b>			
<b>Irrigation and Landscaping</b>			
Water Efficient Landscaping	Limit conventional turf to < 50% of required landscape area	0	
	limit conventional turf to < 25% of required landscape area	4	
	No conventional turf (warm season turf to < 50% of required landscape area and/or low water using plants are allowed)	6	<b>6</b>
	Only California Native Plants that requires no irrigation or some supplemental Irrigation	8	
Water Efficient Irrigation Systems	Low precipitation spray heads <. 75"/hour, or drip irrigation	2	<b>2</b>
	Weather based Irrigation control systems or moisture sensors (demonstrate systems 20% reduced water use)	3	<b>3</b>
Recycled Water	Recycled connections (purple pipe) to irrigation system on site	6	<b>6</b>
Water Reuse	Gray water Reuse System collects Gray water from clothes washers, showers and faucets for Irrigation use,	12	
Storm Water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	TBD	
<b>Potable Water</b>			
Showers	Water Efficient Showerheads (2.0 gpm)	3	
Toilets	Water Efficient Toilets (1.5 gpm)	3	
Faucets	Water Efficient faucets (1.28 gpm)	3	
Dishwasher	Water Efficient Dishwasher (6 gallons per cycle or less)	1	
Washing Machine	Water Efficient Washing Machine (Water factor < 5.5)	1	
WaterSense	EPA WaterSense Certification	12	
<b>Reduction Measure PS T1: Land Use Based Trips and VMT Reduction</b>			
Mixed Use	Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GHG emissions. The point value of mixed use projects will be determined based upon a Transportation Impact Analysis (TIA) demonstrating trip reductions and/or reductions in vehicle miles traveled. Suggested ranges:	TBD	
	▪ Diversity of land uses complementing each other (2-28 points)		
	▪ Increased destination accessibility other than transit ( 1-18 points)		
	▪ Increased transit accessibility (1-25 points)		
	▪ Infill location that reduces vehicle trips or VMT beyond the measures described above (points TBD based on traffic data).		
Residential Near Local Retail	Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled.	TBD	

**Table 1: GHG Reduction Measures Screening Table for Residential Development**

Feature	Description	Assigned Point Values	Project Point Values
(residential only projects)	The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled (VMT)		
Other Trip Reduction Measures	Other trip or VMT reduction measures not listed above with TIA and/or other traffic data supporting the trip and/or VMT for the project.	TBD	
<b>Reduction Measure PS T2: Bicycle Master Plan</b>			
Bicycle Infrastructure	Ontario's Bicycle Master Plan is extensive and describes the construction on 11.5 miles of Class I bike paths and 23 miles of Class II and Class III bikeways to build upon the current 8 miles of bikeways.	TBD	
	Provide bicycle paths within project boundaries.	TBD	
	Provide bicycle path linkages between residential and other land uses.	2	
	Provide bicycle path linkages between residential and transit.	5	
<b>Reduction Measure PS T3: Neighborhood Electric Vehicle Infrastructure</b>			
Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for use by an electric vehicle. Charging stations are for on-road electric vehicles legally able to drive on all roadways including Interstate Highways and freeways	1	1
	Install electric vehicle charging stations in the garages of residential units	8	
<b>Total Points Earned by Residential Project:</b>			<b>121</b>

**CERTIFICATION**

I, the undersigned, hereby certify that the statements and information provided in this **GHG Reduction Measures Screening Table**, and in any attached exhibits, present the data and information required for this application to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 2/12/2019

Signature:  (Title 24 Consultant)

Name (print or type): Kelly Lieu



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development and Environmental], Traffic/Transportation Division, Ontario Municipal Utilities Company, IT Department and Management Services Department)

**DATE:** February 12, 2019

**DAB MEETING DATE:** February 20, 2019

**PROJECT ENGINEER:** Miguel Sotomayor, Associate Engineer MS  
909-395-2108

**PROJECT PLANNER:** Henry Noh, Senior Planner  
909-395-2429

**PROJECT:** PDEV18-026 - A Development Plan to construct 464 age-qualified detached single family dwellings on approximately 137.56 acres of land within, Esperanza Specific Plan (APN: 0218-332-11, 0218-332-12 and 0218-252-17)

**APPLICANT:** Lennar Homes of CA, Inc.

**LOCATION:** SEC of Eucalyptus Avenue and Mill Creek Avenue

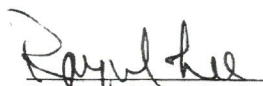
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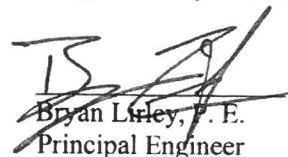
This project shall comply with the requirements set forth in the General Standard Conditions of Approval adopted by the City Council (Resolution No. 2017-027) and the Project Specific Conditions of Approval specified herein. The Applicant shall be responsible for the completion of all conditions prior to issuance of permits and/or occupancy clearance.

1. All the required improvements for this tract shall be subject to completion of the required public improvements including public utilities beyond the tract limits as specified in Esperanza Specific Plan, the Development Agreement and the Conditions of Approval for TM-17932, 17933, 17935, 17936 and 18878.
2. The applicant/developer shall submit a Water Quality Management Plan (WQMP) for TM-18878. 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>.



3. The applicant/developer shall dedicate a public utility easement on the alleys with public utilities (easement shall be dedicated on the applicable B-Maps). Show on site plan.
4. The applicant/developer shall provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents) prior to final subdivision map approval.
5. The applicant/developer shall provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability) prior to final subdivision map approval.
6. The applicant/developer shall 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 handhole 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 handhole.
7. Pay all Development Impact Fees (DIF) to the Building Department prior to building permit issuance.
8. The applicant/developer shall provide documentation of ground water well abandonment prior to approval of the Precise Grading Plans.
9. RW Program Requirements: In order to receive RW service, the applicant shall comply with each of the following:
  - a. Prior to Precise Grading Plan Approval and Building Permits Issuance:
    - i. 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.
    - ii. Submit an Engineering Report (ER) to the City detailing recycled water usage for review and approval by the City and the State.
10. Solid Waste Collections: The Developer shall provide the buyers of Lots 86 through 95 an informational disclosure with map exhibit showing the designated can placement locations for collections for these lots, based upon the designated collections locations on the Parking/Trash Analysis, revision 1/15/2019. This informational disclosure with map exhibit shall be submitted with Precise Grading Plan for review and approval of Ontario Municipal Utility Company.
11. Solid Waste Handling Plan (SWHP): Prior to approval of any building permits, the Parking/Trash Analysis submitted on 1/24/2019 shall be revised into a SWHP and be submitted with the Precise Grading Plan for review and approval of Ontario Municipal Utility Company. The SWHP Sheet shall demonstrate compliance with the "Solid Waste Handling Plan Requirements".

  
Raymond Lee, P. E.      2/6/19  
Assistant City Engineer      Date

  
Bryan Lurley, P. E.      2/12/19  
Principal Engineer      Date

**CITY OF ONTARIO  
LANDSCAPE PLANNING  
DIVISION**

**303 East "B" Street, Ontario, CA 91764**

**PRELIMINARY PLAN CORRECTIONS**

**Sign Off**

*Carolyn Bell*  
Carolyn Bell, Sr. Landscape Architect

1/23/19  
Date

Reviewer's Name:

**Carolyn Bell, Sr Landscape Architect**

Phone:

**(909) 395-2237**

D.A.B. File No.:

PDEV18-026 Rev 2

Case Planner:

Henry Noh

Project Name and Location:

Esperanza PA 5 and PA 11 Single Family Homes  
NEC Bellegrave & Hamner TM18878, TM17935, TM17936, TM17932, TM17933

Applicant/Representative:

Lennar Homes of California – Ryan Woosley  
980 Montecito Dr Ste 302  
Corona, CA 92879

**A Preliminary Landscape Plan (dated 7/11/18) 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.**

**A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE**

**Civil/ Site Plans**

1. Correct section A-A Millcreek, 21-45' landscape buffer zone, to identify this area. Is this an SCE easement? If so, show the SCE trail per the Ontario Ranch Streetscape Master Plan and show the sidewalk and parkway (missing on landscape plan).
2. Correct Section D-D Eucalyptus Ave north side to show the DG 8' multi-purpose trail within the neighborhood edge adjacent to the 5' concrete sidewalk. Change 23' future landscape lot to 18' Neighborhood Edge. Change south side to show 12' ROW and 18' neighborhood edge per the Ontario Ranch Streetscape Master Plan.
3. Change section F-2 and any other section from 2:1 slopes to 3:1 slopes.
4. Show transformers located in planter areas, and set back 5' from paving, **wherever possible to allow for landscape screening.**
5. Show corner homes with a 10' setback at side yards adjacent to street fronts to allow 5' from house to block wall and 5' from block wall to sidewalk.
6. Move utilities to the min. setback including light standards, fire hydrants, water and sewer lines to not conflict with required tree locations 8' wide space 30' oc. Coordinate civil plans with landscape plans.
7. Typical lot drainage shall include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.
8. Note and show on plans: all AC units shall be located in residential side yards, opposite the main back yard access path with gate, or a second gate and solid surface path on the opposite side shall be added for access.

**Landscape Plans**



9. Revise sidewalk on Mill Creek, Hamner and Bellegrave and Eucalyptus to match civil plans with the Engineering standard parkway and sidewalk, not meandering or trails.
10. Provide detailed concept landscape plans per the Landscape Development Guidelines: call out all construction and landscape materials and preliminary dimensions; provide a plant palette and irrigation notes for each project type (models, clusters, rec building park, pocket park, etc. Revise
11. **Show 5' wide min landscape area between the sidewalk and single family residence side yard wall.** See lots 21, 22, 30, 39 etc. in TM 17933 and all other lots with street front side yards.
12. Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Show all utilities on the landscape plans.
13. Show parkway landscape and **street trees spaced 30' apart, mulch only 8'x8' at trees**
14. Call out type of proposed irrigation system (dripline and tree stream spray bubblers) and include preliminary MAWA calculation.
15. Show landscape hydrozones to separate low water from moderate water landscape. Moderate water landscape only for north and east exposures. Add WUCOLS designation to legends.
16. Replace invasive, high water using, short lived, high maintenance or poor performing plants: Plants that do not tolerate clay or compacted soils, high alkaline soils, frost or freezes, deciduous shrubs or groundcovers, plants with thorns or spines; plants requiring frequent pruning. Provide a select list of plants for each project type not every plant possible.
17. Show street trees for this project per the Ontario Ranch Streetscape Master Plan for master planned streets.
18. Provide shade trees on the south and west sides of buildings, play areas and seating areas.
19. **Show 8' diameter of mulch only at new trees, 12' min. at existing or large trees in parks.** Keep irrigation dripline outside of mulched root zone.
20. Note for agronomical soil testing. Include report on landscape plans. For phased projects, a new report is required for each phase or a min of every 6 homes in residential developments.
21. Call out all fences and walls, materials proposed and heights.
22. Show concrete mowstrips to identify property lines along open areas or to separate ownership or between maintenance areas.
23. Residential projects shall include a stub-out for future back yard irrigation systems.
24. **Residential projects shall include a 30" wide solid surface walkway (concrete, pavers, etc.) on at least one side to access the back yard and for trash receptacles.**
25. Show 25% of trees California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations.
26. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
27. Provide phasing map for multi-phase projects.
28. Revise the vegetable garden to a permanent and maintained usable park space that will be attractive all year and most residents can use. **Include proposed programing and extra maintenance staff planned** for outdoor kitchen/ bar and vegetable garden maintenance. **Reduce size** of DG area and raised vegetable beds and **add hedges for screening when not in season, ornamental** gardens, lawns, and seating areas, play features, and paths. **Add natural play features such as boulders, DG paths, logs (precast) or other natural play components for adults and visiting kids. Design for a small quantity of vegetable plots and provide adjacent lawn area that can be converted to more vegetable garden space if residents are interested and maintenance is successful.**
29. Add Note to Grading and Landscape Plans: Landscape areas where compaction has occurred due to grading activities and where trees or storm water infiltration areas are located shall be loosened by soil fracturing. For trees a 12'x12'x18" deep area; for storm water infiltration the entire area shall be loosened. Add the following information on the plans: The back hoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is

spread over the soil surface before fracturing is begun. The back hoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference see Urban Tree Foundation – Planting Soil Specifications.

30. **After a project’s entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Fees are:**

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

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



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Henry Noh, Senior Planner  
Planning Department

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

**DATE:** July 22, 2018

**SUBJECT:** PDEV18-026 - A Development Plan approval to construct 464 age-qualified detached single-family dwellings on approximately 137.56 acres of land located between Mill Creek Avenue and Hamner Avenue, south of Merrill Avenue, and north of Bellgrave Avenue, within the PA5 - PA11 land use district of the Esperanza Specific Plan (APNs: 0218-332-11, 0218-332-12, and 0218-252-17). Related Files: PMTT06-003 (A Map: TM 17749; and B Maps: TM 17935, TM 17936, TM 18878) and PMTT06-056 (A Map: TM 18380; and B Maps: TM 17932, TM 17933)

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

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

- A. 2016 CBC Type of Construction: Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies 1,400 – 1,600 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 1,400 – 1,600 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): R

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.
- 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.
- 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-six (26) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

### 3.0 WATER SUPPLY

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

### 4.0 FIRE PROTECTION SYSTEMS

- 4.3 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.
- 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finished) before the building is enclosed.
- 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.

### 5.0 BUILDING CONSTRUCTION FEATURES

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

- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003.
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Henry Noh, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** July 23, 2018

**SUBJECT:** PDEV18-026: A DEVELOPMENT PLAN TO CONSTRUCT 464 AGE-QUALIFIED DETACHED HOMES WITHIN THE ESPERANZA SPECIFIC PLAN

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The “Standard Conditions of Approval” contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including but not limited to, the requirements 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. Planned landscaping shall not obstruct lighting and light fixtures shall meet the vandal-resistant requirement.
- 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) 408-1873 regarding any questions or concerns.

**CITY OF ONTARIO**  
**BROADBAND OPERATIONS**  
 303 East "B" Street, Ontario, CA 91764

Plan Check Sheet	
Sign Off	
Broadband Operations	8/20/2018

Reviewer's Name: <b>Anna Vaca, Sr. Systems Analyst</b>	Phone: <b>909-395-2349</b>
D.A.B. File No.: <b>PDEV18-026</b>	Plan check #:
Project Engineer: <b>Henry Noh</b>	
Project Name and Location: <b>Development plan approval to construct 464 single family dwellings on approximately 137.56 acres between Mill Creek Ave. &amp; Hamner Ave, south of Merrill Ave and north of Bellgrave Ave.</b>	
Sent to: <b>Henry Noh</b>	
<input type="checkbox"/>	Plan does adequately address the departmental concerns at this time.
<input type="checkbox"/>	Plan does not adequately address the departmental concerns at this time.
<input checked="" type="checkbox"/>	<b>It is recommended that the following conditions be incorporated into the Project's conditions of approval.</b>

CONDITIONS OF APPROVAL – PDEV18-026	
<input checked="" type="checkbox"/>	1. The City of Ontario is developing a fiber-optic telecommunications system throughout the city commonly known as OntarioNet. The fiber-optic telecommunications system is capable of providing advanced Internet/data services to homes and businesses in feasible areas within the city. OntarioNet will provide community related services including: traffic management; online civic services; meter reading; educational services; and a variety of other community services. OntarioNet and the high-speed data services it provides will keep the city on par with the modern workforce and ever changing lifestyles of the people and the community.
<input checked="" type="checkbox"/>	2. Communication systems proposed on-site facilities will be placed underground within a duct and structure system to be installed by the developer, as illustrated in Exhibit A, "Fiber Optics Plan". Maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not that of the developer, private homeowners association or private homeowners. Development of the project requires the installation by the developer of all fiber optic infrastructure necessary to service the project as a standalone development.
<input checked="" type="checkbox"/>	3. The City requires public utility easement for fiber optics on all private aisles/alley ways.
<input checked="" type="checkbox"/>	4. Trenching, joint trenching, and boring shall be used to install the fiber-optic conduits. Fiber-optic conduit placement will generally be in a joint trench with Street Light conduits or in a separate trench/bore and in the Right-of-Way (ROW) generally placed behind the sidewalk. Resulting conduit placement will be on the north side of street and the east side of street based on the direction of the street. Properly sized handholes shall be placed along the conduit path no greater than 500-feet apart in major streets and no greater than 300-feet apart within in-tract community streets. Handholes shall be strategically placed to allow for efficient entrance into commercial buildings, and residential properties and multi-dwelling units.
<input checked="" type="checkbox"/>	5. Structured Wiring – An integrated structured wiring system (low-voltage wiring) provides infrastructure for today's technology applications and the framework for the future technology advances. Requirements and benefits of a structured wiring system include: <ul style="list-style-type: none"> <li>Residential (single-family and multi-family), commercial and industrial developments shall adhere to the City's Structured Wiring ordinance</li> </ul>



**CONDITIONS OF APPROVAL – PDEV18-026**

		<ul style="list-style-type: none"> <li>• Allows for uniform receipt &amp; distribution of technology services</li> <li>• Ensures scalability of wiring for future technology advances</li> <li>• Provides consistent &amp; identical wiring protocols throughout developments</li> <li>• Enables the property infrastructure to interface efficiently with broadband networks for highest bandwidth capacity</li> <li>• Adoption of these standards will minimize retrofitting required to ensure new property owners are capable of the latest technologies and services</li> </ul>
<input checked="" type="checkbox"/>	6.	Building Entrance (Multi-family) - Design and install fiber optic conduit at a minimum depth of 36 inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install locate/tracer wires minimum 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct.
<input checked="" type="checkbox"/>	7.	Multi-family and commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet"
<input checked="" type="checkbox"/>	8.	A minimum 1.5-inch joint use telecommunications conduit with pull-rope from the multi-family or commercial building communal telecomm/electrical room/closet to each multi-family or commercial building unit shall be installed. See Structured Wiring Checklist on City's website for additional details.
<input checked="" type="checkbox"/>	9.	A Fiber Optics Improvement Design Plan sheet should be part of the Design Plan submission and should be provided in digital format (PDF) as well, on future revisions

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Henry Noh  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** July 23, 2018  
**SUBJECT:** PDEV18-026

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

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### Conditions of Approval

1. All water and sewer serving more than one building is to be public, not private.

KS:lm

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV18-026  
 Address: NEC Mill Creek Ave & Bellgrave Ave  
 APN: 0218-332-11, 0218-332-12 & 0218-252-17  
 Existing Land Use: Single Family Residential  
 Proposed Land Use: Development Plan to construct 464 Single Family Residential homes  
 Site Acreage: 137.5 ac Proposed Structure Height: 22 FT  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Henry Noh  
 Date: 8/1/18  
 CD No.: 2018-059  
 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		Allowable Height: 200 + FT	
<input type="radio"/> Zone 5			

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

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6  
 Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

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

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

See attached condition.

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

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2018-059  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

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

#### NOTICE OF AIRPORT IN VICINITY

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