



## CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

### AGENDA

June 20, 2016

- ▶ **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.**

Al Boling, City Manager  
Otto Kroutil, Development Director  
John P. Andrews, Economic Development Director  
Kevin Shear, Building Official  
Scott Murphy, Planning Director  
Louis Abi-Younes, City Engineer  
Chief Brad Kaylor, Police Department  
Fire Marshal Art Andres, Fire Department  
Scott Burton, Utilities General Manager  
David Simpson, Facilities Development Manager  
Brent Schultz, Housing and Municipal Services Director

### **PUBLIC COMMENTS**

*Citizens wishing to address the Development Advisory Board on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

## **AGENDA ITEMS**

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

## **CONSENT CALENDAR ITEMS**

### **A. MINUTES APPROVAL**

Development Advisory Board Minutes of June 06, 2016, approved as written.

## **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV15-037 & PMTT15-004 (PM 19706):** A Tentative Parcel Map (File No. PMTT15-004/PM 19706) to subdivide 3.96 acres of land into 3 lots, and a Development Plan (File No. PDEV15-037) to construct a 6,816-square foot retail building (AutoZone) and a 28,432 square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC. Planning Commission action is required.**

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

No action necessary – Exempt: CEQA Guidelines Section § 15332

#### **2. File No. PDEV15-037** (Development Plan)

Motion to recommend Approval/Denial

3. **File No. PMTT15-004** (Tentative Parcel Map)

Motion to recommend Approval/Denial

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-004**: A Development Plan to construct a 61,560-square foot industrial building on approximately 3.3 acres of land generally located at the northwest corner of Francis Street and Business Parkway, at 2785 East Francis Street, within the Business Park land use district of the California Commerce Center South Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APNs: 0211-262-07); **submitted by Lahlouh Family Limited Partnership.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV16-004** (Development Plan)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-008**: A Tentative Tract Map (TT 18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT16-008** (Tentative Tract Map)

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 July 6, 2016.

I, Gwen Berendsen, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before June 16, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



A handwritten signature in cursive script, reading "Gwen Berendsen", is written over a horizontal line.

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**June 6, 2016**

**BOARD MEMBERS PRESENT**

Khoi Do, Chairman, Engineering Department  
Kevin Shear, Building Department  
Charity Hernandez, Economic Development Agency  
Adam Panos, Fire Department  
Rudy Zeledon, Planning Department  
Doug Sorel, Police Department

**BOARD MEMBERS ABSENT**

Joe De Sousa, Housing and Municipal Services Agency  
Sheldon Yu, Municipal Utilities Company

**STAFF MEMBERS PRESENT**

Luis Batres, Planning Department  
Denny Chen, Planning Department  
Pedro Rico, Building Department  
David Simpson, Development Agency  
Carol Kerian, Development Agency

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the May 16, 2016 meeting of the Development Advisory Board was made by Mr. Shear seconded by Mr. Zeledon; and approved unanimously by those present (6-0).

**PUBLIC HEARING ITEMS**

- A. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NO(S). PDEV15-033 & PVAR16-002:** A Development Plan to construct and operate a 74-foot monopine telecommunication facility with a 107 square foot equipment enclosure for Verizon Wireless (File No. PDEV15-033), on 2.1 acres of developed land, and a Variance (PVAR16-002) request to allow the telecommunication facility to exceed the height limit of 65 feet to 74 feet, for property within the IG (Industrial General) zoning district. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 0238-042-23); **submitted by Verizon Wireless. Planning Commission action is required.**

Representative James Rogers of Smartlink, LLC was present and agreed to the conditions of approval.

Motion recommending approval of **File Nos. PDEV15-033, PVAR16-002** and adoption of the **Mitigated Negative Declaration** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Panos and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Carol Kerian  
Recording Secretary



# DEVELOPMENT ADVISORY BOARD DECISION NO.

June 20, 2016

## DECISION NO.:

**FILE NO.:** PDEV15-037 & PMTT15-004

**DESCRIPTION:** A Tentative Parcel Map (File No. PMTT15-004/PM 19706) to subdivide 3.96 acres of land into 3 lots, and a Development Plan (File No. PDEV15-037) to construct a 6,816-square foot retail building (AutoZone) and a 28,432-square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC.**

## PART I: BACKGROUND & ANALYSIS

HOLT MELROSE, LLC., (herein after referred to as "Applicant") has filed an application requesting Tentative Tract Map (File No. PMTT15-004/PM19706) and Development Plan (File No. PDEV15-037) approval, 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 3.96 acres of land located at the southeast corner of Holt Boulevard and Pleasant 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>  | Vacant  | IND (Industrial) and NC (Neighborhood Commercial) | Melrose Plaza Planned Unit Development (PUD)      | N/A                           |
| <i>North</i> | Residential and Gasoline Station                        | NC (Neighborhood Commercial)                      | CC (Community Commercial)                         | N/A                           |
| <i>South</i> | Wholesale and Railroad                                  | IND (Industrial) and Rail                         | IL (Light Industrial)                             | N/A                           |
| <i>East</i>  | Single Family Residential and Restaurant                | IND (Industrial) and NC (Neighborhood Commercial) | IL (Light Industrial) / CC (Community Commercial) | N/A                           |
| <i>West</i>  | Party Supply Store and Ontario Ice and Cold Storage Co. | IND (Industrial) and NC (Neighborhood Commercial) | IL (Light Industrial) / CC (Community Commercial) | N/A                           |

**(2) Project Description:** A Tentative Parcel Map (PM 19706) to subdivide 3.96 gross acres of land into 3 lots, and a Development Plan to construct a 6,816-square foot retail building (AutoZone) and a 28,432 square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development.

The project site is proposed to be subdivided into three parcels, which are 0.98 acres (Parcel No. 1), 1.14 acre (Parcel No. 2), and 1.53 (Parcel No. 3) acres in area. These proposed lot areas exceed the minimum 10,000-square foot (0.23 acre) lot area as required by the Light Industrial and Commercial land use zoning designations of the Melrose Plaza PUD.

Parcel No. 1 is proposed for development with a 6,816-square foot retail building (AutoZone). The front of the building is oriented to the east, towards the parking lot located to the east of the building. The building is situated on the northwest portion of the site with a 20-foot building setback from Pleasant Avenue to the west and 35-foot and 9-inch setback from Holt Boulevard. Parking will be primarily situated to the east of the building.

Parcel No. 3 is proposed for development with a 28,432-square foot industrial warehouse building in which the front of the building is oriented to the north. Located to the south of the project site, a 22-foot setback from Pleasant Avenue to the west and a 10-foot setback from Emporia Street to the south.

A yard area, designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging, is oriented to the east of the proposed building, toward Melrose Avenue and Emporia Street. The yard area will be screened from view of public streets by a combination of building walls and screen walls with view-obstructing gates. The applicant has proposed screen walls at 8-feet in height for the yard area to be constructed of tilt-up concrete material to match the architecture of the building.

Parcel No. 2 is proposed to establish building pad for a future 3,825-square foot retail/restaurant pad on the project site. The type of retail/restaurant pad is undetermined, however the site will be accommodating for a future drive-through if proposed. The front of the building will be oriented to the west, towards the west of the building. The pad is situated on the northeast portion of the site with a 35-foot building setback from Melrose Avenue to the east and 55-foot setback from Holt Boulevard.

## **PART II: RECITALS**

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



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

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

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

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

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

WHEREAS, on June 20, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

### **PART III: THE DECISION**

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

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

(1) The Project is categorically exempt from environmental review pursuant to Section 15332 (32— In-Fill Development Projects) and Section 15315 (15 – Minor Land Divisions) of the CEQA Guidelines. The proposed project is consistent with the Industrial and Neighborhood Commercial General Plan designations and all applicable policies. The proposed project is consistent with the applicable Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. The proposed project occurs within city limits and is no more than five acres and is substantially surrounded by

urban uses. The project site has no value as habitat for endangered, rare or threatened species. Additionally, approval of the project would not result in any significant effects relating to traffic, noise, air quality and the site is adequately served by all required utilities and public services; and

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

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

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

(1) The Project is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development, including standards relative to the particular land use proposed (AutoZone, industrial warehouse building, and future retail/restaurant pad), 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

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

(3) The Project will not have a significant adverse impact on the environment. The project has been designed to minimize visual impacts to the surround area. As a result, the project has been categorically exempt from further environmental review, pursuant to Section 15332 (Class 32, In-Fill Development Projects) and Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines, and therefore will not have any significant negative impacts on the environment; and

(4) The Project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the

particular land use being proposed (AutoZone and industrial warehouse building), as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the 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 4: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

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

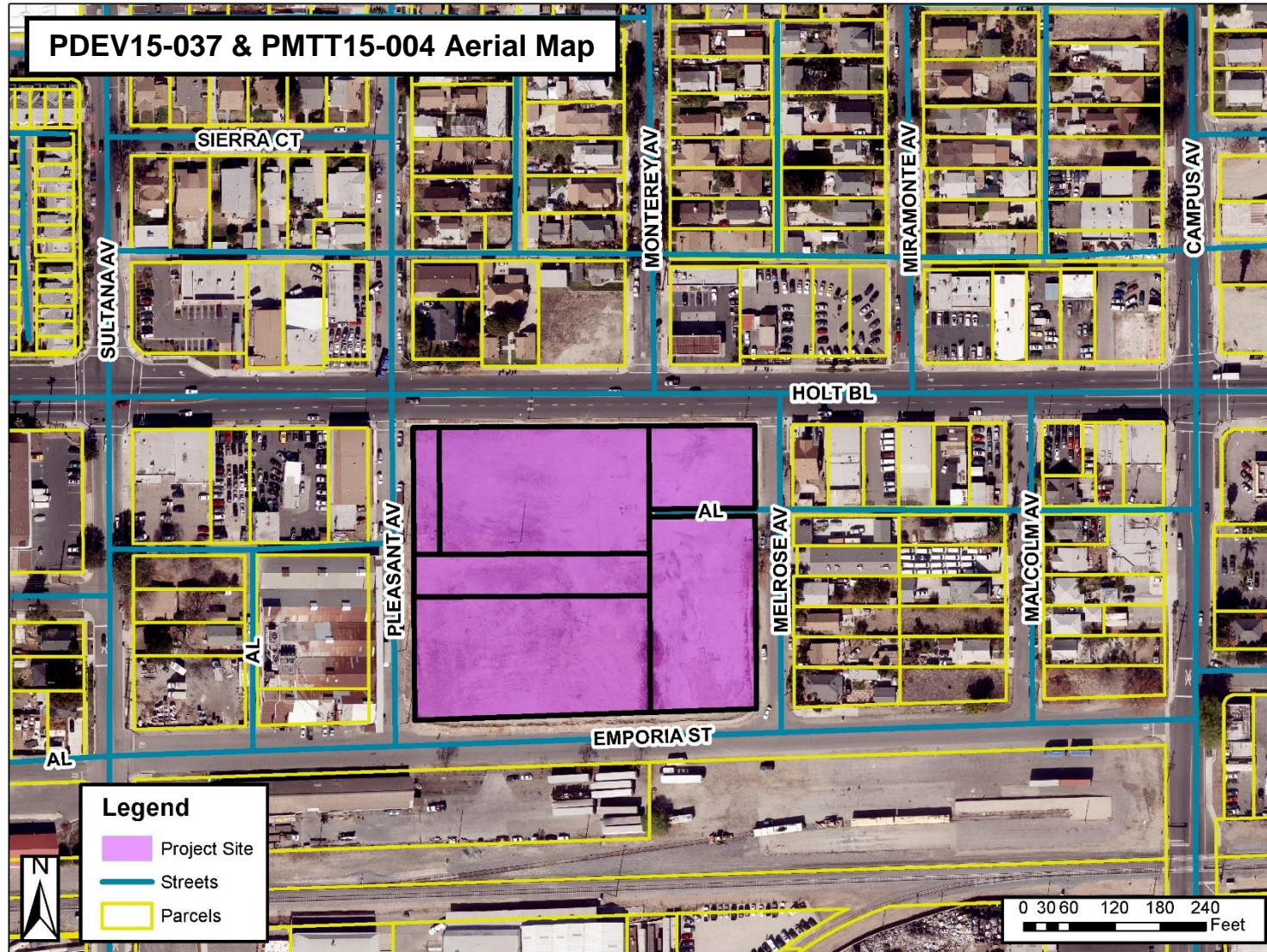
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RECOMMENDING APPROVAL this 20<sup>th</sup> day of June 2016.

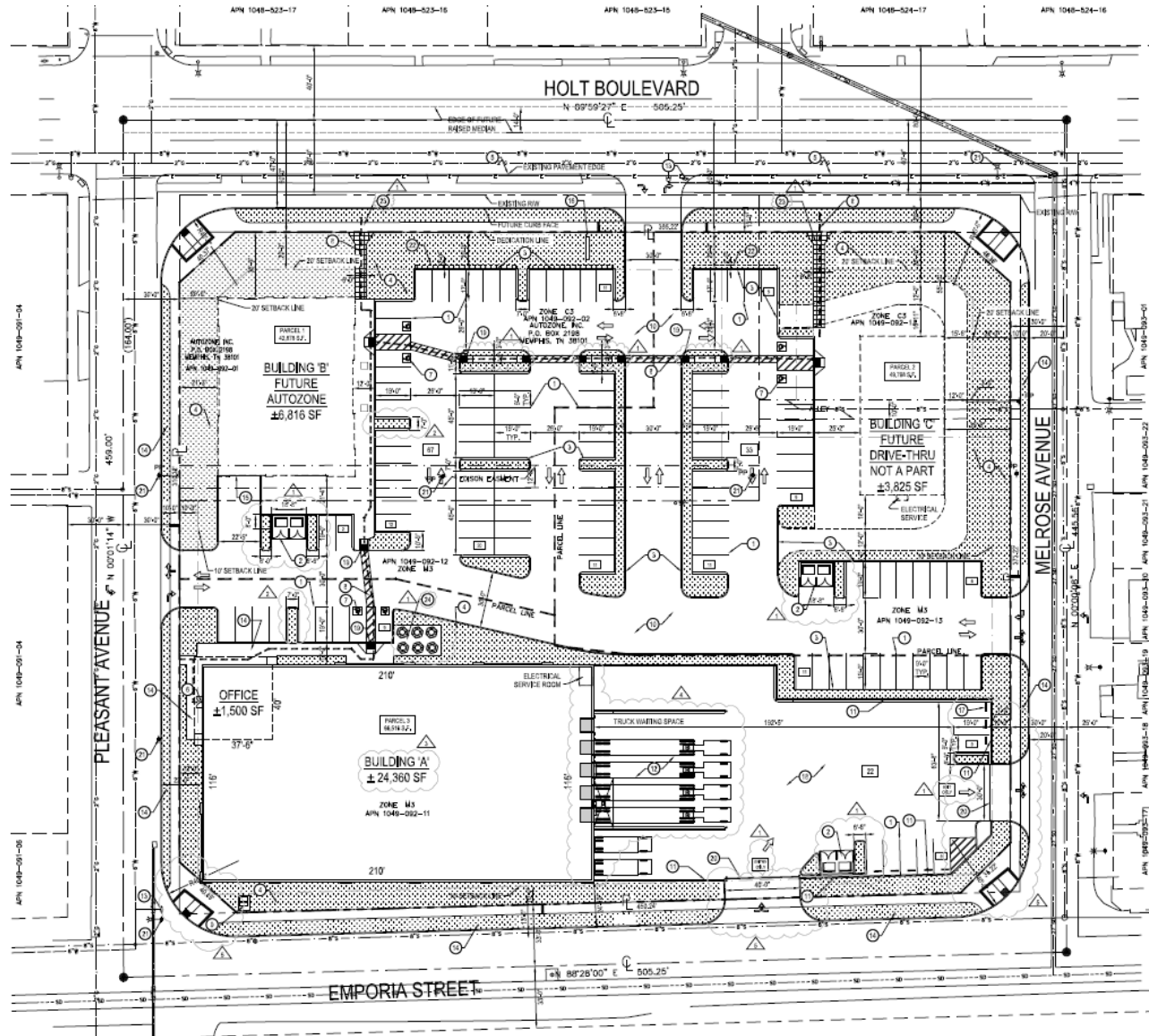
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Development Advisory Board Chairman

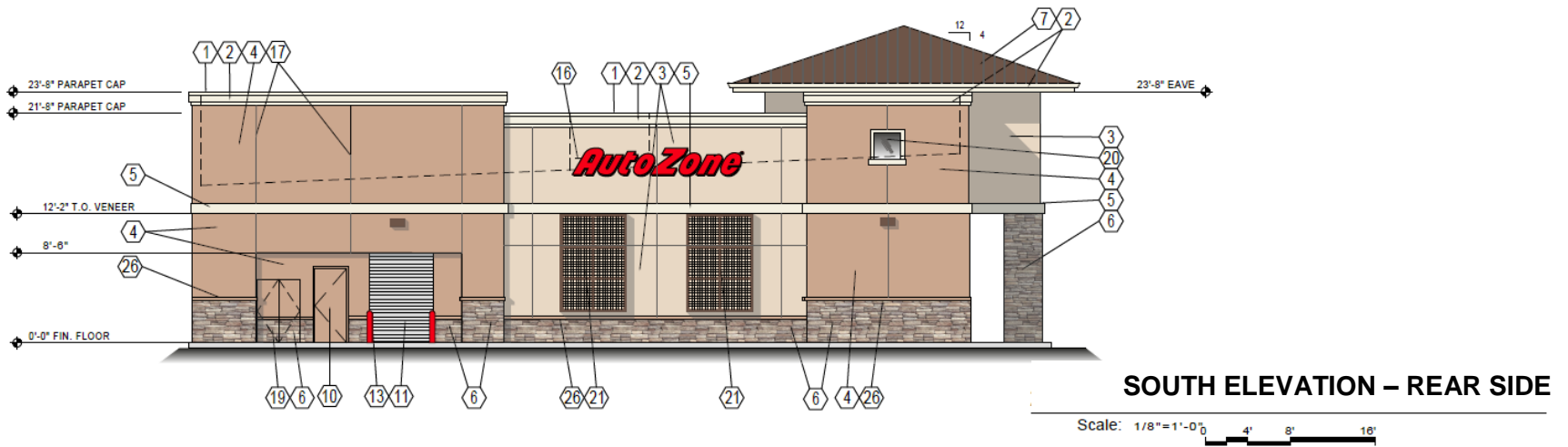
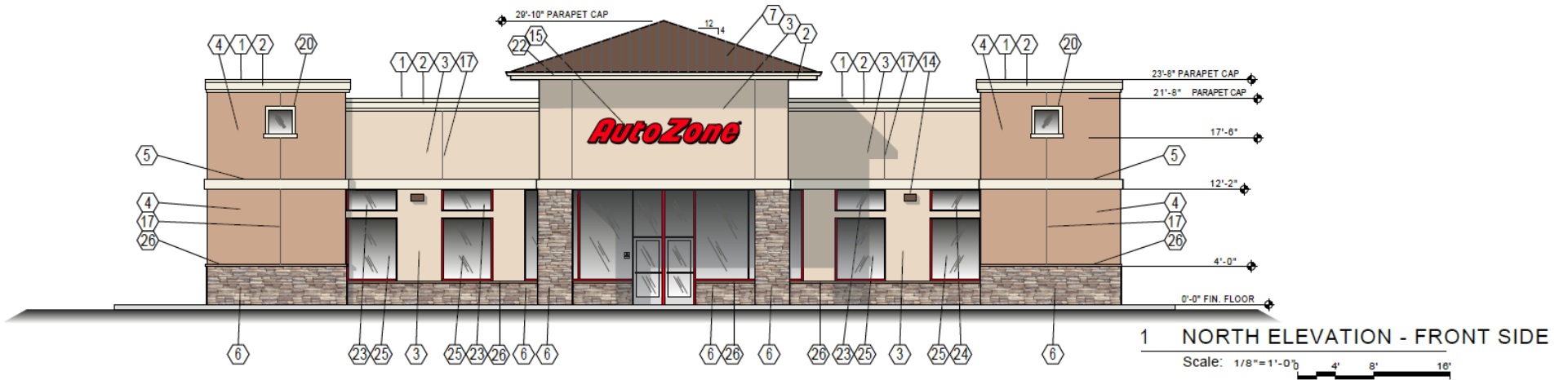
*Exhibit A: Project Location Map*



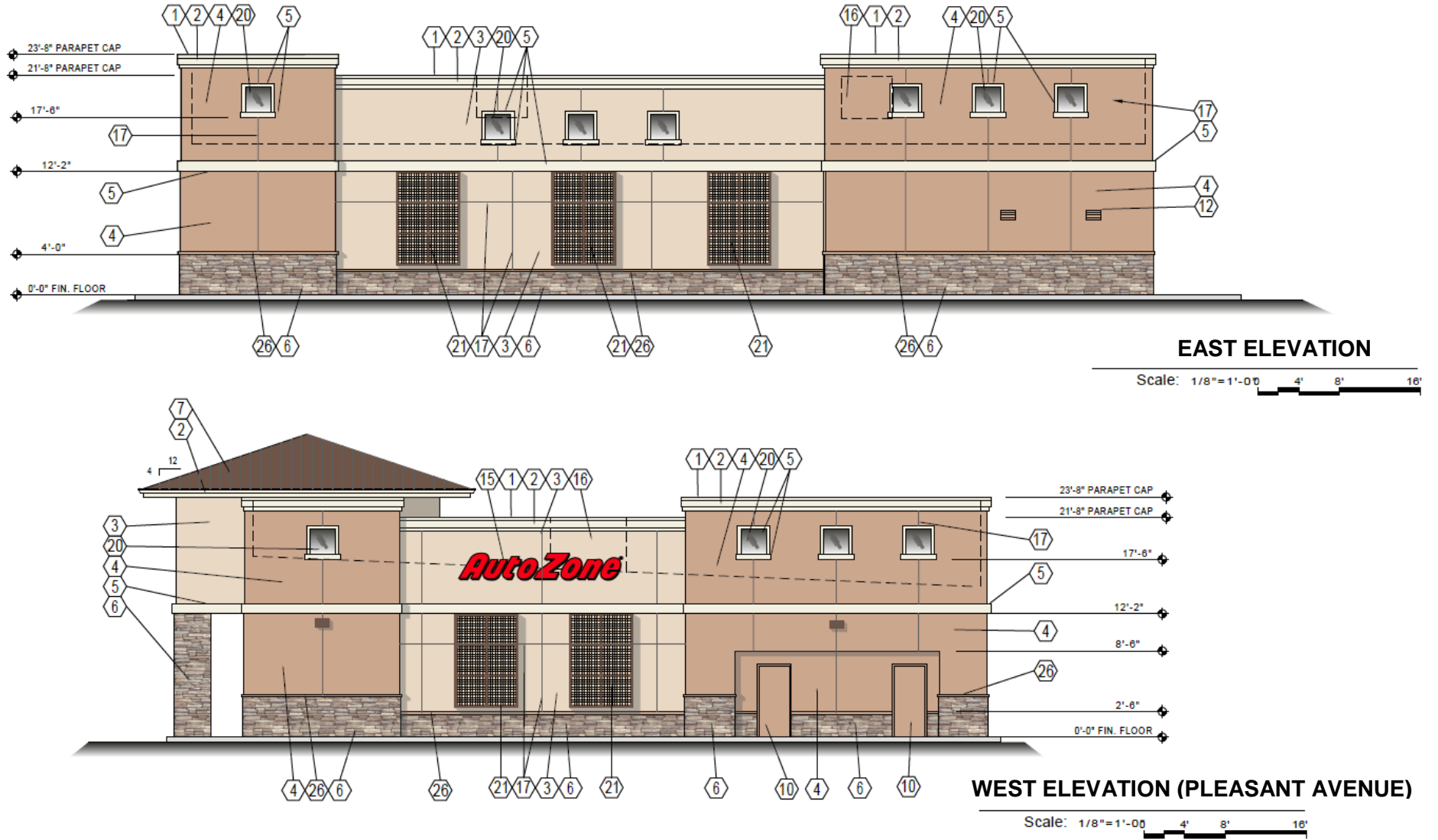
**Exhibit B: Site Plan**



**Exhibit C: Elevations – AutoZone**



**Exhibit C: Elevations (continued)**



**Exhibit D: Elevations**



**01 NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 0' 5' 10' 15'  
 3/32" = 1'-0"



**02 WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 0' 5' 10' 15'  
 3/32" = 1'-0"



**Exhibit D: Elevations (continued)**



**03 SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**04 EAST ELEVATION**

SCALE: 3/32" = 1'-0"



**Exhibit F: Landscape Plan**



## **Attachment “A”**

### **FILE NO. PDEV15-037 & PMTT15-004/PM19706 DEPARTMENTAL CONDITIONS OF APPROVAL**

*(Departmental conditions of approval to follow this page)*



## **Planning Department Conditions of Approval**

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**Prepared:** June 14, 2016  
**File No:** PDEV15-037 & PMTT15-004  
**Related Files:** PUD10-001 (Melrose Plaza Planned Unit Development)

**Project Description:** A Tentative Parcel Map (File No. PMTT15-004/PM 19706) to subdivide 3.96 acres of land into 3 lots, and a Development Plan (File No. PDEV15-037) to construct a 6,816-square foot retail building (AutoZone) and a 28,432-square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC.**

**Prepared by:** Jeanie Irene Aguilo, Assistant Planner  
**Phone:** (909) 395-2036; **Email:** jaguilo@ontarioca.gov; **Fax:** (909) 395-2420

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### **CONDITIONS OF APPROVAL**

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

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

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

**2.1 Time Limits.** Project 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. 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 Subdivision Map.** The final tract map or parcel map shall be in conformance with the approved tentative tract map or parcel map on file with the City. Any substantial variation from the approved tentative tract map or parcel map must be reviewed and approved by the Planning Department.

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

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

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

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

**2.4** Landscaping.

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

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

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

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

**2.6** Parking, Circulation and Access.

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

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

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

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

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

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

**2.7** Outdoor Loading and Storage Areas.

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

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

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

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

(i) Gates 8 feet or less in height shall be provided with a perforated metal sheet affixed to the inside of the gate surface (providing minimum 50 percent screen);

(ii) Gates greater than 8 feet in height shall be constructed of minimum one-inch square tube steel pickets spaced at maximum 2-inches apart (3 inches o/c), (providing minimum 33.3 percent screen); or

(iii) The Planning Director may approve alternate screening methods.

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

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

## **2.8** Site Lighting.

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

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

## **2.9** Mechanical and Rooftop Equipment.

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

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

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

**2.11 Signs.**

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

**(b)** A sign program (3 copies) for the entire project shall be submitted to the Planning Department for review and approval. The sign program shall be approved prior to the approval of any individual (i.e. tenant) signs.

**(c)** Individual sign plans (3 copies) for the project shall be submitted for separate review and approval to the Planning and Building Departments prior to installation.

**2.12 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).

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

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

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

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

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

**(i)** Landscaping and irrigation systems within common areas;

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

**(iii)** Shared parking facilities and access drives; and

**(iv)** Utility and drainage easements.

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

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

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

**2.14 Environmental Review.**

**(a)** The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 32, In-Fill Development Projects) and Section 15315 (15, Minor Land Divisions) of the CEQA Guidelines.

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

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

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

**2.16 Additional Fees.**

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

- (i)** Plan Check Fee – \$1,301.00
- (ii)** Inspection Fee – \$278.00

**(b)** Within 5 days following final application approval, the  Notice of Determination (NOD),  Notice of Exemption (NOE), filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which will be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

- (i)** Notice of Exemption Fee – \$50.00

**2.17 Additional Requirements.**

**(a)** A Property Owner's Association (POA) will be required to be formed, prior to Final Occupancy of the buildings, for future maintenance of common areas, common drive access, common drainage features, and the common underground retention/infiltration system on Parcel 3.



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

**DAB CONDITIONS OF APPROVAL**

**Sign Off**

|  |         |
|--|---------|
|  | 6/14/16 |
| Carolyn Bell, Sr. Landscape Planner  | Date    |

|  |                                 |
|--|---------------------------------|
| Reviewer's Name:<br><b>Carolyn Bell, Sr. Landscape Planner</b> | Phone:<br><b>(909) 395-2237</b> |
|--|---------------------------------|

|                                      |                                |
|--------------------------------------|--------------------------------|
| D.A.B. File No.:<br>PDEV15-037 Rev 3 | Case Planner:<br>Jeanie Aguilo |
|--------------------------------------|--------------------------------|

|   |
|---|
| Project Name and Location:<br>Melrose Plaza/ Holt Melrose LLC.<br>Southwest corner of Holt Blvd. & Melrose Ave. |
|---|

|  |
|--|
| Applicant/Representative:<br>Holt Melrose. LLC. EGLA landscape Architect.<br>567 San Nicholas Dr.<br>Newport Beach, Ca 92660 |
|--|

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <b>A Preliminary Landscape Plan ( dated 6/2/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b> |
| <input type="checkbox"/>            | <b>A Preliminary Landscape Plan dated ( ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>   |

**CORRECTIONS REQUIRED**

1. Revise Building 'A' design so the SW corner is setback from paving with landscape.
2. Coordinate the Landscape plan with the civil plans to show utilities and storm water infiltration basins. Add landscape areas per civil plans.
3. Design spaces so utilities such as backflows and transformers are screened with 5' of landscape. Show backflows behind ROW line including DC fire backflows 5' from sidewalk. (Show all backflows behind the ROW on level ground 5' from sidewalk.) . Use strappy leaf shrubs such as Dietes, Deer grass, or Dianella min 3' high for screening and repeat masses.
4. Design spaces so light standards, fire hydrants, water and sewer lines do not conflict with required tree locations. Show utilities on landscape plans.
5. Show parkway landscape and street trees spaces 30' apart. (Show utilities on landscape plans to identify conflicts with proposed trees.)
6. Limit use of Agaves and Aloes, only where protected from frost or in containers.
7. Avoid short lived or high maintenance plants such as Bamboo, Dasylyrion, Lantana and Lavender.
8. Change Carpinus 'Fastigiata' to Pinus elderica, Tristania or similar low water screening tree.
9. Add accent trees at Holt Blvd. corners both sides.
10. Add evergreen background trees at Holt Blvd near buildings where missing and add trees at parking lot row ends.
11. Show all proposed sign locations to avoid conflicts with trees, shrubs or basin areas.
12. Show outline and dimension basins and swales to be no greater than 50% of the onsite landscape area to allow for ornamental landscape. Provide a level grade minimum 3' from pedestrian paving for safety. Or show underground storm water infiltration chambers.
13. On civil plans, note for compaction to be no greater than 85% at landscape areas; note all finished grades at 1 1/2" below finished surfaces; note for slopes to be maximum 3:1 or note for erosion control blankets.
14. The site shall have agronomical soil testing with report and amendments on landscape plans.
15. Show accent tree and planting at driveways,
16. Show outdoor employee break area for warehouse building with shade tree on the west side
17. Show trees and shrubs at 3/4 mature size.
18. Add shrubs in masses and groundcover in masses. Do not show groundcover through plants.
19. Show corner ramps and match standard drawing number 1213, 10' max ramp and walkway at corners, see section A-A.
20. Show windows and doors on buildings.

# TOP-Zoning Consistency Determination



File No.: PDEV15-037 & PMTT15-004 (Resubmittal 1, 1/29/16)

Location: Southeast corner of Holt Blvd. & Pleasant Ave.

Project Description:

A Parcel Map to subdivide 4.2 acres into 3 parcels, & A Development Plan for an Autozone, industrial warehouse building, and future restaurant pad within the Commercial & Light Industrial Districts of the Melrose Plaza PUD, located on the southeast corner of Holt Blvd. & Pleasant Ave. APN's 1049-092-11, 12, & 13.

Prepared By:

Clarice Burden

Date:

2/4/16

Signature:

*Clarice Burden*

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

- The existing TOP land use designation of the property is: Industrial & Neighborhood Commercial  
The existing zoning of the property is: PUD, Planned Unit Development
  
- A change to the TOP land use designation has been proposed which would change the land use designation of the property to:  
This proposed TOP land use change will:
  - Make the existing zoning of the property consistent with the proposed General Plan Amendment;
  - Make the proposed project consistent with The Ontario Plan.
  
- The zoning of the property will need to be changed in order to be consistent with The Ontario Plan. Through the TOP-Zoning Consistency effort, the zoning of the property is proposed to be changed to:  
This proposed zone change will:
  - Make the zoning of the property consistent with The Ontario Plan;
  - Without the Zone Change described above, the proposed project is not consistent with The Ontario Plan. A finding of consistency with The Ontario Plan is required in order to approve this project.
  
- Additional Comments:  
The zoning of the properties is consistent with the General Plan land use designations. No change is necessary prior to approval of the subdivision and development.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV15-037  
 Address: 115 South Pleasant Ave  
 APN: 1049-092-11,12 &13  
 Existing Land Use: Vacant  
 Proposed Land Use: 23,432 SF Industrial Warehouse Building  
 Site Acreage: 3.65 Proposed Structure Height: 35 ft  
 ONT-IAC Project Review: n/a  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Jeanie Aguilo  
 Date: 1/8/16  
 CD No.: 2015-057  
 PALU No.:

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

| Safety                        | Noise Impact  | Airspace Protection  | Overflight Notification  |
|-------------------------------|---|--|--|
| <input type="radio"/> Zone 1  | <input type="radio"/> 75+ dB CNEL                   | <input type="radio"/> High Terrain Zone                              | <input type="radio"/> Avigation Easement Dedication                  |
| <input type="radio"/> Zone 1A | <input type="radio"/> 70 - 75 dB CNEL               | <input checked="" type="checkbox"/> FAA Notification Surfaces        | <input checked="" type="checkbox"/> Recorded Overflight Notification |
| <input type="radio"/> Zone 2  | <input type="radio"/> 65 - 70 dB CNEL               | <input checked="" type="checkbox"/> Airspace Obstruction Surfaces    | <input type="radio"/> Real Estate Transaction Disclosure             |
| <input type="radio"/> Zone 3  | <input checked="" type="checkbox"/> 60 - 65 dB CNEL | <input checked="" type="checkbox"/> Airspace Avigation Easement Area |  |
| <input type="radio"/> Zone 4  |   | Allowable Height: 60 - 100 ft  |  |
| <input type="radio"/> Zone 5  |   |  |  |

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

Zone A    
  Zone B1    
  Zone C    
  Zone D    
  Zone E

### CONSISTENCY DETERMINATION

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

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

1. This project is located within an Airspace Avigation Easement Area and is required to file and record an Avigation Easement with the City of Ontario prior to obtaining a Certificate of Occupancy.

Airport Planner Signature: 



# CITY OF ONTARIO MEMORANDUM

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

FROM: Jeanie Aguilo,

DATE: November 16, 2015

SUBJECT: FILE #: PDEV15-037 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 30, 2015.**

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

-35'  
60-65  
60'

**PROJECT DESCRIPTION:** A Development Plan to construct a 6,816 square foot retail building (Autozone), a 28,432 square foot industrial warehouse building and a 3,825 square foot future retail/resuarant pad, within the Commerical and Light Industrial Districts of the Melrose Plaza PUD, located on the southeast corner of Holt Blvd. and Pleasant Avenue. (APN's 1049-092-11,12 and 13.

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

Planning     
 L. Aguilo     
 Associate Planner     
 1/8/15  
 Department                      Signature                      Title                      Date

CD: 2015-057

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** November 18, 2015  
**SUBJECT:** PDEV15-037

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

---

### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:kb

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** November 18, 2015  
**SUBJECT:** PMTT15-004

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

---

### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:kb



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Aguilo, Assistant Planner  
Planning Department

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

**DATE:** December 18, 2015

**SUBJECT:** A Development Plan to construct a 6,816-square foot retail building (AutoZone), a 28,432 square foot industrial warehouse building, and a 3,825-square foot future retail/restaurant pad, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development (APNs: 1049-092-11, 12 and 13).

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

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### SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: V-B Wood frame / concrete tilt up – non rated
- B. Type of Roof Materials: Non-rated
- C. Ground Floor Area(s):

|                     |                |
|---------------------|----------------|
| Retail building     | 6,816 sq. ft.  |
| Restaurant building | 3,825 sq. ft.  |
| Warehouse building  | 28,432 sq. ft. |
- D. Number of Stories: 1 story
- E. Total Square Footage: 39,073 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, M, F-2, S-2

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

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

### **3.0 WATER SUPPLY**

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



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

#### **4.0 FIRE PROTECTION SYSTEMS**

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

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

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

## **5.0 BUILDING CONSTRUCTION FEATURES**

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

## **6.0 OTHER SPECIAL USES**

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

## **7.0 OTHER PROJECT SPECIFIC CONDITIONS**

- 7.1 NONE



# CITY OF ONTARIO

## MEMORANDUM

**TO: JEANIE AGUILO, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, ONTARIO POLICE DEPARTMENT**

**DATE: JUNE 6, 2016**

**SUBJECT: PDEV15-037 – A DEVELOPMENT PLAN TO CONSTRUCT THREE BUILDINGS ON VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF HOLT BLVD. AND PLEASANT AVE.**

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

- Required lighting for walkways, driveways, doorways and other areas used by the public shall be provided. Required lighting shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- Trash enclosures will be locked and secured at all times in order to prevent transients from residing in the enclosure and scavenging for recyclables. The enclosure will be unlocked on the day of trash pickup and must be re-secured after the receptacle is emptied.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at least 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

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

# Pdev15-037 v.1

Engineer: Manoj Hariya  
6-7-16

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

All conduit shall begin and terminate in a hand hole

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". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet

Multifamily dwellings are considered commercial property.

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

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

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

Construct and Install Fiber Optic Conduit at a Minimum Dept of 36". Trenching Shall be Per City Standard for Commercial Buildings. (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

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

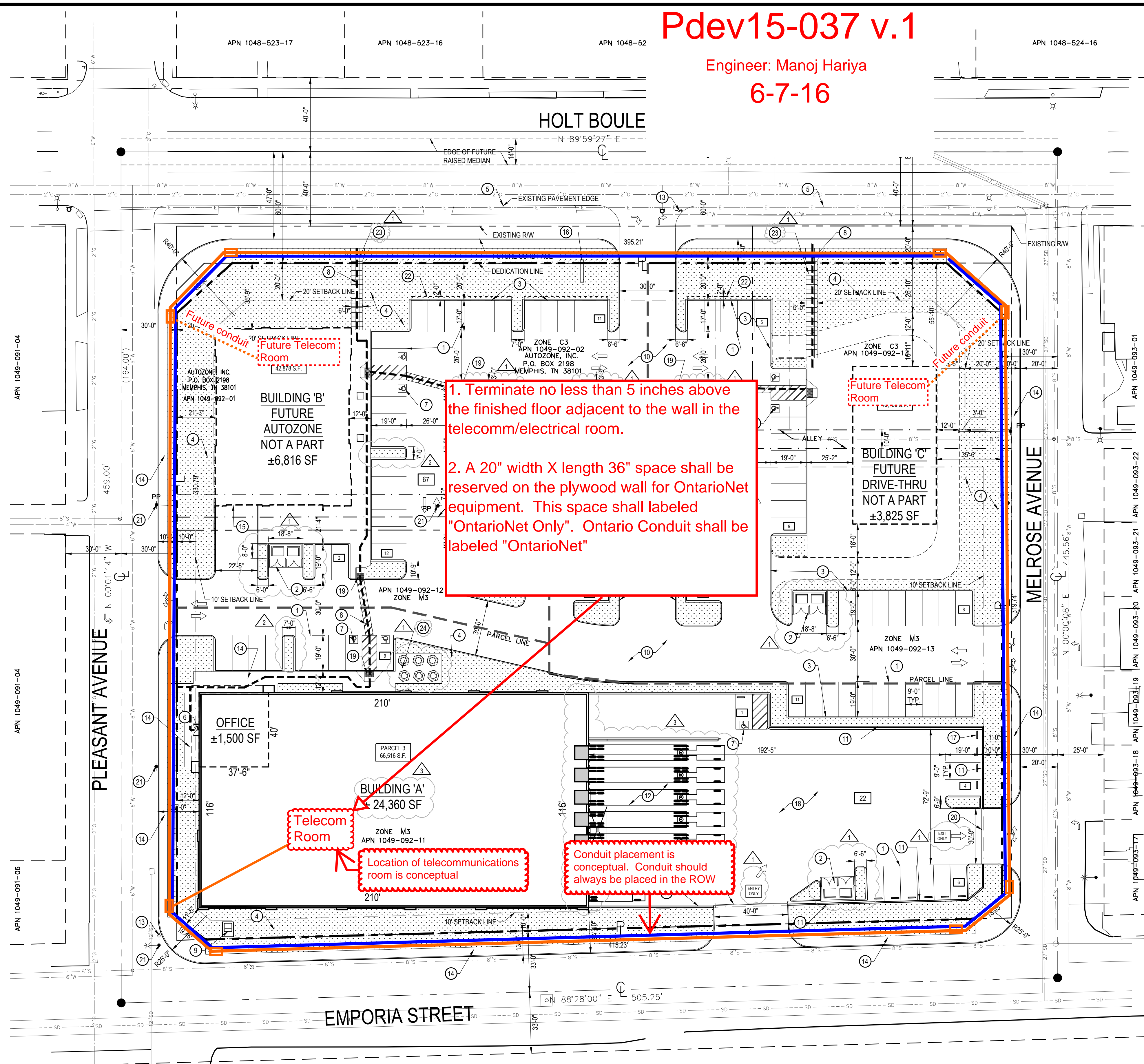
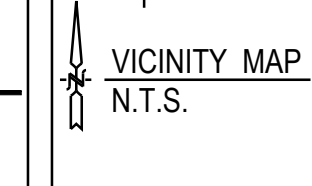
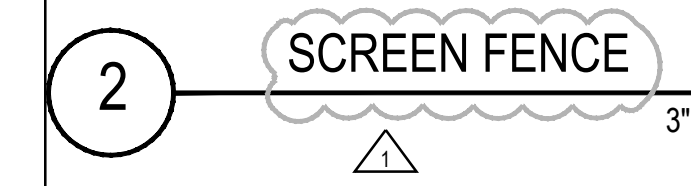
All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

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

Comments / Reviewed By Anna Vaca 06-07-2016

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

- HH-1/\*15 - FCA132418T-90062 - Size 13" x 24" x 18"
- HH-1/\*22 - PCA132418-90087 - Size 13" x 24" x 18"
- HH-2/\*15 - FCA173024T-90077 - Size 17" x 30" x 24"
- HH-2/\*22 - PCA173024-90116 - Size 17" x 30" x 24"
- HH-2A/\*15 - FCA243630T-90014 - Size 24" x 36" x 30"
- HH-2A/\*22 - PCA243630-90064 - Size 24" x 36" x 30"
- HH-3/\*22 - PCA304836-90244 - Size 30" x 48" x 36"
- HH-4/\*22 - PCA366036-90146 - Size 36" x 60" x 36"



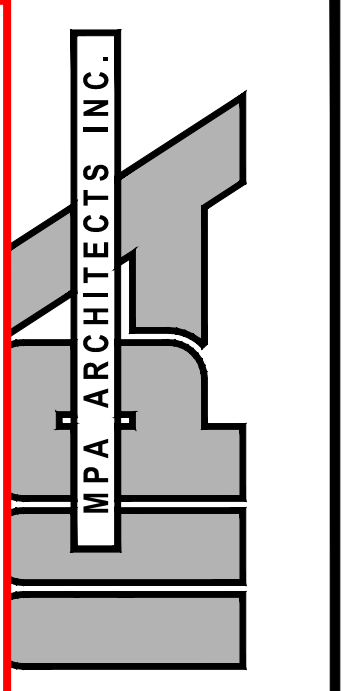
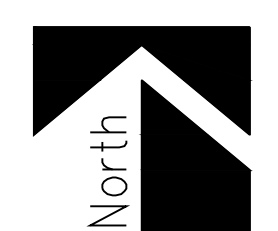
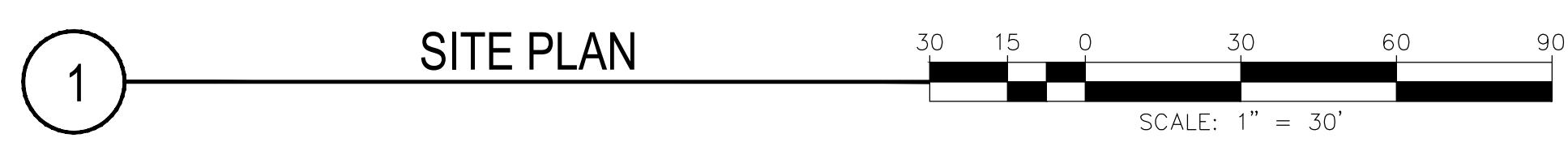
1. Terminate no less than 5 inches above the finished floor adjacent to the wall in the telecomm/electrical room.

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

Telecom Room

Location of telecommunications room is conceptual

Conduit placement is conceptual. Conduit should always be placed in the ROW



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San Diego, CA 92104  
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F. 619.236.0557  
www.mpa-architects.com

CLIENT  
T MELROSE, LLC  
SAN NICHOLAS DRIVE  
SUITE 130  
PORT BEACH, CA 92660  
EL: (949) 955-0066  
AX: (949) 955-0067  
tgodenjr@baycrestco.com

PROJECT

SOUTHWEST CORNER OF  
HOLT BLVD. & MELROSE AVE.  
ONTARIO, CA 91764

| REVISIONS | DESCRIPTION          | DATE     |
|-----------|----------------------|----------|
| 1         | PLANNING D&B COMMENT | 12-21-15 |
| 2         | PLANNING D&B COMMENT | 1-27-16  |
| 3         | DESIGN REVISION      | 3-29-16  |

|             |              |
|-------------|--------------|
| SHEET TITLE |              |
| SITE PLAN   |              |
| DATE        | SCALE        |
| 10.28.15    | AS NOTED     |
| DRAWN BY    | DATABASE     |
| RP          |              |
| CHECKED BY  | SHEET NUMBER |
|             | AS 1         |
| PROJECT NO  | 10107        |



# CITY OF ONTARIO MEMORANDUM

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

FROM: Jeanie Aguilo,

DATE: November 16, 2015

SUBJECT: FILE #: PMTT15-004 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 30, 2015**.

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

**PROJECT DESCRIPTION:** A Tentative Parcel Map to subdivide 4.20 acres of land into 3 parcels within the Commercial and Light Industrial District of the Melrose Plaza PUD, located at the southeast corner of Holt Blvd. and Pleasant Avenue. APN's 1049-092, 11, 12 and 13.

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

Housing & Municipal Services  
Department

Signature

Housing & Municipal Services Dir.  
Title

Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Development Advisory Board

**FROM:** Planning Department – Jeanie Irene Aguilo, Assistant Planner *JA*

**DATE:** June 14, 2016

**SUBJECT:** Agenda Item B – File Nos. PDEV15-037 & PMTT15-004

---

At the time the agenda went to print, the Engineering Department Conditions of Approval were not available. The report will be distributed to the Development Advisory Board as soon as it is completed.



# DEVELOPMENT ADVISORY BOARD DECISION NO.

June 20, 2016

**DECISION NO.:** DAB16-\_\_\_

**FILE NO.:** PDEV16-004

**DESCRIPTION:** A Development Plan to construct a 61,560-square foot industrial building on approximately 3.3 acres of land generally located at the northwest corner of Francis Street and Business Parkway, at 2785 East Francis Street, within the Business Park land use district of the California Commerce Center South Specific Plan (APN: 0211-262-07); **submitted by Lahlough Family Limited Partnership.**

## PART I: BACKGROUND & ANALYSIS

LAHLOUGH FAMILY LIMITED PARTNERSHIP, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-004, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The project site is comprised of approximately 3.3 acres of land generally located at the northwest corner of Francis Street and Business Parkway, at 2785 East Francis Street, 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>Specific Plan Land Use</i>   |
|--------------|--------------------------|---------------------------------|---|
| <i>Site</i>  | Vacant                   | Industrial                      | Business Park (California Commerce Center South Specific Plan (CCCSSP)) |
| <i>North</i> | Industrial               | Industrial                      | Business Park (CCCSSP)  |
| <i>South</i> | Industrial               | Industrial                      | Business Park (CCCSSP)  |
| <i>East</i>  | Industrial               | Industrial                      | Industrial (CCCSSP)   |
| <i>West</i>  | Industrial               | Industrial                      | Industrial (CCCSSP)   |

**(2) Project Description:** A Development Plan to construct a 61,560-square foot industrial building on approximately 3.3 acres of land generally located at the northwest corner of Francis Street and Business Parkway, at 2785 East Francis Street, within the Business Park land use district of the California Commerce Center South Specific Plan.



## **PART II: RECITALS**

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

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

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

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

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

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

WHEREAS, on June 20, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

## **PART III: THE DECISION**

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

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

(1) The Project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 33, In-Fill Development Projects) of the CEQA Guidelines, meeting each of the following conditions:

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

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

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

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

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

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

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

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

(1) The Project is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Business Park land use district of the California Commerce Center South Specific Plan, including standards relative to the particular land use proposed (warehouse), 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

(2) The Project will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed

project. The proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. The environmental impacts of the Project were reviewed in conjunction with a MND prepared for the project, which will mitigated identified environmental impacts to an acceptable level; and

(4) The Project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (dormitory/classrooms in conjunction with religious assembly), as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

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

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

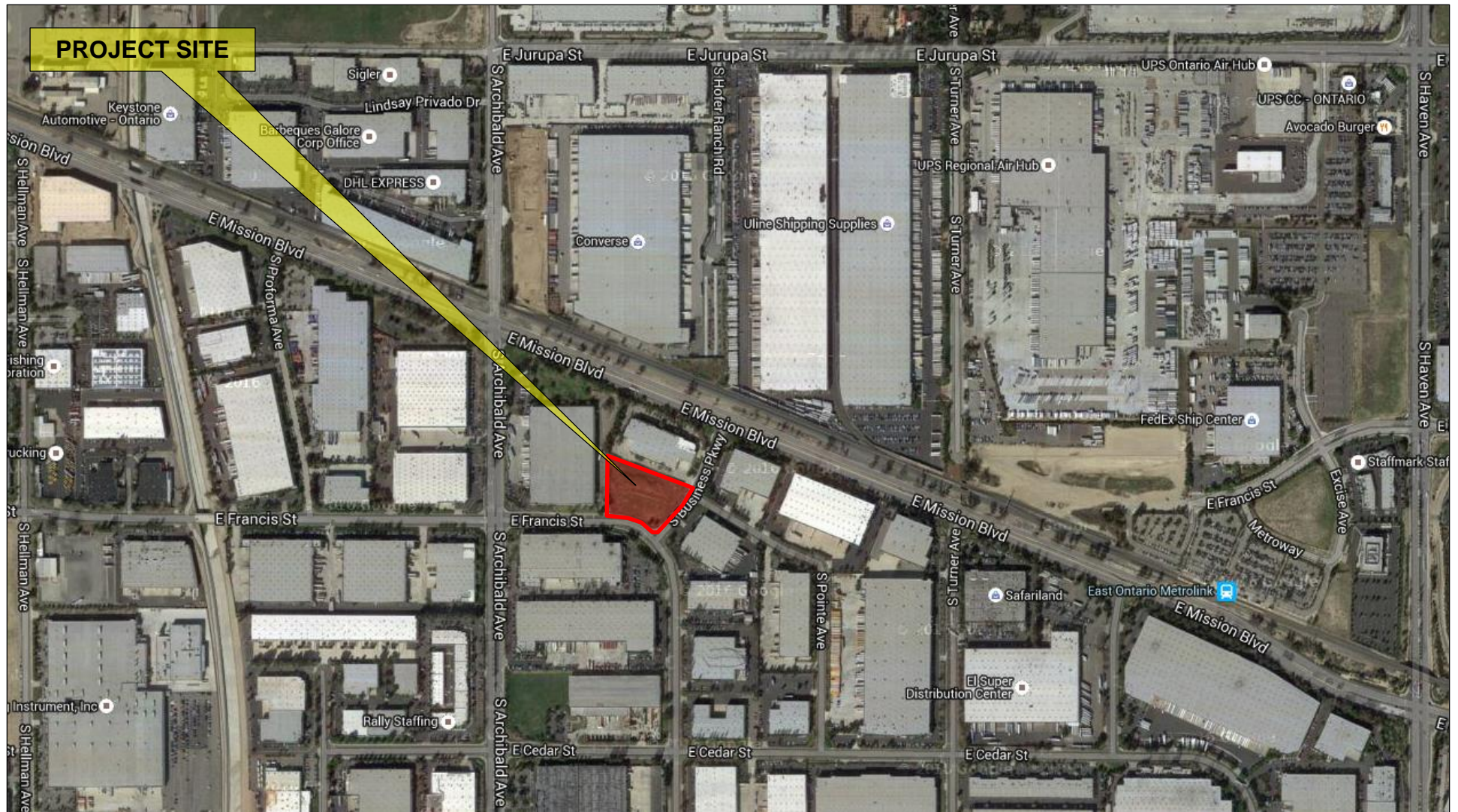
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APPROVED AND ADOPTED this 20th day of June 2016.

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Development Advisory Board Chairman

**Exhibit A: Project Location Map**



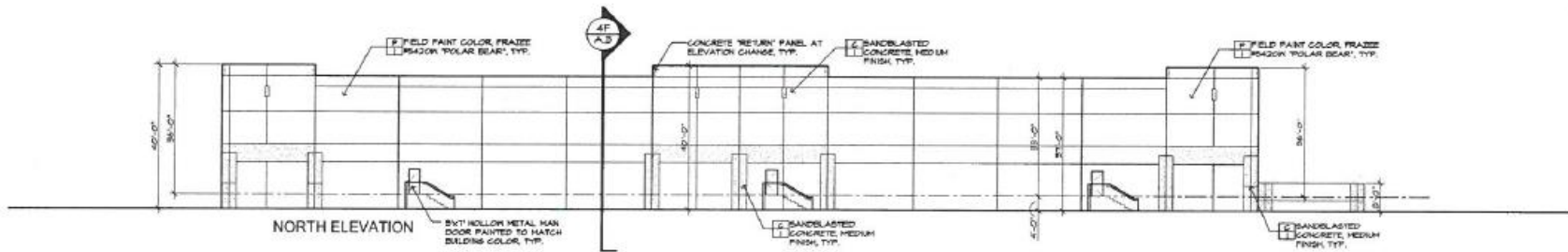
**Exhibit B: Site Plan**



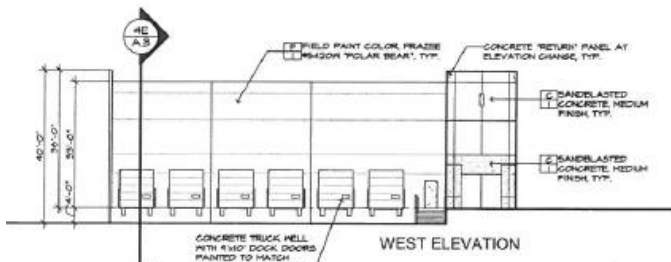
**Exhibit C: Exterior Building Elevations**



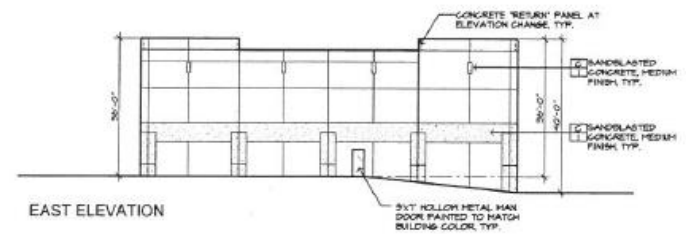
**South Elevation**



**North Elevation**



**West Elevation**



**East Elevation**

### Exhibit D: Landscape Plan





## **Attachment “A”**

### **FILE NO. PDEV16-004 DEPARTMENTAL CONDITIONS OF APPROVAL**

*(Departmental conditions of approval to follow this page)*



## **Planning Department Conditions of Approval**

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**Prepared:** 06.01.2016  
**File No:** PDEV16-004  
**Related Files:** N/A

**Project Description:** A Development Plan to construct a 61,560-square foot industrial building on approximately 3.3 acres of land generally located at the northwest corner of Francis Street and Business Parkway, at 2785 East Francis Street, within the Business Park land use district of the California Commerce Center South Specific Plan (APN: 0211-262-07); **submitted by Lahlough Family Limited Partnership**

**Prepared by:** Charles Mercier, Senior Planner

**Phone:** (909) 395-2425; **Email:** cmercier@ontarioca.gov; **Fax:** (909) 395-2420

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### **CONDITIONS OF APPROVAL**

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

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 1020-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

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

**2.1 Time Limit.** Project 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. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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

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

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

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

**2.3**     Landscaping.

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

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

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

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

**2.5**     Parking, Circulation and Access.

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

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

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

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

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

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

**2.6**     Outdoor Loading and Storage Areas. Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

**2.7**     Site Lighting.

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

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

**2.8** Mechanical and Rooftop Equipment.

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

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

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

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

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

**2.12** Environmental Review.

**(a)** The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 33, In-Fill Development Projects) of the CEQA Guidelines, meeting the following conditions:

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

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

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

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

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

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

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

**2.13** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of

Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

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

**2.15** Additional Requirements. None.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-004  
 Address: NWC Business Pkwy & Francis St  
 APN: 0211-262-07  
 Existing Land Use: Vacant  
 Proposed Land Use: 61,560 SF Industrial Bldg  
 Site Acreage: 3.3 Proposed Structure Height: 40 ft  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Chuck Mercier  
 Date: 3/3/2016  
 CD No.: 2016-008  
 PALU No.: n/a

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

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

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

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

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

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

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

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

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

**CONDITIONS OF APPROVAL**

**Sign Off**

*Carolyn Bell*  
Carolyn Bell, Sr. Landscape Planner

6/1/16  
Date

|  |                                 |
|--|---------------------------------|
| Reviewer's Name:<br><b>Carolyn Bell, Sr. Landscape Planner</b> | Phone:<br><b>(909) 395-2237</b> |
|--|---------------------------------|

|                                      |                                |
|--------------------------------------|--------------------------------|
| D.A.B. File No.:<br>PDEV16-004 Rev 1 | Case Planner:<br>Chuck Mercier |
|--------------------------------------|--------------------------------|

Project Name and Location:  
EZ-Flo International  
2785 E Francis St

Applicant/Representative:  
Douglas Franz Architects  
4001 Westerly Place Suite 108  
Newport Beach, CA 92660

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <b>A Preliminary Landscape Plan (dated 5/4/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b> |
| <input type="checkbox"/>            | <b>A Preliminary Landscape Plan (dated ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>   |

**CORRECTIONS REQUIRED**

1. Relocate storm drain lateral shown adjacent to existing trees on NW corner of Business parkway and Francis St. Reroute lateral line min 1' per 1" of trunk diameter (tree protection zone) from tree or bore under at min 4' deep.
2. Reduce parking lot paving (approx. 2 parking spaces) shown within existing tree protection zone and 50' landscape radius for the California Commerce Center South Association landscape area. Provide 1' per 1" of trunk diameter clearance from paving.
3. Show outline of vegetated swale along east side of building and catch basin. Adjust tree location and show vegetated swale or basin hydroseed or plants.
4. Show existing trees on the west property line and callout genus and species.
5. Add tree protection notes on construction and demo plans.
6. Design spaces so utilities such as backflows and transformers are screened with 5' of landscape in masses and not a hedge surround.
7. Design spaces so light standards, fire hydrants, water and sewer lines do not conflict with required tree locations. Show utilities on landscape plans.
8. Show concrete mowstrips to identify property lines or to separate ownership or between maintenance areas, such as California Commerce Center South Association landscape area.
9. Show outdoor employee break area with table or bench and shade trees.
10. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Sambucus Mexicana, etc.).



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

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

|  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b><br><input type="checkbox"/> OTHER  | <input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP<br><input type="checkbox"/> FOR CONDOMINIUM PURPOSES |
| PROJECT FILE NO. <b>PDEV16-004</b><br>RELATED FILE NO(S). _____                                |   |
| <input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> REVISED: __/__/__ |   |

|                                   |  |
|-----------------------------------|--|
| CITY PROJECT ENGINEER & PHONE NO: | Manoj Hariya, P.E., Sr. Associate Civil Engineer, (909) 395-2155   |
| CITY PROJECT PLANNER & PHONE NO:  | Chuck Mercier, Senior Planner, (909) 395-2425  |
| DAB MEETING DATE:                 | 06/20/2016   |
| PROJECT NAME / DESCRIPTION:       | Development plan to construct 1 industrial building totaling 61,650 sqft on approximately 3.3 acres of land within the Business Park land use district of the California Commerce Center South Specific Plan                                       |
| LOCATION:                         | NWC of Francis Avenue and Business Parkway.  |
| APPLICANT:                        | Douglas Franz,<br>949-553-0525 Ext. 223  |
| REVIEWED BY:                      | <div style="display: flex; align-items: center;"> <div style="flex: 1;">            Omar Gonzalez, P.E.<br/>Sr. Associate Civil Engineer         </div> <div style="flex: 0.5; text-align: center;"> <u>5/27/16</u><br/>Date         </div> </div> |
| APPROVED BY:                      | <div style="display: flex; align-items: center;"> <div style="flex: 1;">            Khoi Do, P.E.<br/>Assistant City Engineer         </div> <div style="flex: 0.5; text-align: center;"> <u>6/1/16</u><br/>Date         </div> </div>             |

*M. B. Hariya*  
*05/26/2016*





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

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:   
\_\_\_\_\_ feet on \_\_\_\_\_  
Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
and \_\_\_\_\_.
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_   
\_\_\_\_\_
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s): \_\_\_\_\_
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.   
(1) \_\_\_\_\_  
(2) \_\_\_\_\_
- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the



sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

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

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

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

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario Per PM-11181.**
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of \_\_\_\_\_ .
- 2.05 Apply for a:  Certificate of Compliance with a Record of Survey;  Lot Line Adjustment   
 **Make a Dedication of Easement.**  
**Currently sidewalks along Francis Ave and Business Parkway are within the existing 20 ft of landscape easement which is assigned only for landscaping and utility purposes to City of Ontario. The applicant/developer shall dedicate an easement for public sidewalk purposes.**
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.
- 2.07 **Submit a soils/geology report.**
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)
  - California Department of Fish & Game



- Inland Empire Utilities Agency (IEUA)
- Other: \_\_\_\_\_

- 2.09 Dedicate to the City of Ontario the right-of-way described below:   
 \_\_\_\_\_ feet on \_\_\_\_\_  
 Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
 and \_\_\_\_\_.
- 2.10 Dedicate to the City of Ontario the following easement(s): \_\_\_\_\_   
 \_\_\_\_\_
- 2.11 New Model Colony (NMC) Developments: 
  - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
  - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
  - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.12 **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
- 2.13 Other conditions:

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

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

| Improvement     | Business Pkwy   | Francis Ave   | Street 3  | Street 4  |
|-----------------|---|---|---|---|
| Curb and Gutter | <input type="checkbox"/> New; ___ ft. from C/L<br><input type="checkbox"/> Replace damaged<br><input type="checkbox"/> Remove and replace | <input type="checkbox"/> New; ___ ft. from C/L<br><input type="checkbox"/> Replace damaged<br><input type="checkbox"/> Remove and replace | <input type="checkbox"/> New; ___ ft. from C/L<br><input type="checkbox"/> Replace damaged<br><input type="checkbox"/> Remove and replace | <input type="checkbox"/> New; ___ ft. from C/L<br><input type="checkbox"/> Replace damaged<br><input type="checkbox"/> Remove and replace |



|  |   |   |   |   |
|--|---|---|---|---|
| AC Pavement                                    | <input type="checkbox"/> Replacement<br><input type="checkbox"/> Widen _____ additional feet along frontage, including pavm't transitions | <input type="checkbox"/> Replacement<br><input type="checkbox"/> Widen _____ additional feet along frontage, including pavm't transitions | <input type="checkbox"/> Replacement<br><input type="checkbox"/> Widen _____ additional feet along frontage, including pavm't transitions | <input type="checkbox"/> Replacement<br><input type="checkbox"/> Widen _____ additional feet along frontage, including pavm't transitions |
| PCC Pavement (Truck Route Only)                | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  |
| Drive Approach                                 | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace<br><input type="checkbox"/> replace                           | <input checked="" type="checkbox"/> <b>New</b><br><input type="checkbox"/> Remove and replace<br><input type="checkbox"/> replace         | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace<br><input type="checkbox"/> replace                           | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace<br><input type="checkbox"/> replace                           |
| Sidewalk                                       | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   |
| ADA Access Ramp                                | <input type="checkbox"/> New<br><input checked="" type="checkbox"/> <b>Remove and replace</b>   | <input type="checkbox"/> New<br><input checked="" type="checkbox"/> <b>Remove and replace</b>   | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   |
| Parkway  | <input checked="" type="checkbox"/> <b>Trees</b><br><input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>                 | <input checked="" type="checkbox"/> <b>Trees</b><br><input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>                 | <input type="checkbox"/> Trees<br><input type="checkbox"/> Landscaping (w/irrigation)   | <input type="checkbox"/> Trees<br><input type="checkbox"/> Landscaping (w/irrigation)   |
| Raised Landscaped Median                       | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   | <input type="checkbox"/> New<br><input type="checkbox"/> Remove and replace   |
| Fire Hydrant (see Sec. 2.D) *(see Sec. 2.28-2) | <input checked="" type="checkbox"/> <b>* New</b><br><input type="checkbox"/> Relocation   | <input checked="" type="checkbox"/> <b>* New</b><br><input checked="" type="checkbox"/> <b>Relocation</b>                                 | <input type="checkbox"/> New<br><input type="checkbox"/> Relocation   | <input type="checkbox"/> New<br><input type="checkbox"/> Relocation   |
| Sewer (see Sec. 2.C)                           | <input type="checkbox"/> Main<br><input type="checkbox"/> Lateral   | <input type="checkbox"/> Main<br><input checked="" type="checkbox"/> <b>Lateral</b>   | <input type="checkbox"/> Main<br><input type="checkbox"/> Lateral   | <input type="checkbox"/> Main<br><input type="checkbox"/> Lateral   |
| Water (see Sec. 2.D)                           | <input type="checkbox"/> Main<br><input checked="" type="checkbox"/> <b>Service</b>   | <input type="checkbox"/> Main<br><input type="checkbox"/> Service   | <input type="checkbox"/> Main<br><input type="checkbox"/> Service   | <input type="checkbox"/> Main<br><input type="checkbox"/> Service   |
| Recycled Water (see Sec. 2.E)                  | <input type="checkbox"/> Main<br><input type="checkbox"/> Service   | <input type="checkbox"/> Main<br><input type="checkbox"/> Service   | <input type="checkbox"/> Main<br><input type="checkbox"/> Service   | <input type="checkbox"/> Main<br><input type="checkbox"/> Service   |
| Traffic Signal System (see Sec. 2.F)           | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  |
| Traffic Signing and Striping (see Sec. 2.F)    | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input checked="" type="checkbox"/> <b>Modify existing (See below 2.35.2)</b>                             | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  |



|   |   |   |   |   |
|---|---|---|---|---|
| <b>Street Light</b><br>(see Sec. 2.F)<br>(See below 2.35.1) | <input checked="" type="checkbox"/> Upgrade to LED<br><input type="checkbox"/> Relocation | <input checked="" type="checkbox"/> Upgrade to LED<br><input type="checkbox"/> Relocation | <input type="checkbox"/> New<br><input type="checkbox"/> Relocation       | <input type="checkbox"/> New<br><input type="checkbox"/> Relocation       |
| Bus Stop Pad or Turn-out<br>(see Sec. 2.F)                  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing                  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing                  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  | <input type="checkbox"/> New<br><input type="checkbox"/> Modify existing  |
| Storm Drain<br>(see Sec. 2G)                                | <input type="checkbox"/> Main<br><input type="checkbox"/> Lateral                         | <input type="checkbox"/> Main<br><input type="checkbox"/> Lateral                         | <input type="checkbox"/> Main<br><input type="checkbox"/> Lateral         | <input type="checkbox"/> Main<br><input type="checkbox"/> Lateral         |
| Overhead Utilities  | <input type="checkbox"/> Underground<br><input type="checkbox"/> Relocate                 | <input type="checkbox"/> Underground<br><input type="checkbox"/> Relocate                 | <input type="checkbox"/> Underground<br><input type="checkbox"/> Relocate | <input type="checkbox"/> Underground<br><input type="checkbox"/> Relocate |
| Removal of Improvements                                     | _____   | _____   | _____   | _____   |
| <b>Fiber Optic Conduits</b><br>(See below 2.18.1)           | <input checked="" type="checkbox"/> New   | <input checked="" type="checkbox"/> New   | _____   | _____   |

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

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

**C. SEWER**

- 2.19 **A 6 inch sewer lateral connection to an 8 inch sewer main is available for connection for this project in Francis Street (Ref: Sewer plan bar code: S11125 )**
- 2.20 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.21 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.22 Other conditions: \_\_\_\_\_



**D. WATER**

- 2.23 **A 8 inch water lateral connection to an 12 inch water main is available for fire services connection for this project in Business Parkway (Ref: Water plan bar code: W10132)**
- 2.24 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.25 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.26 Design and construct appropriate cross-connection protection for new potable water and fire service connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.
- 2.27 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website ([www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.
- 2.28 **Other conditions:** 
  - 1. **Developer shall provide separate domestic and irrigation services.**
  - 2. **Upgrade all hydrants with breakaway check valve per City standards**

**E. RECYCLED WATER**

- 2.29 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_. (Ref: Recycled Water plan bar code: \_\_\_\_\_)
  - 2.30 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
  - 2.31 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.
  - 2.32 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.
- Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.
- 2.33 Other conditions: \_\_\_\_\_

**F. TRAFFIC / TRANSPORTATION**

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



3. Impact at specific intersections as selected by the City Engineer

- 2.35 **Other conditions:**
1. **The applicant/developer shall be responsible to replace the existing street light fixtures with the current City approved LED equivalent fixtures along the project frontage.**
  2. **Applicant/developer shall be responsible to modify existing striping on Francis Street to be compatible with proposed driveway access, in accordance with all applicable standards. Any existing traffic signs affected by proposed new driveway shall be relocated in accordance with all applicable standards. No Parking signs on Francis Street along the project frontage shall be converted to No Stopping signs. All signing and striping modifications/improvements shall be to the satisfaction of the City Engineer.**

**G. DRAINAGE / HYDROLOGY**

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

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

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



## J. SPECIAL DISTRICTS

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

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

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**
- 3.02 Complete all requirements for recycled water usage.
- 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
- 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
- 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03 **Confirm payment of all Development Impact Fees (DIF) to the Building Department.**
- 3.04 **Submit electronic copies of all approved studies/reports (i.e. hydrology, traffic, WQMP, etc.)**
- 3.05 **Submit electronic copies on .pdf format of all approved/accepted improvement plans.**





**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

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Project Number: **PDEV 16-004**, and/or Parcel Map/Tract Map No. \_\_\_\_\_

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  Three (3) sets of Public Street improvement plan with street cross-sections
7.  Three (3) sets of Private Street improvement plan with street cross-sections
8.  Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9.  Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10.  Four (4) sets of Public Sewer improvement plan
11.  Five (5) sets of Public Storm Drain improvement plan
12.  Three (3) sets of Public Street Light improvement plan
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Specifications available at [http:// www.ci.ca.us/index.aspx?page=278](http://www.ci.ca.us/index.aspx?page=278).
15.  **Two (2) copies of Water Quality Management Plan (WQMP)**
16.  One (1) copy of Hydrology/Drainage study
17.  **One (1) copy of Soils/Geology report**
18.  Payment for Final Map/Parcel Map processing fee
19.  Three (3) copies of Final Map/Parcel Map
20.  One (1) copy of approved Tentative Map
21.  One (1) copy of Preliminary Title Report (current within 30 days)
22.  One (1) copy of Traverse Closure Calculations
23.  **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**

Project File No. PDEV16-004  
Project Engineer: Manoj Hariya  
Date: 06/20/2016



24.  Two (2) copies of Engineering Report and an electronic file (PDF format on a compact disc) for recycled water use
25.  **Three (3) copies of fiber optic plans.**

Please refer to the Fiber Optic Master for additional detail and information.  
 All conduit shall begin and terminate in a hand hole

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

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

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

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

Construct and Install Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard for Commercial Buildings. (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install local/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

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

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

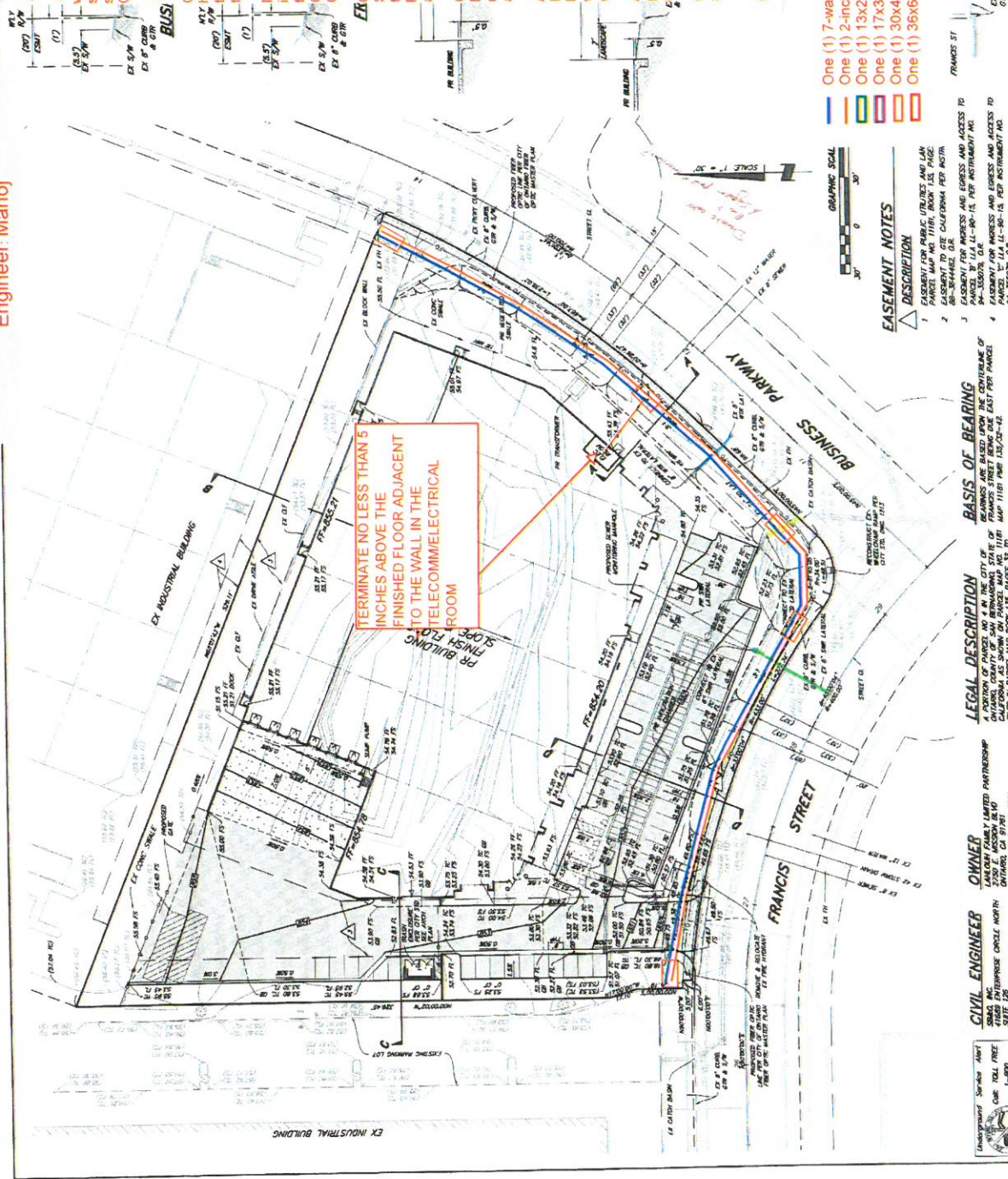
Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

Comments / Reviewed By David Simpson 5-30-16

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



- HH-1715 - FCA132419T-80062 - Size 13" x 24" x 18"
- HH-1722 - FCA132419T-90087 - Size 13" x 24" x 18"
- HH-2172 - FCA173024T-90077 - Size 17" x 30" x 24"
- HH-2172 - FCA173024T-90116 - Size 17" x 30" x 24"
- HH-2A115 - FCA243630T-90014 - Size 24" x 36" x 30"
- HH-2A172 - FCA243630-90064 - Size 24" x 36" x 30"
- HH-3172 - FCA3366036-90244 - Size 30" x 48" x 36"
- HH-4172 - FCA3366036-90146 - Size 36" x 60" x 36"



EASEMENT NOTES

1. PARCELS FOR PUBLIC UTILITIES AND LAN...
2. SHOWN AS SHOWN ON THE 1988 FRIER...
3. EASEMENT TO THE CALIFORNIA PER INSTR...
4. PARCELS 17, 18, 19, 20, 21, 22, 23, 24, 25...

LEGAL DESCRIPTION  
 A PORTION OF PARCELS NO. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**SB&O**  
 SURVEYING & BOUNDARY DESIGN, INC.  
 4182 Emporia Blvd., Suite 102  
 San Diego, CA 92161  
 (619) 581-8811 Fax

CITY OF ONTARIO  
 REFERRED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CIVIL ENGINEER**  
 OWNER  
 LAKEVIEW FAMILY LIMITED PARTNERSHIP  
 4750 FIVE POINTS CIRCLE NORTH  
 SUITE 100, FIVE POINTS  
 TRAZAVILLA, CA 92590  
 PHONE: (909) 947-5266  
 EXT BLDG

**CITY OF ONTARIO**  
 4750 FIVE POINTS CIRCLE NORTH  
 SUITE 100, FIVE POINTS  
 TRAZAVILLA, CA 92590  
 PHONE: (909) 947-5266  
 EXT BLDG

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Chuck Mercier  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** February 4, 2016  
**SUBJECT:** PDEV16-004

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

---

### Conditions of Approval

1. Address to be 2785 E Francis St.
2. Meet state Building Code requirements

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chuck Mercier, Senior Planner  
Planning Department

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

**DATE:** March 10, 2016

**SUBJECT:** A Development Plan to construct a 61,560-square foot industrial building on approximately 3.3 acres of land generally located at the northwest corner of Francis Street and Business Parkway, at 2785 East Francis Street, within the Business Park land use district of the California Commerce Center South Specific Plan (APN: 0211-262-07).

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

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

- A. 2013 CBC Type of Construction: IIIB, concrete tilt up
- B. Type of Roof Materials: Wood, non rated
- C. Ground Floor Area(s): 61,650 sq. ft.
- D. Number of Stories: One story
- E. Total Square Footage: 61,650 sq. ft
- F. 2013 CBC Occupancy Classification(s): B, S-1, F-1

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

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

### **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2650 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

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

#### **4.0 FIRE PROTECTION SYSTEMS**

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

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

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

## **5.0 BUILDING CONSTRUCTION FEATURES**

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



## **6.0 OTHER SPECIAL USES**

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

## **7.0 OTHER PROJECT SPECIFIC CONDITIONS**

- 7.1 NONE

<END.>



# CITY OF ONTARIO

## MEMORANDUM

**TO:** CHUCK MERCIER, PLANNING DEPARTMENT

**FROM:** DOUGLAS SOREL, POLICE DEPARTMENT

**DATE:** FEBRUARY 22,2016

**SUBJECT:** PDEV16-004 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL WAREHOUSE BUILDINGS AT E FRANCIS ST AND BUSINESS PARKWAY

---

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

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

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



# CITY OF ONTARIO

## MEMORANDUM

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

FROM: Chuck Mercier,

DATE: February 04, 2016

SUBJECT: FILE #: PDEV16-004 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, February 18, 2016**.

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

**PROJECT DESCRIPTION:** A request for Development Plan approval to construct 1 industrial buildings totaling 61,560 square feet on approximately 3.3 acres of land located at Francis Ave and Business Parkway, within the Business Park land use district of the California Commerce Center Specific Plan.

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

Code Department      *Joe Adams* Signature      Supervisor Title      2/8/16 Date



# DEVELOPMENT ADVISORY BOARD DECISION NO.

June 20, 2016

## DECISION NO.:

**FILE NO.:** PMTT16-008

**DESCRIPTION:** A Tentative Tract Map (TT 18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. Related File: PDEV16-013; APN(s): 0218-462-80 and 0218-513-24; **submitted by Brookfield Residential.**

## PART I: BACKGROUND & ANALYSIS

Brookfield Residential, (herein after referred to as "Applicant") has filed an application requesting Tentative Tract Map approval, File No. PMTT16-008, 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 5.04 acres of land generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven 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>  | Vacant                            | Medium Density Residential                                | The Avenue Specific Plan  | PA-10A: Medium Density Residential                         |
| <i>North</i> | Vacant                            | Medium Density Residential                                | The Avenue Specific Plan  | PA-10A: Medium Density Residential                         |
| <i>South</i> | Vacant<br>Agricultural/Dairy Uses | Medium Density Residential and<br>Neighborhood Commercial | The Avenue Specific Plan  | PA-11 and PA-10B:<br>Medium Density Residential and Retail |
| <i>East</i>  | Vacant                            | Medium Density Residential                                | The Avenue Specific Plan  | PA-10A: Medium Density Residential                         |
| <i>West</i>  | Agricultural/Dairy Uses           | Low Density Residential                                   | The Avenue Specific Plan  | PA-8B: Low Density Residential                             |

**(2) Project Description:** A Tentative Tract Map (TT 18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within

the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue.

## **PART II: RECITALS**

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan Amendment (PSPA13-003), for which a(n) addendum to The Avenue Specific Plan EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014, and this Application introduces no new significant environmental impacts; and

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

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

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

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

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

WHEREAS, on June 20, 2016, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

### **PART III: THE DECISION**

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

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

(1) The previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The previously adopted addendum to The Avenue Specific Plan EIR (SCH# 2005071109) reflects the independent judgment of the Planning Commission; and

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

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

(1) The subdivision is consistent with The Ontario Plan Policy Plan (General Plan) and The Avenue Specific Plan in that the proposed subdivision and lot sizes comply with the goals and policies of TOP and The Avenue Specific Plan. The proposed subdivision is consistent with the goals and policies of TOP (Policy H2-4) and The Avenue Specific Plan by providing communities in New Model Colony (Ontario Ranch) that are distinguished by diverse housing and highly amenitized neighborhoods; and

(2) The design or improvement of the subdivision is consistent with all applicable general and specific plans. The Tentative Tract Map meets all minimum lot requirements within the Design Guidelines and Development Standards of The Avenue Specific Plan. The Tentative Tract Map will create residential lots that are physically suitable to accommodate the development of multi-family residential homes. The proposed lots range in size from 67,239 to 119,218 square feet, which exceeds the Specific Plan's minimum lot requirement of 14,000 square feet; and

(3) The site is physically suitable for the type of development proposed. The Tentative Tract Map proposes to subdivide 5.04 acres of land into 2 numbered lots for the construction of 91 townhomes within (Planning Area 10A) of The Avenue Specific Plan. The proposed lots range in size from 67,239 to 119,218 square feet, which exceeds the Specific Plan's minimum lot requirement of 14,000 square feet; and

(4) The design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. The environmental impacts of this project were previously reviewed in conjunction with an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(5) The design of the subdivision or the proposed improvement is not likely to cause serious public health problems. The environmental impacts of this project were previously reviewed in conjunction with an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts; and

(6) The design of the subdivision will not conflict with any easement acquired by the public at large, then of record, for access through or use of the property within the proposed subdivision; and

(7) The design of the subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities, i.e. lot sizes and configuration permit orientation of structures in an east-west alignment or permit orientation of structures to take advantage of shade or prevailing breezes.

SECTION 3: Based upon the Addendum and all related information presented to the DAB, the DAB finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission approve the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

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

SECTION 6: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

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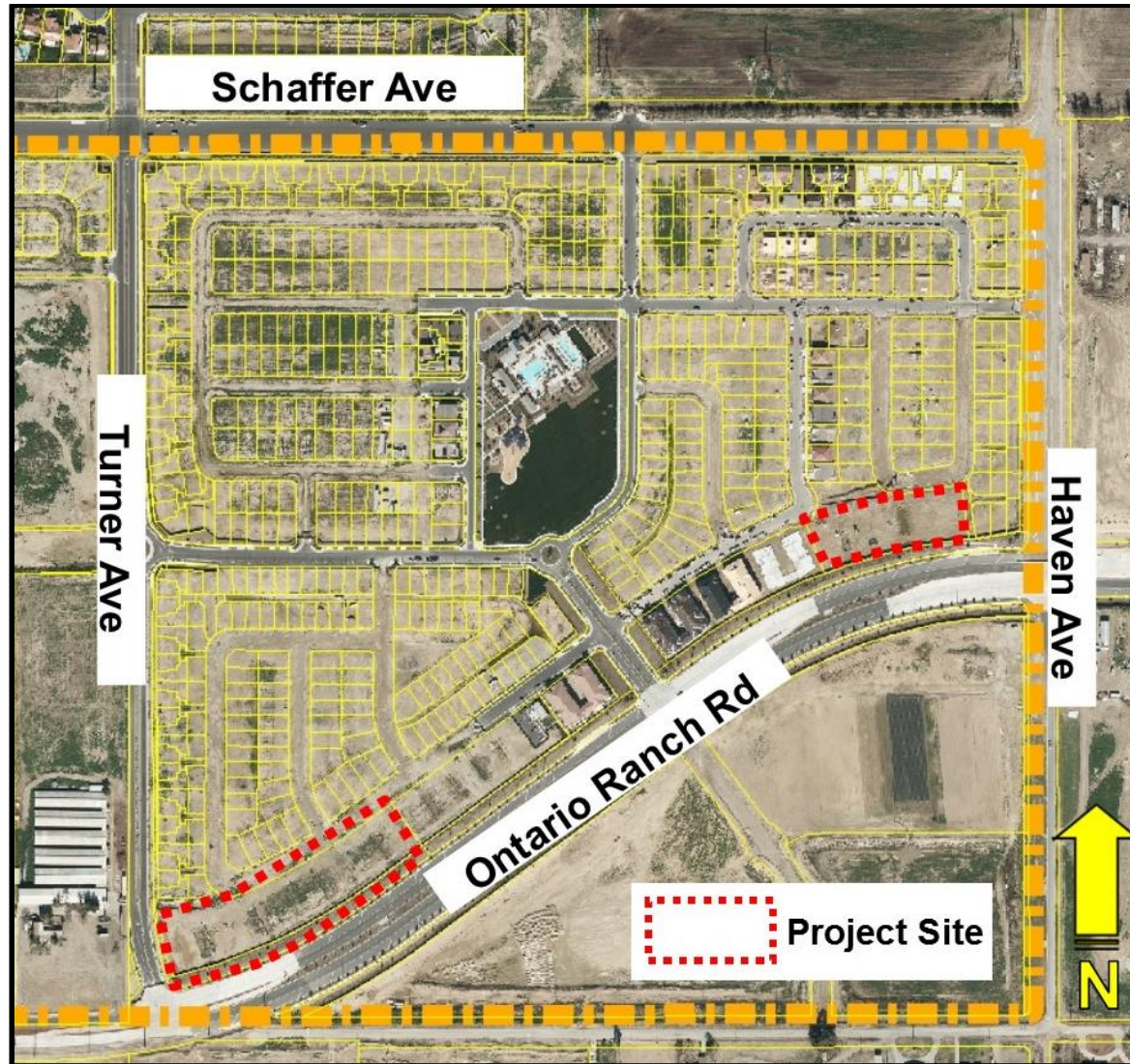
RECOMMENDING APPROVAL this 20<sup>th</sup> day of June 2016.

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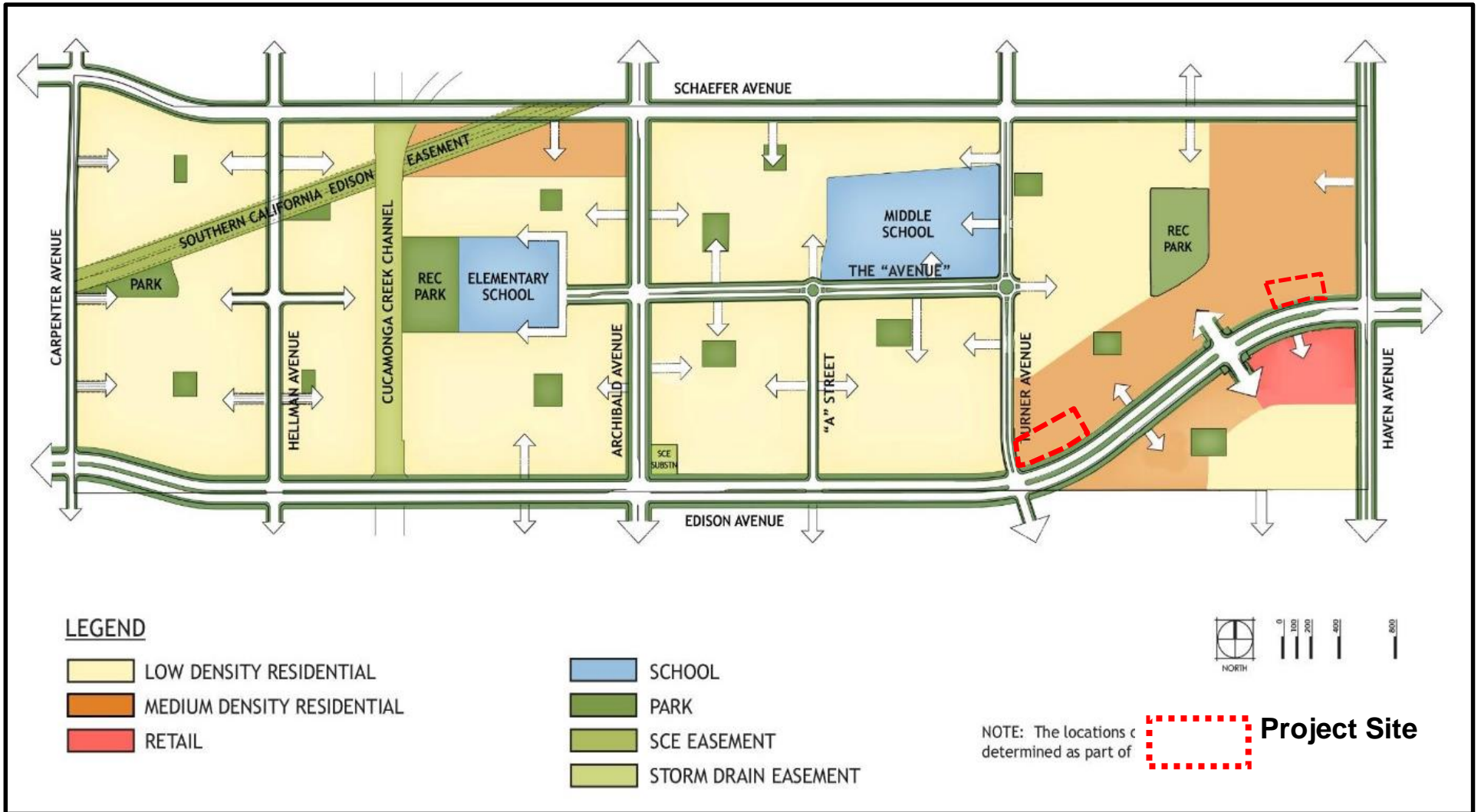
Development Advisory Board Chairman



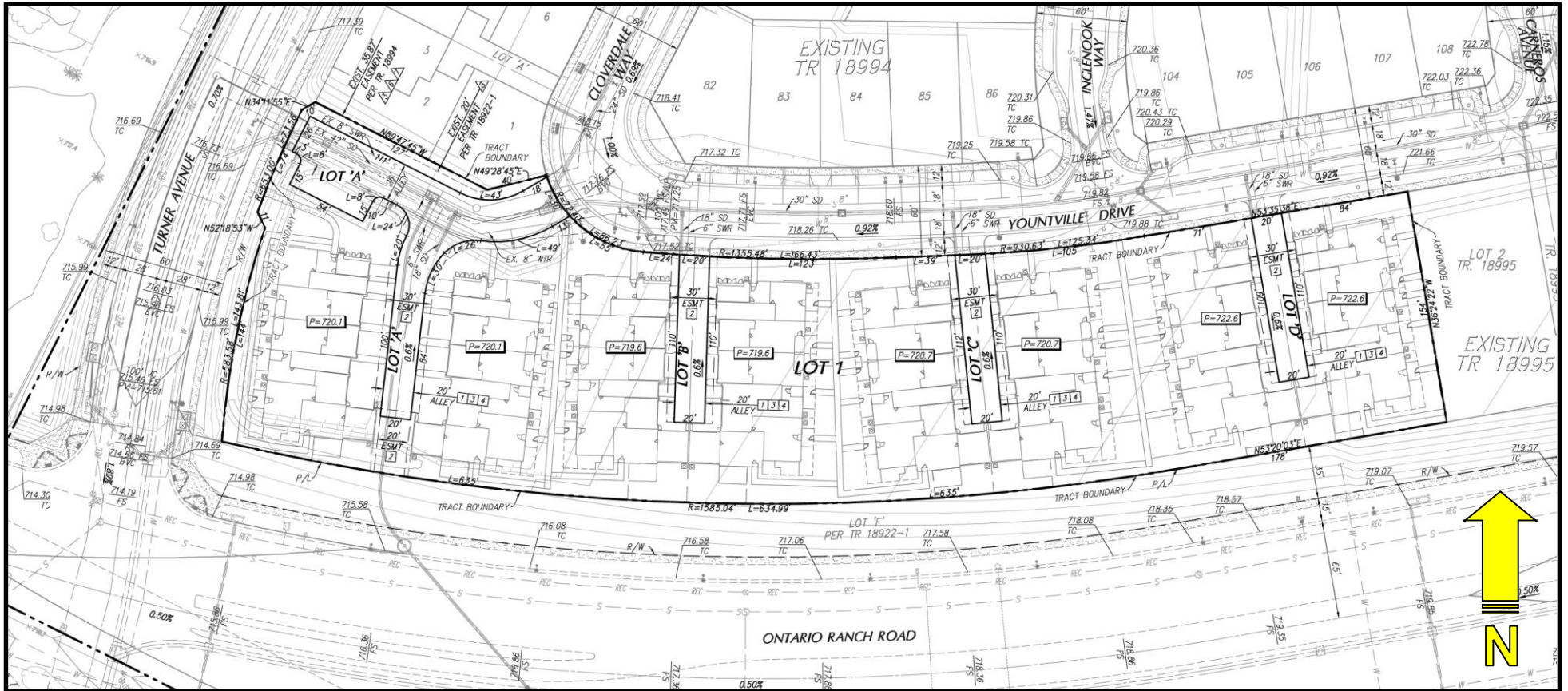
*Exhibit A: Project Location Map*



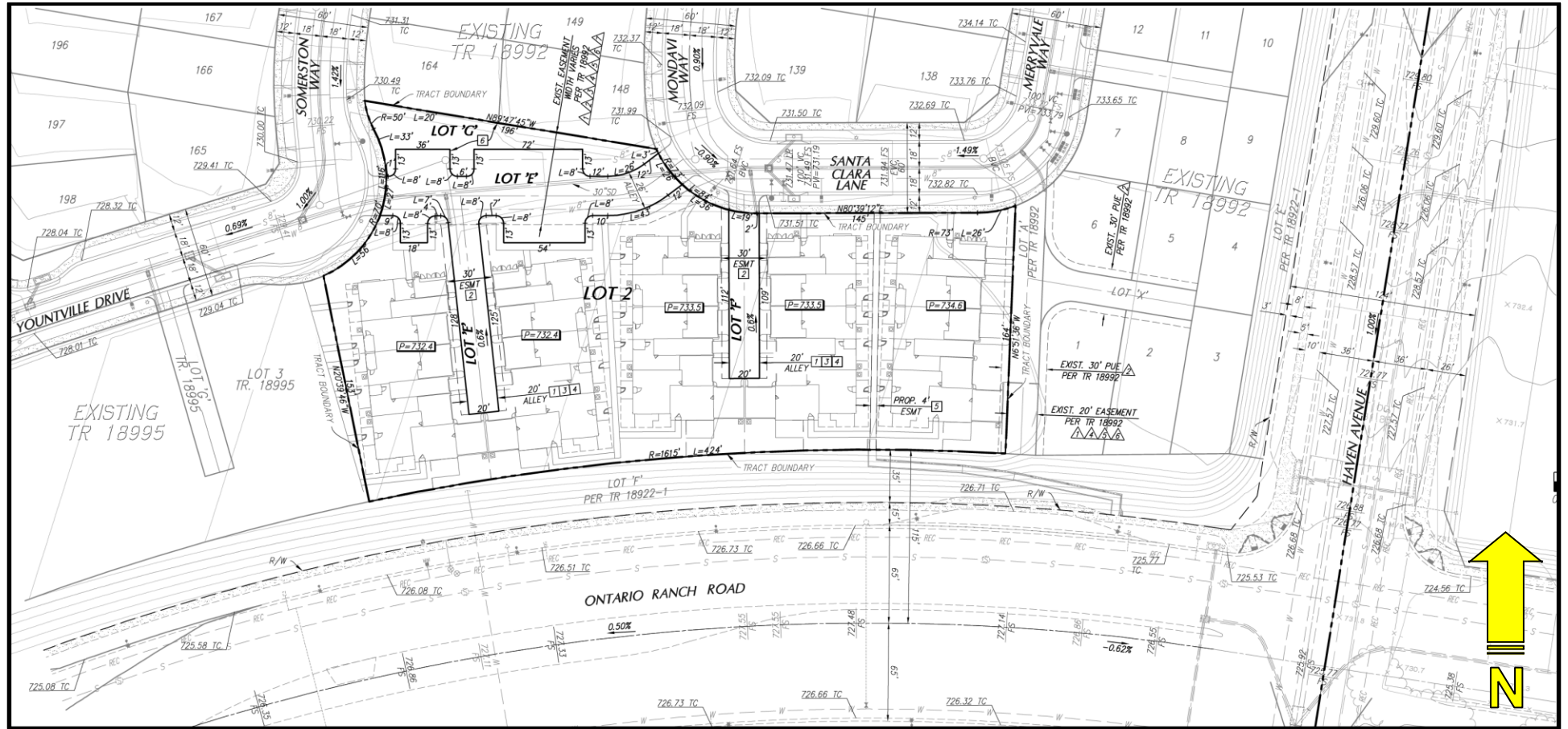
**Exhibit B: The Avenue Specific Plan Land Use Map**



**Exhibit C: Tentative Tract Map 18996**



**Exhibit C: Tentative Tract Map 18996 Cont'd**



**Attachment “A”**

**FILE NO. PMTT16-008**

**DEPARTMENTAL CONDITIONS OF APPROVAL**

*(Departmental conditions of approval to follow this page)*




**PLANNING DEPARTMENT  
CONDITIONS OF APPROVAL**

**File No(s). PMTT16-008**

**Date:** June 20, 2016

**Project Description:** A Tentative Tract Map (TT 18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. Related File: PDEV16-013; APN(s): 0218-462-80 and 0218-513-24; **submitted by Brookfield Residential.**

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**Reviewed by:** Henry K. Noh, Senior Planner   
**Phone:** (909) 395-2429; **Fax:** (909) 395-2420

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**CONDITIONS OF APPROVAL**

**The above-described Development Plan application shall comply with the following conditions of approval:**

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 1020-021, on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or the City Clerk. Additionally, the project shall comply with the regulations of the Subarea 29 Specific Plan.

**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.** Project 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. 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** Subdivision Map. The final tract map or parcel map shall be in conformance with the approved tentative tract map or parcel map on file with the City. Any substantial variation from the approved tentative tract map or parcel map must be reviewed and approved by the Planning Department.

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

**2.4** All applicable conditions of approval of The Avenue Specific Plan shall apply to this tract.

**2.5** All applicable conditions of approval of the "A" Map TT 18922 (File No. PMTT13-010) and "B" Maps TT 18992 (File No. PMTT14-014) and TT 18994 (File No. PMTT14-016) shall apply to this tract.

**2.6** Parcelization.

**(a)** Any future development of this subdivision shall require Development Advisory Board and Planning Commission approval.

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

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

**(b)** CC&R's shall include requirements for the home owner's association to be responsible for maintaining any required landscaping and irrigation systems within common areas as well as parkway improvements within the right-of-way of local streets adjacent to residential areas.

**(c)** CC&Rs shall ensure the maintenance of common area landscape improvements. Private improvements to be maintained by the homeowner's association include:

- (i)** Parkway improvements within the right-of-way of local streets adjacent to residential areas and along private Neighborhood Streets;
- (ii)** All private neighborhood streets and private drive aisles;
- (iii)** On-site private NPDES interim detention basins;
- (iv)** Internal slopes fronting streets and slope areas in the rear of homes;
- (v)** All internal open spaces, walkways, parks, and common areas at neighborhood entries;
- (vi)** Private recreational areas;
- (vii)** Landscaping adjacent to private drive aisle right of way;

- (viii) Paseos;
- (ix) All public non-exclusive use landscaped area;
- (x) Community theme wall and entries;
- (xi) Entry monuments;
- (xii) Landscaping and irrigation systems within common areas and parkways.

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

(e) The CC&R'S shall grant the City of Ontario the right of enforcement of the CC&R provisions.

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

(g) Adequate safeguards shall be incorporated into the CC&R's to guarantee the homeowners association maintains adequate cash reserves for long-term project maintenance (enforcement of the Davis-Sterling Act), such as, but not limited to, requiring that reserve funding studies are performed at regular intervals by the homeowners association and that the association's reserves do not fall below the level initially approved by the State of California Department of Real Estate.

## 2.8 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 Community Facilities District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.



**(b)** The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The project is located within the Real Estate Transaction Disclosure and in accordance with California Codes: Business and Professions Code Section 11010-11024 new 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.

#### **2.9** Environmental Review.

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

**(b)** 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.

**(c)** 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).

**(d)** 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.

**2.10 Additional Fees.**

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

(b) Within 5 days following final application approval, the  Notice of Determination (NOD),  Notice of Exemption (NOE), filing fee shall be provided to the Planning Department. The \$50.00 filing fee shall be paid by check, made payable to the "Clerk of the Board", which will be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

**2.11 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.



## ENGINEERING DEPARTMENT

### CONDITIONS OF APPROVAL

(Traffic/Transportation Division, Engineering Services Division and Ontario Municipal Utilities Company Conditions incorporated)

|  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> DEVELOPMENT PLAN<br><input type="checkbox"/> OTHER | <input type="checkbox"/> PARCEL MAP<br><input checked="" type="checkbox"/> FOR CONDOMINIUM PURPOSES | <input checked="" type="checkbox"/> TRACT MAP |
| <b>PROJECT FILE NO. PMTT16-008/TTM18996<br/>AND<br/>PDEV16-013</b>                     |   |   |
| <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED          |   |   |

**CITY PROJECT ENGINEER & PHONE:**      **Naiim Khoury, Associate Engineer** *NK*  
 (909) 395-2152

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

**DATE:**    June 20, 2016

**PROJECT NAME/ DESCRIPTION:**        **Subdivide of 4.29 Acres into 2 Lots  
for the construction of 91  
townhomes within The Avenue SP**

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

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

**REVIEWED BY:**                              *[Signature]*                                      6/13/16  
 Omar Gonzalez, PE                              Date

**APPROVED BY:**                              *[Signature]*                                      6/13/16  
 Khoi Do, PE                                        Date  
 Assistant City Engineer



**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT-SPECIFIC CONDITIONS SPECIFIED IN THE REPORT (ONLY APPLICABLE CONDITIONS ARE CHECKED IN THIS REPORT). THE APPLICANT AND/OR APPLICANT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS (STANDARD AND PROJECT SPECIFIC CONDITIONS) PRIOR TO OCCUPANCY, AS SPECIFIED IN THIS REPORT PLUS THE CONDITIONS OF APPROVAL FOR TM18922-1, TM18922-2, TM18922-3, TM18991, TM18992 and TM18994.**

**1. PRIOR TO THE FINAL MAP RECORDATION** Check When Complete

- 1.01 A. Prior to TM18996 recordation, dedicate to the City of Ontario in fee simple the following right-of-way ROW in locations listed below.
- 1.02 Dedicate the following public easements: 
  - a) Dedicate variable width easement for pedestrian access and paseo purposes across lots 1 and A as shown on the tentative tract map.
  - b) Dedicate 4-foot easement for pedestrian access and paseo purposes across lots 2, E and G as shown on the tentative tract map.
- 1.03 Restrict vehicular access as follows: 

Access to subdivision shall only be granted at those locations shown in the approved Tentative Map and The Avenue Plan Specific Plan.
- 1.04 Vacate the following streets and easements:
- 1.05 Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives, landscaping, and raised median landscape.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, emergency access, joint maintenance of all common access improvements, cost for additional refuse collection pick up services, waste can pickup locations, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs / HOA shall define areas whereby tenants place their waste cans for pickup by service vehicles. Said policy shall be reviewed and approved by the Solid Waste Department.
- 1.07 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.08 Provide a monument bond (i.e. cash deposit) in an amount determined by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or as specified in writing by the applicant's California Registered Professional Engineer or California Registered Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.09 Provide a preliminary title report not older than 30 days to the Engineering Department.



- 1.10 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_
  - 1.11 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
  - 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) for all phases pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to recordation of TM18991, and the CFD shall be established prior to recordation of TM18991 approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
  - 1.13 New Model Colony (NMC) Developments: Submit evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council
  - 1.1 Provide for the sale of a portion of the subject property to the City of Ontario, to be used for the construction of public water well.
  - 1.15 The developer shall submit evidence of sufficient Water Availability Equivalents to Management Services (Certificate of Net MDD Availability) for this tract prior to the recordation of final map.
  - 1.16 The developer shall submit evidence of Storm Water Capacity Availability Equivalents (Certificate of Storm Water Treatment Capacity Availability) to the Engineering Department for this tract prior to the recordation of final map.
  - 1.17 **Other Conditions:**
- The public and private improvements constructed within this tentative tract map shall be maintained through the combination of public and private entities as described in Section 5.5 and Table 4, "Maintenance Responsibilities" of The Avenue Specific Plan.**

**2. PRIOR TO PERMITTING (GRADING, BUILDING, ENCROACHMENT, ETC)**

**A. GENERAL**

- 2.01 Tract Map No. \_\_\_\_\_ shall be recorded pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo Mylar of the recorded map to the City Engineer's office.
- 2.02 The subject parcel is unrecognized. A certificate of compliance is required to be recorded for the parcel to become recognized.



- 2.03 The onsite easements that are in conflict with the proposed development shall be quit claimed/abandoned by easement owners prior to the issuance of any permits. No permanent structures are allowed on easements.
- 2.04 Easement dedication for \_\_\_\_\_ is required behind driveway approaches at the proposed driveway locations.
- 2.05 This project requires the following: \_\_\_\_\_
- 2.06 **All required public improvement plans and studies shall be prepared by a Registered Professional Civil Engineer in the State of California, and submitted to the City Engineer for review and approval.**
- 2.07 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's.
- 2.08 **The applicant shall obtain an Encroachment Permit and Traffic Control Permit, as required, for all work within the public right-of-way/public easement. Prior to issuance of the Encroachment Permit, all public improvement plans, which include but are not limited to, street, water, sewer, lighting, signing and striping, etc. shall be reviewed and approved by the City Engineer.**
- 2.09 In lieu of constructing the required public improvements, an agreement and security in an amount acceptable to the City Engineer may be submitted to guarantee proper construction of the public improvements. All security must be acceptable to City Attorney's office, pursuant to Government Code, Section 66499 and City's Subdivision Ordinance.
- 2.10 **All Development Impact Fees (DIF) shall be paid to the Building Department prior to permit issuance.**
- 2.11 **All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements, monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to set new monuments, to the satisfaction of the City Engineer.**
- 2.12 Detailed on-site utility information shall be shown on the grading plan, which includes but is not limited to, location of monitoring manholes, backflow prevention devices, exact location of laterals, etc. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- 2.14 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5.



2.15 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agency:

- Caltrans
- California Department of Public Health for recycled water
- San Bernardino County Flood Control District (SBCFCD) for storm drain connection
- San Bernardino County Health Department for existing water wells
- Southern California Edison
- Army Corps of Engineers (ACOE)
- California Department of Fish & Game
- Inland Empire Utilities Agency for sewer connection to Eastern Sewer trunk line and recycled water line

2.16 Dedicate the following right-of-way in locations listed below:

2.17 NMC Developments

1. On site wells shall be destroyed/ abandoned per the Department of Water Resources Guidelines and require permitting from the County Health Department. A copy of such permit shall be provided to the Engineering Department and the Ontario Municipal Utilities Company prior to issuance of grading and/or building permits. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's water system.

2. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

2.18 Other Conditions:

a) All proposed public pedestrian access pathways shown on lots 1, 2, A, E and G shall comply with the ADA requirements and shall include ADA ramps as needed.

**Fiber Optic System**

b) The applicant/developer shall provide fiber optic connection to each townhome unit per city standards and guidelines.

**3. PRIOR TO CERTIFICATE OF OCCUPANCY OF ANY PHASE**

3.01 All remaining fees/ deposits required by the Engineering Department must be paid in full prior to issuance of a Certificate of Occupancy.

3.02 Complete all required public improvements to the satisfaction of the City Engineer.

3.03 Submit a set of Record Drawings on mylar of all Engineering Department approved plans for review.

3.04 Record an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available at the City's website.

3.05 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the satisfaction of the City.





- a) The City shall coordinate with the California Department of Public Health (CDPH) to obtain an approval of Engineer's Report (ER) for the use of recycled water. See items 2.53-2.55 for additional details.
- b) Installation of all recycled water improvements must be completed and successfully pass start-up and cross connection tests of recycle water lines upon availability/usage of recycled water.

Complete training of on-site personnel for the use of recycled water, as determined in the ER upon availability/usage of recycled water.

- 3.07 **All Development Impact Fees (DIF) must be paid in full to the Building Department**



**EXHIBIT 'A'**

**ENGINEERING SERVICES DIVISION  
First Plan Check Submittal Checklist for each phase**

If any of the checked items below are missing, your submittal will be returned, un-checked, until all required items are submitted.

Project Number: Tentative Tract Map No. PMTT16-008/18996 and PDEV16-013

**Items Required for First Plan Check Submittal:**

(PDF copies of all required documents listed below are required with each submittal. For subsequent submittals, PDF copies of the City's previous redline comments are also required)

- A COPY OF THIS CHECK LIST MUST BE SUBMITTED WITH THE FIRST PLAN CHECK**
- Check(s) for Plan Check fees (Engineering & NPDES)
- 1 Copy of Engineering Cost Estimate (On City forms) with Engineer's Wet Signature and Stamp
- Copy of approved Conditions of Approval**
- 2 Sets of Potable Water Demand Calculations (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- 4 Sets of Public Street Improvement Plans with Street Cross-Sections
- Private street improvement plans shall be prepared and submitted for review by the Engineering Department.
- 4 Sets of Public Water Plans (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- 4 Sets of Recycled Water Plans (include Recycled water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size)
- 1 copy of Engineering Report and an electronic file (PDF format on compact disc) for recycled water use
- 4 Sets of Public Sewer Plans
- 5 Sets Public Storm Drain Plans
- 3 Sets of Street Light Plans
- 3 Sets of Fiber Optic Plans**
- 3 Sets of Signing and Striping Plans
- 3 Sets of Traffic Signal Plans and Specifications
- 3 Copies of Water Quality Management Plan (WQMP) and 1 copy of Storm Pollution Prevention Plan
- 3 Copies of Hydrology/Drainage Study
- Soils/ Geology Report
- Check for Final Map processing fees**
- 1 copy of the approved Tentative Map**
- 4 Sets of Final Map**

PROJECT FILE: TENTATIVE TRACT NO. PMTT16-008/TTM18996 & PDEV14-013  
PROJECT. ENG: Naim Houry  
DATE: June 20, 2016



- 2 Copies of Preliminary Title Report (within last 30 days)
- 2 Copies of Closure Calculations
- 1 Set of Supporting Documents and Maps (legible copies): referenced record Final Maps (full size, 18"x26"), Assessor's Parcel Map (full size, 11"x17"), recorded documents such as Deeds, Lot Line Adjustments, easements, etc.
- Grading/drainage plans shall be submitted to the Building Department for processing.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Henry Noh  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** April 11, 2016  
**SUBJECT:** PMTT16-008

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

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

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

FROM: Henry Noh,

DATE: April 07, 2016

SUBJECT: FILE #: PMTT16-008 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, April 21, 2016**.

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

**PROJECT DESCRIPTION:** A request for Tentative Tract Map for Common Interest Subdivision Purposes approval, to subdivide approximately 5.04 acres of land into 2 lots and 7 common lots, generally located at the northeast corner of Turner Avenue and Ontario Ranch Road, within Planning Area 10A of The Avenue Specific Plan.

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

POLICE  
Department

DOUGLAS SOREL  
Signature

MGMT ANALYST  
Title

4/25/16  
Date

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-013 & PMTT16-008

Address: NEC Turner Ave & Ontario Ranch Road

APN: 0218-462-80 & 0218-513-24

Existing Land Use: Vacant

Proposed Land Use: Subdivision for common interest and the development 6 (14-plex) and 1 (7-plex) multi-family residential buildings totaling 91 units

Site Acreage: 5.04 acres Proposed Structure Height: 31

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Henry Noh

Date: 5/11/16

CD No.: 2016-019

PALU No.: n/a

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

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

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

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

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

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

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

The following condition applies: see attached

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

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2016-018

PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

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

#### NOTICE OF AIRPORT IN VICINITY

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



# CITY OF ONTARIO

## MEMORANDUM

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

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

**DATE:** April 29, 2016

**SUBJECT:** PMTT16-008 / A request for Tentative Tract Map for Common Interest Subdivision Purposes approval, to subdivide approximately 5.04 acres of land into 2 lots and 7 common lots, generally located at the northeast corner of Turner Avenue and Ontario Ranch Road, within Planning Area 10A of The Avenue Specific Plan.

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

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

- A. 2013 CBC Type of Construction: N/A
- B. Type of Roof Materials: N/A
- C. Ground Floor Area(s): N/A
- D. Number of Stories: N/A
- E. Total Square Footage: N/A
- F. 2013 CBC Occupancy Classification(s): N/A



## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

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

### **3.0 WATER SUPPLY**

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

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

#### **4.0 FIRE PROTECTION SYSTEMS**

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

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

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

## **5.0 BUILDING CONSTRUCTION FEATURES**

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

## 6.0 OTHER SPECIAL USES

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

## 7.0 OTHER PROJECT SPECIFIC CONDITIONS

- 7.1 NONE

<END.>



CITY OF ONTARIO  
MEMORANDUM

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

FROM: Henry Noh,

DATE: April 07, 2016

SUBJECT: FILE #: PMTT16-008 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, April 21, 2016**.

- Note:
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
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**PROJECT DESCRIPTION:** A request for Tentative Tract Map for Common Interest Subdivision Purposes approval, to subdivide approximately 5.04 acres of land into 2 lots and 7 common lots, generally located at the northeast corner of Turner Avenue and Ontario Ranch Road, within Planning Area 10A of The Avenue Specific Plan.

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

5/3/16

Landscape Planning Carolyn Bell Landscape Planner

Department Signature Title Date