

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

June 27, 2017

Ontario City Hall  
303 East "B" Street, Ontario, California 91764

6:30 PM

---

**WELCOME** to a meeting of the Ontario Planning/Historic Preservation Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

---

## **ROLL CALL**

DeDiemar \_\_ Delman \_\_ Downs \_\_ Gage \_\_ Gregorek \_\_ Reyes \_\_ Willoughby \_\_

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

**ANNOUNCEMENTS**

- 1) Agenda Items
- 2) Commissioner Items

**PUBLIC COMMENTS**

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

*Please note that while the Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

**CONSENT CALENDAR ITEMS**

*All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.*

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of May 23, 2017, approved as written.

**PLANNING COMMISSION PUBLIC HEARING ITEMS**

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

**B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR**

**FILE NO. PSPA17-002:** An Amendment to the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately 1-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect the proposed amendments. The Grove Avenue Specific Plan is generally located on the east and west sides of Grove Avenue and between Mission Boulevard to the north and the I-60 Freeway to the south. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared in conjunction with File No



PGPA06-001 and adopted by City Council on January 27, 2010. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APN: 0113-641-13); **submitted by A&E Leasing, LLC. City Council Action is required.**

**1. CEQA Determination**

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

**2. File No. PSPA17-002 (Specific Plan Amendment)**

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-006 AND PCUP16-005:** A Development Plan (File No. PDEV16-006) to construct a 27,000 square foot industrial building in conjunction with a Conditional Use Permit (PCUP16-005) to establish an architectural and structural metals manufacturing business on 1.96 acres of land, located at 535 South Palmetto Avenue within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1011-161-01); **submitted by MYWI Fabricators, Inc.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

**2. File No. PCUP16-005 (Conditional Use Permit)**

Motion to Approve/Deny

**3. File No. PDEV16-006 (Development Plan)**

Motion to Approve/Deny

- D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV16-023 & PMTT16-014:** A Development Plan (File No. PDEV16-023) to construct a 36-unit residential condominium development on 1.42 acres of land and a Tentative Tract Map (File No. PMTT16-014/TM 20028) to subdivide 1.42 acres into a single lot for condominium purposes, for property located at 1719 E. Fourth Street within the HDR-45 (High Density Residential 25.1 to 45.0 DUs/Acre) zone. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act

(CEQA) pursuant to Section 15332 (Class 32 In-Fill Development Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0108-551-01, 0108-551-34, 0108-551-35); **submitted by Kevin K. Cheung.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

**2. File No. PMTT16-014 (Tentative Tract Map)**

Motion to Approve/Deny

**3. File No. PDEV16-023 (Development Plan)**

Motion to Approve/Deny

**E. ENVIRONMENTAL ASSESSMENT, DETERMINATION OF USE, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO'S. PDET17-002, PDEV17-003 & PCUP17-005:**

A Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan, in conjunction with a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, and a Conditional Use Permit (PCUP17-005) to establish a rooftop heliport on 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road, within the Office land use district of the Centrelake Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0210-551-07); **submitted by HMC Construction, Inc. City Council action is required.**

**1. CEQA Determination**

Motion to recommend Approval/Denial of a Mitigated Negative Declaration

**2. File No. PDET17-002 (Determination of Use)**

Motion to Approve/Deny

**3. File No. PCUP17-005 (Conditional Use Permit)**

Motion to recommend Approval/Denial

**4. File No. PDEV17-003 (Development Plan)**

Motion to Approve/Deny

- F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA17-002:** A Development Code Amendment adding Paragraph 7 to Subsection K of Ontario Development Code Section 8.01.020 (Sign Standards), which authorizes the establishment of an incentive not to place political signs. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(4) of the CEQA Guidelines, as the Development Code Amendment does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **City Initiated. City Council action is required.**

**1. CEQA Determination**

No action necessary - Exempt: CEQA Guidelines Section § 15378(b)(4)

**2. File No. PDCA17-002 (Development Code Amendment)**

Motion to recommend Approval/Denial

**HISTORIC PRESERVATION ITEMS**

- G. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-003:** A request for a Certificate of Appropriateness to construct a 3,535 square foot, two-story, single-family residence within the Euclid Avenue Historic District on 0.37 acres of land located at 1521 North Euclid Avenue, within the RE-4 (Residential Estate - 2.1 to 4.0 DU/Acre) and EA (Euclid Avenue) Overlay zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1047-251-01); **Submitted by Anthony Lionel Mejia.**

**1. CEQA Determination**

No action necessary– Exempt: CEQA Guidelines Section § 15303

**2. File No. PHP17-003 (Certificate Of Appropriateness)**

Motion to Approve/Deny

**MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
- 2) New Business

**DIRECTOR'S REPORT**

- 1) Monthly Activity Report

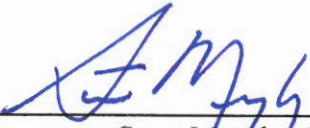
*If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.*

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



I, Marci Callejo, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **June 23, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
\_\_\_\_\_  
Marci Callejo, Secretary Pro Tempore

  
\_\_\_\_\_  
Scott Murphy, Planning Director  
Planning/Historic Preservation  
Commission Secretary

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

**MINUTES**

**May 23, 2017**

<b><u>CONTENTS</u></b>	<b><u>PAGE</u></b>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of April 25, 2017.....	2
A-02. PDEV16-036 .....	2
A-03. PDEV16-045 .....	3
PUBLIC HEARINGS	
B. File Nos. PDEV16-037, PCUP16-019 & PVAR16-004.....	3
C. File Nos. PMTT17-005, PDEV17-017 & PHP17-017 .....	6
D. File No. PHP17-008.....	8
MATTERS FROM THE PLANNING COMMISSION.....	8
DIRECTOR’S REPORT.....	9
ADJOURNMENT .....	9

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

**MINUTES**

**May 23, 2017**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Vice-Chairman Willoughby at 6:33 PM

**COMMISSIONERS**

**Present:** Vice-Chairman Willoughby, DeDiemar, Gregorek, and Reyes

**Absent:** Chairman Delman, Downs, and Gage

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Principal Planner Wahlstrom, Senior Planner Batres, Senior Planner Mejia, Senior Planner Mercier, Associate Planner Chen, Assistant Planner Antuna, and Planning Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

**ANNOUNCEMENTS**

Mr. Murphy stated that revisions for Conditions of Approval for item A-02 were in front of them and as part of their motion to approve the Consent Calendar, it would be to include the modifications to the Conditions of Approval.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of April 25, 2017, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-036:** A Development Plan (File No. PDEV16-036) to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport

Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 113-415-01 and 113-451-02); **submitted by Acacia & Baker, LLC.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-045:** A Development Plan to construct a 46,384 square foot industrial building on approximately 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 – In-Fill Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0110-071-06 and 0110-071-07); **submitted by Qu’s Holding, LLC.**

#### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of April 25, 2017 and the CEQA Determination of the Mitigated Negative Declaration and the project of File No., PDEV16-036 including the modifications to the Conditions of Approval and PDEV16-045 as written. The motion was carried 4 to 0.*

#### **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-037, PCUP16-019 & PVAR16-004:** A Development Plan (PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land, in conjunction with a Conditional Use Permit (PCUP16-019) to establish and operate a powder coating use, and a Variance (PVAR16-004) request to reduce the required street side setback, from 10 to 5 feet, for property located at 421 South Plum Avenue, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations of Land Use Limitations) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1049-245-01); **submitted by Merdad Mike Aalam.**

Associate Planner, Denny Chen, presented the staff report. Mr. Chen stated the project is located on the corner of State Street and Plum and is currently a vacant lot which is very narrow in width. He explained for this reason, the applicant was requesting a Variance, for this project. He went over the egress for the site plan and the parking lot and vehicle loading areas. Mr. Chen explained the use for the project and the need for the Conditional Use Permit application, which is a powder-coating use for painting of small metal airplane parts. He explained the architectural, design and landscape elements for the proposed buildings, along with elevation drawings for the project. He stated that staff is

recommending the Planning Commission approve File Nos. PVAR16-004, PCUP16-019 and PDEV16-037, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes questioned the graphic of the west side. He wanted to confirm there was a gate to the parking lot.

Mr. Murphy stated that was correct, there would be a solid wall and gate to the parking lot that will secure the yard coming off the drive aisle from Plum Avenue.

Mr. Reyes asked if the existing fencing would remain or if a masonry wall would be put up against the residential side.

Mr. Chen said that masonry walls will wrap around the residential wall in question.

Mr. Willoughby asked for the image of the west elevation. He asked if the blueish colored part was just a wall or part of the building.

Mr. Chen stated that's a screen wall and that it's masonry.

Mr. Willoughby asked if the wall on the opposite (south side) would be the same height or a reduced height.

Mr. Chen stated the Development Code has minimum requirement of eight feet for the Light Industrial zone.

Mr. Willoughby stated that the minimum will be eight feet all around on the east and south side.

Mr. Murphy stated that was correct.

Mr. Willoughby asked if there was a change in the sidewalk alignment on Plum Avenue with the Variance for the setback.

Mr. Murphy stated no.

Mr. Willoughby asked about the old rock faced curb which is in that area. He asked if they would be upgraded or repaired.

Mr. Chen stated that the Land Development division of Engineering have conditioned those curbs to be replaced and guttered.

Mr. Reyes asked if the existing trees are conditioned to be saved, pruned and cleaned-up and also are any extra new trees being added in beyond what's existing.

Mr. Murphy stated that with projects of this nature, they like to keep the trees that are in good condition and add in others when possible.

Mr. Reyes said that if some of the trees were able to be kept, it would lessen the impact



of the west elevation. That was what he was seeking. He thanked Mr. Murphy for the information.

### **PUBLIC TESTIMONY**

Mike Aalam, the owner and applicant for the project appeared and spoke. He said that Mr. Chen stated most of the details and reiterated the description of the project as an industrial development on the southeast corner of Plum and State. He stated many of the same details given by Mr. Chen giving the square feet of the lot and said the purpose was to open a business of coating in the form of spray painting and powder coating for protected and cosmetic reasons. He explained the objects are small parts made up of metal, plastic and wood. He shared the parts proposed to be manufactured are for aerospace and military aircrafts, vehicles, missiles and military defense systems. Mr. Aalam also went through the types of equipment to be used and some of the details of the business, stating the hours of operation and which private and government agencies will be monitoring the running of his business.

Ms. DeDiemar asked if this would be a new business or the relocation of an existing business.

Mr. Aalam stated it would be a new business.

Ms. DeDiemar asked if he was the proprietor of the business.

Mr. Aalam stated yes.

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

Mr. Gregorek wanted to add to Mr. Reyes comment about landscape.

Mr. Murphy stated the image shows what is existing and that there would likely be trees replaced and infill trees where ever is needed to meet the city standard.

Mr. Gregorek asked if there would be a final landscape plan.

Mr. Murphy stated that was correct. He said they know there would be one tree replaced south of the driveway opening on Plum Street and a couple on State Street.

Mr. Gregorek asked if there would be checks or inspections by the Fire Department on a business like this.

Mr. Murphy stated that the Fire Department typically does annual inspections of all businesses so this would fall within that category.

Mr. Reyes stated his concerns were addressed by staff and he was really concerned about the east wall height because of the existing residential. He said it's a tough site because it's a small lot. He said he believes there is a need for a small business like this to operate in Ontario. He said individuals he talks with really want to relocate to places like Ontario

and State Street lends itself to this type of business. He said that he thinks staff did a good job with the client in what could be done with the site. He said he was glad the building has upgraded elevations and its helpful and he like the landscaping.

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Reyes, to adopt resolutions to approve the Variance, File No., PVAR16-004, Conditional Use Permit, File No., PCUP16-019 and Development Plan, File No., PDEV16-037, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Delman, Downs and Gage. The motion was carried 4 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-005, PDEV17-017 & PHP17-017**: A Tentative Parcel Map (File No. PMTT17-005/PM 19302) to consolidate 11 lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate a Development Plan (File No. PDEV17-017) and a Certificate of Appropriateness (File No. PHP17-017) to allow for the construction of a 75-unit, three-story apartment complex on 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File No. PUD17-001, for which an Addendum to The Ontario Plan Environmental Impact Report was adopted by the City Council on May 16, 2017. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10); **submitted by Related California.**

Senior Planner, Charles Mercier, presented the staff report. Mr. Mercier gave background on the location and shared the three applications of the project. He stated the Applicant is now requesting that the Planning Commission consider a Tentative Parcel Map, Development Plan for the development of an apartment complex on the 2.95-acre project site and additionally, the consideration of a Certificate of Appropriateness for the proposed development project. Mr. Mercier explained each application stating the Tentative Parcel Map (PM 19302) was submitted to provide for the consolidation of 11 existing lots into a single parcel, to facilitate the proposed development project and a portion of Transit Street, which bisects the project site in an east-west direction, will be vacated between Vine and Fern Avenues, to allow for the lot consolidation. He said that to accommodate existing public storm drains in Transit Street, a 30-foot wide storm drain easement would be reserved within the vacated street right-of-way between Vine and Fern Avenues. In addition, 20 feet of street dedication is required along Holt Boulevard to accommodate street widening and future median construction. He also went over some of the modern interpretation of architecture which is inspired by the Craftman style. He explained the previous Certificate of Appropriateness from 2007 and that the Applicant is now requesting approval of a Certificate of Appropriateness to allow for the construction

of a “replacement structure” consisting of the 75-unit apartment complex proposed by File No. PDEV17-017. The project is located within Ontario’s historic downtown and within the boundary of the Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario’s historic downtown. The Guidelines provide architectural and design principals as-well-as design concepts for downtown districts. He stated on April 13, 2017, the Historic Preservation Subcommittee (HPSC) recommend that the Historic Preservation Commission approve the Application subject to conditions of approval, which have been included with the attached Planning/Historic Preservation Commission resolution. He stated that staff is recommending the Planning/Historic Preservation Commission approve File Nos. PHP17-017, PMTT17-005 and PDEV17-017, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

### **PUBLIC TESTIMONY**

Stan Smith from Related Companies of California appeared and spoke. Mr. Smith stated this has been a long term process of development and working with the City has been a pleasure and the best part is that it will help bring 75 new families to Ontario.

Mr. Reyes said he was glad the current slide was up and asked if the slide was the current rendering for the project.

Mr. Smith stated that was what they were getting and what they were going to build.

Mr. Willoughby asked about the numbers of units.

Mr. Smith stated there are three 4-bedroom units, 75 total units, one which is the manager’s unit.

Mr. Willoughby confirmed there will be an on-site manager for the project.

Mr. Smith stated that was correct.

Mr. Willoughby stated he concurred with Mr. Reyes regarding the Craftsman style architecture.

Mr. Smith said he hoped it set a standard for the neighborhood.

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

Mr. Gregorek stated he was glad something was put together in that area. He said it was still sad that the old building was gone, but he hopes everything is put together just like the plans and he looks forward to the development.

Mr. Reyes said that he agreed with Mr. Gregorek. He said he was more excited that something was being done in the southwest corner of the downtown and that it brings attention to that area. He said it also fills in the void when coming into the downtown area from the west side. Mr. Reyes said he thought it would be an iconic piece of architecture, at least at this point. He said he wanted to make a comment on affordable housing and he thinks it's a good thing and the people of Ontario need it. He stated he believes the architecture and affordability will bring people to Ontario and thinks it's a positive thing all the way around. He thanked Mr. Smith for the project and looked forward to the development.

#### **PLANNING /HISTORIC PRESERVATION COMMISSION ACTION**

*Acting as the Planning/Historic Preservation Commission, it was moved by Gregorek, seconded by DeDiemar to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP17-017. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Delman, Downs and Gage. The motion was carried 4 to 0.*

*It was moved by Gregorek, seconded by Reyes, to adopt resolutions to approve the Tentative Parcel Map, File No., PMTT17-005 and Development Plan, File No., PDEV17-017 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Delman, Downs and Gage. The motion was carried 4 to 0.*

#### **HISTORIC PRESERVATION ITEMS**

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

Assistant Planner, Elly Antuna, presented the staff report. Ms. Antuna gave the location of the project, shared it was designated as Local Landmark No. 78 by City Council in May of 2004 and that a Mills Act Contract was recorded on the property in 2005 at the request of the applicant. She pointed out some of the architectural highlights and exterior changes which were made to the residence, some that did not receive Planning Department review or approval required under the Mills Act Contract. Ms. Antuna explained four original windows had been replaced with hung windows without Planning Department review and approval and to remedy the problem, staff shared alternative. The first to replace them with like in kind windows, although that would be costly. A second option was to “retrofit” the existing widows by installing “plant-on” grilles to replicate the original horizontal bands and grid pattern on the windows. The retrofit alternative, while possible, was not considered best practices as the “plant-on” grilles would not withstand the elements and would deteriorate rapidly. She stated that the applicant is now

proposing to replace the four windows with hung windows without the replicated grille. Ms. Antuna pointed out images of the windows being discussed. She stated staff would be able to review and approve at an administrative level, but because the grille is not being replicated, the Certificate of Appropriateness is being required to bring the project into compliance with the Mills Act Contract and the Ontario Development Code. She said the Historic Preservation Subcommittee reviewed and recommended approval at the May 9, 2017 meeting and that staff is recommending the Historic Preservation Commission approve File No. PHP17-008, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gregorek asked when the applicants changed the windows, they did not ask for review and approval.

Ms. Antuna stated that was correct.

Mr. Gregorek asked if the Contractor didn't know better or how it was spelled out in the Mills Act Contract. He asked if it was explicit.

Ms. Antuna stated the Mills Act Contract does reference the Development Code which does identify certain items need to be reviewed at the staff level, but all exterior alternations require Planning Department review and approval. Whether at a staff level or Planning Commission.

Mr. Gregorek asked for confirmation that the proposed windows will not have any pattern on them, they would just be hung windows.

Mr. Murphy stated that one of the biggest challenges they face as staff, is that changing out a window does not require a building permit, it is only if they are changing the size of a window that a permit would be required. So, a lot of contractors know that a permit is not required and they'll change out the window and go onto the next job.

Mr. Gregorek asked if there is a way to beef up the Mills Contract. He said he realizes that all windows can't be permitted and that every homeowner will not pull out the Development Code to become educated.

Mr. Murphy said it's an on-going process and they have tried to include information on the Mills Contract. He said as a reminder there were postcards created by Elly and Diane in the historic preservation division, to the historic districts, as an informational item and reminder that any alteration to the exterior require city review and approval. He said it may not require a permit, but there is a review process in place. He said it's constant with new property owners as they come on board.

Mr. Gregorek asked if there was more work on their Mills Act Contract that the applicant needs to fulfill.

Ms. Antuna stated yes they still have the driveway replacement.

Mr. Gregorek stated that since the applicant was not there, if staff could remind them because he felt staff was pretty gracious on what they had done. He said he hoped they

would not be there again with an issue over the driveway. He asked that staff share his and the Commissions concerns.

Ms. Antuna said she would.

Mr. Willoughby stated for the Commission and record that at the subcommittee hearing, where the applicant was present, the Commissioners made sure the applicants understood going forward that anything being done had to be checked with the Planning Department. He said they acknowledged that. He said they were put on notice and they acknowledged it.

Mr. Gregorek said that was good to hear, he knows that staff puts in a lot of time and City Council does as well.

### **PUBLIC TESTIMONY**

No one responded.

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

There was no Planning Commission deliberation.

### **PLANNING /HISTORIC PRESERVATION COMMISSION ACTION**

*Acting as the Historic Preservation Commission, it was moved by Gregorek, seconded by Reyes, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP17-008 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Delman, Downs and Gage. The motion was carried 4 to 0.*

### **MATTERS FROM THE PLANNING COMMISSION**

#### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** Special subcommittee Meeting on May 9, 2017

- *The subcommittee recommended approval for File No. PHP17-008, the Certificate of Appropriateness which came before the Commission tonight.*

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

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

#### **New Business**

- Mr. Gregorek wanted to congratulate Ms. DeDiemar who was named “Tiger of the Year” from Chaffey High School for 2017.
- Mr. Reyes stated he attended the 2017 California Preservation Conference hosted by CPF in Pasadena. He said he felt like he was back in school, but it was fun. He

stated he took a couple of sessions, one on fire, development and gentrification. He said the biggest thing that he learned was in the gentrification session. He stated that the folks who spoke were from different perspectives and how they were all dealing with it in their respected areas like downtown San Francisco, Boyle Heights, Little Tokyo and East Los Angeles. He said they all do it through different events and outreaches, but with passion by all. He said the other really cool class he attended was by a landscape architect who wrote a book on Ruth Shellhorn who was a landscape architect in the 1940s-50s who worked at Disneyland early on and also did a lot of the work at the original Bullocks and Buffum's. He shared that he didn't realize that these were the first retailers that included trees and landscapes in their parking lots. He said she was an innovator in that respect. He stated he remembered one of the early one's they discussed which was in Santa Ana where he grew up.

### **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

### **DIRECTOR'S REPORT**

Mr. Murphy stated that in addition to the Monthly Activity Report, he wanted to make the Commission aware earlier in the month he was able to attend the National American Planning Association Conference in New York City where Huerta del Valle, our Community Garden received a National Award for their Grass Roots effort. He stated they were one of twelve national recipients. He said it's pretty remarkable of where the idea started and where they are today.

### **ADJOURNMENT**

Gregorek motioned to adjourn, seconded by Reyes. The meeting was adjourned at 7:33 PM.

---

Secretary Pro Tempore

---

Chairman, Planning Commission



# PLANNING COMMISSION STAFF REPORT

June 27, 2017

**SUBJECT:** An Amendment to the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately one acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect the proposed amendments. The Grove Avenue Specific Plan is generally located on the east and west sides of Grove Avenue between Mission Boulevard to the north and the SR-60 Freeway to the south; **submitted by A&E Leasing, LLC. City Council action is required.**

**PROPERTY OWNER:** A&E Leasing, LLC

**RECOMMENDED ACTION:** That the Planning Commission recommend that the City Council adopt an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and recommend approval of File No. PSPA17-002, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of approximately one acre of land located at northeast corner of Grove Avenue and Philadelphia Street, within the Business Park Planning Area of the Grove Avenue Specific Plan, and is depicted in **Figure 1: Project Location**, below. The project site is currently vacant and gently slopes from north to south. The properties to the north and east of the project site are developed with an existing business park development and located within the Business Park Planning Areas of the Grove Avenue Specific Plan. The property to the south is developed with an existing Office Depot and located within the Commercial Planning Area of the Grove Avenue Specific Plan. The property to the west is developed with an



**Figure 1: Project Location**

Case Planner:	Henry K. Noh	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	N/A	N/A	
Submittal Date:	April 4, 2017	ZA			
Hearing Deadline:	N/A	PC	6/27/17		Recommend
		CC			Final



existing Arco gas station and is located within the Commercial Planning Area of the Grove Avenue Specific Plan.

### **PROJECT ANALYSIS:**

Background — The Grove Avenue Specific Plan was approved in 1993 and established the standards, regulations and design guidelines for the development of the site. The objectives of the Specific Plan are to:

- Provide opportunities for the establishment of airport-serving light industrial land uses, airport-related businesses and offices, and retail and support commercial development aimed at serving the needs of airport-bound visitors and nearby workers;
- Create a distinctive identity for Grove Avenue in recognition of its importance as the primary transportation link between the Pomona Freeway (SR-60) and the Ontario International Airport by specifying design standards, as well as landscape and streetscape treatments, for development within the Grove Avenue Corridor; and;
- Obtain the highest and best use of the properties within the Grove Avenue Specific Plan area by maximizing the opportunities to intensify the existing and proposed land uses without compromising Grove Avenue's function as the primary southern access to the Ontario International Airport via the Pomona Freeway.

The overall land use and site concept for the Grove Avenue Specific Plan is to emphasize the site's connection with the Ontario International Airport. The land and development site concept provides for commercial, office and business park uses to serve airport related customers within the area. With freeway access to SR-60 at Grove Avenue, convenient access to the site is provided for both employees and clients. The land use and development site concept plan envisioned in the Grove Avenue Specific Plan includes the following four planning area categories:

- Business Park;
- Airport Approach Overlay;
- Commercial; and
- Office/Commercial.

In 1998, the City approved a Development Plan for the project site that included the construction of nine industrial/warehouse buildings, two multi-tenant service commercial buildings and a future retail pad located at the northeast corner of Grove Avenue and Philadelphia Street. The industrial buildings and the multi-tenant service commercial buildings have since been constructed, but the approximate one acre Business Park zoned retail pad remains vacant.

**Specific Plan Amendment** — The Applicant, A&E Leasing, LLC, is proposing an amendment to Exhibit 7: Land Uses Plan of the Grove Avenue Specific Plan, to change the northeast corner of Grove Avenue and Philadelphia Street from Business Park to Commercial (**See Exhibit “A”: Grove Avenue Land Use Map**).

Located at the northeast corner of Grove Avenue and Philadelphia Street, the project site is located at an ideal location to take advantage of high traffic volumes along Grove Avenue and the 60 Freeway. In keeping with the current commercial development at the northwest, southwest and southeast corners of the Grove Avenue and Philadelphia Street intersection (Chipotle, Office Depot and Arco Gas Station), the project would add additional commercial and retail services that would support business operations along the Grove Avenue corridor, the needs of airport-bound visitors and all the new residential development south of the 60 Freeway and west of Grove Avenue along Philadelphia Street. The proposed zone change to Commercial would allow the site to develop and provide additional retail and commercial to the area.

Additionally, as clean up items, the City is amending the Commercial Land Use Table of the Grove Avenue Specific Plan Amendment as follows (**See Exhibit B: Revised Commercial Land Use Table**):

1. Restaurants without a Drive-Thru as a permitted use within the Commercial land use district;
2. Restaurants with a Drive-Thru as a conditionally permitted use within the Commercial land use district; and
3. Car Wash – Full Service and Self Service (excluding facilities ancillary to fueling stations) as a conditionally permitted use within the Commercial land use district, with the exception of the Commercial corners of Grove Avenue and Philadelphia Street and Grove Avenue and Francis Street where full and self-service car wash facilities will not be permitted.

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

[1] City Council Goals.

- Invest in the Growth and Evolution of the City’s Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario’s Commercial and Residential Neighborhoods

[2] Vision.

**Distinctive Development:**

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

[3] Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

[4] Policy Plan (General Plan)

**Community Economics Element:**

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.
  - CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.
  - CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.
  - CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
  - CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Community Design Element:**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.
  - CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.
  - CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.
  - CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

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

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

**ENVIRONMENTAL REVIEW:** The application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared in conjunction with File No. PGPA06-001 and adopted by City Council on January 27, 2010 was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are to be a condition of project approval and are incorporated herein by reference. The environmental documentation for this project is available for review at the Planning Department public counter.

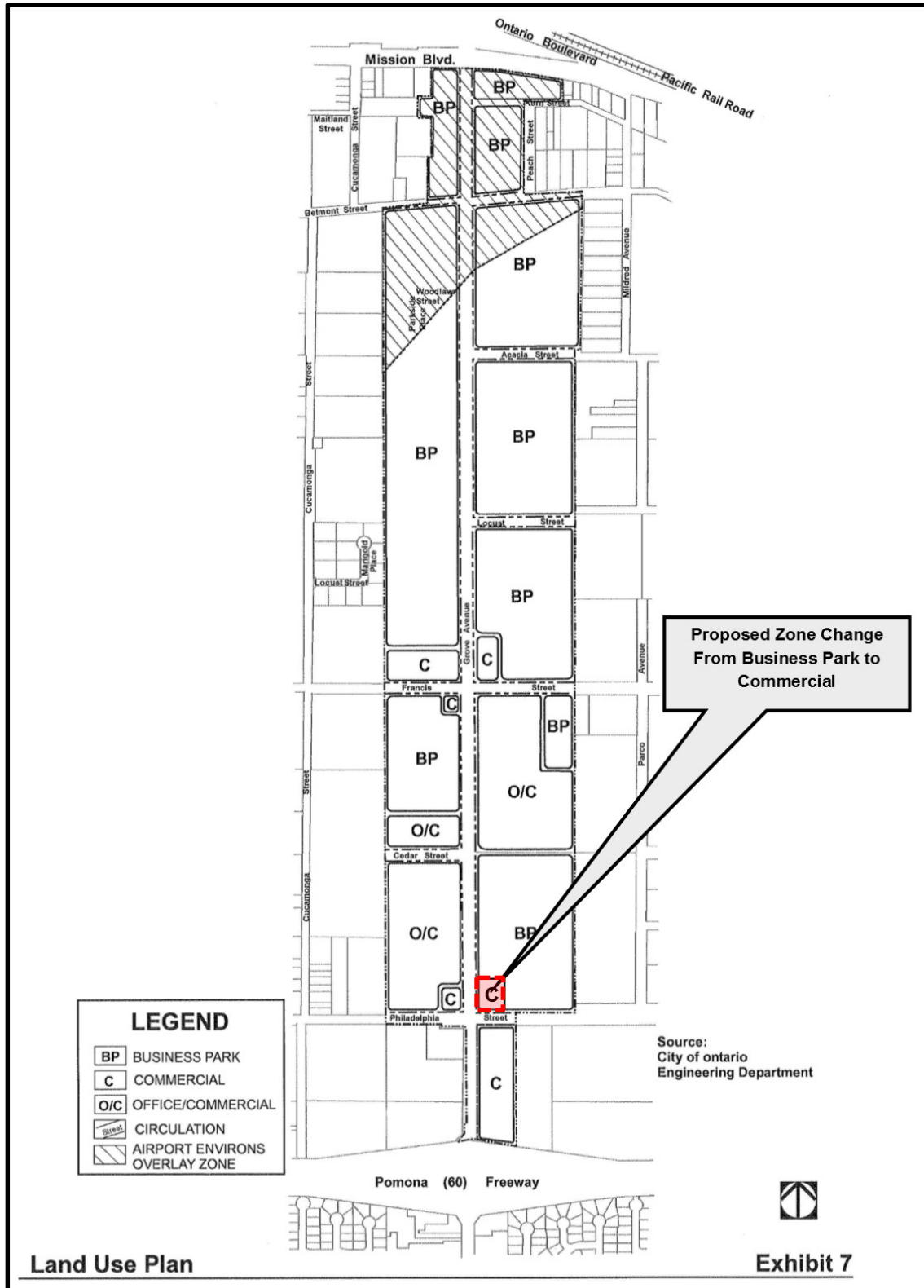
**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

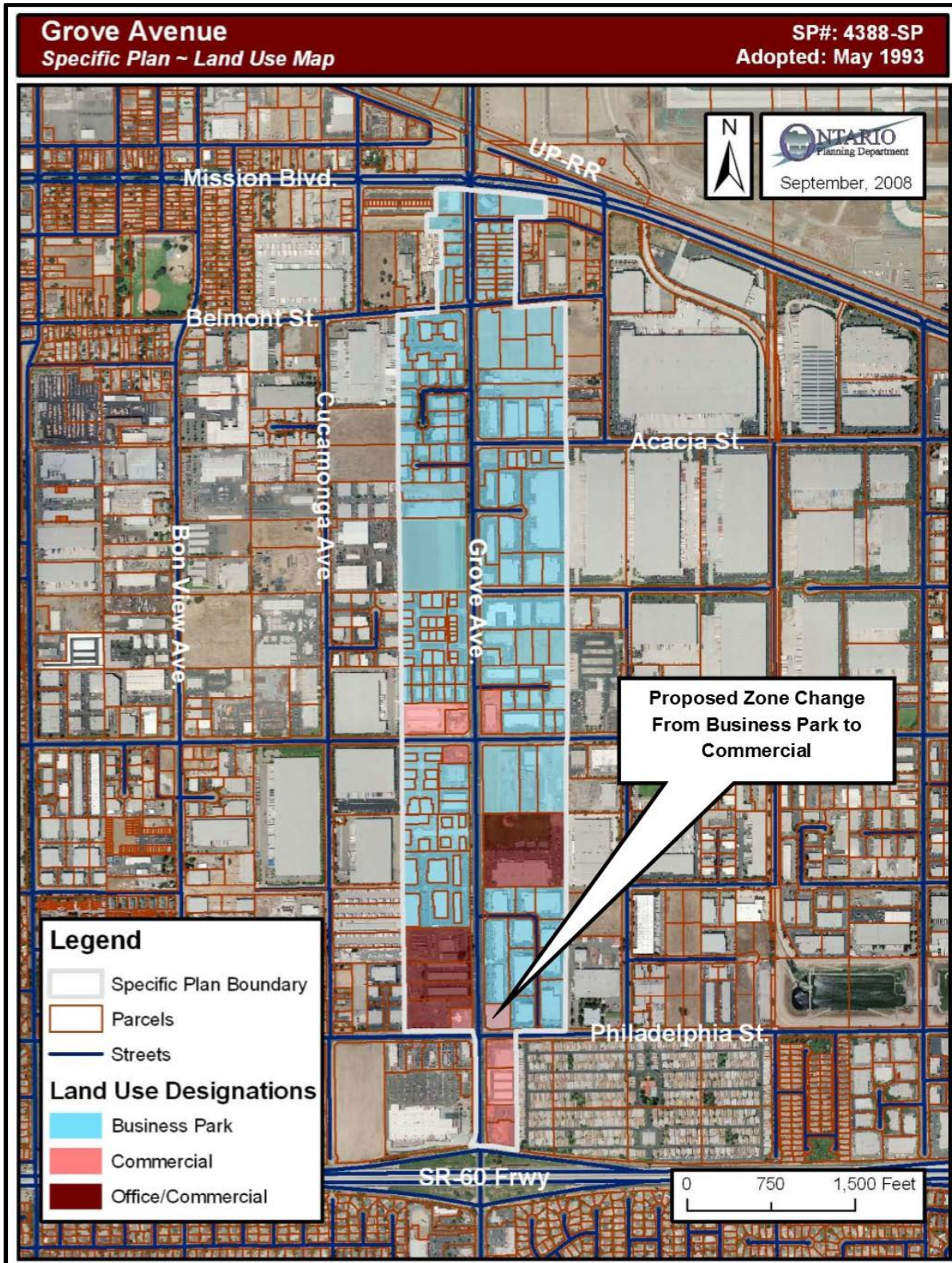
	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Business Park	Grove Avenue Specific Plan	Business Park
<i>North</i>	Multi-Tenant Service Commercial	Business Park	Grove Avenue Specific Plan	Business Park
<i>South</i>	Retail	General Commercial	Grove Avenue Specific Plan	Commercial
<i>East</i>	Industrial/Warehouse	Business Park	Grove Avenue Specific Plan	Business Park
<i>West</i>	Gas Station	Business Park	Grove Avenue Specific Plan	Commercial

**Exhibit "A": Grove Avenue Land Use Map**





**Exhibit "A": Grove Avenue Land Use Map – Aerial**



***Exhibit B: Revised Commercial Land Use Table***

**Commercial (C) District Regulations**

Purpose: This land use designation is intended for commercial sales and retail facilities which support business operations within the Grove Avenue Corridor and/or serve the needs of airport-bound visitors. Those commercial uses which can take advantage of high traffic volumes along Grove Avenue will be permitted in the Commercial District.

Permitted Uses: The uses permitted in the Commercial (C) District shall include those uses listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Commercial Uses, including:
  - Apparel shops, shoe stores and shoe repair
  - Art and artists supply stores
  - Bakery
  - Barber shops and beauty shops
  - Blueprint and photocopy services; printing, publishing, lithography and engraving
  - Camera and photography shops and studios, photographic developing and printing
  - Catering services
  - Cleaning establishments and laundries
  - Department stores and variety stores
  - Drugstores and pharmacies
  - Electrical equipment sales and repair shops, electronic parts and equipment sales
  - Employment agencies
  - Financial institutions
  - Florists
  - Food stores, supermarkets, delicatessens, and specialty food stores, candy stores and confectioneries
  - Furniture stores
  - Hardware stores
  - Health studios and reducing salons
  - Household appliance sales and repair shops
  - Interior decorating shops



***Exhibit B: Revised Commercial Land Use Table Cont'd***

- Laboratories
- Locksmiths
- Mail order and catalog sales offices
- Medical, dental and optical offices, clinics and laboratories, optician and optometric stores
- Messenger services
- Musical instrument repair shops, music stores
- Office and business machine stores, typewriter sales and service establishments
- Picture framing shops
- Realtors and real estate offices
- Deli/Sandwich shops
- Scientific instrument shops
- Secretarial services
- Shoe stores
- Specialty stores, including antique shops, art and artists supply stores, bicycle shops, bookstores, china and glassware shops, gift shops and greeting card shops, hobby shops, jewelry stores, pet and bird stores, stamp and coin shops, stationery stores, and toy stores
- Sporting goods stores
- Travel agencies and bureaus
- Watch and clock repair shops
- **Restaurants (with no Drive-Thru)**

Uses Subject to a Conditional Use Permit: It is recognized that certain uses, while having certain characteristics that are similar to those of the "Permitted Uses" above, have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses are listed below and may be permitted in the Commercial District, subject to the approval of a Conditional Use Permit.

- Animal hospitals
- Arts and crafts schools and colleges
- Auction rooms
- Automotive rental agencies
- Business colleges and professional schools

**Exhibit B: Revised Commercial Land Use Table Cont'd**

- Financial institutions (without drive-in teller facilities)
- Glass replacement and repair shops
- Music and dance studios
- Radio and television broadcasting studios
- Restaurants **with Drive-Thru**
- Service stations with mini-markets
- Tailor schools
- Trade schools
- Veterinarians' offices and small animal hospitals
- **Car Washes—Full Service and Self Service (excludes facilities ancillary to fueling stations)<sup>1</sup>**

Prohibited Uses: The following uses are prohibited in the Commercial District.

- Adult businesses
- Agricultural uses
- Amusement enterprises, such as fairs, merry-go-rounds, ferris wheels, and similar uses operated on a temporary basis
- Automobile dismantling, and junk, rag, metal salvage
- Automobile service centers
- Cocktail lounges
- Contractors storage yard
- Outdoor storage (excluding outdoor storage areas that are associated with permitted and/or conditionally permitted uses)
- Recreational vehicle parks
- Residential uses
- Second hand stores and thrift shops
- Tattoo parlors
- Wholesale business establishments
- Sandblasting establishments

Other Uses: All other uses not listed as Permitted or Conditional Use are prohibited unless a finding is made by the Planning Commission that the use is similar to, and not more objectionable than that is permitted or conditionally permitted in the Commercial District.

<sup>1</sup> **Car Washes—Full Service and Self Service are not permitted on the Commercial zoned corners at Grove Avenue and Philadelphia and Grove Avenue and Francis Street.**

---

### ***Exhibit C: Revised Infrastructure Plan Section***

Airport Drive, which would accommodate three lanes in each direction plus a median turn lane. It is estimated that this project will be completed in four to six years.

The Circulation Plan for the Grove Avenue Specific Plan is shown in **Exhibit 12**. In addition to the improvements discussed above, roadway improvements will be required for several additional roadways, including improvements to Grove Avenue north of Belmont Street. The proposed General Plan designates two Class III bikeways to be constructed within the Grove Avenue Specific Plan area. Class III bikeways are designated by signs or surface marking and shared by motorists and pedestrians. The planned bikeways, shown on **Exhibit 12**, run along Mission Boulevard and Philadelphia Street, and are to be installed by the City of Ontario.

#### **Transportation Demand Management Programs**

Transportation Demand (TDM) programs, required by the South Coast Air Quality Management District's Regulation XV, should reduce traffic volumes within the project vicinity. Proposed developments along Grove Avenue will participate in TDM programs designed to implement Regulation XV and other air quality mandates.

#### **INFRASTRUCTURE PLAN**

**Note: For all facilities including, but not limited to street, water recycled water and sewer, development plans shall refer to the current Master Plans for proposed improvements.**

#### **Water Concept Plan**

Ontario is served by its City Water Department, with most of its water provided by the Chino Basin Municipal Water District (CBMWD). The CBMWD is the court-designated Watermaster for the Chino Basin and is responsible for maintaining the quantity of groundwater underlying Ontario and much of western San Bernardino County. (Groundwater quality is the responsibility of the Santa Ana Regional Water Quality Control Board).

The basin has an estimated storage capacity of 13 million acre-feet. The legally designated annual safe yield from the Chino Groundwater Basin is 140,000 acre feet, which is the amount of groundwater that can be pumped from the basin while maintaining safe levels. This is not enough water to completely supply the growing population of Ontario and the surrounding area. Supplementary water is imported to make up the shortfall.

The Concept Water Plan for the Grove Avenue Specific Plan is shown on **Exhibit 13**. The Specific Plan area is within the Fourth Street water system except for the northwest corner. The area fronting on the west side of Grove Avenue between Mission Boulevard and Belmont Street is in the Eighth Street system. The Fourth Street system is basically a grid distribution system with a twelve-inch water main in Grove Avenue and twelve-inch water mains in Francis and Philadelphia Streets. To complete the grid water system, an eight-inch water line is proposed



# California Environmental Quality Act Environmental Checklist Form

City of Ontario  
Planning Department  
303 East "B" Street  
Ontario, California  
Phone: (909) 395-2036  
Fax: (909) 395-2420



**Project Title/File No.:** Grove Avenue Specific Plan Amendment (File No. PSPA17-002)

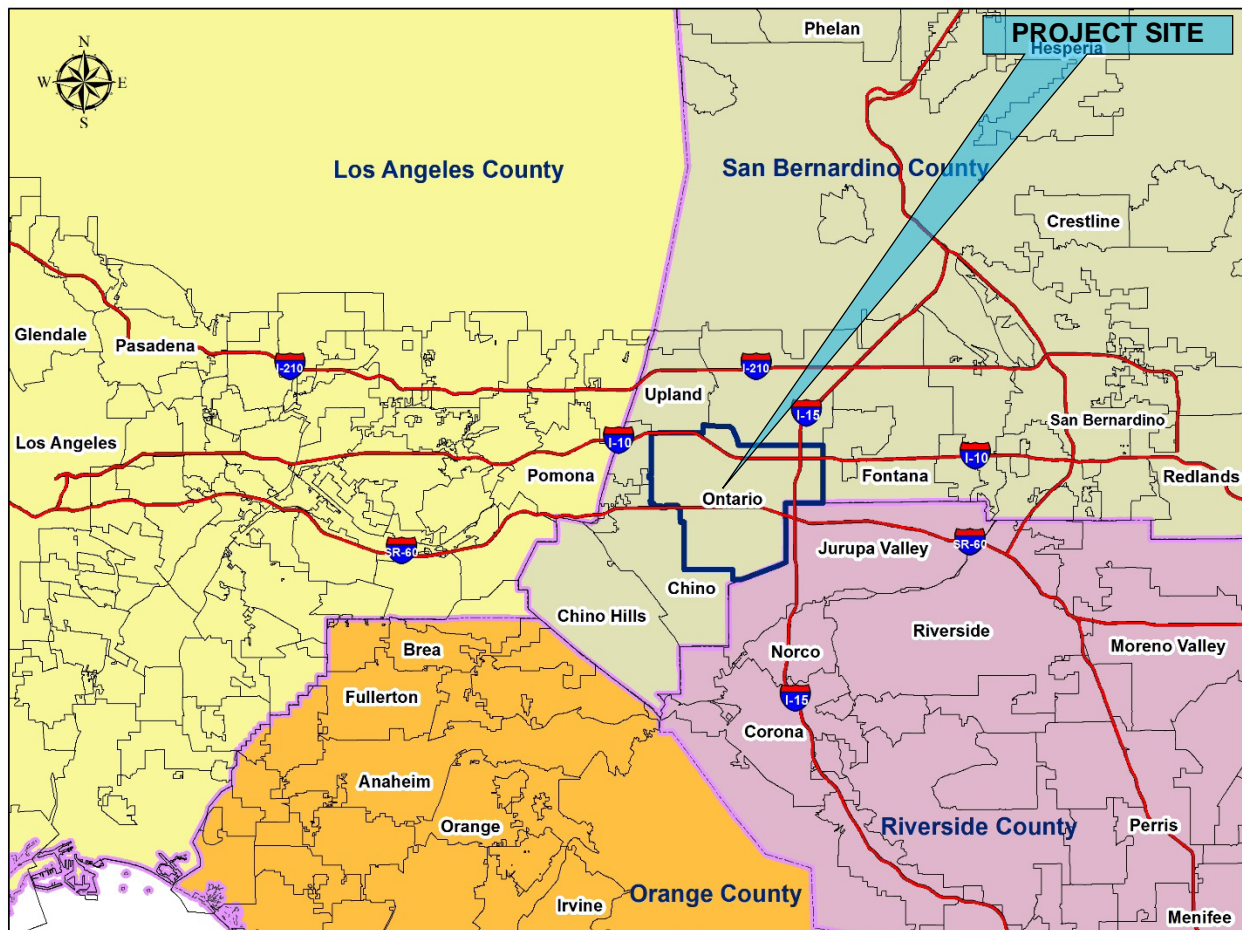
**Lead Agency:** City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

**Contact Person:** Henry K. Noh, 909-395-2429

**Project Sponsor** A&E Leasing, LLC, 21671 Gateway Center, Ste. 200, Diamond Bar, CA 91765

**Project Location:** The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 and 2, below, the project site is located at the northeast corner of Grove Avenue and Philadelphia Street.

**Figure 1—REGIONAL LOCATION MAP**



**Figure 2—VICINITY MAP**





**General Plan Designation:** Business Park (0.60 FAR)

**Zoning:** Grove Avenue Specific Plan – Business Park

**Description of Project:** An Amendment to the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately 1-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect the proposed amendments. The Grove Avenue Specific Plan is generally located on the east and west sides of Grove Avenue and between Mission Boulevard to the north and the I-60 Freeway to the south.

**Project Setting:** The project site is currently vacant and gently slopes from north to south and is surrounded by developed urban uses.

**Surrounding Land Uses:**

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	Grove Avenue Specific Plan – Business Park	Multi-Tenant Service Commercial
▪ South—	Grove Avenue Specific Plan - Commercial	Retail
▪ East—	Grove Avenue Specific Plan – Business Park	Industrial/Warehouse
▪ West—	Grove Avenue Specific Plan - Commercial	Gas Station

**Other public agencies whose approval is required** (e.g., permits, financing approval or participation agreement): (Insert description)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION (To be completed by the Lead Agency):**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier Certified The Ontario Plan (TOP) Environmental Impact Report (EIR) pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier Certified EIR, including revisions or mitigation measures that are imposed upon the proposed project, the analysis from the Certified TOP EIR was used as a basis for this Addendum, nothing further is required.



Signature

Henry K. Noh, Senior Planner  
Printed Name and Title

June 6, 2017

Date

City of Ontario Planning Department  
For

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

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

and state whether such effects were addressed by mitigation measures based on the earlier analysis.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) <b>AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) <b>AGRICULTURE AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5) CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6) GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18.1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7) GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>8) HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9) HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff during construction and/or post-construction activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) <b>LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11) <b>MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12) <b>NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13) POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14) PUBLIC SERVICES.</b> Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>15) RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16) TRANSPORTATION/TRAFFIC.</b> Would the project:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17) UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>18) MANDATORY FINDINGS OF SIGNIFICANCE</b>				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**EXPLANATION OF ISSUES**

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

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

Discussion of Effects: The Policy Plan (General Plan) does not identify scenic vistas within the City. However, the Policy Plan (Policy CD1-5) requires all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountain. The project site is located along Grove Avenue which is a major north-south street as identified in the Functional Roadway Classification Plan (Figure M-2) of the Mobility Element within the Policy Plan. Any future development would be required to meet the development standards of the specific plan, which would limit impacts related to obstructing views of the San Gabriel Mountains for properties located south of the project site. Therefore, no adverse impacts are anticipated in relation to the project.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project would not degrade the existing visual character or quality of the

site or its surroundings. The proposed project will substantially improve the visual quality of the area through development of the site with a commercial development, which will be consistent with the design standards of the Grove Avenue Specific Plan and the policies of the Community Design Element of the Policy Plan (General Plan), as well as with the existing and future development in the surrounding area. Therefore, no adverse impacts are anticipated in relation to the project.

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Discussion of Effects: The site is presently vacant and does not contain any agricultural uses. Further, the site is identified as urban and built-up land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is not zoned for agricultural use. The project site is zoned Grove Avenue Specific Plan – Business Park. The proposed project will be required to be consistent with the development standards and allowed land uses of the zone. Furthermore, there is no Williamson Act contract in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

Mitigation: None required.

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

Discussion of Effects: The project is zoned Grove Avenue Specific Plan – Business Park. The proposed project is consistent with the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and the development standards and allowed land uses of the Grove Avenue Specific Plan zone. Therefore, no adverse impacts are anticipated.

Mitigation: None required.



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

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

Mitigation: None required.

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

Discussion of Effects: The project site is currently zoned Grove Avenue Specific Plan – Business Park and is not designated as Farmland. The project site is currently vacant and there are no agricultural uses occurring onsite. As a result, to the extent that the project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agricultural use.

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

Mitigation Required: None required.

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

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

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

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

Mitigation: None required.

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

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

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

- i) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be

investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.

- ii) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
  - (1) Scheduling receipt of construction materials to non-peak travel periods.
  - (2) Routing construction traffic through areas of least impact sensitivity.
  - (3) Limiting lane closures and detours to off-peak travel periods.
  - (4) Providing rideshare incentives for contractor and subcontractor personnel.
- iii) After clearing, grading or earth moving:
  - (1) Seed and water until plant cover is established;
  - (2) Spread soil binders;
  - (3) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
  - (4) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
- iv) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?**

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

Mitigation: None required.

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

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

The project will not expose sensitive receptors to any increase in pollutant concentrations because there are no sensitive receptors located within close proximity of the project site. Further, there is limited potential for sensitive receptors to be located within close proximity of the site because the project site will be zoned Grove Avenue Specific Plan – Business Park at the time of project approval. The types of uses that would potentially impact sensitive receptors would not be supported on the property pursuant to the Land Use Element (Figure LU-6) of the Policy Plan (General Plan) and zoning designations on the property. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The uses proposed on the subject site, as well as those permitted within the

Grove Avenue Specific Plan – Business Park zoning district, do not create objectionable odors. Further, the project shall comply with the policies of the Ontario Municipal Code and the Policy Plan (General Plan). Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects:

The project site is vacant and does not contain any buildings, structures, or objects. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The proposed project is in an area that has been previously disturbed by development. No known Tribal Cultural Resources exist within the project area.

Mitigation: None required.

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

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

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

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

Mitigation: None required.

ii) **Strong seismic ground shaking?**

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Land Use Plan (Figure LU-6) of the Policy Plan (General Plan) FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will be in compliance with the California Building Code, the Ontario Municipal Code, The Ontario Plan and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

iv) **Landslides?**

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

Mitigation: None required.

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

Discussion of Effects: The project will not result in significant soil erosion or loss of topsoil because of the previously disturbed and developed nature of the project site and the limited size and scope of the project. Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. However, compliance with the California Building Code and review of grading plans by the City Engineer will ensure no significant

impacts will occur. In addition, the City requires an erosion/dust control plan for projects located within this area. Implementation of a NPDES program, the Environmental Resource Element of the Policy Plan (General Plan) strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: The following mitigation measures shall be implemented:

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects: The impact of buildout of The Ontario Plan on the environment due to the emission of greenhouse gases ("GHGs") was analyzed in the Environmental Impact Report ("EIR")

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

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

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

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

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

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

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

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

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

While Public Resources Code section 21083.3 requires that relevant mitigation measures from a General Plan EIR be imposed on a project that is invoking that section's limited exemption from CEQA, these mitigation measures impose obligations on the City, not applicants, and hence are not directly relevant. However, the mitigation proposed below carries out, on a project-level, the intent of The Ontario Plan's mitigation on this subject.

Mitigation Required: The following mitigation measures shall be required:

- i) The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project:
  - ii) Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant, low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects;
  - iii) Require all new landscaping irrigation systems installed to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors;
  - iv) Reduce heat gain from pavement and other similar hardscaping;
- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Discussion of Effects: The proposed project is consistent with The Ontario Plan Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, state and federal regulations. In addition, the proposed project is consistent with the policies outlined in Section 5.6.4 of the Environmental Impact Report for The Ontario Plan, which aims to reduce the City's contribution of

greenhouse gas emissions at build-out by fifteen (15%), because the project is upholding the applicable City's adopted mitigation measures as represented in 6-1 through 6-6. Therefore, the proposed project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

Mitigation Required: None required.

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

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

Discussion of Effects: The project is not anticipated to involve the transport, use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated. However, in the unlikely event of an accident, implementation of the strategies included in The Ontario Plan will decrease the potential for health and safety risks from hazardous materials to a less than significant impact.

Mitigation: None required.

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

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

Mitigation: None required

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: According to Land Use Element (Exhibit LU-06 Airport Environs) of the Policy Plan (General Plan), the proposed site is located within the airport land use plan. However, the project will not result in a safety hazard for people working or residing in the project area because it will not obstruct aircraft maneuvering because of the project's low elevation and the architectural style of the project. Additionally, the Land Use Compatibility Guidelines for Noise Impacts (Table LU-08) shows the proposed use as normally accepted in the 60-65 CNEL. The proposed use will comply with standards for mitigating noise. Therefore, any impacts would be reduced to a less than significant level.

Mitigation: None required.



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

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

Mitigation: None required.

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

Discussion of Effects: The City's Safety Element, as contained within The Ontario Plan, includes policies and procedures to be administered in the event of a disaster. The Ontario Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from everyday and disaster emergencies. In addition, the project will comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the project is required to comply with all applicable City codes, any impacts would be reduced to a less than significant level.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: It is not anticipated that the project would alter the drainage pattern of the site or area, in a manner that would result in erosion, siltation or flooding on-or-off site nor will the proposed project increase the erosion of the subject site or surrounding areas. The existing drainage pattern of the project site will not be altered and it will have no significant impact on downstream hydrology. Stormwater generated by the project will be discharged in compliance with the statewide NPDES General Construction Activities Stormwater Permit and San Bernardino County MS4 permit requirements. With the full implementation of a Storm Water Pollution Prevention Plan developed in compliance with the General Construction Activities Permit requirements, the Best Management Practices included in the SWPPP, and a stormwater monitoring program would reduce any impacts to below a level of significance. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

of the policies in The Ontario Plan, any impacts associated with the project would be less than significant.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: According to the Safety Element in The Ontario Plan, the proposed site is located within the airport land use plan. However, the project is located outside of the 65CNEL noise contour. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

Discussion of Effects: The project site is currently undeveloped. Therefore, no impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project site is currently undeveloped. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

- i) **Fire protection?**

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

Mitigation: None required.

- ii) **Police protection?**

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

Mitigation: None required.

- iii) **Schools?**

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

Mitigation: None required.

iv) **Parks?**

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

Mitigation: None required.

v) **Other public facilities?**

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects:

The project proposes to amend the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately 1-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect the proposed amendments. The proposed land use change is located at the northeast corner of Grove Avenue and Philadelphia Street. Per the Grove Avenue Specific Plan, the maximum Floor Area Ratio (FAR) for a Business Park designated area is 0.35 FAR (total of 16,466 SF) and a Commercial designated area is 0.30 FAR (total of 14,114 SF).

Staff analyzed the existing and proposed land use buildout trip generation scenarios to determine if the proposed amendment would have a significant traffic impact. The trip generation analyses relied upon the *Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Engineers (ITE) 2012* to determine the number of trips generated from the project site during a Weekday per 1,000 Square Feet of Gross Floor Area. Additionally, Staff reviewed the Weekday PM Peak Hour per 1,000 Square Feet of Gross Floor Area to verify if the trip generation at the intersection of Grove Avenue and Philadelphia Street is above the 50 additional peak hour trip threshold.

The proposed amendment would slightly increase the potential average Weekday number of trips generated by a Business Park (1,000 SF GFA: 12.44 Average Rate for a Weekday) versus a

Shopping Center (1,000 SF GFA: 42.70 Average Rate for a Weekday) that equates to approximately 30 average total additional weekday trips per 1,000 Square Feet of Gross Floor Area. In addition, the proposed amendment would slightly increase the potential average number of Weekday PM Peak Hour trips generated by a Business Park (1,000 SF GFA: 1.26 Average Rate for a Weekday PM Peak Hour) versus a Shopping Center (1,000 SF GFA: 3.71 Average Rate for a Weekday PM Peak Hour) that equates to approximately 31 total additional Weekday PM Peak Hour trips. The analyses concluded that the proposed Grove Avenue Specific Plan Amendment would result in approximately 400 additional trips during a Weekday and increase the Weekday PM Peak Hour Trips by 31 (**Exhibit A – Land Use Traffic Analysis**).

Therefore, the analysis concluded that the implementation of the Specific Plan Amendment would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system. Therefore, the proposed amendment would result in a slightly greater impact than what was previously analyzed in the adopted TOP FEIR traffic study. Additionally, the project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to increase significantly. Therefore, the project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Less than significant impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project proposes to amend the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately 1-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect the proposed amendments. The proposed land use change is located at the northeast corner of Grove Avenue and Philadelphia Street. Per the Grove Avenue Specific Plan, the maximum Floor Area Ratio (FAR) for a Business Park designated area is 0.35 FAR (total of 16,466 SF) and a Commercial designated area is 0.30 FAR (total of 14,114 SF).

Staff analyzed the existing and proposed land use buildout trip generation scenarios to determine if the proposed amendment would have a significant traffic impact. The trip generation analyses relied upon the *Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Engineers (ITE) 2012* to determine the number of trips generated from the project site during a Weekday per 1,000 Square Feet of Gross Floor Area. Additionally, Staff reviewed the Weekday PM Peak Hour per 1,000 Square Feet of Gross Floor Area to verify if the trip generation at the intersection of Grove Avenue and Philadelphia Street is above the 50 additional peak hour trip threshold.

The proposed amendment would slightly increase the potential average Weekday number of trips generated by a Business Park (1,000 SF GFA: 12.44 Average Rate for a Weekday) versus a Shopping Center (1,000 SF GFA: 42.70 Average Rate for a Weekday) that equates to approximately 30 average total additional weekday trips per 1,000 Square Feet of Gross Floor Area. In addition, the proposed amendment would slightly increase the potential average number of Weekday PM Peak Hour trips generated by a Business Park (1,000 SF GFA: 1.26 Average Rate for a Weekday PM Peak Hour) versus a Shopping Center (1,000 SF GFA: 3.71 Average Rate for a Weekday PM Peak Hour) that equates to approximately 31 total additional Weekday PM Peak Hour trips. The analyses concluded that the proposed Grove Avenue Specific Plan Amendment would result in approximately 400 additional trips during a Weekday and increase the Weekday PM Peak Hour Trips by 31 (**Exhibit A – Land Use Traffic Analysis**).

Therefore, the proposed amendment would not result in a greater impact than what was previously analyzed in the adopted TOP FEIR traffic study. Additionally, the project is in an area that is mostly developed with all street improvements existing. The project will not conflict with an applicable congestion management program or negatively impact the level of service standards on adjacent arterials, as the amount of trips to be generated are minimal in comparison to existing capacity in

the congestion management program. Less than significant impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as it [either is outside of areas with FAA-imposed height restrictions, or is under such height restrictions. No impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

Mitigation: None required.

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

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



Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

## 18) MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project proposes to amend the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately 1-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect the proposed amendments. The proposed land use change is located at the northeast corner of Grove Avenue and Philadelphia Street. Per the Grove Avenue Specific Plan, the maximum Floor Area Ratio (FAR) for a Business Park designated area is 0.35 FAR (total of 16,466 SF) and a Commercial designated area is 0.30 FAR (total of 14,114 SF).

Staff analyzed the existing and proposed land use buildout trip generation scenarios to determine if the proposed amendment would have a significant traffic impact. The trip generation analyses relied upon the *Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Engineers (ITE) 2012* to determine the number of trips generated from the project site during a Weekday per 1,000 Square Feet of Gross Floor Area. Additionally, Staff reviewed the Weekday PM Peak Hour per 1,000 Square Feet of Gross Floor Area to verify if the trip generation at the intersection of Grove Avenue and Philadelphia Street is above the 50 additional peak hour trip threshold.

The proposed amendment would slightly increase the potential average Weekday number of trips generated by a Business Park (1,000 SF GFA: 12.44 Average Rate for a Weekday) versus a Shopping Center (1,000 SF GFA: 42.70 Average Rate for a Weekday) that equates to approximately 30 average total additional weekday trips per 1,000 Square Feet of Gross Floor Area. In addition, the proposed amendment would slightly increase the potential average number of Weekday PM Peak Hour trips generated by a Business Park (1,000 SF GFA: 1.26 Average Rate for a Weekday PM Peak Hour) versus a Shopping Center (1,000 SF GFA: 3.71 Average Rate for a Weekday PM Peak Hour) that equates to approximately 31 total additional Weekday PM Peak Hour trips. The analyses concluded that the proposed Grove Avenue Specific Plan Amendment would result in approximately 400 additional trips during a Weekday and increase the Weekday PM Peak Hour Trips by 31 (**Exhibit A – Land Use Traffic Analysis**).

Therefore, the analysis concluded that the implementation of the Specific Plan Amendment would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system. Therefore, the proposed amendment would result in a slightly greater impact than what was previously analyzed in the adopted TOP FEIR traffic study. Additionally, the project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to increase significantly. Therefore, the project does not have impacts that are cumulatively considerable.

Mitigation: None required.

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

Discussion of Effects: The project proposes to amend the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately 1-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect the proposed amendments. The proposed land use change is located at the northeast corner of Grove Avenue and Philadelphia Street. Per the Grove Avenue Specific Plan, the maximum Floor Area Ratio (FAR) for a Business Park designated area is 0.35 FAR (total of 16,466 SF) and a Commercial designated area is 0.30 FAR (total of 14,114 SF).

Staff analyzed the existing and proposed land use buildout trip generation scenarios to determine

if the proposed amendment would have a significant traffic impact. The trip generation analyses relied upon the *Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Engineers (ITE) 2012* to determine the number of trips generated from the project site during a Weekday per 1,000 Square Feet of Gross Floor Area. Additionally, Staff reviewed the Weekday PM Peak Hour per 1,000 Square Feet of Gross Floor Area to verify if the trip generation at the intersection of Grove Avenue and Philadelphia Street is above the 50 additional peak hour trip threshold.

The proposed amendment would slightly increase the potential average Weekday number of trips generated by a Business Park (1,000 SF GFA: 12.44 Average Rate for a Weekday) versus a Shopping Center (1,000 SF GFA: 42.70 Average Rate for a Weekday) that equates to approximately 30 average total additional weekday trips per 1,000 Square Feet of Gross Floor Area. In addition, the proposed amendment would slightly increase the potential average number of Weekday PM Peak Hour trips generated by a Business Park (1,000 SF GFA: 1.26 Average Rate for a Weekday PM Peak Hour) versus a Shopping Center (1,000 SF GFA: 3.71 Average Rate for a Weekday PM Peak Hour) that equates to approximately 31 total additional Weekday PM Peak Hour trips. The analyses concluded that the proposed Grove Avenue Specific Plan Amendment would result in approximately 400 additional trips during a Weekday and increase the Weekday PM Peak Hour Trips by 31 (**Exhibit A – Land Use Traffic Analysis**).

Therefore, the analysis concluded that the implementation of the Specific Plan Amendment would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system. Therefore, the proposed amendment would result in a slightly greater impact than what was previously analyzed in the adopted TOP FEIR traffic study. Additionally, the project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to increase significantly. Therefore, the project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: None required.

## EARLIER ANALYZES

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

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
  - a) The Ontario Plan Final EIR
  - b) The Ontario Plan
  - c) City of Ontario Zoning
  - d) Grove Avenue Specific Plan
  - e) Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Engineers (ITE) 2012

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

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

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

## MITIGATION MEASURES

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

- 1) **Air Quality**—The following fugitive dust mitigation measures shall be required:
  - a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
  - b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
    - i) Scheduling receipt of construction materials to non-peak travel periods.
    - ii) Routing construction traffic through areas of least impact sensitivity.
    - iii) Limiting lane closures and detours to off-peak travel periods.
    - iv) Providing rideshare incentives for contractor and subcontractor personnel.
  - c) After clearing, grading or earth moving:
    - i) Seed and water until plant cover is established;
    - ii) Spread soil binders;
    - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
    - iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
  - d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- 2) **Geology and Soils**—The following mitigation measures shall be implemented:
  - a) Prior to issuance of grading permits, the applicant shall submit an erosion control plan to reduce wind erosion impacts.
  - b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.
  - c) After clearing, grading, or earth moving:
    - i) Seed and water until plant cover is established;
    - ii) Spread soil binders;
    - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
- 3) Sweep streets if silt is carried to adjacent public thoroughfares.
  - a) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.
- 4) **Greenhouse Gas Emissions**—The following mitigation measures shall be implemented:
  - a) The City has reviewed the emission reduction measures and concepts in The Ontario Plan EIR's MM 6-2 and 6-3, and has determined that the following actions apply and shall be undertaken by the applicant in connection with the project:
    - i) Evaluate existing landscaping and options to convert reflective and impervious surfaces to landscaping, and install or replace vegetation with drought-tolerant , low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects;
    - ii) Require all new landscaping irrigation systems installed to be automated, high-efficient

irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors;

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

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Project File No.:** PSPA17-002

**Project Sponsor:** A&E Leasing, LLC, 21671 Gateway Center, Ste. 200, Diamond Bar, CA 91765

**Lead Agency/Contact Person:** Henry K. Noh, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>1) AIR QUALITY</b>						
<b>a)</b> Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>b)</b> Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures: <ul style="list-style-type: none"> <li><b>i)</b> Scheduling receipt of construction materials to non-peak travel periods.</li> <li><b>ii)</b> Routing construction traffic through areas of least impact sensitivity.</li> <li><b>iii)</b> Limiting lane closures and detours to off-peak travel periods.</li> <li><b>iv)</b> Providing rideshare incentives for contractor and subcontractor personnel.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>c)</b> After clearing, grading or earth moving: <ul style="list-style-type: none"> <li><b>i)</b> Seed and water until plant cover is established.</li> <li><b>ii)</b> Spread soil binders.</li> <li><b>iii)</b> Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind.</li> <li><b>iv)</b> Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>d)</b> Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold

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



**Exhibit A – Land Use Traffic Analysis**  
Project Traffic Generation Forecast Comparison

Weekday Average Rate

Land Use Factors	Average Trip Generation Factors Rate	Maximum SF	+/- Total Trips Generated
770: Business Park	12.44/1,000 SF	16,466 SF	-205 trips
820: Shopping Center	42.70/1,000 SF	14,114 SF	603 trips
<b>Net Project Trip Generation Forecast</b>			<b>+398 trips</b>

Weekday PM Peak Hour Average Rate

Land Use Factors	Average Trip Generation Factors Rate	Maximum SF	+/- Total Trips Generated
770: Business Park	1.26/1,000 SF	16,466 SF	-21 trips
820: Shopping Center	3.71/1,000 SF	14,114 SF	52 trips
<b>Net Project Trip Generation Forecast</b>			<b>+31 trips</b>

**Notes:**

- 1) *The Grove Avenue SP assumed a 0.35 FAR for Business Park Land Use.*
- 2) *The Grove Avenue SP assumed a 0.30 FAR for Commercial Land Use.*
- 3) *The proposed project would result in a slight increase of 398 additional trips during the Weekday and a slight increase of 31 additional trip during Weekday PM Peak Hours for the project area.*
- 4) *Source: Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Engineers (ITE) 2012*

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO RECOMMENDING CITY COUNCIL APPROVAL OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO PSPA17-002.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study, and approved for attachment to the certified Environmental Impact Report, an addendum to The Ontario Plan Environmental Impact Report for File No. PSPA17-002 (hereinafter referred to as "Initial Study/Environmental Impact Report Addendum"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, File No. PSPA17-002 analyzed under the Initial Study/Environmental Impact Report Addendum, consists of an Amendment to the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately one acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect the proposed amendments; and

WHEREAS, the Grove Avenue Specific Plan is generally located on the east and west sides of Grove Avenue between Mission Boulevard to the north and the SR-60 Freeway to the south, in the City of Ontario, California (hereinafter referred to as the "Project"); and

WHEREAS, the Initial Study/Addendum to The Ontario Plan Environmental Impact Report concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, The Ontario Plan Environmental Impact Report (SCH No. 2008101140) was certified on January 27, 2010, in which development and use of the Project site was discussed; and

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

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

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

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

WHEREAS, the Initial Study/Environmental Impact Report Addendum for the Project are on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein; and

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

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

SECTION 1: *Environmental Determination and Findings.* As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Initial Study/Environmental Impact Report Addendum and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Initial Study/Environmental Impact Report Addendum and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

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

(2) The Initial Study/Environmental Impact Report Addendum prepared for the Project has been completed in compliance with CEQA and is consistent with State and local guidelines implementing CEQA; and

(3) The Initial Study/Environmental Impact Report Addendum represents the independent judgment and analysis of the City of Ontario, as lead agency for the Project.

The City Council designates the Planning Department, located at 303 East B Street, Ontario, CA 91764, as the custodian of documents and records of proceedings on which this decision is based.

**SECTION 2: *Additional Environmental Review Not Required.*** Based upon the Addendum and all related information presented to the Planning Commission, the Planning Commission finds that the preparation of a subsequent or supplemental EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

**SECTION 3: *Planning Commission Action.*** The Planning Commission does hereby find that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will constitute substantial changes to the certified EIR, and does hereby RECOMMENDS APPROVAL to the City Council of the Addendum to the certified TOP EIR.

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

SECTION 5. *Custodian of Records*. The Initial Study/Environmental Impact Report Addendum, and all other documents and materials that constitute the record of proceedings on which these findings have been based, are on file at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

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

-----

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert#] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PSPA17-002, AN AMENDMENT TO THE GROVE AVENUE SPECIFIC PLAN (FILE NO. PSPA17-002) TO: 1) CHANGE THE LAND USE DESIGNATION FROM BUSINESS PARK TO COMMERCIAL FOR APPROXIMATELY ONE ACRE OF LAND LOCATED AT THE NORTHEAST CORNER OF GROVE AVENUE AND PHILADELPHIA STREET; 2) AMEND THE COMMERCIAL DISTRICT PERMITTED AND CONDITIONALLY PERMITTED USES; AND 3) UPDATE ALL APPLICABLE SPECIFIC PLAN SECTIONS TO REFLECT THE PROPOSED AMENDMENTS. THE GROVE AVENUE SPECIFIC PLAN IS GENERALLY LOCATED ON THE EAST AND WEST SIDES OF GROVE AVENUE BETWEEN MISSION BOULEVARD TO THE NORTH AND THE I-60 FREEWAY TO THE SOUTH, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0113-641-13.

WHEREAS, A&E Leasing, LLC ("Applicant") has filed an Application for the approval of an Amendment to the Grove Avenue Specific Plan, File No. PSPA17-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to approximately one acre of land located at the northeast corner of Grove Avenue and Philadelphia Street, within the Business Park land use designation of the Grove Avenue Specific Plan, and is presently vacant; and

WHEREAS, the properties to the north and east of the project site are developed with an existing business park development and located within the Business Park Planning Areas of the Grove Avenue Specific Plan. The property to the south is developed with an existing Office Depot and located within the Commercial Planning Area of the Grove Avenue Specific Plan. The property to the west is developed with an existing Arco gas station and is located within the Commercial Planning Area of the Grove Avenue Specific Plan; and

WHEREAS, on May 18, 1993, the City Council certified an EIR and a related Mitigation Monitoring and Reporting Program in conjunction with the Grove Avenue Specific Plan (File No. 4388-SP); and

WHEREAS, on January 27, 2010, the City Council adopted The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and a related Mitigation Monitoring and Reporting Program in conjunction with File No. PGPA06-001; and

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

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

WHEREAS, as the first action on the Project, on June 27, 2017, the Planning Commission recommended City Council approval a resolution adopting an Addendum to the previous The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001.

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



c. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts.

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

e. The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

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

SECTION 2: Additional Environmental Review Not Required. Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) is not required for the Project, as the Project:

a. Does not constitute substantial changes to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) that will require major revisions to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

b. Does not constitute substantial changes with respect to the circumstances under which The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was prepared, that will require major revisions to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

c. Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was certified/adopted, that shows any of the following:

1. The project will have one or more significant effects not discussed in The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140); or

2. Significant effects previously examined will be substantially more severe than shown in The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140); or

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

4. Mitigation measures or alternatives considerably different from those analyzed in The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

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

SECTION 4: *Airport Land Use Compatibility Plan (ALUCP) Consistency.* As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 5: *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4 above, the Planning Commission hereby concludes as follows:

a. The proposed Specific Plan amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed amendment to the Grove Avenue Specific Plan will: 1) change the land use designation from Business Park to Commercial for approximately 1-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses; and 3) update all applicable specific plan sections to reflect

the proposed amendments. The proposed amendment is consistent with the following Policy Plan (General Plan) goals and policies. In order to take advantage opportunities or remove impediments to achieving our Vision, we need the ability to quickly respond to changing market needs. TOP Policy LU3-3 TOP *Land Use Flexibility*, encourages the consideration of uses not typically permitted within a land use category if doing so improves the livability, gathering places and activity nodes.

b. The proposed Specific Plan, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. With the proposed amendments to the Grove Avenue Specific Plan, the proposed land use will be in conformance with The Ontario Plan (TOP) Policy Plan Land Use Plan and will comply with the Policy Plan goals and policies applicable to the Specific Plan. The proposed amendment to the Grove Avenue Specific Plan will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City because it will provide additional commercial uses to the surrounding area.

c. In the case of an application affecting specific property(ies), the proposed Specific Plan, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses. The project site is located in an area that will be developed with commercial uses that will be complimentary and harmonious to the surrounding area. Furthermore, the project site will provide additional commercial opportunities to the surrounding area.

d. In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development. The proposed amendment to the Grove Avenue Specific Plan will: 1) Provide additional commercial uses to the northeast corner of Grove Avenue and Philadelphia Street; 2) Allow restaurants without a Drive-Thru as a permitted use within the Commercial land use district; 3) Conditionally permit restaurants with a Drive-Thru within the Commercial land use district; and 4) Prohibit Car Wash – Full Service and Self Service (excluding facilities ancillary to fueling stations) uses within the Commercial zoned corners of Grove Avenue and Philadelphia Street and Grove Avenue and Francis Street. With the approval of the proposed amendment, the proposed project area will be developed with adequate lot size, access and utilities to serve the project.

**SECTION 6: *Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS APPROVAL to the City Council of the Amendment to the Grove Avenue Specific Plan (File No. PSPA17-002) herein described Application, subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

SECTION 7: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

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

SECTION 9: Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

-----

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert#] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

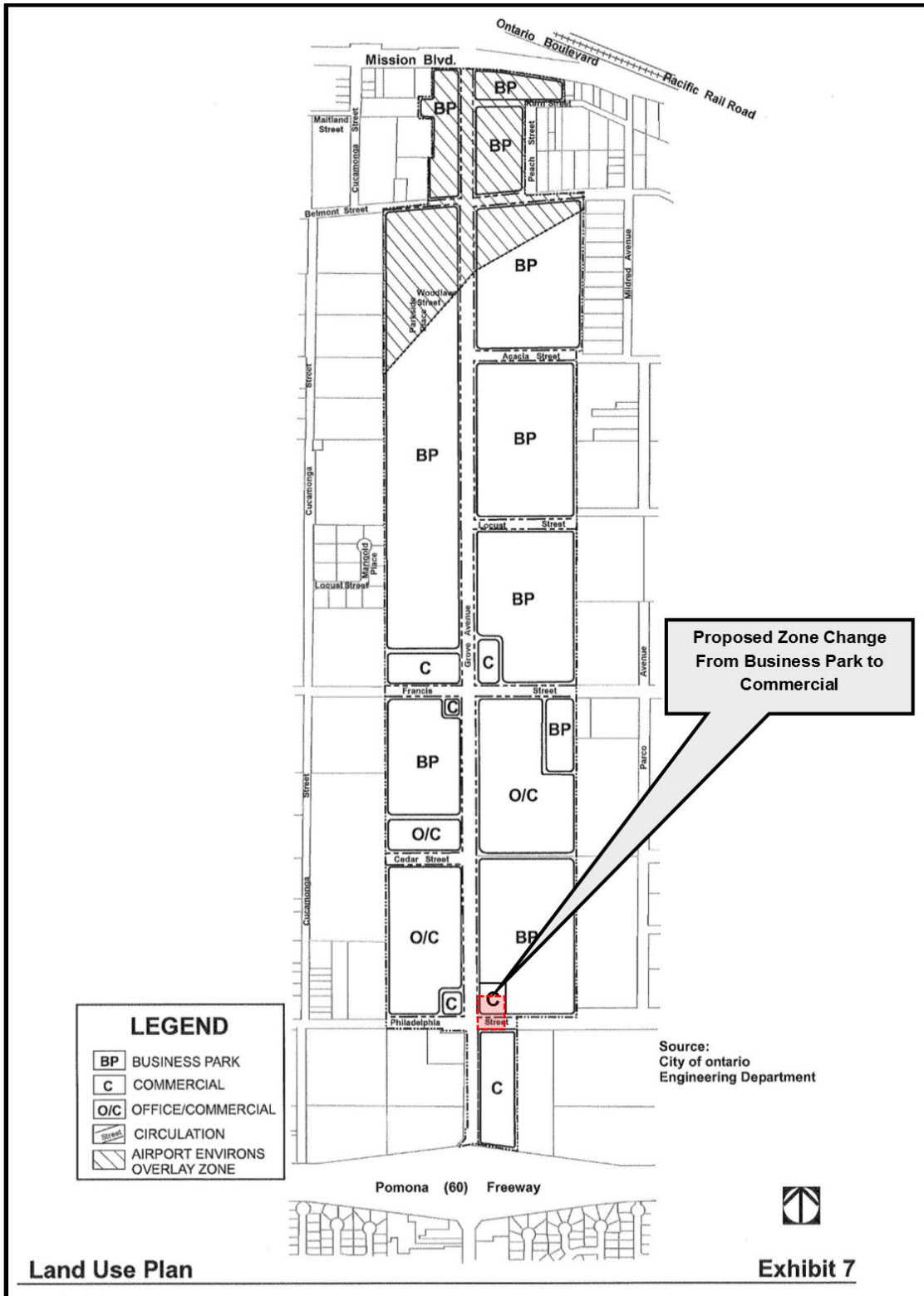
ABSENT:

ABSTAIN:

---

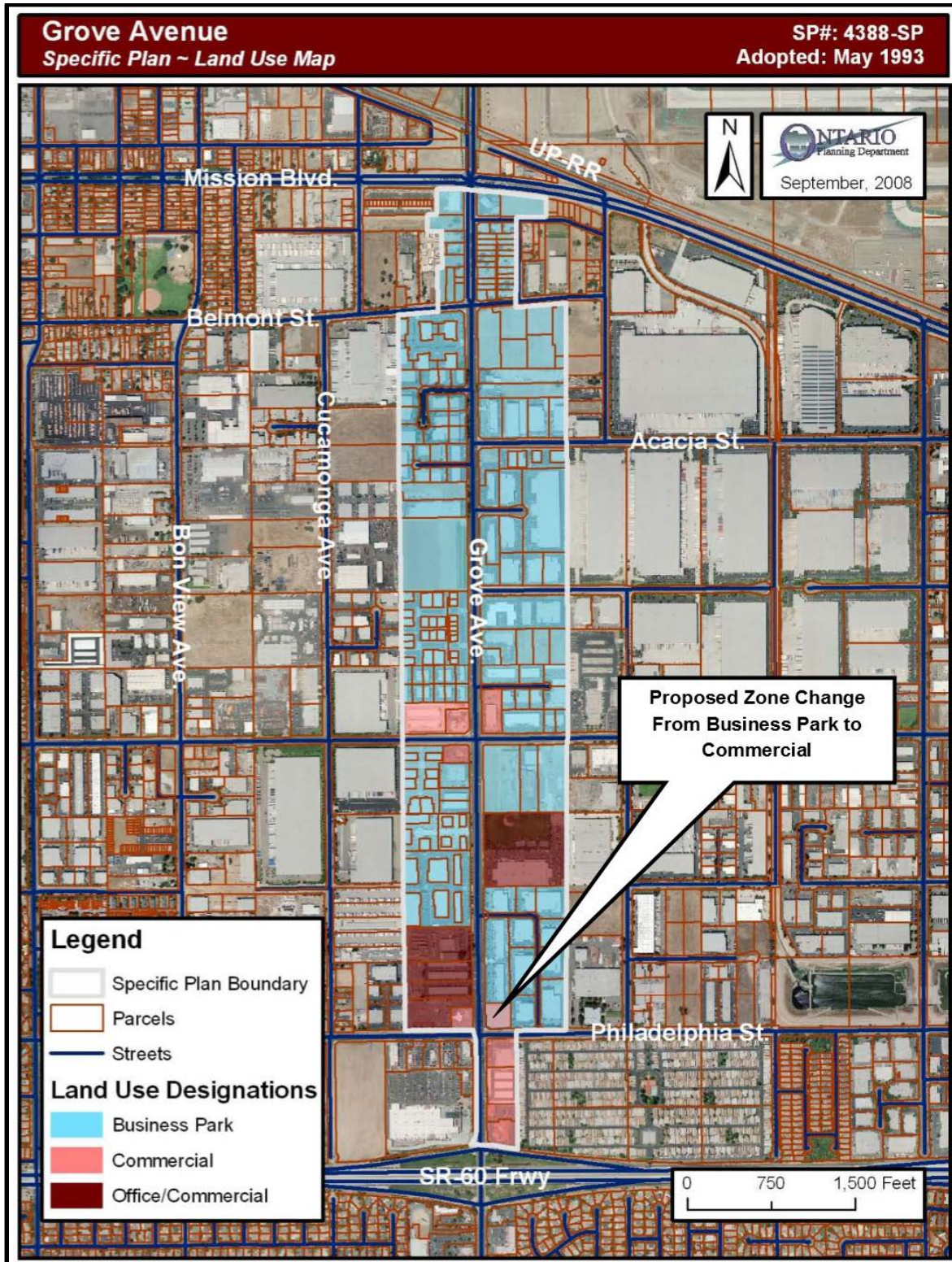
Marci Callejo  
Secretary Pro Tempore

**Exhibit "A": Grove Avenue Land Use Map**





**Exhibit "A": Grove Avenue Land Use Map – Aerial**



***Exhibit B: Revised Commercial Land Use Table***

**Commercial (C) District Regulations**

Purpose: This land use designation is intended for commercial sales and retail facilities which support business operations within the Grove Avenue Corridor and/or serve the needs of airport-bound visitors. Those commercial uses which can take advantage of high traffic volumes along Grove Avenue will be permitted in the Commercial District.

Permitted Uses: The uses permitted in the Commercial (C) District shall include those uses listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Commercial Uses, including:

- Apparel shops, shoe stores and shoe repair
- Art and artists supply stores
- Bakery
- Barber shops and beauty shops
- Blueprint and photocopy services; printing, publishing, lithography and engraving
- Camera and photography shops and studios, photographic developing and printing
- Catering services
- Cleaning establishments and laundries
- Department stores and variety stores
- Drugstores and pharmacies
- Electrical equipment sales and repair shops, electronic parts and equipment sales
- Employment agencies
- Financial institutions
- Florists
- Food stores, supermarkets, delicatessens, and specialty food stores, candy stores and confectioneries
- Furniture stores
- Hardware stores
- Health studios and reducing salons
- Household appliance sales and repair shops
- Interior decorating shops



***Exhibit B: Revised Commercial Land Use Table Cont'd***

- Laboratories
- Locksmiths
- Mail order and catalog sales offices
- Medical, dental and optical offices, clinics and laboratories, optician and optometric stores
- Messenger services
- Musical instrument repair shops, music stores
- Office and business machine stores, typewriter sales and service establishments
- Picture framing shops
- Realtors and real estate offices
- Deli/Sandwich shops
- Scientific instrument shops
- Secretarial services
- Shoe stores
- Specialty stores, including antique shops, art and artists supply stores, bicycle shops, bookstores, china and glassware shops, gift shops and greeting card shops, hobby shops, jewelry stores, pet and bird stores, stamp and coin shops, stationery stores, and toy stores
- Sporting goods stores
- Travel agencies and bureaus
- Watch and clock repair shops
- **Restaurants (with no Drive-Thru)**

Uses Subject to a Conditional Use Permit: It is recognized that certain uses, while having certain characteristics that are similar to those of the "Permitted Uses" above, have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses are listed below and may be permitted in the Commercial District, subject to the approval of a Conditional Use Permit.

- Animal hospitals
- Arts and crafts schools and colleges
- Auction rooms
- Automotive rental agencies
- Business colleges and professional schools

***Exhibit B: Revised Commercial Land Use Table Cont'd***

- Financial institutions (without drive-in teller facilities)
- Glass replacement and repair shops
- Music and dance studios
- Radio and television broadcasting studios
- Restaurants **with Drive-Thru**
- Service stations with mini-markets
- Tailor schools
- Trade schools
- Veterinarians' offices and small animal hospitals

Prohibited Uses: The following uses are prohibited in the Commercial District.

- Adult businesses
- Agricultural uses
- Amusement enterprises, such as fairs, merry-go-rounds, ferris wheels, and similar uses operated on a temporary basis
- Automobile dismantling, and junk, rag, metal salvage
- Automobile service centers
- Cocktail lounges
- Contractors storage yard
- Outdoor storage (excluding outdoor storage areas that are associated with permitted and/or conditionally permitted uses)
- Recreational vehicle parks
- Residential uses
- Second hand stores and thrift shops
- Tattoo parlors
- Wholesale business establishments
- Sandblasting establishments
- **Car Washes—Full Service and Self Service (excludes facilities ancillary to fueling stations)<sup>1</sup>**

Other Uses: All other uses not listed as Permitted or Conditional Use are prohibited unless a finding is made by the Planning Commission that the use is similar to, and not more objectionable than that is permitted or conditionally permitted in the Commercial District.

<sup>1</sup> Car Washes—Full Service and Self Service are not permitted on the Commercial zoned corners at Grove Avenue and Philadelphia and Grove Avenue and Francis Street.

### ***Exhibit C: Revised Infrastructure Plan Section***

Airport Drive, which would accommodate three lanes in each direction plus a median turn lane. It is estimated that this project will be completed in four to six years.

The Circulation Plan for the Grove Avenue Specific Plan is shown in **Exhibit 12**. In addition to the improvements discussed above, roadway improvements will be required for several additional roadways, including improvements to Grove Avenue north of Belmont Street. The proposed General Plan designates two Class III bikeways to be constructed within the Grove Avenue Specific Plan area. Class III bikeways are designated by signs or surface marking and shared by motorists and pedestrians. The planned bikeways, shown on **Exhibit 12**, run along Mission Boulevard and Philadelphia Street, and are to be installed by the City of Ontario.

#### **Transportation Demand Management Programs**

Transportation Demand (TDM) programs, required by the South Coast Air Quality Management District's Regulation XV, should reduce traffic volumes within the project vicinity. Proposed developments along Grove Avenue will participate in TDM programs designed to implement Regulation XV and other air quality mandates.

#### **INFRASTRUCTURE PLAN**

**Note: For all facilities including, but not limited to street, water recycled water and sewer, development plans shall refer to the current Master Plans for proposed improvements.**

#### **Water Concept Plan**

Ontario is served by its City Water Department, with most of its water provided by the Chino Basin Municipal Water District (CBMWD). The CBMWD is the court-designated Watermaster for the Chino Basin and is responsible for maintaining the quantity of groundwater underlying Ontario and much of western San Bernardino County. (Groundwater quality is the responsibility of the Santa Ana Regional Water Quality Control Board).

The basin has an estimated storage capacity of 13 million acre-feet. The legally designated annual safe yield from the Chino Groundwater Basin is 140,000 acre feet, which is the amount of groundwater that can be pumped from the basin while maintaining safe levels. This is not enough water to completely supply the growing population of Ontario and the surrounding area. Supplementary water is imported to make up the shortfall.

The Concept Water Plan for the Grove Avenue Specific Plan is shown on **Exhibit 13**. The Specific Plan area is within the Fourth Street water system except for the northwest corner. The area fronting on the west side of Grove Avenue between Mission Boulevard and Belmont Street is in the Eighth Street system. The Fourth Street system is basically a grid distribution system with a twelve-inch water main in Grove Avenue and twelve-inch water mains in Francis and Philadelphia Streets. To complete the grid water system, an eight-inch water line is proposed





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

## ***Planning Department Land Development Division Conditions of Approval***

**Meeting Date:** June 27, 2017

**File No:** PSPA17-002

**Related Files:** N/A

**Project Description:** An Amendment to the Ontario Gateway Specific Plan (File No. PSPA17-001) to change Table 2.B: Permitted Land Uses by Planning Areas, to allow drive-thru quick serve restaurants as a conditionally permitted use within the Mixed-Use Planning Area land use designation. The project site is located at the southeast corner of Haven Avenue and Guasti Road. (APN: 0210-212-57); **submitted by Architecture Design Collaborative.**

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

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

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

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

**2.1 Specific Plan Amendment.** The following shall be submitted to the Planning Department within 30 days following City Council approval of the Specific Plan Amendment:

- (a) Six copies of the final Specific Plan document;
- (b) One complete, unbound copy of the final Specific Plan document;
- (c) One CD containing a complete Microsoft Word, PDF and Adobe InDesign copy of the final Specific Plan document, including all required revisions;

**2.2 Environmental Review.**

(a) The application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared in conjunction with File No. PGPA06-001 and adopted by City Council on January 27, 2010 was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. This Application introduces no new

significant environmental impacts. All previously adopted mitigation measures are to be a condition of project approval and are incorporated herein by reference.

**2.3**     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.

**2.4**     Additional Fees.

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

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Henry Noh  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** June 7, 2017  
**SUBJECT:** PDEV17-024

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

---

### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PSPA17-002  
 Address: NEC Grove Ave. & Philadelphia St  
 APN: 113-641-13  
 Existing Land Use: Vacant  
 Proposed Land Use: Change Land use from business park to commercial and add restaurant (with no drive-thru) as a permitted use and restaurant with drive-thru as CUP permitted use  
 Site Acreage: 1 Proposed Structure Height: N/A  
 ONT-IAC Project Review: n/a  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Henry Noh  
 Date: 5/26/17  
 CD No.: 2017-033  
 PALU No.: n/a

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

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

## DEVELOPMENT PLAN REVIEW COMMENTS

Engineering Department/Land Development Section

**DATE:** April 27, 2017 (1<sup>st</sup> review)  
**PROJECT:** PSPA17-002, an amendment to the Grove Specific Plan  
**PROJECT ENGINEER:** Manoj Hariya, Senior Associate Civil Engineer *M.B. Hariya*  
**PROJECT PLANNER:** Henry K. Noh, Senior Planner

### **A. General Comments:**

The Developer shall respond to these comments as well as the comments provided by the Transportation Division, the Ontario Municipal Utilities Company (OMUC), Fiber Team and Environmental section and address all of them prior to next submittal.

### **B. The following items must be addressed on the Specific Plan prior to next submittal:**

1. For all facilities including but not limited to street, water, recycled water and sewer under section 3, Development plan, provide a note to refer to current Master plan for proposed improvements.

**C:** Khoi Do, P.E., Assistant City Engineer







# CITY OF ONTARIO

## MEMORANDUM

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

FROM: Henry Noh, Senior Planner

DATE: April 06, 2017

SUBJECT: FILE #: PSPA17-002 Finance Acct#: SA172

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 20, 2017**.

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

**PROJECT DESCRIPTION:** An Amendment to the Grove Avenue Specific Plan to: 1) change the land use designation for approximately 1 acre of land on the northeast corner of Grove Avenue and Philadelphia Street from Business Park to Commercial; 2) add and delete certain permitted\conditionally permitted uses; and 3) update specific plan sections to reflect proposed land use change. The Grove Avenue Specific Plan is generally located on the east and west sides of Grove Avenue, between Mission Boulevard on the north and the I-60 Freeway on the south.

- 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.

Broadband Operations  
Department

*Anna Vaca*  
Signature

Sr. Systems Analyst  
Title

4/20/2017  
Date



**PLANNING COMMISSION  
STAFF REPORT**  
June 27, 2017

**SUBJECT:** A Development Plan (File No. PDEV16-006) to construct a 27,000 square foot industrial building in conjunction with a Conditional Use Permit (File No. PCUP16-005) to establish an architectural and structural metals manufacturing business on 1.96 acres of land, located at 535 South Palmetto Avenue within the IL (Light Industrial) zoning district (APN: 1011-161-01); **submitted by MYWI Fabricators, Inc.**

**PROPERTY OWNER:** The Yue Family Trust

**RECOMMENDED ACTION:** That the Planning Commission approve File Nos. PDEV16-006 and PCUP16-005, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 1.96 acres of land located at 535 South Palmetto Avenue, within the IL (Light Industrial) zoning district, and is depicted in **Figure 1: Project Location**, below. The site is vacant, surrounded by a chain-link fence along the north, south and eastern property lines and a steel tubular fence along the western property line. The project site currently slopes from northeast to southwest, creating a 7-foot differential in grade, and lacks any native flora and fauna. The site presently lacks right-of-way improvements along Palmetto Avenue, except for two utility poles that will be relocated. The properties surrounding the project site are within the IL (Light Industrial) zoning district and are developed with industrial uses and described further within the “**Surrounding Zoning & Land Uses**” table located in the Technical Appendix of this report.



**Figure 1: Project Location**

Case Planner:	Lorena Mejia	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	06/19/2017	Approve	Recommend
Submittal Date:	02/23/2016	ZA			
Hearing Deadline:		PC	06/27/2017		Final
		CC			

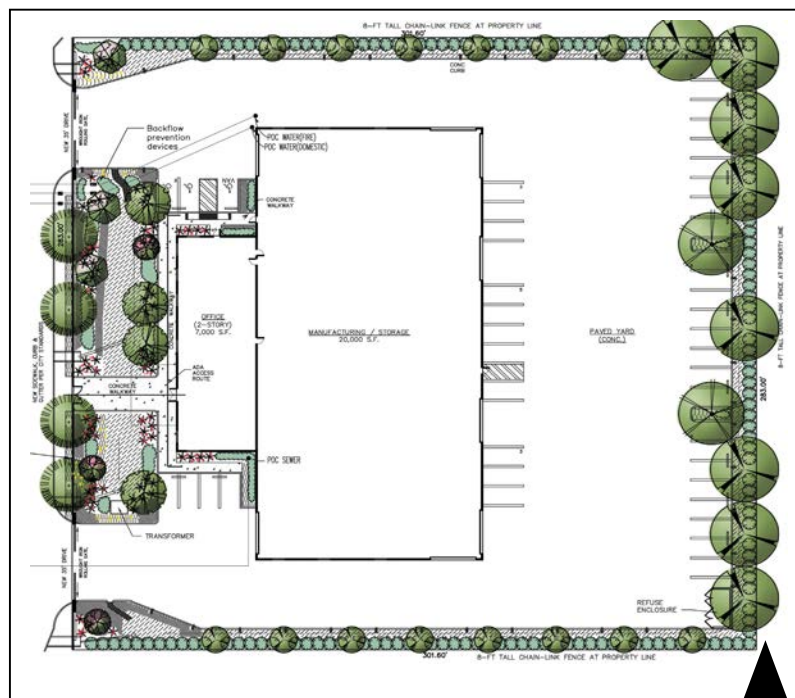
## PROJECT ANALYSIS:

[1] Background — On February 23, 2016, MYWI Fabricator's Inc., submitted a Development Plan (File No. PDEV16-006) to construct a 27,000 square foot industrial building in conjunction with a Conditional Use Permit (File No. PCUP16-005) to establish an architectural and structural metals manufacturing business on 1.96 acres of land located at 535 South Palmetto Avenue.

On June 19, 2017, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the proposed project, subject to the departmental conditions of approval included with this report. The proposed project's pertinent site and development statistics are listed in the Technical Appendix of this report.

[2] Site Design/Building Layout — The site will be developed with a 27,000 square foot industrial building that consists of a 7,000 square foot, two-story office building and 20,000 square foot pre-fabricated metal warehouse and manufacturing building. The proposed floor plan for the two-story office includes a reception area, a break room, offices, a conference room, restrooms and a locker room. The floor plan for the manufacturing and warehouse building includes a shop and open areas to accommodate the manufacturing process (see **Exhibit B-1: Floor Plan**).

The office portion of the building is oriented to the west along the frontage of Palmetto Avenue and will have a 38-foot landscaped building setback. A pre-fabricated metal warehouse building is located directly behind the office. The rectangular shaped warehouse building is wider than the office building by 50 feet on both sides (see **Figure 2: Site Plan**, to the right). The 50-foot wide areas of the warehouse building will accommodate roll-up door entrances into the building. The warehouse building is setback 81 feet from the front property line along Palmetto Avenue. Additional roll-up doors (6



**Figure 2: Site Plan**

total) are proposed along north, south and east elevations the warehouse building. A yard area, designed for tractor-trailer truck maneuvering and outdoor staging, is located on the eastern portion of the site behind the warehouse building. The remainder of the site will be utilized for on-site circulation and parking.

As stated above, the warehouse building proposes two roll-up doors along west elevation, facing the Palmetto Avenue. The proposed building is being constructed for Architectural and Structural Metals Manufacturing, the end user. The roll-up doors along the west elevation are needed for the operation of the business. Metal materials (large steel beams) are brought to the site where welding, cutting, grinding and bending techniques are utilized to manufacture custom architectural and structural building materials. Tractor-trailer vehicles enter the project site from Palmetto Avenue and enter the building from the southwest roll-up door entry. Ceiling mounted cranes then lift the metal beams and/or other metal materials from the tractor-trailers into the warehouse (see **Exhibit B: Site Plan**). Finished manufactured products are also placed onto tractor-trailers utilizing the ceiling mounted cranes within the warehouse and exit the building from the northwest roll-up door. Staff has worked with the applicant to address the visual impact of the roll-up door through dense landscaping along the street frontage and architectural enhancements to the roll-up doors (see **Section 5, Architecture**).

[3] Site Access/Circulation — Access to the site is provided via two 35-foot wide driveways, accessed from Palmetto Avenue located on the southwest and northwest corners of the project site. A 31-foot, 5-inch drive aisle surrounds the proposed warehouse building, providing on-site circulation for vehicles and tractor trailers.

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

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehouse/Distribution	13,000 SF	One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF;	13	
Manufacturing	7,000 SF	1.85 spaces per 1,000 SF (0.00185/SF) of GFA;	13	
Office	7,000 SF (4,300 SF of Office parking required)	4 spaces per 1,000 SF (0.004/SF) of GFA; Parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (2,700 SF of office allowed)	17	
<b>TOTAL</b>	<b>27,000 SF</b>		<b>43</b>	<b>44</b>



The Project is required to provide a minimum of 43 off-street parking spaces pursuant to the parking standards specified in the Development Code and has provided 44 spaces, exceeding the minimum standards.

[5] Architecture — Architecturally, the proposed industrial building has two components, a two-story office building facing Palmetto Avenue and a manufacturing/warehouse metal building located behind the office building (see **Exhibit C: Elevations**). The rectangular-shaped, two-story office building incorporates the following architectural treatments:

- Smooth stucco, beige exterior walls with vertical and horizontal reveals;
- A decorative cornice treatment that surrounds the top of the building;
- A two-story steel canopy over the main entrance that projects outwardly 20 feet towards Palmetto Avenue; and
- Metal canopies over all windows on the 1st and 2nd story.

The proposed rectangular (manufacturing/warehouse) metal building is situated behind the office building. The building's base is treated with a tan color, six-foot high split-face block on all four elevations with beige vertical metal wall panels above. Along the western elevation, the building has two roll-up doors that face Palmetto Avenue with a projecting metal canopy above each entry as shown in **Figure 3: Southwest Corner Perspective**, below.



**Figure 3: Southwest corner perspective**

In addition, the mechanical equipment will be roof-mounted and obscured from public view by parapet walls. Staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code.

[6] Landscaping — The Project provides landscaping along the street frontage, the perimeter of the site, throughout the storm water retention basins, and parking lot areas. The Development Code requires interior parcels within the IL (Light Industrial) zoning district to provide 10% landscaping and 17.9% landscaping is being provided, exceeding the minimum requirements (see **Exhibit D: Landscape Plan**). The project includes right-of-way improvements (curb, gutter, sidewalk and parkway) and street trees. The landscape plan incorporates 15-gallon Canary Island Pine trees within the parkway along Palmetto Avenue. A combination of 15 gallon accent and shade trees will be provided throughout the project site that include California Live Oak, Chinese Elm, Western Redbud, Hollyleaf Cherry, Peppermint Willow, Saratoga Bay Laurel and Primrose. The landscape plan also includes a variety of shrubs and groundcovers that are low water usage and drought tolerant to be planted throughout the project site.

[7] Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the project. The Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and pipes to an underground infiltration system. The on-site underground storm and water infiltration system will be conveyed towards 24-inch and 30-inch deep basins located within the front landscape setback and will be designed to retain and infiltrate storm water. Any overflow drainage will be conveyed to the curb and gutter along Palmetto Avenue.

[8] Conditional Use Permit — Pursuant to the City of Ontario's Development Code, an "Architectural and Structural Metals Manufacturing" use requires a Conditional Use Permit (CUP) within the IL (Light Industrial) zoning district. The intent of a CUP application and review is to ensure that the proposed use will be operated in a manner consistent with all local regulations, and to ensure the use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity. The applicant, MYWI Fabricators, has been operating an architectural and structural metals manufacturing business since 1993 within the City of South El Monte and is proposing to relocate to the City of Ontario. The proposed building has been designed to meet their business operational needs.

MYWI provides fabrication of structural steel and miscellaneous iron works for large and small industrial and commercial projects. They utilize a variety of steel materials, such as, hollow structural sections, wide flanges, pipes, channels, angles, plates, and rods, in their fabrication process. Metal materials are brought to the site where welding, cutting, grinding and bending techniques are utilized to manufacture custom architectural and structural building materials. Tractor-trailer vehicles enter the project site from Palmetto Avenue and enter the building from the western facing roll-up door entries where ceiling

mounted cranes lift metal beams and other metal materials from the tractor-trailers into the warehouse. Finished manufactured products are also placed onto tractor-trailers utilizing the ceiling mounted cranes within the warehouse and exit the building from western building roll-up door entries.

MYWI currently has 20 employees that will be transferred to the Ontario location once the project site is developed. They will also maintain their current hours of operation that are Monday thru Friday, with manufacturing hours from 7:00 A.M. to 3:30 P.M. and office hours from 8:00 A.M. to 6:00 P.M.

Approval of the CUP requires that the Planning Commission establish certain findings which show that the proposed use is consistent with all City of Ontario development codes, land uses and other applicable requirements. Additionally, the use must be compatible with the other surrounding uses; therefore, approving a CUP is discretionary in nature. The required findings along with facts and reasons in support are listed below:

**FINDING A:** The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.

*The scale and intensity of the proposed architectural and structural metals manufacturing business is consistent with other permitted land uses located within the IL (Light Industrial) zoning district. The IL zoning district allows for light manufacturing, assembly, storage and warehousing activities. This zoning district is typically located within 500 feet from residentially zoned properties and is intended to serve as a buffer between residentially zoned areas and heavier industrial zoning districts. The proposed Conditional Use Permit application is for establishing an architectural and structural building materials manufacturing use. The manufacturing process includes welding, cutting, grinding and bending techniques of metal materials. A Development Plan (File No. PDEV16-006) has been submitted in conjunction the proposed Conditional Use Permit to construct a 27,000 square foot industrial building to accommodate the proposed use and has been designed to facilitate the manufacturing activities completely within the building. Furthermore, the project site is not adjacent to any residential land uses, the immediate vicinity is developed with industrial uses and the surrounding land uses include a trucking yard, manufacturing, warehouse and wholesale businesses. The proposed use is consistent with the City of Ontario's Development Code, and its objectives and purposes, and development standards and guidelines, of the IL zoning district.*

**FINDING B:** The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.



*The Ontario Plan (Exhibit LU-01: Official Land Use Plan) designates the project site as Industrial. The Industrial land use allows light industrial uses, including warehousing/distribution, assembly, light manufacturing, research and development, storage, repair facilities, supporting retail and professional office uses. This designation also accommodates activities that could potentially generate impacts, such as noise, dust, and other nuisances. The proposed Conditional Use Permit application is for establishing an architectural and structural building materials manufacturing use. The manufacturing process includes welding, cutting, grinding and bending techniques of metal materials. A Development Plan (File No. PDEV16-006) has been submitted in conjunction the proposed Conditional Use Permit to construct a 27,000 square foot industrial building to accommodate the proposed use and has been designed to facilitate the manufacturing activities completely within the building. The proposed use is not anticipated to create any nuisance impacts, since the manufacturing activities will be conducted within the proposed building. Furthermore, the project is located within an area developed with industrial land uses and is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*

**FINDING C:** The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and any applicable specific plan or planned unit development.

*The proposed Conditional Use Permit application is for establishing an architectural and structural building materials manufacturing use. The manufacturing process includes welding, cutting, grinding and bending techniques of metal materials. A Development Plan (File No. PDEV16-006) has been submitted in conjunction the proposed Conditional Use Permit to construct a 27,000 square foot industrial building to accommodate the proposed use and has been designed to facilitate the manufacturing activities completely within the building. In addition, the project will be conditioned to ensure that the proposed use will operate in a safe manner and be properly maintained and operate in accordance with the Ontario Development Code and meet the objectives and purposes of the IL (Light Industrial) zoning district.*

**FINDING D:** The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.

*The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and the proposed use and building height has been found to be consistent with the noise, safety, airspace protection and overflight policies and criteria set forth within the ALUCP for ONT.*

**FINDING E:** The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.

*The project site is located within the IL (Light Industrial) zoning district, in which a structural metals manufacturing business is a conditionally permitted use. A Development Plan (File No. PDEV16-006) has been submitted in conjunction the proposed Conditional Use Permit to construct a 27,000 square foot industrial building to accommodate the proposed use. The business's manufacturing process includes welding, cutting, grinding and bending techniques of metal materials that will be conducted within the proposed building. The project also includes right-of-way improvements along Palmetto Avenue that will further improve the general, health, safety and welfare within the immediate vicinity. In addition, the project will be conditioned to ensure that the proposed use will operate in a safe manner and be properly maintained, therefore the project will not be detrimental or injurious to the surrounding property or persons working in the surrounding neighborhood.*

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

[1] City Council Goals.

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

[2] Governance.

**Decision Making:**

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

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

[3] Policy Plan (General Plan)

**Land Use Element:**

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

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

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

**Community Economics Element:**

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

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

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

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

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

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

**Safety Element:**

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

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

### **Community Design Element:**

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

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

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

- Building volume, massing, and height to provide appropriate scale and proportion;

- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

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

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

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

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

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

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

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

➤ CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

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

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

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

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

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

**ENVIRONMENTAL REVIEW:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of: general plan and zoning consistency; the site is less than five acres and surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species; will not result in any significant effects relating to traffic, noise, air quality, or water quality; and will be adequately served by all required utilities and public services.

**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	IND – Industrial	IL – Light Industrial	N/A
<i>North</i>	Wholesale	IND – Industrial	IL – Light Industrial	N/A
<i>South</i>	Warehouse	BP – Business Park	IL – Light Industrial	N/A
<i>East</i>	Trucking Yard	IND – Industrial	IL – Light Industrial	N/A
<i>West</i>	Manufacturing	BP – Business Park	IL – Light Industrial	N/A

**General Site & Building Statistics**

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	1.96	N/A	Y
<i>Building Area:</i>	27,000 SF	N/A	Y
<i>Floor Area Ratio:</i>	0.32	0.55 (Max.)	Y
<i>Building Height:</i>	30 FT	55 FT (Max.)	Y

**Off-Street Parking:**

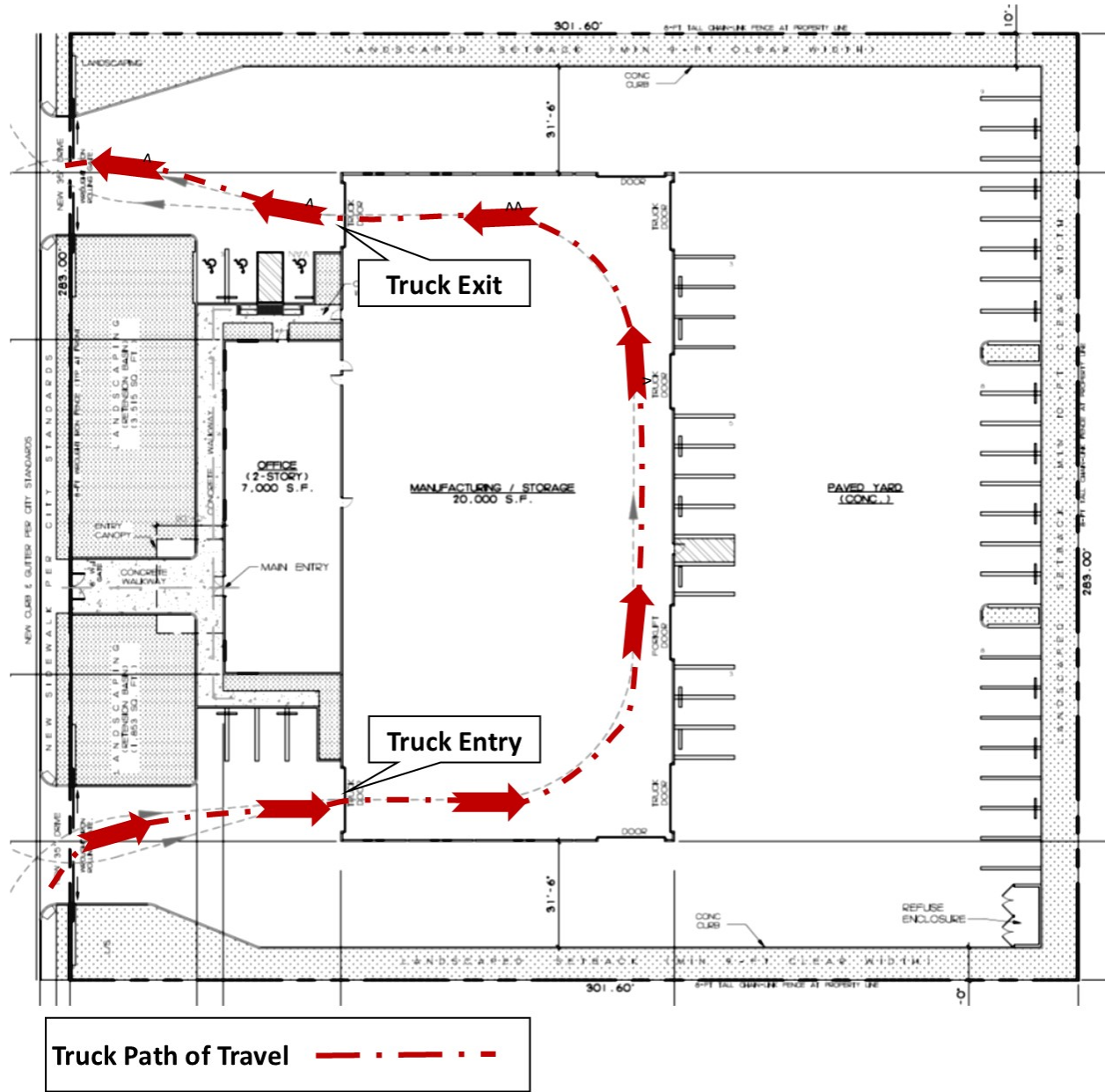
<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Warehouse / Storage</i>	13,000 SF	<i>One space per 1,000 SF (0.001/SF) for portion of GFA &lt;20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA &gt; 20,000 SF;</i>	13	
<i>Manufacturing</i>	7,000 SF	<i>1.85 spaces per 1,000 SF (0.00185/SF) of GFA;</i>	13	
<i>Office</i>	7,000 SF (4,300 SF of Office parking required)	<i>4 spaces per 1,000 SF (0.004/SF) of GFA; Parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (2,700 SF of office allowed)</i>	17	
<b>TOTAL</b>	<b>27,000 SF</b>		<b>43</b>	<b>44</b>

***Exhibit A: Project Location Map***



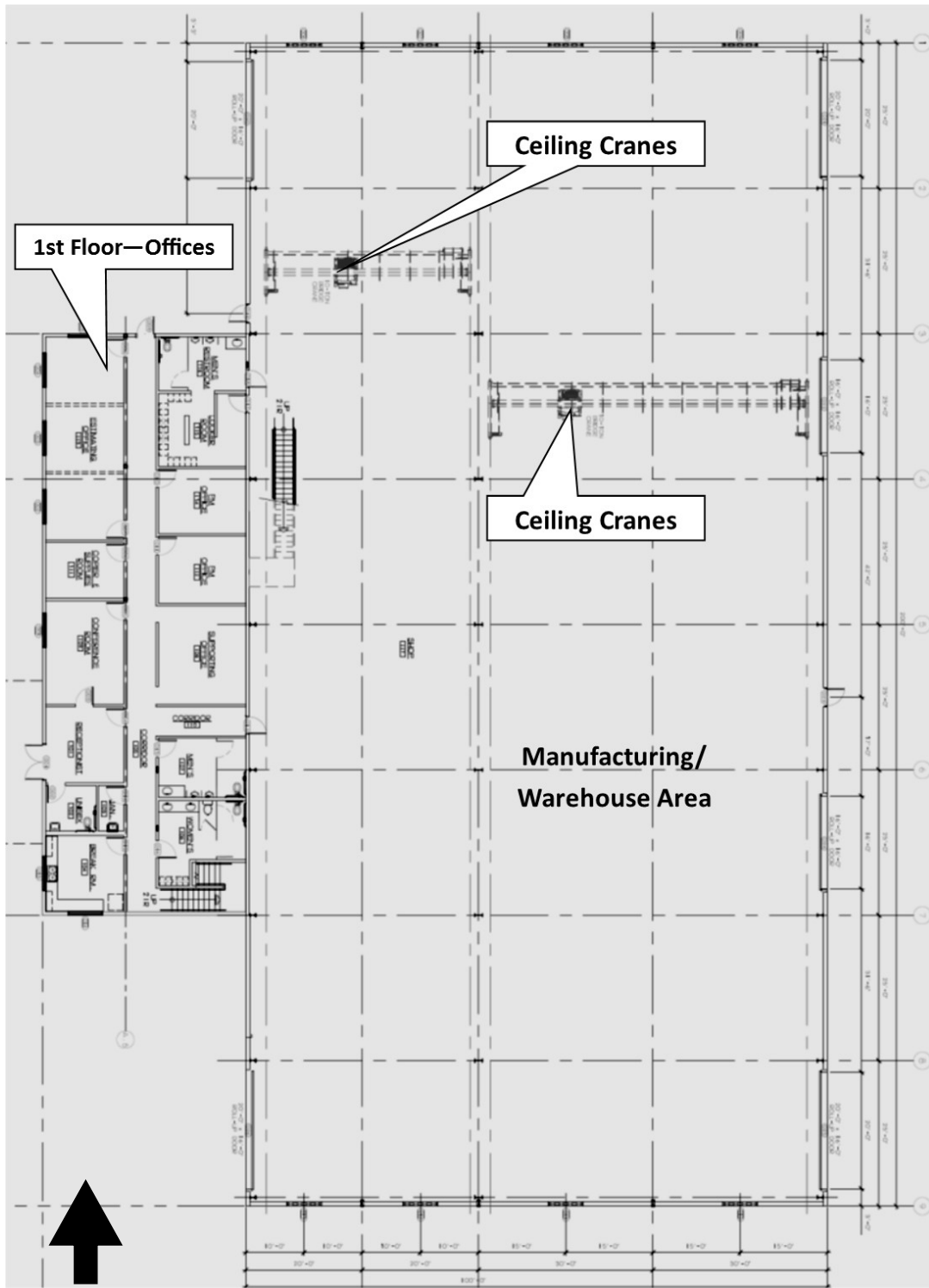


**Exhibit B: Site Plan**

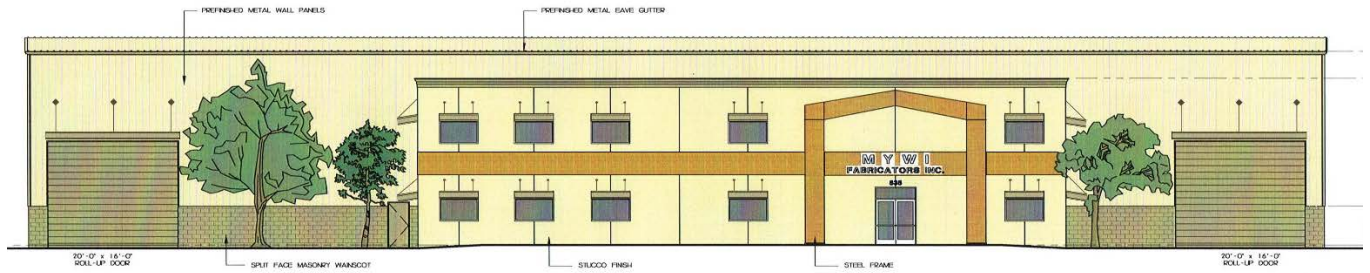




**Exhibit B-1: Floor Plan**

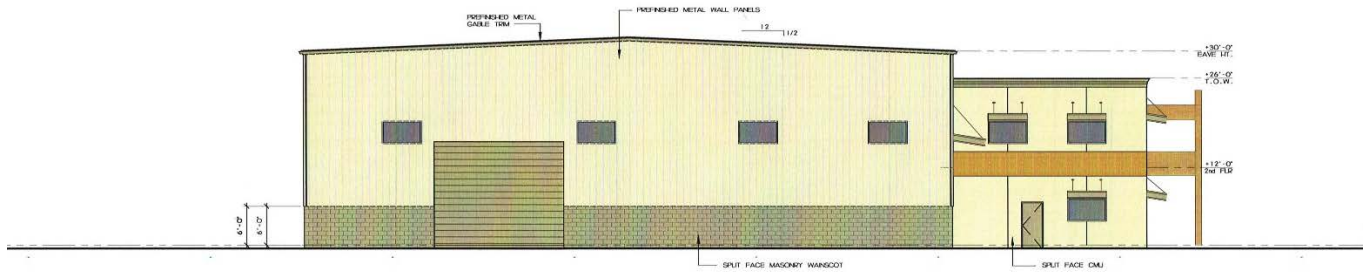


**Exhibit C: Elevations**



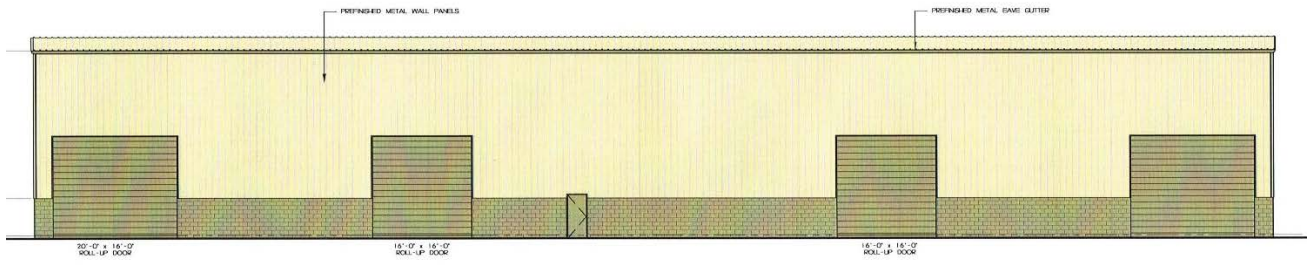
**WEST ELEVATION**

SCALE: 1/8" INCH = ONE FOOT



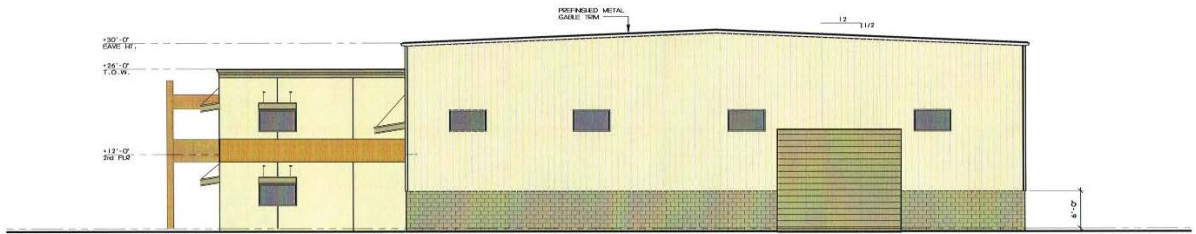
**NORTH ELEVATION**

SCALE: 1/8" INCH = ONE FOOT



**EAST ELEVATION**

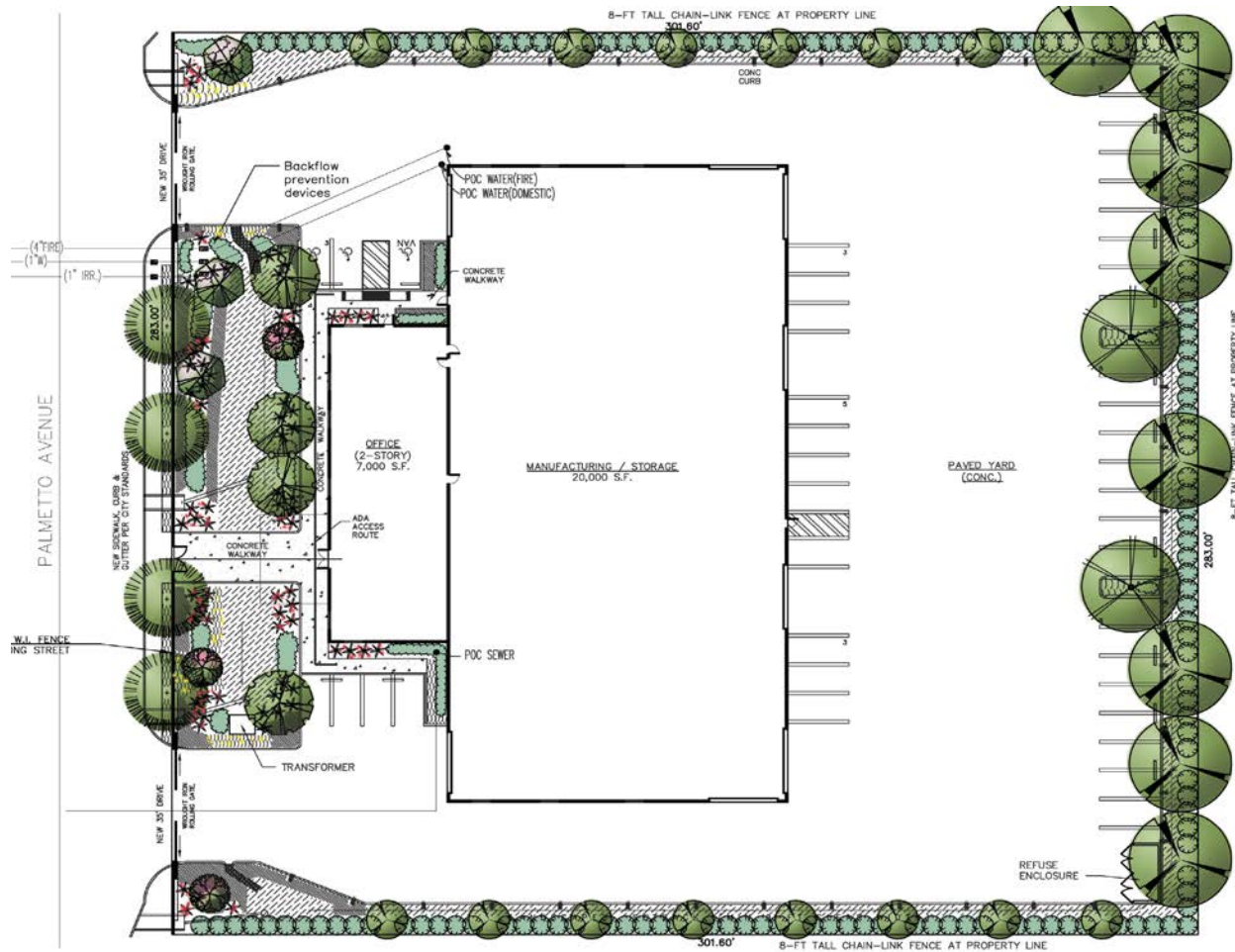
SCALE: 1/8" INCH = ONE FOOT



**SOUTH ELEVATION**

SCALE: 1/8" INCH = ONE FOOT

**Exhibit D: Landscape Plan**



## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PCUP16-005, A CONDITIONAL USE PERMIT TO ESTABLISH AN ARCHITECTURAL AND STRUCTURAL METALS MANUFACTURING BUSINESS ON 1.96 ACRES OF LAND, LOCATED AT 535 SOUTH PALMETTO AVENUE WITHIN THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1011-161-01.

WHEREAS, MYWI FABRICATORS INC. ("Applicant") has filed an Application for the approval of a Conditional Use Permit, File No. PCUP16-005, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.96 acres of land located at 535 South Palmetto Avenue within the IL (Light Industrial) zoning district, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the IL (Light Industrial) zoning district, and is developed with an industrial warehouse use. The property to the east is within the IL (Light Industrial) zoning district, and is developed with a trucking yard. The property to the south is within the IL (Light Industrial) zoning district, and is developed with an industrial warehouse use. The property to the west is within the IL (Light Industrial) zoning district, and is developed with an industrial manufacturing use; and

WHEREAS, the Applicant is requesting a Conditional Use Permit to establish an architectural and structural metals manufacturing business in conjunction with a Development Plan (File No. PDEV16-006) approval to construct a 27,000 square foot industrial building; and

WHEREAS, the 27,000 square foot industrial building consists of a 7,000 square foot 2-story office building and 20,000 square foot pre-fabricated metal warehouse and manufacturing building. The proposed floor plan for the two-story office includes, a reception area, a break room, offices, a conference room, restrooms and a locker room. The floor plan for the manufacturing and warehouse building includes a shop and open areas to accommodate the manufacturing process; and

WHEREAS, the Applicant MYWI Fabricators, has been operating an architectural and structural metals manufacturing business since 1993 within the City of South El Monte and is proposing to relocate to the City of Ontario. The proposed building has been designed to meet their business operational needs; and

WHEREAS, MYWI provides fabrication of structural steel and miscellaneous iron works for large and small industrial and commercial projects. They utilize a variety of steel materials, such as, hollow structural sections, wide flanges, pipes, channels, angles, plates, and rods in their fabrication process. Metal materials are brought to the site where welding, cutting, grinding and bending techniques are utilized to manufacture custom architectural and structural building materials. Tractor-trailer vehicles enter the project site from Palmetto Avenue and enter the building from the western facing roll-up door entries where ceiling mounted cranes lift metal beams and other metal materials from the tractor-trailers into the warehouse. Finished manufactured products are also placed onto tractor-trailers utilizing the ceiling mounted cranes within the warehouse and exit the building from western building roll-up door entries; and

WHEREAS, MYWI currently has 20 employees that will be transferred to the Ontario location, once the project site is developed. The business will operate Monday thru Friday, with manufacturing hours from 7:00 AM to 3:30 PM and office hours from 8:00 AM to 6:00 PM; and

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

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

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

WHEREAS, on June 19, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-027 recommending the Planning Commission approve the Application; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of: general plan and zoning consistency; the site is less than five acres and surrounded by urban uses, has no habitat value for endangered, rare, or threatened species; will not result in any significant effects relating to traffic, noise, air quality, or water quality; and will be adequately served by all required utilities and public services; and

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

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

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

**SECTION 3. Airport Land Use Compatibility Plan (ALUCP) Consistency.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

**SECTION 4. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing,

and upon the specific findings set forth in Section 1 through 3 above, the Planning Commission hereby concludes as follows:

a. The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district. The scale and intensity of the proposed architectural and structural metals manufacturing business is consistent with other permitted land uses located within the IL (Light Industrial) zoning district. The IL zoning district allows for light manufacturing, assembly, storage and warehousing activities. This zoning district is typically located within 500 feet from residentially zoned properties and is intended to serve as a buffer between residentially zoned areas and heavier industrial zoning districts. The proposed Conditional Use Permit application is for establishing an architectural and structural building materials manufacturing use. The manufacturing process includes welding, cutting, grinding and bending techniques of metal materials. A Development Plan (File No. PDEV16-006) has been submitted in conjunction the proposed Conditional Use Permit to construct a 27,000 square foot industrial building to accommodate the proposed use and has been designed to facilitate the manufacturing activities completely within the building. Furthermore, the project site is not adjacent to any residential land uses, the immediate vicinity is developed with industrial uses and the surrounding land uses include a trucking yard, manufacturing, warehouse and wholesale businesses. The proposed use is consistent with the City of Ontario's Development Code, and its objectives and purposes, and development standards and guidelines, of the IL zoning district.

b. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Ontario Plan (Exhibit LU-01: Official Land Use Plan) designates the project site as Industrial. The Industrial land use allows light industrial uses, including warehousing/distribution, assembly, light manufacturing, research and development, storage, repair facilities, supporting retail and professional office uses. This designation also accommodates activities that could potentially generate impacts, such as noise, dust, and other nuisances. The proposed Conditional Use Permit application is for establishing an architectural and structural building materials manufacturing use. The manufacturing process includes welding, cutting, grinding and bending techniques of metal materials. A Development Plan (File No. PDEV16-006) has been submitted in conjunction the proposed Conditional Use Permit to construct a 27,000 square foot industrial building to accommodate the proposed use and has been designed to facilitate the manufacturing activities completely within the building. The proposed use is not anticipated to create any nuisance impacts, since the manufacturing activities will be conducted within the proposed building. Furthermore, the project is located within an area developed with industrial land uses and is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.



c. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and any applicable specific plan or planned unit development. The proposed Conditional Use Permit application is for establishing an architectural and structural building materials manufacturing use. The manufacturing process includes welding, cutting, grinding and bending techniques of metal materials. A Development Plan (File No. PDEV16-006) has been submitted in conjunction the proposed Conditional Use Permit to construct a 27,000 square foot industrial building to accommodate the proposed use and has been designed to facilitate the manufacturing activities completely within the building. In addition, the project will be conditioned to ensure that the proposed use will operate in a safe manner and be properly maintained and operate in accordance with the Ontario Development Code and meet the objectives and purposes of the IL (Light Industrial) zoning district.

d. The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan. The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and the proposed use and building height has been found to be consistent with the noise, safety, airspace protection and overflight policies and criteria set forth within the ALUCP for ONT.

e. The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The project site is located within the IL (Light Industrial) zoning district, in which a structural metals manufacturing business is a conditionally permitted use. A Development Plan (File No. PDEV16-006) has been submitted in conjunction the proposed Conditional Use Permit to construct a 27,000 square foot industrial building to accommodate the proposed use. The business's manufacturing process includes welding, cutting, grinding and bending techniques of metal materials that will be conducted within the proposed building. The project also includes right-of-way improvements along Palmetto Avenue that will further improve the general, health, safety and welfare within the immediate vicinity. In addition, the project will be conditioned to ensure that the proposed use will operate in a safe manner and be properly maintained, therefore the project will not be detrimental or injurious to the surrounding property or persons working in the surrounding neighborhood.

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

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

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

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

-----

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PCUP16-005  
June 27, 2017  
Page 7

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



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

*Planning Department  
Land Development Division  
Conditions of Approval*

---

**Meeting Date:** June 19, 2017  
**File No:** PDEV16-005 & PCUP16-005  
**Related Files:** N/A

**Project Description:** A Development Plan (File No. PDEV16-006) to construct a 27,000 square foot industrial building in conjunction with a Conditional Use Permit (PCUP16-005) to establish an architectural and structural metals manufacturing business on 1.96 acres of land, located at 535 South Palmetto Avenue within the IL (Light Industrial) zoning district. (APN(s): 1011-161-01); **submitted by MYWI Fabricators, Inc.**

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

---

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

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

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

**2.1** Time Limits.

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

**(b)** Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Conditional Use Permit approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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

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

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

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

### **2.3** Landscaping.

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

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

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

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

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

### **2.5** Parking, Circulation and Access.

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

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

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

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

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

### **2.6** Outdoor Loading and Storage Areas.

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

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

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

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

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

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

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

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

## **2.7** Site Lighting.

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

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

## **2.8** Mechanical and Rooftop Equipment.

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

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

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

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

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

**2.12** Environmental Review.

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

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

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

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

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

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

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

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

**2.14** Additional Fees.

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

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



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

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

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> <b>OTHER</b>	<input type="checkbox"/> <b>PARCEL MAP</b> <input type="checkbox"/> <b>TRACT MAP</b> <input type="checkbox"/> <b>FOR CONDOMINIUM PURPOSES</b>
<b>PROJECT FILE NO. <u>PDEV16-006</u></b>  <b>RELATED FILE NO(S). <u>PCUP16-005</u></b>	
<input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> <b>REVISED: __/__/__</b>	

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

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

**DAB MEETING DATE:**      June 19<sup>th</sup>, 2017

**PROJECT NAME / DESCRIPTION:**      PDEV16-006, a Development Plan to construct a 27,000-square foot industrial building, on 1.96 acres of land.

**LOCATION:**      535 South Palmetto Avenue

**APPLICANT:**      MYWI Fabricators, Inc.  
(626) 279-6994

**REVIEWED BY:**      M. B. Hariya      06/08/17  
Manoj B. Hariya, P.E.      Date  
Sr. Associate Civil Engineer

**APPROVED BY:**      [Signature]      6-12-17  
Khoi Do, P.E.      Date  
Assistant City Engineer







the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

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

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

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

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per \_\_\_\_\_
- 2.04 **Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of July 21<sup>st</sup>, 1977.**
- 2.05 **Apply for a:**  **Certificate of Compliance with a Record of Survey;**  Lot Line Adjustment   
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.
- 2.07 **Submit a soils/geology report.**
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service





- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: \_\_\_\_\_

- 2.09 Dedicate to the City of Ontario the right-of-way described below: \_\_\_\_\_ feet on \_\_\_\_\_  
Property line corner 'cut-back' required at the intersection of \_\_\_\_\_ and \_\_\_\_\_.
- 2.10 Dedicate to the City of Ontario the following easement(s): \_\_\_\_\_
- 2.11 New Model Colony (NMC) Developments:
  - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
  - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
  - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.12 **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
- 2.13 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.
- 2.14 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.15 Other conditions: \_\_\_\_\_



**B. PUBLIC IMPROVEMENTS**

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

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

Improvement	Palmetto Av	Street 2	Street 3	Street 4
<b>Curb and Gutter</b>	<input checked="" type="checkbox"/> New; 24-ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement</b>	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen street section for a total half street width of 24-ft along frontage, including pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> New commercial driveway	<input type="checkbox"/> New	<input type="checkbox"/> New	<input type="checkbox"/> New
<b>Sidewalk</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>ADA Access Ramp</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Parkway</b>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
<b>Raised Landscaped Median</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
<b>Sewer (see Sec. 2.C)</b>	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral





<b>Water</b> (see Sec. 2.D)	<input checked="" type="checkbox"/> Service for domestic <input checked="" type="checkbox"/> Service for irrigation <input checked="" type="checkbox"/> Service for fire	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Fiber Optics</b> (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
<b>Overhead Utilities</b>	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

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

2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_



- 2.18 **Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.**
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: \_\_\_\_\_

**C. SEWER**

- 2.21 **An 8-inch sewer main is available for connection by this project in Palmetto Avenue (Ref: Sewer plan bar code: S10950)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:** 
  - 1. **The applicant/developer shall install a sewer lateral with clean-outs and a monitoring manhole.**
  - 2. **The applicant/developer shall apply for a Wastewater Discharge Permit for their Establishment and shall comply with all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not limited to the installation of wastewater pretreatment equipment, such as clarifiers. Please contact Virginia Lopez, Environmental Technician, at (909) 395-2671 for more information.**

**D. WATER**

- 2.25 **An 8-inch water main is available for connection by this project in Palmetto Avenue (Ref: Water plan bar code: W11936)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.27 **Other conditions:** 
  - 1. **The applicant/developer shall install a water service for domestic use with a meter and backflow device.**
  - 2. **The applicant/developer shall install a separate water service for irrigation use only with a meter and backflow device.**
  - 3. **The applicant/developer shall install a fire service with a DCDA.**
  - 4. **The applicant/developer shall install a new fire hydrant per City Standard Drawing Number 4101.**





### E. RECYCLED WATER

- 2.28 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_.   
(Ref: Recycled Water plan bar code: \_\_\_\_\_)
- 2.29 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.
- 2.31 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.   
  
Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.
- 2.32 Other conditions: \_\_\_\_\_

### F. TRAFFIC / TRANSPORTATION

- 2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: 
  - 1. On-site and off-site circulation
  - 2. Traffic level of service (LOS) at 'build-out' and future years
  - 3. Impact at specific intersections as selected by the City Engineer
- 2.34 Other conditions: 
  - 1. **The applicant/developer shall design and construct in-fill public street lights along the property frontage of Palmetto Avenue in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans and City Standard Drawing Number 5101.**
    - a. **The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting street lighting design to discuss tie-ins to existing or future street light circuits.**
  - 2. **The applicant/developer shall widen Palmetto Avenue for a half street width of 24 feet along the entire frontage.**
  - 3. **The applicant/developer shall construct a transition between the widened portion and existing street section north and south of the project on Palmetto Avenue.**
  - 4. **The applicant/developer shall construct all proposed driveway approaches per City Standard Drawing Number 1204.**
  - 5. **The applicant/developer shall construct sidewalk per City Standard Drawing Number 1209.**
  - 6. **The applicant/developer shall construct curb and gutter per City Standard Drawing Number 1201.**
  - 7. **The applicant/developer shall relocate the existing Edison poles along project frontage of Palmetto Avenue, behind the new curb (minimum 1.5 ft.) and away from proposed driveway approaches.**
  - 8. **The applicant/developer shall comply with the required corner clearance distances for access onto Palmetto Street per City Standard Number 1309.**





- 9. The applicant/developer shall install 20' red curbs on each side of the proposed driveways.
- 10. The applicant/developer shall maintain gates open at all times during regular business hours.

**G. DRAINAGE / HYDROLOGY**

- 2.35 A \_\_\_\_\_ inch storm drain main is available to accept flows from this project in \_\_\_\_\_.   
(Ref: Storm Drain plan bar code: \_\_\_\_\_)
- 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 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**
- 2.38 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 Development Impact Fee, approximately \$43,619.80, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
- 2.41 Other conditions: \_\_\_\_\_

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

- 2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.43 **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 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

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

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

**L. Solid Waste**

2.49 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

2.50 Other conditions:   
1. The applicant/developer shall construct a new 2-bin trash enclosure with a solid roof per the Refuse & Recycling Planning Manual.





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

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



**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

---

**Project Number: PDEV16-006, and/or Parcel Map/Tract Map No. \_\_\_\_\_**

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  **Three (3) sets of Public Street improvement plan with street cross-sections**
7.  Three (3) sets of Private Street improvement plan with street cross-sections
8.  Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9.  Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10.  Four (4) sets of Public Sewer improvement plan
11.  Five (5) sets of Public Storm Drain improvement plan
12.  **Three (3) sets of Public Street Light improvement plan**
13.  Three (3) sets of Signing and Striping improvement plan
14.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15.  Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
16.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18.  **One (1) copy of Hydrology/Drainage study**
19.  **One (1) copy of Soils/Geology report**
20.  Payment for Final Map/Parcel Map processing fee
21.  Three (3) copies of Final Map/Parcel Map



- 22.  One (1) copy of approved Tentative Map
- 23.  One (1) copy of Preliminary Title Report (current within 30 days)
- 24.  One (1) copy of Traverse Closure Calculations
- 25.  One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 26.  Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 27.  Other: \_\_\_\_\_







# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-006 & PCUP16-005

Address: 0 South Palmetto Avenue

APN: 1011-161-01

Existing Land Use: Vacant

Proposed Land Use: 27,000 SF Industrial Building

Site Acreage: 1.96 Proposed Structure Height: 30 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 4/7/16

CD No.: 2016-014

PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>178 ft</u>	
<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: \_\_\_\_\_

# TOP-Zoning Consistency Determination

File No.: PDEV16-006 & PCUP16-005

Location: South of SEC of State St & Palmetto Ave.

Project Description:

A Development Plan to construct a 27,000 SF industrial building and a CUP to use the building for metal fabrication, on 1.96 acres of vacant land, generally located on the southeast corner of State Street and Palmetto Avenue, within the IL (Industrial Light) zoning district.

Prepared By:

Clarice Burden

Date:

4/12/16

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**  
The existing zoning of the property is: **IL, Light Industrial**
- 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 existing TOP land use designation and the zoning for the property are consistent. No changes are required prior to approval of the development.

## **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 1750 gallons per minute (g.p.m.) for 3 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: LORENA MEJIA, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, POLICE DEPARTMENT**

**DATE: MARCH 28, 2016**

**SUBJECT: PDEV16-006 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL BUILDING GENERALLY AT PALMETTO AVE AND STATE ST.**

---

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 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.

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-006, A DEVELOPMENT PLAN TO CONSTRUCT A 27,000 SQUARE FOOT INDUSTRIAL BUILDING ON 1.96 ACRES OF LAND, LOCATED AT 535 SOUTH PALMETTO AVENUE WITHIN THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—  
APN: 1011-161-01.

WHEREAS, MYWI FABRICATORS, INC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-006, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.96 acres of land located at 535 South Palmetto Avenue within the IL (Light Industrial) zoning district and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the IL (Light Industrial) zoning district, and is developed with an industrial warehouse use. The property to the east is within the IL (Light Industrial) zoning district and is developed with a trucking yard. The property to the south is within the IL (Light Industrial) zoning district and is developed with an industrial warehouse use. The property to the west is within the IL (Light Industrial) zoning district and is developed with an industrial manufacturing use; and

WHEREAS, the Applicant is requesting Development Plan approval to construct a 27,000 square foot industrial building in conjunction with a Conditional Use Permit (File No. PCUP16-005) to establish an architectural and structural metals manufacturing business; and

WHEREAS, the 27,000 square foot industrial building consists of a 7,000 square foot 2-story office building and 20,000 square foot pre-fabricated metal warehouse and manufacturing building. The proposed floor plan for the two-story office includes, a reception area, a break room, offices, a conference room, restrooms and a locker room. The floor plan for the manufacturing and warehouse building includes a shop and open areas to accommodate the manufacturing process; and

WHEREAS, a yard area designed for tractor-trailer truck maneuvering and outdoor staging is located on the eastern portion of the site behind the proposed building and the remainder of the site will be utilized for on-site circulation and parking; and

WHEREAS, access to the site is provided via two 35-foot wide driveways, accessed from Palmetto Avenue located on the southwest and northwest corners of the project site; and

WHEREAS, the Project is required to provide a minimum of 43 off-street parking spaces pursuant to the parking standards specified in the Development Code and has provided 44 spaces exceeding the minimum standards; and

WHEREAS, the Development Code requires interior parcels within the IL (Light Industrial) zoning district to provide 10% landscaping and 17.9% landscaping is being provided, exceeding the minimum requirements. Landscaping is being provided along the street frontage, the perimeter of the site, throughout the storm water retention basins and parking lot areas; and

WHEREAS, architecturally the proposed industrial building has two components, a two-story office building facing Palmetto Avenue and a manufacturing/warehouse metal building located behind the office building. The rectangular shaped two-story office building incorporates architectural treatments including a smooth stucco beige exterior walls with vertical and horizontal reveals; a decorative cornice treatment that surrounds the top of the building; a two-story projecting steel canopy over the main entrance that projects 20 feet towards Palmetto Avenue; and metal canopies over all windows on the 1st and 2nd story; and

WHEREAS, the proposed rectangular (manufacturing/warehouse) metal building is situated behind the office building. The building's base is treated with a tan color 6-foot high, split-face block on all four elevations with beige vertical metal wall panels above. Along the western elevation the building has two roll-up doors that face Palmetto Avenue with a projecting metal canopy above each entry; and

WHEREAS, public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and pipes to an underground infiltration system. The on-site underground storm and water infiltration system will be conveyed towards 24-inch and 30-inch deep basins located within the front landscape setback and will be designed to retain and infiltrate storm water. Any overflow drainage will be conveyed to the curb and gutter along Palmetto Avenue; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino,

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

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

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

WHEREAS, on June 19, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-028 recommending the Planning Commission approve the Application; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of: general plan and zoning consistency; the site is less than five acres and surrounded by urban uses, has no habitat value for endangered, rare, or threatened species; will not result in any significant effects relating to traffic, noise, air quality, or water quality; and will be adequately served by all required utilities and public services; and

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

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

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

**SECTION 3. Airport Land Use Compatibility Plan (ALUCP) Consistency.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

**SECTION 4. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3 above, the Planning Commission hereby concludes as follows:

a. The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Project is compatible with adjoining sites in relation to location of buildings and surrounding industrial land uses. Developing the site with an industrial use would further the Vision of The Ontario Plan in the immediate area.

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

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

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development. The proposed 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 architectural and structural metals manufacturing land use being proposed, as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements.

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

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

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

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

-----



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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



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

*Planning Department  
Land Development Division  
Conditions of Approval*

---

**Meeting Date:** June 19, 2017  
**File No:** PDEV16-005 & PCUP16-005  
**Related Files:** N/A

**Project Description:** A Development Plan (File No. PDEV16-006) to construct a 27,000 square foot industrial building in conjunction with a Conditional Use Permit (PCUP16-005) to establish an architectural and structural metals manufacturing business on 1.96 acres of land, located at 535 South Palmetto Avenue within the IL (Light Industrial) zoning district. (APN(s): 1011-161-01); **submitted by MYWI Fabricators, Inc.**

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

---

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

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

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

**2.1** Time Limits.

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

**(b)** Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Conditional Use Permit approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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

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

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

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

### **2.3** Landscaping.

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

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

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

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

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

### **2.5** Parking, Circulation and Access.

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

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

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

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

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

### **2.6** Outdoor Loading and Storage Areas.

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

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

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

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

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

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

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

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

**2.7** Site Lighting.

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

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

**2.8** Mechanical and Rooftop Equipment.

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

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

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

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

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

**2.12** Environmental Review.

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

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

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

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

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

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

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

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

**2.14** Additional Fees.

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

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





**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

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

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. <u>PDEV16-006</u></b>  <b>RELATED FILE NO(S). <u>PCUP16-005</u></b>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

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

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

DAB MEETING DATE:      June 19<sup>th</sup>, 2017

PROJECT NAME / DESCRIPTION:      PDEV16-006, a Development Plan to construct a 27,000-square foot industrial building, on 1.96 acres of land.

LOCATION:      535 South Palmetto Avenue

APPLICANT:      MYWI Fabricators, Inc.  
(626) 279-6994

REVIEWED BY:      M. B. Hariya      06/08/17  
Manoj B. Hariya, P.E.      Date  
Sr. Associate Civil Engineer

APPROVED BY:      [Signature]      6-12-17  
Khoi Do, P.E.      Date  
Assistant City Engineer







the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

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

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

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

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per \_\_\_\_\_
- 2.04 **Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of July 21<sup>st</sup>, 1977.**
- 2.05 **Apply for a:**  **Certificate of Compliance with a Record of Survey;**  Lot Line Adjustment   
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.
- 2.07 **Submit a soils/geology report.**
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service



- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: \_\_\_\_\_

- 2.09 Dedicate to the City of Ontario the right-of-way described below: \_\_\_\_\_ feet on \_\_\_\_\_  
Property line corner 'cut-back' required at the intersection of \_\_\_\_\_ and \_\_\_\_\_.
- 2.10 Dedicate to the City of Ontario the following easement(s): \_\_\_\_\_
- 2.11 New Model Colony (NMC) Developments:
  - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
  - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
  - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.12 **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
- 2.13 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.
- 2.14 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.15 Other conditions: \_\_\_\_\_





**B. PUBLIC IMPROVEMENTS**

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

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

Improvement	Palmetto Av	Street 2	Street 3	Street 4
<b>Curb and Gutter</b>	<input checked="" type="checkbox"/> New; 24-ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement</b>	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen street section for a total half street width of 24-ft along frontage, including pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> New commercial driveway	<input type="checkbox"/> New	<input type="checkbox"/> New	<input type="checkbox"/> New
<b>Sidewalk</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>ADA Access Ramp</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Parkway</b>	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
<b>Raised Landscaped Median</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
<b>Sewer (see Sec. 2.C)</b>	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral





<b>Water</b> (see Sec. 2.D)	<input checked="" type="checkbox"/> Service for domestic <input checked="" type="checkbox"/> Service for irrigation <input checked="" type="checkbox"/> Service for fire	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Fiber Optics</b> (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
<b>Overhead Utilities</b>	<input type="checkbox"/> Underground <input checked="" type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

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

2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_





- 2.18 **Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.**
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: \_\_\_\_\_

**C. SEWER**

- 2.21 **An 8-inch sewer main is available for connection by this project in Palmetto Avenue (Ref: Sewer plan bar code: S10950)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:** 
  - 1. **The applicant/developer shall install a sewer lateral with clean-outs and a monitoring manhole.**
  - 2. **The applicant/developer shall apply for a Wastewater Discharge Permit for their Establishment and shall comply with all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not limited to the installation of wastewater pretreatment equipment, such as clarifiers. Please contact Virginia Lopez, Environmental Technician, at (909) 395-2671 for more information.**

**D. WATER**

- 2.25 **An 8-inch water main is available for connection by this project in Palmetto Avenue (Ref: Water plan bar code: W11936)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.27 **Other conditions:** 
  - 1. **The applicant/developer shall install a water service for domestic use with a meter and backflow device.**
  - 2. **The applicant/developer shall install a separate water service for irrigation use only with a meter and backflow device.**
  - 3. **The applicant/developer shall install a fire service with a DCDA.**
  - 4. **The applicant/developer shall install a new fire hydrant per City Standard Drawing Number 4101.**



**E. RECYCLED WATER**

- 2.28 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_.   
(Ref: Recycled Water plan bar code: \_\_\_\_\_)
- 2.29 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.
- 2.31 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.   
  
Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.
- 2.32 Other conditions: \_\_\_\_\_

**F. TRAFFIC / TRANSPORTATION**

- 2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: 
  - 1. On-site and off-site circulation
  - 2. Traffic level of service (LOS) at 'build-out' and future years
  - 3. Impact at specific intersections as selected by the City Engineer
- 2.34 **Other conditions:** 
  - 1. **The applicant/developer shall design and construct in-fill public street lights along the property frontage of Palmetto Avenue in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans and City Standard Drawing Number 5101.**
    - a. **The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting street lighting design to discuss tie-ins to existing or future street light circuits.**
  - 2. **The applicant/developer shall widen Palmetto Avenue for a half street width of 24 feet along the entire frontage.**
  - 3. **The applicant/developer shall construct a transition between the widened portion and existing street section north and south of the project on Palmetto Avenue.**
  - 4. **The applicant/developer shall construct all proposed driveway approaches per City Standard Drawing Number 1204.**
  - 5. **The applicant/developer shall construct sidewalk per City Standard Drawing Number 1209.**
  - 6. **The applicant/developer shall construct curb and gutter per City Standard Drawing Number 1201.**
  - 7. **The applicant/developer shall relocate the existing Edison poles along project frontage of Palmetto Avenue, behind the new curb (minimum 1.5 ft.) and away from proposed driveway approaches.**
  - 8. **The applicant/developer shall comply with the required corner clearance distances for access onto Palmetto Street per City Standard Number 1309.**





- 9. The applicant/developer shall install 20' red curbs on each side of the proposed driveways.
- 10. The applicant/developer shall maintain gates open at all times during regular business hours.

**G. DRAINAGE / HYDROLOGY**

- 2.35 A \_\_\_\_\_ inch storm drain main is available to accept flows from this project in \_\_\_\_\_.   
(Ref: Storm Drain plan bar code: \_\_\_\_\_)
- 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 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**
- 2.38 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 Development Impact Fee, approximately \$43,619.80, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
- 2.41 Other conditions: \_\_\_\_\_

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

- 2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.43 **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 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

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

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

**L. Solid Waste**

2.49 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

2.50 Other conditions:   
1. The applicant/developer shall construct a new 2-bin trash enclosure with a solid roof per the Refuse & Recycling Planning Manual.





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

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



**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

---

**Project Number: PDEV16-006, and/or Parcel Map/Tract Map No. \_\_\_\_\_**

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  **Three (3) sets of Public Street improvement plan with street cross-sections**
7.  Three (3) sets of Private Street improvement plan with street cross-sections
8.  Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9.  Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10.  Four (4) sets of Public Sewer improvement plan
11.  Five (5) sets of Public Storm Drain improvement plan
12.  **Three (3) sets of Public Street Light improvement plan**
13.  Three (3) sets of Signing and Striping improvement plan
14.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15.  Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
16.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18.  **One (1) copy of Hydrology/Drainage study**
19.  **One (1) copy of Soils/Geology report**
20.  Payment for Final Map/Parcel Map processing fee
21.  Three (3) copies of Final Map/Parcel Map





- 22.  One (1) copy of approved Tentative Map
- 23.  One (1) copy of Preliminary Title Report (current within 30 days)
- 24.  One (1) copy of Traverse Closure Calculations
- 25.  One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 26.  Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 27.  Other: \_\_\_\_\_



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-006 & PCUP16-005

Address: 0 South Palmetto Avenue

APN: 1011-161-01

Existing Land Use: Vacant

Proposed Land Use: 27,000 SF Industrial Building

Site Acreage: 1.96 Proposed Structure Height: 30 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 4/7/16

CD No.: 2016-014

PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>178 ft</u>	
<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: \_\_\_\_\_



# TOP-Zoning Consistency Determination

File No.: PDEV16-006 & PCUP16-005

Location: South of SEC of State St & Palmetto Ave.

Project Description:

A Development Plan to construct a 27,000 SF industrial building and a CUP to use the building for metal fabrication, on 1.96 acres of vacant land, generally located on the southeast corner of State Street and Palmetto Avenue, within the IL (Industrial Light) zoning district.

Prepared By:

Clarice Burden

Date:

4/12/16

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**  
The existing zoning of the property is: **IL, Light Industrial**
  
- 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 existing TOP land use designation and the zoning for the property are consistent. No changes are required prior to approval of the development.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Associate Planner  
Planning Department

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

**DATE:** April 13, 2016

**SUBJECT:** PDEV16-006 / A Development Plan to construct a 27,000-square foot industrial building, on 1.96 acres of land generally located at the southeast corner of State Street and Palmetto Avenue, within the IL (Industrial Light) zoning district (APN: 1011-161-01). Related File: PCUP16-005.

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

---

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

- A. 2013 CBC Type of Construction: Type IIB
- B. Type of Roof Materials: Metal, non rated
- C. Ground Floor Area(s): 27,500 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 27,500 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.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 1750 gallons per minute (g.p.m.) for 3 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: LORENA MEJIA, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, POLICE DEPARTMENT**

**DATE: MARCH 28, 2016**

**SUBJECT: PDEV16-006 – A DEVELOPMENT PLAN FOR AN INDUSTRIAL BUILDING GENERALLY AT PALMETTO AVE AND STATE ST.**

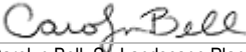
---

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 shall comply with construction site security requirements as stated in the Standard Conditions.

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

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

<b>CONDITIONS OF APPROVAL</b>	
<b>Sign Off</b>	
	5/16/17
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: <b>Carolyn Bell, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
D.A.B. File No.: PDEV16-006 Rev 2	Case Planner: Lorena Mejia
Project Name and Location: Industrial Building 535 s Palmetto Ave	
Applicant/Representative: Howard Parsell 4854 Main St Yorba Linda, CA 92886	
<input checked="" type="checkbox"/>	<b>A Preliminary Landscape Plan (dated 5/15/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b>
<input type="checkbox"/>	<b>A Preliminary Landscape Plan ( ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>

**CORRECTIONS REQUIRED**

Grading plans

1. Dimension basins and swales to be no greater than 40% of the on-site landscape area to allow for ornamental landscape. Dimension a level grade minimum 3' from pedestrian paving for safety along walkways. Show outline and call out of top and bottom of slope – max 3:1.
2. Dimension 5' sidewalk per city standards. Show ramp and crossing at driveways.
3. Dimension max 6' walkway at building and front entry instead of 8 and 16' wide
4. Show fence including footings inside property line. Provide min 4' parkway planter.
5. Show parkways on north and south of driveways.
6. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
7. Note on grading plans for compaction to be no greater than 85% at landscape areas; Note all finished grades at 1 ½" below finished surfaces; Note for slopes to be maximum 3:1.
8. Call out if power lines are to be undergrounded or to remain. Show powerline poles on plan

Landscape Plans

9. Show and note existing trees in good condition to remain: Platanus and Pines along south PL. Adjust on-site tree locations and fence footings, and show tree symbols and add tree protection notes on construction and demo plans.
10. Show utilities: street lights, power poles, fire hydrants, etc. on landscape plans.
11. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

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

PDF construction sets may be emailed to this department (with building permit number in subject line) for plan check to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Lorena Mejia  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** February 26, 2016  
**SUBJECT:** PDEV16-006

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

---

### Conditions of Approval

1. The address for the building is 585 S Palmetto Ave

KS:lm



# PLANNING COMMISSION STAFF REPORT

June 27, 2017

**SUBJECT:** A Development Plan (File No. PDEV16-023) to construct a 36-unit residential condominium development on 1.42 acres of land and a Tentative Tract Map (File No. PMTT16-014/TT 20028) to subdivide 1.42 acres into a single lot for condominium purposes, for property located at 1719 East Fourth Street, within the HDR-45 (High Density Residential 25.1 to 45.0 DUs/Acre) zone (APNs: 0108-551-01, 0108-551-34 & 0108-551-35); **submitted by Kevin K. Cheung.**

**PROPERTY OWNER:** GLCT Corona Development LLC.

**RECOMMENDED ACTION:** That the Planning Commission approve File Nos. PDEV16-023 and PMTT16-014/TT 20028, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 1.42 acres of land located at 1719 E. Fourth Street, within the HDR-45 (High Density Residential 25.1 to 45.0 DUs/Acre) zone zoning district, and is depicted in **Figure 1: Project Location**, below. The project site is composed of three (3) separate vacant parcels which will be consolidated into one parcel as part of the proposed development. The project site is bounded on the north and south by multi-family residential apartments, on the east by Corona Elementary School, and on the west by single family homes. The existing zoning designation of HDR-45 is consistent with the General Plan land use designation for High Density Residential (25.1 to 45.0 DUs/Acre).



**Figure 1: Project Location**

**PROJECT ANALYSIS:**

[1] Background — On June 5, 2017, the Development Advisory Board (DAB) conducted a hearing to consider the subject Tentative Tract Map and

Case Planner:	Luis E. Batres	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	6-5-17	Approval	Recommend
Submittal Date:	4-29-16	ZA			
Hearing Deadline:	11-25-17	PC	6-27-17		Final
		CC			

Development Plan and concluded the hearing on that date, recommending that the Planning Commission approve the Applications subject to conditions of approval which have been included with the Planning Commission resolution for each Application.

[2] Site Design/Building Layout — The applicant is requesting approval to develop a 36-unit residential condominium development, in conjunction with a Tentative Tract Map to subdivide approximately 1.42 acres into a common lot for condominium purposes. Staff has worked with the applicant to design a project that meets the goals and requirements of the HDR-45 zoning designation and the goals and polices of TOP. The proposed project has been designed with the objective of creating a safe and attractive residential design.

The 1.42-acre site is rectangular in shape with a lot width of 245'-4" and lot depth of 249'-8". The narrow lot dimensions and three street frontages of the site provided many challenges in meeting the minimum density requirement of 25.1 dwelling units per acre and ensuring compliance with the required development standards (setbacks, circulation, parking, private and common open space). To address the site challenges, the project has been designed with a first floor subterranean concrete podium, which will contain refuse collection facilities and parking garages for residents.

The development plan consists of 10 separate buildings. Buildings 1 through 9, will each have four (4) units. Building 10 will function as manager's office and clubhouse, which will include a swimming pool, restrooms, stairs and elevator that will serve the parking garage. All the units along Fourth Street, Corona Avenue and Harvard Place have been designed to front onto the street, creating a safe (eyes on the street) and attractive street landscape (**See Figure 2: Site Plan**).

The buildings will be two stories above grade at a maximum height of 25'-11", with first floor subterranean podium parking. The project is proposing four different floor plans, each with three bedrooms and living areas ranging from 1,334 to 1,512 square feet. The subterranean garage will feature individual 20' x 20' two-car garages for each unit with a 648 cubic foot private storage area. A centrally located staircase and elevator will provide access up to the main deck level, adjacent to the manager's office, for visitors (**see Exhibit "D": Subterranean Garage Floor Plan**). The second floor will include a living room, kitchen, dining area, laundry space and powder room. The third floor will feature 3-bedrooms and 2 full bathrooms.

Site Access/Circulation — The project will provide two points of access, one on Corona Avenue and the second on Fourth Street. The Corona Avenue entrance will serve as the primary ingress and egress point into the development. Secondary access will be available off Fourth Street at the southeast corner of the project site. Pedestrian access into the site, will be provided at key entry points along Fourth Street, Corona Avenue and Harvard Place through walkway connections from the public sidewalk. The units fronting onto the street frontages will be stooped above the street level. Direct access to each unit

will be provided by stairs leading from the public sidewalk to each unit. The subterranean parking garage is proposed to be gated with an entry system designed to operate via remote control. Adequate vehicle stacking and turn-around area has been provided and found acceptable by the Traffic Engineering Department.

[3] Parking — A total of 81 parking spaces are required for the project. The Development Code requires two (2) spaces per unit within a garage plus one (1) guest space per 4 units. The proposed project is in compliance with parking requirements, and will provide a total of 72 parking spaces within enclosed garage units and 9 open guest parking spaces. All the resident and visitor parking spaces will be located within the subterranean parking garage. Each unit will have a garage space with direct access to their unit (see **Exhibit "D": Subterranean Garage Floor Plan**).

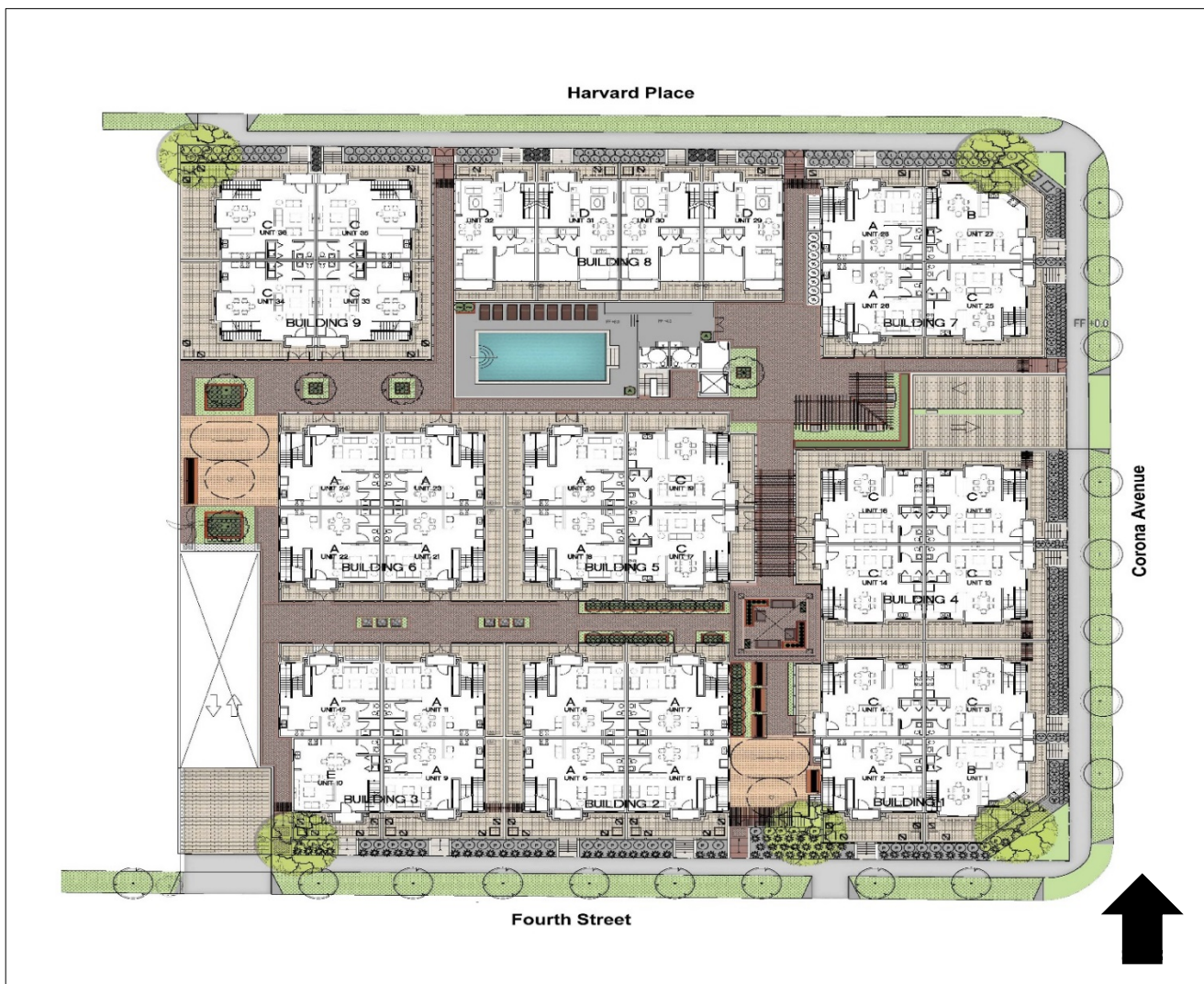


Figure 2: Site Plan



[4] Architecture — The HDR-45 Zoning District was established to accommodate high-density, multiple-family development in an urban environment. These high-density projects efficiently use the limited space found in the urban environment, while also maintaining the street grid and pedestrian pathways. The project is proposing a contemporary architecture design with Spanish Colonial influences. The mass and scale of the buildings are designed to be proportionate to the site, open space, and scale of the neighborhood. The proposed architectural design of the buildings exceeds the architectural design guidelines of the Ontario Development Code, which encourage high quality architecture and a level of authenticity of styles through the use of appropriate design elements. Special attention was given to the colors, materials, massing, building form, and architectural details (see **Figure 3 & 4: Street View Perspectives & Exhibit A: Building Street Elevations**). This is exemplified through the use of:

- Articulation in the building's roof line.
- Tile roof.
- Decorative brick veneer along the base of the units and along the main entry areas, with precast concrete caps.
- Decorative lighting fixtures.
- Decorative tile shed roofs at key locations.
- Decorative window trims and decorative window shutters.
- Decorative wrought iron Juliet balconies at key locations along the second floors.
- Decorative wrought iron accent grills over the front door entry areas and along the top of several hipped towers; and Use of various stucco colors to accentuate the architecture design (see **Attachment B: Proposed Building Materials**).



**Figure 3: Street View Perspective of 4<sup>th</sup> Street**



**Figure 4: Street View Perspective – NWC of 4<sup>th</sup> Street and Corona Avenue**

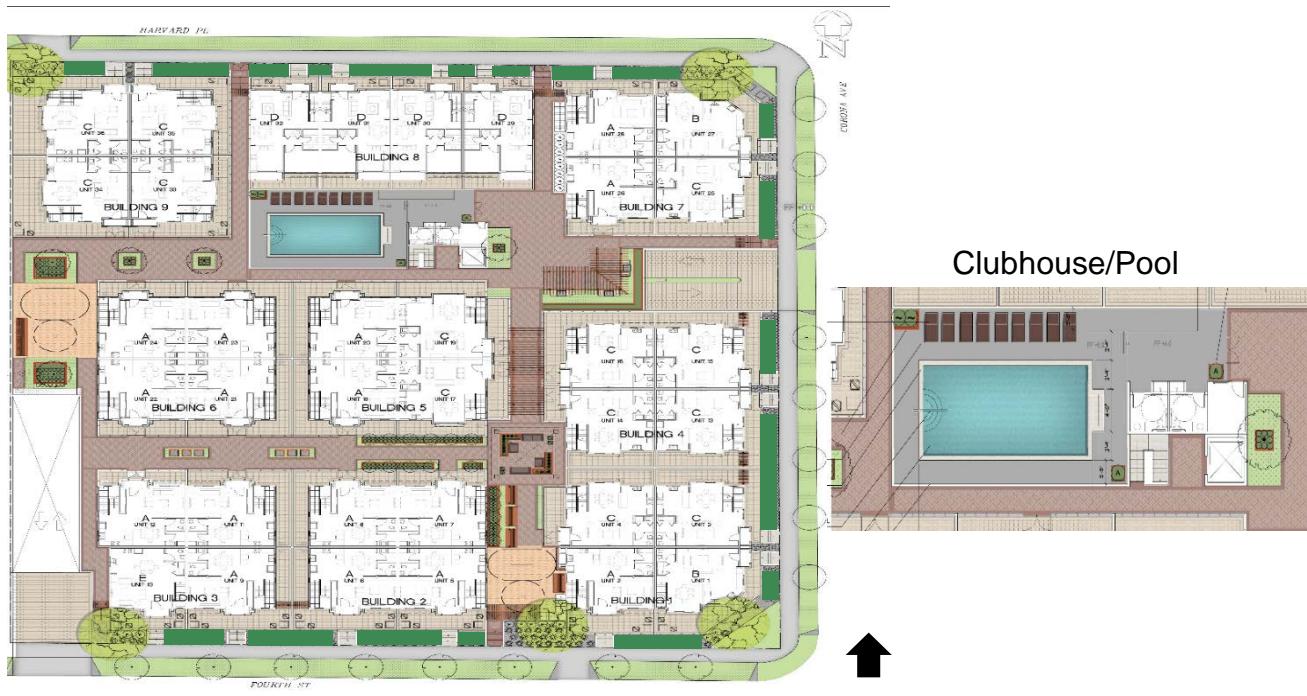
[5] Landscaping/Open Space — The project will provide 10-foot landscape setbacks along Fourth Street, Corona Avenue, Harvard Place, and along the west property line. The project will also provide new landscape parkways on all three street frontages. The parkways will include 5-foot sidewalks with 7-foot wide landscaped parkways. Decorative paving will be utilized at entry points and within the private enclosed courtyards for each unit. The plant pallet will consist of shade trees, ground cover and shrubs. At key areas, such as the driveways and along the corners of the project (Fourth and Corona, Corona and Harvard Place), the project will feature accent planting which will include California Live Oak, Crape Myrtle, Sweet Bay and Japanese Private (see **Figure 5: Landscape Plan**).

To satisfy the open space requirements of the Ontario Development Code, the deck area above the garage podium structure will be utilized for private and common open space. The Development Code requires 60 square feet of private open space and 250 square feet of common open space for each unit. The project is proposing a minimum of 81 square feet (Unit 28) and a maximum of 487 square feet (Unit 34) of private space. The private space will be provided in the form of enclosed courtyards/patio areas. The project is also proposing 293 square feet of common open space per unit (see **Figure 5: Landscape Plan and Exhibit “C”: Clubhouse Elevations**). The proposed 10,544 square feet (9,000 sq. ft. required) of common open space will be provided in the forms of:

- Interior courtyards paved with decorative paving;
- BBQ areas;



- Shade structures in the form of decorative metal trellis and wood pergolas;
- Raised planters/decorative seat walls;
- Two children tot lots;
- Swimming pool; and
- Club house (25' x 19') that includes restrooms, showers, manager's office and stairs/elevator to parking garage.



**Figure 5: Landscape Plan**

[6] Utilities (drainage, sewer) — To serve the proposed development, the project will be required to do the following:

- Replace damage curb and gutters along Corona Avenue, Fourth Street, and Harvard Place;
- Construct new landscape parkways on Corona Avenue, Fourth Street, and Harvard Place;
- Install new fire hydrants on Corona Avenue, Fourth Street, and Harvard Place;
- Modify existing traffic signals on Corona Avenue and Fourth Street;
- Install new street lights on Corona Avenue and Fourth Street;
- Underground overhead utilities along Fourth Street; and
- A Preliminary Water Quality Management Plan (PWQMP) has been submitted which establishes the project's compliance with storm water discharge/water

quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs).

[7] Tentative Tract Map— The applicant is requesting approval to subdivide 1.42 acres into one common lot for condominium purposes to develop a 36-unit residential condominium project. The project site is composed of three (3) separate parcels that will be consolidated into one parcel as part of the proposed subdivision.

The proposed subdivision complies with the development standards, as outlined in the HDR 45 (High Density Residential 25.1 to 45.0 DUs/Acre) land use designation. The proposed map will include Covenants, Conditions and Restrictions (CC&R's) which will establish rules and regulations for the property owners association. In addition, the CC&R's will be recorded with the final map to ensure access and common maintenance of landscaped areas, common open space area, parking facilities, and utility and drainage easements.

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

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

[2] Vision.

**Distinctive Development:**

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

[3] Governance.

**Decision Making:**

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

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

[4] Policy Plan (General Plan)

**Land Use Element:**

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

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

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

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

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

**Housing Element:**

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

➤ H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

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

➤ H5-2 Family Housing. We support the development of multi-family housing that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

### **Community Economics Element:**

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

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

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

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

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

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

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

### **Safety Element:**

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

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

### **Community Design Element:**

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

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

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

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

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

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

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

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

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.

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



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

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

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

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

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

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

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

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

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

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

- CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.
- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.
- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.
  - Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.
- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (36) and density (25.1 units per acre) specified in the Available Land Inventory.

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

**ENVIRONMENTAL REVIEW:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 In-Fill Development Projects) of the CEQA Guidelines, which consists of (a) Projects that are consistent with the applicable general plan designation and all applicable general plan policies, (b) Development that occurs within city limits on a project site of no more than five acres, (c) The project site has no value as habitat for endangered, rare or threatened species; and (d) The site can be adequately served by all required utilities and public services.

**CONDITIONS OF APPROVAL:** See attached department reports.

***Exhibit A: Street Building Elevations***





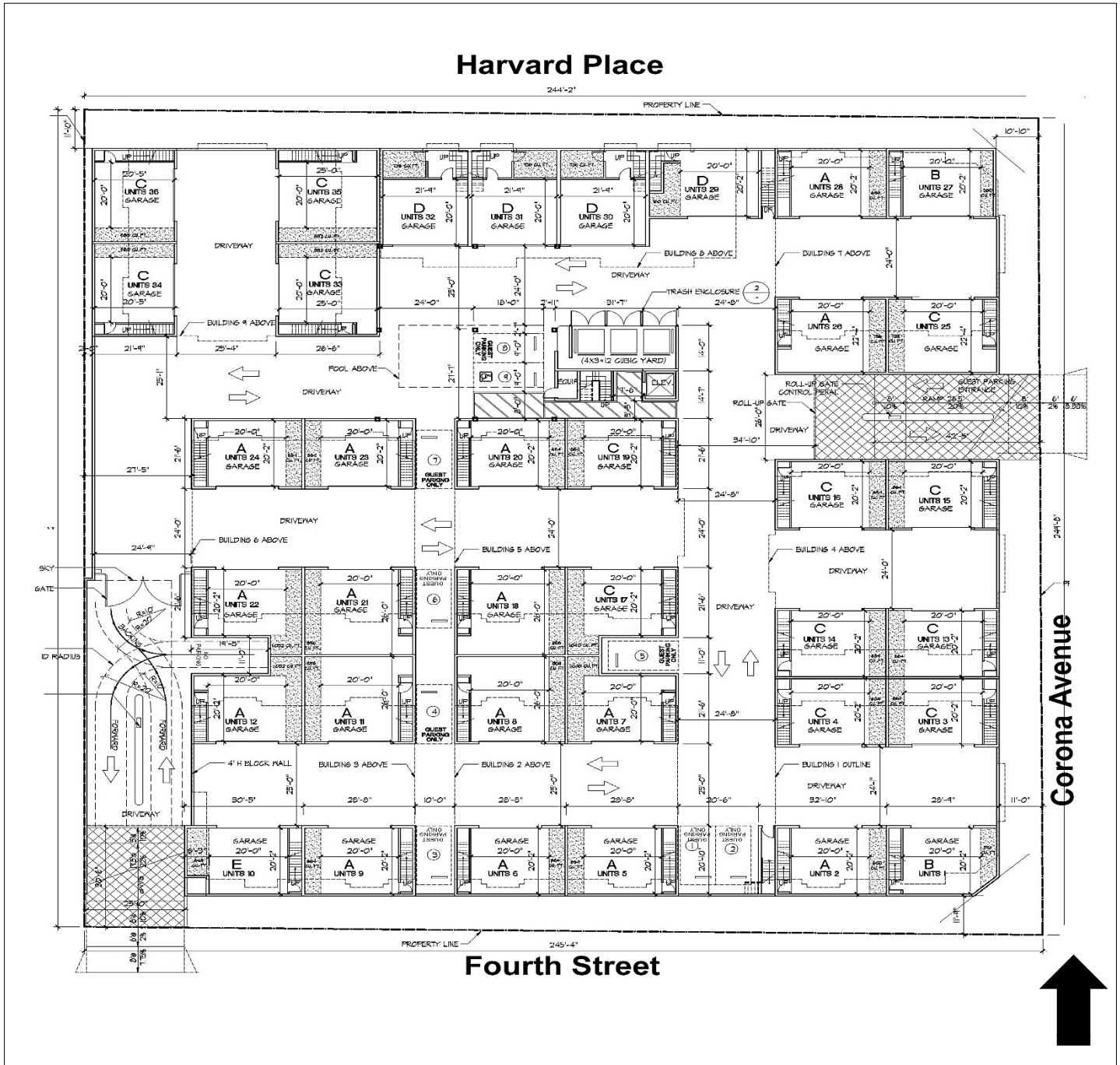
**Exhibit C: Clubhouse Elevations**



**Figure 6: Clubhouse Elevations**



**Exhibit D: Subterranean Garage Floor Plan**





**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	HDR	HDR 45	n/a
<i>North</i>	Casa Corona Apartments	HDR	MDR 18	n/a
<i>South</i>	Mountain Manor Apartments	MDR	MDR 18	n/a
<i>East</i>	Corona Elementary School	PS	CIV	n/a
<i>West</i>	Single Story-Single Family Homes	HDR	HDR 45	n/a

**General Site & Building Statistics:**

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Maximum project density (dwelling units/ac):</i>	25.1 to 45 units per acre	25.1	y
<i>Maximum coverage (in %):</i>	100%	93.6%	y
<i>Minimum lot depth (in FT):</i>	100'	249'-8"	y
<i>Minimum lot width (in FT):</i>	100'	244'-2"	y
<i>Front yard setback (in FT):</i>	10'	10'	y
<i>Side yard setback (in FT):</i>	10'	10'	y
<i>Rear yard setback (in FT):</i>	10'	10'	y
<i>Maximum height (in FT):</i>	75'	32'-2"	y
<i>Parking – resident:</i>	72	72	y
<i>Parking – guest:</i>	9	9	y
<i>Open space – private:</i>	60 sq. ft.	81 sq. ft.	y
<i>Open space – common:</i>	250 sq. ft.	293 sq. ft.	y

**Dwelling Unit Count:**

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Total no. of units</i>	36	36	y
<i>Total no. of buildings</i>	1	10	y
<i>No. units per building</i>	36	4	y

**Dwelling Unit Statistics:**

<i>Unit Type</i>	<i>Size (in SF)</i>	<i>No. Bedrooms</i>	<i>No. Bathrooms</i>	<i>No. Stories</i>	<i>Private Open Space (in FT)</i>
All 36 Units	1,334 - 1,512	3	3	2	81 sq. ft.
#10 (Club House)	475	0	2	1	0

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PMTT16-014 (TT 20028), A TENTATIVE TRACT MAP TO SUBDIVIDE 1.42 ACRES INTO A SINGLE LOT FOR CONDOMINIUM PURPOSES, FOR PROPERTY LOCATED AT 1719 E. FOURTH STREET, WITHIN THE HDR-45 (HIGH DENSITY RESIDENTIAL 25.1 TO 45.0 DUS/ACRE) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: (0108-551-01, 0108-551-34 & 0108-551-35).

WHEREAS, KEVIN K. CHEUNG ("Applicant") has filed an Application for the approval of a Tentative Tract Map, File No. PMTT16-014/TT 20028, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.42 acres of land located at 1719 E. Fourth Street within the HDR-45 (High Density Residential 25.1 to 45.0 DUs/Acre) zone, and is presently vacant land; and

WHEREAS, the property to the north of the Project site is within the MDR 18 zoning district and is developed with multi-family apartments. The property to the east is within the CIV zoning district and is developed with Corona Elementary School. The property to the south is within the MDR 18 zoning district and is developed with multi-family apartments. The property to the west is within the HDR 45 zoning district and is developed with single family homes; and

WHEREAS, on April 29, 2016, the applicant submitted a Development Plan (File No. PDEV16-023) to construct a 36-unit residential condominium development in conjunction with the Tentative Tract Map Application; and

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

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

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the

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

WHEREAS, on June 5, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project and concluded said hearing on that date, voting to issue Decision No. DAB17-025 recommending the Planning Commission approve the Application; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 In-Fill Development) of the CEQA Guidelines, which consists of: (a) Projects that are consistent with the applicable general plan designation and all applicable general plan policies, (b) Development that occurs within city limits on a project site of no more than five acres, (c) The project site has no value as habitat for endangered, rare or threatened species; and (d) The site can be adequately served by all required utilities and public services; and

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

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

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

upon the facts and information contained in the Application and supporting documentation at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (36) and density (25.1 du/acre) specified in the Available Land Inventory.

APN's: 0108-551-01, 0108-551-34, 0108-551-35

Parcel Size: 1.42 acres

	<u>Available Land Inventory</u>	<u>Proposed Project</u>
Number of Units:	36	36
Assumed Density:	25.1	25.1

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

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

**SECTION 4.     *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3 above, the Planning Commission hereby concludes as follows:

a.     The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments. The proposed Tentative Tract/Parcel Map is located within the HDR (High Density Residential) land use district of the Policy Plan Land Use Map, and the HDR-45 zoning district. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

b.     The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments. The proposed Tentative Tract Map meets all minimum lot requirements within the Design Guidelines and Development Standards of the HDR 45 zoning designation. The proposed Tentative Tract Map will consolidate three existing substandard parcels into one large parcel, and will allow the subdivision of 1.42 acres into

a single lot for condominium purposes. The subdivision will create a lot that will be physically suitable to accommodate the development of a 36-unit residential condominium project; and

c. The site is physically suitable for the type of development proposed. The Tentative Tract Map proposes to subdivide 1.42 acres of land into a single lot for condominium purposes, to allow for the development of a 36-unit residential condominium. The map is proposing to consolidate three separate substandard legal parcels, into one larger parcel (1.42 acre), for condominium purposes. The subdivision will allow for the development of a 36-unit residential condominium project. In addition, the proposed subdivision and proposed development plan will meet all the development standards (setbacks, density, open space, landscaping, and parking) of the HDR-45 land use designation. As a result, the project site will be physically suitable for the development of a 36-unit residential condominium project; and

d. The site is physically suitable for the proposed density of development. The project site has a zoning designation of HDR 45, which allows a density range between 25.1 to 45 units per acre. The proposed map and development plan will allow the development of a 36-unit residential condominium, with a density of 25.1 units per acres. Therefore, the site is suitable for the proposed development; and

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The 1.42 acres site is currently vacant and is surrounded by residential apartments to the north and south, single family homes to the west and an elementary school to the east. The project has been analyzed for potential impacts to the environment and was found to be categorically exempt from environmental review pursuant to Section 15332 (Class 32 In-Fill Development Projects) of the CEQA Guidelines. Furthermore, if the project is developed subject to the attached conditions of approval, any potential impacts will be less than significant; and

f. The design of the subdivision or type of improvements are not likely to cause serious public health problems. The proposed project was reviewed by all the various City departments (Fire, Police, Environment Engineering, Building and Safety, Traffic, Planning), and it was determined not to have any negative impacts, if the project is developed subject to the conditions of approval that have been placed on the project; and

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The engineering and building department reviewed the proposed project for any conflicts with existing and or proposed easements, and it was determined that the project will not have any conflicts with any existing and or



proposed easements. As a result, both engineering and building are in support of the subdivision, subject to the attached conditions of approval.

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

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

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

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

-----

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PMTT16-014 (TT 20028)  
June 27, 2017  
Page 7

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



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

**Planning Department**  
**Land Development Division**  
**Conditions of Approval**

---

**Meeting Date:** June 5, 2017  
**File No:** PMTT16-014 / TM20028  
**Related Files:** PDEV16-023

**Project Description:** A Tentative Tract Map (File No. PMTT16-014) to subdivide 1.42 acres into a single lot for condominium purposes, in conjunction with a Development Plan (File No. PDEV16-023), to construct a 36-unit residential condominium development on 1.42 acres of land for property located at 1719 E. Fourth Street, within the HDR-45 (High Density Residential 25.1 to 45.0 DUs/Acre) zone. APN(s): 0108-551-01, 0108-551-34, 0108-551-35; **submitted by Mr. Kevin K. Cheung.**

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

---

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

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

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

**2.1 Time Limits.**

(a) Tentative Parcel/Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel/tract map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

**2.2 Subdivision Map.**

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

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

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

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

**2.3** 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.

**2.4** Disclosure Statements.

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

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

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

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

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

## 2.5 Environmental Review.

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

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

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

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

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

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

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





**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

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

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> <b>OTHER</b>	<input type="checkbox"/> <b>PARCEL MAP</b> <input type="checkbox"/> <b>FOR CONDOMINIUM PURPOSES</b>	<input checked="" type="checkbox"/> <b>TRACT MAP</b>
<b>PROJECT FILE NO. <u>TM-20028</u></b> <b>RELATED FILE NO(S). <u>PDEV16-023</u></b>		
<input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> <b>REVISED:</b> <u>  /  /  </u>		

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

**CITY PROJECT PLANNER & PHONE NO:**    Luis Batres    (909) 395-2431

**DAB MEETING DATE:**    June 5<sup>th</sup>, 2017

**PROJECT NAME / DESCRIPTION:**    TM-20028, a Tentative Tract Map to subdivide 1.42 acres of land into a single common lot for condominium purposes, to facilitate the development of 35-condominums (2-story)

**LOCATION:**    1719 East Fourth Street

**APPLICANT:**    GLCT Corona Development, LLC

**REVIEWED BY:**    *N. Khoury*    5-25-17  
                                  Naiim Khoury    Date  
                                  Associate Engineer

**APPROVED BY:**    *K. Do*    5-25-17  
                                  Khoi Do, P.E.    Date  
                                  Assistant City Engineer



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

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:   
**Property line corner 'cut-back' required at the intersection of Corona Avenue & Fourth Street and Corona Avenue & Harvard Place in accordance with City Standard Drawing Number 1301.**
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_   
 \_\_\_\_\_
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s): \_\_\_\_\_
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 **Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.**
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.   
 (1) \_\_\_\_\_  
 (2) \_\_\_\_\_
- 1.08 **Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.**
- 1.09 **Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.**
- 1.10 **Provide a preliminary title report current to within 30 days.**
- 1.11 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits,





whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

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

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

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

- 2.01 **Record Parcel Map/Tract Map No. 20028 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 **Submit a duplicate photo mylar of the recorded map to the City Engineer's office.**
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per \_\_\_\_\_
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of \_\_\_\_\_
- 2.05 Apply for a:  Certificate of Compliance with a Record of Survey;  Lot Line Adjustment   
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.
- 2.07 **Submit a soils/geology report.**
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)



- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: \_\_\_\_\_

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





**B. PUBLIC IMPROVEMENTS**

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

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

Improvement	Corona Av	Fourth St	Harvard PI	Street 4
<b>Curb and Gutter</b>	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replace damaged</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replace damaged</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replace damaged</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement (see Sec. 2.17)</b>	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input checked="" type="checkbox"/> <b>Grind and overlay</b> <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> <b>New "commercial-type" driveway approach</b> <input checked="" type="checkbox"/> <b>In-fill existing "residential-type" driveway approaches w/ curb, gutter, pkwy landscaping and sidewalk</b>	<input checked="" type="checkbox"/> <b>New "commercial-type" driveway approach</b> <input checked="" type="checkbox"/> <b>In-fill existing "residential-type" driveway approaches w/ curb, gutter, pkwy landscaping and sidewalk</b>	<input type="checkbox"/> New <input checked="" type="checkbox"/> <b>In-fill existing "residential-type" driveway approaches w/ curb, gutter, pkwy landscaping and sidewalk</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Sidewalk</b>	<input checked="" type="checkbox"/> <b>Remove and replace damaged and /or uplifted panels</b>	<input checked="" type="checkbox"/> <b>Remove and replace damaged and /or up-lifted panels</b>	<input checked="" type="checkbox"/> <b>Remove and replace damaged and /or up-lifted panels</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>ADA Access Ramp</b>	<input checked="" type="checkbox"/> <b>Remove and replace</b>	<input checked="" type="checkbox"/> <b>Remove and replace</b>	<input checked="" type="checkbox"/> <b>Remove and replace</b>	<input type="checkbox"/> New
<b>Parkway</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)





Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral w/ cleanout	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Domestic service w/ master meter and backflow <input checked="" type="checkbox"/> Fire service w/ DCDA	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service w/ meter	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input checked="" type="checkbox"/> Modify existing traffic signal system	<input checked="" type="checkbox"/> Modify existing traffic signal system	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	<input checked="" type="checkbox"/> Existing "residential-type" driveway approaches	<input checked="" type="checkbox"/> Existing "residential-type" driveway approaches	<input checked="" type="checkbox"/> Existing "residential-type" driveway approaches	_____
Other Improvements	<input checked="" type="checkbox"/> New "No Parking Anytime" signs	<input checked="" type="checkbox"/> New "No Parking Anytime" signs	_____	_____

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

\_\_\_\_\_





- 2.17 **Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s):** 
  - 1. **Fourth Street – Minimum limits of reconstruction shall be along entire property frontage, from street centerline to edge of gutter.**
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 **Other conditions:** 
  - 1. **The applicant/developer shall provide a minimum setback clearance of 2-ft between the right-of-way line and proposed stairway steps at all locations.**

**C. SEWER**

- 2.21 **An 8-inch sewer main is available for connection by this project in Corona Avenue, Fourth Street and Harvard Place. (Ref: Sewer plan bar code: S11459, S11437 and S11460)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:** 
  - 1. **The applicant/developer shall construct proposed sewer lateral with a clean-out in accordance with the latest City of Ontario Design Standards.**

**D. WATER**

- 2.25 **A 6-inch, 10-inch and 6-inch water main are available for connection by this project in Corona Avenue, Fourth Street and Harvard Place, respectively. (Ref: Water plan bar code: W11034, W11048 and W11034)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.27 **Other conditions:** 
  - 1. **The applicant/developer shall install a fire hydrant along the project frontages of Corona Avenue, Fourth Street and Harvard Place in accordance with the latest City of Ontario Design Standards.**
  - 2. **The applicant/developer shall construct proposed domestic water lateral, quip the lateral with a master meter to sub-meter onto private property and backflow device in accordance with the latest City of Ontario Design Standards.**
  - 3. **The applicant/developer shall construct proposed fire service lateral with a DCDA in accordance with the latest City of Ontario Design Standards.**



**E. RECYCLED WATER**

- 2.28 An 8-inch and 24-inch recycled water main are available for connection by this project in Corona Avenue and Fourth Street, respectively. (Ref: Recycled Water plan bar code: Not Available)
- 2.29 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.
- 2.31 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.   

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.
- 2.32 Other conditions: 
  - 1. The applicant/developer shall construct proposed recycled water lateral with a meter in accordance with the latest City of Ontario Design Standards.

**F. TRAFFIC / TRANSPORTATION**

- 2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: 
  - 1. On-site and off-site circulation
  - 2. Traffic level of service (LOS) at 'build-out' and future years
  - 3. Impact at specific intersections as selected by the City Engineer
- 2.34 Other conditions: 
  - 1. The applicant/developer shall replace damaged and/or uplifted sidewalk panels along the project frontages of Corona Avenue, Fourth Street and Harvard Place per City Standard Drawing Number 1210.
  - 2. The applicant/developer shall construct proposed driveway approaches at Corona Avenue and Fourth Street per City Standard Drawing Number 1204.
  - 3. The applicant/developer shall remove and in-fill the exiting "residential-type" driveway approaches at Corona Avenue, Fourth Street and Harvard Place with curb, gutter, parkway landscaping and sidewalk.
  - 4. The applicant/developer shall re-construct the curb ramps at the southwest corner of Corona Avenue & Harvard Place and northwest corner of Corona Avenue & Fourth Street per City Standard Drawing Number 1213.
    - a. As a result of the curb ramp modification the applicant/developer shall modify the existing traffic signal system at the northwest corner of Corona Avenue & Fourth Street in accordance with the latest City of Ontario Design Standards.





5. The applicant/developer shall modify the existing traffic signal system and cross-walk signing & striping in accordance with the latest City of Ontario Design Standards.
  - a. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal and signing & striping design to discuss signal phasing and striping layout.
6. The applicant/developer shall be responsible to design and construct in-fill public street lights (LED lamp type) along the property frontage of Corona Avenue, Fourth Street and Harvard Place, in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans and City Standard Drawing Numbers 5101 and 5105.
  - a. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting street lighting design to discuss tie-ins to existing or future street light circuits.
7. The applicant/developer shall underground existing overhead utilities along the project frontage of Fourth Street in accordance with Title 7 of the City Municipal Code.
8. All landscaping, block walls and other obstructions shall be designed to provide for the stopping sight distance requirements per City of Ontario Standard Drawing number 1309.
9. All gated access shall be remote control or transponder-activated (for residents) and be equipped with keypad and call box (for guests).
10. Corona Avenue and Fourth Street shall be posted "No Parking Anytime", along the entire project frontage.

**G. DRAINAGE / HYDROLOGY**

- |                                     |      |   |                          |
|-------------------------------------|------|---|--------------------------|
| <input type="checkbox"/>            | 2.35 | A _____ inch storm drain main is available to accept flows from this project in _____.<br>(Ref: Storm Drain plan bar code: _____)   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.36 | <b>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.</b> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.37 | <b>An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.</b>  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 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.  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 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.  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 2.40 | Pay Storm Drain Development Impact Fee, approximately _____, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.   | <input type="checkbox"/> |





2.41 Other conditions: \_\_\_\_\_

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

2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.

2.43 **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:**  
1. **The location of the proposed underground infiltration system shall be approved by the Building Department.**

**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 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

2.47 **Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along Corona Avenue, Fourth Street and Harvard Place, see Fiber Optic Exhibit herein.**

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

**L. Solid Waste**

2.49 **Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at: <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>**

2.50 Other conditions: \_\_\_\_\_



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

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





**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

---

**Project Number: PDEV 16-023, and Tract Map No. 20028**

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
6.  **Three (3) sets of Public Street improvement plan with street cross-sections**
7.  **Three (3) sets of Private Street improvement plan with street cross-sections**
8.  **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9.  **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10.  **Four (4) sets of Public Sewer improvement plan**
11.  **Five (5) sets of Public Storm Drain improvement plan**
12.  **Three (3) sets of Public Street Light improvement plan**
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15.  **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16.  **Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.**
17.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18.  **One (1) copy of Hydrology/Drainage study**
19.  **One (1) copy of Soils/Geology report**
20.  **Payment for Final Map/Parcel Map processing fee**



- 21.  **Three (3) copies of Final Map/Parcel Map**
- 22.  **One (1) copy of approved Tentative Map**
- 23.  **One (1) copy of Preliminary Title Report (current within 30 days)**
- 24.  **One (1) copy of Traverse Closure Calculations**
- 25.  **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
- 26.  **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**
- 27.  Other: \_\_\_\_\_







# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-023  
 Address: 1719 E Fourth St  
 APN: 0108-551-34, 35 & 01  
 Existing Land Use: Residential/Vacant Land  
 Proposed Land Use: 35 unit residential condo development  
 Site Acreage: 1.42 Proposed Structure Height: 33 ft  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Luis Batres  
 Date: 6/9/16  
 CD No.: 2016-036  
 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 checked="" type="checkbox"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input type="radio"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 40 ft	
<input type="radio"/> Zone 5			

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

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

## CONSISTENCY DETERMINATION

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

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

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

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2016-036  
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.



## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-023, A DEVELOPMENT PLAN TO CONSTRUCT A 36-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON 1.42 ACRES OF LAND, FOR PROPERTY LOCATED AT 1719 E. FOURTH STREET, WITHIN THE HDR-45 (HIGH DENSITY RESIDENTIAL 25.1 TO 45.0 DUS/ACRE) ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: (0108-551-01, 0108-551-34 & 0108-551-35).

WHEREAS, KEVIN K. CHEUNG ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-023, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.42 acres of land located at 1719 E. Fourth Street within the HDR-45 (High Density Residential 25.1 to 45.0 DUs/Acre) zone and is presently vacant land; and

WHEREAS, the property to the north of the Project site is within the MDR-18 zoning district and is developed with multi-family residential apartments. The property to the east is within the CIV zoning district and is developed with Corona Elementary School. The property to the south is within the MDR-18 zoning district and is developed with multi-family residential apartments. The property to the west is within the HDR-45 zoning district and is developed with single family homes; and

WHEREAS, on April 29, 2016, the applicant submitted a Tentative Tract Map (File No. PMTT16-014/TM 20028), in conjunction with the Development Plan Application to subdivide 1.42 acres into a single lot for condominium purposes; and

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

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

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the

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

WHEREAS, on June 5, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project and concluded said hearing on that date, voting to issue Decision No. DAB17-026 recommending the Planning Commission approve the Application; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

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

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

b. The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32 In-Fill Development) of the CEQA Guidelines, which consists of: (a) Projects that are consistent with the applicable general plan designation and all applicable general plan policies, (b) Development that occurs within city limits on a project site of no more than five acres, (c) The project site has no value as habitat for endangered, rare or threatened species; and (d) The site can be adequately served by all required utilities and public services; and

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

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

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

the facts and information contained in the Application and supporting documentation, at the time of Project implementation. The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (36) and density (25.1 du/acre) specified in the Available Land Inventory.

APN's: 0108-551-01, 0108-551-34, 0108-551-35

Parcel Size: 1.42 acres

	<u>Available Land Inventory</u>	<u>Proposed Project</u>
Number of Units:	36	36
Assumed Density:	25.1	25.1

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

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

**SECTION 4. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3 above, the Planning Commission hereby concludes as follows:

a. The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed project is consistent with the Vision, Policy Plan (General Plan), and City Council Priorities. The project is proposing a density of 25.1 units per acre, which is consistent with the High Density land use designation density (25.1 - 45 units per acres) of the Policy Plan. The proposed multi-family residential project consistent with the Vision, of architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices. In addition to requiring new development and protect existing investment by providing architecture and urban design of equal or greater quality.

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the

City of Ontario Development Code and the HDR-45 zoning district, including standards relative to the particular land use proposed (36-unit residential condominium), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions. Approval of the project will result in the development of a 36-unit residential condominium on approximately 1.42 acres. The project will be landscaped along the street frontages in the form of building setbacks on Fourth Street, Corona Avenue and Harvard Place. The project will also be required to provide 7' wide landscape parkways on all three street frontages, consistent City landscape requirements. Landscaping will consist of shade trees, ground cover and shrubs. The project will also include full on-site and off-site improvements. The project site is surrounded by multi-family residential apartments along the north and south, therefore, the proposed development will complement other existing multi-family developments within the area; and

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

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development. The proposed 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 (36-unit residential condominium project), 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. The proposed project has also 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 5. Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set

forth in the Department reports, attached hereto and incorporated herein by this reference.

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

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

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

-----

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission



Planning Commission Resolution  
File No. PDEV16-023  
June 27, 2017  
Page 6

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

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



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

## ***Planning Department Land Development Division Conditions of Approval***

---

**Meeting Date:** June 5, 2017  
**File No:** PDEV16-023  
**Related Files:** PMTT16-014 / TM20028

**Project Description:** A Development Plan (File No. PDEV16-023) to construct a 36-unit residential condominium development on 1.42 acres of land and a Tentative Tract Map (File No. PMTT16-014) to subdivide 1.42 acres into a single lot for condominium purposes, for property located at 1719 E. Fourth Street, within the HDR-45 (High Density Residential 25.1 to 45.0 DUs/Acre) zone. APN(s): 0108-551-01, 0108-551-34, 0108-551-35; **submitted by Mr. Kevin K. Cheung.**

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

---

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

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

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

**2.1 Time Limits.**

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

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

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

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

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

### 2.3 Landscaping.

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

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

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

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

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

### 2.5 Parking, Circulation and Access.

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

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

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

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

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

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

### 2.6 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking

areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

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

**2.7** Mechanical and Rooftop Equipment.

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

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

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

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

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

**2.11** 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.

**2.12** Disclosure Statements.

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

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

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

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

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

**2.13** Environmental Review.

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

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

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

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

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

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

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

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

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



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

**2.15** Additional Fees.

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

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

**2.16** Additional Requirements.

(a) The applicant shall work with staff during the plan check process so that all public views of the parking garage entrance(s), feature the same brick veneer that is being used on the residential units.

(b) All the various stairs proposed for the project that are visible from the public shall feature the brick veneer on the interior and exterior areas of the stairs.

(c) The club/pool house shall also feature the brick base treatment along the west elevation.

(d) All wrought iron detailing and metal fencing shall be powder coated.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Luis Batres, Senior Planner  
Planning Department

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

**DATE:** May 16, 2016

**SUBJECT:** PDEV16-023 / A Development Plan request to construct 35-units, 2-story condominiums, on three parcels totaling 1.42 acres at the northwest corner of Fourth Street and Corona Avenue, within the HDR-45 (High Density Residential) zoning district at 1719 East Fourth Street. APNs: 0108-551-34, 35, and 01. RELATED FILE: PMTT16-014 (TT 20028)

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

---

### SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type V-A wood frame 1 hr.
- B. Type of Roof Materials: N/C Tile
- C. Ground Floor Area(s):
  - Building type A – 2,251 sq. ft.
  - Building type B – 2,013 sq. ft.
  - Building type C – 1,991 sq. ft.
- D. Number of Stories: 2 stories w/ underground parking
- E. Total Square Footage: 53,195 sq. ft.

F. 2013 CBC Occupancy Classification(s): R-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.ontarioca.gov](http://www.ontarioca.gov), click on "Fire Department" and then on "Standards and Forms."
- 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

**2.0 FIRE DEPARTMENT ACCESS**

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

**3.0 WATER SUPPLY**

- 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

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

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



- 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.8 Hose valves with two and one half inch (2 ½") connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2" fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

## 5.0 BUILDING CONSTRUCTION FEATURES

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



- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

**6.0 OTHER SPECIAL USES**

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

**7.0 PROJECT SPECIFIC CONDITIONS**

- 7.1 NONE

<END.>

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Luis Batres  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** May 4, 2016  
**SUBJECT:** PDEV16-023

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

---

### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm

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

**CONDITIONS OF APPROVAL**

**Sign Off**

*Carolyn Bell*  
 Carolyn Bell, Sr. Landscape Planner

5/9/17  
 Date

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

Phone:  
**(909) 395-2237**

D.A.B. File No.:  
 PDEV16-023 Rev 4

Case Planner:  
 Luis Batres

Project Name and Location:  
 35 Unit Condominium  
 1719-1749 E Fourth St

Applicant/Representative:  
 JWDA-MS Architects, Kevin Cheung  
 8932 E Mission Dr. Suite 101  
 Rosemead, CA 91770

**A Preliminary Landscape Plan (dated 3/2/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**

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

**CORRECTIONS REQUIRED**

Civil plans

1. Show corner ramp per engineering standard detail 1213, show 4' sidewalk behind ramp and landscape planter behind sidewalk.
2. Show backflow devices and transformer locations, dimension 4' from paving for screening. Revise grading so backflow devices shown on Fourth St are on level grade.
3. Note on grading plans: for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1. Change 2:1 slopes.
4. Revise wall and footing details existing on west side to avoid damage to existing trees on neighbor's property. Consider a bridge footing or other method to protect tree roots.

Landscape plans

5. Correct tree inventory and provide an arborist report and call out genus, species, size and condition. Show existing trees within 10' of property (on west side) that may be affected by new walls or footing. Revise wall and footing details. Add tree protection notes on all construction, demo and landscape plans.
6. Show landscape in corners on Corona Ave. planter should begin 4' from back of ramp.
7. Show tot lot play equipment with components for multiple children such as small climbing structures, nature play with play equip. boulders and log tunnel, etc for city approval.
8. Show backflow devices and transformer on landscape plans and landscape screening.
9. Add detail for solid cover metal trellis. Show wood and typ steel pergola with solid cover or lattice min 4" oc to provide shade.
10. Add landscape planters with small narrow trees or tall shrubs for shade and screening in tot lot areas. Consider Tristania laurina, Podocarpus henkelii, Toyon, Lagerstroemia, etc.
11. Move trees to be no closer than 5' from walls or paving.
12. Correct MAWA and show calculation.
13. Correct water efficient worksheet. Landscape SF does not match valve call outs. Correct ETWU.
14. Correct ETo to 54.6.
15. Add pressure loss calculations.
16. Backflow not required if irrigation water is recycled water.
17. Reduce quantity of valves and small systems. Refer to pressure loss calculation, max loss through water meter rule and sun exposure areas to size systems.

18. Remove controllers shown on each unit to one controller, must be weather based, to be managed by the property management company.
19. Correct notes stating water pressure verified by City of Fullerton and add Ontario utilities dept. contact person when pressure is verified. Add pressure to plan.
20. Change class 200 pipe to sch 40.
21. Refer to civil plans to show irrigation water meter location on Corona and size 1.5" not 1".
22. Add to plans and detail to show 2- 6" pop up stream spray bubblers for new trees.
23. Add to plans and detail to show a 6' square or diameter circle of dripline at new trees and 10' at existing or large trees (Oaks and Camphors).
24. Add street trees: Fourth St - Camphor; Corona - Brachychiton populneus; Harvard – Lagerstroemia or Jacaranda if overhead power lines are undergrounded.
25. Add large plants at pool area to avoid bare spaces: Strelitzia reginae, Chamaerops humilis, etc.
26. Add plants in raised planters and pots shown on plan to legend. Use durable drought tolerant evergreen shrubs. Add tall plants to 24" pots shown with only groundcovers Senecio, such as Nandina, Upright Rosemary, Prunus ilicifolia, Callistemon Jeffers, etc.
27. Add callout for benches under trellises.
28. Add callouts for tables and chairs in BBQ area.
29. Agronomical soil testing is required, Note to include report on landscape construction plans. Soil amendments shall be based on an independent lab's report. Remove Grow power. Landscape architect or developer shall take soil samples and report shall be added to construction plans. Contractor shall take 2<sup>nd</sup> report after amendments installed to verify compliance with 1<sup>st</sup> report.
30. After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council. Typical fees are:
 

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

Electronic plan check sets may be sent to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

**TO: LUIS BATRES, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, POLICE DEPARTMENT**

**DATE: JUNE 2, 2016**

**SUBJECT: PDEV16-023: A DEVELOPMENT PLAN FOR 35 TWO-STORY  
CONDOMINIUMS AT FOURTH STREET AND CORONA AVENUE**

---

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

- Required lighting for walkways, driveways, doorways, parking areas, and all other areas used by the public shall be provided and operate via photosensor. Photometrics shall be provided to the Police Department for approval. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Ontario Police Department also places the following conditions on the development:

- Gates shall be installed at entry/exit points for the subterranean parking lot in order to limit public access due to a lack of opportunity for natural surveillance.
- The areas behind lowest level public stairwells shall be closed off from public access to eliminate potential hiding places.

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



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-023

Address: 1719 E Fourth St

APN: 0108-551-34, 35 & 01

Existing Land Use: Residential/Vacant Land

Proposed Land Use: 35 unit residential condo development

Site Acreage: 1.42 Proposed Structure Height: 33 ft

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Luis Batres

Date: 6/9/16

CD No.: 2016-036

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 checked="" type="checkbox"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input type="radio"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>40 ft</u>	
<input type="radio"/> Zone 5			

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

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

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

## CONSISTENCY DETERMINATION

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

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

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

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2016-036  
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.





## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> <b>TRACT MAP</b>
<b>PROJECT FILE NO. <u>TM-20028</u></b> <b>RELATED FILE NO(S). <u>PDEV16-023</u></b>		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: <u>  /  /  </u>		

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

**CITY PROJECT PLANNER & PHONE NO:** Luis Batres (909) 395-2431

**DAB MEETING DATE:** June 5<sup>th</sup>, 2017

**PROJECT NAME / DESCRIPTION:** TM-20028, a Tentative Tract Map to subdivide 1.42 acres of land into a single common lot for condominium purposes, to facilitate the development of 35-condominiums (2-story)

**LOCATION:** 1719 East Fourth Street

**APPLICANT:** GLCT Corona Development, LLC

**REVIEWED BY:** *N. Khoury* 5.25.17  
 Naiim Khoury  
 Associate Engineer  
 Date

**APPROVED BY:** *K. Do* 5.25.17  
 Khoi Do, P.E.  
 Assistant City Engineer  
 Date



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

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:   
**Property line corner 'cut-back' required at the intersection of Corona Avenue & Fourth Street and Corona Avenue & Harvard Place in accordance with City Standard Drawing Number 1301.**
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_   
 \_\_\_\_\_
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s): \_\_\_\_\_
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 **Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.**
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.   
 (1) \_\_\_\_\_  
 (2) \_\_\_\_\_
- 1.08 **Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.**
- 1.09 **Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.**
- 1.10 **Provide a preliminary title report current to within 30 days.**
- 1.11 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits,





whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

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

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

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

- 2.01 Record Parcel Map/Tract Map No. 20028 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per \_\_\_\_\_
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of \_\_\_\_\_
- 2.05 Apply for a:  Certificate of Compliance with a Record of Survey;  Lot Line Adjustment   
 Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.
- 2.07 Submit a soils/geology report.
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)





- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: \_\_\_\_\_

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



**B. PUBLIC IMPROVEMENTS**

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

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

Improvement	Corona Av	Fourth St	Harvard PI	Street 4
<b>Curb and Gutter</b>	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replace damaged</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replace damaged</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replace damaged</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement (see Sec. 2.17)</b>	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input checked="" type="checkbox"/> <b>Grind and overlay</b> <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> <b>New "commercial-type" driveway approach</b> <input checked="" type="checkbox"/> <b>In-fill existing "residential-type" driveway approaches w/ curb, gutter, pkwy landscaping and sidewalk</b>	<input checked="" type="checkbox"/> <b>New "commercial-type" driveway approach</b> <input checked="" type="checkbox"/> <b>In-fill existing "residential-type" driveway approaches w/ curb, gutter, pkwy landscaping and sidewalk</b>	<input type="checkbox"/> New <input checked="" type="checkbox"/> <b>In-fill existing "residential-type" driveway approaches w/ curb, gutter, pkwy landscaping and sidewalk</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Sidewalk</b>	<input checked="" type="checkbox"/> <b>Remove and replace damaged and /or uplifted panels</b>	<input checked="" type="checkbox"/> <b>Remove and replace damaged and /or up-lifted panels</b>	<input checked="" type="checkbox"/> <b>Remove and replace damaged and /or up-lifted panels</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>ADA Access Ramp</b>	<input checked="" type="checkbox"/> <b>Remove and replace</b>	<input checked="" type="checkbox"/> <b>Remove and replace</b>	<input checked="" type="checkbox"/> <b>Remove and replace</b>	<input type="checkbox"/> New
<b>Parkway</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)





Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral w/ cleanout	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Domestic service w/ master meter and backflow <input checked="" type="checkbox"/> Fire service w/ DCDA	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service w/ meter	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input checked="" type="checkbox"/> Modify existing traffic signal system	<input checked="" type="checkbox"/> Modify existing traffic signal system	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	<input checked="" type="checkbox"/> Existing "residential-type" driveway approaches	<input checked="" type="checkbox"/> Existing "residential-type" driveway approaches	<input checked="" type="checkbox"/> Existing "residential-type" driveway approaches	_____
Other Improvements	<input checked="" type="checkbox"/> New "No Parking Anytime" signs	<input checked="" type="checkbox"/> New "No Parking Anytime" signs	_____	_____

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

\_\_\_\_\_





- 2.17 **Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s):** 
  1. **Fourth Street – Minimum limits of reconstruction shall be along entire property frontage, from street centerline to edge of gutter.**
- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 **Other conditions:** 
  1. **The applicant/developer shall provide a minimum setback clearance of 2-ft between the right-of-way line and proposed stairway steps at all locations.**

**C. SEWER**

- 2.21 **An 8-inch sewer main is available for connection by this project in Corona Avenue, Fourth Street and Harvard Place. (Ref: Sewer plan bar code: S11459, S11437 and S11460)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:** 
  1. **The applicant/developer shall construct proposed sewer lateral with a clean-out in accordance with the latest City of Ontario Design Standards.**

**D. WATER**

- 2.25 **A 6-inch, 10-inch and 6-inch water main are available for connection by this project in Corona Avenue, Fourth Street and Harvard Place, respectively. (Ref: Water plan bar code: W11034, W11048 and W11034)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.27 **Other conditions:** 
  1. **The applicant/developer shall install a fire hydrant along the project frontages of Corona Avenue, Fourth Street and Harvard Place in accordance with the latest City of Ontario Design Standards.**
  2. **The applicant/developer shall construct proposed domestic water lateral, quip the lateral with a master meter to sub-meter onto private property and backflow device in accordance with the latest City of Ontario Design Standards.**
  3. **The applicant/developer shall construct proposed fire service lateral with a DCDA in accordance with the latest City of Ontario Design Standards.**



**E. RECYCLED WATER**

- 2.28 An 8-inch and 24-inch recycled water main are available for connection by this project in Corona Avenue and Fourth Street, respectively. (Ref: Recycled Water plan bar code: Not Available)
- 2.29 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.
- 2.31 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.   

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.
- 2.32 Other conditions: 
  - 1. The applicant/developer shall construct proposed recycled water lateral with a meter in accordance with the latest City of Ontario Design Standards.

**F. TRAFFIC / TRANSPORTATION**

- 2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: 
  - 1. On-site and off-site circulation
  - 2. Traffic level of service (LOS) at 'build-out' and future years
  - 3. Impact at specific intersections as selected by the City Engineer
- 2.34 Other conditions: 
  - 1. The applicant/developer shall replace damaged and/or uplifted sidewalk panels along the project frontages of Corona Avenue, Fourth Street and Harvard Place per City Standard Drawing Number 1210.
  - 2. The applicant/developer shall construct proposed driveway approaches at Corona Avenue and Fourth Street per City Standard Drawing Number 1204.
  - 3. The applicant/developer shall remove and in-fill the exiting "residential-type" driveway approaches at Corona Avenue, Fourth Street and Harvard Place with curb, gutter, parkway landscaping and sidewalk.
  - 4. The applicant/developer shall re-construct the curb ramps at the southwest corner of Corona Avenue & Harvard Place and northwest corner of Corona Avenue & Fourth Street per City Standard Drawing Number 1213.
    - a. As a result of the curb ramp modification the applicant/developer shall modify the existing traffic signal system at the northwest corner of Corona Avenue & Fourth Street in accordance with the latest City of Ontario Design Standards.





5. The applicant/developer shall modify the existing traffic signal system and cross-walk signing & striping in accordance with the latest City of Ontario Design Standards.
  - a. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting traffic signal and signing & striping design to discuss signal phasing and striping layout.
6. The applicant/developer shall be responsible to design and construct in-fill public street lights (LED lamp type) along the property frontage of Corona Avenue, Fourth Street and Harvard Place, in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans and City Standard Drawing Numbers 5101 and 5105.
  - a. The applicant/developer's engineer-of-record shall meet with City Engineering staff prior to starting street lighting design to discuss tie-ins to existing or future street light circuits.
7. The applicant/developer shall underground existing overhead utilities along the project frontage of Fourth Street in accordance with Title 7 of the City Municipal Code.
8. All landscaping, block walls and other obstructions shall be designed to provide for the stopping sight distance requirements per City of Ontario Standard Drawing number 1309.
9. All gated access shall be remote control or transponder-activated (for residents) and be equipped with keypad and call box (for guests).
10. Corona Avenue and Fourth Street shall be posted "No Parking Anytime", along the entire project frontage.

**G. DRAINAGE / HYDROLOGY**

- |                                     |      |   |                          |
|-------------------------------------|------|---|--------------------------|
| <input type="checkbox"/>            | 2.35 | A _____ inch storm drain main is available to accept flows from this project in _____.<br>(Ref: Storm Drain plan bar code: _____)   | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.36 | <b>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.</b> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2.37 | <b>An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.</b>  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 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.  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 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.  | <input type="checkbox"/> |
| <input type="checkbox"/>            | 2.40 | Pay Storm Drain Development Impact Fee, approximately _____, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.   | <input type="checkbox"/> |





2.41 Other conditions: \_\_\_\_\_

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

2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.

2.43 **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:**  
1. **The location of the proposed underground infiltration system shall be approved by the Building Department.**

**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 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

2.47 **Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located along Corona Avenue, Fourth Street and Harvard Place, see Fiber Optic Exhibit herein.**

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

**L. Solid Waste**

2.49 **Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at: <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>**

2.50 Other conditions: \_\_\_\_\_



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

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





**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

---

**Project Number: PDEV 16-023, and Tract Map No. 20028**

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

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
6.  **Three (3) sets of Public Street improvement plan with street cross-sections**
7.  **Three (3) sets of Private Street improvement plan with street cross-sections**
8.  **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9.  **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10.  **Four (4) sets of Public Sewer improvement plan**
11.  **Five (5) sets of Public Storm Drain improvement plan**
12.  **Three (3) sets of Public Street Light improvement plan**
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15.  **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16.  **Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.**
17.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18.  **One (1) copy of Hydrology/Drainage study**
19.  **One (1) copy of Soils/Geology report**
20.  **Payment for Final Map/Parcel Map processing fee**



- 21.  **Three (3) copies of Final Map/Parcel Map**
- 22.  **One (1) copy of approved Tentative Map**
- 23.  **One (1) copy of Preliminary Title Report (current within 30 days)**
- 24.  **One (1) copy of Traverse Closure Calculations**
- 25.  **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
- 26.  **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**
- 27.  Other: \_\_\_\_\_

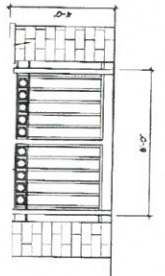


**FIBER OPTIC EXHIBIT**  
**TM-20028 (PDEV16-023)**  
**CORONA AV/ FOURTH ST/ HARVARD PL**

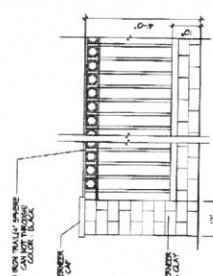


1. Please refer to the Fiber Optic Master for additional detail and information.
2. All commercial properties shall contain no less than lateral level infrastructure traversing no less than one frontage. Corner properties shall require complete frontage coverage
3. All residential properties shall contain no less than lateral level infrastructure traversing property frontage.
4. All conduit shall begin and terminate in a hand hole
5. 2" HDPE Conduit shall be ran to each structure and terminate in a joint Tele/communications room or into each dwelling.
6. 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"
7. Multifamily dwellings are considered commercial property.

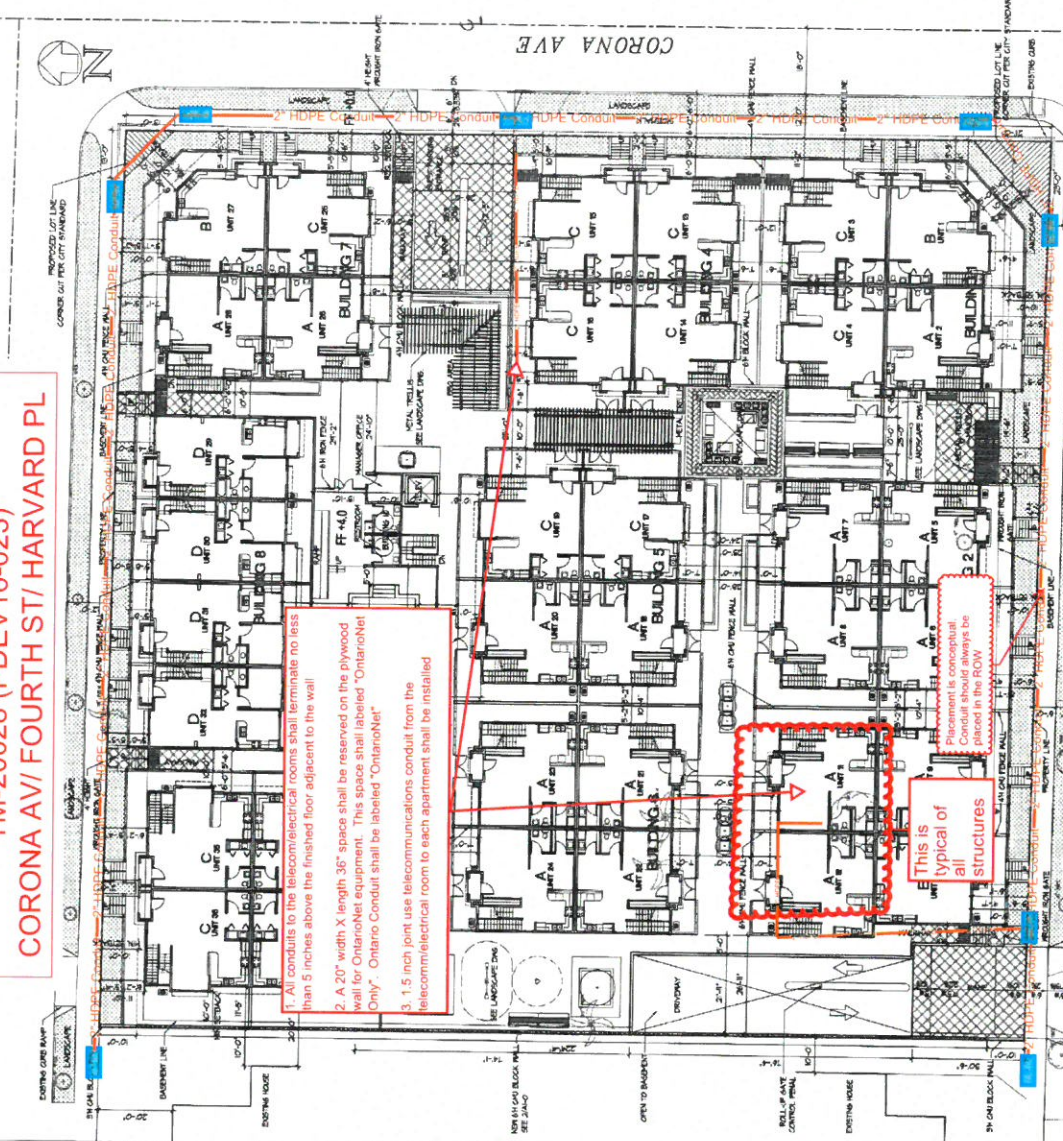
Reviewed by David Simpson 8-30-16



3. ROUGH IRON GATE ELEVATION



4. ROUGH IRON FENCE ELEVATION



1. All conduits to the telecommunication rooms shall terminate no less than 5 inches above the finished floor adjacent to the wall
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"
3. 1.5 inch joint use telecommunication conduit from the telecommunication room to each apartment shall be installed

This is typical of all structures  
 Placement is conceptual  
 Conduit should always be placed in the ROW

- 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) 30x48x36 Composite Polymer Concrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)



1. SITE PLAN  
 08/14/17

NOTED: SEE PLAN WALL NET, ALL DIMENSIONS & WORDS REPORTS

DATE: 04/20/2017  
 TIME: 11:51 AM  
 DRAWN BY: BASH  
 CHECKED BY: AF-0

748 E 4TH ST  
 ONTARIO MULTIFAMILY HOUSE  
 ONTARIO, CALIFORNIA

JWDA MS-Architects  
 1000 10TH AVENUE, SUITE 100  
 SAN ANTONIO, TEXAS 78205  
 TEL: (214) 222-1111  
 FAX: (214) 222-1112  
 WWW: JWDAARCHITECTS.COM

SITE PLAN





# PLANNING COMMISSION STAFF REPORT

June 27, 2017

**SUBJECT:** A Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan, in conjunction with a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, and a Conditional Use Permit (File No. PCUP17-005) to establish a rooftop heliport on 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road, within the Office land use district of the Centrelake Specific Plan (APN: 0210-551-07); **submitted by HMC Construction, Inc.**

**PROPERTY OWNER:** Prime Healthcare Services Office, LLC.

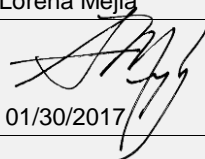
**RECOMMENDED ACTION:** That the Planning Commission adopt a Mitigated Negative Declaration and approve File Nos. PDET17-002, PDEV17-003 and PCUP17-005 pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 5.05 acres of land located at southwest corner of Haven Avenue and Guasti Road, within the Office land use district of the Centrelake Specific Plan zoning district, and is depicted in **Figure 1: Project Location**, to the right. The project site is undeveloped, sloping from north to south with an approximate five-foot differential in grade. Right-of-way improvements along Guasti Road and Haven Avenue, which include curb, gutter, sidewalk, light standards and street trees, are currently existing and will remain protected in place.



**Figure 1: Project Location**

The project site is located within the Centrelake Business Park of the Centrelake Specific Plan. The property to the north of the project site is within the Commercial/Hotel land use designation

Case Planner:	Lorena Mejia	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	6/19/17	Approve	Recommend
Submittal Date:	01/30/2017	ZA			
Hearing Deadline:		PC	6/27/17		Final
		CC			

of the Centrelake Specific Plan and is undeveloped. The property to the east is within Mixed Use land use designation of the Ontario Gateway Specific Plan and is undeveloped. To the south the property is zoned RC (Rail Corridor) and is developed with railroad owned by the Standard Pacific Railroad. The property to the west is within the Office land use district of the Centrelake Specific Plan and is improved with administrative general office buildings.

### **PROJECT ANALYSIS:**

[1] Background — On January 30, 2017, HMC, Construction, Inc., submitted entitlement applications for 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road for the following: 1) a Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan; 2) a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet; and 3) a Conditional Use Permit (File No. PCUP17-005) to establish a rooftop heliport. On June 19, 2017, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the proposed project, subject to the departmental conditions of approval included with this report. The proposed project's pertinent site and development statistics are listed in the **Technical Appendix** of this report.

[2] Site Design/Building Layout — The proposed office building will be sited on the northern portion of project site with parking to the south and west of the building (see **Exhibit B: Site Plan**). The main entrance is located on the south elevation, oriented towards the parking lot. The proposed FAR (floor area ratio) of 0.36 is consistent with the Centrelake Specific Plan which allows for a maximum 1.0 FAR. The specific plan also requires a 30-foot building setback from Guasti Road and a 32-foot varying building setback has been provided that will be fully landscaped (see **Figure 2: Site Plan**). In addition, parking stalls covered with solar panels are proposed on the southern portion of the parking lot.

The proposed rooftop heliport/helistop will be located on the eastern portion of the roof and will occupy an approximate 48-foot by 48-foot square area. The heliport/helistop is raised approximately 9 feet above the rooftop floor and is accessed by two staircases located on the west and south side (see **Exhibit B-1: Roof Floor Plan**).

[3] Site Access/Circulation — Access to the site will be taken from an existing 40-foot wide driveway located on the northwest corner of the parcel via Guasti Road. Portions of the existing driveway are located on the project site and on the adjoining western parcel. The shared drive-aisle will be modified to accommodate the new development's on-site access and circulation pattern. A system of two-way private drive aisles, with 90-degree parking, is provided throughout the project with pedestrian walkways that lead to the building's southern entrance.

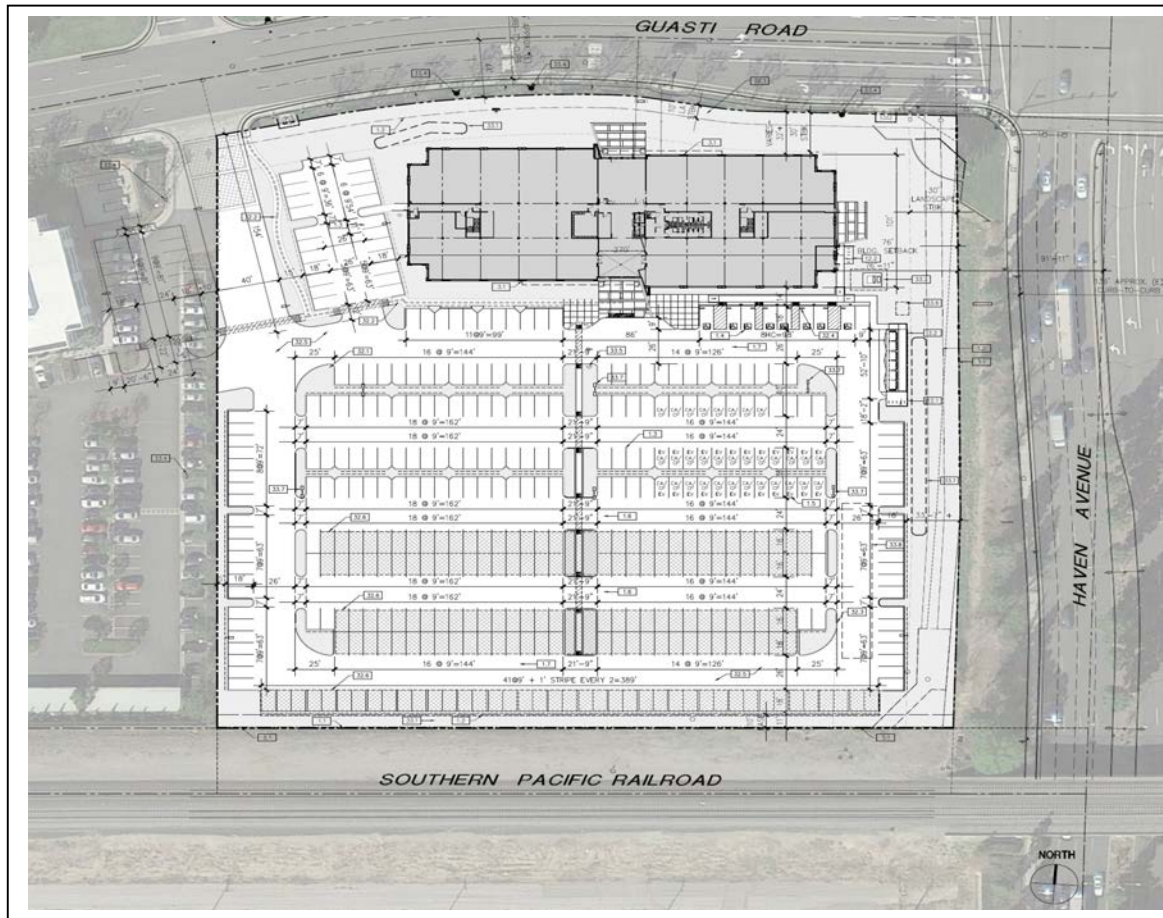


Figure 2: Site Plan

[4] Parking — The Project is required to provide a minimum of 318 off-street parking spaces pursuant to the “General Business Office” parking standards specified in the Development Code and 390 spaces have been provided exceeding the minimum standards. The off-street parking calculations for the Project are as follows:

Type of Use	Building Area	Parking Ratio	Spaces Required	Spaces Provided
General Business Office	79,455 SF	4 spaces per 1,000 SF (0.004/SF) of GFA;	318	390

[5] Architecture — The proposed building is concrete tilt-up construction and has incorporated a similar architectural design as the building directly west of the project site that fronts onto Guasti Road (see **Exhibit C: Elevations**). The proposed building has enhanced architectural elements and treatments located at office entries and along street facing elevation. Architectural elements include smooth-painted concrete in tan and beige tones, ceramic stone tile, horizontal and vertical reveals, windows with clear anodized aluminum mullions, blue/green glazing and aluminum canopies over the building

entrances located on the north and south elevations as illustrated in **Figure 3: Guasti Road Perspective**, below.



**Figure 3: Guasti Road perspective**

[6] Landscaping — The Project provides substantial landscaping for the length of each street frontage, at each office element and throughout the parking lot. A total of 28% landscaping is being provided throughout the site. The proposed on-site landscape improvements will assist towards creating a walkable and safe area for pedestrians throughout the project site (see **Exhibit D: Landscape Plan**). A combination of 15 gallon, 24-inch, 36-inch, and 48-inch box accent and shade trees will be provided throughout the project site in addition to a variety of shrubs and groundcovers that are low water usage and drought tolerant.

[7] Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and natural sheet flow into the parking lot landscape planters that will be filled with engineered soil that retains and infiltrates storm water.

[8] CC&Rs — There are existing CC&Rs in place to ensure reciprocal access of drive aisles, utilities, cross lot drainage easements and parking throughout the Centrelake Business Park that will remain in place.



[9] Determination of Use — The Applicant is requesting a Determination of Use to ascertain whether a heliport is similar to, and of no greater intensity than, other permitted and conditionally permitted land uses allowed within Office land use designation of the Centrelake Specific Plan, and determine suitable restrictions that may be applied to the land use.

To address land uses not specifically listed within the Centrelake Specific Plan, the Planning Commission has the authority to compare and measure a proposed use against uses allowed within a zoning/land use classification with similar impacts, functions and characteristics, to determine the suitability of allowing the proposed use within the land use designation.

The Office land use designation of the Centrelake Specific Plan is intended for administrative offices, headquarter and company regional offices, sales offices and other professional related office uses. The Centrelake Specific Plan is located north of the Ontario International Airport and several business headquarters were envisioned to be established within the Specific Plan area due to its proximity and accessibility to the airport. The Ontario Development Code allows Heliport/Helipads as a permitted use within the CR (Regional Commercial), IG (General Industrial), IH (Heavy Industrial) and Civic zoning districts and as a conditionally permitted use within the CCS (Convention Center Support Commercial), OH (High Intensity Office) and ONT zoning districts. The Office land use designation of the Centrelake Specific Plan is similar to the OH zoning district as described in the Development Code. The permitted and conditionally permitted uses allowed within the Office land use designation of the Centrelake Specific Plan are no greater intensity than those permitted and conditionally permitted land uses allowed within the OH zoning district. However, due to the corporate office setting of the Centrelake Specific Plan and the sites close proximity to the Ontario International Airport, staff is recommending only permitting heliport/helistop/helipad with a Conditional Use Permit within the Centrelake Specific Plan. Based on the conclusions above, staff is recommending that the Planning Commission determine that Heliport/Helipads are similar to, and of no greater intensity than, other allowed uses within Centrelake Specific Plan and those allowed within OH zoning district.

[10] Conditional Use Permit — The intent of a CUP application and review is to ensure that the proposed use will be operated in a manner consistent with all local regulations, and to ensure the use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity. The proposed heliport/helistop will be for private company use only (Prime Healthcare Services Office, LLC) and will not be for public use. The intended user of the facility is the company owner. The heliport facility will allow the owner quick and accessible transportation to other Prime Health Care facilities in the region. The maximum amount of activity expected for the proposed heliport/helistop will be daily Monday thru Friday anytime between 7:00 AM to 11:00 PM for a total of two trips per day, with one arrival and one departure. At minimum, the facility is expected to be utilized once per week, for a total of two trips.

Prior to operating the proposed heliport/helistop, approvals from Caltrans State Division of Aeronautics and FAA will be required to be submitted to the City. The project is also being required to keep a flight log of operations to be submitted on annual basis to the Planning Department. In addition, a compatibility plan is required and will include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, a Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed facility.

Approval of a CUP requires the Planning Commission establish certain findings which show that the proposed use is consistent with all City of Ontario development codes, land uses and other applicable requirements. Additionally, the use must be compatible with the other surrounding uses; therefore, approving a CUP is discretionary in nature. The required findings along with facts and reasons in support are listed below:

**FINDING A:** The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.

*The proposed Conditional Use Permit (File No. PCUP17-005) is to allow a rooftop heliport to be established and constructed in conjunction with a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, on 5.05 acres of land, within the Office land use district of the Centrelake Specific Plan located at the southwest corner of Haven Avenue and Guasti Road. The proposed heliport/helistop will be for private company use and will not be for public use. The maximum amount of activity expected for the proposed heliport/helistop will be daily Monday thru Friday anytime between 7:00 AM to 11:00 PM for a total of two trips per day, with one arrival and one departure. The proposed heliport/helistop is an ancillary use and the primary use will be for an administrative office. The infrequency of activity associated with the proposed heliport/helistop is anticipated to not expose people to excessive noise levels on constant basis that is considered in excess of standards as established within the City's Development Code. A typical arrival/departure event lasts approximately one-minute with the impacts minimized with the proposed heliport/helipad rooftop design. Prior to operating the proposed heliport/helistop approvals from Caltrans State Division of Aeronautics and FAA will be required to be submitted to the City. In addition, a compatibility plan is required and will include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, a Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed facility. Furthermore, the Office land use designation of the Centrelake Specific Plan is intended for administrative offices, headquarter and company regional offices. The proposed primary office use and ancillary heliport/helipad uses are consistent with the scale and intensity of land uses intended for the Centrelake Specific Plan.*

**FINDING B:** The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and

exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

*The proposed Conditional Use Permit (File No. PCUP17-005) is to allow a rooftop heliport to be established and constructed in conjunction with a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, on 5.05 acres of land, within the Office land use district of the Centrelake Specific Plan located at the southwest corner of Haven Avenue and Guasti Road, which the Policy Plan Master Land Use Plan designates for Office Commercial land uses. The proposed heliport/helistop will be for private company use and will not be for public use. The maximum amount of activity expected for the proposed heliport/helistop will be daily Monday thru Friday anytime between 7:00 AM to 11:00 PM for a total of two trips per day, with one arrival and one departure. The proposed heliport/helistop is an ancillary use and the primary use will be for an administrative office. The infrequency of activity associated with the proposed heliport/helistop is anticipated to not expose people to excessive noise levels on constant basis that is considered in excess of standards as established within The Ontario Plan. The proposed land use is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, which promotes the establishment and intensification of office commercial land uses to include an ancillary heliport/helistop within the area of the project site.*

**FINDING C:** The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and the Centrelake Specific Plan.

*The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Ontario Development Code and the Office land use district of the Centrelake Specific Plan. The proposed heliport/helistop will be for private company use only and will not be for public use. The maximum amount of activity expected for the proposed heliport/helistop will be daily Monday thru Friday anytime between 7:00 AM to 11:00 PM for a total of two trips per day, with one arrival and one departure. The proposed heliport/helistop is an ancillary use and the primary use will be for an administrative office. In addition, the project will be conditioned to ensure that the proposed use will operate in a safe manner and be properly maintained, in accordance with the Ontario Development Code and the Office land use district of the Centrelake Specific Plan.*

**FINDING D:** The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.

*The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and the proposed use and building height has been*

*found to be consistent with the noise, safety, airspace protection and overflight policies and criteria set forth within the ALUCP for ONT. The project will be conditioned to ensure the proposed heliport/helistop receives approvals from Caltrans State Division of Aeronautics and FAA prior to operating the proposed use. A compatibility plan is required prior to operating the proposed facility that includes: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, a Heliport Layout Plan and Heliport Protection Zones.*

**FINDING E:** The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.

*The project site is located within the Office land use district of the Centrelake Specific Plan, in which a helistop/heliport has been determined to be a conditionally permitted use. The project will be conditioned to ensure that it will operate and be properly maintained. The project will be conditioned to ensure the proposed heliport/helistop receives approvals from Caltrans State Division of Aeronautics and FAA prior to operating the proposed use. A compatibility plan is also required prior to operating the proposed facility that includes: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, a Heliport Layout Plan and Heliport Protection Zones and compatibility policies to ensure it will not be detrimental or injurious to surrounding property and persons residing or working in the surrounding neighborhood.*

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

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

[2] Vision.

**Distinctive Development:**

- Commercial and Residential Development

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

[3] Governance.

**Decision Making:**

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

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

[4] Policy Plan (General Plan)

**Land Use Element:**

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

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

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

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

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

**Community Economics Element:**

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

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



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

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

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

**Safety Element:**

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

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

**Community Design Element:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

➤ CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

➤ CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

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

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

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

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

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

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

**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	OC – Office Commercial	Centrelake Specific Plan	Office
<i>North</i>	Vacant	OC – Office Commercial	Centrelake Specific Plan	Commercial/Hotel
<i>South</i>	Standard Pacific Rail Road	Rail	RC – Rail Corridor	N/A
<i>East</i>	Vacant	OC – Office Commercial	Ontario Gateway Specific Plan	Mixed Use
<i>West</i>	Administrative/General Offices	OC – Office Commercial	Centrelake Specific Plan	Office

**General Site & Building Statistics**

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	5.05	N/A	Y
<i>Floor Area Ratio:</i>	0.36	1.0 (Max.)	Y
<i>Building Height:</i>	52 FT	50 FT excluding mechanical equipment	Y

**Off-Street Parking:**

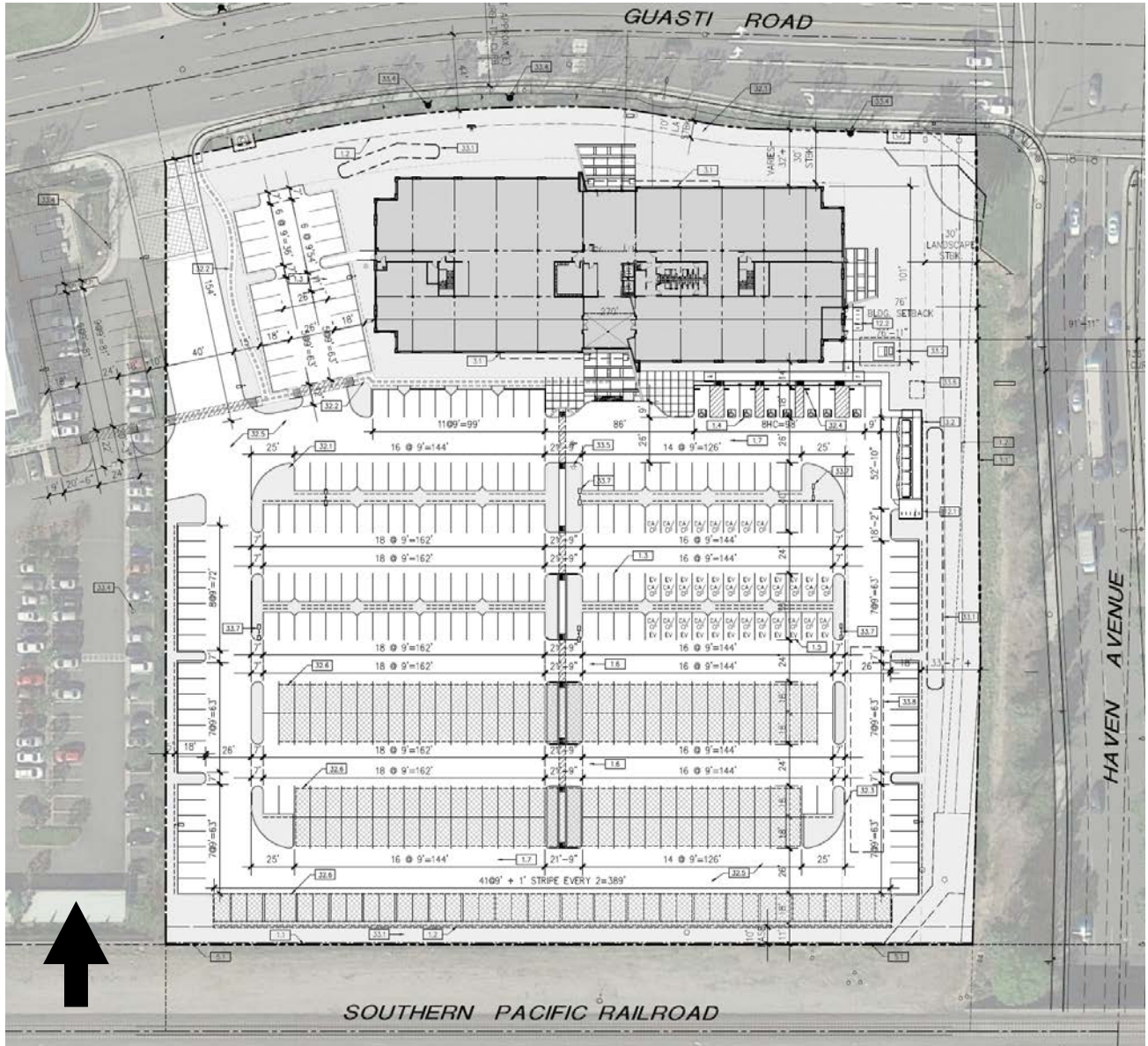
<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>General Business Office</i>	79,455 SF	4 spaces per 1,000 SF (0.004/SF) of GFA;	318	390
<b>TOTAL</b>	<b>79,455 SF</b>		<b>318</b>	<b>390</b>



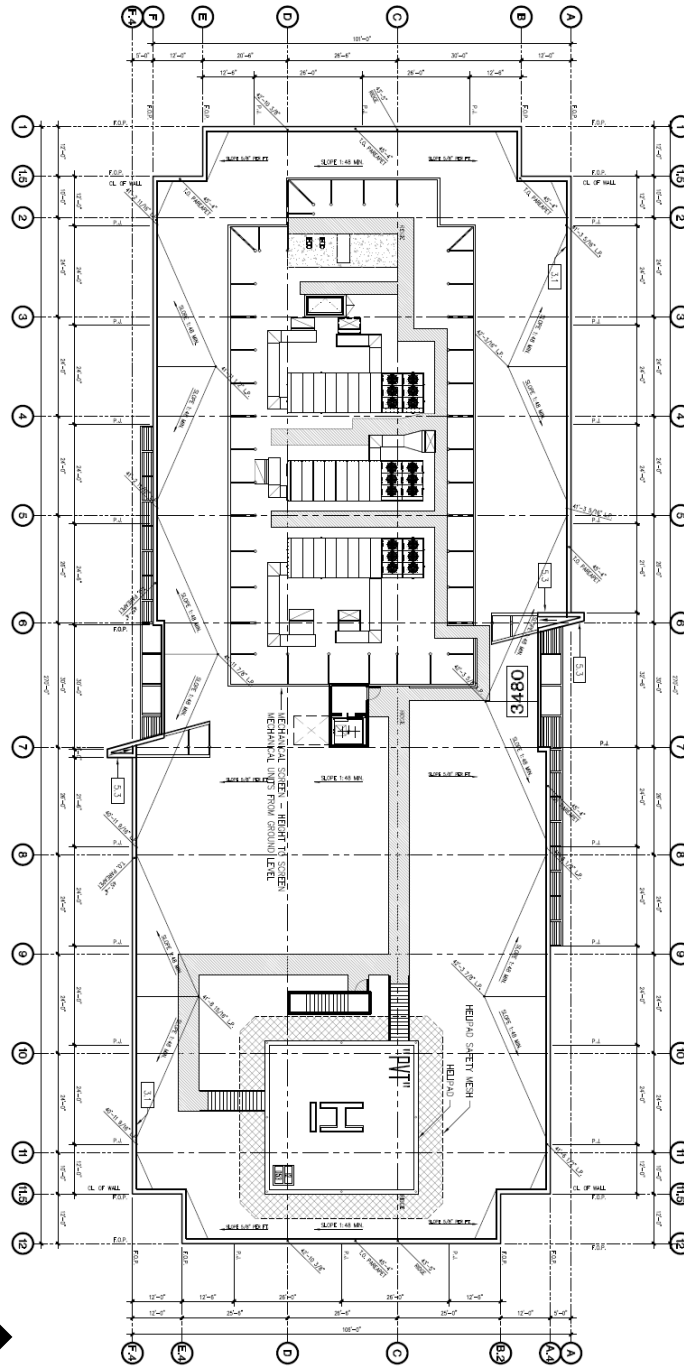
**Exhibit A: Project Location Map**



**Exhibit B: Site Plan**



**Exhibit B-1: Roof Plan**





***Exhibit C: Elevations***



*North Elevation: Above*



*South Elevation: Above*



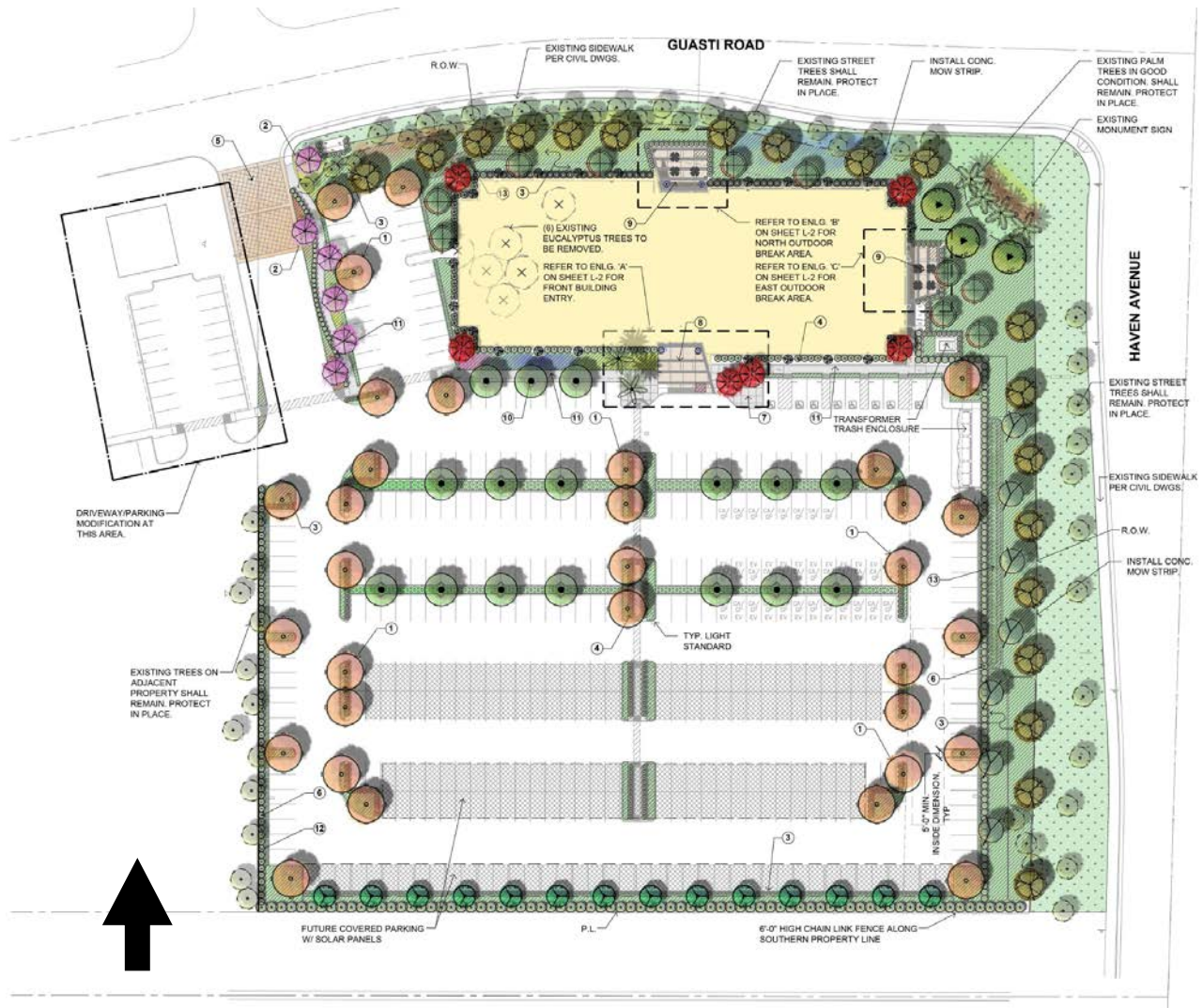
*East Elevation: Above*



*West Elevation: Above*



**Exhibit D: Landscape Plan**



# California Environmental Quality Act Environmental Checklist Form

City of Ontario  
Planning Department  
303 East "B" Street  
Ontario, California  
Phone: (909) 395-2036  
Fax: (909) 395-2420



**Project Title/File No.:** Prime Healthcare at Centrelake – File No's. PDEV17-003, PDET17-002 & PCUP17-005

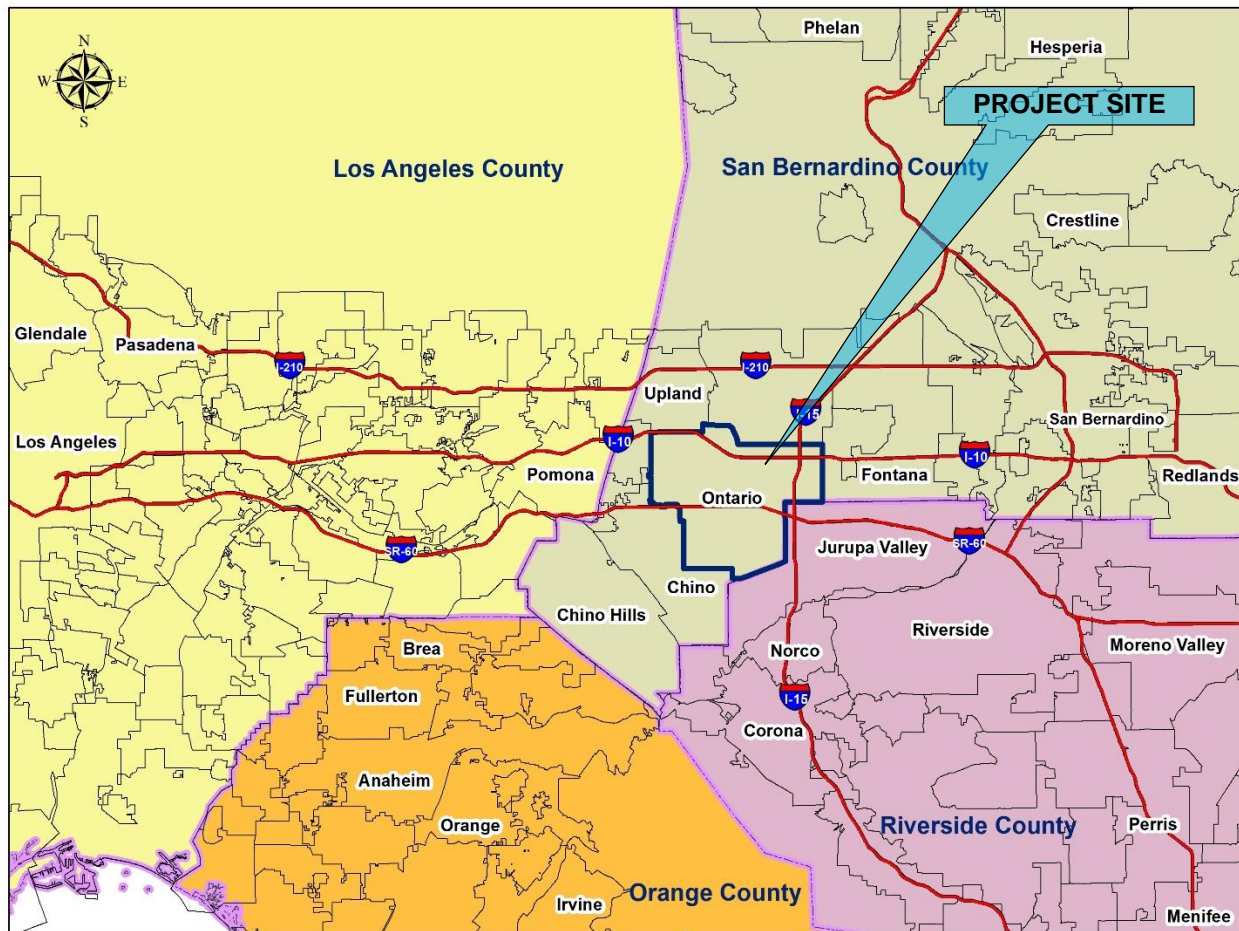
**Lead Agency:** City of Ontario, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

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

**Project Sponsor:** HMC Construction, Inc., 1461 E Cooley Drive, Suite 230, Colton, CA 92324

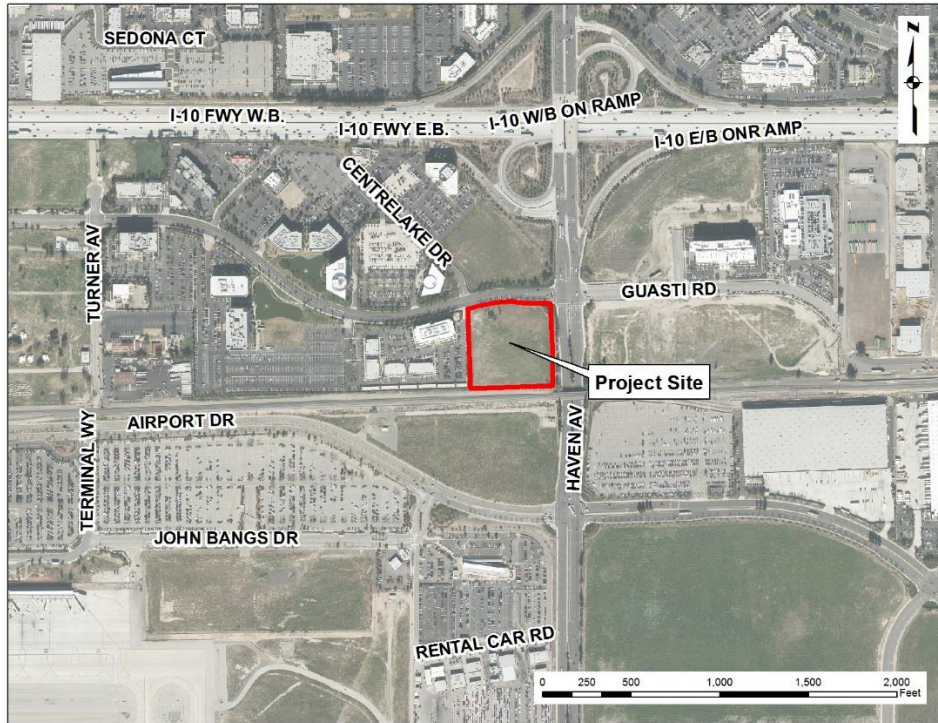
**Project Location:** The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, below, the project site is located at the southwest corner of Haven Avenue and Guasti Road.

**Figure 1—REGIONAL LOCATION MAP**





**Figure 2—VICINITY MAP**



**Figure 3—AERIAL PHOTOGRAPH**



**General Plan Designation:** OC – Office Commercial

**Zoning:** Centrelake Specific Plan – Office land use designation

**Description of Project:** A Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet (Exhibit A – Site Plan) in conjunction with a Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan and a Conditional Use Permit (File No. PCUP17-005) to establish and construct a rooftop heliport/helistop (Exhibit B – Roof Floor Plan), on 5.05 acres of land, located at the southwest corner of Haven Avenue and Guasti Road, within the Office land use district of the Centrelake Specific Plan.

**Project Setting:** The 5.05 acre rectangular parcel is located on the southwest corner of Haven Avenue and Guasti Road. The project site is undeveloped and has been routinely maintained by mowing and weed abatement. The area proposed for development currently slopes from north to south with an approximate 5-foot differential in grade. A cluster of six Eucalyptus trees exist on-site, located on the northern portion of the site and are proposed to be removed. Right-of-way improvements along Guasti Road and Haven Avenue which include curb, gutter, sidewalk, light standards and street trees are currently existing and will remain protected in place.

**Surrounding Land Uses:**

	<u>Zoning</u>	<u>Current Land Use</u>
▪ North—	Centrelake Specific Plan - Commercial/Hotel land use designation	Vacant
▪ South—	RC – Rail Corridor	Standard Pacific Rail Road
▪ East—	Ontario Gateway Specific Plan – Mixed Use land use designation	Vacant
▪ West—	Centrelake Specific Plan – Office land use designation	Administrative/General Offices

**Other public agencies whose approval is required** (e.g., permits, financing approval or participation agreement): The proposed heliport/helistop requires Caltrans Division of Aeronautics and Federal Aviation Administration (FAA) approvals.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

Signature

6/6/2017

Date

Lorena Mejia, Senior Planner  
Printed Name and Title

City of Ontario Planning Department  
For

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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



Analyses" Section may be cross-referenced).

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1) <b>AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2) <b>AGRICULTURE AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) <b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) <b>BIOLOGICAL RESOURCES.</b> Would the project:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5) CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6) GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7) GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8) HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9) <b>HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff during construction and/or post-construction activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality or potential for discharge of storm water to affect the beneficial uses of receiving water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) <b>LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, airport land use compatibility plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11) <b>MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12) <b>NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13) <b>POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14) <b>PUBLIC SERVICES.</b> Would the project:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15) <b>RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16) <b>TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17) <b>UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>18) MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

## EXPLANATION OF ISSUES

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

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

The proposed project will substantially improve the visual quality of the area through development of the site with a three-story commercial/office building totaling 79,455 square feet, which will be consistent with the policies of the Community Design Element of the Policy Plan (General Plan) and Centrelake Specific Plan, as well as with the office development in the surrounding area. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

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

Mitigation: None required.

2) **AGRICULTURE AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection

regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

Mitigation: None required.

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

Discussion of Effects: The project site is not zoned for agricultural use. The project site is located within the Centrelake Specific Plan and has an Office land use designation. The proposed project is consistent with the development standards and allowed land uses of the Centrelake Specific Plan. Furthermore, there is no Williamson Act contract in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

Mitigation: None required.

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

Discussion of Effects: The project is located within the Centrelake Specific Plan and has an Office land use designation. The proposed project is consistent with the Land Use Element (Exhibit LU-01) of the Policy Plan (General Plan) and the development standards and allowed land uses of the Centrelake Specific Plan - Office land use designation. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The project site is located within the Centrelake Specific Plan and has an Office land use designation and is not designated as Farmland. The project site is currently vacant and there are no agricultural uses occurring onsite. As a result, to the extent that the project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agricultural use.

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

Mitigation Required: None required.



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

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

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

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

Mitigation: None required.

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

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

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

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

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?**

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

Mitigation: None required.

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

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

The project will not expose sensitive receptors to any increase in pollutant concentrations because there are no sensitive receptors located within close proximity of the project site. Further, there is limited potential for sensitive receptors to be located within close proximity of the site because the project site is located within the Centrelake Specific Plan and has an Office land use designation. The types of uses that would potentially impact sensitive receptors would not be supported on the property pursuant to the Land Use Element (Exhibit LU-01) of the Policy Plan (General Plan) and zoning designations on the property. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects: The project site is located within the Ontario Recovery Unit for the federally endangered Delhi sands flower-loving fly (DSF). The 5.05 acre project site is currently undeveloped and has been graded and routinely maintained by mowing for weed abatement. On January 3, 2017, a biologist (Travis J. McGill - Jericho Systems, Inc.) conducted a habitat suitability assessment for DSF. Based on the results of the DSF habitat suitability assessment, surface, soils present on the project site were determined not to contain clean Delhi Sand soils. As a result, the project site was determined not to have the potential to provide suitable habitat for DSF and it is assumed that DSF is absent from the site. Further, the project site is surrounded by existing development and no longer has connectivity to areas containing clean Delhi Sands soils. Therefore the impact to DSF Project was determined to be less than significant.

In addition, the existing vacant site provides potential habitat for the western burrowing owl (*Athene cunicularia hypugea*). A biologist (Shannon Dye-Jericho Systems, Inc.) conducted a field survey of the site on December 13, 2016. The field survey did not detect any western burrowing owls present

on the site. Small mammal burrows were observed on the site, but no sign of historic or current use of the burrows were detected. Due to the surrounding development, the burrowing owl was presumed absent from the project site. However, due to the presence of burrows onsite, a subsequent field survey of the project site will be required, as part of environmental mitigation, to be completed 30 days prior to grading and excavation of the project site to ensure that no western burrowing owls have returned to the project site.

Mitigation: Thirty to ninety days prior to ground disturbing construction-related activities, a focused survey for the burrowing owl shall be conducted by a qualified biologist. If burrowing owl(s) are located on the project site, the following mitigation measures shall be complied with:

Occupied burrows should not be disturbed during nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either the birds have not begun egg-laying or incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

If owls must be moved away from the disturbance area, passive relocation techniques should be used. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Discussion of Effects: The project site is vacant and does not contain any buildings, structures, or objects. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The proposed project is in an area that has been previously disturbed by development. Although, no known Tribal Cultural Resources exist within the project area, the Gabrieleno Band of Mission Indians-Kizh Nation through the AB52 Tribal Consultation process have requested the presence of a tribal monitor on-site during grading activities, Native American Indian Sensitivity Training for construction personnel and procedural requirements should any human remains or artifacts be found. Therefore, any impacts would be reduced to a less than significant level.

Mitigation: The following mitigation measures shall be required:

- i) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry and the general steps the Monitor would follow in conducting a salvage investigation.
- ii) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to be on-site during all project-related, ground-disturbing construction activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing) of previously undisturbed native soils to a maximum depth of 30 feet below ground surface. At their discretion, a Native American Monitor of Gabrieleño Ancestry can be present during the removal of dairy manure to native soil, but not at the developers' expense.
- iii) A qualified archaeologist and a Native American Monitor of Gabrieleño Ancestry shall evaluate all archaeological resources unearthed by project construction activities. If the resources are Native American in origin, the Tribe shall coordinate with the developer regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage in compliance with CEQA Guidelines Section 15064.5(f).
- iv) Prior to the start of ground disturbing activities, the developer shall arrange a designated site location within the footprint of the project for the respectful reburial of Tribal human remains and/or ceremonial objects. All human skeletal material discoveries shall be reported immediately to the County Coroner. The Native American Monitor shall immediately divert work a minimum of 50 feet from the discovery site and place an exclusion zone around the burial. The Native American Monitor shall notify the construction manager who shall contact the San Bernardino County Coroner. All construction activity shall be diverted while the San Bernardino County Coroner determines if the remains are Native American. The discovery shall be confidential and secure to prevent further disturbance. If Native American, the San Bernardino County Coroner shall notify the Native American Heritage Commission (NAHC) as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside working hours. The Tribe shall make every effort to recommend diverting the project and keep the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. If data recovery is approved by the Tribe, documentation shall be taken, which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or means necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and a separate



treatment plan shall be created. The project developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC.

- v) No scientific study or the utilization of any invasive diagnostics shall be allowed to any Native American human remains.
- vi) If the San Bernardino County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the San Bernardino County Coroner. Reburial will be in an appropriate setting. If the San Bernardino County Coroner determines the remains to be modern, the San Bernardino County Coroner shall take custody of the remains.
- vii) Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site, but at a location agreed upon between the Tribe and the developer and protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

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

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

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

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

Mitigation: None required.

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

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Land Use Plan (Exhibit LU-01) of the Policy Plan (General Plan) FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will be in compliance with the California Building Code, the Ontario Municipal Code, The Ontario Plan and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

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

Discussion of Effects: As identified in the TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the project site during the winter months is estimated to be between 250 to

450 feet below ground surface. Therefore, the liquefaction potential within the project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: None required.

iv) **Landslides?**

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

Mitigation: None required.

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

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

Mitigation: The following mitigation measures shall be implemented:

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

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

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

Mitigation: None required.

d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994),**

**creating substantial risks to life or property?**

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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

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

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

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

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

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

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

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

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

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

The City of Ontario has adopted a threshold of significance for GHG emissions. A screening

threshold of 3,000 MTC02e per year and provided baselines by use and building square footages. A general commercial/retail/office use was given a baseline of 160,000 square feet. The proposed project proposes to develop 79,455 square feet of office, below the established baseline for projects that exceed 3,000 MTC02e per year. There will be no impacts are anticipated.

Mitigation Required: None required.

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

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

Mitigation Required: None required.

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

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

Discussion of Effects: The project is not anticipated to involve the transport, use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated. However, in the unlikely event of an accident, implementation of the strategies included in The Ontario Plan will decrease the potential for health and safety risks from hazardous materials to a less than significant impact.

Mitigation: None required.

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

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

Mitigation: None required

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: The City's Safety Element, as contained within The Ontario Plan, includes policies and procedures to be administered in the event of a disaster. The Ontario Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from everyday and disaster emergencies. In addition, the project will comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the project is required to comply with all applicable City codes, any impacts would be reduced to a less than significant level.

Mitigation: None required.

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

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

Mitigation: None required.

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

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

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



to below a level of significance.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: It is not anticipated that the project would alter the drainage pattern of the site or area, in a manner that would result in erosion, siltation or flooding on-or-off site nor will the proposed project increase the erosion of the subject site or surrounding areas. The existing drainage pattern of the project site will not be altered and it will have no significant impact on downstream hydrology. Stormwater generated by the project will be discharged in compliance with the statewide NPDES General Construction Activities Stormwater Permit and San Bernardino County MS4 permit requirements. With the full implementation of a Storm Water Pollution Prevention Plan developed in compliance with the General Construction Activities Permit requirements, the Best Management Practices included in the SWPPP, and a stormwater monitoring program would reduce any impacts to below a level of significance. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

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

Discussion of Effects: It is not anticipated that the project would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create or contribute stormwater runoff pollutants during construction and/or post-construction activity. Pursuant to the requirements of The Ontario Plan, the City's Development Code, and the San Bernardino County MS4 Permit's "Water Quality Management Plan" (WQMP), individual

developments must provide site drainage and WQMP plans according to guidelines established by the City's Engineering Department. If master drainage facilities are not in place at the time of project development, then standard engineering practices for controlling post-development runoff may be required, which could include the construction of on-site storm water detention and/or retention/infiltration facilities. Therefore, no impacts are anticipated.

Mitigation: None required.

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

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

Mitigation: None required.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

Discussion of Effects: The project site is not located within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

Mitigation: None required.

- h) **Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?**

Discussion of Effects: As identified in the Safety Element (Exhibit S-2) of the Policy Plan (General Plan), the site lies outside of the 100-year flood hazard area. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Discussion of Effects: As identified in the Safety Element (Exhibit S-2) of The Ontario Plan, the site lies outside of the 100-year flood hazard area. No levees or dams are located near the project site. Therefore, no adverse impacts are anticipated.

Mitigation: None required.

- j) **Expose people or structures to inundation by seiche, tsunami or mudflow?**

Discussion of Effects: There are no lakes or substantial reservoirs near the project site; therefore, impacts from seiche are not anticipated. The City of Ontario has relatively flat topography, less than two percent across the City, and the chance of mudflow is remote. Therefore, no impacts are anticipated.

Mitigation: None required.

- 10) **LAND USE & PLANNING.** Would the project:

- a) **Physically divide an established community?**

Discussion of Effects: The project site is located in an area that is currently developed with urban land uses. This project will be of similar design and size to surrounding development. The project will become a part of the larger office/commercial community. No adverse impacts are anticipated.

Mitigation: None required.

- b) **Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, airport land use compatibility plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?**

Discussion of Effects: The proposed project is consistent with The Ontario Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: None required.

- c) **Conflict with any applicable habitat conservation plan or natural community conservation plan?**

Discussion of Effects: There are no adopted habitat conservation plans in the project area. As such no conflicts or impacts are anticipated.

Mitigation: None required.

11) **MINERAL RESOURCES**. Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Discussion of Effects: The project site is located within a mostly developed area surrounded by urban land uses. There are no known mineral resources in the area. Therefore, no impacts are anticipated.

Mitigation: None required.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Discussion of Effects: There are no known mineral resources in the area. No impacts are anticipated.

Mitigation: None required.

12) **NOISE**. Would the project result in:

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Discussion of Effects: The proposed project includes a private rooftop heliport/heliport. The rooftop heliport/helistop will be located on the eastern portion of the roof and occupy an approximate 48-foot by 48-foot square area. The heliport/helistop is raised approximately 9 feet above the rooftop floor and is accessed by two staircases located on the west and south side. The heliport/helistop will be for private company use only (Prime Healthcare Services Office, LLC) and will not be for public use. The intended user of the facility is the company owner and will facilitate quick and accessible transportation to other Prime Health Care facilities in the region. The maximum amount of activity expected for the proposed heliport/helistop will be on a daily basis Monday thru Friday anytime between 7:00 A.M. to 11:00 P.M. for a total of two trips per day, with one arrival and one departure. The infrequency of activity associated with the proposed heliport/helistop is not anticipated to not expose people to or generate excessive noise levels on constant basis that is considered in excess of standards as established in The Ontario Plan FEIR (Section 5.12). However, final approval of the proposed rooftop heliport/helistop will require approvals from the Caltrans State Division of Aeronautics and FAA. In addition, a Compatibility Plan shall be prepared for the proposed heliport/helistop that will incorporate policies to mitigate any potential impacts associated with new land uses that may establish within the heliport/heliport's influence area that will rely upon the Caltrans California Airport Land Use Planning Handbook. Furthermore, an acoustical analysis shall be prepared for the building to ensure that building will be designed to comply with a CNEL 50 dB interior noise levels. Therefore, any impacts would be reduced to a less than significant level.

Mitigation: The following mitigation shall be required.

- i) An acoustical analysis shall be prepared for the building to ensure that building will be designed to comply with a CNEL 50 dB interior noise level.
- ii) A Compatibility Plan shall be prepared for the proposed Helistop to include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed Helistop.

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Discussion of Effects: The primary office use associated with this project normally do not induce groundborne vibrations. The rooftop heliport/helistop will be located on the eastern portion of the roof and occupy an approximate 48-foot by 48-foot square area. The heliport/helistop is raised approximately 9 feet above the rooftop floor and is accessed by two staircases located on the west and south side. The heliport/helistop will be for private company use only (Prime Healthcare Services Office, LLC) and will not be for public use. The intended user of the facility is the company owner and will facilitate quick and accessible transportation to other Prime Health Care facilities in the region. The maximum amount of activity expected for the proposed heliport/helistop will be on a daily basis Monday thru Friday anytime between 7:00 A.M. to 11:00 P.M. for a total of two trips per day, with one arrival and one departure. Since the proposed helistop/heliport is located on the building's rooftop it is considered the most optimum location reducing impacts associated with noise or groundborne noise levels. Also, the infrequency of activity associated with the proposed heliport/helistop is not anticipated to not expose people to excessive groundborne noise levels or vibrations since a typical operation lasts less than a minute. Furthermore, an acoustical analysis shall be prepared for the building to ensure that building will be designed to comply with a CNEL 50 dB interior noise levels. Therefore, any impacts would be reduced to a less than significant level (refer Mitigation Measures listed in 12a).

Mitigation: No additional mitigation is required.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Discussion of Effects: The project will not be a significant noise generator and will not cause a substantial permanent increase in ambient noise levels because of the limited size and scope of the project. Moreover, the proposed use will be required to operate within the noise levels permitted for commercial development, pursuant to City of Ontario Development Code. Therefore, no increases in noise levels within the vicinity of the project are anticipated.

Mitigation: None required.

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Discussion of Effects: Temporary construction activities will minimally impact ambient noise levels. All construction machinery will be maintained according to industry standards to help minimize the impacts. Normal activities associated with the project are unlikely to increase ambient noise levels.

Mitigation: None required.

**e) For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: The entire City is located within the Airport Influence Area (AIA) of ONT and the location of the Noise Impact Zones are reflected in Policy Map 2-3 of the ONT ALUCP. The office portion of the project site is located within the 60 – 65 dB Noise Impact Zone and office land uses are a compatible use within the zone. The Chino Airport influence area is confined to areas of the City south of Schaefer Avenue and west of Haven Avenue to the southern boundaries and

the project site is located outside of the Chino Airport AIA. The proposed project is consistent with the policies and criteria of the ONT ALUCP, and, therefore, would not result in exposing people residing or working in the area to excessive airport noise levels. Consequently, no impacts are anticipated.

Mitigation: None required.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

Mitigation: None required.

13) **POPULATION & HOUSING.** Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?**

Discussion of Effects: The project is located in a developed area and will not induce population growth. Therefore, no impacts are anticipated.

Mitigation: None required.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: The project site is currently undeveloped. Therefore, no impacts are anticipated.

Mitigation: None required.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Discussion of Effects: The project site is currently undeveloped. Therefore, no impacts are anticipated.

Mitigation: None required.

14) **PUBLIC SERVICES.** Would the project:

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

- i) **Fire protection?**

Discussion of Effects: The site is in a developed area currently served by the Ontario Fire Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

- ii) **Police protection?**

Discussion of Effects: The site is in a developed area, currently served by the Ontario Police Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.



iii) **Schools?**

Discussion of Effects: The project will be required to pay school fees as prescribed by state law prior to the issuance of building permits. No impacts are anticipated.

Mitigation: None required.

iv) **Parks?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

v) **Other public facilities?**

Discussion of Effects: The site is in a developed area, currently served by the City of Ontario. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None required.

15) **RECREATION.** Would the project:

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Discussion of Effects: This project is not proposing any significant new housing or large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?**

Discussion of Effects: This project is not proposing any new significant housing or large employment generator that would require the construction of neighborhood parks or other recreational facilities. No impacts are anticipated.

Mitigation: None required.

16) **TRANSPORTATION/TRAFFIC.** Would the project:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited?**

Discussion of Effects: The project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to be increased significantly. Therefore, the project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Less than significant impacts are anticipated.

Mitigation: None required.

- b) **Conflict with an applicable congestion management program, including, but not limited to, level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Discussion of Effects: The project is in an area that is mostly developed with all street improvements existing. The project will not conflict with an applicable congestion management program or negatively impact the level of service standards on adjacent arterials, as the amount of trips to be

generated are minimal in comparison to existing capacity in the congestion management program. Less than significant impacts are anticipated.

Mitigation: None required.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

Discussion of Effects: The proposed office building will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as the proposed 52 foot building height is below FAA-imposed 120 foot height restrictions. The proposed rooftop heliport/helistop will be located on the eastern portion of the roof and occupy an approximate 48-foot by 48-foot square area. The heliport/helistop is raised approximately 9 feet above the rooftop floor. The heliport/helistop will be for private company use only (Prime Healthcare Services Office, LLC) and will not be for public use. The intended user of the facility is the company owner and will facilitate quick and accessible transportation to other Prime Health Care facilities in the region. The maximum amount of activity expected for the proposed heliport/helistop will be on a daily basis Monday thru Friday anytime between 7:00 A.M. to 11:00 P.M. for a total of two trips per day, with one arrival and one departure and are considered to be infrequent. Furthermore, final approval of the proposed rooftop heliport/helistop will require approvals from the Caltrans State Division of Aeronautics and FAA, which will include requirements/procedures for coordinating with Ontario International Airport's Traffic Control Tower to ensure clearance. As a result aircraft air traffic patterns from the airport are not anticipated to be altered or increased nor would result in a substantial safety risk. Therefore, no impacts are anticipated.

Mitigation: None required.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Discussion of Effects: The project is in an area that is mostly developed. All street improvements are complete and no alterations are proposed for adjacent intersections or arterials. The project will, therefore, not create a substantial increase in hazards due to a design feature. No impacts are anticipated.

Mitigation: None required.

- e) **Result in inadequate emergency access?**

Discussion of Effects: The project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.

Mitigation: None required.

- f) **Result in inadequate parking capacity?**

Discussion of Effects: The project is required to meet parking standards established by the Ontario Development Code and will therefore not create an inadequate parking capacity. No impacts are anticipated.

Mitigation: None required.

- g) **Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

Discussion of Effects: The project does not conflict with any transportation policies, plans or programs. Therefore, no impacts are anticipated.

Mitigation: None required.

17) **UTILITIES AND SERVICE SYSTEMS.** Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which

has waste treated by the Inland Empire Utilities Agency at the RP-1 (or RP-5) treatment plant. The project is required to meet the requirements of the Ontario Engineering Department regarding wastewater. No impacts are anticipated.

Mitigation: None required.

- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Discussion of Effects: The proposed project is served by the City of Ontario sewer system and which has waste treated by the Inland Empire Utilities Agency at the RP-1 (or RP-5) treatment plant. RP-1 (or RP-5) is not at capacity and this project will not cause RP-1 (or RP-5) to exceed capacity. The project will therefore not require the construction of new wastewater treatment facilities, or the expansion of existing facilities. No impacts are anticipated.

Mitigation: None required.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Discussion of Effects: The proposed project is served by the City of Ontario. The project is required to meet the requirements of the Ontario Engineering Department regarding storm drain facilities. No impacts are anticipated.

Mitigation: None required.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).**

Discussion of Effects: The project is served by the City of Ontario water system. There is currently a sufficient water supply available to the City of Ontario to serve this project. No impacts are anticipated.

Mitigation: None required.

- e) **Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 (or RP-5) treatment plant. RP-1 (or RP-5) is not at capacity and this project will not cause RP-1 (or RP-5) to exceed capacity. No impacts are anticipated.

Mitigation: None required.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Discussion of Effects: City of Ontario serves the proposed project. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.

Mitigation: None required.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Discussion of Effects: This project complies with federal, state, and local statutes and regulations regarding solid waste. Therefore, no impacts are anticipated.

Mitigation: None required.

**18) MANDATORY FINDINGS OF SIGNIFICANCE**

**Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Discussion of Effects: The proposed project does not have the potential to reduce wildlife habitat and threaten a wildlife species. Therefore, no impacts are anticipated.

Mitigation: None required.

- a) **Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?**

Discussion of Effects: The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation: None required.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)**

Discussion of Effects: The project does not have impacts that are cumulatively considerable.

Mitigation: None required.

- c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Discussion of Effects: The project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: None required.

**EARLIER ANALYZES**

*(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D)):*

- 1) Earlier analyzes used. Identify earlier analyzes used and state where they are available for review.
  - a) The Ontario Plan Final EIR
  - b) The Ontario Plan
  - c) City of Ontario Zoning
  - d) Ontario International Airport Land Use Compatibility Plan
  - e) Ontario International Airport Land Use Compatibility Plan Negative Declaration (SCH 2011011081)

All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036.

- 2) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards.

Comments III.A and C were addressed in The Ontario Plan FEIR and considered a significant adverse effect that could not be mitigated. A statement of overriding considerations was adopted for The Ontario

Plan FEIR.

## MITIGATION MEASURES

*(For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project):*

- 1) **Air Quality**—The following fugitive dust mitigation measures shall be required:
  - a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.
  - b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:
    - i) Scheduling receipt of construction materials to non-peak travel periods.
    - ii) Routing construction traffic through areas of least impact sensitivity.
    - iii) Limiting lane closures and detours to off-peak travel periods.
    - iv) Providing rideshare incentives for contractor and subcontractor personnel.
  - c) After clearing, grading or earth moving:
    - i) Seed and water until plant cover is established;
    - ii) Spread soil binders;
    - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
    - iv) Reduce “spill-over” effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
  - d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.
- 2) **Geology and Soils**—The following mitigation measures shall be implemented:
  - a) Prior to issuance of grading permits, the applicant shall submit an erosion control plan to reduce wind erosion impacts.
  - b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.
  - c) After clearing, grading, or earth moving:
    - i) Seed and water until plant cover is established;
    - ii) Spread soil binders;
    - iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind; and
    - iv) Sweep streets if silt is carried to adjacent public thoroughfares.
    - v) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.
- 3) **Biological Resources**—The following mitigation measures shall be implemented:



- a) Thirty to ninety days prior to ground disturbing construction-related activities, a focused survey for the burrowing owl shall be conducted by a qualified biologist. If burrowing owl(s) are located on the project site, the following mitigation measures shall be complied with:
  - i) Occupied burrows should not be disturbed during nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either the birds have not begun egg-laying or incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
  - ii) If owls must be moved away from the disturbance area, passive relocation techniques should be used. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.
- 4) **Cultural Resources**—The following mitigation measures shall be implemented:
  - a) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry and the general steps the Monitor would follow in conducting a salvage investigation.
  - b) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to be on-site during all project-related, ground-disturbing construction activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing) of previously undisturbed native soils to a maximum depth of 30 feet below ground surface. At their discretion, a Native American Monitor of Gabrieleño Ancestry can be present during the removal of dairy manure to native soil, but not at the developers' expense.
  - c) A qualified archaeologist and a Native American Monitor of Gabrieleño Ancestry shall evaluate all archaeological resources unearthed by project construction activities. If the resources are Native American in origin, the Tribe shall coordinate with the developer regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage in compliance with CEQA Guidelines Section 15064.5(f).
  - d) Prior to the start of ground disturbing activities, the developer shall arrange a designated site location within the footprint of the project for the respectful reburial of Tribal human remains and/or ceremonial objects. All human skeletal material discoveries shall be reported immediately to the County Coroner. The Native American Monitor shall immediately divert work a minimum of 50 feet from the discovery site and place an exclusion zone around the burial. The Native American Monitor shall notify the construction manager who shall contact the San Bernardino County Coroner. All construction activity shall be diverted while the San Bernardino County Coroner determines if the remains are Native American. The discovery shall be confidential and secure to prevent further disturbance. If Native American, the San Bernardino County Coroner shall notify the Native American Heritage Commission (NAHC) as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside working hours. The Tribe shall make every effort to recommend diverting the project and keep the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. If data recovery is approved by the Tribe, documentation shall be taken, which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or means necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project developer shall consult with the Tribe regarding avoidance of all cemetery

sites. Once complete, a final report of all activities shall be submitted to the NAHC.

- e) No scientific study or the utilization of any invasive diagnostics shall be allowed to any Native American human remains.
  - f) If the San Bernardino County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the San Bernardino County Coroner. Reburial will be in an appropriate setting. If the San Bernardino County Coroner determines the remains to be modern, the San Bernardino County Coroner shall take custody of the remains.
  - g) Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site, but at a location agreed upon between the Tribe and the developer and protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
- 5) **Noise**—The following mitigation measures shall be implemented:
- a) An acoustical analysis shall be prepared for the building to ensure that building will be designed to comply with a CNEL 50 dB interior noise level.
  - b) A Compatibility Plan shall be prepared for the proposed Helistop to include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed Helistop.

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Project File No.:** PDEV17-003, PDET17-002 & PCUP17-005

**Project Sponsor:** HMC Construction, Inc., 1461 E Cooley Drive, Suite 230, Colton, CA 92324

**Lead Agency/Contact Person:** Lorena Mejia, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>1) AIR QUALITY</b>						
<p>a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:</p> <ul style="list-style-type: none"> <li>i) Scheduling receipt of construction materials to non-peak travel periods.</li> <li>ii) Routing construction traffic through areas of least impact sensitivity.</li> <li>iii) Limiting lane closures and detours to off-peak travel periods.</li> <li>iv) Providing rideshare incentives for contractor and subcontractor personnel.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>c) After clearing, grading or earth moving:</p> <ul style="list-style-type: none"> <li>i) Seed and water until plant cover is established.</li> <li>ii) Spread soil binders.</li> <li>iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind.</li> <li>iv) Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>2) GEOLOGY &amp; SOILS</b>						
a) The applicant shall submit an erosion control plan to reduce wind erosion impacts.	Building Dept, Planning Dept & Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.	Building Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
c) After clearing, grading, or earth moving: i) Seed and water until plant cover is established. ii) Spread soil binders. iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. iv) Sweep streets if silt is carried to adjacent public thoroughfares	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
d) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.	Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
<b>3) BIOLOGICAL RESOURCES</b>						
a) Thirty to ninety days prior to ground disturbing construction-related activities, a focused survey for the burrowing owl shall be conducted by a qualified biologist. If burrowing owl(s) are located on the project site, the following mitigation measures shall be complied with: i) Occupied burrows should not be disturbed during nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either the birds have not begun egg-laying or incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. ii) If owls must be moved away from the disturbance area, passive relocation techniques should be used. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to	Planning Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
alternate burrows.						
<b>4) CULTURAL RESOURCES</b>						
<p>a) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry and the general steps the Monitor would follow in conducting a salvage investigation. The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to be on-site during all project-related, ground-disturbing construction activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing) of previously undisturbed native soils to a maximum depth of 30 feet below ground surface. At their discretion, a Native American Monitor of Gabrieleño Ancestry can be present during the removal of dairy manure to native soil, but not at the developers' expense.</p> <p>b) A qualified archaeologist and a Native American Monitor of Gabrieleño Ancestry shall evaluate all archaeological resources unearthed by project construction activities. If the resources are Native American in origin, the Tribe shall coordinate with the developer regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage in compliance with CEQA Guidelines Section 15064.5(f).</p> <p>c) Prior to the start of ground disturbing activities, the developer shall arrange a designated site location within the footprint of the project for the respectful reburial of Tribal human remains and/or ceremonial objects. All human skeletal material discoveries shall be reported immediately to the County Coroner. The Native American Monitor shall immediately divert work a minimum of 50 feet from the discovery site and place an exclusion zone</p>	Planning Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit



<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<p>around the burial. The Native American Monitor shall notify the construction manager who shall contact the San Bernardino County Coroner. All construction activity shall be diverted while the San Bernardino County Coroner determines if the remains are Native American. The discovery shall be confidential and secure to prevent further disturbance. If Native American, the San Bernardino County Coroner shall notify the Native American Heritage Commission (NAHC) as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside working hours. The Tribe shall make every effort to recommend diverting the project and keep the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. If data recovery is approved by the Tribe, documentation shall be taken, which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or means necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC.</p> <p>d) No scientific study or the utilization of any invasive diagnostics shall be allowed to any Native American human remains.</p> <p>e) If the San Bernardino County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the San Bernardino County Coroner. Reburial will be in an appropriate setting. If the San Bernardino County Coroner determines the remains to be modern, the San Bernardino County Coroner shall take custody of the remains.</p> <p>f) Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags.</p>						

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site, but at a location agreed upon between the Tribe and the developer and protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.						
<b>5) NOISE</b>						
<b>a)</b> An acoustical analysis shall be prepared for the building to ensure that building will be designed to comply with a CNEL 50 dB interior noise level.	Planning Dept	Building Plan issuance	Prior to issuance of Building permits	Plan check		Withhold Building permit
<b>b)</b> A Compatibility Plan shall be prepared for the proposed Helistop to include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed Helistop.	Planning Dept	Building Occupancy	Prior to Building Occupancy	Building Occupancy		Revoke Conditional Use Permit

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA RECOMMENDING THE CITY COUNCIL APPROVE A MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NOS. PDET17-002, PDEV17-003 AND PCUP17-005.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study, and approved for circulation, a Mitigated Negative Declaration for File Nos. PDET17-002, PDEV17-003 and PCUP17-005 (hereinafter referred to as "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, File No's. PDET17-002, PDEV17-003 and PCUP17-005 analyzed under the Initial Study/Mitigated Negative Declaration, consists of a Determination of Use to allow a heliport use within the Centrelake Specific Plan, a Development Plan to construct a three-story commercial/office building totaling 79,455 square feet and a Conditional Use Permit to establish a rooftop heliport on 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road, in the City of Ontario, California (hereinafter referred to as the "Project"); and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the approving authority of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a Mitigation Monitoring and Reporting Program to ensure compliance with the mitigation measures during project implementation, and such a Mitigation Monitoring and Reporting Program has been prepared for the Project for consideration by the approving authority of the City of Ontario as lead agency for the Project (the "Mitigation Monitoring and Reporting Program"); and

WHEREAS, the City of Ontario is the lead agency on the Project, and the Planning Commission is the recommending body for the proposed approval to construct and otherwise undertake the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project are on file in the Planning Department, located at 303 East "B" Street, Ontario, CA 91764, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Initial Study/Mitigated Negative Declaration and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The Planning Commission has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record, and has considered the information contained therein, prior to acting upon or approving the Project;

(2) The Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and is consistent with State and local guidelines implementing CEQA; and

(3) The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City of Ontario, as lead agency for the Project. The City Council designates the Planning Department, located at 303 East "B" Street, Ontario, CA 91764, as the custodian of documents and records of proceedings on which this decision is based.

SECTION 2: The Planning Commission does hereby find that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will have a significant effect on the environment and

does hereby recommend that the City Council adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project.

SECTION 3: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this action of the Planning Commission. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 4: The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and all other documents and materials that constitute the record of proceedings on which these findings have been based, are on file at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission



STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore

***Exhibit A: Mitigated Negative Declaration –  
Mitigation Monitoring and Reporting Program***

*(Exhibit A follows this page)*

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Project File No.:** PDEV17-003, PDET17-002 & PCUP17-005

**Project Sponsor:** HMC Construction, Inc., 1461 E Cooley Drive, Suite 230, Colton, CA 92324

**Lead Agency/Contact Person:** Lorena Mejia, Senior Planner, City of Ontario, Planning Department, 303 East B Street, Ontario, California 91764, (909) 395-2036

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<b>1) AIR QUALITY</b>						
<p>a) Use of dust control during clearing, grading and construction. Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures. If freshwater resources are too precious to waste on dust control, availability of brackish or reclaimed water sources shall be investigated. Soil disturbance shall be terminated when high winds (25 mph or greater) make dust control extremely difficult.</p>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>b) Minimization of construction interference with regional non-project traffic movement. Impacts shall be reduced to below a level of significance by the following mitigation measures:</p> <ul style="list-style-type: none"> <li>i) Scheduling receipt of construction materials to non-peak travel periods.</li> <li>ii) Routing construction traffic through areas of least impact sensitivity.</li> <li>iii) Limiting lane closures and detours to off-peak travel periods.</li> <li>iv) Providing rideshare incentives for contractor and subcontractor personnel.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<p>c) After clearing, grading or earth moving:</p> <ul style="list-style-type: none"> <li>i) Seed and water until plant cover is established.</li> <li>ii) Spread soil binders.</li> <li>iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind.</li> <li>iv) Reduce "spill-over" effects by washing vehicles entering public roadways from dirt off road project areas, and washing/sweeping project access to public roadways on an adequate schedule.</li> </ul>	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
d) Emissions control from on-site equipment through a routine, mandatory program of low-emission tune-ups.	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
<b>2) GEOLOGY &amp; SOILS</b>						
a) The applicant shall submit an erosion control plan to reduce wind erosion impacts.	Building Dept, Planning Dept & Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
b) Fugitive dust generated during cleaning, grading, earth moving or excavation shall be controlled by regular watering, paving of construction roads, or other dust-preventative measures.	Building Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
c) After clearing, grading, or earth moving: i) Seed and water until plant cover is established. ii) Spread soil binders. iii) Form and maintain a crust on the surface through repeated soaking that will prevent dust pickup by wind. iv) Sweep streets if silt is carried to adjacent public thoroughfares	Building Dept & Planning Dept	Throughout construction	As necessary	On-site inspection		Stop work order; or withhold grading permit; or withhold building permit
d) Obtain authorization to discharge storm water under an NPDES construction storm water permit and pay appropriate fees.	Engineering Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit
<b>3) BIOLOGICAL RESOURCES</b>						
a) Thirty to ninety days prior to ground disturbing construction-related activities, a focused survey for the burrowing owl shall be conducted by a qualified biologist. If burrowing owl(s) are located on the project site, the following mitigation measures shall be complied with: i) Occupied burrows should not be disturbed during nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either the birds have not begun egg-laying or incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. ii) If owls must be moved away from the disturbance area, passive relocation techniques should be used. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to	Planning Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
alternate burrows.						
<b>4) CULTURAL RESOURCES</b>						
<p>a) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry and the general steps the Monitor would follow in conducting a salvage investigation. The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to be on-site during all project-related, ground-disturbing construction activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing) of previously undisturbed native soils to a maximum depth of 30 feet below ground surface. At their discretion, a Native American Monitor of Gabrieleño Ancestry can be present during the removal of dairy manure to native soil, but not at the developers' expense.</p> <p>b) A qualified archaeologist and a Native American Monitor of Gabrieleño Ancestry shall evaluate all archaeological resources unearthed by project construction activities. If the resources are Native American in origin, the Tribe shall coordinate with the developer regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage in compliance with CEQA Guidelines Section 15064.5(f).</p> <p>c) Prior to the start of ground disturbing activities, the developer shall arrange a designated site location within the footprint of the project for the respectful reburial of Tribal human remains and/or ceremonial objects. All human skeletal material discoveries shall be reported immediately to the County Coroner. The Native American Monitor shall immediately divert work a minimum of 50 feet from the discovery site and place an exclusion zone</p>	Planning Dept	Grading Plan issuance	Prior to issuance of grading permits	Plan check		Withhold grading permit



<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
<p>around the burial. The Native American Monitor shall notify the construction manager who shall contact the San Bernardino County Coroner. All construction activity shall be diverted while the San Bernardino County Coroner determines if the remains are Native American. The discovery shall be confidential and secure to prevent further disturbance. If Native American, the San Bernardino County Coroner shall notify the Native American Heritage Commission (NAHC) as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside working hours. The Tribe shall make every effort to recommend diverting the project and keep the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. If data recovery is approved by the Tribe, documentation shall be taken, which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or means necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC.</p> <p>d) No scientific study or the utilization of any invasive diagnostics shall be allowed to any Native American human remains.</p> <p>e) If the San Bernardino County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the San Bernardino County Coroner. Reburial will be in an appropriate setting. If the San Bernardino County Coroner determines the remains to be modern, the San Bernardino County Coroner shall take custody of the remains.</p> <p>f) Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags.</p>						

<i>Mitigation Measures/Implementing Action</i>	<i>Responsible for Monitoring</i>	<i>Monitoring Frequency</i>	<i>Timing of Verification</i>	<i>Method of Verification</i>	<i>Verified (Initial/Date)</i>	<i>Sanctions for Non-Compliance</i>
All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site, but at a location agreed upon between the Tribe and the developer and protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.						
<b>5) NOISE</b>						
<b>a)</b> An acoustical analysis shall be prepared for the building to ensure that building will be designed to comply with a CNEL 50 dB interior noise level.	Planning Dept	Building Plan issuance	Prior to issuance of Building permits	Plan check		Withhold Building permit
<b>b)</b> A Compatibility Plan shall be prepared for the proposed Helistop to include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed Helistop.	Planning Dept	Building Occupancy	Prior to Building Occupancy	Building Occupancy		Revoke Conditional Use Permit

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDET17-002, A DETERMINATION OF USE (FILE NO. PDET17-002) TO DETERMINE THAT A HELIPORT IS SIMILAR TO, AND OF NO GREATER INTENSITY THAN, OTHER PERMITTED AND CONDITIONALLY PERMITTED LAND USES ALLOWED WITHIN OFFICE LAND USE DESIGNATION OF THE CENTRELAKE SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, HMC CONSTRUCTION, INC. ("Applicant") has filed an Application for the approval of a Determination of Use, File No. PDET17-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road within the Office land use district of the Centrelake Specific Plan, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the Commercial/Hotel land use designation of the Centrelake Specific Plan, and is undeveloped. The property to the east is within the Mixed Use land use designation of the Ontario Gateway Specific Plan, and is undeveloped. The property to the south is within the RC (Rail Corridor) zoning district, and is developed with a rail road. The property to the west is within the Office land use designation of the Centrelake Specific Plan, and is developed with general administrative offices; and

WHEREAS, the Applicant filed a Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan in conjunction with Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet and a Conditional Use Permit (File No. PCUP17-005) to establish a rooftop heliport, on 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road; and

WHEREAS, the Applicant is requesting a Determination of Use to ascertain whether a heliport is similar to, and of no greater intensity than, other permitted and conditionally permitted land uses allowed within Office land use designation of the Centrelake Specific Plan, and determine suitable restrictions that may be applied to the land use; and

WHEREAS, to address land uses not specifically listed within the Centrelake Specific Plan, the Planning Commission has the authority to compare and measure a proposed use against uses allowed within a zoning/land use classification with similar

impacts, functions and characteristics, to determine the suitability of allowing the proposed use within the land use designation; and

WHEREAS, the Office land use designation of the Centrelake Specific Plan is intended for administrative offices, headquarter and company regional offices, sales offices and other professional related office uses; and

WHEREAS, the existing Development Code currently allows Heliport/Helipads as a permitted use within the CR (Regional Commercial), IG (General Industrial), IH (Heavy Industrial) and Civic zoning districts and as a conditionally permitted use within the CCS (Convention Center Support Commercial), OH (High Intensity Office) and ONT zoning districts. Due to the corporate office setting of the Centrelake Specific Plan, staff is recommending only permitting heliport/helistop/helipad with a Conditional Use Permit within the Centrelake Specific Plan; and

WHEREAS, the Office land use designation of the Centrelake Specific Plan is similar and of no greater intensity than, other permitted and conditionally permitted land uses allowed within, the OH zoning district as described in the Development Code; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on June 19, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, initial study, and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared pursuant to CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance, and concluded said hearing on that date, voting to issue Decision No. DAB17-030 recommending the Planning Commission approve the Application; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, initial study, and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared pursuant to CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines,

which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1. Environmental Determination and Findings.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the MND, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The MND, initial study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

b. The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the Planning Commission; and

c. There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

d. All environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program, and the initial study.

**SECTION 2. Housing Element Consistency.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 3. Airport Land Use Compatibility Plan (ALUCP) Consistency.** As the recommending body for the Project, the Planning Commission has reviewed and



considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

**SECTION 4.** ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3 above, the Planning Commission hereby concludes as follows:

a. The proposed use meets the intent of, and is consistent with, the goals, objectives and policies of the adopted General Plan. Allowing a heliport/helipad use within the Centrelake Specific Plan, subject to a Conditional Use Permit is consistent with goals, objectives and policies of the adopted General Plan. The Policy Plan Master Land Use Plan designates the southwest corner of Haven Avenue and Guasti Road for Office Commercial land uses, which promotes intensification of office commercial land uses in the area of the project site and the Centrelake Specific Plan.

b. The proposed use meets the stated purpose and general intent of the zoning district in which the use is proposed to be located. The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and the Centrelake Specific Plan. Allowing a proposed heliport/helipad use within the Office land use district of the Centrelake Specific Plan is consistent with the City of Ontario Development Code, and its objectives and purposes, and development standards and guidelines. Specifically, the OH (High Intensity Office) zoning district which conditionally permits heliport/helipad uses.

c. The proposed use will not adversely impact the public health, safety or general welfare of the City's residents. The proposed heliport/helipad will require a Conditional Use Permit application and review to ensure that the proposed use will be operated in a manner consistent with all local regulations, and to ensure the proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity.

d. The proposed use shares characteristics common with, and is not of a greater intensity, density or generate more environmental impact than, those listed in the zoning district in which it is to be located. Specifically, the OH (High Intensity Office) zoning district which conditionally permits heliport/helipad uses.

**SECTION 5.** ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 and 4 above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

**SECTION 6. *Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 7. *Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8. *Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PDET17-002  
June 27, 2017  
Page 6

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PCUP17-005, A CONDITIONAL USE PERMIT TO ALLOW A ROOFTOP HELIPORT ON 5.05 ACRES OF LAND, LOCATED AT THE SOUTHWEST CORNER OF HAVEN AVENUE AND GUASTI ROAD WITHIN THE OFFICE LAND USE DISTRICT WITHIN THE CENTRELAKE SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0210-551-07.

WHEREAS, HMC CONSTRUCTION, INC. ("Applicant") has filed an Application for the approval of a Conditional Use Permit, File No. PCUP17-005, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road within the Office land use district of the Centrelake Specific Plan, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the Commercial/Hotel land use designation of the Centrelake Specific Plan and is undeveloped. The property to the east is within the Mixed Use land use designation of the Ontario Gateway Specific Plan and is undeveloped. The property to the south is within the RC (Rail Corridor) zoning district and is developed with a rail road. The property to the west is within the Office land use designation of the Centrelake Specific Plan and is developed with general administrative offices; and

WHEREAS, the Applicant filed a Conditional Use Permit (File No. PCUP17-005) to establish a rooftop heliport in conjunction with a Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan and a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, on 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road; and

WHEREAS, the proposed office building will be sited on the northern portion of project site with parking to the south and west of the building; and

WHEREAS, the proposed rooftop heliport/helistop will be located on the eastern portion of the roof and will occupy an approximate 48-foot by 48-foot square area. The heliport/helistop is raised approximately 9 feet above the rooftop floor and is accessed by two staircases located on the west and south side. Access to the office building roof top will be provided by an elevator; and

WHEREAS, the proposed heliport/helistop will be for private company use only (Prime Healthcare Services Office, LLC) and will not be for public use; and

WHEREAS, the maximum amount of activity expected for the proposed heliport/helistop will be daily Monday thru Friday anytime between 7:00 AM to 11:00 PM for a total of two trips per day, with one arrival and one departure. At minimum, the facility is expected to be utilized once per week, for a total of two trips; and

WHEREAS, prior to operating the proposed heliport/helistop approvals from Caltrans State Division of Aeronautics and FAA will be required to be submitted to the City. The project is also being required to keep a flight log of operations to be submitted on annual basis to the Planning Department; and

WHEREAS, a compatibility plan is required and will include Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, a Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed facility; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on June 19, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, initial study, and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared pursuant to CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance, and concluded said hearing on that date, voting to issue Decision No. DAB17-031 recommending the Planning Commission approve the Application; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, initial study, and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared pursuant to CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.



NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1. Environmental Determination and Findings.** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the MND, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The MND, initial study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

b. The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the Planning Commission; and

c. There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

d. All environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program, and the initial study.

**SECTION 2. Housing Element Consistency.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 3. Airport Land Use Compatibility Plan (ALUCP) Consistency.** As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

**SECTION 4.** ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3 above, the Planning Commission hereby concludes as follows:

a. The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district. The proposed Conditional Use Permit (File No. PCUP17-005) is to allow a rooftop heliport to be established and constructed in conjunction with a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, on 5.05 acres of land, within the Office land use district of the Centrelake Specific Plan located at the southwest corner of Haven Avenue and Guasti Road. The proposed heliport/helistop will be for private company use and will not be for public use. The maximum amount of activity expected for the proposed heliport/helistop will be daily Monday thru Friday anytime between 7:00 AM to 11:00 PM for a total of two trips per day, with one arrival and one departure. The proposed heliport/helistop is an ancillary use and the primary use will be for an administrative office. The infrequency of activity associated with the proposed heliport/helistop is anticipated to not expose people to excessive noise levels on constant basis that is considered in excess of standards as established within the City's Development Code. A typical arrival/departure event lasts approximately one-minute with the impacts minimized with the proposed heliport/helipad rooftop design. Prior to operating the proposed heliport/helistop approvals from Caltrans State Division of Aeronautics and FAA will be required to be submitted to the City. In addition, a compatibility plan is required and will include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, a Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed facility. Furthermore, the Office land use designation of the Centrelake Specific Plan is intended for administrative offices, headquarter and company regional offices. The proposed primary office use and ancillary heliport/helipad uses are consistent with the scale and intensity of land uses intended for the Centrelake Specific Plan.

b. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed Conditional Use Permit (File No. PCUP17-005) is to allow a rooftop heliport to be established and constructed in conjunction with a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, on 5.05 acres of land, within the Office land use district of the Centrelake Specific Plan located at the southwest corner of Haven Avenue and Guasti Road, which the Policy Plan Master Land Use Plan designates for Office Commercial land uses. The proposed heliport/helistop will be for private company use and will not be for public use. The maximum amount of activity expected for the proposed heliport/helistop will be daily Monday thru Friday anytime between 7:00 AM to 11:00 PM for a total of two trips per day, with one arrival and one departure. The proposed

heliport/helistop is an ancillary use and the primary use will be for an administrative office. The infrequency of activity associated with the proposed heliport/helistop is anticipated to not expose people to excessive noise levels on constant basis that is considered in excess of standards as established within The Ontario Plan. The proposed land use is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, which promotes the establishment and intensification of office commercial land uses to include an ancillary heliport/helistop within the area of the project site.

c. The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and the Centrelake Specific Plan. The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Ontario Development Code and the Office land use district of the Centrelake Specific Plan. The proposed heliport/helistop will be for private company use only and will not be for public use. The maximum amount of activity expected for the proposed heliport/helistop will be daily Monday thru Friday anytime between 7:00 AM to 11:00 PM for a total of two trips per day, with one arrival and one departure. The proposed heliport/helistop is an ancillary use and the primary use will be for an administrative office. In addition, the project will be conditioned to ensure that the proposed use will operate in a safe manner and be properly maintained, in accordance with the Ontario Development Code and the Office land use district of the Centrelake Specific Plan.

d. The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan. The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and the proposed use and building height has been found to be consistent with the noise, safety, airspace protection and overflight policies and criteria set forth within the ALUCP for ONT. The project will be conditioned to ensure the proposed heliport/helistop receives approvals from Caltrans State Division of Aeronautics and FAA prior to operating the proposed use. A compatibility plan is required prior to operating the proposed facility that includes: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, a Heliport Layout Plan and Heliport Protection Zones.

e. The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood. The project site is located within the Office land use district of the Centrelake Specific Plan, in which a helistop/heliport has been determined to be a conditionally permitted use. The project will be conditioned to ensure that it will operate and be properly maintained. The project will be conditioned to ensure the proposed heliport/helistop receives approvals from Caltrans State Division of Aeronautics and FAA prior to operating the proposed use. A compatibility plan is also required prior to operating the proposed facility that includes:

Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, a Heliport Layout Plan and Heliport Protection Zones and compatibility policies to ensure it will not be detrimental or injurious to surrounding property and persons residing or working in the surrounding neighborhood.

**SECTION 5. Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 and 4 above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application subject to each and every condition set forth in the Department Conditions of Approval, attached hereto and incorporated herein by this reference.

**SECTION 6. Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 7. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8. Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission



Planning Commission Resolution  
File No. PCUP17-005  
June 27, 2017  
Page 8

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



City of Ontario  
Planning Department  
303 East B Street  
Ontario, California 91764  
Phone: 909.395.2036  
Fax: 909.395.2420

## ***Planning Department Land Development Division Conditions of Approval***

---

**Meeting Date:** June 19, 2017  
**File No:** PDEV17-003 & PCUP17-005  
**Related Files:** PDET17-002

**Project Description:** A Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet in conjunction with a Conditional Use Permit (File No. PCUP17-005) to establish and construct a rooftop heliport, on 5.05 acres of land, located at the southwest corner of Haven Avenue and Guasti Road, within the Office land use district of the Centrelake Specific Plan. (APN: 0210-551-07); **submitted by HMC Construction, Inc.**

**Prepared By:** Lorena Mejia, Senior Planner  
Phone: 909.395.2276 (direct)  
Email: lmejia@ontarioca.gov

---

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2010-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 Time Limits.**

**(a)** Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**(b)** Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Conditional Use Permit approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

### 2.3 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

2.4 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

### 2.5 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(c) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(d) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

(e) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**2.6 Outdoor Loading and Storage Areas.**

(a) Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

**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 Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 Et Seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA



Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.13** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.14** Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.15** Additional Requirements.

(a) Proof of Association approval must be submitted to the City for the proposed project prior to building permit issuance.

(b) The rooftop equipment screen wall shall be designed to complement the architectural design of the building.

(c) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry and the general steps the Monitor would follow in conducting a salvage investigation.

(d) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to be on-site during all project-related, ground-disturbing construction activities (e.g., pavement



removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing) of previously undisturbed native soils to a maximum depth of 30 feet below ground surface. At their discretion, a Native American Monitor of Gabrieleño Ancestry can be present during the removal of dairy manure to native soil, but not at the developers' expense.

(e) A qualified archaeologist and a Native American Monitor of Gabrieleño Ancestry shall evaluate all archaeological resources unearthed by project construction activities. If the resources are Native American in origin, the Tribe shall coordinate with the developer regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage in compliance with CEQA Guidelines Section 15064.5(f).

(f) Prior to the start of ground disturbing activities, the developer shall arrange a designated site location within the footprint of the project for the respectful reburial of Tribal human remains and/or ceremonial objects. All human skeletal material discoveries shall be reported immediately to the County Coroner. The Native American Monitor shall immediately divert work a minimum of 50 feet from the discovery site and place an exclusion zone around the burial. The Native American Monitor shall notify the construction manager who shall contact the San Bernardino County Coroner. All construction activity shall be diverted while the San Bernardino County Coroner determines if the remains are Native American. The discovery shall be confidential and secure to prevent further disturbance. If Native American, the San Bernardino County Coroner shall notify the Native American Heritage Commission (NAHC) as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside working hours. The Tribe shall make every effort to recommend diverting the project and keep the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. If data recovery is approved by the Tribe, documentation shall be taken, which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or means necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC.

(g) No scientific study or the utilization of any invasive diagnostics shall be allowed to any Native American human remains.

(h) If the San Bernardino County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the San Bernardino County Coroner. Reburial will be in an appropriate setting. If the San Bernardino County Coroner determines the remains to be modern, the San Bernardino County Coroner shall take custody of the remains.

(i) Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site, but at a location agreed upon between the Tribe and the developer and protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company  
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. <u>PDEV17-003</u></b>  <b>RELATED FILE NO(S). <u>PCUP17-005 &amp; PDET17-002</u></b>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO:      Antonio Alejos      (909) 395-2384

CITY PROJECT PLANNER & PHONE NO:      Lorena Meija      (909) 395-2276

DAB MEETING DATE:      June 19<sup>th</sup>, 2017

PROJECT NAME / DESCRIPTION:      PDEV17-003, a Development Plan to construct an office building totaling 79,455 square feet on 5.05 acres of land within the Office land use district of the Centrelake Specific Plan.

LOCATION:      3480 East Guasti Road

APPLICANT:      Prime Healthcare Services Office Building, LLC      (480) 361-6700

REVIEWED BY:      M. B. Hariya      06/08/17  
 Manoj B. Hariya, P.E.      Date  
 Sr. Associate Civil Engineer

APPROVED BY:      [Signature]      6-12-17  
 Khoi Do, P.E.      Date  
 Assistant City Engineer







the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

- 1.12 New Model Colony (NMC) Developments: 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.13 Other conditions: \_\_\_\_\_

**2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:**

**A. GENERAL  
 ( Permits includes Grading, Building, Demolition and Encroachment )**

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario as Parcel Map No. 10011, Parcel 1 has been created after July 21, 1977.**
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of \_\_\_\_\_
- 2.05 Apply for a:  Certificate of Compliance with a Record of Survey;  Lot Line Adjustment   
 Make a Dedication of Easement.
- 2.06 **Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.**
- 2.07 **Submit a soils/geology report.**
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)





- Cucamonga Valley Water District (CVWD) for sewer/water service
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: \_\_\_\_\_

- 2.09 Dedicate to the City of Ontario the right-of-way described below: \_\_\_\_\_ feet on \_\_\_\_\_  
Property line corner 'cut-back' required at the intersection of \_\_\_\_\_ and \_\_\_\_\_.
- 2.10 Dedicate to the City of Ontario the following easement(s): \_\_\_\_\_
- 2.11 New Model Colony (NMC) Developments:
  - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
  - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
  - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.12 **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
- 2.13 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.
- 2.14 **Pay all Development Impact Fees (DIF) to the Building Department.**
- 2.15 **Other conditions:**
  - 1. **The developer shall reserve a reciprocal access and parking easement across the project's site (driveways, parking isles and parking area) for the benefit of all the affected parcels.**





**B. PUBLIC IMPROVEMENTS**

(See attached Exhibit 'A' for plan check submittal requirements.)

- 2.16 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Guasti Rd	Haven Av	Street 3	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace broken or uplifted sidewalk panels	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation





<b>Sewer</b> (see Sec. 2.C)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral with a monitoring manhole	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Water</b> (see Sec. 2.D)	<input checked="" type="checkbox"/> Service for Domestic <input checked="" type="checkbox"/> Service for Fire	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
<b>Recycled Water</b> (see Sec. 2.E)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service for Irrigation	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> Upgrade to LED fixtures <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Upgrade to LED fixtures <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Storm Drain</b> (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

Specific notes for improvements listed in item no. 2.15, above: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_



- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: \_\_\_\_\_

### C. SEWER

- 2.21 **A 10-inch sewer main is available for connection by this project in Guasti Road (Ref: Sewer plan bar code: S14049)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:** 
  - 1. **The applicant/developer shall install a sewer lateral with a monitoring manhole.**

### D. WATER

- 2.25 **A 12-inch water main is available for connection by this project in Guasti Road. (Ref: Water plan bar code: W12275)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.27 **Other conditions:** 
  - 1. **The applicant/developer shall install a domestic water service with a meter and backflow device.**
  - 2. **The applicant/developer shall install a fire service with a DCDA.**
  - 3. **The applicant/developer shall upgrade the existing fire Hydrant with break off check valve per the current City approved Standard Drawing 4101 along the project frontage and adjacent to the project driveway.**

### E. RECYCLED WATER

- 2.28 **A 12-inch recycled water main is available for connection by this project in Guasti Road. (Ref: Recycled Water plan bar code: P11121)**
- 2.29 **Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.**
- 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.





- 2.31 **Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.**

**Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.**

- 2.32 **Other conditions:**
- 1. The applicant/developer shall install a recycled water service with a meter.**
  - 2. The applicant/developer shall pay an in-lieu fee for the construction of a 12-inch recycled water main (520 ft) along the entire project frontage of Haven Avenue per current City of Ontario cost estimate.**

#### F. TRAFFIC / TRANSPORTATION

- 2.33 **Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:**
- 1. On-site and off-site circulation**
  - 2. Traffic level of service (LOS) at 'build-out' and future years**
  - 3. Impact at specific intersections as selected by the City Engineer**

- 2.34 **Other conditions:**
- 1. The applicant/developer shall repair any broken or uplifted sidewalk panels along the entire property frontage of Guasti Road per City Standard Drawing Number 1209.**
  - 2. The applicant/developer shall replace all existing public street light fixtures with the current City approved LED equivalent fixtures along the project frontage of Guasti Road and Haven Avenue median. Street lights shall be installed in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.**
  - 3. The applicant/developer shall provide a private reciprocal access easement for the shared drive aisle.**

#### G. DRAINAGE / HYDROLOGY

- 2.35 **An 18-inch storm drain main is available to accept flows from this project in Haven Avenue. (Ref: Storm Drain plan bar code: D11581 & D11582)**
- 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 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**
- 2.38 **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 Development Impact Fee, approximately \$106,474.20, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.
- 2.41 Other conditions:
  - 1. The applicant/developer shall connect proposed storm drain for project to the existing storm drain manhole along project frontage of Haven Avenue.

**H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)**

- 2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.43 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 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

- 2.47 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located \_\_\_\_\_, see Fiber Optic Exhibit herein.
- 2.48 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.





**L. Solid Waste**

- 2.49 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:   
  
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
  
- 2.50 Other conditions: 
  - 1. The applicant/developer shall construct a new trash enclosure with a solid roof per the Refuse & Recycling Planning Manual.



**3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:**

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.
  
- 3.02 Complete all requirements for recycled water usage. 
  - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
  - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
  - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
  
- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.
  
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
  
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.
  
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).



## EXHIBIT 'A'

### ENGINEERING DEPARTMENT First Plan Check Submittal Checklist

---

Project Number: PDEV17-003, and/or Parcel Map/Tract Map No. \_\_\_\_\_

**The following items are required to be included with the first plan check submittal:**

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  Three (3) sets of Public Street improvement plan with street cross-sections
7.  Three (3) sets of Private Street improvement plan with street cross-sections
8.  Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9.  Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10.  Four (4) sets of Public Sewer improvement plan
11.  Five (5) sets of Public Storm Drain improvement plan
12.  **Three (3) sets of Public Street Light improvement plan**
13.  Three (3) sets of Signing and Striping improvement plan
14.  Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)
15.  Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
16.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18.  **One (1) copy of Hydrology/Drainage study**
19.  **One (1) copy of Soils/Geology report**
20.  Payment for Final Map/Parcel Map processing fee
21.  Three (3) copies of Final Map/Parcel Map



- 22.  One (1) copy of approved Tentative Map
- 23.  One (1) copy of Preliminary Title Report (current within 30 days)
- 24.  One (1) copy of Traverse Closure Calculations
- 25.  One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 26.  **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**
- 27.  Other: \_\_\_\_\_



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-003, PDET17-002 & PCUP17-005

Address: SWC Haven Avenue & Guasti Road

APN: 0210-551-07

Existing Land Use: Vacant

Proposed Land Use: 79,455 SF Office Building with Rooftop Helistop (building located within 60-65 dB CNEL)

Site Acreage: 5.05 Proposed Structure Height: 52 feet

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 2/21/2017

CD No.: 2017-008

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 checked="" type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 120 ft	
<input type="radio"/> Zone 5			

### The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6


Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP     Consistent     Consistent with Conditions     Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT, provided the following condition is met:

See Attached

Airport Planner Signature: 



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2017-008

PALU No.: N/A

### PROJECT CONDITIONS

1. The maximum height limit for the project site is 120 feet and as such, any construction equipment such as cranes or any other equipment exceeding 120 feet in height will need a determination of "No Hazard" from the FAA. FAA Form 7460-1 for any temporary objects will need be filed with the FAA and approved prior to operating such equipment.
2. Helistop shall require State and FAA permits prior to commencing any flight activity. Copies of approvals shall be forwarded to the Planning Department prior to operating the proposed Helistop.
3. Acoustical data documenting that the structure will be designed to comply with a CNEL 50 dB interior noise levels.
3. A flight activity log of operations shall be submitted to the Planning Department at the end of each Calendar year.
4. A Compatibility Plan shall be prepared for the proposed Helistop to include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed Helistop.

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV17-003, A DEVELOPMENT PLAN TO CONSTRUCT A THREE-STORY COMMERCIAL/OFFICE BUILDING TOTALING 79,455 SQUARE FEET ON 5.05 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF HAVEN AVENUE AND GUASTI ROAD, WITHIN THE OFFICE LAND USE DISTRICT OF THE CENTRELAKE SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0210-551-07.

WHEREAS, HMC CONSTRUCTION, INC. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV17-003, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road within the Office land use district of the Centrelake Specific Plan, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the Commercial/Hotel land use designation of the Centrelake Specific Plan and is undeveloped. The property to the east is within the Mixed Use land use designation of the Ontario Gateway Specific Plan and is undeveloped. The property to the south is within the RC (Rail Corridor) zoning district and is developed with a rail road. The property to the west is within the Office land use designation of the Centrelake Specific Plan and is developed with general administrative offices; and

WHEREAS, the Applicant filed a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet in conjunction with a Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan and a Conditional Use Permit (File No. PCUP17-005) to establish a rooftop heliport, on 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road; and

WHEREAS, a Conditional Use Permit (File No. PCUP17-005) was submitted in conjunction with the Development Plan to establish a rooftop heliport. The Conditional Use Permit Application is contingent upon City Council review and approval; and

WHEREAS, the proposed office building will be sited on the northern portion of project site with parking to the south and west of the building. The main entrance is located on the south elevation oriented towards the parking lot. Covered parking stalls with solar panels are proposed on the southern portion of the parking lot; and

WHEREAS, the proposed rooftop heliport/helistop will be located on the eastern portion of the roof and will occupy an approximate 48-foot by 48-foot square area. The

heliport/helistop is raised approximately 9 feet above the rooftop floor and is accessed by two staircases located on the west and south side. Access to the office building roof top will be provided by an elevator; and

WHEREAS, access to the site will be taken from an existing 40-foot wide driveway located on the northwest corner of the parcel via Guasti Road. Portions of the existing driveway are presently located on the project site and adjoining western parcel. The shared drive-aisle will be modified to accommodate the new development's on-site access and circulation pattern; and

WHEREAS, the Project is required to provide a minimum of 318 off-street parking spaces pursuant to the "General Business Office" parking standards specified in the Development Code and 390 spaces have been provided; and

WHEREAS, the proposed building is of concrete tilt-up construction and has incorporated a similar architectural design as the building directly west of the project site that fronts onto Guasti Road. The proposed building has enhanced architectural elements and treatments located at office entries and along street facing elevation. Architectural elements include smooth-painted concrete in tan and beige tones, ceramic stone tile, horizontal and vertical reveals, windows with clear anodized aluminum mullions and blue/green glazing and aluminum canopies over the building entrances located on the north and south elevations; and

WHEREAS, the Project provides substantial landscaping for the length of each street frontage, at each office element and throughout the parking lot. A total of 28% landscaping is being provided throughout the site; and

WHEREAS, public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and natural sheet flow into the parking lots landscape planters that will be filled with engineered soil that retains and infiltrates storm water; and

WHEREAS, there are existing CC&Rs in place to ensure reciprocal access of drive aisles, utilities, cross lot drainage easements and parking throughout the Centrelake Business Park that will remain in place; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino,

Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on June 19, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, initial study, and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared pursuant to CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance, and concluded said hearing on that date, voting to issue Decision No. DAB17-032 recommending the Planning Commission approve the Application; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, initial study, and Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared pursuant to CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1. Environmental Determination and Findings.** As the decision-making for the Project, the Planning Commission has reviewed and considered the information contained in the MND, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the MND, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The MND, initial study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

b. The MND and initial study contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the Planning Commission; and

c. There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

d. All environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program, and the initial study.

**SECTION 2. Housing Element Consistency.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 3. Airport Land Use Compatibility Plan (ALUCP) Consistency.** As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

**SECTION 4. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3 above, the Planning Commission hereby concludes as follows:

a. The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Project is compatible with adjoining sites in relation to location of buildings and surrounding commercial/office land uses. Developing the site with a commercial office use would further the Vision of The Ontario Plan in the immediate area.

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Centrelake Specific Plan, including standards



relative to the particular land use proposed (administrative office), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

c. The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The 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, the City's Development Plan, the Centrelake Specific Plan and, therefore, will not be detrimental to the public health, safety, and general welfare.

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development. The Development Plan complies with all applicable provisions of Development Code and the Centrelake Specific Plan including those for the Office land use designation.

**SECTION 5. Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 and 4 above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

**SECTION 6. Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 7. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8. Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission

Planning Commission Resolution  
File No. PDEV17-003  
June 27, 2017  
Page 7

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



City of Ontario  
Planning Department  
303 East B Street  
Ontario, California 91764  
Phone: 909.395.2036  
Fax: 909.395.2420

## ***Planning Department Land Development Division Conditions of Approval***

---

**Meeting Date:** June 19, 2017  
**File No:** PDEV17-003 & PCUP17-005  
**Related Files:** PDET17-002

**Project Description:** A Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet in conjunction with a Conditional Use Permit (File No. PCUP17-005) to establish and construct a rooftop heliport, on 5.05 acres of land, located at the southwest corner of Haven Avenue and Guasti Road, within the Office land use district of the Centrelake Specific Plan. (APN: 0210-551-07); **submitted by HMC Construction, Inc.**

**Prepared By:** Lorena Mejia, Senior Planner  
**Phone:** 909.395.2276 (direct)  
**Email:** lmejia@ontarioca.gov

---

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2010-021 on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 Time Limits.**

**(a)** Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**(b)** Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Conditional Use Permit approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

### 2.3 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

2.4 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

### 2.5 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(c) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(d) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

(e) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).



(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**2.6 Outdoor Loading and Storage Areas.**

(a) Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

**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 Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 Et Seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a **Mitigated Negative Declaration** was prepared pursuant to CEQA, the State CEQA

Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a **Mitigation Monitoring and Reporting Program** has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures. All mitigation measures listed in the **Mitigation Monitoring and Reporting Program** shall be a condition of project approval, and are incorporated herein by this reference.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.13 Indemnification.** The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.14 Additional Fees.**

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.15 Additional Requirements.**

(a) Proof of Association approval must be submitted to the City for the proposed project prior to building permit issuance.

(b) The rooftop equipment screen wall shall be designed to complement the architectural design of the building.

(c) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered, the duties of the Native American Monitor of Gabrieleño Ancestry and the general steps the Monitor would follow in conducting a salvage investigation.

(d) The project developer shall retain a Native American Monitor of Gabrieleño Ancestry to be on-site during all project-related, ground-disturbing construction activities (e.g., pavement

removal, auguring, boring, grading, excavation, potholing, trenching, and grubbing) of previously undisturbed native soils to a maximum depth of 30 feet below ground surface. At their discretion, a Native American Monitor of Gabrieleño Ancestry can be present during the removal of dairy manure to native soil, but not at the developers' expense.

(e) A qualified archaeologist and a Native American Monitor of Gabrieleño Ancestry shall evaluate all archaeological resources unearthed by project construction activities. If the resources are Native American in origin, the Tribe shall coordinate with the developer regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If archeological features are discovered, the archeologist shall report such findings to the Ontario Planning Director. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage in compliance with CEQA Guidelines Section 15064.5(f).

(f) Prior to the start of ground disturbing activities, the developer shall arrange a designated site location within the footprint of the project for the respectful reburial of Tribal human remains and/or ceremonial objects. All human skeletal material discoveries shall be reported immediately to the County Coroner. The Native American Monitor shall immediately divert work a minimum of 50 feet from the discovery site and place an exclusion zone around the burial. The Native American Monitor shall notify the construction manager who shall contact the San Bernardino County Coroner. All construction activity shall be diverted while the San Bernardino County Coroner determines if the remains are Native American. The discovery shall be confidential and secure to prevent further disturbance. If Native American, the San Bernardino County Coroner shall notify the Native American Heritage Commission (NAHC) as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside working hours. The Tribe shall make every effort to recommend diverting the project and keep the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. If data recovery is approved by the Tribe, documentation shall be taken, which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or means necessary to ensure complete recovery of all material. If the discovery of human remains includes four (4) or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC.

(g) No scientific study or the utilization of any invasive diagnostics shall be allowed to any Native American human remains.

(h) If the San Bernardino County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the San Bernardino County Coroner. Reburial will be in an appropriate setting. If the San Bernardino County Coroner determines the remains to be modern, the San Bernardino County Coroner shall take custody of the remains.

(i) Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site, but at a location agreed upon between the Tribe and the developer and protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.



## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company  
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. <u>PDEV17-003</u></b>  <b>RELATED FILE NO(S). <u>PCUP17-005 &amp; PDET17-002</u></b>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO:      Antonio Alejos      (909) 395-2384

CITY PROJECT PLANNER & PHONE NO:      Lorena Meija      (909) 395-2276

DAB MEETING DATE:      June 19<sup>th</sup>, 2017

PROJECT NAME / DESCRIPTION:      PDEV17-003, a Development Plan to construct an office building totaling 79,455 square feet on 5.05 acres of land within the Office land use district of the Centrelake Specific Plan.

LOCATION:      3480 East Guasti Road

APPLICANT:      Prime Healthcare Services Office Building, LLC      (480) 361-6700

REVIEWED BY:      M. B. Hariya      06/08/17  
 Manoj B. Hariya, P.E.      Date  
 Sr. Associate Civil Engineer

APPROVED BY:      [Signature]      6-12-17  
 Khoi Do, P.E.      Date  
 Assistant City Engineer









the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

- 1.12 New Model Colony (NMC) Developments:

  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

- 1.13 Other conditions: \_\_\_\_\_

**2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:**

**A. GENERAL  
 ( Permits includes Grading, Building, Demolition and Encroachment )**

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario as Parcel Map No. 10011, Parcel 1 has been created after July 21, 1977.**
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of \_\_\_\_\_ .
- 2.05 Apply for a:  Certificate of Compliance with a Record of Survey;  Lot Line Adjustment
- Make a Dedication of Easement.
- 2.06 **Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.**
- 2.07 **Submit a soils/geology report.**
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:

  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)



- Cucamonga Valley Water District (CVWD) for sewer/water service
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: \_\_\_\_\_

2.09 Dedicate to the City of Ontario the right-of-way described below:   
 \_\_\_\_\_ feet on \_\_\_\_\_

Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
 and \_\_\_\_\_.

2.10 Dedicate to the City of Ontario the following easement(s): \_\_\_\_\_   
 \_\_\_\_\_

2.11 New Model Colony (NMC) Developments:

1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).

2.12 **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**

2.13 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.

2.14 **Pay all Development Impact Fees (DIF) to the Building Department.**

2.15 **Other conditions:**   
 1. **The developer shall reserve a reciprocal access and parking easement across the project's site (driveways, parking isles and parking area) for the benefit of all the affected parcels.**





**B. PUBLIC IMPROVEMENTS**

(See attached Exhibit 'A' for plan check submittal requirements.)

- 2.16 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Guasti Rd	Haven Av	Street 3	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input checked="" type="checkbox"/> Remove and replace broken or uplifted sidewalk panels	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation





<b>Sewer</b> (see Sec. 2.C)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral with a monitoring manhole	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Water</b> (see Sec. 2.D)	<input checked="" type="checkbox"/> Service for Domestic <input checked="" type="checkbox"/> Service for Fire	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
<b>Recycled Water</b> (see Sec. 2.E)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service for Irrigation	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> Upgrade to LED fixtures <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Upgrade to LED fixtures <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Storm Drain</b> (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

Specific notes for improvements listed in item no. 2.15, above: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_



- 2.18 Reconstruct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: \_\_\_\_\_

### C. SEWER

- 2.21 **A 10-inch sewer main is available for connection by this project in Guasti Road (Ref: Sewer plan bar code: S14049)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:** 
  - 1. **The applicant/developer shall install a sewer lateral with a monitoring manhole.**

### D. WATER

- 2.25 **A 12-inch water main is available for connection by this project in Guasti Road. (Ref: Water plan bar code: W12275)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.27 **Other conditions:** 
  - 1. **The applicant/developer shall install a domestic water service with a meter and backflow device.**
  - 2. **The applicant/developer shall install a fire service with a DCDA.**
  - 3. **The applicant/developer shall upgrade the existing fire Hydrant with break off check valve per the current City approved Standard Drawing 4101 along the project frontage and adjacent to the project driveway.**

### E. RECYCLED WATER

- 2.28 **A 12-inch recycled water main is available for connection by this project in Guasti Road. (Ref: Recycled Water plan bar code: P11121)**
- 2.29 **Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.**
- 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.





- 2.31 **Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.**

**Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.**

- 2.32 **Other conditions:**
- 1. The applicant/developer shall install a recycled water service with a meter.**
  - 2. The applicant/developer shall pay an in-lieu fee for the construction of a 12-inch recycled water main (520 ft) along the entire project frontage of Haven Avenue per current City of Ontario cost estimate.**

#### F. TRAFFIC / TRANSPORTATION

- 2.33 **Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:**
- 1. On-site and off-site circulation**
  - 2. Traffic level of service (LOS) at 'build-out' and future years**
  - 3. Impact at specific intersections as selected by the City Engineer**

- 2.34 **Other conditions:**
- 1. The applicant/developer shall repair any broken or uplifted sidewalk panels along the entire property frontage of Guasti Road per City Standard Drawing Number 1209.**
  - 2. The applicant/developer shall replace all existing public street light fixtures with the current City approved LED equivalent fixtures along the project frontage of Guasti Road and Haven Avenue median. Street lights shall be installed in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans.**
  - 3. The applicant/developer shall provide a private reciprocal access easement for the shared drive aisle.**

#### G. DRAINAGE / HYDROLOGY

- 2.35 **An 18-inch storm drain main is available to accept flows from this project in Haven Avenue. (Ref: Storm Drain plan bar code: D11581 & D11582)**
- 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 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**
- 2.38 **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 Development Impact Fee, approximately \$106,474.20, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.
- 2.41 Other conditions:
  - 1. The applicant/developer shall connect proposed storm drain for project to the existing storm drain manhole along project frontage of Haven Avenue.

**H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)**

- 2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.43 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 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

- 2.47 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located \_\_\_\_\_, see Fiber Optic Exhibit herein.
- 2.48 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.



**L. Solid Waste**

- 2.49 Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:   
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
  
- 2.50 Other conditions: 
  1. The applicant/developer shall construct a new trash enclosure with a solid roof per the Refuse & Recycling Planning Manual.



**3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:**

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.
  
- 3.02 Complete all requirements for recycled water usage. 
  - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
  - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
  - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
  
- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.
  
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
  
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.
  
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).





## EXHIBIT 'A'

### ENGINEERING DEPARTMENT First Plan Check Submittal Checklist

---

Project Number: PDEV17-003, and/or Parcel Map/Tract Map No. \_\_\_\_\_

**The following items are required to be included with the first plan check submittal:**

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  Three (3) sets of Public Street improvement plan with street cross-sections
7.  Three (3) sets of Private Street improvement plan with street cross-sections
8.  Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9.  Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10.  Four (4) sets of Public Sewer improvement plan
11.  Five (5) sets of Public Storm Drain improvement plan
12.  **Three (3) sets of Public Street Light improvement plan**
13.  Three (3) sets of Signing and Striping improvement plan
14.  Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)
15.  Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
16.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18.  **One (1) copy of Hydrology/Drainage study**
19.  **One (1) copy of Soils/Geology report**
20.  Payment for Final Map/Parcel Map processing fee
21.  Three (3) copies of Final Map/Parcel Map





- 22.  One (1) copy of approved Tentative Map
- 23.  One (1) copy of Preliminary Title Report (current within 30 days)
- 24.  One (1) copy of Traverse Closure Calculations
- 25.  One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 26.  **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**
- 27.  Other: \_\_\_\_\_

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-003, PDET17-002 & PCUP17-005

Address: SWC Haven Avenue & Guasti Road

APN: 0210-551-07

Existing Land Use: Vacant

Proposed Land Use: 79,455 SF Office Building with Rooftop Helistop (building located within 60-65 dB CNEL)

Site Acreage: 5.05 Proposed Structure Height: 52 feet

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Lorena Mejia

Date: 2/21/2017

CD No.: 2017-008

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 checked="" type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 120 ft	
<input type="radio"/> Zone 5			

### The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP     Consistent     Consistent with Conditions     Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT, provided the following condition is met:

See Attached

Airport Planner Signature:

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2017-008

PALU No.: N/A

### PROJECT CONDITIONS

1. The maximum height limit for the project site is 120 feet and as such, any construction equipment such as cranes or any other equipment exceeding 120 feet in height will need a determination of "No Hazard" from the FAA. FAA Form 7460-1 for any temporary objects will need be filed with the FAA and approved prior to operating such equipment.
2. Helistop shall require State and FAA permits prior to commencing any flight activity. Copies of approvals shall be forwarded to the Planning Department prior to operating the proposed Helistop.
3. Acoustical data documenting that the structure will be designed to comply with a CNEL 50 dB interior noise levels.
3. A flight activity log of operations shall be submitted to the Planning Department at the end of each Calendar year.
4. A Compatibility Plan shall be prepared for the proposed Helistop to include: Helicopter operations, noise exposure maps, FAR Part 77 Surfaces, Heliport Layout Plan and Heliport Protection Zones prior to operating the proposed Helistop.





# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** February 21, 2017

**SUBJECT:** PDEV17-003 – A DEVELOPMENT PLAN TO CONSTRUCT AN OFFICE BUILDING AT THE SOUTHWEST CORNER OF HAVEN AVENUE AND GUAISTI ROAD

---

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for walkways, driveways, doorways, parking lots, hallways, stairwells, and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.
- Stairwells shall be constructed so as to either allow for visibility through the stairwell risers or to prohibit public access to the areas behind stairwells.

The Applicant is invited to contact Douglas Sorel at (909) 395-2873 with any questions or concerns regarding these conditions.

**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**CONDITIONS OF APPROVAL**

Sign Off

*Carolyn Bell*  
 Carolyn Bell, Sr. Landscape Planner

5/9/17  
 Date

Reviewer's Name: **Carolyn Bell, Sr. Landscape Planner** Phone: **(909) 395-2237**

D.A.B. File No.: PDEV17-003 Rev 1 Case Planner: Lorena Meia

Project Name and Location: Centre Laker Commercial Building  
 SW corner of Haven and Guasti Ave

Applicant/Representative: GAA Architects Roger Deitos  
 8811 Research Dr ste 200  
 Irvine, CA 92618

- A Preliminary Landscape Plan (dated 4/12/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**
- A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

**CORRECTIONS REQUIRED**

Civil Plans

1. Relocate parking lot light standards on 2<sup>nd</sup> parking lot row end away from required tree locations. Verify fire hydrants, water and sewer lines to not conflict with tree locations
2. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
3. Show existing trees to remain and add tree protection notes on construction and demo plans.

Landscape Plans

4. Correct tree inventory to include 6+ trees for removal in parking lot conversion on property to the west per civil plans. Add landscape and irrigation to plans for this area.
5. Move new trees shown less than 30' from existing campors on Guasti. Show Camphor trees where missing from double row.
6. Move trees out of swale areas (outline or dimension top of swale slope).
7. Move trees along south PL out of storm drain easement toward top of slope and change to a smaller evergreen tree to avoid shading solar panels.
8. Remove cobble stone and show a hydroseed plant mix for water quality swales and infiltrating parking lot strips, or appropriate plant material (Carex, Festuca mairei, etc.).
9. Call out all fences and walls, materials proposed and heights – not shown on plan.
10. Show concrete mowstrips to identify property lines or to separate maintenance areas. Show and call out if an association maintenance is responsible for right of way areas on north ROW and east side, separate from on-site maintenance. Identify association and manangement group.
11. Show all proposed sign locations (on buildings and in landscape) to avoid conflicts with trees, shrubs or basin areas.
12. Move Tristania trees shown in small parking lot planters southwest of parking lot entry, to larger planter behind walkway and show small trees Lagerstroemia in their place.
13. Note for galvanized stakes for tall evergreen trees and high wind areas.
14. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>  
 See page 2



15. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

Plan Check—5 or more acres .....	\$2,326.00
Plan Check—less than 5 acres .....	\$1,301.00
Inspection—Construction (up to 3 inspections) .....	\$278.00
Inspection—Field - additional.....	\$83.00

Electronic plan check sets may be sent to: [landscapeplanchek@ontarioca.gov](mailto:landscapeplanchek@ontarioca.gov)

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Lorena Mejia  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** February 1, 2017  
**SUBJECT:** PDEV17-003

- 
- The plan **does** adequately address the departmental concerns at this time.
- No comments
- Report below.

---

### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Senior Planner  
Planning Department

**FROM:** Lora L. Gearhart, Fire Protection Analyst  
Fire Department

**DATE:** February 13, 2017

**SUBJECT:** PDEV17-003 - A Development Plan To Construct An Office Building  
Totaling 79,455 Square Feet On 5.05 Acres Of Land Located At The  
Southwest Corner Of Haven Avenue And Guasti Road, Within The  
Office Land Use District Of The Centrelake Specific Plan (APN: 0210-  
551-07)

- 
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
- 

### SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: **III-B**
- B. Type of Roof Materials:
- C. Ground Floor Area(s): **26,485 Sq. Ft.**
- D. Number of Stories: **3 Story**
- E. Total Square Footage: **79,455 Sq. Ft.**
- F. 2013 CBC Occupancy Classification(s): **B**

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ontarioca.gov](http://www.ontarioca.gov), click on "Fire Department" and then on "Standards and Forms."
- 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (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 2500 gallons per minute (g.p.m.) for 3 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

#### **4.0 FIRE PROTECTION SYSTEMS**

- ☒ 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and 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.
- ☒ 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

#### **5.0 BUILDING CONSTRUCTION FEATURES**

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.



- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.



# PLANNING COMMISSION STAFF REPORT

June 27, 2017

**SUBJECT:** A Development Code Amendment (**File No. PDCA17-002**) adding Paragraph 7 to Subsection K (Political Signs) of Ontario Development Code Section 8.01.020 (Sign Standards), authorizing an incentive not to place political signs; **City Initiated**.

**RECOMMENDED ACTION:** That the Planning Commission recommend approval of File No. PDCA17-002 to the City Council, pursuant to the facts and reasons contained in the staff report and attached resolution.

**PROJECT ANALYSIS:** The City's Development Code currently regulates the placement of political signs during campaign season. Under Subsection K of Development Code Section 8.01.020, signs may be installed no sooner than 45 days preceding the applicable election and must be removed within 10 days following that election. Signs may not be placed on public land or in the public right of way and may be placed on privately owned land only with the consent of the property owner.

Notwithstanding these regulations, the City has identified a large number of political signs that are posted prior to the prescribed installation dates and that frequently remain beyond the prescribed removal deadline. Furthermore, signs are regularly placed on public lands or in public rights-of-way. In taking action to abate these violations and enforce the City's sign regulations, the staff has been required to expend a significant amount of time and City resources.

Moreover, the violations of the sign ordinance are patently obvious to City residents, business owners, and motorists alike, due to the high visibility of the signs along heavily traveled thoroughfares. Such violations have proven to be a source of frustration to many within the community, resulting in a significant number of complaints to City staff.

Upon consideration of this issue, the City Administration staff is recommending that the Political Signs regulations, contained in Subsection K of Development Code Section 8.01.020, be amended to allow for the establishment of incentives for candidates to not place political signs within the City. Such an amendment would be in the best interest of the public health, safety and welfare, and would serve the public purpose because it would result in the reduction of visual clutter throughout the City and would serve to reduce City monetary expenditures, as-well-as reducing expenditures of staff time and City resources, which are necessary to the abatement of illegally placed candidate signage.

Case Planner:	Charles Mercier	Hearing Body	Date	Decision	Action
Planning Director Approval:		PC	6/27/2017		Recommend
Submittal Date:	N/A	CC-1st read	7/18/2017		Introduce
Hearing Deadline:	N/A	CC-2nd read	8/1/2017		Final

The proposed Ordinance, which is included as Attachment A to the Planning Commission Resolution, will allow candidates to provide a written pledge to not place their political signs in the City. If the candidate complies with the written pledge, and in fact refrains from posting signs, the candidate will be refunded the amount of the candidate statement publication fee, which the City requires for all candidates who seek city-level office.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

[2] Vision.

**Dynamic Balance:**

- Commercial and Residential Development
  - A community that is consistently seeking—and thoughtfully applying—new ways of doing things so long as they yield positive value and net gain commensurate with cost.
  - A community that readily recognizes and capitalizes on new opportunities and intervenes in problems before they have a chance to escalate.

[3] Policy Plan (General Plan)

**Community Design Element:**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.
  - CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

**HOUSING ELEMENT COMPLIANCE:** The proposed Ordinance is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Ordinance does not specifically affect any properties in the Available Land Inventory

contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The project site is located within the Airport Influence Area of Ontario International Airport, and has been found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan.

**ENVIRONMENTAL REVIEW:** The proposed Ordinance is not a “project” under the California Environmental Quality Act (CEQA), as the Ordinance does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by California Code of Regulations Title 14, Section 15378(b)(4).

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA17-002, ADDING PARAGRAPH 7 TO SUBSECTION K (POLITICAL SIGNS) OF ONTARIO DEVELOPMENT CODE SECTION 8.01.020 (SIGN STANDARDS), AUTHORIZING AN INCENTIVE NOT TO PLACE POLITICAL SIGNS, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, Subsection K (Political Signs) of Ontario Development Code Section 8.01.020 (Sign Standards) provides for the regulation of political signs, as such term is defined in the Development Code; and

WHEREAS, Subparagraph K.5.b of Ontario Development Code Section 8.01.020 (Sign Standards) provides that all political signs shall be installed no sooner than 45 days preceding the date of the election for which the sign was intended, and Subparagraph K.5.l of Ontario Development Code Section 8.01.020 (Sign Standards) provides that all such political signs shall be removed within 10 days following the date of the election for which the sign was intended; and

WHEREAS, in recent elections, the City has discovered a large number of political signs that are posted prior to the prescribed installation dates and that remain beyond the prescribed removal deadline; and

WHEREAS, the City has been forced to expend substantial City monetary and staff resources to remove these signs, which are often considered aesthetically displeasing, may be distracting to traffic, and contribute to visual clutter throughout the City; and

WHEREAS, the City has determined that an incentive not to place political signs is in the best interest of the public health, safety, and welfare, and serves the public purpose because it results in the reduction of visual clutter within the City limits and reduces or eliminates the City's expenditure of monetary and staff resources required to be dedicated to the removal of political signs; and

WHEREAS, the area subject to the Development Code Amendment is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties,



and is subject to, and must be consistent with, the policies and criteria set forth in the ONT Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the proposed Development Code Amendment is not a “project” pursuant to Section 15378(b)(4) of California Code of Regulations Title 14, as it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment as contemplated, and is, therefore, exempt from the provisions of the California Environmental Quality Act (CEQA) and the Guidelines promulgated thereunder; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

**SECTION 1.** ***Environmental Determination.*** As the recommending body for this Resolution, the Planning Commission has reviewed and considered the facts and information contained in the administrative record for this Resolution, and based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(a) The administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(b) The proposed Development Code Amendment is not a “project” under CEQA, as it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment as contemplated by Section 15378(b)(4) of the CEQA Guidelines; and

(c) The determination that the adoption of the proposed Development Code Amendment is not a “project” under CEQA reflects the independent judgment of the Planning Commission.

**SECTION 2.** ***Housing Element Consistency.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580,

as the recommending body for the proposed Development Code Amendment, the Planning Commission finds that based upon the facts and information contained in this Resolution and the supporting documentation, the Resolution is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Ordinance does not specifically affect any properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 3. *Airport Land Use Compatibility Plan (ALUCP) Consistency.*** As the recommending body for the proposed Development Code Amendment, the Planning Commission has reviewed and considered the facts and information contained in this Ordinance and supporting documentation, and finds that, the Ordinance will be consistent with the policies and criteria set forth within the ALUCP for Ontario International Airport, as the Ordinance does not specifically affect any properties within the Airport Influence Area.

**SECTION 4. *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the findings set forth in Sections 1 through 3 above, the Planning Commission hereby concludes as follows:

(a) ***The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed amendment to Subsection K (Political Signs) of Ontario Development Code Section 8.01.020 (Sign Standards) will serve to further the goals and policies of The Ontario Plan, as it will serve the public purpose by reducing visual clutter within the City limits and reducing or eliminating the City's monetary or staff resources that would otherwise be required to be dedicated to the removal of political signs.

(b) ***The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The City's costs in both monetary and staff resources required for the removal of political signs has traditionally exceeded the amount of the incentive to be offered to persons that do not place political signs and, as such, the addition of Paragraph 7 to Subsection 8.01.020.K of the Ontario Development Code, is in the best interest of the public health, safety, convenience, and general welfare.

**SECTION 5. *Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the proposed Development Code Amendment, File No. PDCA17-002, a draft copy of the Ordinance heretofore is included as Attachment "A" of this Resolution.

**SECTION 6. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 7. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

**SECTION 8. Certification.** The Secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Planning  
Commission

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. **PC17-\*\*\*** was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore

## Attachment "A"—DRAFT ORDINANCE

*(Attachment A follows this page)*



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA17-002, ADDING PARAGRAPH 7 TO SUBSECTION K (POLITICAL SIGNS) OF ONTARIO DEVELOPMENT CODE SECTION 8.01.020 (SIGN STANDARDS), AUTHORIZING AN INCENTIVE NOT TO PLACE POLITICAL SIGNS.

WHEREAS, the Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, Subsection K (Political Signs) of Ontario Development Code Section 8.01.020 (Sign Standards) provides for the regulation of political signs, as such term is defined in the Development Code; and

WHEREAS, Subparagraph K.5.b of Ontario Development Code Section 8.01.020 (Sign Standards) provides that all political signs shall be installed no sooner than 45 days preceding the date of the election for which the sign was intended, and Subparagraph K.5.l of Ontario Development Code Section 8.01.020 (Sign Standards) provides that all such political signs shall be removed within 10 days following the date of the election for which the sign was intended; and

WHEREAS, in recent elections, the City has discovered a large number of political signs that are posted prior to the prescribed installation dates and that remain beyond the prescribed removal deadline; and

WHEREAS, the City has been forced to expend substantial City monetary and staff resources to remove these signs, which are often considered aesthetically displeasing, may be distracting to traffic, and contribute to visual clutter throughout the City; and

WHEREAS, the City has determined that an incentive not to place political signs is in the best interest of the public health, safety, and welfare, and serves the public purpose because it results in the reduction of visual clutter within the City limits and reduces or eliminates the City's expenditure of monetary and staff resources required to be dedicated to the removal of political signs; and

WHEREAS, the area subject to the Development Code Amendment is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the

ONT Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the proposed Development Code Amendment is not a “project” pursuant to Section 15378(b)(4) of California Code of Regulations Title 14, as it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment as contemplated, and is, therefore, exempt from the provisions of the California Environmental Quality Act (CEQA) and the Guidelines promulgated thereunder; and

WHEREAS, on June 27, 2017, the Planning Commission of the City of Ontario conducted a public hearing to consider the proposed Development Code Amendment and concluded the hearing on that date. Upon conclusion of the public hearing, the Planning Commission voted [insert vote] to approve Resolution No. [insert Reso #], recommending that the City Council approve the Ordinance; and

WHEREAS, on July 18, 2017, the City Council of the City of Ontario conducted a public hearing to consider the proposed Development Code Amendment and concluded said hearing on that date. Upon conclusion of the public hearing, the City Council approved the introduction (first reading) of this Ordinance, and waived further reading of the Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND ORDAIN AS FOLLOWS:

**SECTION 1. *Development Code Amendment to Chapter 8.0 (Sign Regulations).*** Paragraph 7 is hereby added to Subsection K (Political Signs) of Ontario Development Code Section 8.01.020 (Sign Standards), to read as follows:

“7. Incentive Not To Place Political Signs. Any candidate for elected office may, concurrently with the filing of the candidate statement with the City Clerk and payment of the candidate statement publication fee, execute a written pledge in a form reasonably acceptable to the City Clerk voluntarily pledging not to place political signs subject to regulation under this Section. For any candidate who executes a written pledge, the City Clerk shall retain the payment (uncashed if payment is made by check, or unprocessed if payment is made by credit card). Upon confirmation by the City’s Code Enforcement Department that a person who has executed the written pledge provided for in this Subdivision has not placed political signs subject to regulation under this Section, the City shall return the candidate statement publication fee payment to that candidate within thirty (30) days of confirmation of compliance by the Code Enforcement Department. Candidates who do not execute a written pledge and candidates

responsible for the placement of political signs notwithstanding an executed written pledge will not have their candidate statement publication fees returned.”

**SECTION 2. *Environmental Determination.*** As the decision-making body for this Ordinance, the City Council has reviewed and considered the information contained in the administrative record for this Ordinance, and based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(a) The administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(b) The proposed Development Code Amendment is not a “project” under CEQA, as it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment as contemplated by Section 15378(b)(4) of the CEQA Guidelines; and

(c) The determination that the adoption of the proposed Development Code Amendment is not a “project” under CEQA reflects the independent judgment of the City Council.

**SECTION 3. *Housing Element Consistency.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the proposed Development Code Amendment, the City Council finds that based upon the facts and information contained in this Ordinance and the supporting documentation, the Ordinance is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Ordinance does not specifically affect any properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 4. *Airport Land Use Compatibility Plan (ALUCP) Consistency.*** As the decision-making body for the proposed Development Code Amendment, the City Council has reviewed and considered the facts and information contained in this Ordinance and supporting documentation, and finds that, the Ordinance will be consistent with the policies and criteria set forth within the ALUCP for Ontario International Airport, as the Ordinance does not specifically affect any properties within the Airport Influence Area.

**SECTION 5. *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the findings set forth in Sections 1 through 4, above, the City Council hereby concludes as follows:

(a) ***The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan),***

**and City Council Priorities components of The Ontario Plan.** The proposed amendment to Subsection K (Political Signs) of Ontario Development Code Section 8.01.020 (Sign Standards) will serve to further the goals and policies of The Ontario Plan, as it will serve the public purpose by reducing visual clutter within the City limits and reducing or eliminating the City's monetary or staff resources that would otherwise be required to be dedicated to the removal of political signs.

(b) **The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.** The City's costs in both monetary and staff resources required for the removal of political signs has traditionally exceeded the amount of the incentive to be offered to persons that do not place political signs and, as such, the addition of Paragraph 7 to Subsection 8.01.020.K of the Ontario Development Code, is in the best interest of the public health, safety, convenience, and general welfare.

**SECTION 6. City Council Action.** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby APPROVES the subject Development Code Amendment, File No. PDCA17-002.

**SECTION 7. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

**SECTION 9. Effective Date.** This Ordinance shall become effective 30 days following its adoption.

**SECTION 7. Certification.** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
PAUL S. LEON, MAYOR

ATTEST:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
BEST, BEST & KRIEGER LLP  
CITY ATTORNEY

DRAFT



STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. \_\_\_\_\_ was duly introduced at a regular meeting of the City Council of the City of Ontario held \_\_\_\_\_ and adopted at the regular meeting held \_\_\_\_\_, 2017 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

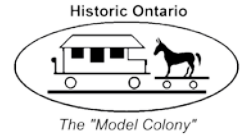
(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. \_\_\_\_\_ duly passed and adopted by the Ontario City Council at their regular meeting held \_\_\_\_\_ and that Summaries of the Ordinance were published on \_\_\_\_\_ and \_\_\_\_\_, in the Inland Valley Daily Bulletin newspaper.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

# PLANNING / HISTORIC PRESERVATION COMMISSION STAFF REPORT



**DATE:** June 27, 2017

**FILE NO:** PHP17-003

**SUBJECT:** A request for a Certificate of Appropriateness to construct a 3,535 square foot, two-story, single-family residence within the Euclid Avenue Historic District on 0.37 acres of land located at 1521 North Euclid Avenue, within the RE-4 (Residential Estate - 2.1 to 4.0 DU/Acre) and EA (Euclid Avenue) Overlay zoning districts. (APN: 1047-251-01).

**APPLICANT/  
PROPERTY  
OWNER:** Anthony Lionel Mejia

**RECOMMENDATION:**

That the Planning/Historic Preservation Commission approve File No. PHP17-003, pursuant to the facts and reasons contained in the staff report and attached resolution and subject to the conditions of approval.

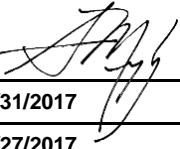
**PROJECT SITE:**

The project site is comprised of one parcel, approximately 92 feet wide and 172 feet deep, totaling 0.37 acres of land. The property is located at 1521 North Euclid Avenue on the west side of North Euclid Avenue, south of Caroline Court and north of Sixth Street, within the Euclid Avenue Historic District. The property is depicted in *Figure 1: Project Location*.



*Figure 1: Project Location*

Case Planner: Elly Antuna, Assistant Planner

Planning Director Approval: 

Submission Date: 1/31/2017

Hearing Deadline: 6/27/2017

Hearing Body	Date	Decision	Action
HPSC:	<u>06/08/2017</u>	Approve	Recommend
PC / HPC:	<u>06/27/2017</u>		Final
CC:			

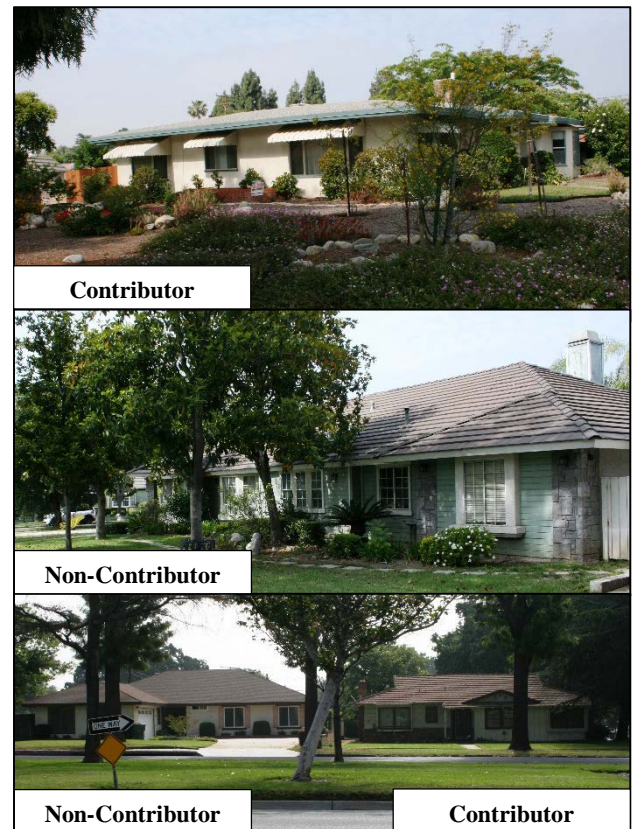
**HISTORIC CONTEXT:**

The Euclid Avenue Historic District, designated by the City Council on June 4, 2013, is defined by various periods of growth and development that occurred from 1888 through 1965. Development along Euclid Avenue first began with grand and modest Victorian residences, followed by residences in the Craftsman style of architecture. During the 1920s many middle class homes were constructed in the French Eclectic, Spanish Revival and Mediterranean Revival architectural styles. Development during the early 1930s consisted of Depression Era, smaller scale, vernacular bungalows. The late 1930s brought about new construction for Chaffey High School through WPA funding. The segment north of Sixth Street and south of Interstate 10 was the last area to develop in the District and consists of homes in the California Ranch and Early Post-War Tract architectural styles. Character-defining features of the District include a 60 foot wide center landscape median in Euclid Avenue, mature street trees including the Silk Oak and Camphor, scored sidewalks, rock curbs, King Standard lampposts, and residences in a variety of architectural styles from multiple periods of development. The Euclid Avenue Historic District features some of Ontario's best examples of the Victorian, Craftsman, Mediterranean Revival and Spanish Colonial architectural styles. Buildings in the Historic District feature large setbacks, typically 30 to 40 feet, with some residential front yard setbacks close to 60 feet. The property was designated as a Non-Contributor to the Euclid Avenue Historic District.

The project site and surrounding properties were previously developed with orchards until approximately 1938. The surrounding area was developed with single-family residences between 1931 and 1990. The project site has been vacant since at least 1946 as depicted in, *Figure 2: Site*. The properties adjacent to the site consist of both Contributors and Non-Contributors to the Euclid Avenue Historic District as pictured in *Figure 3: Surrounding Properties*. Of the 11 properties located within this segment of Euclid Avenue between Sixth Street and Interstate 10, four properties have been designated as Contributors, the remaining seven properties are either vacant, have been constructed outside of the period of significance of the Historic District or do not front Euclid Avenue and have been designated as Non-Contributors.



*Figure 2: Site*



*Figure 3: Surrounding Properties*



**PROJECT DESCRIPTION:**

The Applicant is requesting a Certificate of Appropriateness, File No. PHP17-003, to allow for construction of a two-story, single-family home within the Euclid Avenue Historic District. The proposed two-story, single-family residence is 3,585 square feet with an attached 4-car garage that is 1,280 square feet and is depicted in *Figure 4: Site Plan*.

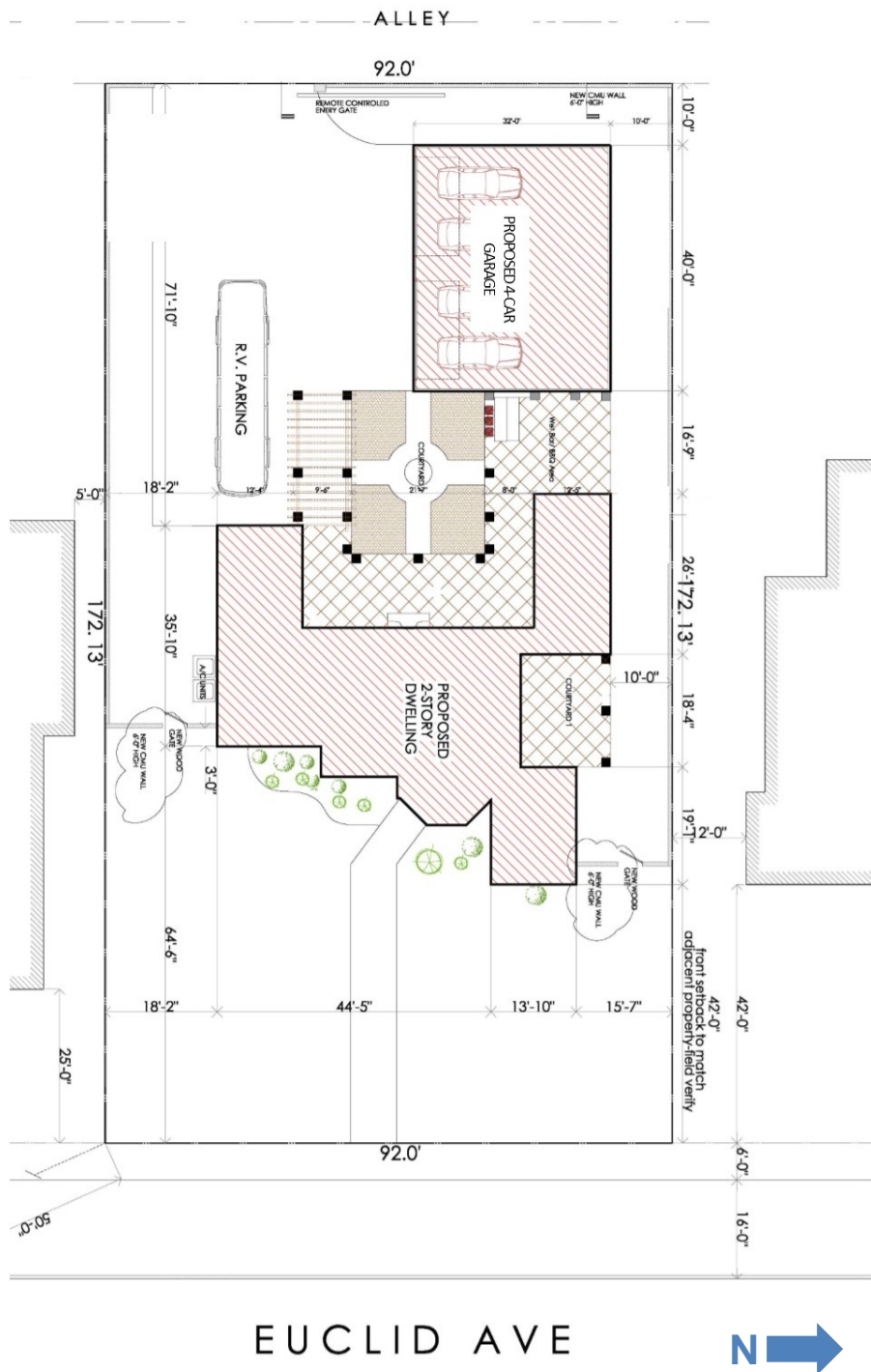
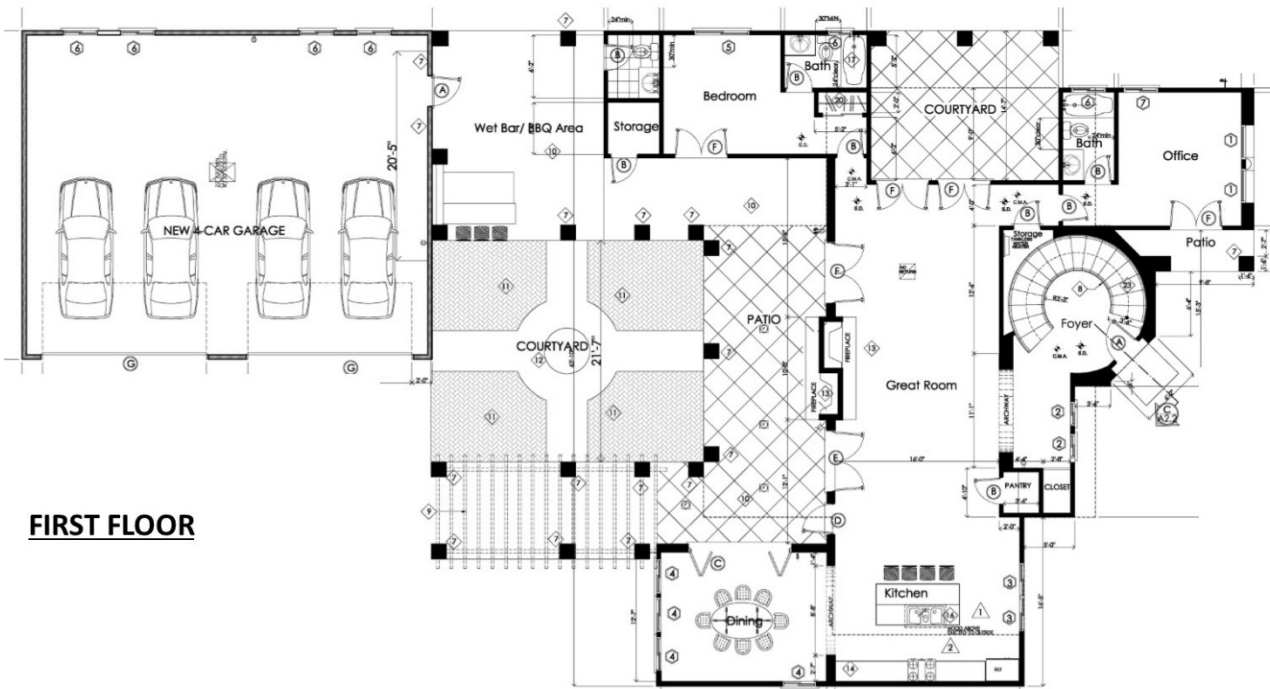
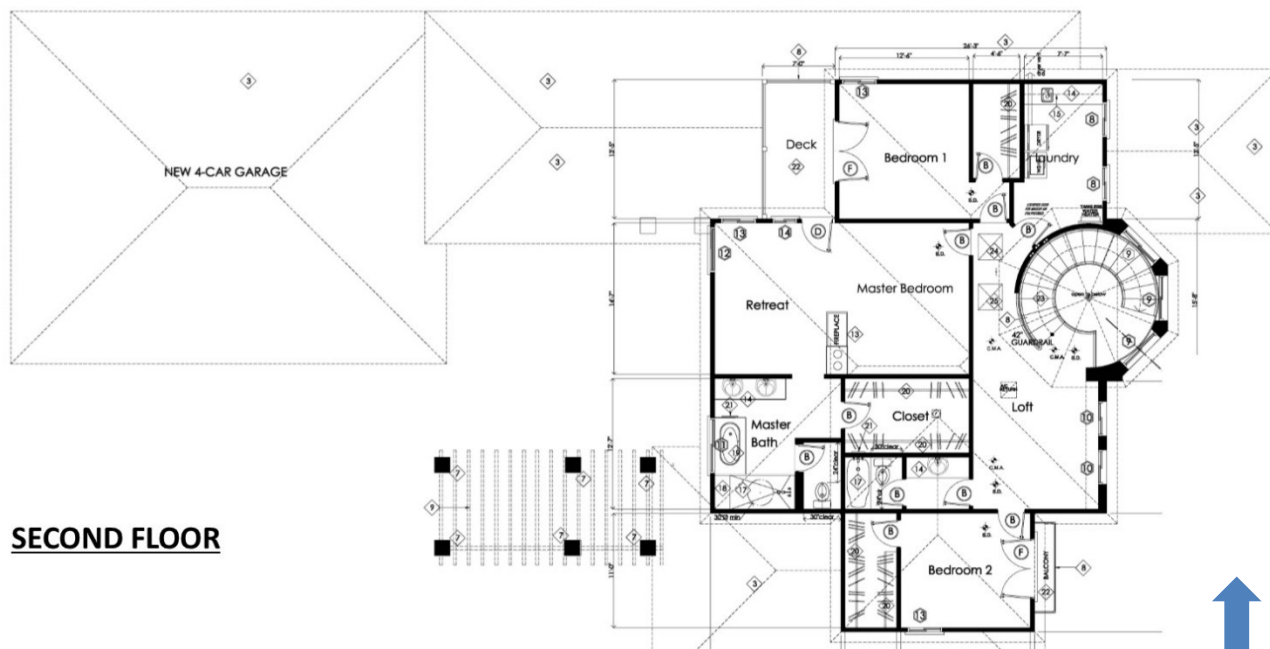


Figure 4: Site Plan

The residence will have 4 bedrooms, 4.5 bathrooms, an office and a loft area as illustrated in *Figure 5: Floor Plan*. A covered patio attached to the rear of the residence, surrounds a central courtyard and attaches the 4-car garage to the residence. The garage is located at the northwest corner of the property and will be accessed through an alley on the west side of the property.



**FIRST FLOOR**



**SECOND FLOOR**



*Figure 5: Floor Plan*



The proposed single-family residence is in the Mediterranean Revival style of architecture and is illustrated in *Figure 6: Elevations*. Traditional Mediterranean Revival elements include red tile hipped roofs, stucco or plaster walls, arched windows with wrought iron grilles, towers, and casement or single-hung windows. The building will feature a cross-hipped roof covered in red tile with exposed rafter tails, smooth stucco siding, and arched, hung and casement wood windows. A focal point of the residence is an impressive, centrally located, two-story tower that intersects the building's wings to accommodate the main entry with an arched doorway. The tower features three deeply recessed, arched, true-divided light windows on the second-story and a hipped roof covered in red tiles. The building will also feature decorative columns supporting covered patios and ornamental wrought iron detailing including Juliet balconies, iron grillwork covered windows and iron exterior light fixtures.

The 1,280 square foot garage will be constructed to compliment the residence and will embody Mediterranean Revival features such as a regular pitched hipped roof covered in red tiles, smooth stucco siding and recessed wood framed windows.



*Figure 6: Elevations*

**PROJECT ANALYSIS:**

Section 4.02.050 (Historic Preservation Certificate of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code, requires approval of a Certificate of Appropriateness for any infill development within a historic district. Pursuant to the Development Code, any new buildings within a historic district shall be designed to be compatible with the architectural styles, features, and historic character of the district and the contributing buildings within a historic district. The proposed single-family residence will be constructed in the Mediterranean Revival architectural style, a style that is prevalent in areas throughout the District.

Although the minimum setback from the front property line in the RE-4 zoning district is 20 feet, the setback of the residence will be no less than 42 feet from the front property line and will align with the residence to the north and be situated behind the residence to the south, making the project consistent with the residential setbacks throughout the District. While the residences directly adjacent to the property are single story, the second-story of the residence will be setback an additional 10 feet (52 feet total from front property line) reducing the visual impact of the second-story from the street. The garage is placed at the northwest corner of the lot and is accessed through a rear alley, keeping the site design consistent with surrounding properties on the block and preserving the historic rock curb along Euclid Avenue. The design and site configuration of the residence is appropriate in scale and massing for the infill construction, and is compatible with the historic character of the Euclid Avenue Historic District.

On June 8, 2017, the Historic Preservation Subcommittee (HPSC) reviewed the Certificate of Appropriateness application and recommended approval to the Planning/Historic Preservation Commission subject to conditions of approval as contained in Exhibit "A" of the Resolution.

**FINDINGS OF FACT:**

The Secretary of the Interiors' Standards for the Treatment of Historic Properties was developed by the Federal Government to be guiding principles for the treatment of historic properties. The Standards for Rehabilitation are used when evaluating the appropriateness of proposed additions and alterations to historic resources.

The Planning Commission, serving as the Historic Preservation Commission, must consider and clearly establish certain findings of facts for all Certificate of Appropriateness applications. The exterior alterations, in whole or in part:

- a. *Finding: Will not detrimentally change, destroy, or adversely affect any significant architectural feature of the resource.*

Fact: Through appropriate site design, the new construction will result in preserving the scored sidewalks and rock curbs within the public right-of-way, and proposes a large residential setback which exceeds the Development Code standard and is consistent with the residential setbacks in the District. Therefore, the proposed construction of the single-family home will not adversely affect any of the significant features of the Euclid Avenue Historic District.

- b. *Finding: Will not detrimentally change, destroy or adversely affect the historic character or value of the resource*

Fact: The proposed single-family residence is setback no less than 42 feet from the sidewalk and will align with the residence to the north and be situated behind the building to the south. The garage is placed at the rear of the lot and is accessed through a rear alley which is consistent with the site design of adjacent lots located on the block. The wide design and site configuration is appropriate in scale and massing for the infill construction, and therefore is not altering the historic character of the Euclid Avenue Historic District.

- c. *Finding: Will be compatible with the exterior character-defining features of the historic resource.*

Fact: Through enhanced architectural elements in the Mediterranean Revival architectural style, and placement of the building and accessory structures on the site, the proposed project will be compatible with the exterior features of the Euclid Avenue Historic District.

- d. *Finding: Will not adversely affect or detract from the character of the historic district.*

Fact: Through enhanced architectural elements in the Mediterranean Revival architectural styles, and placement of the building and accessory structures on the site, the proposed project does not detract from the character of the Euclid Avenue Historic District.

### **COMPLIANCE WITH THE ONTARIO PLAN:**

The proposed project is consistent with the principles, goals and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Governance, (3) Policy Plan (General Plan) and (4) City Council Priorities in the following ways:

#### [1] City Council Goals

- Invest in the Growth and Evolution of the City's Economy
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

#### [2] Vision

##### **Dynamic Balance**

- An appreciation for the "personality and charm" of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be.

##### **Distinctive Development**

- Diverse and highly successful villages that benefit from preservation, enhancement and selective intensification (Original Model Colony)

[3] Governance

**Governance – Decision Making**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

[4] Policy Plan

**Land Use Element – Balance**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
  - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
  - LU1-6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

**Housing Element – Neighborhoods & Housing**

- Goal H1: Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.
  - H1-4 Historical Preservation. We support the preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario's past that are considered to be local historical or cultural resources.

**Housing Element – Housing Supply & Diversity**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

- H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

### **Community Economics – Complete Community**

- Goal CE1: A complete community that provides for all incomes and stages of life.
  - CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community

### **Community Design Element — Image & Identity**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.
  - CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.
  - CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

### **Community Design Element — Design Quality**

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.
  - CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:
    - Building volume, massing, and height to provide appropriate scale and proportion;
    - A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
    - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.
  - CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.



### **Community Design Element — Historic Preservation**

- **Goal CD4:** Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.
  - **CD4-2 Collaboration with Property Owners and Developers.** We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods

**ENVIRONMENTAL REVIEW:** Staff independently reviewed, evaluated and exercised judgment over the project and the project's environmental impacts and determined that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15303 Class 3 New Construction or Conversion of Small Structures.

## RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, APPROVING FILE NO. PHP17-003, A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A 3,535 SQUARE FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE WITHIN THE EUCLID AVENUE HISTORIC DISTRICT, ON 0.37 ACRES OF LAND AT 1521 NORTH EUCLID AVENUE WITHIN THE RE-4 (RESIDENTIAL ESTATE – 2.1 TO 4.0 DUS/ACRE) AND EA (EUCLID AVENUE) OVERLAY ZONING DISTRICTS, AND MAKING FINDINGS IN SUPPORT THEREOF (APN: 1047-251-01).

WHEREAS, Anthony Lionel Mejia, (“Applicant”) has filed an application for the approval of a Certificate of Appropriateness, File No. PHP17-003, as described in the title of this Resolution (hereinafter referred to as “Project” or “Application”); and

WHEREAS, the City’s character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the “Model Colony” as declared by an act of the Congress of the United States and presented at the St. Louis World’s Fair in 1904; and

WHEREAS, the City’s historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City’s past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario’s rich heritage; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources Elements of the Policy Plan Component of the Ontario Plan sets forth Goals and Policies to conserve Ontario’s historic buildings and districts; and

WHEREAS, Section 4.02.050 (Historic Preservation - Certificates of Appropriateness and Demolition of Historic Resources) of the Ontario Development Code requires approval of a Certificate of Appropriateness for any infill development within a historic district or on a historic property; and

WHEREAS, the Euclid Avenue Historic District is worthy of preservation and was designated as a local historic district by the City Council on June 4, 2013; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, on June 8, 2017, the Historic Preservation Subcommittee of the City of Ontario conducted a special hearing and issued Decision No. HPSC17-010, recommending the Historic Preservation Commission approve the Application; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the City of Ontario, as follows:

**SECTION 1. Environmental Determination and Findings.** As the decision-making body for the Project, the Historic Preservation Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Historic Preservation Commission, the Historic Preservation Commission finds as follows:

a. The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

b. The Project is categorically exempt from environmental review pursuant to Section 15303 (Class 3—New Construction or Conversion of Small Structures) of the CEQA Guidelines; and

c. The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

d. The determination of CEQA exemption reflects the independent judgment of the Historic Preservation Commission.

**SECTION 2. Airport Land Use Compatibility Plan (ALUCP) Consistency.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the ONT ALUCP.

**SECTION 3. Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Historic Preservation Commission hereby concludes that the new construction, in whole or in part:

a. Will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource. Through appropriate site design, the new construction will result in preserving the scored sidewalks and rock curbs within the public right-of-way, and proposes a large residential setback which exceeds the Development Code standard and is consistent with the residential setbacks in the District. Therefore, the proposed construction of the single-family home will not adversely affect any of the significant features of the Euclid Avenue Historic District; and

b. Will not detrimentally change, destroy or adversely affect the historic character or value of the resource. The proposed single-family residence is setback no less than 42 feet from the sidewalk and will align with the residence to the north and be situated behind the building to the south. The garage is placed at the rear of the lot and is accessed through a rear alley which is consistent with the site design of adjacent lots located on the block. The wide design and site configuration is appropriate in scale and massing for the infill construction, and therefore is not altering the historic character of the Euclid Avenue Historic District; and

c. Will be compatible with the exterior character-defining features of the historic resource. Through enhanced architectural elements in the Mediterranean Revival architectural style, and placement of the building and accessory structures on the site, the proposed project will be compatible with the exterior features of the Euclid Avenue Historic District; and

d. Will not adversely affect or detract from the character of the historic district. Through enhanced architectural elements in the Mediterranean Revival architectural styles, and placement of the building and accessory structures on the site, the proposed project does not detract from the character of the Euclid Avenue Historic District.

**SECTION 4. Historic Preservation Commission Action.** Based upon findings set forth in Sections 1 through 3 above, the Historic Preservation Commission hereby APPROVES the Certificate of Appropriateness, subject to the conditions attached herein and by this reference (Exhibit A).

**SECTION 5. Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the

applicant of any such claim, action or proceeding, and the City of Ontario shall incorporate fully in the defense.

**SECTION 6. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been raised are located at Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 7. Certification to Adoption.** The secretary shall certify to the adoption of the Resolution.

-----

The Secretary Pro Tempore for the Historic Preservation Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 27th day of June 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Historic Preservation Commission  
Chairman

ATTEST:

---

Scott Murphy  
Planning Director/Secretary of Historic  
Preservation Commission



Historic Preservation Commission Resolution  
File No. PHP17-003  
June 27, 2017  
Page 5

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. **PC17-\*\*\*** was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on June 27, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore

Exhibit "A" – Conditions of Approval

1. Time Limits.

- 1.1. The Certificate of Appropriateness shall become void twenty-four (24) months from the date of approval unless a building permit has been issued and work authorized by this approval has commenced prior to the expiration date and is diligently pursued to completion.

2. Site Plan.

- 2.1. The house shall be setback no less than 42' from the front property line.
- 2.2. Water heaters shall be placed at one of the following locations:
  - 2.2.1. At the rear of the residence or the rear of the detached garage within an enclosure that is designed to fully integrate with the architectural style. The enclosure shall be a cabinet covered in smooth stucco and have a shed roof covered in roofing materials to match the residence; or
  - 2.2.2. Within the main residence; or
  - 2.2.3. Within the detached garage.

3. Landscaping.

- 3.1. The project shall incorporate a unique landscape design that complements the architectural style such as palm trees, Mediterranean plants such as citrus, Cypress, olive and agaves.
- 3.2. Landscape and irrigation plans shall be submitted to the Building Department in conjunction with construction plans. These plans shall be approved by the Landscape Planning Division of the Planning Department prior to issuance of building permits.

4. Walls/Fences.

- 4.1. A 6-foot high block wall covered in stucco, with a decorative cap shall be constructed at the following location(s):
  - 4.1.1. Along all interior side and rear property lines, and connecting between dwellings with appropriate gates for rear yard access. Gates shall adequately screen mechanical equipment located within interior side yard setback. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.
  - 4.1.2. Gates for rear yard access shall be constructed a minimum of 3' behind the residence front facing wall.

4.2. Interior fences shall have a logical end such as a connection to a gate or a decorative plaster.

5. Architectural Treatment.

5.1. The style of the garage doors shall be consistent with the architectural style of the buildings and may have decorative treatments such as decorative hardware and windows. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

5.2. Exterior light fixtures shall be period appropriate. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

5.3. All materials, finishes, and colors of the Project shall be consistent with the Mediterranean Revival architectural style.

5.4. All roof slopes shall be low pitched (4:12). All roofing material shall be a red-clay tile barrel, tapered, or S-curve on garage and house. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

5.5. The residence and detached garage shall have a maximum of 14" eaves.

5.6. The style (i.e. grid pattern, frame thickness, opening direction, etc.) and fenestration of the windows shall be consistent with the Mediterranean Revival architectural style. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

5.6.1. A minimum of 2 windows shall be added to the south elevation.

5.6.2. Windows shall be casement, fixed or hung and shall be true divided light.

5.6.3. All windows shall have a 2"- 4" recessed opening.

5.6.4. Windows shall have a wood trim surround.

5.6.5. Windows shall have a minimum 3" wood sill.

5.6.6. Windows shall be made of wood, aluminum cladding, fiberglass or a dark colored vinyl (if available with true divided light).

5.7. All doors, and garage doors shall have a 6" recessed opening and shall be architecturally appropriate. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

5.8. Residence shall feature a two-story tower entry covered in smooth stucco to match the building, with 3 arched windows and an arched entryway.

5.9. Entry door shall be architecturally appropriate. Submit a cut sheet to Planning for review and approval prior to issuance of building permit.

- 5.10. All of the exterior siding on the buildings shall have a smooth stucco finish.
- 5.11. Garage shall be attached to main residence via a shared roof and maintain a minimum of 6' breezeway.
6. The applicant shall obtain a building permit prior to any demolition or construction.
7. Any deviation from the approved plans shall require approval of the Planning Department and, if necessary, the Historic Preservation Commission.
8. Conditions of Approval shall be reproduced onto the plans submitted for permits.
9. Prior to Occupancy the Planning Department shall inspect the premises to ensure the Conditions of Approval have been met and that the project has been constructed per the approved plans.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chairman and Members of the Planning Commission

**FROM:** Scott Murphy, Planning Director *SM*

**DATE:** June 27, 2017

**SUBJECT:** MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF MAY 2017

---

Attached, you will find the Planning Department Monthly Activity Report for the month of May 2017. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.



## Monthly Activity Report—New Applications

Month of May 2017

---

**PDCA17-002:**

**Submitted by City of Ontario**

A Development Code Amendment adding Paragraph 7 to Subsection K (Political Signs) of Ontario Development Code Section 8.01.020 (Sign Standards), authorizing an incentive not to place political signs.

**PDEV17-022:**

**Submitted by North by Northwest Capital, Inc.**

A Development Plan to construct 31 single-family cluster dwellings on 3.47 acres of land, located on the south side of Mission Boulevard, between San Antonio and Oakland Avenues, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DU/acre) zoning district (APNs: 1049-323-06, 1049-323-07, 1049-323-08, 1049-323-12 & 1049-323-13). Related File: PMTT17-007 (TT 17624).

**PDEV17-023:**

**Submitted by The New Home Company Southern California, LLC**

A Development Plan to construct 75 traditional single-family dwellings on 10.87 acres of land located within Planning Area 24 (Traditional Small Lot Product) of the Subarea 29 Specific Plan, located at the southeast corner of Celebration Avenue and Parkview Street (APNs: 0218-033-01, 0218-033-02, 0218-033-03 & 0218-033-04).

**PLDG17-001:**

**Submitted by Inland Valley Recovery Services**

A Transitional Shelter Housing Facility for 6 or fewer persons, located at 435 North Cucamonga Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) zoning district.

**PLDG17-002:**

**Submitted by Leander Dotson**

A Lodging\Rooming House for 6 or fewer persons, located at 1114 South Campus Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) zoning district (APN: 1049-503-15).

**PMTT17-007:**

**Submitted by North by Northwest Capital, Inc.**

A Tentative Tract Map (TT 17624) for condominium purposes, to subdivide 3.47 acres of land into 31 lots and common area, to facilitate the development of 31 single-family cluster dwellings and common recreation amenities, located on the south side of Mission Boulevard, between San Antonio and Oakland Avenues, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DU/acre) zoning district (APNs: 1049-323-06, 1049-323-07, 1049-323-08, 1049-323-12 & 1049-323-13). Related File: PDEV17-022.

**PSGN17-044:**

**Submitted by Martinez Electric**

A Sign Plan for the installation of one tenant identification wall sign for HAMMER DOWN, located at 1945 East Riverside Drive, Suite 16, within the CN (Neighborhood Commercial) zoning district (APN: 0113-564-27).

## Monthly Activity Report—New Applications

Month of May 2017

---

**PSGN17-045:** **Submitted by Metropolitan Warehouse and Delivery**

A Sign Plan for the installation of one tenant identification wall sign for METROPOLITAN WAREHOUSE AND DELIVERY, located at 1904 East Jay Street, within the Industrial land use district of the Meredith Specific Plan – referred to Dev Code Industrial sign requirements (APN: 0110-311-48).

**PSGN17-046:** **Submitted by Black Coffee Sign Fabricators**

A Sign Plan for the installation of two tenant identification wall signs for KAPSTONE, located at 1790 South Champagne Avenue, within the IH (Heavy Industrial) zoning district (APN: 0238-133-34).

**PSGN17-047:** **Submitted by Fusion Sign and Design**

A Sign Plan for the installation of one tenant identification wall sign for AC PRO (24" high by 125" long), located at 840 South Rochester Avenue, Suite B, within the Pacific Gate/East Gate Specific Plan (APN: 0238-221-42).

**PSGN17-048:** **Submitted by Stellar Installations**

A Sign Plan for the installation of one tenant identification wall sign for SNELLING (2 FT X 10 FT) and reface existing monument sign panel (15-1/2" X 20"), located at 800 North Ferrari Lane, Suite 100, within the Urban Commercial land use district of the Ontario Center Specific Plan (APN: 0210-501-30).

**PSGN17-049:** **Submitted by Design UA**

A Sign Plan for the installation of one drive-thru pre-order menu board (6' high by 2'-9" wide) and one menu board (6' high by 5' wide) for MCDONALD'S, located at 1170 East Philadelphia Street, within the CC (Community Commercial) zoning district (APN: 1051-151-10).

**PSGN17-050:** **Submitted by Image National Signs**

A Sign Plan for the installation of three wall signs and the reface of one monument face for GOLDEN CORRAL, located at 1640 East Fourth Street, within the CC (Community Commercial) zoning district (APN: 0110-181-14).

**PSGN17-051:** **Submitted by Jose Campuzano**

A Sign Plan for the installation of three wall signs for GLORIA'S COCINA MEXICANA, located at 401 North Euclid Avenue, within the MU-1 (Downtown Mixed Use) zoning District (APN: 1048-354-11).

**PSGN17-052:** **Submitted by AKC Services, Inc.**

A Sign Plan for the installation of one tenant identification wall sign for WELLS FARGO, as a secondary tenant of Smart and Final, located at 1337 East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 0108-381-29).

## Monthly Activity Report—New Applications

Month of May 2017

---

**PSGN17-053:**

**Submitted by BNF Home, Inc.**

A Sign Plan for the installation of one tenant identification wall sign for HOME TEXTILES FACTORY OUTLET, located at 950 South Wanamaker Avenue, within the California Commerce Center Specific Plan (APN: 0238-221-14).

**PSGN17-054:**

**Submitted by Design UA**

A Sign Plan for the installation of one drive-thru pre-order menu board (6' high by 2'-9" wide) and one menu board (6' high by 5' wide) for MCDONALD'S, located at 4310 East Mills Circle, within the California Commerce Center North Specific Plan (APN: 0238-014-48).

**PSGN17-055:**

**Submitted by Design UA**

A Sign Plan for the installation of one drive-thru pre-order menu board (6' high by 2'-9" wide) and one menu board (6' high by 5' wide) for MCDONALD'S, located at 1107 East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 1010-191-25).

**PSGN17-056:**

**Submitted by Design UA**

A Sign Plan for the installation of one drive-thru pre-order menu board (6' high by 2'-9" wide) and one menu board (6' high by 5' wide) for MCDONALD'S, located at 832 North Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1047-461-20).

**PSGN17-057:**

**Submitted by Signarama**

A Sign Plan for the installation of one tenant identification wall sign for SUNYEAH GROUP INC., located at 930 South Wanamaker Avenue, within the California Commerce Center Specific Plan (APN: 0238-221-13).

**PSGN17-058:**

**Submitted by ADVANCED SIGNS BY NICK**

A Sign Plan for the installation of two tenant identification wall sign for MIX CHAMPAGNE LOUNGE (24" X 15'-6"), located at 4481 East Ontario Mills Circle, within the California Commerce Center North Specific Plan (APN: 0238-014-10).

**PTUP17-019:**

**Submitted by Oportun**

A Temporary Use Permit to conduct a radio promotion for Oportun Store, located at 1355 East Fourth Street, Building 4, within the CN (Neighborhood Commercial) zoning district (APN: 0108-381-30). Event will be conducted on 5/6/2017.

**PTUP17-020:**

**Submitted by Montecito Baptist Church**

A Temporary Use Permit to conduct the 8TH ANNUAL PASTOR'S SCHOOL CONFERENCES, located at Montecito Baptist Church, 2560 South Archibald Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1083-011-02). Event will be conducted 6/2/2017 through 6/8/2017.

## Monthly Activity Report—New Applications

Month of May 2017

---

**PTUP17-021:**

**Submitted by My Delight Cupcakery**

A Temporary Use Permit to conduct a store promotional event for MY DELIGHT CUPCAKERY, located at 1520 North Mountain Avenue, Suite 108, within the Sixth Street District of the Mountain Village Specific Plan (APN: 1008-272-07). Event will be conducted on 5/27/2017.

**PTUP17-022:**

**Submitted by Dolphin Rents**

A Temporary Use Permit to conduct commencement ceremonies for the UNIVERSITY OF PHOENIX, to be held at Citizens Business Bank Arena, 4000 East Ontario Center Parkway, within the Urban Commercial land use district of the Ontario Center Specific Plan (APN: 0210-205-01). Event to be conducted on 6/10/2017.

**PTUP17-023:**

**Submitted by Mt. Zion Baptist Church**

A Temporary Use Permit to conduct a 95 year Anniversary Celebration for MT. ZION BAPTIST CHURCH, located at 224 West California Street, within the BP (Business Park) zoning district (APN: 1049-266-07). Event to be conducted on 9/17/2017.

**PTUP17-024:**

**Submitted by Mercedes Benz of Ontario**

A Temporary Use Permit to conduct a MERCEDES BENZ OF ONTARIO corporate reception, located at 3787 East Guasti Road, within Ontario Gateway Specific Plan (APN: 0210-212-55). Event to be conducted on 6/8/2017.

**PTUP17-025:**

**Submitted by American Legion Post 112**

A Temporary Use Permit to conduct a 4th of July BBQ for AMERICAN LEGION POST 112, including the sale of alcoholic beverages for consumption on the premises, located at 310 West Emporia Street, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1049-054-04). Event to be conducted on 7/4/2017.

**PVER17-030:**

**Submitted by Rob Mancere**

A Zoning Verification for property located at 3410 East Fourth Street (APN: 0210-661-01).

**PVER17-031:**

**Submitted by PZR**

A Zoning Verification for property located at 1290 East Elm Street (APN: 0113-361-59).

**PVER17-032:**

**Submitted by Crown Auto Body**

A Zoning Verification for property located at 1141 West Holt Boulevard (APN: 1011-131-03).

**PVER17-033:**

**Submitted by Whitney Myers**

A Zoning Verification for property located at 4549 Mills Circle (APN: 0238-014-19).

# Monthly Activity Report—New Applications

Month of May 2017

---

**PVER17-034:**

**Submitted by Coda Consulting Group**

A Zoning Verification for property located at 1290 East Elm Street (APN: 0113-361-59).

**PVER17-035:**

**Submitted by Adriana Guerrero**

A Zoning Verification for property located at 647 East E Street (APN: 1048-392-05).

**PVER17-036:**

**Submitted by Zoning Info**

A Zoning Verification for property located at 1110 East Philadelphia Street (APN: 1051-151-04).

**PVER17-037:**

**Submitted by PZR**

A Zoning Verification for property located at 4549 East Mills Circle (APN: 0238-014-19).



City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2017

---

**DEVELOPMENT ADVISORY BOARD MEETING**

May 1, 2017

*Meeting Cancelled*

---

**ZONING ADMINISTRATOR MEETING**

May 1, 2017

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP17-008:** A Conditional Use Permit to establish alcoholic beverage sales, for a Type 47 ABC License (On Sale General- Eating Place) in conjunction with a proposed 2,400 square-foot restaurant and bar (Flair’s Martinis and Wings) on 3.44 acres of land located at 4451 East Ontario Mills Parkway, Suite A, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0238-014-10); **submitted by Errol Brown**. Continued from 04/17/2017 meeting.

**Action:** The Applicant has requested additional time to prepare a revised application. The application will be re-advertised with a revised description, for a future meeting date.

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP16-016:** A Conditional Use Permit request to establish a contractor’s storage yard on approximately 1.55-acres of land located at 1639 South Campus Avenue #B, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0210-551-30); **submitted by RCA Construction Clean Up, Inc.**

**Action:** The Zoning Administrator approved the application subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP17-009:** A modification to Conditional Use Permit File No. PCUP07-004 to establish alcoholic beverage sales, limited to beer and wine, for consumption on the premises (Type 41 ABC License), in conjunction with an existing 267,022 square foot K1 Speed (indoor karting center) on 6.73 acres of land, located at 5350 Ontario Mills Parkway, within the Light Industrial land use designation of the Rancon Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2017

---

Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0238-051-39); **submitted by K1 Speed.**

**Action:** The Zoning Administrator approved the application subject to conditions.

---

**CITY COUNCIL MEETING**

**May 2, 2017**

**SEVENTEENTH ANNUAL MODEL COLONY AWARDS FOR FILE NO. PHP17-005:** Presentation of Model Colony Awards to the recipients of the Seventeenth Annual Model Colony Awards; **City Initiated.**

**Action:** The City Council presented the annual awards.

**HOUSING ELEMENT ANNUAL PROGRESS REPORT REVIEW FOR FILE NO. PADV17-002:** Housing Element Annual Progress Report for Calendar Year 2016; **City Initiated.**

**Action:** The City Council accepted the annual progress report.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-007:** A Development Code Amendment revising provisions of Development Code Chapter 5.0 (Zoning and Land Use) pertaining to Accessory Dwelling Units (formerly referred to as Second Dwellings), to incorporate recent changes in the State's Accessory Dwelling Unit laws (as prescribed in Senate Bill 1069, and Assembly Bills 2299 and 2406). The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan; **City Initiated.** The Planning Commission recommended approval of this item on March 28, 2017 with a vote of 7 to 0.

**Action:** The City Council approved and waived further reading of an ordinance approving the application.

---

**DEVELOPMENT ADVISORY BOARD MEETING**

**May 15, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-036:** A Development Plan to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2017

---

criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 113-415-01 and 113-451-02); **submitted by Acacia & Baker, LLC**. Planning Commission action is required.

**Action: The Development Advisory Board recommended the Planning Commission approve the application subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-037, PCUP16-019 & PVAR16-004:**

A Development Plan (PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land, in conjunction with a Conditional Use Permit (PCUP16-019) to establish and operate a powder coating use, and a Variance (PVAR16-004) request to reduce the required street side setback, from 10 to 5 feet, for property located at 421 South Plum Avenue, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations of Land Use Limitations) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1049-245-01); **submitted by Merdad Mike Aalam**. Planning Commission action is required.

**Action: The Development Advisory Board recommended the Planning Commission approve the applications subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-045:**

A Development Plan to construct a 46,384 square foot industrial building on approximately 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 – In-Fill Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0110-071-06 and 0110-071-07); **submitted by Qu’s Holding, LLC**. Planning Commission action is required.

**Action: The Development Advisory Board recommended the Planning Commission approve the application subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-005 & PDEV17-017:**

A Tentative Parcel Map (File No. PMTT17-005/PM 19302) to consolidate 11 lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate a Development Plan (File No. PDEV17-017) consisting of a 75-unit, three-story apartment complex on 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. The environmental impacts of this

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2017

---

project were previously reviewed in conjunction with File No. PUD17-001, for which an Addendum to The Ontario Plan Environmental Impact Report was adopted by the City Council on May 16, 2017. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10); **submitted by Related California**. Planning Commission action is required.

**Action:** The Development Advisory Board recommended the Planning Commission approve the applications subject to conditions.

---

**ZONING ADMINISTRATOR MEETING**

**May 15, 2017**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP17-011:** A Conditional Use Permit to establish a 1,400 square-foot administrative/general business office (Baron HR) within a multi-tenant commercial building on 1.01 acres of land located at 5030 East Fourth Street, Suite D, within the Freeway Commercial land use district of The Exchange Specific Plan. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 238-012-28); **submitted by J & T Business Management, Inc.**

**Action:** The Zoning Administrator approved the application subject to conditions.

---

**CITY COUNCIL MEETING**

**May 16, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA17-001:** A Development Code Amendment proposing various clarifications to the Ontario Development Code, modifying certain provisions of Division 1.02 (Development Code Interpretation and Enforcement), Division 4.02 (Discretionary Permits and Actions), Division 5.02 (Land Use), Division 5.03 (Standards For Certain Land Uses, Activities and Facilities), Division 6.01 (District Standards and Guidelines), Division 7.01 (Historic Preservation), and Division 9.01 (Definitions). The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan; City Initiated. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2017

---

**Action:** The City Council introduced and waived further reading of an ordinance approving the application.

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-050 AND PCUP16-023:**

A Development Plan (File No. PDEV16-050) and Conditional Use Permit (File No. PCUP16-023) to construct and establish a 4-story, 131-room hotel totaling 93,177 square feet on approximately 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of The Ontario Center Specific Plan. The environmental impacts of this project were previously analyzed in conjunction with an Addendum to The Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provides for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0210-204-18); submitted by Glacier House Hotels. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

**Action:** The City Council approved and waived further reading of a resolution approving the applications.

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA16-003:**

An Amendment to The Ontario Center Specific Plan, revising the provisions of the Piemonte Overlay area, including changes to the development concept and regulations, and allowed land uses within the Commercial, Entertainment/Retail Commercial, Office, Special Use, and Residential sub-areas, affecting properties within an irregular-shaped area comprised of 92.4 acres of land, generally located south of Fourth Street, west of Milliken Avenue, north of Concours Street, and east of Haven Avenue. Staff has prepared a Mitigated Negative Declaration of environmental effects for the proposed project. The project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan; (APNs: 0210-531-16, 0210-531-15, 0210-531-14, 0210-531-13, 0210-531-12, 0210-531-11, 0210-531-10, 0210-531-09, 0210-531-08, 0210-531-07, 0210-531-06, 0210-204-26, 0210-204-23, 0210-204-22, 0210-204-21, 0210-204-20, 0210-204-19, 0210-204-16, 0210-204-15, 0210-204-14, 0210-204-13, 0210-204-12, 0210-204-11, and 0210-204-10); submitted by Lewis Piemonte Land, LLC, and Pendulum Property Partners. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

**Action:** The City Council approved and waived further reading of a resolution approving the application.



City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2017

---

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA17-001:**

An Amendment to the Ontario Gateway Specific Plan (File No. PSPA17-001) to change Table 2.B: Permitted Land Uses by Planning Areas, to allow drive-thru quick serve restaurants as a conditionally permitted use within the Mixed-Use Planning Area land use designation. The project site is located at the southeast corner of Haven Avenue and Guasti Road. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared in conjunction with File No. PGPA06-001, and adopted by City Council on January 27, 2010. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APN: 0210-212-57); submitted by Architecture Design Collaborative. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

**Action:** The City Council approved and waived further reading of a resolution approving the application.

**ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO.**

**PUD17-001:** A Planned Unit Development to establish development standards and guidelines to facilitate the future development of a high density residential apartment project at a density of approximately 25.4 dwelling units per acre on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed Use Downtown) zoning district. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), prepared in conjunction with File No. PGPA06-001, and certified by the City of Ontario City Council on January 27, 2010. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1049-051-01, 1049-051-02, 1049-051-03, 1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 and 1049-052-10) submitted by Related California. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

**Action:** The City Council introduced and waived further reading of an ordinance approving the application.

---

**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING**

**May 23, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-036:**

A Development Plan to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2017

---

criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0113-415-01 and 0113-451-02); **submitted by Acacia & Baker, LLC.**

**Action: The Planning Commission approved the application subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-045:**

A Development Plan to construct a 46,384 square foot industrial building on approximately 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32 – In-Fill Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0110-071-06 and 0110-071-07); **submitted by Qu’s Holding, LLC.**

**Action: The Planning Commission approved the application subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-037, PCUP16-019 & PVAR16-004:**

A Development Plan (PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land, in conjunction with a Conditional Use Permit (PCUP16-019) to establish and operate a powder coating use, and a Variance (PVAR16-004) request to reduce the required street side setback, from 10 to 5 feet, for property located at 421 South Plum Avenue, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations of Land Use Limitations) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1049-245-01); **submitted by Merdad Mike Aalam.**

**Action: The Planning Commission approved the applications subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-005, PDEV17-017 & PHP17-017:**

A Tentative Parcel Map (File No. PMTT17-005/PM 19302) to consolidate 11 lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate a Development Plan (File No. PDEV17-017) and a Certificate of Appropriateness (File No. PHP17-017) to allow for the construction of a 75-unit, three-story apartment complex on 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File No. PUD17-001, for which an Addendum to The Ontario Plan Environmental Impact Report was adopted by the City Council on May 16, 2017. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. The proposed

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2017

---

project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 1049-051-01, 1049-051-02 & 1049-051-03; and 1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 & 1049-052-10); **submitted by Related California.**

**Action: The Planning Commission approved the File Nos. PMTT17-005 and PDEV17-017 subject to conditions, and the Historic Preservation Commission approved File No. PHP17-017 subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO.**

**PHP17-008:** A Certificate of Appropriateness to replace windows on a 1,854 square foot single-family residence, the Thomas T. Parker House, which was constructed in 1947 in the Ranch style of architecture and designated Local Landmark No. 78, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1047-343-06); **submitted by Gloria Nelson.**

**Action: The Historic Preservation Commission approved the application subject to conditions.**

---