

**Response to Comments
on the
Draft Environmental Impact Report
Edenglen Specific Plan
Ontario, California**

State Clearinghouse No. 2004051108

Prepared for:

City of Ontario
303 East B Street
Ontario, CA 91764

Contact: Scott Murphy, Principal Planner

Prepared By:

Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602



September 21, 2005

TABLE OF CONTENTS

Section 1: Introduction 1
Section 2: List of Commentors 2
Section 3: Comment Letters and Responses to Comments 3
Section 4: Summary of Changes and Additions to Draft EIR 18
Section 5: Mitigation Monitoring and Reporting Program 19

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SECTION 1: INTRODUCTION

The Draft Environmental Impact Report for the Edenglen Specific Plan was circulated for public review and comment beginning on July 19, 2005 and ending on September 1, 2005. As required by the California Environmental Quality Act (CEQA), this document responds to comments received on the Draft EIR.

As required by Section 15132 of the State CEQA Guidelines, the final EIR must respond to comments regarding significant environmental points raised in the review and consultation process. This document provides responses to comments on significant environmental points, describing the disposition of the issue, explaining the EIR analysis, supporting EIR conclusions, or providing new information or corrections, as appropriate.

The Response to Comments document is organized as follows:

- Section 1 This section provides a discussion of the relationship of this document with the Draft EIR. It also discusses the structure of this document.
- Section 2 This section lists the agencies/organizations/individuals that commented on the contents of the Draft EIR.
- Section 3 This section includes the comments received, and the responses to the comments that were received on the Draft EIR.
- Section 4 This section summarizes changes or additions to the Draft EIR described in Section 3.
- Section 5 This section indicates that a Mitigation Monitoring Program will be prepared consistent with CEQA requirements, prior to certification of the final EIR.

This Response to Comments document is part of the Final EIR, which includes the Draft EIR and the technical appendices. These documents, and other information contained in the environmental record, constitute the Final EIR for the Edenglen Specific Plan project.

**SECTION 2:
LIST OF COMMENTORS**

A list of public agencies, organizations, and individuals that provided comments on the Draft EIR is presented below. Each comment letter has been assigned a numerical designation. Each comment within each letter has been assigned an additional numerical designation so that each comment can be cross-referenced with an individual response. Responses follow each comment letter.

Letter/Sender	Letter Date
1. City of Upland	8/3/05
2. Southern California Edison.....	8/15/05
3. State Department of Toxic Substances Control.....	8/26/05
4. Southern California Edison.....	9/1/05

SECTION 3: COMMENT LETTERS AND RESPONSES TO COMMENTS

Following are the letters received during the public review period on the Draft EIR, followed by responses to the comments in the letters that were received. Where a comment results in a change to the Draft EIR, the response provides specific page and paragraph reference, along with the new EIR text.

Draft



LETTER 1

Community Development Department
Telephone (909) 931-4130
Facsimile (909) 931-4321

Planning Department
Received
AUG 2005
City of Ontario

August 03, 2005

Richard Ayala, Senior Planner
City of Ontario
303 East B Street
Ontario, CA 91764

RE: Notice of Availability of Draft EIR for PSP 03-005 AND PGPA 03-005

Dear Mr. Ayala:

Thank you for the notice to review the Draft EIR for the above-mentioned project. We appreciate the opportunity to provide input on this matter, but at this time the City of Upland has no comments. However, we do request that you keep us informed as the project progresses. Please direct all correspondences in reference to this project to:

1-1

Candida Neal, City Planner
Community Development Department
City of Upland
460 N. Euclid Avenue
Upland, CA 91786
Phone: (909) 931-4112
Fax: (909) 931-4321

Cordially,

COMMUNITY DEVELOPMENT DEPARTMENT

Jesse Vargas
Community Development
Assistant Planner
jvargas@ci.upland.ca.us

CITY OF UPLAND

460 North Euclid Avenue, Upland, CA 91786-1782 • (909) 931-4100 • FAX (909) 931-9923 • TDD (909) 735-2120 • www.ci.upland.ca.us
Mayor John "JP" Pomieranski • Mayor Pro Tem Kenneth W. Willis • Council Members: Brandon Brandt, Ray Musser, Tom Thomas • City Manager Robb Quincey

Letter 1. Jose Vargas, City of Upland

Response 1-1

The letter indicates the City has no comments on the Draft EIR. The letter is noted for the record.

Draft



LETTER 2

City of Ontario
 303 East "B" Street
 Ontario, CA 91764-4196

August 15, 2005

Attention: Planning Department

Subject: Edenglen Specific Plan / General Plan Amendment: Draft EIR

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

2-1

Five copies of the grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

2-2

Southern California Edison Company
 14799 Chestnut Street
 Westminster, CA 92683

Attention: Lisa Salinas

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at 714-934-0838.

Lisa Salinas / S. L.
 Title and Real Estate Services
 Corporate Real Estate Department

cc: Daniel C. Pearson

Letter 2. Lisa Salinas, Southern California Edison**Response 2-1**

This comment refers to possible project interference with Southern California Edison (SCE) easement rights and/or facilities, though it does not specify the nature of the interference. It does not specifically address the EIR or raise any environmental issues. The proposed Specific Plan includes provisions for a multipurpose bicycle/pedestrian trail through the north-south SCE transmission line easement *to the extent permitted by SCE*. The trail would be consistent with the City of Ontario Master Plan of bicycle trails. The developer will work with the City and SCE to determine the precise nature of the potential interference, and to mitigate or remove any unreasonable interference with Edison's rights or use of its facilities.

Response 2-2

See Response 2-1. The developer will submit the requested copies of grading, drainage, landscape and street improvement plans for SCE review, and will work with SCE to mitigate or remove any conflicts with SCE's rights or use of its facilities, once the nature of any interference is known.



LETTER 3



Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

Department of Toxic Substances Control

5796 Corporate Avenue
Cypress, California 90630

RECEIVED
AUG 2005
City of Ontario



Arnold Schwarzenegger
Governor

August 26, 2005

Mr. Scott Murphy
Principal Planner
City of Ontario
303 East B. Street
Ontario, California 91764

NOTICE OF PREPARATION OF AN ENVIROMENTAL IMPACT REPORT FOR THE PSP 03-005 (EDENGLLEN SPECIFIC PLAN), PGPA03-005 (GENERAL PLAN AMENDMENT), PMTT05-008 (TENTATIVE TRACT MAPS) AND DEVELOPMENT AGREEMENT (FORMERLY SUBAREA 7 SPECIFIC PLAN) (SCH#2004051108)

Dear Mr. Murphy:

The Department of Toxic Substances Control (DTSC) has received your submitted Initial Study for an Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The Edenglen Specific Plan proposes the development of 160 acres generally located at the southeast corner of Riverside Drive and Mill Creek Avenue with residential, commercial, and business park uses and recreation and open space amenities. The westerly 80 acres of the site is proposed for residential development containing up to 585 units. Five residential product types are proposed consisting of single family detached units, alley-loaded single family detached units, cottage units, triplex units, and condominiums. The specific plan also proposes a 2.4 acre village green park in the center of the residential development, containing a small "county store" within the recreation center. Infrastructure necessary to serve the site will be constructed as part of the project. Commercial development proposed for the southwest corner of Riverside Drive and Milliken Avenue will consist of up to 217,520 square feet of space. Business Park development is proposed for the northwest corner of Milliken Avenue and the future extension of Chino Avenue and will provide up to 550,000 square feet of building space." Most of the issues identified in DTSC's letter to the City of Ontario, dated June 15, 2004, have been responded to.

3-1

DTSC provides guidance for cleanup oversight through the Voluntary Cleanup Program (VCP) for other parties. For additional information on the VCP, please visit DTSC's web site at www.dtsc.ca.gov.

Mr. Scott Murphy
August 26, 2005
Page 2

If you have any questions regarding this letter, please contact Ms. Teresa Horn, Project Manager, at (714) 484-5477 or email at thorn@dtsc.ca.gov.

Sincerely,



Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA# 1173

Letter 3. Greg Holmes, State Department of Toxic Substances Control

Response 3-1

This comment indicates that most of the issues identified DTSC's June 15, 2004 letter to the City of Ontario in response to the Notice of Preparation, have been responded to in the Draft EIR. It does not address any new or remaining environmental issues to be resolved.

Draft

September 1, 2005

SEP 2005

LETTER 4

Mr. Scott Murphy, Principal Planner
City of Ontario
303 E. B Street
Ontario, CA 91764

RE: DEIR FOR EDENGLLEN SPECIFIC PLAN AND GENERAL PLAN
AMENDMENT (SCH # 2004051108)

Dear Mr. Murphy:

Thank you for the opportunity to review and provide input to the Draft Environmental Impact Report (DEIR) for the Edenglen Specific Plan, a proposed 160-acre residential and commercial development in Ontario. The plan for this development includes the construction of 585 new homes on the westerly 80 acres, and 217,520 square feet of commercial uses and a business park of 550,000 square feet on the balance of the site. The plan also proposes a 2.4 acre village green park in the middle of the residential development, including a small "country store" within the recreation center.

We appreciate the opportunity for review because when plans require the construction or relocation of SCE facilities, those SCE actions may themselves have environmental consequences cognizable under the California Environmental Quality Act (CEQA). If those environmental consequences are properly identified and adequately addressed in the development documents and CEQA approval process, SCE may not be required to pursue the mandatory CEQA review through the California Public Utilities Commission (CPUC) and its General Order 131-D process (the CPUC being the CEQA "lead agency" for SCE projects unless one of the exemptions in G.O. 131-D applies).

The DEIR (Exhibit 3-9) identifies an existing SCE transmission line that bisects the site from Riverside Drive to the north through Chino Avenue

Ontario District Office
1551 East Francis Street
Ontario, CA 91761-5715
909-950-8501/PAX 16501
Fax 909-950-8407
Neil.Derry@sce.com

4-1

to the south. Section 2.1.1 makes a reference to the presence of this “high-voltage electrical transmission line” and Section 2.1.2 indicates that “a major component of the trail system will be provided through the improvement of a portion of the SCE high-voltage transmission line corridor (SCE Corridor) within the project site. The rest of the SCE corridor will remain as permanent open space.” Section 5.9 claims that “the project includes an SCE Corridor Trail, which contains approximately 0.75 acres and retention of 12 acres of open space, which provides passive recreational value.” This section further asserts that the project proposes “more than 14 acres of park and recreational facilities on the project site,” far more than the 11 acres required for a project of similar size and intensity of use. It is noteworthy that the project proponent counts more than 12 acres of SCE land resources and easements as part of the 14 acres of mitigation measures for its project.

4-1

SCE wants you to be aware of the limitations on the use of SCE rights-of-way by project planners and proponents. SCE does not allow project proponents to create impediments, which otherwise do not exist, to the use of the right-of-way and SCE’s essential mission of keeping the existing transmission lines in good working order to maintain the delivery of electrical power to our customers.

4-2

For instance, if the project proponent is permitted to commit SCE transmission corridor as a dedicated trail or permanent open space, SCE may be unable to immediately repair a downed tower or any other damaged facility as needed to ensure system reliability. SCE needs unfettered access to the poles, towers, conductors, and other structures within a right-of-way. We regularly access rights-of-way for operation, inspection, repair, replacement, and other activities. In anticipation of continued growth and development in Southern California, SCE also must keep its rights-of-way in a position that allows for the construction of additional power lines within the rights-of-way. We strongly suggest that you ensure SCE has granted permission to a project proponent prior to approving any mitigation measure, conservation easement, or other proposal that would use a right-of-way for other than electric utility

4-3

purposes. Or, if your approval is not required, that you nonetheless make SCE specifically aware of such projects.

4-3

Furthermore, as currently presented, the DEIR did not specify how the project will impact SCE's existing transmission lines or cause the development of new electrical facilities. It is essential to ensure that the environmental impacts of the construction of new and relocation of existing facilities be adequately addressed in a project's EIR. In case you ultimately determine that the project will cause the relocation of existing SCE facilities or necessitate the development of new ones, please include or address the following in the Final EIR:

1. Map or text identifying the location and length of the existing 66kV transmission lines, and the proposed location of the new relocated line (if any);
2. Description of the existing setting of the new or relocated transmission line route, including identification of any biological, archaeological, aesthetic or other sensitivities on the route;
3. Discussion of what (if any) specific environmental impacts would result from construction of a new relocated power line within the new proposed easement, including the number and location of the new poles or towers, and any requirement for a new access road;
4. Discussion of what (if any) specific environmental impacts would result from the modification of a substation (as deemed necessary) or other electrical facilities that may be needed to serve the proposed project;
5. Identification of any mitigation measures that could reduce the level of environmental impacts to less than significant or finding that the relocation or new construction would not cause significant impacts.

4-4

4-5

4-6

4-7

Furthermore, it appears the project as proposed would impact SCE's exclusive easement(s), which may also affect SCE's other transmission facilities. If this is the case, the impacts on SCE's transmission facilities, would need to be consented to and addressed by SCE prior to finalizing

4-8

the plan of development. Please forward five (5) sets of plans depicting SCE's facilities and associated easement rights to the following location:

4-8

Real Estate Operations
Southern California Edison Company
14799 Chestnut Street
Westminster, CA 92683

Within 15 days after receiving the plans, the developer or their agent will be contacted by a representative from SCE's Real Estate Operations.

Finally, with respect to electric and magnetic fields (EMF) – sometimes erroneously referred to as “electromagnetic fields,” the DEIR could be read as implying that SCE has some authority to promulgate setback requirements applicable to residential uses. In fact, SCE has no authority to promulgate setback requirements with respect to any use. The setback standards applicable to educational facilities are promulgated by the California Department of Education as correctly stated in the DEIR. The DEIR notes that “the proposed land use plan has located residential development adjacent to the high-voltage line right-of-way that bisects the central portion of the project.” It further states that “because no definitive standards have been established by a federal agency and because the City and SCE have not established setback requirements, potential impacts resulting from the proximity to the high-voltage transmission lines are considered less than significant”.

4-9

SCE is aware that there is concern about the potential health effects of power-frequency electric and magnetic fields, although after 30 years of research, a health hazard has not been established to exist. Notwithstanding the health, safety, and economic benefits of electricity, SCE recognizes and takes seriously its responsibility to help address EMF concerns. In order to better understand EMF and to respond to the current uncertainty, SCE will continue to:

4-10

- Assist the California Public Utilities Commission (CPUC) and other appropriate local, state, and federal governmental agencies in the development and implementation of reasonable, uniform regulatory guidance.
- Provide balanced, accurate information to our employees, customers and public agencies, including EMF measurements and consultation to our customers upon request.
- Take appropriate no-cost and low-cost steps to minimize field exposures from new facilities and continue to consult and advise our customers with respect to existing facilities, subject to CPUC guidance.
- Support appropriate research programs to resolve the key scientific questions about EMF.
- Research and evaluate occupational health implications and provide employees who work near energized facilities with timely, accurate information about field exposures in their work environment.

4-10

We look forward to working with you as you develop the Final EIR, which we hope will address the issues we have raised. SCE does have the capacity to serve this project and will be working with the developer to facilitate the design and subsequent construction of relevant and needed electrical infrastructure. If you have any questions or seek clarifications, please contact me at (909) 930-8501. Thank you.

4-11

Sincerely Yours,



Neiland Derry
Region Manager

Letter 4. Neiland Derry, Southern California Edison**Response 4-1**

These comments repeat information from the DEIR and do not raise any environmental issues. SCE's initial opportunity for review and comment occurred with receipt of the City's Notice of Preparation and CEQA Initial Study for this project in May, 2004. However, the City has no record of any comments from SCE in response to the NOP.

Response 4-2

See Response 2-1. These comments do not raise any significant environmental issues.

Response 4-3

See Response 2-1. Improvements within SCE rights-of-way will be located so as not to impede SCE's facility maintenance abilities and needs. Note that project Tentative Tract Map 13792 contains a condition of approval (Engineering Department #2.16) requiring SCE approval for park/trail improvements proposed within their right-of-way. Moreover, no conservation easements over SCE right-of-way would be filed without property owners consent.

Response 4-4

There are currently 66 kV lines located on the south side of Riverside Drive and the north side of Chino Avenue. With the proposed development, both sets of poles will require relocation. The poles will be relocated adjacent to the widened streets - essentially from within one public right-of-way to another expanded right-of-way. Since this entire area is planned for development, the relocation of these lines would result in no further environmental impacts over those already addressed in the DEIR.

Response 4-5

See Response 4-4 concerning lines to be relocated along Riverside Drive and Chino Avenue. City staff is unaware of the need for any other new or relocated transmission line routes. SCE has not identified the need for any new transmission routes necessary to serve this project or any other projects in the New Model Colony (NMC).

Response 4-6

Beyond the need for relocated poles along Riverside Drive and Chino Avenue, City staff is unclear as to what new relocated power line this comment refers to. As noted in Response 4-5, staff is unaware of the need for any new SCE facilities to serve this site.

Response 4-7

City staff is unaware of any need to modify the existing substation. SCE has not identified the need to modify the substation to serve this project or, for that matter, any projects in the NMC. SCE notes in the last paragraph of its letter that adequate capacity is available to serve this project. As the City is unaware of any facility relocations or modifications that would result in significant environmental impacts, no mitigation measures are identified.

Response 4-8

Please see Response 2-2.

Response 4-9

It is not the DEIR's intent to imply that SCE has authority to promulgate setback requirements applicable to residential uses. The DEIR on page 5.5-12 indicates that SCE does not have published standards regulating development adjacent to high-voltage transmission line rights-of-way. The DEIR concludes that potential impacts resulting from proximity to the high voltage transmission lines are less than significant, and no setbacks are necessary.

Response 4-10

These comments do not address the DEIR. SCE's actions are noted.

Response 4-11

This comment indicates SCE has available capacity to serve the proposed project. Copies of plans requested by SCE will be submitted by the developer to facilitate SCE review and provision of electrical service to the project site.

**SECTION 4:
SUMMARY OF CHANGES AND ADDITIONS TO DRAFT EIR**

There have been no changes or additions to the Draft EIR in response to comments received during the public comment period.

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SECTION 5: MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires public agencies to develop monitoring programs for the purpose of ensuring compliance with those mitigation measures adopted as conditions of project approval in order to mitigate or avoid significant environmental effects identified in environmental impact reports. Mitigation measures identified within this EIR have been described in sufficient detail to provide the necessary information to identify 1) the actions to be taken to reduce each significant impact, 2) the parties responsible for carrying out the mitigation measure, and 3) the timing of implementation of each mitigation measure.

A mitigation monitoring program, incorporating the mitigation measures set forth in the EIR as modified by this Response to Comments document, will be adopted at the time of certification of the Final EIR.

A Mitigation Monitoring and Reporting Program (MMRP) for the Edenglen Approved EIR Development Plan is presented in Table 1-1. The purpose of the MMRP is to provide a framework outlining the implementation steps for each mitigation measure in the approved EIR.

The MMRP identifies the timing and responsible party for implementation of each mitigation measure. In addition, the MMRP provides a format to document that each mitigation measure has been implemented and a monitoring loop for tracking performance of each mitigation measure.

**Table 5-1
Edenglen Project Mitigation Monitoring and Reporting Program**

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
Hydrology and Water Quality	Short-term water quality and erosion control	HWQ-1. All development shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Stormwater Permit requirements to the satisfaction of the City of Ontario. Applicable BMP provisions shall be incorporated into the NPDES Permit.	Prior to issuance of Grading Permits; and, during grading	Developer and City of Ontario City Engineer			
Hydrology and Water Quality	Long-term water quality	HWQ-2. Individual projects within the specific plan area shall be reviewed by the City of Ontario for the inclusion of appropriate structural and non-structural Best Management Practices (BMPs) to control stormwater discharges to ensure compliance with the State and federal water quality requirements. Structural controls may include, but are not limited to filtration, common area efficient irrigation, common area runoff-minimizing landscape design, velocity dissipation devices, oil/grease separators, inlet trash racks, and catch basin stenciling. Non-structural BMPs can include education for property owners, tenants and occupants, activity restrictions, common area landscape management, litter control, and catch	Prior to approval of grading plans for each individual project	Developer and City of Ontario City Engineer			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		<p>basin inspection, BMP maintenance; and street sweeping.</p> <p>The following are examples of BMPs that may be included within NPDES permit requirements for individual projects:</p> <ul style="list-style-type: none"> • Use of sand bags and temporary desilting basins during project grading and construction during the rainy season (October through April) to prevent discharge of sediment-laden runoff into stormwater facilities. • Installation of landscaping as soon as practicable after completion of grading to reduce sediment transport during storms. • Hydroseeding soil binders or other measures to retain soil on graded building pads if they are not built upon before the onset of the rainy season. • Incorporation of structural BMPs (e.g., grease traps, debris screens, continuous deflection separators, oil/water separators, drain inlet inserts) into the project design to provide detention and filtering of contaminants in urban runoff from the developed site prior to discharge to stormwater facilities. • Stenciling of catch basins and other publicly visible flood control facilities with the phrase “No Dumping-Drains to the Ocean.” 					

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
Hydrology and Water Quality	Short-term water quality and stormwater flows for residential project components	HWQ-3. Prior to the issuance of a grading permit or construction permit for the residential component, whichever would occur first, the City Engineer shall determine whether a temporary water quality/stormwater detention basin or other treatment BMP shall be required on-site. Plans shall be submitted to the City Engineer identifying the location and size of the temporary water quality/stormwater detention basin or other treatment BMP. The City Engineer shall also approve the location and size of an on-site, temporary water quality/stormwater detention basin on the eastern portion of the project site serving the commercial component. These basins will be required to be sized to accept 100 percent of excess stormwater flows from the western and eastern portions of the project site, respectively. Excess stormwater flows is defined as the quantity of additional run-off from a 100-year storm event caused on the impervious surface on the project site over and above existing conditions. Based on a preliminary hydrologic analysis, the temporary water quality/stormwater detention basin is anticipated to be approximately 2-1/2 acres in area. These basins shall be designed in accordance with the applicable standards of the State Water	Prior to the issuance of a grading permit or construction permit for the residential component, whichever would occur first	Developer and City of Ontario City Engineer			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		Resources Control Board Construction Storm Water Permit, the Regional Water Quality Control Board, Santa Ana Region, Area-Wide Urban Storm Water Runoff Permit, the San Bernardino County Flood Control District, and the City of Ontario.					
Hydrology and Water Quality	Source reduction for pollutants in urban runoff. (Long-term water quality)	<p>HWQ-4. The City of Ontario shall review subsequent development projects within the specific plan area for the application of Best Management Practices (BMPs) to reduce water pollution from urban runoff in accordance with regulatory requirements. Among the source-reduction BMPs that may be required by the City of Ontario for application to such projects are the following:</p> <ul style="list-style-type: none"> • Animal waste reduction • Exposure reduction • Recycling/waste disposal • Parking lot and street cleaning • Infiltration (exfiltration) devices • Oil and grease traps • Sand traps • Filter strips • Regular/routine maintenance • Maintenance of detention facilities should be provided by the homeowners' association. <p>The specific measures to be applied shall be determined in conjunction with review of required project hydrology and hydraulic studies, and</p>	Prior to approval of grading plans for subsequent development projects	Developer and City of Ontario City Engineer			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		shall conform to City of Ontario standards and the standards of the County's Municipal Stormwater Permit, under the NPDES program.					
Biological Resources	Burrowing Owl (Species of Special Concern)	BR-1. Not less than two weeks and not more than four weeks prior to the commencement of any ground-disturbing activities, a survey for Burrowing owls will be conducted to document their presence or absence. If Burrowing owls are documented to be present on the project site, they will be physically relocated to an established preserve relocation site.	Two to four weeks prior to commencement of ground-disturbing activities	Developer, City of Ontario Planning Director and City Engineer			
Biological Resources	Delhi Sands Flower-loving Fly Protocol Survey and mitigation fee (Federal Endangered Species)	BR-2. Prior to approval of any development plans for the eastern half of the project site relating to the commercial component, conduct consecutive, 2-year focused protocol DSF surveys shall be conducted for the eastern half of the project site, relating to the commercial component, in conformance with published USFWS protocols to confirm the absence of DSF from the project site. Should DSF occur on the project site, require the developer of the eastern half of the project site to pay the Habitat Mitigation Fee or acquire replacement habitat.	Prior to approval of development plans for the eastern half of the project site	Developer, City of Ontario Planning Director and USFWS			
Biological Resources	Nesting Survey and biological monitor (Migratory Bird Habitat)	BR-3. Removal of this windrow must be accomplished in a manner that avoids impacts to active nests during the breeding season. If the	During one week prior to tree removal, between January 15 and	Developer, Contractor, City of Ontario Planning Director,			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		windrow is entirely removed between September 1 and January 14, no surveys or monitoring will be required. If removal of this windrow must be performed between January 15 and August 31, a nesting bird survey must be conducted one week prior to commencing tree removal. If any active nests are detected within the windrow, a 100-foot wide buffer area around the nest(s) will be flagged, and will be avoided until the nesting cycle is complete or it is determined that the nest(s) has failed. In addition, a qualified biological monitor will be present on the site to monitor tree removal or other construction activity in the vicinity of nest sites to assure that active nests are not disturbed.	August 31, and until the nesting cycle is complete or nests determined to have failed, active nests would be protected	and City of Ontario Building Official			
Biological Resources	Waterfowl and Raptor Conservation Area Habitat Mitigation Fee	BR-4. Require the developer of the Edenglen Project to pay a Habitat Mitigation Fee of \$4,320 per net acre to the City of Ontario toward the development of the Waterfowl and Raptor Conservation Area, which would be based on the percentage of land area of the NMC that is occupied by the project site, as approved by the City of Ontario.	Prior to approval of grading plans	Developer and City of Ontario City Engineer			
Biological Resources	Open Space for Federal Endangered and Sensitive Species	PDF-4. Approximately 12 acres, or 94 percent, of the SCE Corridor will be retained in its existing open space condition and available for the Delhi	Prior to approval of grading plans	Developer and City of Ontario City Engineer			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		Sands flower-loving fly and Burrowing owl.					
Geology and Soils	Seismic-related structural design	GS-1. Structural design shall conform to the seismic related recommendations of the geotechnical consultant. These recommendations shall be reviewed and be approved by the City of Ontario.	Prior to approval of grading plans and building plans	Developer and City of Ontario City Engineer and Building Official			
Geology and Soils	Seismic-related structural design	GS-2. Seismic related structural design shall conform to applicable recommendations from the Structural Engineers Association of California.	Prior to approval of building plans	Developer and City of Ontario Building Official			
Geology and Soils	Seismic-related structural design	GS-3. Seismic related structural design shall conform to applicable sections of the California Building Code.	Prior to approval of building plans	Developer and City of Ontario Building Official			
Geology and Soils	Seismic-related structural design	GS-4. Seismic related structural design shall conform to applicable sections of the Uniform Building Code.	Prior to approval of building plans	Developer and City of Ontario Building Official			
Geology and Soils	Soil stability	GS-5. As part of the site grading and prior to the commencement of building construction, unconsolidated fill materials, organic rich soils having an organic content greater than 3%, and manure shall be excavated and removed off-site and shall be replaced with engineered fill.	During site grading and prior to commencement of building construction	Developer, City of Ontario Building Official, City Engineer			
Geology and Soils	Corrosive soils	GS-6. Soils shall be tested to determine their corrosive potential. If corrosive soils are proven to be located on-site, all concrete that	At the conclusion of site grading and prior to the commencement of	Developer, City of Ontario Building Official			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		comes into contact with corrosive soil shall be designed based on Table 19-A-4 of the Uniform Building Code. All metals that come into contact with corrosive soils shall be protected according to the recommendations of a corrosion engineer.	building construction				
Geology and Soils	Expansive soils	GS-7. At the conclusion of site grading and prior to the commencement of building construction, soils at the finished grade elevation shall be tested to determine their expansion index.	At the conclusion of site grading and prior to the commencement of building construction	Developer, City of Ontario Building Official			
Geology and Soils	Expansive soils	GS-8. At the conclusion of site grading, if the tested soils at the finished grade elevation exhibit a low, or higher, potential for expansion, the following construction measures shall be implemented: stiffened foundation design in accordance with the Uniform Building Code; deepened footings; and pre-saturation of the building pad to a specified moisture content.	At the conclusion of site grading, if the tested soils at the finished grade elevation exhibit a low, or higher, potential for expansion	Developer, City of Ontario Building Official			
Hazards	Hazardous Materials including lead and asbestos	HM-1. Prior to the issuance of permits by the City for any structural demolition activities on the project site, the project developer will be required to submit documentation to the City Building Department that asbestos and lead-based paint issues are not applicable to their property or that appropriate remediation actions will be undertaken to correct any	Prior to issuance of structural demolition permits by the City	Developer, City of Ontario Building Official			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		lead-based paint or asbestos issues, in conformance with the regulations of the South Coast Air Quality Management District and the State of California, Division of Occupational Health and Safety.					
Hazards	Hazardous Materials including Methane	HM-2. Subsequent to grading activities, testing for the presence of methane in the soil shall be performed. This testing shall conform to applicable City standards. If methane is detected, mitigation would include the installation of under-slab methane vents, methane barrier, and sealing utilities in locations where they enter a structure and penetrate the methane barrier.	Subsequent to grading activities and prior to construction of building foundations	Developer, Contractor, and City of Ontario Building Official			
Hazards	Phase 1 Environmental Site Assessment for risk of exposure to hazardous materials	HM-3. Prior to approval of a discretionary permit or approval for development of uses on the eastern half of the project site, such as a parcel map or tentative tract map, a Phase 1 Environmental Site Assessment (ESA) shall be conducted and the results of that ESA implemented. The Phase 1 ESA shall be provided to the City and shall be included in any CEQA analysis prepared in connection with the consideration of a discretionary approval for development of the eastern half of the project site.	Prior to approval of a discretionary permit or approval for development of uses on the eastern half of the project site, such as a parcel map or tentative tract map	Developer, City of Ontario Planning Department, City Engineer			
Transportation and Circulation	Traffic System Management	T-1. The applicant shall pay their proportionate share (prior to building	At the time of Tentative Tract	Developer, and City Engineer			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		<p>permit issuance) for or install (prior to occupancy of any structure) the following transportation improvements needed to serve the project. The determination of whether the payment of proportionate share or installation of the improvements is required shall be made by the City Engineer at the time of Tentative Tract Map approval. The method for determining proportionate share is identified in Tables 10 and 13 of the Six Specific Plan Traffic Impact Analysis.</p> <ul style="list-style-type: none"> • Mill Creek and Riverside Drive intersection - Provide an eastbound through only lane. • Milliken Avenue and Riverside Drive intersection - Provide eastbound and westbound left-turn protected phasing, eastbound right-turn only lane with overlap phasing, eastbound left-turn only lane, and westbound left-turn only lane. • Archibald Avenue and Riverside Drive intersection - Provide a southbound through only lane and an eastbound right-turn only lane. • Haven Avenue and Riverside Drive intersection - Provide northbound and southbound left-turn protected phasing and provide northbound free-flowing right-turn only lane. • Milliken Avenue and SR-60 	Map approval				

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		eastbound ramps - Restripe eastbound shared left-turn/right-turn lane as a free-flowing right-turn only lane. <ul style="list-style-type: none"> • Vineyard Avenue between Riverside Drive and Schaeffer Avenue - Add roadway segment. • Hellman Avenue between Riverside Drive and Schaeffer Avenue - Add roadway segment. • Haven Avenue between Edison Avenue and Merrill Avenue - Add roadway segment. • Chino Avenue between Haven Avenue and Mill Creek Avenue - Add roadway segment. 					
Transportation and Circulation	City of Ontario Traffic Impact Fee Program	T-2 Prior to the issuance of a building permit for the commercial component, the project applicant shall pay the proportionate share for the following transportation improvement in conformance with the City of Ontario’s Traffic Impact Fee Program. The method for determining the proportionate share is identified in Tables 10 and 13 of the Six Specific Plan Traffic Impact Analysis. <ul style="list-style-type: none"> • Primary access intersection C-2 (on Milliken Avenue between Chino Avenue and Riverside Drive) - provide signal. 	Prior to the issuance of a building permit for the commercial component	Developer, City Engineer			
Noise	Project conformance with City Noise	N-1. Install an eight-foot backyard perimeter wall at the edge of the pad for homes that back up onto	Prior to issuance of Building Occupancy Permits	Developer, and City Building Official			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
	Ordinance	Riverside Drive and the northern half of Mill Creek Avenue.					
Noise	Project conformance with City Noise Ordinance	N-2. Install double-paned windows and extra wall insulation in second story bedrooms of project site dwelling units that are adjacent to Riverside Drive and the northern portion of Mill Creek Avenue.	Prior to issuance of Building Occupancy Permits	Developer, and City Building Official			
Noise	Project conformance with City Noise Ordinance	N-3. Prior to the issuance of a building permit, require an Acoustical Analysis Report to be submitted to the City of Ontario Planning Department that includes the following noise reduction information that adheres to the City of Ontario Noise Ordinance: a description of the interior and exterior noise levels for residential uses on the project site and specific design features and mitigation measures to document compliance with the established City of Ontario noise criteria; identification of the hours of construction in compliance with Section 9-1.3350 of the Ontario Municipal Code; a description of the location of the construction equipment and the distance between the equipment and the affected sensitive receptors; identification of temporary noise attenuation fences; a description of the preferential location of construction equipment; and a description of the use of current	Prior to the issuance of a building permit	Developer, and City Building Official			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		noise suppression technology and equipment.					
Air Quality	Short-term air quality impacts from construction equipment emissions	AQ-1. During construction of the proposed improvements, the applicant will provide on-site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators.	During construction of the proposed improvements	Developer, Contractor, and City Building Official			
Air Quality	Short-term Construction-related emissions of ozone-forming compounds	AQ-2. During construction of the proposed improvements, only low volatility paints and coatings as defined in SCAQMD Rule 1113 shall be used. All paints shall be applied using either high volume low-pressure (HVLP) spray equipment or by hand application.	During construction of the proposed improvements	Developer, Contractor, and City Building Official			
Air Quality	Short Term Construction-related traffic emissions and CO hot spot formation	AQ-3. Prior to construction of the proposed improvements, the project proponent will provide a traffic control plan that will describe in detail safe detours around the project construction site and provide temporary traffic control (i.e. flag person) during concrete transport and other construction related truck hauling activities. This suggested condition is a standard procedural requirement imposed on projects by the City of Ontario and is implemented during the plan check process.	Prior to construction of the proposed improvements,	Developer, Contractor, and City Building Official			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
Air Quality	Short-term emissions from construction equipment generating particulate matter and Ozone-forming compounds	AQ-4. During construction of the proposed improvements, construction equipment will be properly maintained with all maintenance repairs to be completed at an off-site location, including proper tuning and timing of engines.	During construction of the proposed improvements	Developer, Contractor, and City Building Official			
Air Quality	Short-term emissions from construction equipment generating particulate matter and Ozone-forming compounds	AQ-5. During construction of the proposed improvements, all contractors will be advised not to idle construction equipment on site for more than ten minutes.	During construction of the proposed improvements	Developer, Contractor, and City Building Official			
Air Quality	Short-term dust control for particulate matter	AQ-6. Prior to construction of the proposed improvements, the applicant will provide the City of Ontario and the South Coast Air Quality Management District (SCAQMD) with a project specific dust control plan for review and approval. The dust control plan shall be consistent with the methodology found in the SCAQMD publication titled "Rule 403 Implementation Handbook" and will include Best Available Control Measures (BACM) that include application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved	Prior to construction of the proposed improvements	Developer, Contractor, City Building Official, and SCAQMD			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. Implementation of the project specific dust control plan and BACMs will take place during construction of the proposed improvements.					
Air Quality	Short-term emissions from construction equipment generating particulate matter and Ozone-related compounds	AQ-7. Construction equipment “run time” shall be limited to no more than a total of 8 hours of work every day.	During grading and construction of the proposed projects	Developer, Contractor, and City Building Official			
Air Quality	Long-term mobile source emissions	AQ-8. The project proponent shall consult with the local transit authority to assess the location of an onsite bus stop and the need for bus benches, bus stop signs and other required infrastructure needed to implement a bus stop. Prior to occupancy of the proposed project, the project proponent will construct the required transit stop infrastructure at the location designated by the local transit authority.	Prior to building occupancy	Developer, Contractor, and City Building Official			
Air Quality	Long-term mobile source emissions	AQ-9. The project proponent shall provide street lighting on all onsite residential streets, pedestrian paths,	Prior to issuance of building and improvement	Developer, Contractor, and City Building			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		and transit stops, to encourage residents to walk to local destinations including onsite commercial shopping and employment centers.	permits	Official			
Public Services	School Impact Fees for increased school enrollment	S-1. Prior to the issuance of building permits or grading permits, the project applicant shall pay developer impact fees to the Mountain View School District and Chaffey Joint Union High School District in accordance with Section 65995 of the California Government Code for the proposed dwelling units.	Prior to the issuance of building permits or grading permits	Developer, Contractor, and City Building Official, Mountain View School District, Chaffey Joint Union High School District			
Cultural Resources	Archaeological resources or Native American resources found during grading and construction	CR-1. Prior to issuance of a grading permit, the project sponsor shall provide written evidence to the City of Ontario that a qualified archaeologist, experienced with Native Americans and Native American resources, has been retained to observe grading activities and conduct salvage excavation of any archaeological resources or Native American resources that are discovered. The archeologist shall be present at the pre-grading conference, shall, establish procedures for archaeological resource surveillance, and shall establish procedures for temporarily halting or redirecting work in order to permit the sampling, identification and evaluation of the	Prior to issuance of a grading permit	Developer, Contractor, and City Building Official			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		artifacts. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the City of Ontario. If the archeological resources or Native American resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the City of Ontario, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City of Ontario.					
Cultural Resources	Paleontological Resources found during grading and construction	CR-2. Prior to issuance of a grading permit, the project sponsor shall provide written evidence to the City of Ontario that a qualified paleontologist has been retained to observe grading activities and salvage any discovered fossils. The paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resource surveillance, and shall establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the fossils. If major paleontological resources are discovered which require long term redirecting of grading, the paleontologist shall report such findings to the City of Ontario. The paleontologist shall	Prior to issuance of a grading permit	Developer, Contractor, and City Building Official			

Impact Category	Impact/Issue	Mitigation Measures	Implementation Timing	Responsible Party	Verification of Compliance		
					Signature	Date	Remarks
		determine appropriate actions, in cooperation with the applicant, which ensure proper exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the City of Ontario.					
Cultural Resources	Human remains found during construction	CR-3. If human remains are discovered during construction related activities, in conformance with California Health and Safety Code Section 7050.5, disturbance of the immediate area shall be halted until the San Bernardino County Coroner has made a determination regarding the origin and disposition as required by California Public Resources Code Section 5097.98. If encountered remains are determined to be of Native American origin, the Native American Heritage Commission shall be notified.	During construction related activities	Developer, Contractor, and City Building Official			
Cultural Resources	Cultural Resources Survey Report prepared by a certified archaeologist for the east half of the project site relating to the commercial component	CR-4. Prior to the issuance of a grading permit on the east half of the project site relating to the commercial component, the applicant of such development shall provide a cultural resources survey report prepared by a certified archaeologist. This report shall include recommendations for the disposition of any significant finds, including implementation of mitigation measures CR-1, CR-2, and CR-3.	Prior to the issuance of a grading permit on the east half of the project site relating to the commercial component,	Developer, City Building Official			

PLANNING COMMISSION STAFF REPORT



DATE: September 13, 2005

FILE NO.: PGPA03-005

SUBJECT: A request to amend the New Model Colony General Plan to reassign the locations of Low, Medium and High Density Residential land use designations within Subarea 7 of the New Model Colony.

LOCATION: Generally located on the south side of Riverside Drive, north of Chino Avenue, west of the SCE corridor, and east of Mill Creek Avenue (APN No: 218-171-23 and 16).

APPLICANT: Brookfield Homes

PROPERTY OWNERS: Jack & Betty Pinheiro and Pinheiro Family Trust

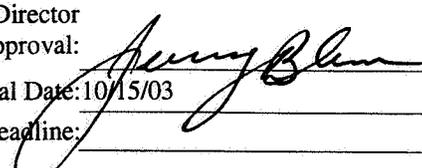
I. RECOMMENDATION:

That the Planning Commission recommend the City Council approve General Plan Amendment File No. PGPA03-005 and certification of the Environmental Impact Report, including a Statement of Overriding Considerations.

II. SITE CHARACTERISTICS:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning</i>
<i>Site</i>	Dairy/Agriculture	Low, Med & High Residential	SP (AG)
<i>North</i>	Low Density Residential	Low Density Residential	SP
<i>South</i>	SCE Substation	Industrial, Business Park	SP (AG)
<i>East</i>	Dairy/Agriculture	Community Commercial, Light Industrial	SP (AG)
<i>West</i>	Colony High School	Schools	SP (AG)

Case Planner: Rudy Zeledon, Senior Planner

Planning Director Approval: 

Submittal Date: 10/15/03

Hearing Deadline: _____

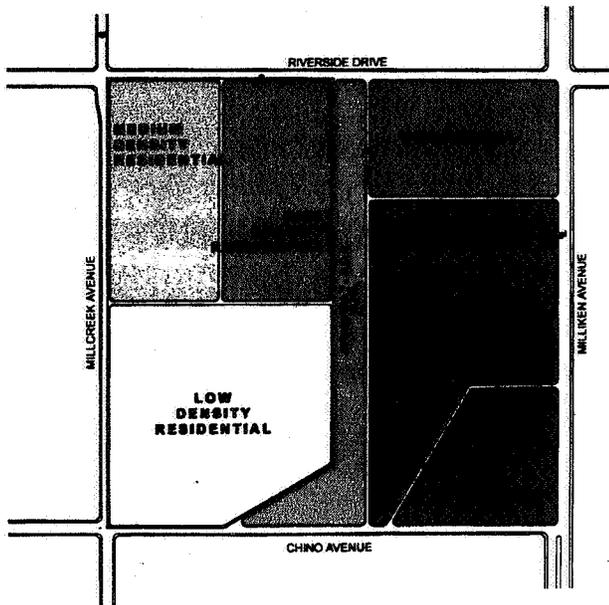
Hearing Body	Date	Decision	Action
DAB	9/7/05		Recommend
ZA			
PC	9/13/05		Recommend
CC			Final

III. PROJECT BACKGROUND:

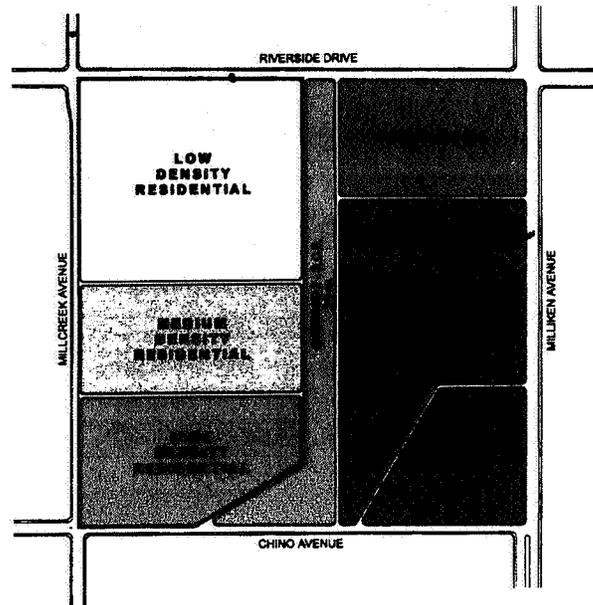
In 1998, the City of Ontario prepared and adopted the Sphere of Influence General Plan Amendment. On November 30, 1999, the City of Ontario annexed the 8,200-acre Sphere of Influence as the New Model Colony. The Pre-Zoning Ordinance adopted by the City Council on April 20, 1998, designates the entire Sphere of Influence area as SP, (Specific Plan District). The zoning designation of SP requires the area be developed with a series of Specific Plans that carry out the objectives of the SOI General Plan, with land uses consistent with the approved General Plan. Since then, eight Specific Plans have been submitted. The Edenglen Specific Plan is the first of the eight to move forward in the entitlement process. The proposed General Plan Amendment (File No. PGPA03-005) has been submitted concurrently with the Edenglen Specific Plan.

IV. PROJECT DESCRIPTION:

The Edenglen Specific Plan (File No. PSP03-005) addresses 160 acres, comprising Subarea 7 of the New Model Colony. The General Plan designates the western portion of Subarea 7 for residential uses (low, medium and high density) and the eastern portion for commercial, industrial/business park and green belt uses. Brookfield Homes is requesting to amend the General Plan to reassign the locations of the Low, Medium and High Density Residential land use designations within Subarea 7.



EXISTING GENERAL PLAN USES



PROPOSED GENERAL PLAN USES

V. STAFF ANALYSIS:

In the early workshops and neighborhood meetings for the Edenglen Specific Plan, residents from the Creekside Community expressed concerns about the NMC General Plan land use designation of Medium and High Density Residential along the south side of Riverside Drive within Subarea 7.

The long term "vision" of the General Plan for the NMC is the creation of a high quality environment where residents can live, work, shop and play with a sense of individual, distinct neighborhoods. In response to resident concerns and to create a plan that would implement the General Plan "vision" for the NMC, the Applicant has submitted a General Plan Amendment.

The General Plan Amendment proposes to reassign the General Plan Land Use distribution of Low, Medium and High Density Residential land use areas within Subarea 7. The land use distribution will follow a hierarchy of residential densities that places the Low Density Residential within the northerly half of Subarea 7, transitioning to Medium and High Density Residential densities to south. The General Plan Amendment will not increase the maximum development capacity of 584 residential or change any other land use component as established by the General Plan for Subarea 7. Conversely, the General Plan Amendment will help to implement the traditional planning concepts for residential neighborhoods established by the General Plan and the Edenglen Specific Plan.

VI. ENVIRONMENTAL REVIEW:

In conjunction with the adoption of the General Plan Amendment ("NMC GPA") in 1998, the City Council certified an Environmental Impact Report ("EIR") for the New Model Colony (formerly the Ontario Sphere of Influence or "SOI"). The NMC EIR identified many areas that might have a potentially significant impact on the environment. These areas included: 1) Housing; 2) Geological Resources; 3) Water Resources; 4) Transportation/Circulation; 5) Risk of Upset/Hazardous Materials; 6) Noise; 7) Public Services; 8) Utilities; 9) Cultural Resources; 10) Aesthetics; and 11) Airport Environs. Through the EIR process these potential impacts were analyzed, revisions were incorporated into the plan and/or mitigation measures were identified that reduced the potential environmental impacts to a level that was less than significant.

The NMC EIR also identified several potential impacts that, even with revisions and/or mitigation measures, could not be reduced to a level of less than significant. These areas included:

- Land Use/Agriculture – The NMC GPA will result in the permanent conversion of existing dairies, agricultural uses, and open space to urban uses. Of the 8,200 acres within the NMC, 3,000 acres are identified as prime agricultural land by the State;
- Air Quality – Development of the NMC will result in both short term (construction) and long term (automobile emissions) impacts to a region that already exceeds (non-attainment of) federal and State standards for certain air pollutants;

- Utilities (Solid Waste) – Development of the NMC will contribute to the exceedance of capacity at designated landfills.
- Biological Resources – The existing dairy and agricultural uses support a diversity of wildlife, especially birds. Impacts to waterfowl habitat, raptor habitat and sensitive species are considered significant;

While these impacts will be significant and unavoidable, the City determined that the benefits of the NMC development outweigh the potential unavoidable, adverse impacts of the plan. As a result, the City adopted a Statement of Overriding Considerations for those impacts that could not be fully mitigated to a level of less than significant.

Even though an EIR was prepared for the NMC GPA, the analyses focused on the program or “big picture” impacts associated with development. With the submittal of the Edenglen Specific Plan, staff is charged with evaluating the potential impacts of development at the project level. Staff completed an Initial Study for the project and determined that an EIR should be prepared for the Edenglen Specific Plan. Through the Initial Study preparation and scoping meeting discussion, an EIR was prepared addressing the following issues:

- Agriculture – Approximately 71 of the 160 acres within the Edenglen Specific Plan are designated as “Prime Farmland” by the Department of Conservation;
- Hydrology and Water Quality – The EIR addresses potential impacts to water quality, including requirements to comply with the recently adopted Water Quality Management Plan (WQMP) for San Bernardino County and the National Pollution Discharge Elimination System (NPDES);
- Biological Resources – Site specific investigation was conducted to determine if any endangered, threatened or species of special concern were present on the site and, if present, determine whether they would be impacted by the proposed development;
- Geology and Soils – The EIR analyzed the potential impacts associated with seismic events, soil erosion, unstable geologic units, and expansive soils;
- Hazards – Areas of discussion include the potential for methane gas in manure and organic soils, the proximity to the Southern California Edison transmission lines (electromagnetic fields), and soil contamination;
- Transportation and Circulation – While several traffic studies have been completed that look at the overall transportation/circulation network, the EIR focuses on impacts to the existing network and improvements necessary to maintain acceptable levels of service on the streets;

- Noise – The EIR analyzes the potential noise impacts (both interior and exterior levels) anticipated during construction and upon build-out (from vehicles) of the New Model Colony;
- Air Quality – Air quality analyses were conducted for both construction (short term) and long term operations. As the Inland Empire is located in a non-attainment area for certain emissions, the potential emissions are compared with State and federal thresholds of significance;
- Public Services – There are minimal existing public services within the NMC. The EIR evaluates potential impacts to existing services (including schools, parks, libraries, etc.) and identifies the need for new and/or expanded services to the project site;
- Utilities – Many of the utilities (sewer, water, storm drain, gas, electricity, etc.) existing in the NMC are sized to accommodate the existing agricultural uses. The EIR identifies the improvements necessary to serve the site both short and long term; and
- Cultural Resources – Site record surveys were conducted to determine any potential impacts to cultural resources.

The Edenglen Specific Plan EIR evaluates each of these various areas and identifies mitigation measures and/or revisions to the plan to lessen the level of significance. With the implementation of the various mitigation measures, many of the potential adverse impacts can be reduced to a level of less than significant. Of the 11 areas considered by the EIR, all but five of the impact areas were mitigated a level of less than significant. The five remaining impact areas, even with the mitigation measures, could no be reduced to less than significant, resulting in some impacts remaining potentially significant and unavoidable. These areas include:

- Air Quality – Emissions of ROC, NOx, CO, and PM10 will remain significant and unavoidable. This analysis is consistent with the analysis prepared for the NMC GPA EIR, for which the benefits of the project were considered to outweigh the potential impacts and a Statement of Overriding Considerations was adopted by the City Council;
- Agriculture – The development will result in the permanent conversion of agricultural uses and lands to urban uses. This conclusion is consistent with that of the NMC GPA EIR, for which the benefits of the project were considered to outweigh the potential impacts and a Statement of Overriding Considerations was adopted by the City Council;
- Traffic – Because only a portion of the ultimate street network will be constructed with the project, there will be short-term, significant impacts at two intersections (Milliken Avenue/Riverside Drive and Milliken Avenue/Chino Avenue). Once the ultimate street improvements are installed, however, these intersections will operate at acceptable levels of service;

- Biological Resources – While not currently occupied by the Delhi Sands Flower-Loving Fly (DSF), the site is underlaid with Delhi series soil that could be potential habitat for the DSF. The loss of this land is considered a cumulatively significant impact. The NMC GPA EIR also identified the loss of habitat as a significant and unavoidable impact. The City Council determined that the benefits of the project outweighed the potential impacts and adopted a Statement of Overriding Considerations; and
- Utilities – The project will contribute to the cumulatively significant impact to solid waste facilities. This is consistent with the analysis prepared for the NMC GPA EIR for which the benefits of the project were considered to outweigh the potential impacts and a Statement of Overriding Considerations was adopted by the City Council.

While mitigation of all potential impacts to a level of less than significant is desirable, the fact that five areas will remain significant and unavoidable is not unexpected. The identification of these areas as significant and unavoidable validates the work previously completed for the NMC GPA. Staff continues to believe that the benefits of the proposed development outweigh the potential impacts associated with it. Therefore, staff recommends the Planning Commission recommend certification of the EIR to the City and that a Statement of Overriding Considerations be adopted for the project.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE ENVIRONMENTAL IMPACT REPORT FOR FILE NOS. PGPA03-005 AND PSP03-005, SUBJECT TO CERTAIN FINDINGS AND APPROVAL OF A STATEMENT OF OVERRIDING CONSIDERATIONS

WHEREAS, the Environmental Impact Report (EIR) for File Nos. PGPA03-005 and PSP03-005 has been prepared in accord with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Ontario Guidelines for implementation of CEQA; and

WHEREAS, the EIR for File Nos. PGPA03-005 and PSP03-005 consists of the Draft EIR and the comments and responses to comments made on the Draft EIR; and

WHEREAS, the EIR for File Nos. PGPA03-005 and PSP03-005 was circulated for a 45-day public review period and a notice of its availability was published in a local newspaper and posted in the Office of the Clerk of the Board of Supervisors of San Bernardino County; and

WHEREAS, copies of the Draft EIR were distributed to the Planning Commission, City departments, and federal, state, regional, local, and other agencies and individuals; and

WHEREAS, the EIR for File Nos. PGPA03-005 and PSP03-005 has been prepared to address the environmental effects of an Amendment to reallocate the land use designations of Low, Medium and High Density Residential within the site bounded on the north by Riverside Drive, on the south by the future extension of Chino Avenue, on the east by the SCE corridor and on the west by Mil Creek Avenue and a Specific Plan (Edenglen Specific Plan) to establish land use designations, development standards, and design guidelines for 160.6 acres of land within Subarea 7, of the New Model Colony, bounded on the north by Riverside Drive, on the south by the future extension of Chino Avenue, on the east by Milliken/Hamner Avenue and on the west by Mil Creek Avenue; and

WHEREAS, the Draft EIR reviewed and analyzed the following potential environmental impacts:

1. Agriculture – Approximately 71 of the 160 acres within the Edenglen Specific Plan are designated as “Prime Farmland” by the Department of Conservation;
2. Hydrology and Water Quality – The EIR addresses potential impacts to water quality, including requirements to comply with the recently adopted Water Quality Management Plan (WQMP) for San Bernardino County and the National Pollution Discharge Elimination System (NPDES);

3. Biological Resources – Site specific investigation was conducted to determine if any endangered, threatened or species of special concern were present on the site and, if present, determine whether they would be impacted by the proposed development;
4. Geology and Soils – The EIR analyzed the potential impacts associated with seismic events, soil erosion, unstable geologic units, and expansive soils;
5. Hazards – Areas of discussion include the potential for methane gas in manure and organic soils, the proximity to the Southern California Edison transmission lines (electromagnetic fields), and soil contamination;
6. Transportation and Circulation – While several traffic studies have been completed that look at the overall transportation/circulation network, the EIR focuses on impacts to the existing network and improvements necessary to maintain acceptable levels of service on the streets;
7. Noise – The EIR analyzes the potential noise impacts (both interior and exterior levels) anticipated during construction and upon build-out (from vehicles) of the New Model Colony;
8. Air Quality – Air quality analyses were conducted for both construction (short term) and long term operations. As the Inland Empire is located in a non-attainment area for certain emissions, the potential emissions are compared with State and federal thresholds of significance;
9. Public Services – There are minimal existing public services within the NMC. The EIR evaluates potential impacts to existing services (including schools, parks, libraries, etc.) and identifies the need for new and/or expanded services to the project site;
10. Utilities – Many of the utilities (sewer, water, storm drain, gas, electricity, etc.) existing in the NMC are sized to accommodate the existing agricultural uses. The EIR identifies the improvements necessary to serve the site both short and long term; and
11. Cultural Resources – Site record surveys were conducted to determine any potential impacts to cultural resources.

WHEREAS, the final EIR was prepared, including responses to comments received on the Draft EIR, and sent to all federal, state, regional, local, and other agencies and individuals from which comments on the Draft EIR were received; and

WHEREAS, the Planning Commission, having reviewed and considered the information considered in the Draft and Final EIRs, finds that certain specific economic, social or other considerations make infeasible the project alternatives, with the exception of the preferred alternative in that:

1. Alternative 1 – “No Project Alternative” (e.g. existing conditions) – Required for analysis under CEQA, maintains the existing commercial dairy and nursery operations. This alternative would result in similar hydrology and water quality impacts and would achieve only one of the seven objectives of the Edenglen Specific Plan;
2. Alternative 2 – “Agricultural Retention Alternative” – This alternative would maintain the residential and commercial land uses but would replace the 27 acres of business park with agricultural uses. This alternative would result in similar impacts to biological resources; hydrology and water quality; geology and soils; hazards; transportation and circulation; public services; and cultural resources. Further, this alternative would achieve only three of the seven project objectives;
3. Alternative 3 – “No General Plan Alternative” – This alternative maintains the same General Plan designations as the existing General Plan. The impacts of this alternative would be similar to the proposed project and would achieve all seven project objectives. The same land area would be developed as the proposed project; and
4. Alternative 4 – “Reduced Density Alternative” – This alternative would result in the higher density product being developed with lower density products. This would result in similar impacts to agriculture; biological resources; hydrology and water quality; geology and soils; hazards; transportation and circulation; public services; and cultural resources. The alternative would achieve five of the seven alternatives and would utilize the same amount as the proposed project would be developed.

WHEREAS, the Planning Commission has reviewed and carefully considered the information contained in the EIR for File Nos. PGPA03-005 and PSP03-005 and recommends its certification as an objective and accurate document on the basis that it reflects the independent judgement of the City of Ontario in the identification, discussion, and mitigation of the project’s environmental impacts; and

WHEREAS, a Mitigation Monitoring and Reporting Plan has been prepared in accordance with Public Resources Code Section 21881.6; and

WHEREAS, the proposed mitigation measures for air quality, agriculture, traffic, biological resources, and utilities cannot reduce these impacts to an acceptable level; and

WHEREAS, the required findings of Section 15901 of the State CEQA Guidelines can be made for each of the project's significant effects, which effects cannot be reduced to an acceptable level for the following:

1. Air Quality – Emissions of ROC, NO_x, CO, and PM₁₀ will remain significant and unavoidable;
2. Agriculture – The development will result in the permanent conversion of agricultural uses and lands to urban uses;
3. Traffic – Because only a portion of the ultimate street network will be constructed with the project, there will be short-term, significant impacts at two intersections (Milliken Avenue/Riverside Drive and Milliken Avenue/Chino Avenue). Once the ultimate street improvements are installed, however, these intersections will operate at acceptable levels of service;
4. Biological Resources – While not currently occupied by the Delhi Sands Flower-Loving Fly (DSF), the site is underlaid with Delhi series soil that could be potential habitat for the DSF. The loss of this land is considered a cumulatively significant impact; and
5. Utilities – The project will contribute to the cumulatively significant impact to solid waste facilities.

WHEREAS, the contribution of the project in meeting or achieving the goals and objectives of the General Plan as described above outweigh its unavoidable, adverse impacts; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Ontario recommends to the City Council the certification of the Environmental Impact Report for File Nos. PGPA03-005 and PSP03-005 as adequate, subject to the required findings and approval of the Statement of Overriding Considerations and that the associated Mitigation Monitoring Program also be approved by the City Council.

APPROVED AND ADOPTED by the members of the Planning Commission of the City of Ontario this 13th day of September 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Chavez, Chairman
Planning Commission, City of Ontario

I, Jerry L. Blum, Secretary of the Planning Commission of the City of Ontario, do 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 meeting thereof held on the 13th day of September 2005, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jerry L. Blum, Secretary
Planning Commission, City of Ontario

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT APPLICATION, FILE NO. PGPA 03-005, REASSIGNING THE LOCATIONS OF THE LOW, MEDIUM AND HIGH DENSITY RESIDENTIAL LAND USE DESIGNATIONS WITHIN SUBAREA 7 OF THE NEW MODEL COLONY, LOCATED ON THE SOUTH SIDE OF RIVERSIDE DRIVE, NORTH OF CHINO AVENUE, WEST OF THE SCE CORRIDOR, AND EAST OF MILL CREEK AVENUE – APN: 218-171-16 AND 23.

A. Recitals.

1. Brookfield Homes has filed an application for a General Plan Amendment, File No. PGPA03-005, as described in the title of this Resolution. Hereinafter, the subject General Plan Amendment shall be referred to as “the application”.
2. On the 13th day of September 2005, the Planning Commission of the City of Ontario conducted a hearing on the application and concluded said hearing on that date.
3. All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Ontario as follows:

1. The Planning Commission hereby specifically finds that all facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing on September 13, 2005, including written and oral staff reports, together with public testimony, the Planning Commission hereby specifically finds as follows:
 - a. The application applies to the residential land use designations within Subarea 7 of the New Model Colony (NMC) General Plan located on the south side of Riverside Drive, north of Chino Avenue, west of the SCE Corridor, and east of Mill Creek Avenue, with a street frontage of approximately 2,613 feet on Riverside Drive and approximately 5,225 feet along Mill Creek Avenue Avenue, and is presently utilized for dairy and agriculture uses; and
 - b. The property to the north of the subject site is zoned SP (Specific Plan) and is developed with residential uses of the Creekside Community. The property to the south is zoned SP/AG (Specific Plan Agriculture Preserve) and is developed with the SCE Substation. The property to the east is zoned SP/AG (Specific Plan Agriculture Preserve) and developed with agriculture and industrial uses. The property to the west is zoned SP/AG (Specific Plan Agriculture Preserve) and is

A-12

developed with Colony High School and agriculture land; and

c. The General Plan Amendment will change the NMC General Plan land use map distribution of Low, Medium and High Density Residential land use areas within Subarea 7. The land use distribution will follow a hierarchy of residential densities that places the Low Density Residential to the northwest boundary of Subarea 7, followed by the transition of Medium and High Density Residential to south; and

d. The NMC General Plan establishes a maximum development capacity of 584 residential units for Subarea 7. The General Plan Amendment will not increase the total number of dwelling units or change any other land use component as established by the NMC General Plan for Subarea 7.

e. The General Plan Amendment does not conflict with the Land Use Policies of the General Plan and will provide for development, within the district, in a manner consistent with the General Plan and with related development; and

f. This General Plan Amendment will promote the goals and objectives of the Land Use Element of the NMC General Plan for Subarea 7; and

g. This General Plan Amendment will not be materially injurious or detrimental to the adjacent properties and will have a significant impact on the environment or the surrounding properties but the benefits of the project outweighs the potential environmental impacts and a Statement of Overriding Considerations is recommended for the project; and

3. Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the specific findings set forth in paragraphs 1 and 2 above, this Commission hereby concludes as follows:

a. The subject property is suitable for the uses permitted in the proposed district in terms of access, size, and compatibility with existing land use in the surrounding area; and

b. The proposed General Plan Amendment will have significant impacts on the environment nor the surrounding properties but the benefits of the project outweighs the potential environmental impacts and a Statement of Overriding Considerations is recommended for the project; and

c. The proposed General Plan Amendment is in conformance with the NMC General Plan.

4. Based upon the facts and information contained together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that the environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP03-005) Environmental Impact Report. All applicable mitigation measures adopted with the certification by the City Council of the EIR will become a condition of project approval.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3 and 4 above, the Planning Commission hereby recommends approval of File No. PGPA03-005, as shown on the attached Exhibit "A".

6. The Secretary shall certify to the adoption of the Resolution.

APPROVED AND ADOPTED by the members of the Planning Commission of the City of Ontario this 13th day of September 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

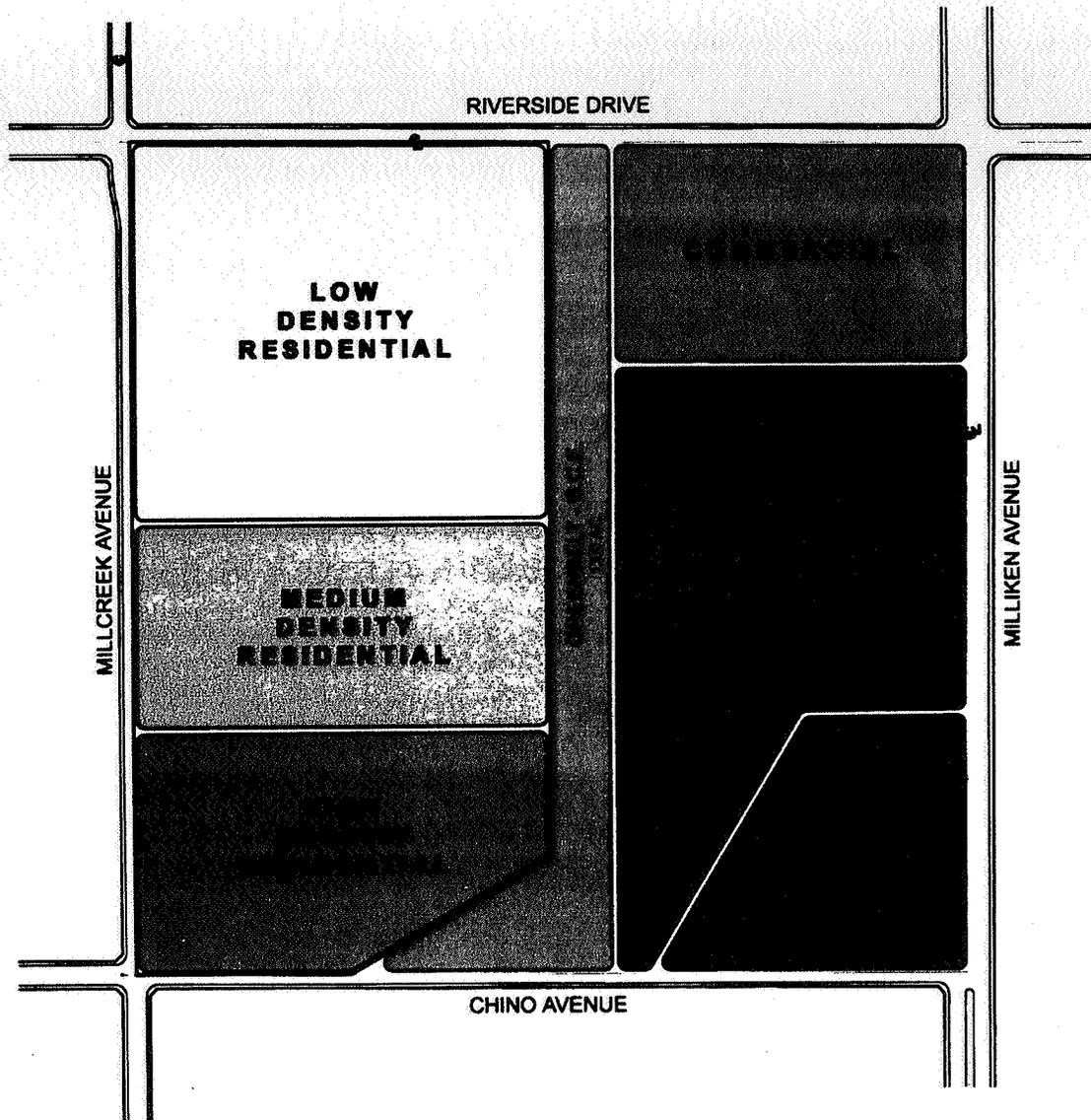
Gabriel Chavez, Chairman
Planning Commission, City of Ontario

I, Jerry L. Blum, Secretary of the Planning Commission of the City of Ontario, do 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 meeting thereof held on the 13th day of September 2005, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jerry L. Blum, Secretary
Planning Commission, City of Ontario

A-14

EXHIBIT "A"



PROPOSED GENERAL PLAN USES

A-15

A-14

PLANNING COMMISSION STAFF REPORT



DATE: September 13, 2005

FILE NO.: PSP03-005

SUBJECT: A Specific Plan (Edenglen) request to establish land use designations, development standards, and design guidelines for 160.6 acres of land within Subarea 7, of the New Model Colony.

LOCATION: Generally located on the south side of Riverside Drive, north of Chino Avenue, west of Milliken Avenue, and east of Mill Creek Avenue (APN No: 218-171-12 through 23).

APPLICANT: Brookfield Homes

PROPERTY OWNERS: Jack & Betty Pinheiro, Riverside Haven Co., Southern California Edison Co., Kasbergen Cornell & Family Living Trust, Pinheiro Family Trust, and Sunshine Growers Nursery Inc.

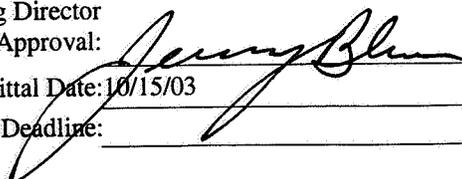
I. RECOMMENDATION:

That the Planning Commission recommend the City Council approve Specific Plan File No. PSP03-005.

II. SITE CHARACTERISTICS:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning</i>
<i>Site</i>	Dairy/Agriculture	Low, Med, High Residential	SP(AG)
<i>North</i>	Low Density Residential	Low Density Residential	SP
<i>South</i>	SCE Substation	Industrial, Business Park	SP (AG)
<i>East</i>	Industrial	Riverside County	Business Park
<i>West</i>	Colony High School	Schools	SP (AG)

Case Planner: Rudy Zeledon, Senior Planner

Planning Director Approval: 

Submittal Date: 10/15/03

Hearing Deadline: _____

Hearing Body	Date	Decision	Action
DAB	9/7/05		Recommend
ZA			
PC	9/13/05		Recommend
CC			Final

III. PROJECT BACKGROUND:

In 1998, the City of Ontario adopted the Sphere of Influence General Plan Amendment. On November 30, 1999, the City of Ontario annexed the 8,200-acre Sphere of Influence as the New Model Colony (NMC). The Pre-Zoning Ordinance adopted by the City Council on April 20, 1998, designates the entire Sphere of Influence area as SP, (Specific Plan District). The zoning designation of SP requires the area be developed with a series of Specific Plans that carry out the objectives of the NMC General Plan. Since then, eight Specific Plans have been submitted. The Edenglen Specific Plan is the first of the eight to move forward in the entitlement process.

The General Plan "vision" for the New Model Colony is to create a high quality environment where residents can live, work, shop and play with a sense of individual neighborhoods. To achieve the "vision" the NMC General Plan established various goals and policies to be achieved by each Specific Plan within the NMC. The goals and policies were created to ensure development in accordance with the organizational principals and standards of the General Plan. The Edenglen Specific Plan has been prepared in conformance with the goals and polices of the General Plan, as outlined within the New Model Colony Policy Matrix in Section 9 of the Edenglen Specific Plan.

IV. PROJECT DESCRIPTION:

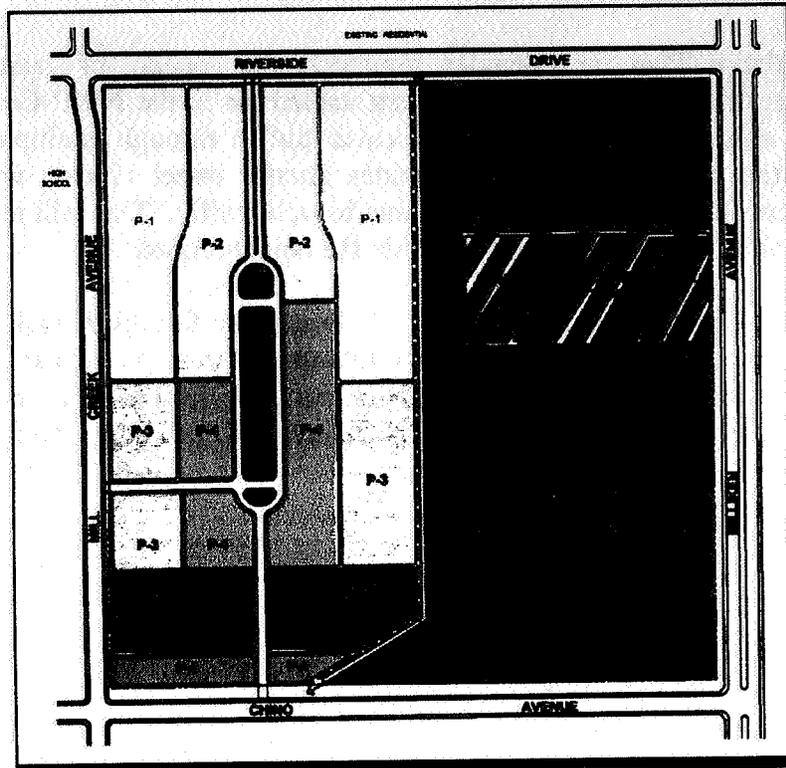
The Edenglen Specific Plan addresses the development of 160 acres of land, comprising Subarea 7 of the New Model Colony. The Specific Plan establishes parameters for the development of Subarea 7. The Plan identifies allowable land uses, maximum development intensity, design guidelines and development standards. In addition, the Specific Plan contains provisions for the construction of public facilities and utilities to serve the project area. Finally, the Specific Plan includes a section identifying the method by which the plan is to be implemented; this is to occur primarily through the City's development process.

V. STAFF ANALYSIS:

The Edenglen Specific Plan establishes the regulations and guidelines, which will govern the development of a master planned community. Edenglen offers a variety of residential housing types, in a traditional neighborhood setting, within walking distance to parks, schools, and shopping, and provides for development of planned commercial retail and business park/light industrial uses. The Specific Plan is comprised of the following land use categories:

- Residential – 80 acres
- Commercial – 20 acres
- Commercial/Business Park Flex Zone – 10 acres
- Business Park/Light Industrial – 26.9 acres
- Parks – 4 acres
- SCE Corridor – 12.8 acres

Exhibit 10 - Land Use Plan



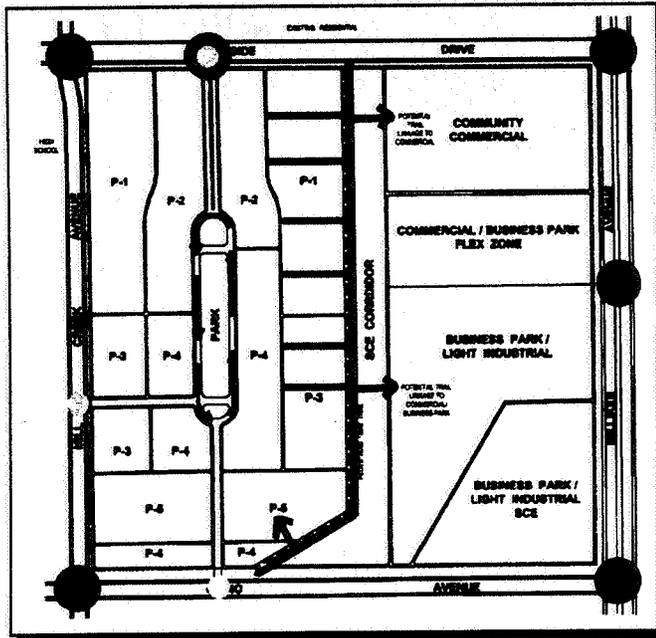
The Edenglen community offers a strong identity for residents and visitors through a traditional approach to street design, architecture, and landscape design elements to reflect a similar ambiance to that of older, traditional, Southern California neighborhoods and Ontario's Historic Districts. To ensure development in accordance with the organizational principals and standards of the General Plan, the Specific Plan is designed to address the following guiding planning principals:

- Connectivity among land uses within the Specific Plan area, surrounding public facilities, and to the existing Ontario community
- Use of traditional development patterns as found in older established neighborhoods in Southern California and Ontario
- Recreational amenities within walking distance of all residential neighborhoods
- Bicycle and pedestrian accessibility and mobility to encourage alternative modes of travel
- Diversity in architectural design
- Diversity of choice of housing types and opportunities to address a variety of lifestyles and economic segments of the marketplace
- Sustainable development practices addressing energy efficiency
- Sustainable development (from City perspective – not included in the Specific Plan) by ensuring adequate levels of service, maintenance, etc. Affects long term value of the project.

A. Circulation Concept

The Circulation Plan for Edenglen reinforces the concept of traditional neighborhood design. The traditional grid street pattern, called for in the NMC General Plan, provides safe and efficient movement of vehicular traffic through multiple access points. In addition, the grid street system provides shorter street blocks, which fosters a safe environment for pedestrian movement and bicycle traffic. This will reduce the reliance on the automobile as a means of travel within the neighborhoods.

The primary street leading from Riverside Drive into the residential area, will feature an expanded landscaped parkway with a double row of trees on both sides of the street. This street terminates at the central park, a focal point designed to reinforce the sense of arrival and establish a sense of community. The central park will be bounded by a one-way street proposed with multiple access points to the residential neighborhoods to the east, west and south.



-  Access Points
-  Traffic Signals
-  One-Way Street
-  Pedestrian/Bike Path

To continue the traditional neighborhood design concept, the grid street system is provided in each residential neighborhood. The residential neighborhoods will feature streets with sidewalks separated by landscaped parkways to provide visual interest, slow traffic, and lower traffic volumes by offering alternative traffic routes. The sidewalks also serve to enhance a pedestrian orientation for neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility, encouraging opportunities for neighbors to meet and greet each other along the street. Street traffic calming will be introduced by narrowing the pavement sections at street intersections.

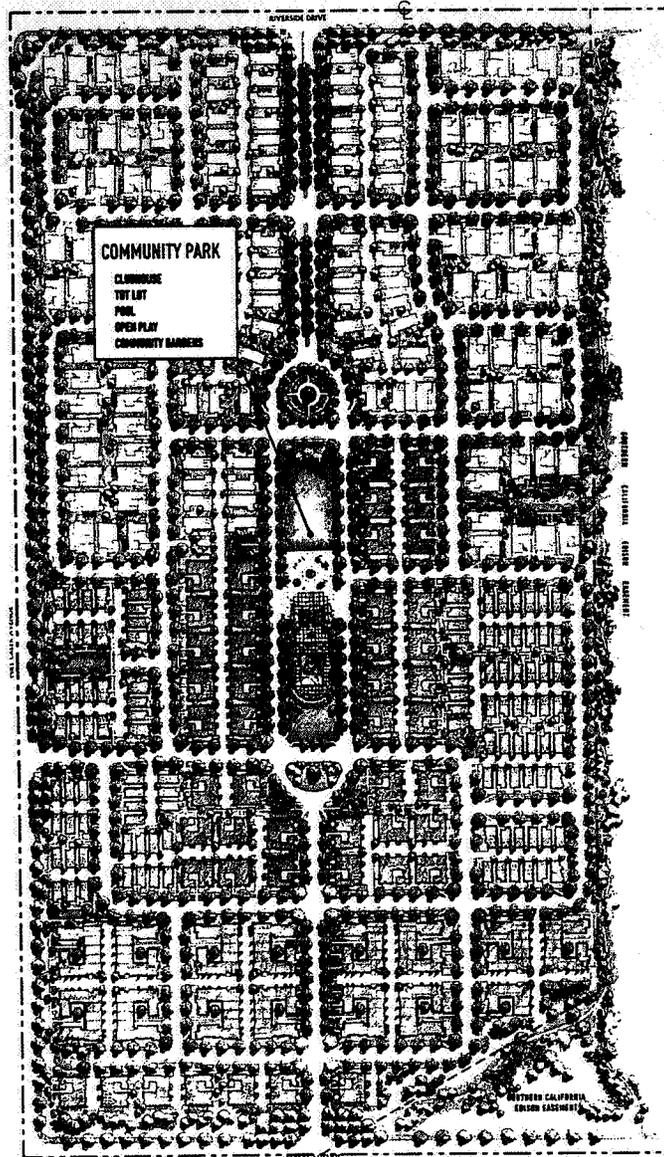
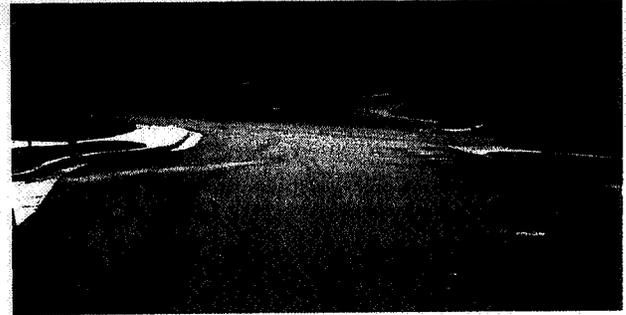
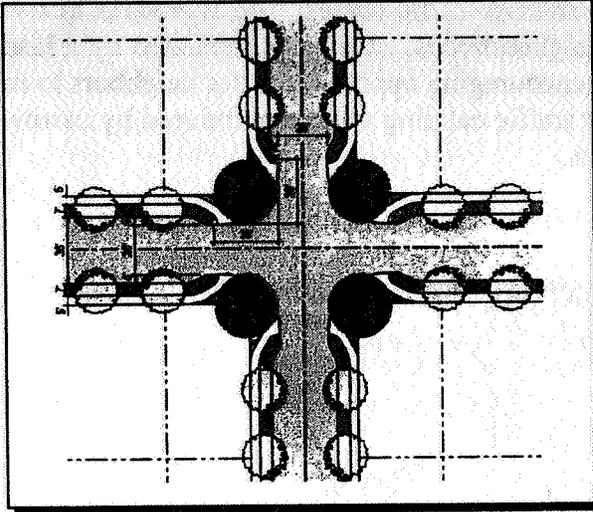


Exhibit 21 - Neighborhood Street Tapers



B. Residential Use

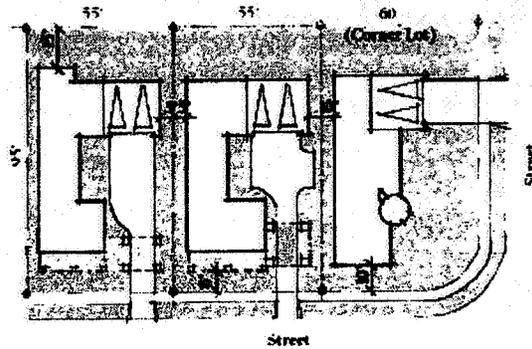
The New Model Colony General Plan establishes a maximum development capacity of Subarea 7 at 584 residential units - 184 single family and 400 multi-family units. The NMC General Plan also permits multi-family units to be developed as single family detached units on small lots.

The Edenglen Specific Plan will permit the development of 584 residential units, offering single-family detached and attached homes. In order to provide for a variety of lifestyles, such as first time home buyers, singles, families and "empty nester", the Applicant has opted to make use of the General Plan provisions allowing detached homes on small lots in place of multi-family units. The Specific Plan will offer 277 single-family detached homes and 307 multi-family units in a range of architectural styles. Under this approach, the overall average density of the project is 7.57 dwelling units per net acre.

To provide a variety of housing types, the following housing product types are offered within the project:

1. **P-1- Single Family Detached (4.9 du/ac):** Conventional single-family homes on a minimum 5,000 square foot lot, with garage access taken from the front of the home. Common characteristics of this product include variety of garage configurations, primary living areas oriented towards the street, with front doors and walks facing the street.

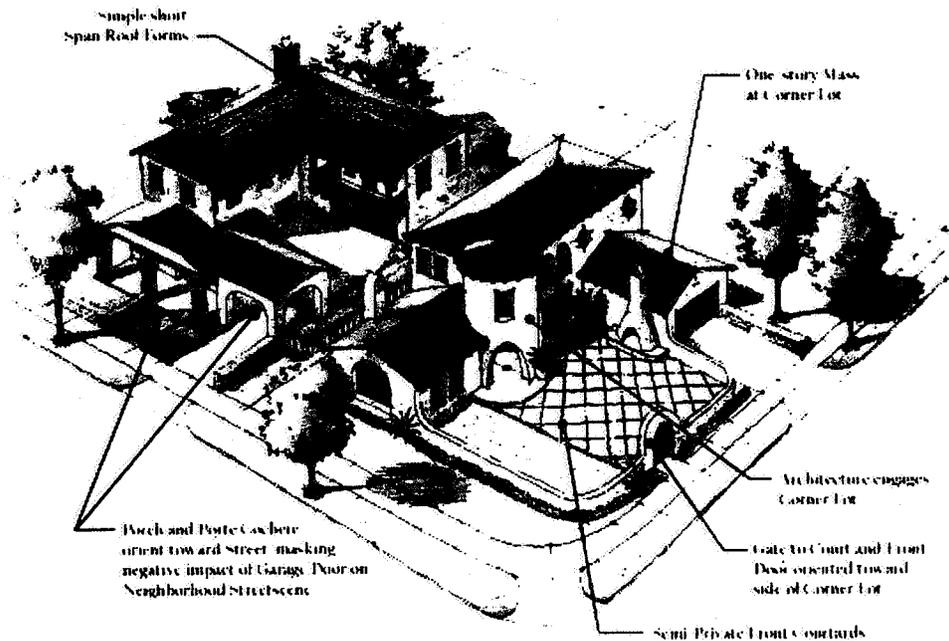
P-1 SINGLE FAMILY DETACHED



Characteristics:

- Variety of garage configurations
- Primary rooms orient towards street
- Front doors and walks face street
- Wider lot at corner
- Varied front setbacks

Planning Concept

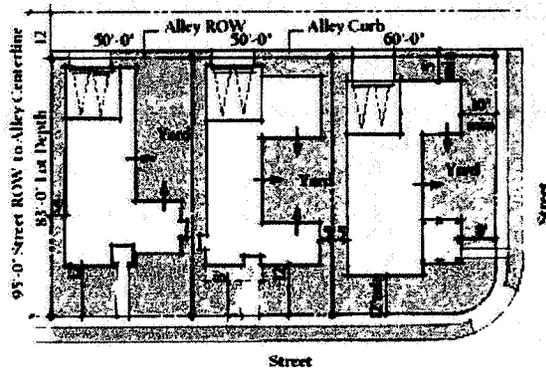


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See Architectural style manual

2. P-2- Single Family Detached Alley Loaded (6.1 du/ac): Single family homes on a minimum 4,150 square foot lot with garage access taken from an alley. Common characteristics include architectural forward, with front doors and walks facing the street and major rooms oriented around private courtyards.

P-2: ALLEY-LOADED SFD

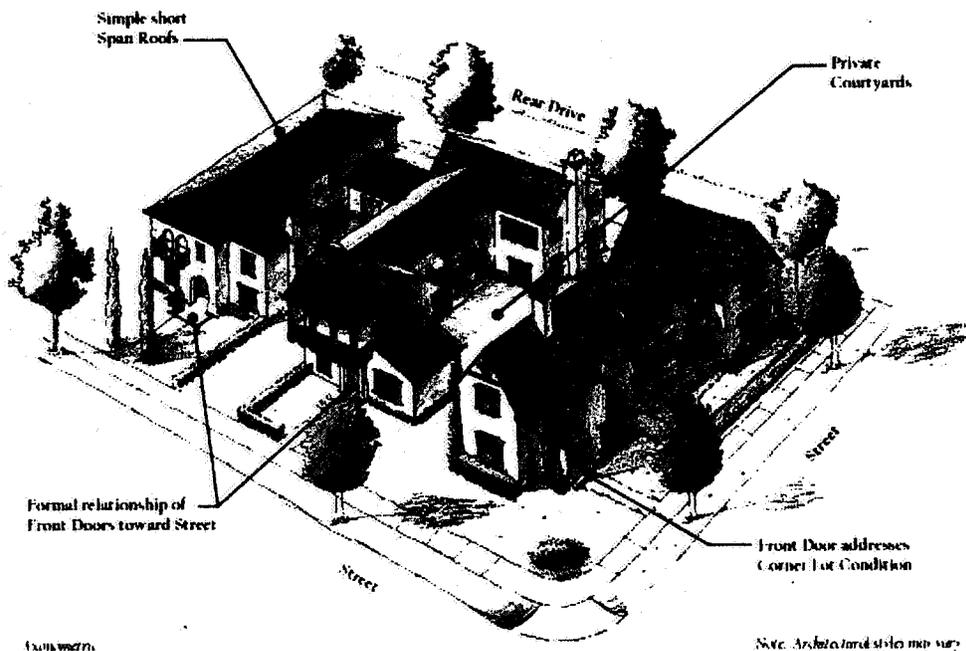


Characteristics:

- Rear loaded garages from alleys
- Major rooms orient around courtyard
- Front doors and walks facing street
- Wider lot at corner
- Reciprocal use easements for expanded sideyards

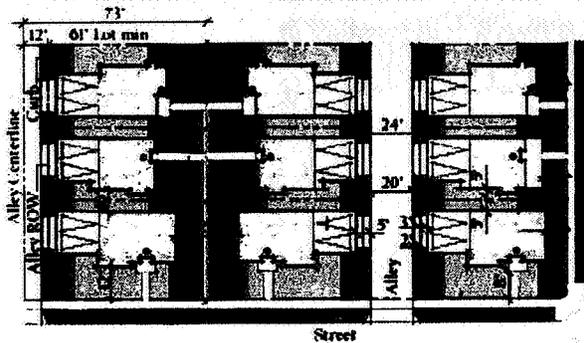
*Unless otherwise stated, all setbacks, dimension lines are minimums.

Plotting Example



3. **P-3- Single Family Detached Cottages (11.3 du/ac):** Single-family homes on a minimum 1,891 square foot lot with garage access taken from an alley. Common characteristics include the front of the homes oriented towards the street or common green court. This product also features private side yard patio areas.

P-3: COTTAGE HOME SFD

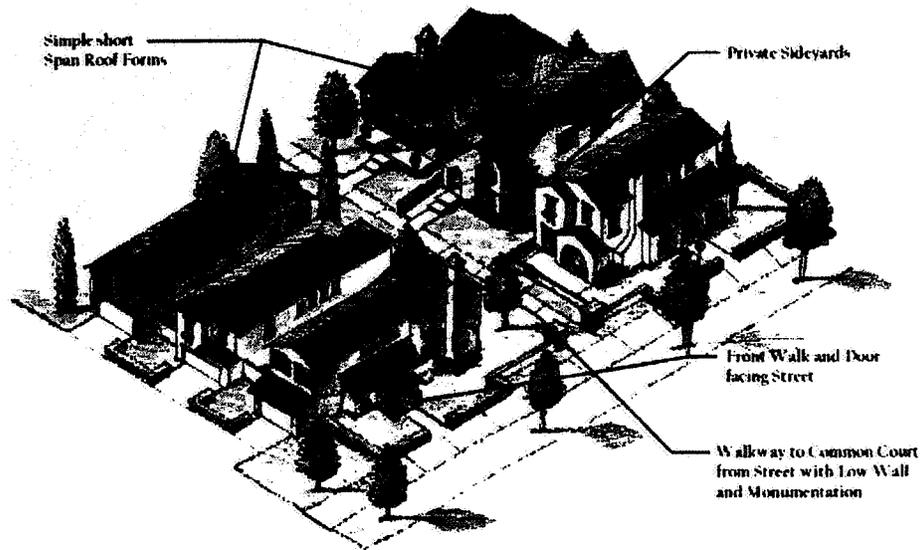


Characteristics:

- Rear loaded garages from alleys
- Primary rooms orient towards street or greencourt
- Front doors and walks facing street or greencourt
- Private side patio yard areas
- Reciprocal use easements

* Unless otherwise stated all setback dimension lines are minimums

Plotting Example

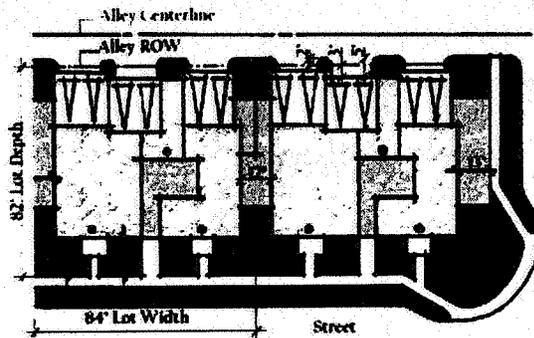


Asymmetrical

Note: Architectural styles may vary.

4. **P-4- Triplex (12.1 du/ac):** Multi-family row court housing on a minimum 7,000 square foot lot, with garage access taken from an alley. This product features three attached units, including a carriage unit above the garages. The front of each unit is oriented towards the street, with the front elevations resembling two single-family homes. Each unit will have a private patio or courtyard.

P-4: TRIPLEX COURT HOMES

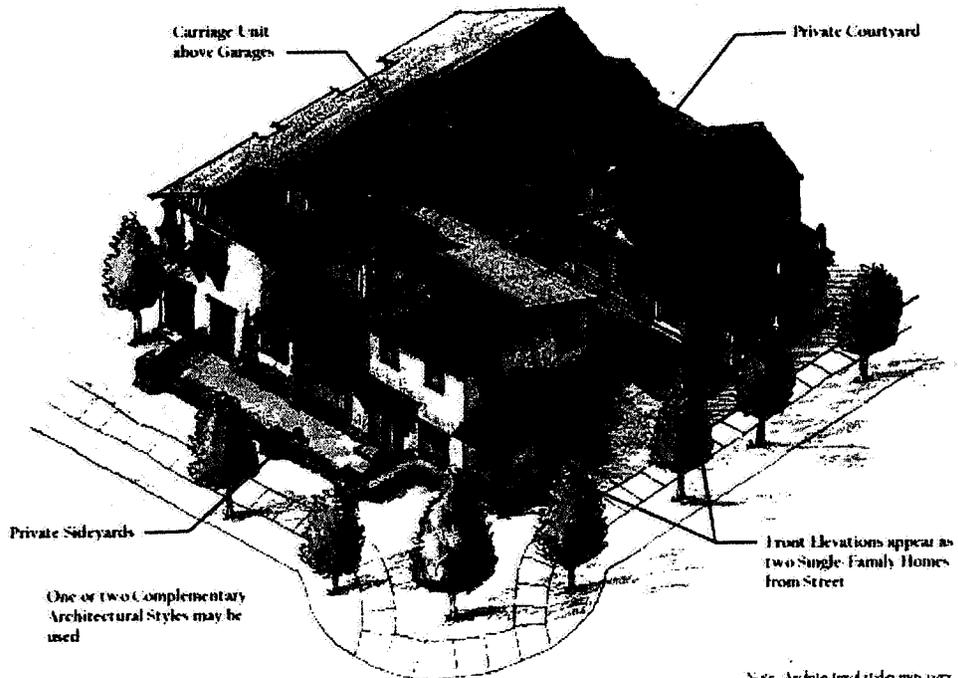


Characteristics:

- Rear loaded garages from alleys
- Primary rooms orient towards street
- Front doors and walks facing street
- Private side patio yard areas
- Private courtyard for carriage unit

*Unless otherwise stated, all setback dimension lines are minimum.

Pictorial Example

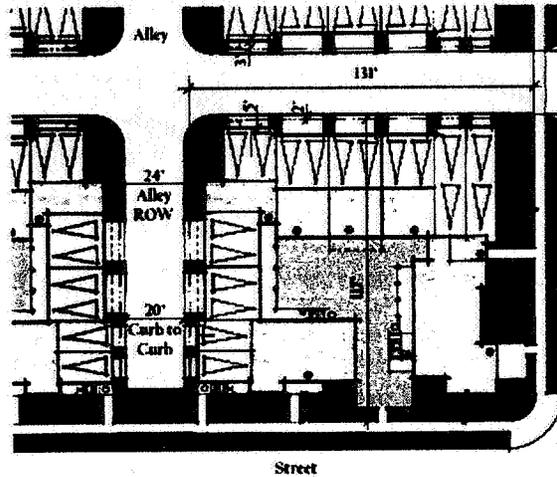


Architectural Example

Note: Architectural style may vary

5. P-5- Garden Court Townhomes (16.7 du/ac): Townhomes on a minimum 16,000 square foot lot with garage access from an alley. This product features ten attached units that surround a common courtyard. Common features of this product include varied street facing setbacks with articulated front, side, and rear elevations. Front doors and walks facing the street or courtyard. Primary rooms oriented towards the street or courtyard.

P-5: GARDEN COURT TOWNHOMES

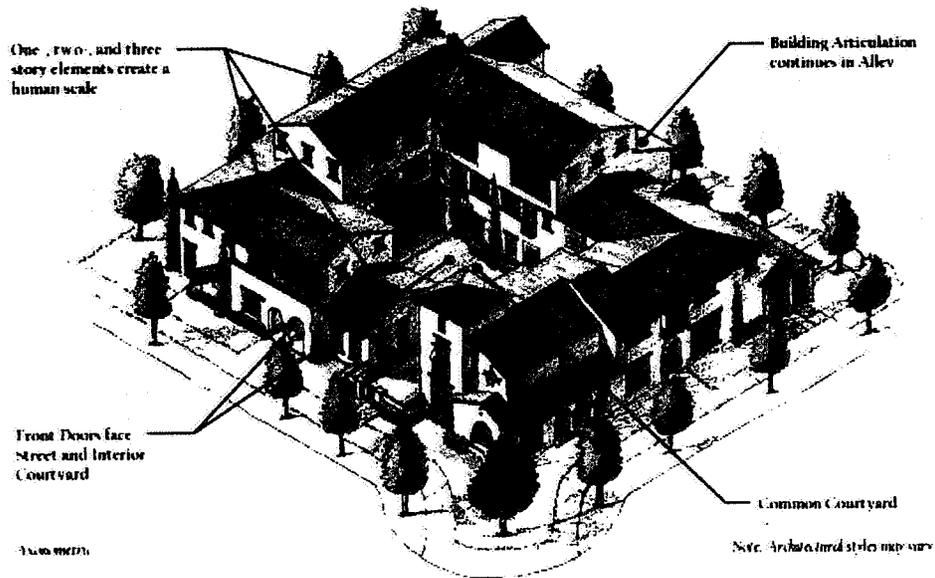


Characteristics:

- Rear loaded garages from alleys
- Primary rooms orient toward street or courtyard
- Front doors and walks facing street or courtyard
- Private side patio yard areas
- Common courtyard
- Varied street facing setbacks

Plotting Example

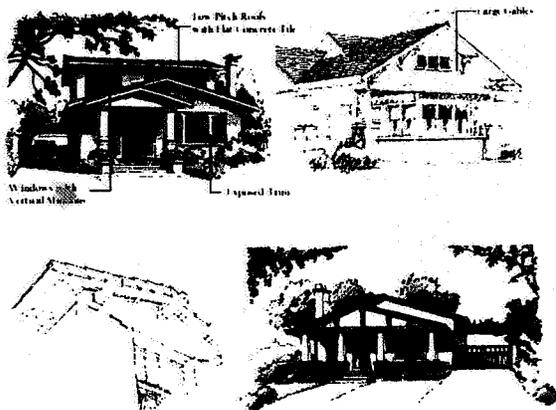
*1, unless otherwise stated, all setback dimensions/lines are minimums.



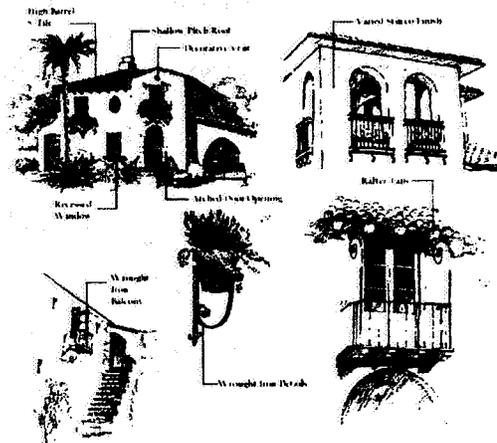
C. Residential Architectural Styles

Architectural styles proposed for the development include Spanish, Bungalow, Cottage, Monterey, Traditional and Territorial Ranch. The architecture of residences within Edenglen will be designed to focus on human-scale details, which will enhance the pedestrian friendly character of the community. Such features include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.

BUNGALOW



SPANISH



TERRITORIAL RANCH



COTTAGE



Garage placements have been designed to de-emphasize the visual impact of garage doors on the street scene. Such techniques may include varied garage setback requirements, split-garages, turn-in garages, garages located on rear alleys, or other similar techniques that reduce the view of garage doors from the street.

D. Commercial and Business Park/Light Industrial

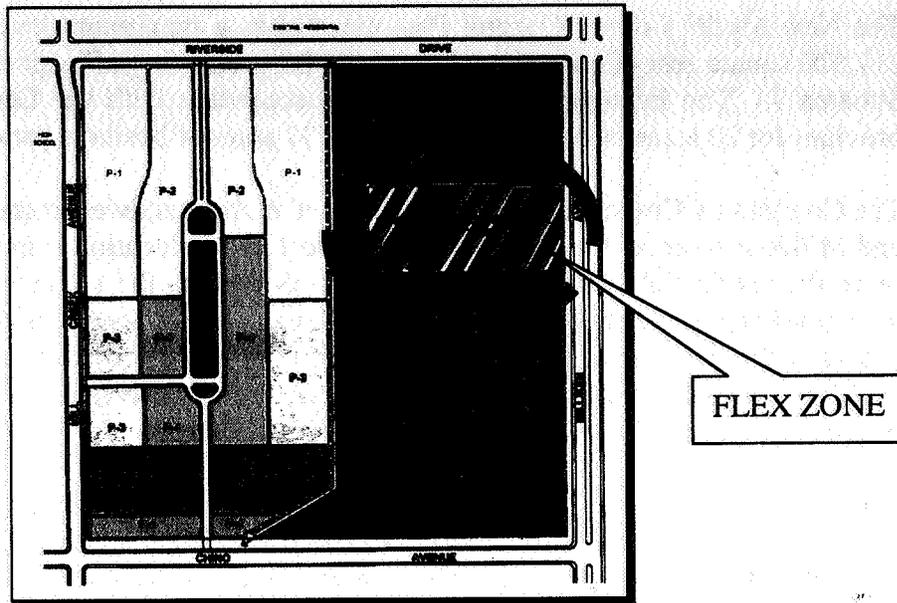
The New Model Colony General Plan establishes a maximum development capacity of 217,520 square feet of commercial and 550,000 square feet of business park/industrial for Subarea 7. The Edenglen Specific Plan is consistent with the General Plan in that it provides for 20 acres of commercial land and 37 acres of business park/light industrial.

The Community Commercial District is located at the southwest corner of Riverside Drive and Milliken Avenue. Commercial development at this location is conveniently located to serve the residential community of Edenglen as well as the surrounding area. Pedestrian and bicycle connectivity between residential areas and the future commercial center will be provided through one or more trail crossings of the SCE corridor. Commercial uses that could be developed within this land use district include theatres, restaurants, professional offices, general retail sales and personal services.

South of the Community Commercial District, along the Milliken Avenue frontage, is the Business Park/Light Industrial District. Industrial development at this location will provide for development of land uses such as research and development, light manufacturing, technology development, medical, entertainment facilities, wholesale, retail sales, professional offices and small warehousing facilities - large distribution facilities are not allowed.

To augment the acreage designated as Community Commercial and accommodate the potential development of "big box" retail user, a 10-acre Flex-Zone has been created at the northern portion of Business Park/Light Industrial District. This will provide added flexibility in site design while maintaining the square footage allowed under the General Plan. If "big box" retail is not proposed within the "flex zone", this 10-acre area will be utilized for development of Business Park/Light Industrial uses.

Exhibit 10 - Land Use Plan



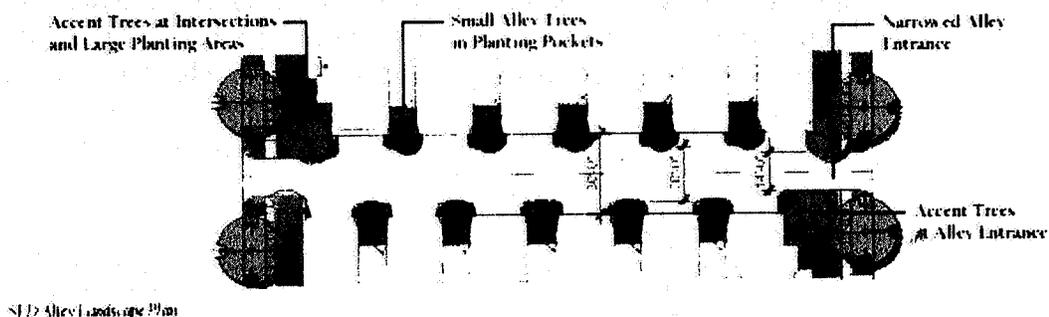
E. Commercial/Business Park Design Guidelines

To maintain the character of Edenglen's residential community, the commercial and industrial areas are required to be developed with a compatible and harmonious quality. To ensure that buildings contribute to the qualitative nature of the overall neighborhood and have enduring architectural quality, the design guidelines for commercial and business park/industrial development are organized into the following sections:

1. Site Planning - Orientation of buildings (visibility from street or street frontage), building setbacks, placement of parking lots, and location of driveways and sidewalks.
2. Building Design - Proper scale and proportions in building massing and details used, varied building massing and articulation, varied roof forms, and building entry design.
3. Architectural Details - Varied building wall material treatment (materials and colors typical to Southern California and Ontario), building base and top treatments and roof materials.
4. Open Space and Landscaping - Pedestrian open spaces, connecting sidewalks within the project area and to neighborhoods (paseos), pedestrian plazas, dense landscape treatment at project entries, shade canopy trees within parking lots and dense plant materials that define outdoor plazas, pathways and building entries.

- F. Landscape Design - The overall landscaped design criteria within the Specific Plan was established to enhance the creation of the traditional neighborhoods and serve to integrate the community into a unified village within the existing City of Ontario. To help reinforce the traditional neighborhood feel of the community, the following design criteria has been incorporated within the Specific Plan:
1. Community Entries - Entries to the Edenglen residential areas will occur along Riverside Drive, Mill Creek Avenue, and Chino Avenue. The community's commercial entries will occur along Riverside Drive and Milliken Avenue. The business park/light industrial development access will occur along Milliken and Chino Avenues. Residential entries will feature an informal setting of evergreen and deciduous trees, with a comfortable blend of vehicular and pedestrian scale improvements, such as monumentation, to provide a recognizable gateway and emphasize the traditional pedestrian-friendly character of Edenglen. At the southwest corner of Riverside Drive and Milliken Avenue, within the commercial area of the Specific Plan, gateway monumentation identifying the NMC will be provided.
 2. Arterial and Collector Streetscapes - Two City master plan arterial streets (Milliken Avenue and Riverside Drive) and two collector streets (Chino and Mill Creek Avenues) provide access to the project site. The streetscapes for these streets include formal landscape design of parkways, neighborhood edges and medians. Special theme trees and plant material will be utilized within the parkways and neighborhood edges to establish a special character for the community. Parkway width will vary from a 12-foot width on Riverside Ave (with additional 23-foot landscaped, neighborhood edge), Chino Avenue (with 55-foot additional landscaped, neighborhood edge) and Mill Creek Avenue (with an 18-foot additional landscaped, neighborhood edge) to a 15-foot width on Milliken Avenue (with an additional 35-foot landscaped, neighborhood edge).
 3. Park Loop Street: To help reinforce the traditional neighborhood feel of the community, a tree-lined, one-way street encircles the 4-acre central park. The loop street will feature a 12-foot wide parkway with accent trees to provide fall color and shady streetscene throughout the summer months.
 4. Residential Interior Streetscape: Consistent with traditional American town planning, one of the goals within the Edenglen Specific Plan is to create walkable residential streets. Walkable streets encourage pedestrian activity by creating an atmosphere that is geared toward the pedestrian. Through simple design techniques, residential streets within Edenglen create the hometown appeal of a traditional neighborhood. Such traditional design techniques include 12-foot wide parkways with curb separated sidewalks, minimum 24" box size trees within the parkways and larger tree sizes planted in focal areas such as street corners and within the tapered intersections. Picket fences, arbors, gates, garden walls and clipped hedges are encouraged along residential streets to lend individuality to each home.

5. **Residential Alleys:** In the past, alleys or “lanes” have been treated as the remnants at the rear of the property, treated with nothing more than asphalt paving. The lanes in Ednglen will be designed to provide a comfortable sense of function and character within the neighborhood. Lanes will be enhanced with landscaped pockets that encroach into the drive aisle between garages. Small trees will be planted within the planting pockets to anchor the architecture along the alley. Entries into the alleys will be enhanced with accent trees and large planting areas consistent within the overall streetscape feel of the neighborhood. Lighting will be provided to provide visibility and greater security for the residents.



G. **Parks and Trails**

A central park will be developed as focal point of the Ednglen residential development. The central park will include picnic areas, tot lots, trails, open play fields, and a clubhouse with the potential for a “country store,” providing convenience services such as a coffee, snacks, a news stand, etc.

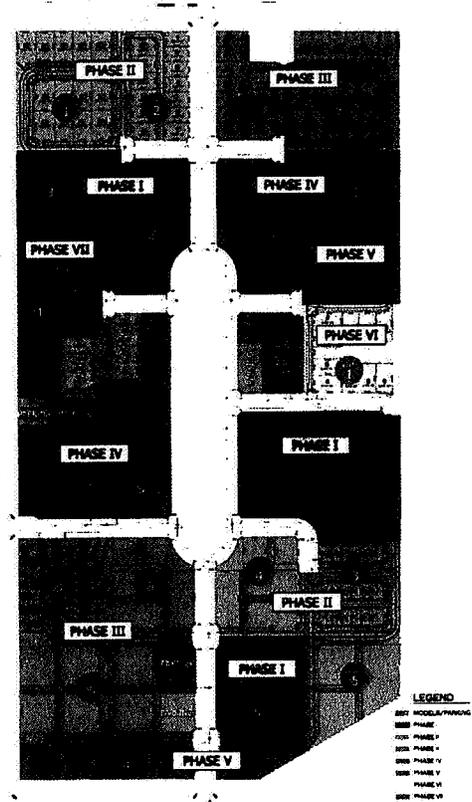
The SCE Corridor Trail is a key component in the overall trail system for the New Model Colony. This trail will serve as a pedestrian and bicycle friendly means of connecting the residents of Ednglen to their surrounding community. Improvements within the trail will include a meandering walkway/bike trail that stretches from Riverside Drive to Chino Avenue. This 35' wide area will be landscaped with small deciduous and evergreen trees and flowering shrubs. Connections are provided at several locations from the residential neighborhoods. Additionally, a secondary path will lead to the commercial center to the east.

H. Infrastructure and Utility Services

Backbone infrastructure to serve all the areas of Edenglen will be installed by the developer(s) in accordance with the NMC Master Plans for streets, water (including recycled water), sewer and storm drain facilities. The City will provide OnatrioNet, a fiber optic network that will provide telephone, video on demand, cable television, and a high-speed internet services. Natural gas will be provided by the Gas Company and electricity by SCE.

I. Phasing

1. Residential Area – Rough grading and infrastructure installation to serve the residential portion of Edenglen is anticipated to be completed as a single phase. Following completion of the initial phase of grading and infrastructure installation, the developer will construct models for each product type and the central park. The timing for the installation of infrastructure and utilities and the provision of public services for the residential development within Edenglen will be determined as part of the City's approval of Tentative Maps and/or Development Plans. A Tentative Tract Map, to facilitate the construction of the backbone infrastructure (streets and utilities) and central park, has been submitted concurrently with the Specific Plan application.



2. Commercial and Business Park/Light Industrial Area - The development of the commercial and business park/light industrial areas is uncertain at this time, since no development plans or parcel maps have been submitted. The infrastructure required to serve the commercial and business industrial development areas will be required to be installed by the developers of these areas.

VI. ENVIRONMENTAL REVIEW:

The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP03-005) Environmental Impact Report. All applicable mitigation measures adopted by the City Council certification of the EIR will become a condition of project approval. Please refer to the staff report for File No. PGPA03-005 for a complete analysis of the environmental issues.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE THE EDENGLLEN SPECIFIC PLAN, FILE NO. PSP_03-005, TO ESTABLISH LAND USE DESIGNATIONS, DEVELOPMENT STANDARDS, AND DESIGN GUIDELINES FOR 160.6 ACRES OF LAND WITHIN SUBAREA 7, OF THE NEW MODEL COLONY, LOCATED ON THE SOUTH SIDE OF RIVERSIDE DRIVE, NORTH OF CHINO AVENUE, WEST OF MILLIKEN AVENUE, AND EAST OF MILL CREEK AVENUE – APN: 218-171-12,14,15, 16, 17, 18, 19, 20, 22 AND 23.

A. Recitals.

1. Brookfield Homes has filed an application for a Specific Plan, File No. PSP03-005 described in the title of this Resolution. Hereinafter, the subject Specific Plan shall be referred to as “the application”.

2. On the 13th day of September 2005, the Planning Commission of the City of Ontario conducted a hearing on the application and concluded said hearing on that date.

3. All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Ontario as follows:

1. The Planning Commission hereby specifically finds that all facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing on September 13, 2005, including written and oral staff reports, together with public testimony, the Planning Commission hereby specifically finds as follows:

a. The application applies to Subarea 7 of the New Model Colony (NMC) General Plan, located on the south side of Riverside Drive, north of Chino Avenue, west of Milliken Avenue, and east of Mill Creek Avenue, with a street frontage of approximately 2,613 feet on Riverside Drive and approximately 5,225 feet along Milliken Avenue, and is presently utilized for dairy and agriculture uses;

b. The property to the north of the subject site is zoned SP (Specific Plan) and is developed with residential uses of the Creekside Community. The property to the south is zoned SP/AG (Specific Plan Agriculture Preserve) and is developed with the SCE Substation. The property to the east is zoned Business Park and located within the County of Riverside and developed with industrial uses. The property to the west is zoned SP/AG (Specific Plan Agriculture Preserve) and is

developed with Colony High School and Agriculture land;

c. The Specific Plan establishes parameters for the development of Subarea 7. The Specific Plan identifies allowable land uses, maximum development intensity consistent with the NMC General Plan, design guidelines and development standards for Subarea 7;

d. The Specific Plan is comprised of 160 acres of land into the following land use categories: 80 acres of residential, 20 acres of commercial, 26.9 acres of commercial/business Park, 10 acre commercial flex zone, 4 acres of park, 12.8 acres of SCE corridor;

e. The Specific Plan will provide for development of 584 residential units, 217,520 square feet of commercial and 550,000 square feet of light industrial uses, as established by the NMC General Plan for Subarea 7;

f. The Specific Plan has been prepared in conformance with the goals and polices of the NMC General Plan, as outlined within the New Model Colony Policy Matrix in Section 9 of the Edenglen Specific Plan;

g. The Specific Plan does not conflict with the Land Use Policies of the NMC General Plan and will provide for development, within the district, in a manner consistent with the NMC General Plan and with related development; and

h. This Specific Plan will promote the goals and objectives of the Land Use Element of the General Plan; and

i. This Specific Plan will not be materially injurious or detrimental to the adjacent properties and will have a significant impact on the environment or the surrounding properties but the benefits of the project outweighs the potential environmental impacts and a Statement of Overriding Considerations is recommended for the project; and

3. Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the specific findings set forth in paragraphs 1 and 2 above, this Commission hereby concludes as follows:

a. The subject property is suitable for the uses permitted in the proposed district in terms of access, size, and compatibility with existing land use in the surrounding area; and

b. The proposed Specific Plan will have significant impacts on the environment nor the surrounding properties but the benefits of the project outweighs the potential environmental impacts and a Statement of Overriding Considerations is recommended for the project; and

c. The proposed Specific Plan is in conformance with the NMC General Plan.

Planning Commission Resolution

File No. PSP03-005

September 13, 2005

Page 3

4. Based upon the facts and information contained together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that the environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP_03-005) Environmental Impact Report. All applicable mitigation measures adopted with the certification by the City Council of the EIR will become a condition of project approval.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3 and 4 above, the Planning Commission hereby recommends approval of the Specific Plan to the City Council subject to each and every condition set forth in the Department reports, attached hereto and incorporated by this reference.

6. The Secretary shall certify to the adoption of the Resolution.

APPROVED AND ADOPTED by the members of the Planning Commission of the City of Ontario this 13th day of September 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Chavez, Chairman
Planning Commission, City of Ontario

I, Jerry L. Blum, Secretary of the Planning Commission of the City of Ontario, do 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 13th day of September 2005, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jerry L. Blum, Secretary
Planning Commission, City of Ontario



CITY OF ONTARIO

MEMORANDUM

TO: Development Advisory Board
FROM: Planning Department
DATE: September 7, 2005
SUBJECT: PGPA03-005 and PSP_03-005

I. RECOMMENDATION:

It is recommended that the Development Advisory Board take the following action:

- Recommend approval of the subject applications to the Planning Commission, subject to the conditions contained in the attached department reports.

II. PROJECT DESCRIPTION:

A request to amend the New Model Colony General Plan Amendment (**FILE No. PGPA03-005**) to reassign the locations of Low, Medium and High density residential land use designations within Subarea 7 of the New Model Colony, in conjunction with a Specific Plan (Edenglen) request (**File No. PSP_03-005**) to establish land use designations, development standards, and design guidelines for 160.6 acres of land, generally located on the south side of Riverside Drive, north of Chino Avenue between Milliken Avenue to the east and Mill Creek Avenue to the West.

ENVIRONMENTAL DETERMINATION:

- The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP_03-005) Environmental Impact Report. All applicable mitigation measures of the Edenglen Specific Plan (PSP_03-005) Environmental Impact Report adopted will become a condition of project approval.

LEGAL NOTIFICATION:

- A public notice was published one time in a newspaper of general circulation within the City, at least 20 days prior to the Planning Commission scheduled hearing.
- Notice of the scheduled hearing will be mailed to all owners of real property shown on the latest equalized assessment roll within a 300-foot radius of the property prior to the Planning Commission hearing.

FINAL INCLUSIONS TO BE INCORPORATED INTO THE FINAL SPECIFIC PLAN REVISION:

The following comments and recommendations of the following departments are attached:

- | | |
|---|--|
| <input checked="" type="checkbox"/> PLANNING | <input checked="" type="checkbox"/> POLICE |
| <input checked="" type="checkbox"/> ENGINEERING | <input checked="" type="checkbox"/> FIRE |
| <input checked="" type="checkbox"/> TRAFFIC ENGINEERING | <input checked="" type="checkbox"/> REDEVELOPMENT AGENCY |

B.22

MEMORANDUM

DATE: September 7, 2005

SUBJECT: PGPA03-005 and PSP_03-005

Page 2

- PUBLIC WORKS
- PUBLIC FACILITIES
- BUILDING

- HOUSING & NEIGHBORHOOD
REVITALIZATION
- PARKS AND MAINTENANCE

With approval of the Development Advisory Board, the department reports will be combined as a consensus report of the whole Board.



**CITY OF ONTARIO
PLANNING DEPARTMENT**

CONDITIONS OF APPROVAL

File No. PSP_03-005

(Related File No(s). PGPA03-005)

Date: September 7, 2005

Applicant: Brookfield Homes

Project Description/Location: A Specific Plan (Edenglen) request (File No. PSP_03-005) to establish land use designations, development standards, and design guidelines for 160.6 acres of land within Subarea 7, of the New Model Colony, generally located on the south side of Riverside Drive, north of Chino Avenue between Milliken Avenue to the east and Mill Creek Avenue to the west.

APN(s): 218-171-12, 218-171-14, 218-171-15, 218-171-16, 218-171-19, 218-171-20, 218-171-21, 218-171-22, and 218-171-23.

Site Size: 160.6 acres

Prepared by: Rudy Zeledon, Senior Planner
Phone: 909.395.2036; **Fax:** 909.395.2420

1.0 GENERAL REQUIREMENTS

- 1.1 Subarea 7 of the New Model Colony shall be developed in conformance with the approved Specific Plan on file with the City. Any variation from the approved Specific Plan must be reviewed and approved by the Planning Department and may be subject to Planning Commission and City Council Approval.
- 1.2 The project shall be subject to all conditions, requirements and recommendations from all other affected departments/agencies, provided on the attached reports/memorandums.
- 1.3 The Specific Plan approval is contingent upon City Council certification of the Edenglen Specific Plan EIR (File No. PSP_03-005) and approval of the General Plan Amendment (File No. PGPA_03-005).

2.0 ENVIRONMENTAL REVIEW

2.1 The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP_03-005) EIR. All applicable mitigation measures of the Edenglen Specific Plan (PSP_03-005) EIR will become a condition of project approval.

3.0 FINAL SPECIFIC PLAN REVISIONS

SECTION	PAGE(S)	REVISION
Table 2- Land Use Summary	4-3	Change the footnote number 2 to read as follows: <ul style="list-style-type: none"> The maximum commercial square footage between the Community Commercial and Commercial/Business Park Flex Zone is 217,520 square feet.
Exhibit 18-Local Street Sections	5-8	Per Fire Dept access requirements the Primary Entry street section shall be revised to show a minimum 20-foot wide (not 16-foot) drive access way on each side of the street section.
5.4.1 NPDES Compliance	5-23	Revise the language in this section to reflect the language used in the Specific Plan EIR on water quality.
Table 3- Maintenance Responsibilities	6-8	The Maintenance Responsibilities Matrix shall be revised per staff comments sent on 8/23/05.
Table 4- P-1	6-10	<ul style="list-style-type: none"> Rear setback for garages shall be 5 feet. Under the Walls, Fences and Hedges section eliminate the words "required Front Setback" from the first bullet point.
Table 5-P-2	6-11	<ul style="list-style-type: none"> Front Setback for Living Area shall be 12 feet. The Rear Setbacks for the Main Structure and Garages shall be revised to 5 feet (measured from property line).
Table 6-P-3	6-12	<ul style="list-style-type: none"> The Rear Setbacks for the Main Structure and Garages shall be revised to 5 feet (measured from property line).
Table 7-P-4	6-15	<ul style="list-style-type: none"> Under the Side Setback section eliminate the first bullet point " From Residential Street" (setback is already covered with the Corner Lot setback requirement).
Table 9	6-20	Eliminate footnote # 5 (footnote is covered under #1).
Table 10-Business Park/Light Industrial Site Dev. Standards	6-22	Revise architectural projections from 25% of the building height to a maximum of 45 feet.
Landscape Design	7-50	The landscaped entry design for Riverside Drive, Chino Avenue and Mill Creek Avenue shall include freestanding monument pilasters within the parkway (on both sides of the street) designed to compliment the entry monumentation wall design.

7.6.12 Master Wall and Fence Plan	7-69	<ul style="list-style-type: none">• The tubular steel perimeter fencing shall incorporate the use of pilaster designed to be consistent with the materials of the perimeter walls. The location and spacing of the pilasters shall be subject to Planning Department review and approval.
	7-70	<ul style="list-style-type: none">• The Master Wall and Fence Site Plan shall incorporate corner monumentation for the SEC of Riverside Drive and Mill Creek Ave and a City entry monumentation at the southwest corner of Riverside Drive and Milliken Avenue.
	7-71	<ul style="list-style-type: none">• Within the Split Face Pilaster section a note shall be added to read as follows: "The spacing of pilasters and wall offsets shall be subject to Planning Department review and approval."
	7-72	<ul style="list-style-type: none">• Within the Accent Walls section the second sentence shall be revised to read as follows: " The height of these walls should be limited to 36" and should maintain the porch setback on the front yard and 3' from all corner side yards."
Implementation	7-76	<ul style="list-style-type: none">• For the P-1 Single Family Detached the legend shall be revised to indicate that the Developer shall install all front and corner street landscaping and maintained by the homeowner.



CITY OF ONTARIO

MEMORANDUM

TO: Planning – Scott Murphy

FROM: Engineering Services – O. Dandashi

DATE: August 22, 2005

**SUBJECT: PSPA 03-005 Eden Glen Specific Plan
(Submittal No. 3 July 14, 2005)
Development Plan Review Comments**

Please find below the comments from Engineering Services in reference to the Eden Glen Specific Plan, Submittal No. 3 (Specific Plan Sub Area 07), dated July 14, 2005. Please note that Traffic and Public Works comments are not listed below and are provided under a separate memorandum.

No.	Section	Page	Review Comment
1.	Section 5 – Infrastructure and Services	5-8	<ul style="list-style-type: none">▪ Please revise Exhibit 18, Primary Entry. Emergency Access Guidelines require a minimum of 20 feet access way. Due to the median inclusion, only 16 feet is shown. Please make revisions to address the Fire Department Guidelines.
2.		5-9	<ul style="list-style-type: none">▪ Please revise Exhibit 19, Private Alley. Alley section design should include two options, (a) 30 foot building separation, 5 foot planters, and 20 foot roadway section, or (b) 32 foot building separation, 4 foot planters, and 24 foot roadway section. Both options should show a public utility easement for the entire building separation. Option (a) addresses the condition with public wet utilities only in the pavement width and Option (b) addresses the condition of public utilities noted above with the need for emergency fire vehicle access.
3.		5-10	<ul style="list-style-type: none">▪ Please revise Exhibit 20 to show the alley entrance at a minimum of 20 feet (14 feet shown) and include an alley entrance chocker.
4.		5-11	<ul style="list-style-type: none">▪ Please revise the language for the Divided Primary Entry Street per comment No. 1.
5.		5-12	<ul style="list-style-type: none">▪ Please revise the language for the Alleys per comment No. 2.
6.		5-13	<ul style="list-style-type: none">▪ Please revised Exhibit 21, Neighborhood Street Tapers to reflect the draft City Standard on Chokers with a 24 foot traffic calming opening and 6 foot parking on each side. The overall street width shall be maintained at 36 feet as shown.
7.		5-14	<ul style="list-style-type: none">▪ Please revise Exhibit 22, Alley Tapers to reflect comment No. 2
8.		5-22	<ul style="list-style-type: none">▪ Please revise language in Section 5.4.1 NPDES Compliance to reflect language used in Eden Glen EIR on Water Quality.

OFFICE OF THE
ATTORNEY GENERAL

STATE OF CALIFORNIA

IN RE: [Illegible Name]

[Illegible Address]

[Illegible Text]

[Illegible Text]

[Illegible Text]



CITY OF ONTARIO

MEMORANDUM

Development Plan Review

Project: PSP03-005
Edenglen (NMC Sub-area 7)
July 2005 Final Draft Specific Plan
(Revision #3)

Date: August 23, 2005

Location: Southeast corner of Riverside and
Turner

By: Tom Danna

The following comments on the subject project are provided for the benefit of city engineering and planning staff and the applicant. These are not the conditions of approval which will be submitted under separate cover.

Please note that the italic bold text indicates status of previous September 14, 2004 comments. The applicant should make the edits or provide written justification why the changes have not been addressed in the revised specific plan document.

Comments:

1. Please include Exhibit 23 – Pedestrian and Bicycle Circulation Plan for review and comment.
✓ Okay The plan shall address pedestrian access to Colony High School, convenient, direct transit access to Riverside Drive and Chino Avenue, school area pedestrian signals, and bike path connectivity to the adjacent specific plan areas. *(Not addressed. Please see additional comments below.)*
2. Page 4-10, Exhibit 13 SCE Corridor Trail. The trail width and callout dimensions do not match (8ft. vs. 10 ft.). Please correct the discrepancy. **✓ Okay**
3. Page 5-4 (5-5), Exhibit 15 Master Plan Circulation. The exhibit shall indicate existing and planned backbone street traffic signals per the map conditions and other types of traffic control (i.e. 2-way or all-way stop controls). The planned signals will be based on the data from the traffic study. *(Not addressed)*
4. Page 5-8, Exhibit 18 Local Street Sections. Add a note to the primary and secondary street sections that parking may be restricted within 100-15- feet of the Chino, Mill Creek and Riverside intersections in order to accommodate an outbound left turn lane. **✓ Okay**

5. Page 5-5 (5-6), Exhibit 16 – Arterial Street Sections. Add the ultimate lane dimensions. *(Not Addressed)*
- Milliken Avenue. 13 ft. #1 through lanes, 12 ft. #2 and #3 through lanes and 15 ft curb lanes.
 - Riverside Drive. 12 ft. center turn lane, 4-11 ft. through lanes and 14 ft. curb lanes.
 - Show existing, available right of way on the north side of Riverside and east side of Milliken.
6. Page 4-7 (5-7), Exhibit 17 – Collector Street Sections. Add the ultimate lane widths. *(Not Addressed. Please see additional comments below.)*
- Chino and Mill Creek Avenues. 12 ft. center turn lane, 12 ft. #1 through lanes and 14 ft. curb lanes.
 - Show existing, available right of way on the west side of Mill Creek Avenue and south side of Chino Avenue.
7. The minimum design speeds to be used for centerline curve radii, superelevation, corner sight distance, vertical and horizontal alignment and sight distance, etc. shall be as listed below. Include this information in the text. *(Not Addressed)*

Milliken Avenue	50 m.p.h.
Riverside Drive	45 m.p.h.
Chino Avenue	40 m.p.h.
Mill Creek Avenue	45 m.p.h.

8. Additional rights of way may be needed at critical intersections to accommodate additional left and right turn lanes. The traffic study will verify the need. The specific plan document should contain statements to this affect. *(Not Addressed)*
9. Quarter mile traffic signal spacing is desired on arterial and collector streets. The local street connections and/or commercial driveways to Riverside Drive, Milliken Avenue, Chino Avenue and Mill Creek Avenue should make use of this dimension in the event that future controlled access becomes necessary. ✓ *Okay as presented.*
10. Bus turnouts will be required on Riverside Drive and Chino Avenue to the satisfaction of the City and Omnitrans. ✓ *Okay*

The following are additional comments that need to be addressed and edited in the Final Draft Specific Plan:

11. Page 5-16. Exhibit 23 - Pedestrian and Bicycle Circulation Plan. The exhibit shall be revised to include the following proposed access points: *(Please note that similar comments were made and provided in the PMTT05-008 Conditions dated August 1, 2005.)*

- *East side of Mill Creek Avenue at approximated prolongation of the existing pedestrian access to Colony High School.*
- *South side of Riverside Drive between Mill Creek Avenue and the proposed Primary Entryway (access to future transit stop).*
- *South side of Riverside Drive between the proposed Primary Entryway to SCE corridor trail (access to future transit stop).*

12. Page 5-7. Exhibit 17 - Collector Street Sections. Include "(On-street Parking Prohibited)" text below each street cross sections.

13. Page 5-13. Exhibit 21 - Neighborhood Street Tapers. The exhibit shall be revised to show 24-foot wide tapers.

14. Page 5-4. Alleys. The first sentence should be revised to read, "Private alley within the residential development will have a total right-of-way of 24 30 feet with 20 feet of paved area, a 2-foot drive apron and 2 3 feet of landscaping on each side."

15. Page 5-9. Exhibit 19 - Local Streets and Private Alley Section. Please correct the Private Alley Section to illustrate 30-foot total right-of-way width with a 20 feet of paved area, and 5-foot parkway widths on each side.

16. Page 6-32. Section 6.19.1 Street Lights along Public Streets. Please revise sentence to read, "Streetlights along public streets, within the Edenglen Specific Plan, shall be high-pressure sodium vapor, 'Nostalgic', standard per ~~Southern California Edison~~ City of Ontario Specifications."

17. Page 7-62. SCE Corridor Trail Landscape Plan and Section. The widths of path shall be 10-foot wide to be consistent with Exhibit 13 on page 4-10 and Exhibit 14 on page 4-11.

18. Page 7-10. Master Wall and Fence Plan. Revise plan to include all proposed access points as shown and consistent with Page 5-16, Exhibit 23.



CITY OF ONTARIO

MEMORANDUM

TO: Richard Ayala, Senior Planner

FROM: Scott Burton, Utilities Engineering Manager

DATE: August 30, 2004

SUBJECT: PSP03-005 - NMC Sub Area 7 Edenglen Specific Plan Review
Revised Submittal No. 3 Comments

Public Works Agency

The Public Works Agency reviewed submittal No. 3 and provided comments dated July 19, 2005. Subsequent to this we met with Carla Berard of LDKing on July 7, 2005 regarding our comments and they submitted revised water and sewer sections (attached are the revised sections). The July 19th review comments are repeated below with comments in bold italics based on review of the latest water and sewer sections.

Utilities Department

1. The specific plan needs to provide a complete description and facility map of the proposed water system including master planned facilities (on-site and off-site) and local non-master planned facilities. A hydraulic modeling analysis report is required to demonstrate that the proposed system will meet peak demands including maximum day plus fire demand and peak hour demand.

LD King will be asked to revise Exhibit 24 to reflect construction of the CDA line in Archibald Avenue and the interconnection, to the transmission main, at the intersection of Milliken Avenue and Philadelphia Street.

A final hydraulic analysis shall be reviewed and approved by the City prior to final map recordation. Further, the specific plan shall be revised to include a note that pipe sizing depicted in the specific plan is based on the current master plan and may vary at installation based on revisions to the master plan and/or results of the hydraulic analysis.

2. Sub Area 7 is identified in the Francis Street pressure zone in the City's Water Master Plan. The City is evaluating a change in the pressure zone boundaries, between the Francis Street and Phillips Street pressures zones, related to mitigating low pressure and operational storage

concerns. The analysis should be complete in about 4 months and may result in Sub Area 7 being located in the expanded Phillips Street pressure zone.

This comment has been addressed in the specific plan. The pressure zone boundary has been adjusted and Edenglen will be served from the 1010 (Phillips Street) pressure zone.

3. Private wells located within Sub Area 7 shall be identified on an exhibit in the specific plan and properly destroyed per California Department of Health guidelines.

The specific plan should be revised as follows:

- a. *The location of existing ag wells should be identified in the document;*
 - b. *Language shall be added indicating the need to destroy the ag wells.*
 - c. *Any wells that are to remain following specific plan approval shall be identified by location, ownership and intended use of the well.*
 - d. *Language shall be added indicating that the City will provide all potable and recycled water service within the Specific Plan area, with the exception of water for grading operation or agricultural purposes; and*
 - e. *Should the developer desire to use the ag well(s) to provide water for the grading operation, the developer shall enter into an agreement with City for the use of that water.*
4. The specific plan needs to provide a complete description and facility map of the proposed sewer system including master planned facilities (on-site and off-site) and local non-master planned facilities. A hydraulic modeling analysis report is required to demonstrate that the proposed system will meet peak loading conditions

A preliminary sewer hydraulic report shall be provided for City review prior to tentative map approval. A final hydraulic analysis shall be reviewed and approved by the City prior to final map recordation. Further, the specific plan shall be revised to include a note that pipe sizing depicted in the specific plan is based on the current master plan and may vary at installation based on revisions to the master plan and/or results of the hydraulic analysis.

Since Edenglen's sewer lines are not proposed within Mill Creek Avenue, north of Chino Avenue, a sewer stub-out to the Colony High School lift station will be provided with the Rich Haven Specific Plan (the property to the south and west of the high school). (This comment is not necessary for the final Edenglen conditions.)

5. The Specific Plan shall clearly define areas that will utilize recycled water. The City's goal is to maximize the use of recycled water including but not limited to irrigation of parks, schools, street landscaping, recreational trails and commercial/industrial landscaping. An Engineers Report approved by the City and the Department of Health is required prior to the use of recycled water.

Exhibit 25 shall be revised to reflect the connection to the 1050 pressure zone (IEUA) consistent with the hydraulic analysis guidelines of June 22, 2005. An electronic copy is included for your reference.

6. The specific plan needs to provide a complete description and facility map of the proposed recycled water system including master planned facilities (on-site and off-site) and local non-master planned facilities. A hydraulic modeling analysis report is required to demonstrate that the proposed system will meet peak demands.

Exhibit 25 shall be revised to reflect the connection to the 1050 pressure zone (IEUA) consistent with the hydraulic analysis guidelines of June 22, 2005. An electronic copy is included for your reference.

7. A preliminary recycled water hydraulic report shall be provided for City review prior to tentative map approval. A final hydraulic analysis shall be reviewed and approved by the City prior to final map recordation. Further, the specific plan shall be revised to include a note that pipe sizing depicted in the specific plan is based on the current master plan and may vary at installation based on revisions to the master plan and/or results of the hydraulic analysis. The City's NMC Recycled Water Master Plan is currently in draft format. Master planned facilities adjacent to Sub Area 7 include a 14-inch line in Riverside and 8-inch lines in Mill Creek Avenue and Milliken Avenue.

Exhibit 25 shall be revised to reflect the connection to the 1050 pressure zone (IEUA) consistent with the hydraulic analysis of June 22, 2005. An electronic copy is included for your reference.

A preliminary recycled water hydraulic report shall be provided for City review prior to tentative map approval. A final hydraulic analysis shall be reviewed and approved by the City prior to final map recordation. Further, the specific plan shall be revised to include a note that pipe sizing depicted in the specific plan is based on the current master plan and may vary at installation based on revisions to the master plan and/or results of the hydraulic analysis.

8. There may be an interim period where recycled water supply does not have adequate pressure depending on the timing of development and construction of a regional booster station. If this is the case, the recycled water system will connect to the potable system initially, until such time that recycled water service is available.

Exhibit 25 shall be revised to reflect the connection to the 1050 pressure zone (IEUA) consistent with the hydraulic analysis of June 22, 2005. An electronic copy is included for your reference.

Please contact Ray Hahn at 909-395-2677 with any questions about the Utilities Department comments.

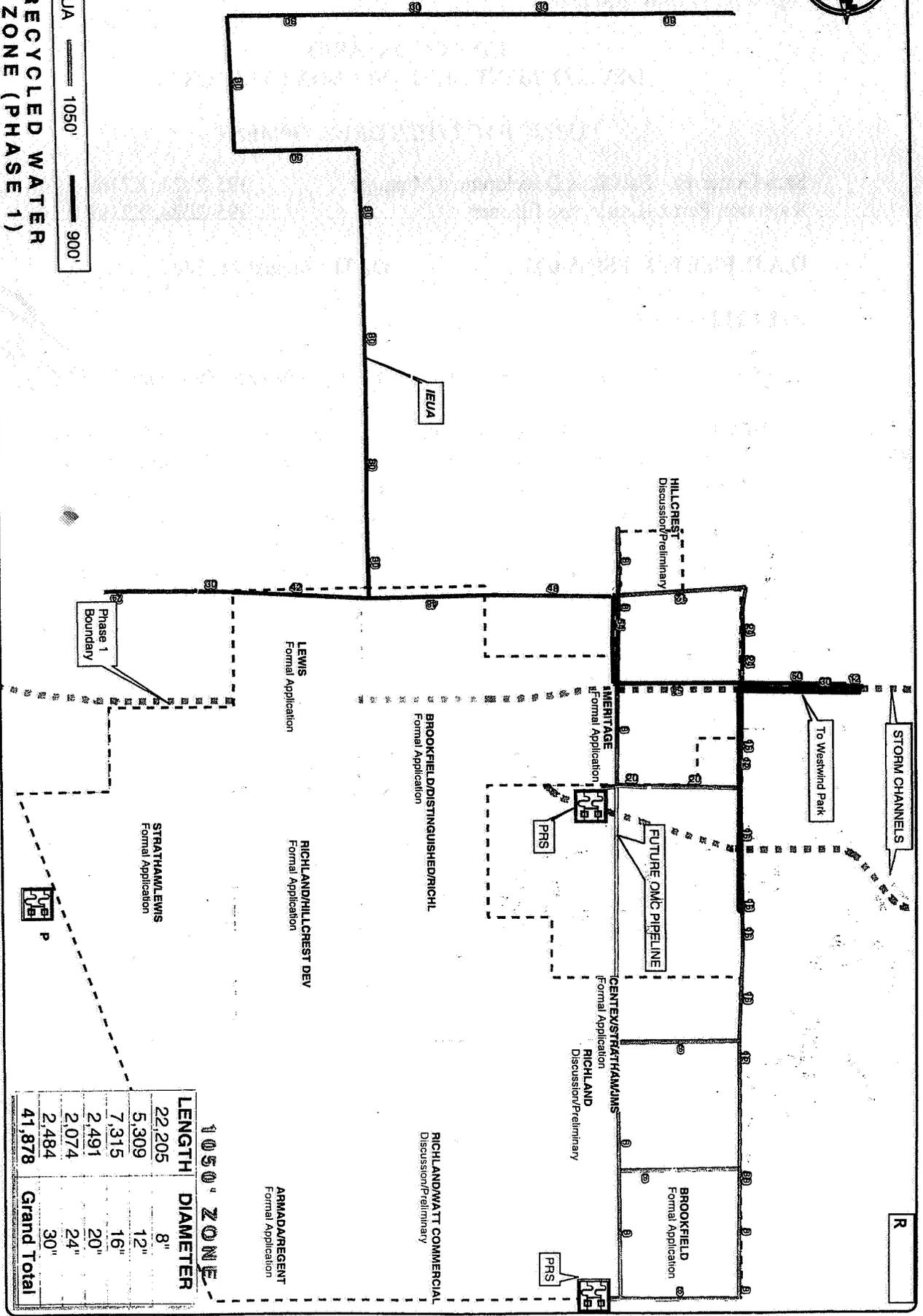
Solid Waste Department

Site Improvement Plans shall follow the City of Ontario refuse collections standards available from the Planning Department public counter. Please contact Joe Portolese, Solid Waste Manager at 909-395-2662 with questions or if more information is needed.

cc: Ken Jeske, Public Works Director
Louis Abi-Younes, Assistant City Engineer



LEGEND
 — IEUA 1050'
 — 900'
NMC RECYCLED WATER
1050' ZONE (PHASE 1)



1050' ZONE

LENGTH	DIAMETER
22,205	8"
5,309	12"
7,315	16"
2,491	20"
2,074	24"
2,484	30"
41,878	Grand Total

Signed Off for DAB - NAME/DATE: _____

CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD REPORT

PUBLIC FACILITIES DEVELOPMENT

Sam Gutierrez - Facilities Development Manager
Raymond Perez -Landscape Planner

395-2024, X2169
395-2024, X2168

D.A.B. FILE NO. PSP05-003

DATE: August 24, 2005

RELATED FILES:

CASE PLANNER: Rudy Zeledon

PFD PLANNER: Raymond D. Perez

PROJECT/LOCATION: A Specific Plan request to establish land use designation, development standards and design guideline for 566 acres of land within Subarea 18, of the New Model Colony, generally located and bounded on the north by Schaefer Avenue, on the south by Edison Avenue, on the east by Haven Avenue and on the west by Hellman Avenue; submitted by Brookfield Development, Richland Communities, Distinguished Homes, Parentex Enterprises Standard Pacific and Lewis Operating Corporation.

OWNER: City of Ontario
303 East "B" Street
Ontario, CA. 91764

APPLICANT/REPRESENTATIVE: Subarea 18 Planning and Development Coalition Team (See attached booklet for Coalition Team).

GENERAL COMMENTS

RB
8/27/05
THE FOLLOWING COMMENTS BELOW SHALL BE ADDRESSED ON THE ~~NEXT DRAFT PRIOR TO APPROVAL OF THE~~ FINAL DOCUMENT.

Must identify all tree specimens on parkways and medians With Common and Botanical Names. Provide a planting legend or table indicatin heights, sizes,

All LMD areas are to be controlled with the Maxicom Irrigation System and all trees are to consist of root barriers and a flush to grade bubbler system on a separate valve.

The use of reclaim water is encouraged on this project for all public landscaping.

Any public park development shall consist of amenities that comply with the park development standards of this department.

This includes direct contact with Dave Bang Associates at 1-800-669-2585 at www.davebang.com

Closely spaced plant materials (to horticultural practices) are expected on this project.

Alternate plant material for Medians are rows of triangular spaced Day Lilies or Hemerocallis



City of Ontario Memorandum

JUL 27 2005

TO: Otto Kroutil, Development Director
 Jerry Blum, Planning Director
 Cathy Wahlstrom, Principal Planner (for Jim Strodtbeck, RDA Administrator)
 Kevin Shear, Building Official
 Louis Abi-Younes, Assistant City Engineer
 Sam Gutierrez, Facilities Development Manager
 Franz Guardia, Public Works Agency (3 copies)
 Chief Jim Doyle, Police Department
 Chief Richard "Chip" Smith, Fire Department
 Brent Schultz, Housing & Neighborhood Revitalization Director
 Steve Wilson, Engineering Department
 Tom Danna, T.E., Traffic/Transportation Manager
 Elliott Ellsworth, Information Services Director
 Mark Chase, Parks & Maintenance Director

FROM: Rudy Zeledon
 Senior Planner

DATE: 07-14-2005 - Revision #3

SUBJECT: FILE NO. PSP_03-005

FINANCE ACT #: SP305 ,ER305

The following project has been submitted for review. Please send one (1) copy and e-mail one (1) copy of your DAB report to the Planning Department by **07/26/2005**.

Note: DAB, Planning Commission and City Council actions are required

PROJECT DESCRIPTION:

A Specific Plan for Subarea 7 of the New Model Colony, encompassing 160 acres of land located on the south side of Riverside Drive, west of Milliken Avenue; submitted by Brookfield Homes.

- I. The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy & e-mail 1 copy)
- II. The plan does not adequately address the departmental concerns.
 - The following conditions contained in the attached report must be met prior to scheduling for Development Advisory Board: _____

Police

Department

Jim Doyle
Signature

COP

Title

7-27-05

Date



CITY OF ONTARIO

MEMORANDUM

TO: Rudy Zeledon, Senior Planner

FROM: Richard Smith, Deputy Chief/Fire Marshal

DATE: July 27, 2005

SUBJECT: PSP_03-005 REVISION #3: A SPECIFIC PLAN FOR SUBAREA 7 OF THE NEW MODEL COLONY, ENCOMPASSING 160 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF RIVERSIDE DRIVE, WEST OF MILLIKEN AVENUE; SUBMITTED BY BROOKFIELD HOMES.

Overall the comments provided in the draft specific plan are quite comprehensive. The following points should also be incorporated to assist in assuring that public safety needs are met:

1. Width of Fire Access Roads – The minimum width of a fire access roadway is 20 feet (24 feet in a SFPA). If a center median is included, the required width shall be provided on both sides of the median. The width of fire department access roads is measured from top face of the curb to top face of the curb on streets with curbs and gutters, and from flowline to flowline on streets with rolled curbs. Flowline is the lowest continuous elevation on a rolled street curb.
2. Parking Restrictions – No Parking is permitted on streets narrower than 28 feet in width. Parking on one side is permitted on a roadway that is a least 28 feet, but less than 36 feet in width. Parking on two sides is permitted on a roadway 36 feet or more in width. *Note: Minimum street widths for allowed parking may be more restrictive in some areas. Check with the Ontario Fire Department Fire Prevention Bureau for specific requirements.*
3. Security gating, if utilized for vehicles or pedestrians, shall be provided with the appropriate hardware which would allow access by emergency personnel or equipment should access be necessary.

B-40



CITY OF ONTARIO

MEMORANDUM

TO: Rudy Zeledon, Senior Planner

FROM: Richard Smith, Deputy Chief/Fire Marshal

DATE: July 27, 2005

SUBJECT: PSP_03-005: MULTI-FAMILY RESIDENTIAL

1. The required fire flow for this tract is 1,500 g.p.m. unless three or more adjacent structures have wood-shingled or shake roofs. In this event, the water needs shall increase to 2,000 g.p.m.
2. Fire hydrant locations and appropriate main sizes will be determined and plotted by Engineering and Fire Departments pre-established standard criterion.
3. The water supply, including mains and hydrants, shall be acceptably tested and approved by the Engineering and Fire Department PRIOR to the framing stage of construction to assure availability and reliability for fire fighting purposes.
4. Access roadways providing for an all weather driving surface not less than 26' unobstructed width, capable of supporting the imposed loads of fire apparatus to within 150' of all structures, is required PRIOR to the framing stages of construction. This access is required to be maintained in an unobstructed manner throughout construction.
5. 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.
6. All residential type chimneys shall be equipped with an approved spark arrester. An approved spark arrester shall be constructed to meet the requirements of Ontario Fire Department Standard Drawing #2.
7. Single-station smoke detectors are required to be installed per Uniform Building Code and Uniform Fire Code requirements.

13-41

8. "No Parking/Fire Lane" signs are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the 26-foot clear width required. NOTE: Curbs at the required locations shall be painted RED. (Information sheet available upon request from the Fire Department.)
9. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background. (See Section 9-1.3280 Street Naming and Street Address Numbering of the Ontario Municipal Code). Multi building complexes shall have building directories provided at the main entry(ies). Said directory(ies) shall be designed to the requirement of the Fire and Police Departments.
10. All fire hydrants relative to this project shall be identified in accordance with City of Ontario Standard Numbers 402, 402B, and Ontario Fire Department Standard Drawing No. 5. Copies of said standards are available upon request from the Fire Department.
11. Units that exceed 300' on cul-de-sac shall be residentially sprinklered.

NOTE: The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's Office.

Rev 5/05/03

B-42



City of Ontario Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (for Jim Strodbeck, RDA Administrator)
Kevin Shear, Building Official
Louis Abi-Younes, Assistant City Engineer
Sam Gutierrez, Facilities Development Manager
Franz Guardia, Public Works Agency (3 copies)
Chief Jim Doyle, Police Department
Chief Richard "Chip" Smith, Fire Department
Brent Schultz, Housing & Neighborhood Revitalization Director
Steve Wilson, Engineering Department
Tom Danna, T.E., Traffic/Transportation Manager
Elliott Ellsworth, Information Services Director
Mark Chase, Parks & Maintenance Director

FROM: Rudy Zeledon
Senior Planner

DATE: 07-25-2005

SUBJECT: FILE NO. PSP_05-003

FINANCE ACT #: , ..

The following project has been submitted for review. Please send one (1) copy and e-mail one (1) copy of your DAB report to the Planning Department by **08/08/2005**.

Note: DAB, Planning Commission and City Council actions are required

PROJECT DESCRIPTION:

A Specific Plan for (File No.PSP_05-003) request to establish land use designations, development standards, and design guidelines for 566 acres of land within Subarea 18, of the New Model Colony, generally located and bounded on the north by Schaefer Avenue, on the south by Edison Avenue, on the east by Haven Avenue and on the west by Hellman Avenue; submitted by Brookfield

Development, Richalnd Communities, Distinguished Homes, Parentex Enterprises, Standard Pacific and Lewis Operating Corporation (APN: 218-201-15, 218-191-04,05,15,16, 218-191-20,22, 218-201, 17-20, 26,27,30,39,42,43,44). Planning Commission Action is Required.

- I. The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy & e-mail 1 copy)
- II. The plan does not adequately address the departmental concerns.
 - The following conditions contained in the attached report must be met prior to scheduling for Development Advisory Board: _____

PLANNING  BUB SENIOR PLANNER 7/29/05



City of Ontario Memorandum

TO: Otto Kroutil, Development Director
 Jerry Blum, Planning Director
 Cathy Wahlstrom, Principal Planner (for Jim Strodtbeck, RDA Administrator)
 Kevin Shear, Building Official
 Louis Abi-Younes, Assistant City Engineer
 Sam Gutierrez, Facilities Development Manager
 Franz Guardia, Public Works Agency (3 copies)
 Chief Jim Doyle, Police Department
 Chief Richard "Chip" Smith, Fire Department
 Brent Schultz, Housing & Neighborhood Revitalization Director
 Steve Wilson, Engineering Department
 Tom Danna, T.E., Traffic/Transportation Manager
 Elliott Ellsworth, Information Services Director
 Mark Chase, Parks & Maintenance Director

Planning Department
 Received
 AUG 2005
 City of Ontario

ENTERED

REC'D JUL 15 2005

FROM: Rudy Zeledon
 Senior Planner

DATE: 07-14-2005 - Revision #3

SUBJECT: FILE NO. PSP_03-005

FINANCE ACT #: SP305 , ER305

The following project has been submitted for review. Please send one (1) copy and e-mail one (1) copy of your DAB report to the Planning Department by 07/26/2005.

Note: DAB, Planning Commission and City Council actions are required

PROJECT DESCRIPTION:

A Specific Plan for Subarea 7 of the New Model Colony, encompassing 160 acres of land located on the south side of Riverside Drive, west of Milliken Avenue; submitted by Brookfield Homes.

- I. The plan does adequately address the departmental concerns at this time.
- No comments
 Report attached (1 copy & e-mail 1 copy)
- II. The plan does not adequately address the departmental concerns.
- The following conditions contained in the attached report must be met prior to scheduling for Development Advisory Board: _____

HOUSING
 Department

Brent Schultz
 Signature

HOUSING & NEIGHBORHOOD REV. DIR.
 Title

8-9-05
 Date



City of Ontario Memorandum

MARK CHASE

TO: Otto Kroutil, Development Director
 Jerry Blum, Planning Director
 Cathy Wahlstrom, Principal Planner (for Jim Strodtbeck, RDA Administrator)
 Kevin Shear, Building Official
 Louis Abi-Younes, Assistant City Engineer
 Sam Gutierrez, Facilities Development Manager
 Franz Guardia, Public Works Agency (3 copies)
 Chief Jim Doyle, Police Department
 Chief Richard "Chip" Smith, Fire Department
 Brent Schultz, Housing & Neighborhood Revitalization Director
 Steve Wilson, Engineering Department
 Tom Danna, T.E., Traffic/Transportation Manager
 Elliott Ellsworth, Information Services Director
 Mark Chase, Parks & Maintenance Director

Planning Department
 Received
 JUL 2005
 City of Ontario

FROM: Rudy Zeledon
 Senior Planner

RECEIVED
 JUL 1 8 2005
 GTIC
 CITY OF ONTARIO

DATE: 07-14-2005 - *Revision #2*

SUBJECT: FILE NO. PSP_03-005

FINANCE ACT #: SP305 , ER305

The following project has been submitted for review. Please send one (1) copy and e-mail one (1) copy of your DAB report to the Planning Department by **07/26/2005**.

Note: DAB, Planning Commission and City Council actions are required

PROJECT DESCRIPTION:

A Specific Plan for Subarea 7 of the New Model Colony, encompassing 160 acres of land located on the south side of Riverside Drive, west of Milliken Avenue; submitted by Brookfield Homes.

- I. The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy & e-mail 1 copy)
- II. The plan does not adequately address the departmental concerns.
 - The following conditions contained in the attached report must be met prior to scheduling for Development Advisory Board: Pocket parks design and use needs better defining

Parks & Maintenance Dept MChase Parks & Maint. Dir 7-18-05
 Department Signature Title Date

B-45



CITY OF ONTARIO

MEMORANDUM

Jennine Bepko
Received
JUL 2005
City of Ontario

TO: Rudy Zeledon, Senior Planner

FROM: Mark Chase, Parks & Maintenance Director

DATE: July 18, 2005

SUBJECT: Edenglen Final Draft Specific Plan

We have reviewed the Final Draft Specific Plan and provide the following comments to the corresponding sections:

Section 4 Land Use

4.3 Parks

- Tot lot shall contain two play areas constructed one for younger children (2 to 5 years old) and one for older children (5 to 12 years old). Play area shall be constructed with a synthetic safety surface per ADA standards with the possibility of wood fiber being used in some non-fall areas of tot lot.
- All areas of the park shall be designed to be barrier-free. Park and pool shall meet all ADA and City accessibility standards.
- Park to be irrigated with reclaimed water by an automated system.
- Open field shall be dimensionally oriented to allow for informal soccer and softball play.

4.4 SCE Corridor Trail

- Benches or seatwalls shall be provided along the path at appropriate locations.
- Adequate lighting and trash receptacles shall be provided near seating areas.
- Bike racks shall be provided at transit stops and other locations serving as a point of departure to and from path.
- Clear directional signage shall be provided to facilitate movement to and from crosswalks and entry points, and curb cuts shall be provided for barrier-free access.
- Landscaping shall be drought-tolerant, native or naturalized species.
- Provide interpretive signage for native vegetation and drought-tolerant species.
- Minimize elevation changes that separate or hide the pathway from adjacent streets.

B-44

Section 5 Infrastructure and Services

5.1.4 Bicycle Trails

- Bicycle trail description does not provide what class bike trail (Class II or Class III) is to be provided.
- Exhibits 13 & 14 disagree with bike path specifications under 7.6.8 Open Space Amenities, SCE Corridor Trail. Details in exhibits show 10' wide paved pathway and 15' height accent and shade trees within easement.

Section 6 Development Regulations

6.17 Landscape Standards

- The General Provisions shall comply with the Ontario New Model Colony Streetscape Master Plan.

Section 7 Residential Design Guidelines

7.6.9 Pocket Parks

- Pocket parks should be located to allow public streets to surround sides of park.
- Pocket parks are to have a minimum acceptable size of ¼ to 2 acres.
- Park shall be accessible by bike/pedestrian pathways.
- Pocket park development guidelines should include the following:
 - Benches
 - Shade Structure
 - Trees
 - Picnic tables
 - Water fountains
 - Children's play area
- Tot lots shall contain two play areas constructed one for younger children (2 to 5 years old) and one for older children (5 to 12 years old). Play area shall be constructed with synthetic safety surface per ADA standards with wood fiber in some areas.
- All areas of the park shall be designed to be barrier-free and meet all ADA and City accessibility standards.

CC: Franz Guardia

Faint, illegible text, possibly bleed-through from the reverse side of the page.

PLANNING COMMISSION STAFF REPORT



DATE: September 13, 2005

FILE NO.: PMTT05-008 (PM 17392)

SUBJECT: A Tentative Tract Map (TT 17392) to subdivide 77.66 acres of land into 22 lots and seven (7) lettered lots within the Edenglen Specific Plan (Subarea 7).

LOCATION: Southeast corner of Riverside Drive and Mill Creek Avenue (APN: 218-171-23 and 218-171-16).

APPLICANT: Brookfield Homes

PROPERTY OWNER: Jack and Betty Pinheiro and Pinheiro Family Trust

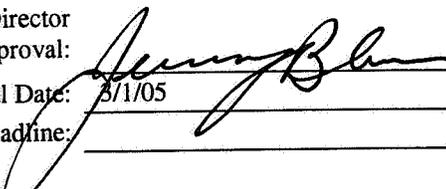
I. RECOMMENDATION:

That the Planning Commission approve File No. PMTT05-008 (TT17392), subject to the conditions contained in the attached department reports.

II. SITE CHARACTERISTICS:

	Existing Land Use	General Plan Designation	Zoning
Site	Dairy/Agriculture	Low, Med and High Residential	SP (AG)
North	Low Density Residential	Low Density Residential	SP
South	SCE Substation	Industrial, Business Park	SP (AG)
East	Agriculture and Industrial	Community Commercial/ Business Park/Light Industrial	SP (AG)
West	Colony High School	Schools	SP (AG)

Case Planner: Nancy Martinez, Assistant Planner

Planning Director Approval: 

Submittal Date: 9/1/05

Hearing Deadline: _____

Hearing Body	Date	Decision	Action
DAB	09/7/05	Approve	Recommend
ZA			
PC	09/13/05		Final
CC			

III. BACKGROUND:

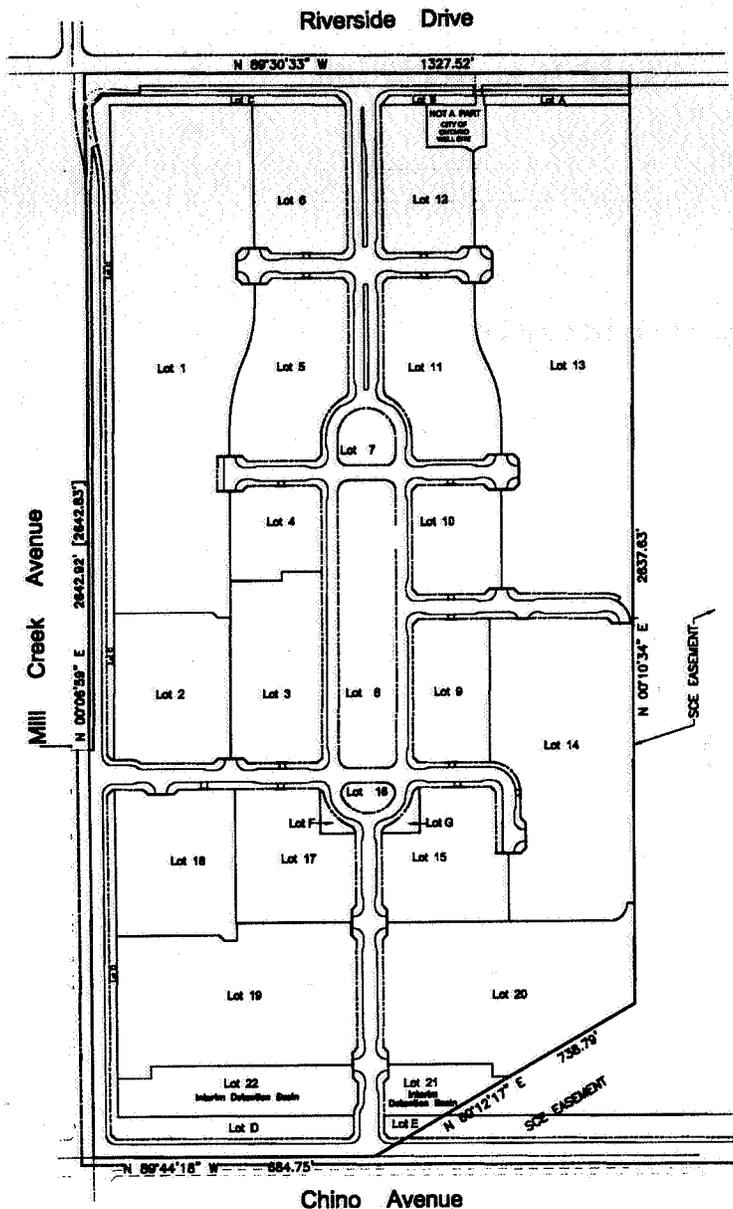
The Edenglen Specific Plan is the first specific plan to move forward in the entitlement process, with the subject tentative map being the first map. The Specific Plan establishes the land use designations, development standards, and design guidelines for Subarea 7 of the New Model Colony. The proposed tentative tract map (referred to as an "A" map) will facilitate the backbone infrastructure improvements (major streets, sewer, water and storm drain facilities) and the creation of the residential neighborhoods and parks for the Specific Plan. Separate individual tract maps (referred to as "B" maps) for the subdivision of the residential neighborhoods and internal street circulation will be submitted at a future time.

IV. PROJECT DESCRIPTION:

The Tentative Tract Map proposes to subdivide 77.66 acres of land into 22 lots. In addition, seven lettered lots, comprised of neighborhood edges and common open space areas, are proposed. The tentative tract map will allow for the construction of the backbone infrastructure (streets and utilities) and parks prior to the development of the residential neighborhoods.

V. STAFF ANALYSIS:

- A. Parcel Size – The tract map proposes to subdivide 77.66 acres into 22 lots and seven lettered lots. The 22 lots will serve to create 19 large pads for future residential tract development, which will accommodate the different housing types within the residential neighborhoods of the Edenglen Specific Plan. These lots range in size from 0.12 acres to 9.44 acres.
- B. Site Access/Circulation – The tentative tract map will facilitate the construction of Riverside Drive, Mill Creek Avenue and Chino Avenue. In addition, the primary entry leading from Riverside Drive into the residential project to the Park Loop Street and the east/west stub out streets leading into residential neighborhoods will be constructed. Secondary entries will be provided from Mill Creek Avenue and Chino Avenue and connect to Park Loop Street.
- C. Open Space – Three of the numbered lots will accommodate the 2.83-acre Central Park. Five of the seven (7) lettered lots will serve to provide landscaped neighborhood edges throughout the perimeter of the site. Two of the lettered lots (Lots F and G) will serve as adjacent open space areas for a portion of the Triplex housing product.
- D. CC&R's – As a Condition of Approval, staff will require that CC&R's be prepared and recorded with the final map. The CC&R's will outline the maintenance responsibilities for private streets, open space areas, recreation amenities, drive aisles, utilities and upkeep of the entire site to ensure the on-going maintenance of the common areas and facilities.



VI. ENVIRONMENTAL REVIEW:

The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP03-005) EIR. All applicable mitigation measures adopted with the City Council Certification of the EIR will become a condition of project approval. Please refer to the staff report for File No. PGPA03-005 for a complete analysis of the environmental issues.

VII. CONDITIONS OF APPROVAL:

(See attached department reports)

TECHNICAL APPENDIX

PROJECT AREA: 77.66 acres

NO. LOTS: 22 lots and seven (7) lettered lots

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING TENTATIVE TRACT NO. 17392, SUBDIVIDING 77.66 ACRES OF LAND INTO 22 LOTS, AND SEVEN LETTERED LOTS AT THE SOUTHEAST CORNER OF RIVERSIDE DRIVE AND MILL CREEK AVENUE, IN LOW, MEDIUM AND HIGH DENSITY RESIDENTIAL LAND USE DISTRICTS OF THE EDENGLLEN SPECIFIC PLAN (NMC SUBAREA 7), AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 218-171-23 AND 218-171-16.

A. Recitals.

1. Brookfield Homes has filed an application for the approval of Tentative Tract Map No. 17392, as described in the title of this Resolution. Hereinafter, the subject Tentative Tract Map request shall be referred to as “the application.”

2. On September 7, 2005, the Development Advisory Board of the City of Ontario reviewed the subject application and recommended the Planning Commission approve the application.

3. On September 13, 2005, the Planning Commission of the City of Ontario conducted a hearing on the application and concluded said hearing on that date.

4. All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Ontario as follows:

1. The Planning Commission hereby specifically finds that all facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing on September 13, 2005, including written and oral staff reports, together with public testimony, the Planning Commission hereby specifically finds as follows:

a. The application applies to property located on the southeast corner of Riverside Drive and Mill Creek Avenue with a street frontage of approximately 1,327 feet along Riverside Drive and approximately 2,643 along Mill Creek Avenue and is presently utilized for dairy and agriculture uses;

b. The property to the north of the subject site is zoned SP (Specific Plan) and is developed with residential uses of the Creekside Community. The property to the south is zoned SP/AG (Specific Plan Agriculture Preserve) and is developed with the SCE Substation. The property

to the east is zoned Green Belt and developed with the SCE Utility Corridor. The property to the west is zoned SP/AG (Specific Plan Agriculture Preserve) and is developed with Colony High School and Agriculture land;

c. The Tract Map proposed is in compliance with the requirements of Edenglen Specific Plan and General Plan and is sufficient in size to facilitate and implement the traditional planning concepts for the "Residential Neighborhood" within the Specific Plan;

d. The Tract Map will subdivide 77.66 acres of land into 22 lots and seven lettered lots. The 22 lots will serve to create 19 large pads for future residential tract development, which will accommodate the different housing types within the residential neighborhoods of the Edenglen Specific Plan. The lots range in size from 0.12 acres to 9.44 acres; and

e. Three of the numbered lots will accommodate the 2.83-acre Central Park. Five of the seven (7) lettered lots will serve to provide landscaped neighborhood edges throughout the perimeter of the site, with the two remaining lettered lots (Lots F and G) to serve as adjacent open space areas for a portion of the triplex housing product.

3. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing and upon the specific findings set forth in paragraphs 1 and 2 above, this Commission hereby concludes as follows:

a. This subdivision is consistent with all applicable general and specific plans in that the proposed subdivision and lot sizes meet and comply with the objectives of the Edenglen Specific Plan;

b. The design and improvement of the subdivision is consistent with all applicable general and specific plans. The Tract Map will facilitate infrastructure improvements, including major streets such as Riverside Drive, Mill Creek Avenue and Chino Avenue, as well as the main north/south spine street and east/west stub out streets leading into residential neighborhoods;

c. The site is physically suitable for the type of development proposed. The lots that will be created with the Tract Map subdivision will facilitate the creation of the infrastructure, residential neighborhoods and open space (parks) of the Edenglen Specific Plan;

d. The site is physically suitable for the proposed density of development. The lots that will be created with the Tract Map subdivision will accommodate the maximum development capacity of 584 residential units for the Edenglen Specific Plan as established by the General Plan; and

e. The design of the subdivision or the proposed improvement is may cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. The benefits of the project, however, outweigh the potential environmental impacts and a Statement of Overriding Considerations is recommended for the project. The environmental impacts

of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP03-005) EIR.

f. The design of the subdivision or the proposed improvement is not likely to cause serious public health problems. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP03-005) EIR.

g. The design of the subdivision will not conflict with any easement acquired by the public at large, then of record, for access through or use of the property within the proposed subdivision.

4. Based upon the facts and information contained in all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that the environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP03-005) EIR. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All applicable mitigation measures adopted with the Edenglen Specific Plan EIR will become a condition of project approval.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this Commission hereby approves the application subject to each and every conditions set forth in the Department reports, attached hereto and incorporated herein by this reference.

6. The Secretary shall certify to the adoption of the Resolution.

APPROVED AND ADOPTED by the members of the Planning Commission of the City of Ontario this 13th day of September 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Chavez, Chairman
Planning Commission, City of Ontario

I, Jerry L. Blum, Secretary of the Planning Commission of the City of Ontario, do 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 meeting thereof held on the 13th day of September 2005, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jerry L. Blum, Secretary
Planning Commission, City of Ontario



CITY OF ONTARIO

MEMORANDUM

TO: Development Advisory Board

FROM: Nancy Martinez, Assistant Planner

DATE: September 7, 2005

SUBJECT: DEPARTMENT REPORTS FOR FILE NO. PMTT05-008 (TT 17392)

I. RECOMMENDATION:

It is recommended that the Development Advisory Board take the following action:

- Adopt a Negative Declaration/Mitigated Negative Declaration.
- Approve the subject application(s), subject to the conditions contained in the attached department reports.
- Recommend the Planning Commission approve the subject application(s), subject to the conditions contained in the attached department reports.
- Deny the subject application(s).
- Recommend the Planning Commission deny the subject application(s).
- Continue to:

II. PROJECT DESCRIPTION:

A Tentative Tract Map (TT 17392) to subdivide 77.66 acres of land into 22 lots and seven (7) lettered lots within the Edenglen Specific Plan (Subarea 7), located on the southeast corner of Riverside Drive and Mill Creek Avenue.

III. ENVIRONMENTAL DETERMINATION:

- The proposed project is categorically exempt from environmental review in accordance with Section _____ of the California Environmental Quality Act (CEQA).
- The proposed project will not have a significant effect on the environment, and a NEGATIVE DECLARATION/MITIGATED NEGATIVE DECLARATION has been

MEMORANDUM

DATE: September 7, 2005

SUBJECT: Department Reports For File No. PMTT05-008

Page 2

prepared by the Planning Department. All mitigation measures listed in the initial study shall become a part of the proposed project.

- The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP_03-005) EIR. All applicable mitigation measures of the Edenglen Specific Plan (PSP_03-005) EIR will become a condition of project approval.

IV. LEGAL NOTIFICATION:

- None required.
- A public notice was published one time in a newspaper of general circulation within the City, at least 20 days prior to the scheduled hearing.
- Notice of the scheduled hearing was mailed to all owners of real property shown on the latest equalized assessment roll within a 300-foot radius of the property that is the subject of the hearing.

V. CONDITIONS OF APPROVAL:

The subject application(s) have been reviewed by each agency/department listed below. A copy of each agency/department recommendation and comments are attached. Conditions of approval have been recommended by those agencies/departments marked below.

- PLANNING
- ENGINEERING
- PUBLIC WORKS
- PUBLIC FACILITIES

- BUILDING

- POLICE
- FIRE
- REDEVELOPMENT AGENCY
- HOUSING & NEIGHBORHOOD REVITALIZATION
- OTHER: _____



**CITY OF ONTARIO
PLANNING DEPARTMENT
CONDITIONS OF APPROVAL**

File No. PMTT05-008

(Related File No(s). PSP_03-005 and PGPA03-005)

Date: September 7, 2005

Applicant: Brookfield Homes

Project Description/Location: A Tentative Tract Map (TT 17392) to subdivide 77.66 acres of land into 22 lots and seven (7) lettered lots within the Edenglen Specific Plan (Subarea 7), located on the southeast corner of Riverside Drive and Mill Creek Avenue.

APN(s): 218-171-23 and 218-171-16

Site Size: 77.66 acres

Prepared by: Nancy Martinez, Assistant Planner
Phone: 909.395.2036; **Fax:** 909.395.2420

1.0 TIME LIMIT

- 1.1 Tentative Tract Map (File No. PMTT05-008) approval shall become null and void two (2) years following the effective date of application approval, unless the final parcel/tract map has been recorded. This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

2.0 GENERAL REQUIREMENTS

- 2.1 The 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.
- 2.2 The project shall be subject to all conditions, requirements and recommendations from all other affected departments/agencies, provided on the attached reports/memorandums.
- 2.3 A copy of the herein-listed conditions of approval shall be included in the construction documentation package for project and shall be maintained on site.

C-11

- 2.4 Approval of this tract is contingent upon the approval of both the Edenglen Specific Plan (File No. PSP_03-005) and the General Plan Amendment (File No. PGPA_03-005).
- 2.5 All applicable conditions of approval of the Edenglen Specific Plan shall apply to this tract.

3.0 ZONING AND GENERAL PLAN

- 3.1 The development of this project shall conform to Articles 13 (*Land Use & Special Requirements*), 14 (*Residential Districts*), 30 (*Off-Street Parking & Loading Requirements*) and 32 (*General Development Requirements & Exceptions*) of the City's Development Code, and the regulations of the Edenglen Specific Plan.

4.0 PARCELIZATION

- 4.1 Any future development of this subdivision shall require Development Advisory Board and Planning Commission approval.
- 4.2 Pursuant to California Government § 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 § 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.

5.0 ENVIRONMENTAL REVIEW

- 5.1 The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan (PSP_03-005) and EIR No. ER305. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All applicable mitigation measures adopted with the previous environmental assessment will become a condition of project approval.
- 5.2 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.

6.0 CC&R's/MUTUAL ACCESS AND MAINTENANCE AGREEMENTS

- 6.1 The articles of incorporation for the homeowner's association and the CC&R's shall be reviewed and approved by the City prior to approval of the final map.
- 6.2 CC&R's shall include requirements for the home owner's association to be responsible for maintaining any required landscaping and irrigation systems within common areas and parkways.
- 6.3 CC&R's shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.
- 6.4 The CC&R'S shall grant the City of Ontario the right of enforcement of the CC&R provisions.
- 6.5 A specific methodology/procedure shall be established within the CC&R's for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the homeowners association for all costs incurred.
- 6.6 Adequate safeguards shall be incorporated into the CC&R's to guarantee the homeowners association maintains adequate cash reserves for long-term project maintenance (enforcement of the Davis-Sterling Act), such as, but not limited to, requiring that reserve funding studies are performed at regular intervals by the homeowners association and that the association's reserves do not fall below the level initially approved by the State of California Department of Real Estate.

7.0 DISCLOSURE STATEMENT

- 7.1 Notification on the public report by the Department of Real Estate of the State of California, shall include a statement to the effect that:
 - (a) 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.
 - (b) 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.
 - (c) 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.

8.0 OFF-SITE SUBDIVISION SIGNS

- 8.1 The City Council has authorized the Baldy View Chapter of the Building Industry Association to manage a standardized off-site directional sign program on a non-profit basis. The program uses uniform sign structures and individual identification and directional signs for residential development. **No other off-site signing is authorized.** (For additional information, contact the Baldy View Chapter BIA at (909) 981-2997.

9.0 ADDITIONAL FEES

- 9.1 After project's entitlement approval and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.
- 9.2 Within five (5) days following final application approval, the Notice of Determination (NOD)/Notice of Exemption (NOE) filing fee shall be provided to the Planning Department. The fee, in the amount of [Click here and type FEE AMOUNT], shall be paid by check, payable to the "*Clerk of the Board*", which will be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

10.0 ADDITIONAL REQUIREMENTS

- 10.1 The applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for this project.
- 10.2 Street names for the tract shall be reviewed and approved by the Planning, Fire, and Engineering Department.
- 10.3 Alley widths shall be subject to Fire Department approval. A width of 20 feet may be required for alleys.
- 10.4 Subject to SCE review and approval of the corridor trail plan within the Edenglen Specific Plan, the SCE corridor trail shall be completed with each phase of development adjacent to the trail or upon 50% occupancy of the residential component, whichever occurs first.
- 10.5 The attached conditions of approval from affected agencies shall apply.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

<input type="checkbox"/> DEVELOPMENT PLAN	<input type="checkbox"/> PARCEL MAP <input checked="" type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
DEVELOPMENT PLAN NO. _____ AND/OR TENTATIVE MAP FILE NO. TT17392	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: ___/___/___	

CITY PROJECT ENGINEER & PHONE: Ramiro Adeva, P.E. 909.395.2149
CITY PROJECT PLANNER: Rudy Zeledon
DATE: August 24, 2005
PROJECT NAME/ DESCRIPTION: Eden Glen Specific Plan
Residential Development.
LOCATION: Riverside / Mill Creek / Chino Ave.
APPLICANT: Brookfield Homes
APPROVED BY: _____ Date _____
Louis Abi-Younes, P.E.
Assistant City Engineer



ONLY APPLICABLE CONDITIONS ARE CHECKED. THE APPLICANT AND/OR APPLICANT'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS PRIOR TO FINAL MAP RECORDATION, ISSUANCE OF CONSTRUCTION PERMITS, AND/OR OCCUPANCY, AS SPECIFIED IN THIS REPORT.

1. PRIOR TO FINAL MAP RECORDATION	Check When Complete
<input checked="" type="checkbox"/> 1.01 Dedicate the following right-of-way in locations listed below: <ul style="list-style-type: none"> ▪ Riverside Avenue – Southern half to meet street typical section (length of project including the SCE Easement – 300 ft +/-) ▪ Mill Creek Avenue – Easterly half (length of project) and westerly (1) one lane to meet street typical section (as required south of Colony High School) ▪ Chino Avenue – Full Street Dedication (length of project including the SCE Easement – 300 ft +/-) ▪ Chino Avenue – Partial Street Dedication to meet street typical section (SCE Easement to Milliken Avenue) ▪ “A”, “B”, “C”, “F”, “J” Streets per the approved Specific Plan <p>Corner P/L radius required at intersection of</p> <ul style="list-style-type: none"> ▪ Riverside Avenue & Mill Creek Avenue ▪ Mill Creek Avenue & Chino Avenue 	<input type="checkbox"/>
<input type="checkbox"/> 1.02 Dedicate or reserve the following public utility easement(s) and emergency access easement(s): _____	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1.03 Restrict vehicular access as follows: Only Approved Access Points per Specific Plan (A & C Streets)	<input type="checkbox"/>
<input type="checkbox"/> 1.04 Vacate the following street or easement: _____	<input type="checkbox"/>
<input type="checkbox"/> 1.05 Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access parking areas and drives.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1.06 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1.07 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1.08 Provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1.09 Provide a preliminary title report not older than 30 days.	<input type="checkbox"/>
<input type="checkbox"/> 1.10 This subdivision is within the existing assessment districts as listed below. An application for reapportionment of assessment, together with payment of a reapportionment processing fee must be filed for each assessment district prior to final map approval. Contact Mark Lassler in the Fiscal Services Department at (909) 395-2124 regarding this requirement: _____	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1.11 The property owner shall be responsible for all costs associated with the annual operation and maintenance of the perimeter streets (Riverside / Mill Creek / Chino) , street lighting/traffic signal facilities and appurtenances that serve this property. This property shall be annexed to a Street Lighting Maintenance Assessment District. A Consent and Waiver to Annexation agreement, executed by all the record owner(s) of the property, together with payment of an annexation processing fee of \$2,500.00 must be filed with the City prior to the issuance of a Building Permit or Final Subdivision	<input type="checkbox"/>

C-16



Map/Lot Line Adjustment approval, whichever occurs first. Contact Mark Lassler in the Fiscal Services Department at (909) 395-2124 regarding this requirement.

- ☑ 1.12 Well Site: A City well site is required as part of this project. Unless otherwise approved by the Engineering Department, said site shall consist of a minimum 10,000 square feet of land area. Applicant shall show the location of the well site, as well as easements for access, water mains, and drain lines, if required on the site plan. The location of the well site should be discussed with the Utilities Department **prior to preparing a Final Parcel/Tract Map.** ┌

- ☑ 1.13 Other Conditions: **Street lighting and landscaping shall be maintained by the Home Owner Association.** ┌

C-17



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

GENERAL

- 2.01 The subject subdivision map shall be recorded with the County Recorder's Office and associated sureties and/ or guarantees have been posted to the satisfaction of the City Engineer.
- 2.02 The subject site is a recognized parcel per _____
- 2.03 The subject parcel may be an unrecognized parcel and will require a subdivision map to be processed unless a deed can be supplied showing the existence of the parcel prior to the date of _____
- 2.04 The project will require a subdivision map to be processed, and this development plan shall only proceed to the Development Advisory Board (DAB) concurrently with the required subdivision map.
- 2.05 This project requires a Certificate of Compliance with Record of Survey/ Lot Line Adjustment/ Dedication of Easement to be processed.
- 2.06 All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
- 2.07 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project.
- 2.08 For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, recycled water, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.ontario.ca.us.
- 2.09 In lieu of constructing the required public improvements, an agreement and security in an amount acceptable to the City Engineer may be submitted to guarantee proper construction of the public improvements. All security must be acceptable to City Attorney's office, pursuant to Government Code, Section 66499 and City's Subdivision Ordinance.
- 2.10 Applicant shall pay all applicable Development Impact Fees (DIF) to the Building Department.
- 2.11 All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.
- 2.12 Detailed on-site utility information shall be shown on the grading plan, which includes but is not limited to, location of monitoring manholes, backflow prevention devices, exact location of laterals, etc. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- 2.13 The applicant shall submit electronic files (i.e., CAD file, on disc) of project related off-site improvement plans. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
- 2.14 Estimated sewer and water fees:
 - * A. Capital Capacity Reimbursement Account Fee **\$ Approx \$4,000 per Unit**
 - ** B. Water Meter Fee \$ _____
 - ____, 2" - DOMESTIC @ \$325 each = _____
 - ____, 2" - IRRIGATION @ \$325 each = _____
 - C. Construction Water Fee (Based on Usage) **\$ 1,500 DEPOSIT**

* These fees will be collected by the Building Department.



** Fee shall be based on meter size and quantity purchased.

2.15 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.

2.16 **Other Agency Permit/Approval:** Prior to issuance of construction permits from the Engineering Department, this project will require a permit from the following agencies:

- Caltrans
- San Bernardino County Road Department
- San Bernardino County Flood Control District (SBCFCD)
- FEMA
- Cucamonga Valley Water District (CVWD) for Sewer/Water service
- Army Corps of Engineers (ACOE)
- California Department of Fish & Game
- City Dust Abatement District _____
- D.I.S. Trenching Permit if any trenches are over 5-ft deep.
- Other Agency: SCE (At Grading Permit Issuance)

2.17 **Other Conditions:** _____

PUBLIC IMPROVEMENTS

2.20 Design per City Standards full public improvements in accordance with City Code, Standards and Specifications, and/or approved specific plan for the area. Such public improvements may include, but not be limited to, the following:

Riverside Drive	Mill Creek Avenue	Chino Avenue
<input checked="" type="checkbox"/> Curb & Gutter	<input checked="" type="checkbox"/> Curb & Gutter	<input checked="" type="checkbox"/> Curb & Gutter
<input checked="" type="checkbox"/> New; ___ ft from C/L	<input checked="" type="checkbox"/> New; ___ ft from C/L	<input checked="" type="checkbox"/> New; ___ ft from C/L
<input type="checkbox"/> Replace damaged C & G	<input type="checkbox"/> Replace damaged C & G	<input type="checkbox"/> Replace damaged C & G
<input type="checkbox"/> Remove existing & Relocate ___ft From C/L	<input type="checkbox"/> Remove existing & Relocate ___ft From C/L	<input type="checkbox"/> Remove existing & Relocate ___ft From C/L
<input checked="" type="checkbox"/> AC Pavement	<input checked="" type="checkbox"/> AC Pavement	<input checked="" type="checkbox"/> AC Pavement
<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement
<input checked="" type="checkbox"/> Widen; ___-add'l ft along frontage, incl. pavemt. transitions	<input checked="" type="checkbox"/> Widen; ___-add'l ft along frontage, incl. pavemt. transitions	<input checked="" type="checkbox"/> Widen; ___-add'l ft along frontage, incl. pavemt. transitions
<input type="checkbox"/> PCC Drive Approach	<input type="checkbox"/> PCC Drive Approach	<input type="checkbox"/> PCC Drive Approach
<input type="checkbox"/> New	<input type="checkbox"/> New	<input type="checkbox"/> New
<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement
<input checked="" type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Sidewalk
<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New
<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement
<input checked="" type="checkbox"/> Handicap Ramp	<input checked="" type="checkbox"/> Handicap Ramp	<input checked="" type="checkbox"/> Handicap Ramp
<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New
<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement	<input type="checkbox"/> Replacement
<input checked="" type="checkbox"/> Pkwy Trees/Landscaping (w/ Irrig.)	<input checked="" type="checkbox"/> Pkwy Trees/Landscaping (w/ Irrig.)	<input checked="" type="checkbox"/> Pkwy Trees/Landscaping (w/ Irrig.)
<input type="checkbox"/> Raised Landscaped Median (w/ Irrig.)	<input type="checkbox"/> Raised Landscaped Median (w/ Irrig.)	<input type="checkbox"/> Raised Landscaped Median (w/ Irrig.)
<input checked="" type="checkbox"/> Street Lights	<input checked="" type="checkbox"/> Street Lights	<input checked="" type="checkbox"/> Street Lights

C-19



<input checked="" type="checkbox"/> Infill	<input checked="" type="checkbox"/> Infill	<input checked="" type="checkbox"/> Infill
<input type="checkbox"/> Relocate	<input type="checkbox"/> Relocate	<input type="checkbox"/> Relocate
<input checked="" type="checkbox"/> Fire Hyd. (300-ft intervals as needed)	<input checked="" type="checkbox"/> Fire Hyd. (300-ft intervals as needed)	<input checked="" type="checkbox"/> Fire Hyd. (300-ft intervals as needed)
<input checked="" type="checkbox"/> Water Service	<input checked="" type="checkbox"/> Water Service	<input checked="" type="checkbox"/> Water Service
<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main
<input type="checkbox"/> Lateral	<input type="checkbox"/> Lateral	<input type="checkbox"/> Lateral
<input type="checkbox"/> Sewer Service	<input checked="" type="checkbox"/> Sewer Service	<input checked="" type="checkbox"/> Sewer Service
<input type="checkbox"/> Main	<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main
<input type="checkbox"/> Lateral	<input type="checkbox"/> Lateral	<input type="checkbox"/> Lateral
<input checked="" type="checkbox"/> Recycle Water Service	<input checked="" type="checkbox"/> Recycle Water Service	<input checked="" type="checkbox"/> Recycle Water Service
<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main
<input type="checkbox"/> Lateral	<input type="checkbox"/> Lateral	<input type="checkbox"/> Lateral
<input checked="" type="checkbox"/> Storm Drain	<input checked="" type="checkbox"/> Storm Drain	<input checked="" type="checkbox"/> Storm Drain
<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main	<input checked="" type="checkbox"/> Main
<input type="checkbox"/> Catch Basin	<input type="checkbox"/> Catch Basin	<input type="checkbox"/> Catch Basin
<input checked="" type="checkbox"/> Traffic Signal Facilities	<input type="checkbox"/> Traffic Signal Facilities	<input checked="" type="checkbox"/> Traffic Signal Facilities
<input checked="" type="checkbox"/> New	<input type="checkbox"/> New	<input checked="" type="checkbox"/> New
<input checked="" type="checkbox"/> Modification	<input type="checkbox"/> Modification	<input type="checkbox"/> Modification
<input type="checkbox"/> Relocation	<input type="checkbox"/> Relocation	<input type="checkbox"/> Relocation
<input checked="" type="checkbox"/> Traffic Signing and Striping	<input checked="" type="checkbox"/> Traffic Signing and Striping	<input checked="" type="checkbox"/> Traffic Signing and Striping
<input checked="" type="checkbox"/> Bus Stop and/or Turn-out	<input checked="" type="checkbox"/> Bus Stop and/or Turn-out	<input checked="" type="checkbox"/> Bus Stop and/or Turn-out
<input checked="" type="checkbox"/> Underground Overhead Utilities*	<input checked="" type="checkbox"/> Underground Overhead Utilities*	<input checked="" type="checkbox"/> Underground Overhead Utilities*
<input type="checkbox"/> Removal of _____	<input type="checkbox"/> Removal of _____	<input type="checkbox"/> Removal of _____
<input type="checkbox"/> Other Req'd Imp's	<input type="checkbox"/> Other Req'd Imp's	<input type="checkbox"/> Other Req'd Imp's

* Per City Undergrounding Ordinance, Item 2.25

SPECIFIC NOTES FOR IMPROVEMENTS LISTED IN ITEM 2.20. (Grading Permit & Model Construction Permits may be issued prior to completion of items)

1. **Water Main Improvements shall be consistent with Approved Specific Plan including provision of loop system on Riverside Drive, Mill Creek Avenue, Chino Avenue, and Milliken Avenue.**
2. **Recycled Water Main Improvements shall be consistent with Approved Specific Plan including provision for a loop system on Riverside Drive, Mill Creek Avenue, Chino Avenue, and Milliken Avenue and extension to RP1.**
3. **Sewer Main Improvement shall be consistent with Approved Specific Plan including outfall master facilities south of the project location on Mill Creek Avenue, west on Bellgrave Avenue, and terminating with connection to the Eastern Truck Sewer.**
4. **Storm Drain Main Improvement shall be consistent with Approved Specific Plan including outfall south on Mill Creek Avenue to the County Line Channel.**

- 2.21 Provide all utility services to each parcel including sanitary sewers, one 1" minimum water service, electric power, gas telephone and cable T.V. (if applicable). All utilities are to be underground.
- 2.22 The following existing streets being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay: Riverside Avenue & Mill Creek Avenue
- 2.23 The following existing streets' pavement sections are substandard and will require _____

C-20



- 2.24 This property is within the water/ sewer service area of the Cucamonga Valley Water District (CVWD). Applicant shall make arrangements with CVWD for those services and provide the City with proof that all CVWD fees have been paid.
- 2.25 Overhead utilities shall be under-grounded, or in-lieu fees paid, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804). Said improvements shall be completed prior to Building Permit issuance, and all costs associated with said improvements shall be solely borne by the applicant.
- 2.26 Other conditions: _____

UTILITIES

Check When Complete

A. Sewer

- 2.30 _____-inch sewer line is available for connection by this project in _____. [Ref. Sewer Plan Dwg # _____ (Barcode: _____)]
- 2.31 No sewer line is available for direct connection. **The closest line is approximately 3.5 Miles away (Eastern Trunk Sewer Outfall in Archibald Avenue).** Applicant's Engineer shall prepare an improvement plan for a sewer main extension to provide 0.4% minimum grade. East-west streets shall have a minimum grade of 0.5% unless otherwise approved by the City Engineer. **(To be completed at issuance of Building Permit, excluding Model Construction)**
- 2.32 Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.
- 2.33 On-site monitoring facilities shall be installed for all commercial or industrial units and shall be constructed in accordance with City Standard Drawing Nos. 2008 through 2011 and shown on the Grading Plan for this project.
- 2.34 The project site is within a deficient public sewer system area. Applicant shall submit expected peak loading values to the City, along with sewer model results for the impact to the existing sewer system. Based on the results of the model, a sewer upgrade may be required by the City.
- 2.35 Other Conditions _____

B. Water

- 2.40 _____-inch water line is available for connection by this project in _____. [Ref. Water Plan Dwg # _____ (Barcode: _____)]
- 2.41 No water line is available for direct connection. Applicant's Engineer shall prepare an improvement plan for a water main extension.
- 2.42 A main upgrading will be required in order to provide for the required fire flow for this development.
- 2.43 Applicant should contact the City of Ontario Fire Department (Lora Gearhart at (909) 395-2579) to investigate possible alternatives to reduce the required fire flow and locate on-site fire hydrants as required.
- 2.44 Off-site fire hydrants are to be installed at the following locations: **Riverside Drive, Mill Creek Avenue, Chino Avenue.**
- 2.45 Backflow prevention devices will be required for:
 - 1. All commercial / industrial service laterals.
 - 2. All on-site fire systems.
 - 3. Any business where any hazardous substances may be stored or used.
 - 4. For all recycled water connections.
 - 5. Irrigation Systems
- 2.46 Applicant shall use existing laterals, whenever provided, for connection to the public water system.



- 2.47 Other Conditions:
 - 1. **A Hydraulic Model Report shall be required to size all facilities to be reviewed and approved by the City Engineer. The project is anticipated to be included in the expanded Phillips Street pressure zone.**
 - 2. **Private wells located on site may be utilized for grading operations under agreement with the city. Agreement shall include ownership, identification of ownership, allocation of use following destruction per DHS standards, and schedule for destruction (No later than 12 months following completion of grading operation)**

C. Recycled Water

- 2.50 A recycled water main currently exists in the vicinity of this project. **(To be installed by applicant)** The applicant is required to design and construct an onsite irrigation system (or other authorized use) for this project using pipes, sprinklers, and other fittings specifically suited for recycled water (i.e. purple pipes, fittings, etc.) per all applicable standards including City Ordinance No. 2689 – Chapter 8C – Recycle water use, Department of Health (DHS) and building/plumbing codes.
- 2.51 A recycled water main does not exist in the vicinity of this project but is planned for the near future. The applicant at his/her cost shall connect to the recycled water main for approved uses when available in the vicinity of the project. The applicant is required to design and construct an onsite irrigation system (or other authorized use) for this project using pipes, sprinklers, and other fittings specifically suited for recycled water (i.e. purple pipes, fittings, etc.) per all applicable standards including City Ordinance No. 2689 – Chapter 8C – Recycle water use, Department of Health (DHS) and building/plumbing codes.
- 2.52 A single connection is required for recycled water use in the immediate vicinity of public street right-of-way. The Applicant shall protect the City's potable water supply from cross connection as per section 6-8.720 of City's Ordinance no. 2689. Plans for connection in the public right-of-way and cross connection device will be submitted to the Engineering Department for review and approval.
- 2.53 Onsite plumbing for all recycled water uses shall meet all applicable standards including DHS and building/plumbing codes. Onsite plans will need to be reviewed and approved by both the Building Department and the Public Works Agency.
- 2.54 Prior to issuance of the construction permit for recycled water connections to a recycled water main, the applicant shall prepare and submit a Department of Health Services (DHS) report (for sample please contact Mr. Uday Shah at (909) 395-2657 of our Public Works Department) for the City's review and approval.
- 2.55 Other Conditions:
 - 1. **A Hydraulic Model Report shall be required to size all facilities to be reviewed and approved by the City Engineer**
 - 2. **An Interim period where recycled water supply may not be adequate is possible. The recycled water system shall be connected to the potable system until such time that the recycled service is available.**

TRAFFIC/ TRANSPORTATION

Check When Complete

- 2.60 Any drive approaches or construction of other improvements in the Caltrans right-of-way shall be approved by Caltrans as to type, size, and location of the proposed improvements. The applicant shall provide the City with a copy of the Caltrans permit **prior to issuance of Encroachment Permit.**
- 2.61 The applicant is required to submit a focused traffic impact study. The study shall address any or all of the following issues as required by the City Traffic/Transportation Manager: parking, on and off-site circulation, and/or build-out and future years traffic level of service (LOS) and impacts at intersections selected by the City.

The applicant shall construct all mitigation, or pay fair-share costs identified in the report as required by the City Traffic/Transportation Manager. When appropriate, the traffic study shall also identify timelines for construction of required traffic mitigation and other public improvements for phased or master planned developments.

C-22



2.62 The applicant is required to submit a County of San Bernardino, Congestion Management Plan Traffic Impact Analysis (CMP-TIA) in accordance with the latest edition of the CMP document, and to the satisfaction of the City Traffic/Transportation Manager and the San Bernardino Association of Governments (SanBAG). The applicant shall construct all mitigation or pay fair-share costs identified in the report and as required by the City Traffic/Transportation Manager.

2.63 Other Conditions:

1. In addition to what is proposed on the tentative tract map, the developer/applicant shall be responsible to design and construct street improvements along the following project site frontages in accordance to the Specific Plan and other applicable standards to the satisfaction of the City Engineer:
 - a. South half of Riverside Drive between Mill Creek Avenue and the east project boundary and SCE right of way (including appropriate pavement transitions and transit stop/bus turnouts to the satisfaction of the City and Omnitrans).
 - b. East half of Mill Creek Avenue between Riverside Drive and Chino Avenue (including additional 14-foot lane and 5-foot shoulder on western half).
 - c. North and south half of Chino Avenue between Mill Creek Avenue and the eastern edge of the SCE right of way (including an additional 14-foot lane and 5-foot shoulder on southern half and transit stop/bus turnouts to the satisfaction of the City and Omnitrans). From easterly limit of SCE easement to Milliken Avenue, provide one 12-foot lane in each direction with 5-foot shoulders.
 - d. All roadway improvements shall include concrete curb and gutter, sidewalk, parkway landscaping, traffic signing and striping, and appropriate pavement transitions.
2. The developer/applicant shall be responsible to design and construct traffic signals at the following intersections:
 - a. Milliken Avenue and Chino Avenue with the installation timing to the satisfaction of the City Engineer.
 - b. Riverside Drive and "A" Street
 - c. Millcreek Avenue and Riverside Avenue (Modification)
3. All proposed on-site entrances, perimeter streets, and backbone street improvements shall be designed and constructed with Phase I to facilitate the necessary on-site circulation.
4. The developer/applicant shall design and construct in-pavement roadway lighting for the school crosswalk at Mill Creek Avenue and the approximated prolongation of "G" Street to line up with the existing pedestrian access to Colony High School.
5. "I" Street appears in Tract Map 17558 as east-west street and also in Tract Maps 17559 and 17560 as north-south street. Please clarify street name designations.
 - a. All tract maps shall include cross sections and curb-to-curb dimensions for street and alley tapers.
6. All tract maps shall include curb return curve data for all proposed on-site streets and along the project frontages of Riverside Drive, Mill Creek, and Chino Avenue.
7. On-street parking shall be restricted along the project site frontages of Riverside Drive, Mill Creek Avenue, and Chino Avenue. Parking shall also be restricted along proposed on-site alleys. On-site streets less than 36 feet wide shall be limited to parking on one side only.
8. The applicant shall be responsible to design and construct new public streetlights along the project frontages on Riverside Drive, Mill Creek Avenue, and Chino Avenue, and on all interior streets.
9. The "dead end" street as proposed for "R" Street at Alley "A", and on various alleys, is not a desirable condition. The map shall be revised to include a knuckle and pedestrian access to Riverside Drive. In addition, pedestrian access from west side of Lot 41 (Tract No. 17558) to Lot 23 (Tract No. 17559) shall be provided.
10. "Dead-end" sidewalks are not desirable, continuous sidewalk shall be proposed for the



following locations:

- a. Tract No. 17558, Lot E and F
- b. Tract No. 17560, Lot A (Adjacent to Lot 1, 10, 19, 29, and 40)

11. Sidewalks shall be proposed on the north and south side of "B" Street across Lots 3 and 7 of Tract No. 17559.

DRAINAGE / HYDROLOGY

Check When Complete

- 2.70 A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the San Bernardino County Hydrology Manual and the City of Ontario's Standards and Guidelines is required. The applicant's Engineer should contact the Engineering Department for specific details to be included in the report. Additional drainage facilities may be required as a result of the findings of this study.
- 2.71 Since no adequate drainage facility exists downstream to accept additional runoff, a temporary detention basin of appropriate size shall be designed and constructed per City Standards. Show its location and size on the Grading/Drainage Plan. On-site drainage to be diverted onto City streets shall not exceed predevelopment flows.
- 2.72 Any drainage above historical flow routed onto adjacent property must be directed to a recorded private drainage easement. Applicant must provide a copy of the recorded document (i.e. letter of acceptance of drainage, in a format acceptable to the City) to the Engineering Department prior to approval of the Grading Plan.
- 2.73 Proposed site/portion of site falls within SFHA (Special Flood Hazard Area) as indicated on the FIRM (Flood Insurance Rate Maps) and is subjected to flooding in a 100 year frequency storm. This site plan will be subject to the provisions of the National Flood Insurance program and comply with the City's Flood Damage Prevention Ordinance #2409.
- 2.74 Other Conditions: _____

STORMWATER QUALITY (NPDES)

Check When Complete

- 2.80 Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan shall be submitted to and approved by the **Engineering Department**. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Please direct all questions on the Erosion and Sediment Control Plan to Mr. Steve Wilson at (909) 395-2389 or Ms. Yvonne Elliott at (909) 395-2143. An electronic copy of the City's "Erosion and Sediment Control Plan Requirements" is available upon request to Mr. Steve Wilson at swilson@ci.ontario.ca.us.
- 2.81 Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the **Engineering Department**. The WQMP shall be submitted on the San Bernardino County Stormwater Program's model form and shall identify all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters. Please direct all questions on the WQMP to Mr. Steve Wilson at (909) 395-2389. An electronic copy of the WQMP standard form is available on-line at: www.swrcb.ca.gov/rwqcb8/sbpermit/WQMPAttachments_060104_Final.doc. An electronic copy of the companion Guidance document for preparation of the WQMP is also available at: www.swrcb.ca.gov/rwqcb8/sbpermit/WQMPGuidance_060104_Final.doc.
- 2.82 All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department. More detailed information regarding the General Permit, applicable fee information and the necessary forms to complete the NOI are available

C-24



by calling (916) 341-5537 or on the web at: www.swrcb.ca.gov/stormwtr. An electronic copy of the NOI form and instructions is available by request from Steve Wilson at swilson@ci.ontario.ca.us.

- 2.83 **SWPPP Plan** – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit a copy of the plan to the City of Ontario Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.
- 2.84 **401/404 Permits** – Development and/or construction work that will permanently or temporarily affect any surface water body (lake, creek, open drainage channel, etc.) may require a 404 Permit from the Army Corps of Engineers and/or a 401 Water Quality Certification from the Santa Ana Regional Water Quality Control Board (RWQCB). The groups of water bodies classified in these requirements are perennial and ephemeral (flow only during rain conditions). Prior to permit issuance, a copy of the applicable permit and/or certification for this project must be submitted to the project engineer. If a permit and/or certification are not required, a letter stating such from the Army Corps of Engineers and the Regional Water Quality Control Board (RWQCB) must be submitted. Contact information: Army Corps of Engineers (909) 794-7704 or (805) 585-2147, RWQCB (909) 782-4990 or (909) 782-3234.
- 2.85 **Other Conditions:** _____

SPECIAL DISTRICTS

Check When Complete

- 2.90 The property owner shall be responsible for all costs associated with the annual operation and maintenance of the street lighting/traffic signal facilities and appurtenances that serve this property. This property shall be annexed to a Street Lighting Maintenance Assessment District. A Consent and Waiver to Annexation agreement, executed by all the record owner(s) of the property, together with payment of an annexation processing fee of \$2,500.00 must be filed with the City prior to the issuance of a Building Permit or Final Subdivision Map/Lot Line Adjustment approval, whichever occurs first. Contact Mark Lassler in the Fiscal Services Department at (909) 395-2124 regarding this requirement.
- 2.91 Prior to approval of the final subdivision map referred to in Section 1 of this report, and/or the lot line adjustment required in Item 2.02, an application for reapportionment of assessment and processing fee shall be filed for each of the following Assessment Districts.

Contact Mark Lassler in the Fiscal Services Department at (909) 395-2124 regarding this requirement.

- 2.92 **The subject project lies within the following special drainage impact zone/fee district and is required to pay the applicable fee as estimated below prior to the issuance of building permit:**

Special Drainage Impact Zone I
Estimated Fee = AC x \$11,000/ac = \$ _____

Special Drainage Impact Zone II
***Estimated Fee = _____ AC x \$2,696.29/ac =** \$ _____

*Contact Mark Lassler in the Fiscal Services Department at (909) 395-2124 to obtain the exact fee amount.

- 2.93 **Other Conditions:** _____

C-25



3. PRIOR TO CERTIFICATE OF OCCUPANCY

- 3.01 All remaining fees/ deposits required by the Engineering Department must be paid in full.
- 3.02 All Final Map requirements and required construction improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.
- 3.03 The Applicant's Engineer shall submit a set of **MYLAR**, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless **MYLAR**, Record (As-built) Drawings, satisfactory to the City, are submitted.*
- 3.04 The applicant shall record "an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available upon request from Mr. Steve Wilson at swilson@ci.ontario.ca.us.
- 3.05 All monuments shall be set as shown on the final map, and all centerline ties shall be submitted to the City's satisfaction. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.
- 3.06 Other Conditions: _____

C-26



City of Ontario Memorandum

TO: Otto Kroutil, Development Director
 Jerry Blum, Planning Director
 Cathy Wahlstrom, Principal Planner (for Jim Strodtbeck, RDA Administrator)
 Kevin Shear, Building Official
 Louis Abi-Younes, Assistant City Engineer
 Sam Gutierrez, Facilities Development Manager
 Franz Guardia, Public Works Agency
 Chief Jim Doyle, Police Department
 Chief Richard "Chip" Smith, Fire Department
 Brent Schultz, Housing & Neighborhood Revitalization Director
 Steve Wilson, Engineering Department
 Elliott Ellsworth, Information Services Director
 Mark Chase, Park and Maintenance Director

Received
 AUG 2005
 City of Ontario

FROM: Nancy Martinez

DATE: 07-07-2005

SUBJECT: FILE NO. PMTT05-008
 Development Advisory Board Revised Plan No. 2

Attached please find revised plans for the above-referenced project. Please send one (1) copy and e-mail one (1) copy of the revised report to the assigned planner list above.

RETURN BY: 07/21/2005

PROJECT DESCRIPTION:

A Tentative Tract Map (TT17392) to subdivide 77.66 acres of land into 19 lots within the proposed Edenglen Specific Plan (Subarea 7), located on the southeast corner of Riverside Drive and Mill Creek Avenue.

Related File No. PSP03-005

- I. The plan does adequately address the departmental concerns at this time.
- No comments
- See previous report for conditions
- Report attached (1 copy & e-mail 1 copy)
- II. The plan does not adequately address the departmental concerns.
- The following conditions contained in the attached report must be met prior to scheduling for Development Advisory Board:

Public Facilities Dev. Department *[Signature]* Landscape Planner 8/4/05
 Department Signature Title Date

Revised 5/05

Signed Off for DAB - NAME/DATE: _____

CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD REPORT

PUBLIC FACILITIES DEVELOPMENT

Sam Gutierrez - Facilities Development Manager
Raymond Perez - Landscape Planner

395-2024, X2169
395-2024, X2168

D.A.B. FILE NO. PMTT05-008

DATE: July 21, 2005

RELATED FILES: PSP03-005

CASE PLANNER: Nancy Martinez PFD PLANNER: Raymond D. Perez

PROJECT/LOCATION: A Tentative Parcel Map (TT17392) to subdivide 77.66 acres of land into 19 lots within the proposed Edenglen Specific Plan (Subarea 7), located on the southeast corner of Riverside Drive and Mill Creek Avenue.

OWNER: Jack and Betty Pinheiro
11011 East Riverside Drive
Ontario, CA. 91761

APPLICANT/REPRESENTATIVE: Brookfield Homes – Att'n. Dave Bartlett
3090 Bristol St., Ste. 200
Costa Mesa, CA. 92626

(3rd Notice), as a condition of DAB Approval the following list below shall be considered on the construction documents for this project:

GENERAL COMMENTS

1. Water and sewer laterals for commercial lots shall be located to allow 10' ft. horizontal clearance required for the placement of street trees in parkway. Public Facilities Development shall accept these lateral line locations prior to building permit or encroachment permit issuance, subject to the approval of the City's Utilities Engineer.
2. Any damage to, or deposition on the adjacent maintenance district, median, or POA landscape due to blowsoil from this project shall be repaired or replaced prior to project occupancy or bond releases.
3. Construction documents pertaining to the landscape and irrigation shall be submitted to and approved by the Public Facilities Development office and the Engineering Department, prior to issuance of encroachment or

building permits.

4. All landscape and irrigation designs shall meet current City standards as listed in the Guidelines and Development for Landscape and Irrigation Construction Documents, or as otherwise obtained in writing from Public Facilities Development.
5. It is the responsibility of the applicant/representative to forward Guidelines to the project Landscape Architect for information on the requirements and submittal for plan check.
6. Landscaping Plans are subject to review by the City's Engineering Department for compliance with the regional Model Stormwater Water Quality Management Plan requirements and final approval is contingent upon comments and conditions placed on the project by this department.
7. The Developer is responsible to develop a landscape installation and maintenance agreement to ensure that constant landscape maintenance is established for the life of this project.



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (for Jim Strodtbeck, RDA Administrator)
Kevin Shear, Building Official
Louis Abi-Younes, Assistant City Engineer
Sam Gutierrez, Facilities Development Manager
Franz Guardia, Public Works Agency
Chief Jim Doyle, Police Department
Chief Richard "Chip" Smith, Fire Department
Brent Schultz, Housing & Neighborhood Revitalization Director
Steve Wilson, Engineering Department
Elliott Ellsworth, Information Services Director
Mark Chase, Park and Maintenance Director

FROM: Nancy Martinez

DATE: 07-07-2005

SUBJECT: FILE NO. PMTT05-008
Development Advisory Board Revised Plan No. 2

Attached please find revised plans for the above-referenced project. Please send one (1) copy and e-mail one (1) copy of the revised report to the assigned planner list above.

RETURN BY: 07/21/2005

PROJECT DESCRIPTION:

A Tentative Tract Map (TT17392) to subdivide 77.66 acres of land into 19 lots within the proposed Edenglen Specific Plan (Subarea 7), located on the southeast corner of Riverside Drive and Mill Creek Avenue.

Related File No. PSP03-005

- I. The plan does adequately address the departmental concerns at this time.
- No comments
- See previous report for conditions
- Report attached (1 copy & e-mail 1 copy)
- II. The plan does not adequately address the departmental concerns.
- The following conditions contained in the attached report must be met prior to scheduling for Development Advisory Board: _____

Building

Department

Signature

Title

Date

CITY OF ONTARIO

MEMORANDUM

TO: Nancy Martinez, PLANNING DEPARTMENT
FROM: Kevin Shear, BUILDING DEPARTMENT
DATE: May 10, 2005
SUBJECT: File No. PMTT05-008

May 10 2005
City of Ontario

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

Required

Conditions of Approval

1. The address for the project is:
2. Non-buildable easement(s) needed for this project. Show on plans and provide easement(s) prior to building permits.
3. Private water or sewer lines to be designed per the U.P.C. and approved and inspected by the Building Department.
4. Structures within the 90-mph wind zone must be designed accordingly.
5. Block walls, screen walls, trash enclosures, and signage will require separate permits and approvals.
6. Prior to the issuance of building permits, residential, commercial, and industrial projects are required to obtain clearance from the Elementary and High School Districts that their fees are paid.
7. Conditions of approvals shall be reproduced onto the plans submitted for permits.
8. Development fees are due on this project.
9. All on-site improvements are approved and inspected by the Building Department.
10. Other: Methane Site Assessment is required prior to map recordation.

cc: File

KS:lc

2-31



CITY OF ONTARIO POLICE DEPARTMENT MEMORANDUM

TO: Nancy Martinez, Assistant Planner

FROM: Linda Bartlett, Police DAB Technician

DATE: July 19, 2005

SUBJECT: FILE NO. PMTT05-008
SEC RIVERSIDE DR/MILL CREEK AVE-EDENGLLEN

The plan does adequately address the departmental concerns at this time.
No comment at this time.



CITY OF ONTARIO

MEMORANDUM

TO: Nancy Martinez, Planning Department

FROM: Richard Smith, Deputy Chief/Fire Marshal
Bureau of Fire Prevention

DATE: August 1, 2005

SUBJECT: FIRE DEPARTMENT'S REVISED COMMENTS TO PMTT05-008
REVISED PLAN NO. 2: A TENTATIVE TRACT MAP (TT17392) TO
SUBDIVIDE 77.66 ACRES OF LAND INTO 19 LOTS WITHIN THE
PROPOSED EDENGLLEN SPECIFIC PLAN (SUBAREA7), LOCATED ON
THE SOUTHEAST CORNER OF RIVERSIDE DRIVE AND MILL
CREEK AVENUE.

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

This plan is acceptable provided Unit #45 (1987 LTI) is retired. If the construction agreement does not include this requirement, the turning radius, access, and street widths may be required to be modified. Fire protection must meet the approval of the Fire Chief.

1. The required fire flow for this tract is 1,500 g.p.m. unless three or more adjacent structures have wood-shingled or shake roofs. In this event, the water needs shall increase to 2,000 g.p.m.
2. The water supply, including mains and hydrants, shall be acceptably tested and approved by the Engineering and Fire Departments PRIOR to the framing stage of construction to assure availability and reliability for fire fighting purposes.
3. Access roadways providing for an all weather driving surface not less than 26' unobstructed width, capable of supporting the imposed loads of fire apparatus to within 150' of all structures, is required PRIOR to the framing stages of construction. This access is to be maintained in an unobstructed manner throughout construction.

A-33

4. 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. All residential type chimneys shall be equipped with an approved spark arrester. An approved spark arrester shall be constructed to meet the requirements of Ontario Fire Department Standard Drawings #2.
6. Approved addresses shall contrast with their background and be reflective, or reviewed and approved by the authority having jurisdiction.
7. Development Advisory Board comments are to be incorporated into the construction drawing.
8. Units that exceed 300' on cul-de-sac shall be residentially sprinklered.
9. Make sure that street names are consistent and verified through the Planning and Fire Departments.

NOTE: The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between the on-site personnel and the Fire Marshal's Office.



CITY OF ONTARIO

MEMORANDUM

TO: Nancy Martinez, Planning Department

FROM: Paul Ehrman, Captain/Deputy Fire Marshal
Bureau of Fire Prevention

DATE: July 12, 2005

SUBJECT: PMTT05-008 REVISED PLAN NO. 2: A TENTATIVE TRACT MAP (TT17392) TO SUBDIVIDE 77.66 ACRES OF LAND INTO 19 LOTS WITHIN THE PROPOSED EDENGLLEN SPECIFIC PLAN (SUBAREA7), LOCATED ON THE SOUTHEAST CORNER OF RIVERSIDE DRIVE AND MILL CREEK AVENUE.

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

No comments

Report below.

Implementation of modification to road system and identifying certain buildings to be sprinklered will answer to Fire Department concerns.

Rich



City of Ontario Memorandum

TO: Otto Kroutil, Development Director
 Jerry Blum, Planning Director
 Cathy Wahlstrom, Principal Planner (for Jim Strodtbeck, RDA Administrator)
 Kevin Shear, Building Official
 Louis Abi-Younes, Assistant City Engineer
 Sam Gutierrez, Facilities Development Manager
 Franz Guardia, Public Works Agency
 Chief Jim Doyle, Police Department
 Chief Richard "Chip" Smith, Fire Department
 Brent Schultz, Housing & Neighborhood Revitalization Director
 Steve Wilson, Engineering Department
 Elliott Ellsworth, Information Services Director
 Mark Chase, Park and Maintenance Director

FROM: Nancy Martinez

DATE: 07-07-2005

SUBJECT: FILE NO. PMTT05-008
 Development Advisory Board Revised Plan No. 2

Attached please find revised plans for the above-referenced project. Please send one (1) copy and e-mail one (1) copy of the revised report to the assigned planner list above.

RETURN BY: 07/21/2005

PROJECT DESCRIPTION:

A Tentative Tract Map (TT17392) to subdivide 77.66 acres of land into 19 lots within the proposed Edenglen Specific Plan (Subarea 7), located on the southeast corner of Riverside Drive and Mill Creek Avenue.

Related File No. PSP03-005

- I. The plan does adequately address the departmental concerns at this time.
 - No comments
 - See previous report for conditions
 - Report attached (1 copy & e-mail 1 copy)
- II. The plan does not adequately address the departmental concerns.
 - The following conditions contained in the attached report must be met prior to scheduling for Development Advisory Board: _____

Planning
 Department

[Signature]
 Signature

Senior Planner
 Title

7/14/05
 Date



City of Ontario Memorandum

TO: Otto Kroutil, Development Director
 Jerry Blum, Planning Director
 Cathy Wahlstrom, Principal Planner (for Jim Strodtbeck, RDA Administrator)
 Kevin Shear, Building Official
 Louis Abi-Younes, Assistant City Engineer
 Sam Gutierrez, Facilities Development Manager
 Franz Guardia, Public Works Agency
 Chief Jim Doyle, Police Department
 Chief Richard "Chip" Smith, Fire Department
 Brent Schultz, Housing & Neighborhood Revitalization Director
 Steve Wilson, Engineering Department
 Elliott Ellsworth, Information Services Director
 Mark Chase, Park and Maintenance Director

REC'D JUL 07 2005

ENTERED

City of Ontario
Received
JUL 2005
City of Ontario

FROM: Nancy Martinez

DATE: 07-07-2005

SUBJECT: FILE NO. PMTT05-008
Development Advisory Board Revised Plan No. 2

Attached please find revised plans for the above-referenced project. Please send one (1) copy and e-mail one (1) copy of the revised report to the assigned planner list above.

RETURN BY: 07/21/2005

PROJECT DESCRIPTION:

A Tentative Tract Map (TT17392) to subdivide 77.66 acres of land into 19 lots within the proposed Edenglen Specific Plan (Subarea 7), located on the southeast corner of Riverside Drive and Mill Creek Avenue.

Related File No. PSP03-005

- I. The plan does adequately address the departmental concerns at this time.
- No comments
 - See previous report for conditions
 - Report attached (1 copy & e-mail 1 copy)
- II. The plan does not adequately address the departmental concerns.
 - The following conditions contained in the attached report must be met prior to scheduling for Development Advisory Board: _____

HOUSING Brent Schultz HOUSING & NEIGHBORHOOD REV. DIR. 7-25-05
 Department Signature Title Date

Revised 5/05

C-37

