

**CITY OF ONTARIO
CITY COUNCIL AND HOUSING AUTHORITY
AGENDA
JANUARY 15, 2013**

Paul S. Leon
Mayor

Jim W. Bowman
Mayor pro Tem

Alan D. Wapner
Council Member

Debra Dorst-Porada
Council Member

Paul Vincent Avila
Council Member



Chris Hughes
City Manager

John E. Brown
City Attorney

Mary E. Wirtes, MMC
City Clerk

James R. Milhiser
Treasurer

WELCOME to a meeting of the Ontario City Council.

- All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.
- Anyone wishing to speak during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time.
- Comments will be limited to 3 minutes. Speakers will be alerted when they have 1 minute remaining and when their time is up. Speakers are then to return to their seats and no further comments will be permitted.
- In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.
- Remarks from those seated or standing in the back of chambers will not be permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

ORDER OF BUSINESS: The regular City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 6:00 p.m., Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

(EQUIPMENT FOR THE HEARING IMPAIRED AVAILABLE IN THE RECORDS MANAGEMENT OFFICE)

CALL TO ORDER (*OPEN SESSION*)

6:00 p.m.

ROLL CALL

Bowman, Wapner, Dorst-Porada, Avila, Mayor/Chairman Leon

CLOSED SESSION PUBLIC COMMENT: The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to a maximum of 3 minutes for each speaker and comments will be limited to matters appearing on the Closed Session. Additional opportunities for further Public Comment will be given during and at the end of the meeting.

CLOSED SESSION

- GC 54956.9 (b), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:
Two (2) cases.
- GC 54956.9 (b), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:
One (1) or more cases: City of Los Angeles/Los Angeles World Airports (LAWA).

In attendance: Bowman, Wapner, Dorst-Porada, Avila, Mayor/Chairman Leon

PLEDGE OF ALLEGIANCE

Council Member Dorst-Porada

INVOCATION

Pastor Miguel De Anda, Montecito Baptist Church

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS

6:30 p.m.

The Public Comment portion of the Council/Housing Authority meeting is limited to 30 minutes with each speaker given a maximum of 3 minutes. An opportunity for further Public Comment may be given at the end of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

AGENDA REVIEW/ANNOUNCEMENTS: The City Manager will go over all updated materials and correspondence received after the agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below – there will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for a separate vote.

Each member of the public wishing to address the City Council on items listed on the Consent Calendar will be given a total of 3 minutes.

1. APPROVAL OF MINUTES

Minutes for the regular meeting of the City Council and Housing Authority of December 4, December 19, 2012, and January 1, 2013, and approving same as on file in the Records Management Department.

2. BILLS/PAYROLL

Bills December 2, 2012 through December 29, 2012 and **Payroll** December 2, 2012 through December 29, 2012, when audited by the Finance Committee.

3. DEMOLITION AND SITE CLEARANCE SERVICES AT THREE (3) QUIET HOME PROGRAM PROPERTIES AND RELATED ON-CALL SERVICES FOR FUTURE PROJECTS

That the City Council and Ontario Housing Authority Board:

- (A) Reject any and all non-responsive bids;
- (B) Award Contract No. P150-1213-02 (on file with the Records Management Department) to National Demolition Contractors of San Pedro, California in the amount of \$25,496 plus a 15% contingency of \$3,824 for a total not-to-exceed amount of \$29,320 for demolition and site clearance services at three (3) Quiet Home Program properties;
- (C) Authorize the City Manager/Executive Director to execute Contract No. P150-1213-02 for an initial term expiring June 30, 2013 and to exercise the option to extend the initial term, for on-call services, for up to three (3) consecutive one (1) year terms consistent with the City Council and Housing Authority Board approved budgets for the respective fiscal years; and
- (D) Authorize the City Manager/Executive Director to execute other related documents necessary to implement said contract, and to file Notices of Completion with the San Bernardino County Recorder's Office.

4. RADIO SYSTEM ACCESS AND MAINTENANCE AGREEMENT/COUNTY OF SAN BERNARDINO

That the City Council approve and authorize the City Manager to execute a five-year radio system access and maintenance agreement (on file in the Records Management Department) with the County of San Bernardino for an annual estimated amount of \$710,000.

5. A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR THE STORMWATER MANAGEMENT GRANT PROGRAM FUNDED BY PROPOSITION 1E FOR THE FRANCIS STREET STORM DRAIN AND ELY BASIN FLOOD CONTROL AND AQUIFER RECHARGE PROJECT

That the City Council adopt a resolution authorizing the filing of a grant application to obtain \$6 million of Stormwater Management Grant Program funds, funded by the State's Proposition 1E, for the construction of the Francis Street Storm Drain and Ely Basin Flood Control and Aquifer Recharge Project; and authorize the City Manager to execute a grant agreement with the California Department of Water Resources.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING APPLICATION FOR FINANCIAL ASSISTANCE APPLICATION FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES FOR THE FRANCIS STREET STORM DRAIN AND ELY BASIN FLOOD CONTROL AND AQUIFER RECHARGE PROJECT AND AUTHORIZING THE CITY MANAGER TO SIGN AND FILE, FOR AND ON BEHALF OF THE CITY OF ONTARIO, FOR A GRANT FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

6. EVERY 15 MINUTES GRANT PROGRAM FROM THE DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

That the City Council authorize the acceptance of grant funds in the amount up to \$10,000 for the Every 15 Minutes Grant Program from the Department of California Highway Patrol.

PUBLIC HEARINGS

Pursuant to Government Code Section 65009, if you challenge the City's zoning, planning or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the public hearing.

7. CONSIDERATION OF AN APPEAL OF THE PLANNING COMMISSION'S ACTION OF OCTOBER 30, 2012 TO APPROVE FILE NOS. PMTT12-007 (TT 18852), PMTT12-012 (TT18868), AND PDEV12-013 FOR PROPERTIES GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL LAND USE DISTRICT OF THE ONTARIO FESTIVAL SPECIFIC PLAN (APNS: 210-631-05 THROUGH 11; AND 210-181-28, 29 & 39)

That the City Council conduct a public hearing to consider an appeal of the Planning Commission's action of October 30, 2012 and:

- (A) Adopt a resolution denying the appeal of File No. PMTT12-007 (TT 18852), a request to subdivide approximately 5.81 acres of land into 15 numbered lots and 6 lettered (common) lots;
- (B) Adopt a resolution denying the appeal of File No. PMTT12-012 (TT 18868), a request to subdivide approximately 1.05 acres of land into 4 numbered lots and one lettered (common) lot;
- (C) Adopt a resolution denying the appeal of File No. PDEV12-013 a request to construct a total of 80 multiple-family (townhouse) dwellings over the two tentative tract map areas totaling approximately 6.9 acres of land; and
- (D) Uphold the Planning Commission's action to approve the project generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan (APNs: 210-631-05 through 11; and 210-181-28, 29 & 39).

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

Written communication.

Oral presentation.

Public hearing closed.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING AN APPEAL OF THE PLANNING COMMISSION'S ACTION OF OCTOBER 30, 2012, APPROVING FILE NO. PMTT12-007 (TT 18852), A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES, SUBDIVIDING APPROXIMATELY 5.81 ACRES OF LAND INTO 10 NUMBERED LOTS AND 6 LETTERED (COMMON) LOTS TO FACILITATE THE DEVELOPMENT OF 60 MULTIPLE-FAMILY (TOWNHOUSE) DWELLINGS GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL OVERLAY DISTRICT OF THE ONTARIO FESTIVAL SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF-APNS: 0210-181-28, 29 & 39 AND 0210-631-05 THROUGH 11.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING AN APPEAL OF THE PLANNING COMMISSION'S ACTION OF OCTOBER 30, 2012, APPROVING FILE NO. PMTT12-012 (TT 18868), A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES, SUBDIVIDING APPROXIMATELY 1.05 ACRES OF LAND INTO 4 NUMBERED LOTS AND ONE LETTERED (COMMON) LOT TO FACILITATE THE DEVELOPMENT OF 20 MULTIPLE-FAMILY (TOWNHOUSE) DWELLINGS GENERALLY LOCATED AT THE NORTHWEST CORNER OF INLAND EMPIRE BOULEVARD AND TURNER AVENUE, WITHIN THE PLANNED RESIDENTIAL OVERLAY DISTRICT OF THE ONTARIO FESTIVAL SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0210-181-28, 29 & 39 AND 0210-631-05 THROUGH 11.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING AN APPEAL OF THE PLANNING COMMISSION'S ACTION OF OCTOBER 30, 2012, APPROVING FILE NO. PDEV12-013, A DEVELOPMENT PLAN TO CONSTRUCT 80 MULTIPLE-FAMILY TOWNHOUSE DWELLINGS ON APPROXIMATELY 6.9 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL OVERLAY DISTRICT OF THE ONTARIO FESTIVAL SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0210-631-11 AND A PORTION OF 0218-181-39.

COUNCIL MATTERS

COUNCIL APPOINTMENTS

BOARDS AND COMMISSIONS APPOINTMENTS

Mayor Leon
Mayor pro Tem Bowman
Council Member Wapner
Council Member Dorst-Porada
Council Member Avila

STAFF MATTERS

City Manager Hughes

ADJOURNMENT

**CITY OF ONTARIO
CLOSED SESSION REPORT**

City Council / / Housing Authority / / Other / / (GC 54957.1)
January 15, 2013

ROLL CALL: Bowman __, Wapner __, Dorst-Porada __, Avila __
Mayor / Chairman Leon __.

STAFF: City Manager / Executive Director __, City Attorney __

In attendance: Bowman __, Wapner __, Dorst-Porada __, Avila __, Mayor / Chairman Leon __

- GC 54956.9 (b), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION: *Two (2) cases.*

No Reportable Action Continue Approved

/ / / / / /

Disposition: _____

In attendance: Bowman __, Wapner __, Dorst-Porada __, Avila __, Mayor / Chairman Leon __

- GC 54956.9 (b), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION: *One (1) or more cases: City of Los Angeles/Los Angeles World Airports (LAWA).*

No Reportable Action Continue Approved

/ / / / / /

Disposition: _____

City Attorney / City Manager / Executive Director

CITY OF ONTARIO

Agenda Report
January 15, 2013

SECTION: CONSENT CALENDAR

SUBJECT: DEMOLITION AND SITE CLEARANCE SERVICES AT THREE (3) QUIET HOME PROGRAM PROPERTIES AND RELATED ON-CALL SERVICES FOR FUTURE PROJECTS

RECOMMENDATION: That the City Council and Ontario Housing Authority Board:

- (A) Reject any and all non-responsive bids;
- (B) Award Contract No. P150-1213-02 (on file with the Records Management Department) to National Demolition Contractors of San Pedro, California in the amount of \$25,496 plus a 15% contingency of \$3,824 for a total not-to-exceed amount of \$29,320 for demolition and site clearance services at three (3) Quiet Home Program properties;
- (C) Authorize the City Manager/Executive Director to execute Contract No. P150-1213-02 for an initial term expiring June 30, 2013 and to exercise the option to extend the initial term, for on-call services, for up to three (3) consecutive one (1) year terms consistent with the City Council and Housing Authority Board approved budgets for the respective fiscal years; and
- (D) Authorize the City Manager/Executive Director to execute other related documents necessary to implement said contract, and to file Notices of Completion with the San Bernardino County Recorder's Office.

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City Fiscal Health
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: Current and future on-call Quiet Home Program demolition and site clearance work will be paid through Federal Aviation Administration (FAA) or Los Angeles World Airports (LAWA) grants. Appropriations for the initial term of the contract are included in the Adopted Fiscal

STAFF MEMBER PRESENTING: Brent Schultz, Housing & Neighborhood Revitalization Director

Prepared by: Samuel C. Delgado
Department: Housing Agency

City Manager
Approval: 

Submitted to Council/O.H.A. 01/15/2013
Approved: _____
Continued to: _____
Denied: _____

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Year 2012-13 Budget. Should the optional term extensions be exercised to meet City of Ontario ("City") or Ontario Housing Authority ("Authority") on-call demolition and site clearance needs, the total compensation shall not exceed the amounts allocated in their approved budgets for the respective fiscal years.

BACKGROUND: City staff solicited bids for Contract No. P150-1213-02 for demolition and site clearance services at three (3) City-owned residential properties acquired through the Quiet Home Program (see attached location map). The contract also allows for on-call demolition work for future City or Authority projects on an as-needed basis. On November 26, 2012, the City received a total of six (6) bids for the proposed contract. City staff estimated the cost of demolition/site clearance as \$44,000. The bid results were as follows:

Company	Location	Bid Amount
National Demolition Contractors	San Pedro , CA	\$25,496
Interior Demolition, Inc.	Montrose, CA	\$61,654
J & G Industries, Inc.	Fountain Valley, CA	\$65,497
AMPCO Contracting, Inc.	Anaheim, CA	\$66,952
Hunter Consulting, Inc.	Corona, CA	\$77,247
Unlimited Environmental	Signal Hill, CA	\$100,042

City staff reviewed the bid submittals and determined that National Demolition Contractors ("Contractor") is the lowest and the only responsible and responsive bidder with a bid amount of \$25,496. Four (4) of the other bids were deemed non-responsive due to inconsistent unit prices for the same line items in the contract fee schedules. The sixth bidder, Hunter Consulting Inc., submitted a formal bid withdrawal letter to staff.

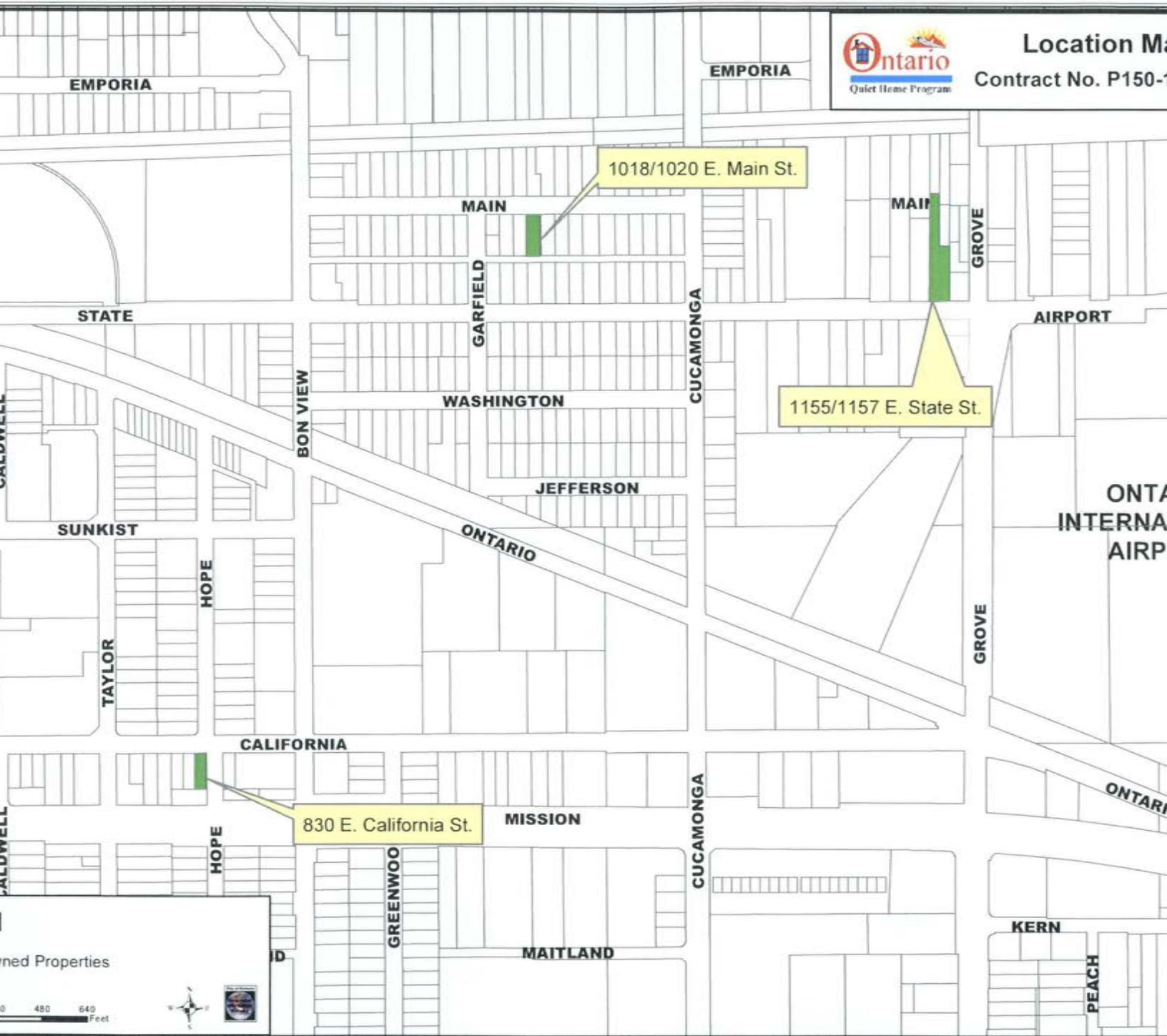
The contractor has successfully completed demolition and site clearance work throughout the region for 14 years. References were checked, and no unsatisfactory issues were noted. The contractor has successfully completed demolition projects for the Los Angeles County Housing Authority and Los Angeles Unified School District. Currently, the contractor has an on-call demolition contract with Caltrans for projects in San Bernardino County. The proposed contract allows the City and the Authority to extend the term for up to three (3) consecutive one (1) year terms, seek cost proposals if necessary from other qualified contractors for any future projects, and conduct work on privately owned properties which may be necessary due to health and safety violations as determined by the Code Enforcement Department.

As in prior on-call demolition contracts, Quiet Home Program staff will coordinate with the Fire and Police Departments to make vacant structures available for drills and other training exercises prior to any demolition. The condition of the vacant structures after training exercises may affect the amount of demolition work required and may reduce the ultimate cost of demolition.

The City Attorney's office has reviewed and approved, as to form and content, the proposed contract, related documents and project specifications.



Location Map
Contract No. P150-



CITY OF ONTARIO

Agenda Report
January 15, 2013

SECTION: CONSENT CALENDAR

SUBJECT: RADIO SYSTEM ACCESS AND MAINTENANCE AGREEMENT

RECOMMENDATION: That the City Council approve and authorize the City Manager to execute a five-year radio system access and maintenance agreement (on file in the Records Management Department) with the County of San Bernardino for an annual estimated amount of \$710,000.

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health
Maintain the Current High Level of Public Safety
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: Upon joining the County's radio system in 2008 and in recognition of the value of former WECA equipment and infrastructure available to Ontario, County access rates were set at a discounted amount of \$31.00 per radio per month, and dispatch console rates at \$387.50 per console per month. These rates were fixed by the County for five years and were anticipated to increase after the initial agreement expired. This new agreement will adjust both access and dispatch console rates to the current prevailing rates for other subscribing agencies. Access rates will increase from the discounted rate of \$31.00 to the prevailing rate of \$50.90 per radio per month. Dispatch console rates will decrease from \$387.50 to \$355.00 per console per month. The net estimated annual cost for radio system access and maintenance will increase from \$460,000 to \$710,000 without the discount. If approved, an appropriations adjustment will be included in the next quarterly budget report to cover the increased costs for the remaining six months of this fiscal year.

BACKGROUND: The City uses approximately 1,050 vehicle and handheld radios for daily Police, Fire and Public Works field operations. Connection to a backbone system such as the one provided by San Bernardino County is important in allowing radios to communicate with each other across a large geographic area. In 2008, Ontario left WECA and joined the County radio system as a subscriber on the San Bernardino County Radio system.

STAFF MEMBER PRESENTING: Elliott Ellsworth, IT Director

Prepared by: Elliott Ellsworth
Department: Information Technology

City Manager
Approval: 

Submitted to Council/O.H.A. 01/15/2013

Approved: _____

Continued to: _____

Denied: _____

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This solution has served Ontario's radio needs well, with service quality and coverage improvements by the County over the years. The County continues to make significant investments into updating their radio infrastructure including simulcast capabilities, 700MHz services and digital encryption capabilities.

CITY OF ONTARIO

Agenda Report
January 15, 2013

SECTION: CONSENT CALENDAR

SUBJECT: A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR THE STORMWATER MANAGEMENT GRANT PROGRAM FUNDED BY PROPOSITION 1E FOR THE FRANCIS STREET STORM DRAIN AND ELY BASIN FLOOD CONTROL AND AQUIFER RECHARGE PROJECT

RECOMMENDATION: That the City Council adopt a resolution authorizing the filing of a grant application to obtain \$6 million of Stormwater Management Grant Program funds, funded by the State's Proposition 1E, for the construction of the Francis Street Storm Drain and Ely Basin Flood Control and Aquifer Recharge Project; and authorize the City Manager to execute a grant agreement with the California Department of Water Resources.

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health

Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The Engineer's estimate for the total project cost is \$12,750,000. If successful in obtaining this \$6 million in Proposition 1E grant funds, \$6,750,000 in other funding sources would be anticipated. To date, \$750,000 in funding was awarded to the City through Proposition 84 in December 2012, and \$1.8 million has been appropriated in FY 2012-13 Storm Drain DIF funds. The remaining \$4.2 million would be included in next year's budget as an appropriation from FY 2013-14 Storm Drain DIF funds. Proposition 1E requires a 50% match from the local agency, and the Proposition 84 funds already received cannot be used toward the matching funds requirement.


BACKGROUND: This project will improve flood protection and enhance water conservation and water quality through ground water recharge. Flooding along Francis Street, in particular the intersection of Grove Avenue and Francis Street, has occurred for decades during moderate to severe storm events. Storm drain facilities will be constructed along Francis Street from Campus Avenue to the West Cucamonga Channel. The Channel will then convey the runoff, currently lost to the region, to the Ely Basins. Rather than continuing to allow this valuable water resource to simply be conveyed

STAFF MEMBER PRESENTING: Louis Abi-younes, P.E., City Engineer

Prepared by: Cindy Hackett, P.E.

Department: Engineering

City Manager

Approval: 

Submitted to Council/O.H.A. 01/15/2013

Approved: _____

Continued to: _____

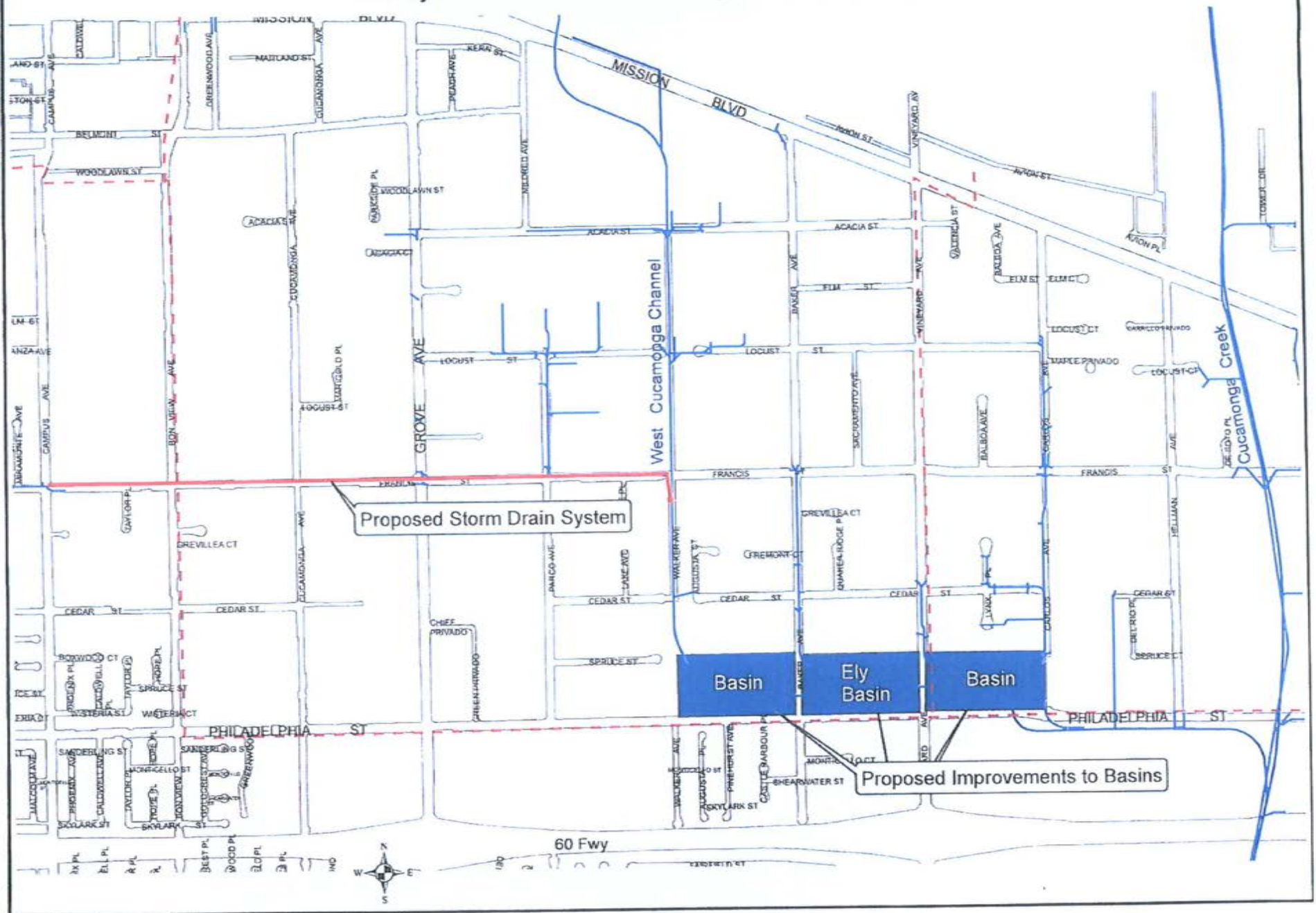
Denied: _____

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downstream, the City will incorporate improvements to the Ely Basins to conserve more water resources for the benefit of the region by deepening all three basins and creating more storage volume. A location map is provided as Exhibit "A".

This project provides additional water supply through rainwater management and recharge, promoting sustainable water solutions by partnering with the Inland Empire Utilities Agency (IEUA) and the San Bernardino County Flood Control District (SBCFCD) to construct and maintain the project facilities. It also provides economically effective solutions by partnering with IEUA to use their existing regional basins.

and Ely Basin Flood Control and Aquifer Recharge Project



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING APPLICATION FOR FINANCIAL ASSISTANCE APPLICATION FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES FOR THE FRANCIS STREET STORM DRAIN AND ELY BASIN FLOOD CONTROL AND AQUIFER RECHARGE PROJECT AND AUTHORIZING THE CITY MANAGER TO SIGN AND FILE, FOR AND ON BEHALF OF THE CITY OF ONTARIO, FOR A GRANT FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

WHEREAS, the California Department of Water Resources is soliciting applications for grant funding made available by Proposition 1E, which the City of Ontario may submit application for the Francis Street Storm Drain and Ely Basin Flood Control and Aquifer Recharge Project;

WHEREAS, the City Manager of the City of Ontario is hereby authorized and directed to prepare the necessary data, conduct investigations, file such application, and execute a grant agreement with California Department of Water Resources.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, that application be made to the California Department of Water Resources to obtain Storm Water Flood Management grant funding pursuant to the Disaster Preparedness and Flood Prevention Bond Act of 2006 (Public Resource Code Section 5096.800 et seq.), and to enter into an agreement to receive a grant for the City of Ontario Francis Street Storm Drain and Ely Basin Flood Control and Aquifer Recharge Project.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of January 2013.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2013- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held January 15, 2013 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2013- duly passed and adopted by the Ontario City Council at their regular meeting held January 15, 2013.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

CITY OF ONTARIO

Agenda Report
January 15, 2013

SECTION:
CONSENT CALENDAR

SUBJECT: EVERY 15 MINUTES GRANT PROGRAM FROM THE DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

RECOMMENDATION: That the City Council authorize the acceptance of grant funds in the amount up to \$10,000 for the Every 15 Minutes Grant Program from the Department of California Highway Patrol.

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health
Maintain the Current High Level of Public Safety
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: In August 2012, the Department of California Highway Patrol (CHP) invited the Ontario Police Department to apply for participation in the Every 15 Minutes Program. CHP will provide reimbursement of materials, supplies, motivational speakers, lodging costs and transportation as needed to implement a successful program. The approximate grant funding reimbursement is \$10,000. The City is not required to provide matching funds for the grants. If awarded, the revenue and associated expenditure adjustments will be included in the Fiscal Year 2012-13 Mid-Year Budget Report.

BACKGROUND: The Every 15 Minutes Program is a nationwide program dedicated to raising awareness of high school students about the dangers of drinking and driving. The program's name was derived from the fact that every fifteen minutes someone in the United States dies in an alcohol-related traffic collision.

This program has been successful over the past nine years in Ontario's public high schools. Using these grant funds, the Every 15 Minute Program will be conducted at Colony High School on March 27-28, 2013.

STAFF MEMBER PRESENTING: Eric V. Hopley, Chief of Police

Prepared by: Donna Bailey
Department: Police

City Manager
Approval:



Submitted to Council/O.H.A. 01/15/2013

Approved: _____

Continued to: _____

Denied: _____

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The two-day event will include demonstrations of automobile extrication, rescue, and victim medical treatment. The program challenges high school juniors and seniors to think about the consequences of drinking/distracted driving, personal safety and the responsibility of making mature decisions. The Police Department is one of many agencies participating in this event. Other agencies invited include the Ontario Fire Department, American Medical Response, CHP, Coroner's Office, District Attorney's Office, local hospitals, and various civic and business entities.

CITY OF ONTARIO

Agenda Report
January 15, 2013

SECTION:
PUBLIC HEARINGS

SUBJECT: CONSIDERATION OF AN APPEAL OF THE PLANNING COMMISSION'S ACTION OF OCTOBER 30, 2012 TO APPROVE FILE NOS. PMTT12-007 (TT 18852), PMTT12-012 (TT 18868), AND PDEV12-013 FOR PROPERTIES GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL LAND USE DISTRICT OF THE ONTARIO FESTIVAL SPECIFIC PLAN (APNS: 210-631-5 THROUGH 11; AND 210-181-28, 29 & 39)

RECOMMENDATION: That the City Council conduct a public hearing to consider an appeal of the Planning Commission's action of October 30, 2012 and:

- (A) Adopt a resolution denying the appeal of File No. PMTT12-007 (TT 18852), a request to subdivide approximately 5.81 acres of land into 15 numbered lots and 6 lettered (common) lots;
- (B) Adopt a resolution denying the appeal of File No. PMTT12-012 (TT 18868), a request to subdivide approximately 1.05 acres of land into 4 numbered lots and one lettered (common) lot;
- (C) Adopt a resolution denying the appeal of File No. PDEV12-013 a request to construct a total of 80 multiple-family (townhouse) dwellings over the two tentative tract map areas totaling approximately 6.9 acres of land; and
- (D) Uphold the Planning Commission's action to approve the project generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan (APNs: 210-631-5 through 11; and 210-181-28, 29 & 39).

COUNCIL GOALS: Develop Strategies and Take Actions, Including Regaining Local Control of the Ontario International Airport, to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health

Invest in the Growth and Evolution of the City's Economy

Focus Resources in Ontario's Commercial and Residential Neighborhoods

STAFF MEMBER PRESENTING: Jerry L. Blum, Planning Director

Prepared by: Charles Mercier

Department: Planning

City Manager

Approval:



Submitted to Council/O.H.A.

01/15/2013

Approved:

Continued to:

Denied:

1

FISCAL IMPACT: Fiscal impacts resulting from the approval of the proposed Tentative Tract Maps and Development Plan include an increase in property tax revenues to the City resulting from the development of 80 townhouse units, and the receipt of development impact fees, and plan check and inspection fees at the time of building permit issuance for the project.

BACKGROUND: In December 1983, the Park Center Specific Plan was approved by the City Council, which covered 37.6 acres of vacant land located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues. The Specific Plan called for a commercial shopping center at the northeast corner of Inland Empire Boulevard and Archibald Avenue, which was in fact constructed. The remainder of the land was identified for office and commercial land uses, which was never entitled for development.

In December 2003, the City Council approved an amendment to the Specific Plan, changing the land use of the un-built area to primarily residential uses, and creating a commercial area at the far eastern corner of the site and retaining the commercial land uses for the existing shopping center. In addition, the Specific Plan's name was changed to MCP-Ontario Festival Specific Plan.

In September 2012, the City Council approved another amendment to the Specific Plan, in recognition of market shifts in demand for higher density housing in the Ontario Airport Metro Center Area, as well as to fulfill the aspiration to concentrate office development in more desirable areas of the City. The amendment renamed the plan as the Ontario Festival Specific Plan, and changed the land use designation at the northwest corner of Inland Empire Boulevard and Turner Avenue from Garden Commercial to Planned Residential. Furthermore, a Planned Residential Overlay was applied to the existing Garden Commercial designated properties located on each side of the Inland Empire Boulevard signalized project entry. The Planned Residential Overlay allows for the implementation of the Planned Residential land use and development standards on each 3.5-acre Garden Commercial designated area, independently. The property owners for each area must agree upon the implementation of the residential development, or the Garden Commercial land use designation and the related standards will prevail.

On October 30, 2012, the Planning Commission heard several entitlement requests by the majority property owner of Ontario Festival Specific Plan, Brookfield Residential ("Applicant"), which are described below. Each of the below-described maps and entitlements, along with their associated CEQA determinations, were unanimously approved (6-0) by the Planning Commission.

- A Tentative Tract Map (File No. PMTT12-005 (TT 18851)) to subdivide approximately 7.00 acres of vacant land into 93 numbered lots and 13 lettered (common) lots, and a Development Plan (File No. PDEV12-011) to construct 93 single-family dwellings;
- A Tentative Tract Map for condominium purposes (File No. PMTT12-007 (TT 18852)) to subdivide approximately 5.81 acres of land into 10 numbered lots and 4 lettered (common) lots, a Tentative Tract Map for condominium purposes (File No. PMTT12-012 (TT 18868)) to subdivide approximately 1.05 acres of land into 4 numbered lots and one lettered (common) lot, and a Development Plan (File No. PDEV12-013) to construct 80 multiple-family (townhouse) dwellings on each subject site, totaling approximately 6.9 acres of land; and
- A Tentative Tract Map (File No. PMTT12-008 (TT 18853)) to subdivide approximately 5.77 acres of vacant land into 57 numbered lots and 11 lettered (common) lots, and a Development Plan (File No. PDEV12-014) to construct 57 single-family dwellings on the subject site.

On November 9, 2012, Cory Briggs, on behalf of The Inland Oversight Committee (“Appellant”), submitted an appeal of the Planning Commission's decision on a select number of maps and entitlements heard on October 30, 2012, including File Nos. PMTT12-007 (TT 18852) and PMTT12-012 (TT 18868), and PDEV12-013. A copy of the Planning Commission staff report is attached (see Attachment 2—Planning Commission staff report for File Nos. PMTT12-007 (TT 18852), PMTT12-012 (TT 18868), and PDEV12-013, dated October 30, 2012). Ontario Development Code Section 9-1.0525 stipulates that within 45 days of the filing of an appeal of a Planning Commission decision, the Planning Department shall transmit a copy of the appeal application and all supporting materials to the City Council. As required, the appeal application and all pertinent supporting materials were previously forwarded to the City Council, and have been included as attachments to this report.

In the appeal statement (see Attachment 1—Appeal Application and Statement) the Appellant argues that the Planning Commission abused its discretion in approving the subject applications for the following reasons:

1. The project was not subjected to environmental review pursuant to the California Environmental Quality Act (CEQA);
 2. The Planning Commission's decision is not supported by the record because there is no environmental document that supports the project approval;
 3. The project was approved in violation of Ontario Municipal Code Section 9-2.0415, which provides that tentative map applications shall not be deemed complete until all environmental documentation required under CEQA has been completed;
 4. The project was approved in violation of Ontario Municipal Code Section 9-1.0800, which provides that all new development must be consistent with the standards contained in the Development Code, and the project does not comply with the environmental standards contained within the Ontario Development Code; and
 5. The project is inconsistent with the area in which it is located, which is intended for commercial development.
6. The Appellant is also contending that, pursuant to Public Resources Code Section 21151, the fee for submitting the appeal is unreasonable

Arguments 1 – 3: These arguments are collectively addressed below as they all share a common assertion that the environmental documentation for the project was either not addressed or inadequate.

Staff Response to Arguments 1-3: In accordance with CEQA, and contrary to the Appellant's assertions, all environmental documentation required pursuant to CEQA was prepared with the first discretionary action for the project – the Ontario Festival Specific Plan Amendment. In approving the Specific Plan Amendment on September 18, 2012, the City Council adopted an Addendum to Environmental Impact Report No. 80-3 (“EIR”) for Ontario International Centre General Plan Amendment. The EIR was previously certified by the Ontario City Council, with a Statement of Overriding Considerations, on December 16, 1980. The EIR was subsequently revised by an addendum adopted in 2003. The present Addendum (included as Attachment 9—Addendum to the Ontario International Centre General Plan Amendment Environmental Impact Report EIR No. 80 3 for File No PSPA12 001) found that the proposed Specific Plan Amendment introduces no new significant environmental impacts, and all

previously adopted mitigation measures are to be a condition of project approval and are incorporated into the project by reference. Furthermore, the Addendum noted that the change in land use (increase in residential and decrease office/retail) would have a reduction in trip generation and, as a result, a corresponding reduction in greenhouse gas emissions. The Notice of Determination for the Addendum was filed with the Clerk of the Board of Supervisors on September 19, 2012, and the 30-day statute of limitations to file a court action expired on October 30, 2012.

The subject Tentative Tract Maps and Development Plan are consistent with the Specific Plan Amendment for which the Addendum was adopted; therefore, no further environmental review is required for the project as no impacts would occur that were not previously examined, and pursuant to State CEQA Guidelines section 15162, none of the conditions requiring subsequent CEQA review are present. Moreover, in accordance with Government Code Section 65457, and in addition to the projects' contemplation within the prior Environmental Impact Report and subsequent Addendum, the Planning Commission further found and determined that the project is exempt from the requirements of the California Environmental Quality Act in that the project is a residential development project undertaken to implement the Ontario Festival Specific Plan. A Notice of Exemption for the project was subsequently filed with the Clerk of the Board of Supervisors on October 31, 2012.

Argument 4: "The project was approved in violation of Ontario Municipal Code Section 9-1.0800, which provides that all new development must be consistent with the standards contained in the Development Code, and the project does not comply with the environmental standards contained within the Ontario Development Code."

Staff Response to Argument 4: Development Code Article 8 refers to the processing of Development Plans, and Section 9-1.0800 (Purpose and Authorization) of Article 8 states that a purpose of the Development Plan is to "ensure that all new development is consistent with the development standards contained in the Development Code." The staff report for Development Plan No. PDEV12-013 provides a detailed review and analysis of Development Code and Specific Plan standards covering site plan, building locations and setbacks, circulation (vehicular and pedestrian), parking (resident and visitor), architecture, unit size, landscaping, recreation and open space, utilities, traffic, consistency with the Ontario Festival Specific Plan, consistency with The Ontario Plan (six goals and thirteen policies), consistency with the Airport Land Use Consistency Plan, and compliance with CEQA. The proposed project met and/or exceeded all code and specific plan requirements.

The Planning Commission adopted Resolution No. PC12-067, approving PDEV12-013. In that document, the Planning Commission lays out the facts and reasons supporting their decision, including the fact that they reviewed and considered all the pertinent information contained in the staff report, the Ontario Festival Specific Plan, the Addendum to EIR No. 80-3, the original EIR, public testimony, and written correspondence. Furthermore, the Planning Commission laid out some 27 statements of fact and reason supporting their conclusions that the project meets all codes and regulations, and CEQA guidelines, and would be compatible with the surrounding areas and is consistent with the City's goals for the area.

The Appellant does not provide any supporting evidence, statements or documents to substantiate their claim that specific development codes were not complied with. Likewise, the Appellant does not provide any level of evidence to support their claim that environmental standards contained in the Development Code were not met by the application. Staff did review environmental issues relative to noise, odors,

light and glare, hazardous material, vibration, etc.; all were reviewed as part of the original EIR and its Addendum, as well as part of the Development Plan review.

Argument 5: “The project is inconsistent with the area in which it is located, which is intended for commercial development.”

Staff Response to Argument 5: Again, without further information, staff is unable to discern exactly to what the Appellant is referring. Since 2003, the Ontario Festival Specific Plan has allowed a mixture of land uses on this site, and residential uses have been permitted over a majority of the site. Furthermore, since 2012, the project area being appealed has allowed for both residential and office land uses, and has not allowed commercial as declared by the Appellant. In approving the latest amendment to the Ontario Festival Specific Plan, it was the original intent of the City to allow for the development of residential land uses throughout the undeveloped area of the Specific Plan; however, the City desired to maintain a degree of flexibility so that owners of the existing office designated properties were able to make the final decision as to whether to develop their property with residential or office land uses, hence the establishment of the residential overlay district. However, in any case, residential land uses are compatible with the other surrounding residential land uses in the area, and are compatible with office and commercial land uses within the specific plan. The idea of a mixed-use area is envisioned in the City’s General Plan for this area. Residential land uses will support the existing commercial shopping center to the west and is definitely compatible with the County regional park (Guasti) located north of the project site.

As the Appellant offers no evidence to support their claim, staff believes the project to be consistent with the adjacent and surrounding land uses.

Argument 6: The Appellant is also contending that, pursuant to Public Resources Code Section 21151, the fee for submitting the appeal is unreasonable.

Staff Response to Argument 6: Again, the Appellant’s claim is not supported by any evidence or argument other than the Appellant’s statement “the fee being charged and other requirements for having this appeal submitted, accepted, and processed are unreasonable.” The requirements for filing an Appeal application includes the completion of an application form containing the Appellant’s general information (name, address, phone, e-mail, etc.), a statement specifying the actions being appealed, and a statement of the specific grounds upon which the appeal is based. The Development Code requires an appellant to specifically state the grounds upon which they are claiming an abuse of discretion or that a decision was not supported by the record, or both. In this case, no reason was given as to why the fee is believed to be too high or was unreasonable. The fee of \$725 was set by the City Council by resolution at a public hearing. The fee, as set forth, complies with the State law requiring that fees established by local government be limited to that amount necessary to recoup the actual cost of providing the service, including staff’s analysis, advertising costs, staff report preparation, etc. Staff believes that the fee, which has been in effect for several years, and the minimal application process, are necessary and the least intrusive as they can be. As the Appellant has not provided any evidence whatsoever to substantiate their position, staff recommends the City Council deny this part of the appeal.

CONCLUSION: The environmental impacts of the subject Tentative Tract Maps and Development Plan were fully considered during the review and action on the Ontario Festival Specific Plan Amendment, File No. PSPA12-001, on September 18, 2012. The applications were reviewed for their compliance with City and State codes, and were found to be consistent. Furthermore, the facts and reasons supporting the decision of the Planning Commission are clearly and thoroughly identified in the

resolutions approving the projects, and the Appellant has not provided any evidence as to their assertion that the fees and application process for the filing of an appeal application are unreasonable.

The Appeal Application does not provide any new information or substantial information that would justify approval of the Appeal Application in any of its arguments. Therefore, staff recommends that the City Council deny the subject appeal and uphold the Planning Commission's action to approve File Nos. PMTT12-007 (TT 18852), PMTT12-012 (TT 18868) and PDEV12-013, through adoption of the recommended resolutions.

Attachments:

- Attachment 1: Appeal application and statement;
- Attachment 2: Planning Commission staff report for File Nos. PMTT12-007 (TT 18852), PMTT12-012 (TT 18868), and PDEV12-013, dated October 30, 2012;
- Attachment 3: Approving resolution (PC12-068) for File No. PMTT12-007 (TT 18852), with departmental conditions of approval;
- Attachment 4: Approving resolution (PC12-066) for File No. PMTT12-012 (TT 18868), with departmental conditions of approval;
- Attachment 5: Approving resolution (PC12-067) for File No. PDEV12-013, with departmental conditions of approval;
- Attachment 6: Minutes from the October 30, 2012, Planning Commission meeting for File Nos. PMTT12-007 (TT 18852), PMTT12-012 (TT 18868), and PDEV12-013;
- Attachment 7: Ontario Festival Specific Plan, as amended on September 18, 2012, by File No. PSPA12-001;
- Attachment 8: Approving resolution (2012-077) for File No. PSPA12-001;
- Attachment 9: Addendum to the Ontario International Centre General Plan Amendment Environmental Impact Report EIR No. 80 3 for File No PSPA12 001;
- Attachment 9(a): Air Quality and Green House Gas Evaluation dated March 30, 2012;
- Attachment 9(b): Biological Assessment dated July 31, 2012;
- Attachment 9(c): Noise Assessment dated July 29, 2012;
- Attachment 9(d): Trip Generation Assessment dated March 7, 2012;
- Attachment 9(e): Ontario International Centre EIR 80-3 Addendum - pt 1 dated October 20, 2003;
- Attachment 9(f): Ontario International Centre EIR 80-3 Addendum - pt 2 dated October 20, 2003;
- Attachment 9(g): Ontario International Centre Draft Environmental Impact Report dated September 1980;
- Attachment 9(h): Ontario Festival Traffic Impact Analysis prepared for File No. PSPA03-004 dated August 8, 2003;
- Attachment 10: Approving resolution (2012-076) to an Addendum to the Ontario International Centre General Plan Amendment Environmental Impact Report EIR No. 80 3 for File No PSPA12 001; and
- Attachment 11: Notice of Determination filed September 19, 2012.



City of Ontario
Planning Department
303 East "B" Street
Ontario, CA 91764
Phone: (909) 395-2036
Fax: (909) 395-2420
www.ci.ontario.ca.us

Appeal Application

GENERAL INFORMATION (print or type)

Appellant: The Inland Oversight Committee
Address: Briggs law 99 E. "C" ST. STE. 111, Upland
Telephone No.: 909-949-7115 Fax No.: 909-949-7121
Email: heri@briggslawcorp.com
Appellant's Representative: Cory Briggs
Address: 99 E. C ST. STE. 111, Upland, CA 91786
Telephone No.: 909-949-7115 Fax No.: 909-949-7121
Email: Cory@briggslawcorp.com

(For staff use only)

File No.: PMT12-012
Date: 11/9/12
Rec'd by: CP
Fees Paid: 752.00
Receipt No.: R201204371

SUBJECT OF APPEAL

This application is hereby filed pursuant to Title 9, Section 1, Part 2, Article 5 of the Ontario Municipal Code, appealing the action of the following reviewing authority:

- | | | |
|--|---|--|
| <input type="checkbox"/> Administrative Decision | <input type="checkbox"/> Administrative Decision for Historical Resources | <input type="checkbox"/> Development Advisory Board Decision |
| <input type="checkbox"/> Historic Preservation Subcommittee Decision | <input type="checkbox"/> Zoning Administrator Decision | <input type="checkbox"/> Historic Preservation Commission Decision |
| <input checked="" type="checkbox"/> Planning Commission Decision | | |

Date of decision: OCT 30, 2012 Project File Nos.: PMT12-007, PMT12-2012, and PDEV12-013

The application requests: City Council hold a Public Hearing on the approvals that are the subject of this appeal and reverse the approvals.

ACTION/DECISION

Identify the specific action or decision which is being appealed: Planning Commission approval of Tentative Tract Map File No.: PM TT 12-007, T.T.M. File No. PMTT12-012, Development PRN File No. PDEV 12-013



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Mailing List/ Letter of Certification

MAILING LIST INSTRUCTIONS

At the filing of the appeal, the appellant shall provide the following information:

1. **Property Ownership List:** A mailing list containing the names, addresses, and assessor's parcel number of all owners of real property within a radius of 300 feet (300') of the site, measured from the exterior boundaries of the property. This information shall be obtained from the latest equalized assessment rolls of San Bernardino County (*property ownership information may be obtained from the San Bernardino County Assessor's Office, 172 W. Third, Third Floor, San Bernardino, CA. 92415. (www.sbcounty.gov/assessor)* Include the name and address of the property owner, applicant, and representative of the mailing list. **A copy of the ownership mailing labels shall be submitted on CD. The City of Ontario uses Microsoft Word, Excel and Access.**
2. **Mailing Envelopes:** One set of stamped (pre-paid postage) business-size envelopes, with the name and address of each person on the mailing list. The return address shall read: "City of Ontario, Planning Department, 303 East "B" Street, Ontario, CA 91764.
3. **Radius Map:** A map illustrating the three hundred foot (300') radius boundary and all parcels within the boundary (copies of the assessor's maps will be accepted).

City of Ontario Planning Department 303 East B Street Ontario, CA 91764	<div>Assessor's Parcel Number</div> <div>0000-000-00 John and Mary Doe 1234 E. First Street Ontario, CA 91764</div>	<div>stamp</div>
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EXAMPLE OF ADDRESSING ENVELOPE

CERTIFICATION (required for public hearings)

I, Lori D. McGurn, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County of San Bernardino within the area described and for a distance of 300-feet from the exterior boundaries of the property.

Date: 11/2/2012

Signature: [Signature]

Name (print or type): Lori D. McGurn



City of Ontario
Planning Department
303 East "B" Street
Ontario, CA 91764
Phone: (909) 395-2036
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Reason for Appeal

APPEAL STATEMENT

Ontario Municipal Code Section 9-1.0520 requires that appeals "... shall specifically state wherein an administrative decision is not in accordance with the provisions of the Code, or wherein it is claimed that there was an error or abuse of discretion by the Development Advisory Board, Zoning Administrator or the Planning Commission, or where a decision by the Development Advisory Board, Zoning Administrator or the Planning Commission is not supported by the record." Your reasons for appeal must clearly specify whether you are alleging an abuse of discretion or that a decision was not supported by the record or both.

The hearing body which is to hear the appeal request is limited to taking testimony and making its decision based solely on those specific grounds identified by the appellant in this application and insofar as they make an adequate claim pursuant to Municipal Code Section 9-1.0520. When you appeal the decision of a hearing body you, and anyone speaking at the appeal hearing, are limited to raising only those issues you or someone else raised in the appeal application.

Please check the box that best describes your reason(s) for the appeal:



- Abuse of discretion
- Decision was not supported by record
- Abuse of discretion & Decision was not supported by record

The specific grounds for the appeal and the relief requested by the appellant is as follows *(be specific, attach additional sheets if necessary)*: Please see attached explanation.

Appeal of Tentative Tract Map (File No. PMTT12-007); Tentative Tract Map (File No. PMTT12-012); Development Plan (File No. PDEV12-013)

As required under Ontario Municipal Code Section 9-1.0520, The Inland Oversight Committee appeals the planning commission's decision regarding the above-referenced project for the following reasons:

1. The Planning Commission abused its discretion by approving Tentative Tract Map (File No. PMTT12-007), Tentative Tract Map (File No. PMTT12-012), and Development Plan (File No. PDEV12-013) ("Project") because this Project was not subjected to environmental review although the California Environmental Quality Act ("CEQA") requires that it be subject to environmental review. The Planning Commission's decision is also not supported by the record because there is no environmental document that supports approval. Additionally, appellant is entitled to appeal to the city council pursuant to Public Resources Code Section 21151 without having to pay an unreasonable appeal fee or having to satisfy other unreasonable requirements. The fee being charged and other requirements for having this appeal submitted, accepted, and processed are unreasonable.
2. Under Section 9-2.0415 of the Ontario Municipal Code, tentative map applications shall not be deemed complete until all environmental documentation required under CEQA has been completed. As no environmental document was prepared for this Project, the Planning Commission abused its discretion by approving a Project prior to the application being complete. Alternatively, the Planning Commission's approval of the Tentative Maps was not supported by the record. Approval of the Development Plan is also a violation of the Ontario Municipal Code under Sec. 9-1.0800, which requires that all new development be consistent with the development standards contained in the Development Code. Not only does this development not comply with the environmental standards required by the Ontario Municipal Code, the development is inconsistent with the area in which it is located, which was primarily intended for commercial development.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING AN APPEAL OF THE PLANNING COMMISSION'S ACTION OF OCTOBER 30, 2012, APPROVING FILE NO. PMTT12-007 (TT 18852), A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES, SUBDIVIDING APPROXIMATELY 5.81 ACRES OF LAND INTO 10 NUMBERED LOTS AND 6 LETTERED (COMMON) LOTS TO FACILITATE THE DEVELOPMENT OF 60 MULTIPLE-FAMILY (TOWNHOUSE) DWELLINGS GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL OVERLAY DISTRICT OF THE ONTARIO FESTIVAL SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF-APNS: 0210-181-28, 29 & 39 AND 0210-631-05 THROUGH 11.

WHEREAS, The Inland Oversight Committee ("Appellant") has filed an appeal of the Planning Commission's action of October 30, 2012, to approve File No. PMTT12-007 (TT 18852), a Tentative Tract Map for condominium purposes, which subdivides approximately 5.81 acres of land into 10 numbered lots and 4 lettered lots to facilitate the construction 60 multiple-family townhouse dwellings, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application, submitted by Brookfield Residential ("Applicant"), applies to an irregular-shaped property generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, which is presently unimproved; and

WHEREAS, the property to the north of the subject site is zoned OS (Open Space) and is developed with Guasti Regional Park. The property to the south is zoned SP (Specific Plan) and lies within the Transpark Specific Plan area, and is developed with commercial-office uses. The property to the east is zoned SP (Specific Plan) and lies within the Ontario Center Specific Plan area, and is developed with multi-family residential. The property to the west is zoned SP (Specific Plan) and lies within the Ontario Festival Specific Plan area, and is developed with a retail-commercial center; and

WHEREAS, the Project proposes to maintain the same primary access point off Inland Empire Boulevard, the large central open space area, and the same general internal street pattern as previously approved by the Ontario Planning Commission in November 2011 (File No. PDEV11-018). Some internal streets have been extended to incorporate the new areas; and

WHEREAS, the internal streets and the common open space areas are being set aside as lettered lots to allow for the common maintenance by the homeowners association; and

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

WHEREAS, in approving the Festival Specific Plan Amendment on September 18, 2012, the City Council adopted an Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment. The EIR was previously certified by the Ontario City Council, with a Statement of Overriding Considerations, on December 16, 1980. The Addendum found that the proposed Specific Plan Amendment introduces no new significant environmental impacts, and all previously adopted mitigation measures are to be a condition of project approval and are incorporated herein by reference. The Application is consistent with the Addendum. Therefore, no additional environmental review is required; and

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

WHEREAS, the project site is located within the Airport Influence Area of Ontario International Airport and the Project is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan with the added condition requiring a Real Estate Transaction Disclosure area; and

WHEREAS, on October 29, 2012, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB12-048 recommending Planning Commission approve the Application; and

WHEREAS, on October 30, 2012, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, on January 15, 2013, the City Council of the City of Ontario conducted a hearing to consider an appeal of the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previously adopted Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment and supporting documentation. Based

upon the facts and information contained in the Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment and supporting documentation, the City Council finds as follows:

a. The Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment contains a complete and accurate reporting of the environmental impacts associated with the Project; and

b. The Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment was completed in compliance with CEQA and the Guidelines promulgated thereunder; and.

c. The previous Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment reflects the independent judgment of the Planning Commission; and

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

e. In accordance with Government Code Section 65457 and in addition to the projects' contemplation within the prior Environmental Impact Report and Environmental Impact Report Addendum, the Planning Commission further finds and determines that the project is exempt from the requirements of the California Environmental Quality Act in that the project is a residential development project undertaken to implement the Ontario Festival Specific Plan.

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

a. The subdivision is consistent with all applicable general and specific plans. The tentative tract map will subdivide the property into 10 numbered lots to facilitate the construction of 60 multiple-family attached units in a townhome product type. The lot sizes and shapes are consistent with the Mixed Use General Plan designation and the development standards of the Festival Specific Plan.

b. The design or improvement of the subdivision is consistent with all applicable general and specific plans. The subdivision provides for the logical development of residential units consistent with the Mixed Use General Plan designation and the development standards of the Festival Specific Plan.

c. The site is physically suitable for the type of development proposed. The site is relatively flat with access to two major streets. Infrastructure of adequate size is readily available in those streets to serve the development.

d. The site is physically suitable for the proposed density of development. The site is laid out to provide multiple points of access to disperse the traffic generated by the number of units anticipated

e. The design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. An Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment was prepared for the Festival Specific Plan Amendment and found that the Amendment introduces no new significant environmental impacts. The Application is consistent with the Festival Specific Plan Amendment.

f. The design of the subdivision or the proposed improvement is not likely to cause serious public health problems. An Addendum to the Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment was approved by the City Council and found that the Festival Specific Plan Amendment would not introduce any impacts not previously considered. The Application is consistent with the Specific Plan Amendment.

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. There are no known easements impacted by the Application.

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

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby denies the appeal of the Planning Commission's action of October 30, 2012, to approve File No. PMTT12-007 (TT 18852), and upholds the Planning Commission's decision to approve the Project subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

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

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

SECTION 6. The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of January 2013.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2013 was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held January 15, 2013 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2013- duly passed and adopted by the Ontario City Council at their regular meeting held January 15, 2013.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)



**PLANNING DEPARTMENT
DEVELOPMENT ADVISORY BOARD (DAB) REPORT
File No. PMTT12-007 (TT18852)
(Related File: PDEV12-013)**

Date: October 29, 2012

Project Description/Location: A Tentative Tract Map (File No. PMTT12-005 (TT 18851)) to subdivide approximately 4.07 acres of vacant land into 10 numbered lots and 4 lettered (common) lots to facilitate the phased development of 60 multiple-family (townhouse) dwellings and supporting common infrastructure, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. Submitted by Brookfield Residential (APN: 0210-631-05 through 11).

Reviewed by: Chuck Mercier, Senior Planner
Phone: 909.395.2036; **Fax:** 909.395.2420

CONDITIONS OF APPROVAL

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

- 1.0 **Standard Conditions.** The project shall comply with the Planning Department Conditions of Approval contained herein, and the Standard Conditions for New Development, adopted by City Council Resolution No. 1020-021, on March 16, 2010. A copy of the Standard Conditions for New Development may be obtained from the Planning Department or the City Clerk.
- 2.0 **Special Conditions.** The project shall comply with the project specific Planning Department special conditions of approval listed below:
 - 2.1 Tentative Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final tract map has been recorded, or a time extension has been approved by the Zoning Administrator pursuant to the requirements of the Ontario Development Code. This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

- 2.2 The Final Tract Map shall be in conformance with the approved Tentative Tract Map on file with the City. Any substantial variation from the approved tentative parcel map must be reviewed and approved by the Planning Department.
- 2.3 Tentative Tract Map approval shall be subject to all conditions, requirements and recommendations from all other departments and/or agencies of the City, which are provided on the attached reports/memorandums.
- 2.4 The project is consistent with the Addendum to Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval and are incorporated into the proposed project by reference.
- 2.5 The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.
- 2.6 If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).
- 2.7 If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.
- 2.8 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.
- 2.9 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 \$50.00, shall be paid by check, payable to the "Clerk of the Board of Supervisors", which will be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of

the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

- 2.10 Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.
- 2.11 All private vehicular circulation routes shown on the final map shall be identified as a "Private Drive." The term "Private Street" shall only be used if the vehicular circulation route is to be constructed to public street standards.
- 2.12 Private drive names for the project shall be determined by the Planning Director. Drive names may be suggested by the developer for review and approval prior to approval of the final tract map.
- 2.13 Decorative paving shall be provided at all secondary project entries. The final paving design shall be subject to Planning Director approval.


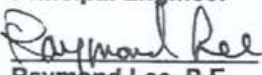


ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

(Traffic/Transportation Division and the Ontario Municipal Utilities Company conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> TRACT MAP
PROJECT FILE NO. PDEV12-013 TENTATIVE MAP FILE NO. PMTT12-007 (TT 18852)		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__		

CITY PROJECT ENGINEER & PHONE:	Dean A. Williams, Associate Engineer (909) 395-2135
CITY PROJECT PLANNER:	Chuck Mercier, Senior Planner (909) 395-2425
DATE:	October 29, 2012
PROJECT NAME/ DESCRIPTION:	Parkside; 15 Lot subdivision (plus 6 Letter Lots) on 5.81 acres for Residential Development
LOCATION:	NWC Inland Empire Blvd. and Turner Ave.
APPLICANT:	Brookfield Residential
REVIEWED BY:	<div> Khoi Do, P.E. Principal Engineer</div> <div>10/24/12 Date</div>
APPROVED BY:	<div> Raymond Lee, P.E. Assistant City Engineer</div> <div>10/24/12 Date</div>



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 type="checkbox"/> | 1.01 | Dedicate the following right-of-way in locations listed below: | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1.02 | Dedicate the following public easements: | <input type="checkbox"/> |
| | | Easement for emergency access purposes over Lots A through F, inclusive (ref. Easement Note no. 3 per the Tentative Map). | |
| <input type="checkbox"/> | 1.03 | Restrict vehicular access as follows: | <input type="checkbox"/> |
| <input type="checkbox"/> | 1.04 | Vacate the following easements and right-of-way: | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1.05 | Reserve the following private easements: | <input type="checkbox"/> |
| | | 1) Easement for cross lot drainage, cross lot utility purposes and ingress purposes for the benefit of the adjacent separate (NAP) parcel (ref. Easement Note "I" per the Tentative Map). | |
| | | 2) Easement for water line purposes over Lots A, B, D, E and F, inclusive (ref. Easement Note no. 2 per the Tentative Map). | |
| | | 3) Easement for drainage and sewer line purposes over Lots A, B, D, E and F, inclusive (ref. Easement Note no. 1 per the Tentative Map). | |
| | | 4) Easement for reciprocal access purposes over Lots A through F, inclusive, for the mutual benefit of all parcels (ref. Easement Note no. 4 per the Tentative Map). | |
| <input checked="" type="checkbox"/> | 1.06 | Provide final recordable copy of Covenants, Conditions and Restrictions as applicable to the project as approved by the City Attorney and Engineering and Planning Departments. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's. | <input type="checkbox"/> |
| <input 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 monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 1.09 | Provide a preliminary title report current to within 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 Administrative Services at (909) 395-2124 regarding this requirement: _____ | <input type="checkbox"/> |
| <input type="checkbox"/> | 1.11 | The property owner/developer shall file an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Ross Community Facilities District Act of 1982. The application and fee shall be submitted three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval, or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to | <input type="checkbox"/> |



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

- ☐ 1.12 NMC Developments: Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Administrative Services Department at (909) 395-2124. ☐
- ☐ 1.13 NMC Developments: Prior to approval of any Final Map, developer must submit an evidence of City Council approved final cancellation of Williamson Act Contracts associated with this tract. ☐
- ☐ 1.14 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. ☐
- ☒ 1.15 Other conditions: All conditions of approval for Tract Map No. 18850 ("A" Map) shall apply to the subject subdivision/development (i.e. all improvements constructed or secured, right-of-way dedicated, legal documents recorded, etc.). ☐

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

A. GENERAL

- ☒ 2.01 Record Tract Map No. 18852 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer's office. ☐
- ☒ 2.02 The subject site is a recognized parcel per Lot Nos. 1, 2, 4 and 11 of Tract No. 18850. ☐
- ☐ 2.03 The subject parcel may be an unrecognized parcel and may require a Certificate of Compliance 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 (see item no. 2.01). ☐
- ☐ 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/acceptance. ☐
- ☐ 2.07 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's. ☐
- ☒ 2.08 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/accepted 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 Pay all 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. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plan. ☐
- ☐ 2.13 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. ☐
- ☐ 2.14 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit/approval 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)
 - ☐ Inland Empire Utilities Agency (IEUA)
 - ☐ Other Agency:
- ☐ 2.15 Dedicate the following right-of-way in locations listed below: ☐
- ☐ 2.16 NMC Developments: ☐
1. On-site wells shall be destroyed/ abandoned per the County Health Department Guidelines. A copy of such permit shall be provided to the Engineering Department and Public Works Agency prior to issuance of grading and/or building permits.
 2. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.
- ☐ 2.17 Other conditions: _____ ☐

B. PUBLIC IMPROVEMENTS

Refer to attached Exhibit 'A' for Plan Check Submittal Requirements.

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



Improvement Item	PRIVATE STREET	STREET NO. 2	STREET NO. 3	STREET NO. 4
Curb & Gutter	<input type="checkbox"/> New ___ ft. from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New ___ ft. from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New; ___ ft from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New; ___ ft from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; ___-add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; ___-add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; ___-add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; ___-add'l ft. along frontage, incl. pavement transitions
PCC Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Median	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping
Street Lights	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Fire Hydrant (300-ft intervals as needed)	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Water Service (See sec. 2D)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Sewer Service (See sec. 2C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Recycled Water Service (See sec. 2E)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Storm Drain (See sec. 2H)	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin



Traffic Signal Facilities (See sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation
Traffic Signing and Striping (See sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Bus Stop and/or Turn-out	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Underground Overhead Utilities	<input type="checkbox"/> Yes/No	<input type="checkbox"/> Yes/No	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Removal of	_____	_____	_____	_____
Other required improvements	_____	_____	_____	_____

* SPECIFIC NOTES FOR IMPROVEMENTS LISTED IN ITEM 2.20: _____

- ☒ 2.21 OMC Developments: 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 shall be underground. ☐
- ☐ 2.22 NMC Developments 1. Provide all utility services to each parcel including sanitary sewers, one 1" minimum water service, electric power, gas, and OntarioNet fiber optic conduit. All utilities are to be located underground.
 2. Incorporate OntarioNet fiber optic conduit system design into the project dry utility plans or other utility plans as applicable. Design of the OntarioNet system shall be coordinated with the City's system integrator, 180 Connect. Contact the 180 Connect representative, Jared Blamires at (208) 489-2835 or by email at jblamires@180connect.net for additional information.
- ☐ 2.23 The following existing streets shall require an asphalt concrete grind and overlay: _____ ☐
- ☐ 2.24 Reconstruction of the full pavement structural section may be required based on existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage and from street centerline to curb ☐
- ☐ 2.25 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. ☐
- ☐ 2.26 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and Ordinance No. 2892 [Amendment]). Said improvements shall be completed prior to building permit issuance, and all costs associated with said improvements shall be borne solely by the developer/applicant. ☐
- ☒ 2.27 Other conditions: All conditions of approval for Tract Map No. 18850 ("A" Map) shall apply to the subject subdivision/development (i.e. all improvements constructed or secured, right-of-way dedicated, legal documents recorded, etc.). ☐

C. SEWER

- ☒ 2.30 An 8-inch sewer line is available for connection by this project in the private street through the subject tentative tract (Lot A of Tract No. 18850) and the public easements (Lots C, D, E and F of the subject tentative tract) for sewer purposes dedicated per Tract No. 18850. ☐
- ☐ 2.31 No sewer line is available for direct connection. The closest line is approximately _____ feet away. Applicant shall design and construct 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. ☐



- ☒ 2.32 Utilize 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 Standards 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 for modeling the impact to the existing sewer system. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, the applicant/developer may be required to mitigate the project impacts to the deficient public sewer system including but not limited to; upgrading of existing sewer main(s), construction of new sewer main(s), or diversion of sewer discharge to other sewer. ☐
- ☒ 2.35 Other conditions: Portions of the sewer system within Lots A through L, inclusive, within the subject tentative tract shall be privately maintained. ☐

D. WATER

- ☒ 2.40 An 8-inch water line is available for connection by this project in the private street running through the subject tentative tract (Lot "A" of Tract No. 18850) and the public easements for water purposes (Lots C, E and F of the subject tract) dedicated per Tract No. 18850. An 8-inch water line is also available for connection at the northwest corner of the subject tract (Lot M) within an existing easement for public water purposes. ☐
- ☐ 2.41 No water line is available for direct connection. Applicant shall design and construct 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 Contact the City of Ontario Fire Department (Lora Gearhart at (909) 395-2579) for approval of on-site fire hydrants and services as required. ☐
- ☐ 2.44 Off-site fire hydrants are to be installed at the following locations: _____ ☐
- ☒ 2.45 Backflow prevention devices will be required for: ☐
 - 1. All recycled water connections.
 - 2. All irrigation systems within common areas.
- ☒ 2.46 Utilize existing laterals, whenever provided, for connection to the public water system. ☐
- ☒ 2.47 Water meter sizes shall be based on the peak water demand. Fee shall be based on meter size and quantity purchased. Contact Engineering Department for current fees. ☐
- ☒ 2.48 Other conditions: 1) Portions of the water system within Lots A through L, inclusive, of the subject tentative tract, shall be privately maintained. ☐
 - 2) Public water meters shall be installed within public utility easements dedicated per Tract Map No. 18850.

E. RECYCLED WATER

- ☐ 2.50 A 12-inch recycled water main currently exists in Inland Empire Boulevard and Turner Avenue. 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, California Department of Public Health (CDPH) 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, California Department of Public Health (CDPH) ☐



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 of the CDPH and building/plumbing codes. On-site plans will need to be reviewed and approved by both the Building Department and OMUC. ☐
- ☐ 2.54 Submit 4 sets of engineer's report (ER) for use of recycled water with a proof showing they have been submitted to California Department of Public Health (CDPH) for approval. Provide one electronic copy of the ER in PDF format. ☐
- ☒ 2.55 Prior to issuance of the construction permit for recycled water connections to a recycled water main, the applicant shall prepare and submit a California Department of Public Health (CDPH) Engineer's Report (for sample please contact Mr. Sheldon Yu at (909) 395-2687 of OMUC) for the City's review and approval. The review and approval process by the City and DHCS is approximately three (3) months. ☐
- ☐ 2.56 Other conditions: _____ ☐

F. SOLID WASTE

- ☒ 2.58 Comply with City refuse collection standards:
- a. Residential – For curbside automated container service developer shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
 - b. Recycling Requirements – Developer shall comply with Municipal Code Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
 - c. Site Improvement Plans shall follow the City of Ontario refuse collections standards.

G. TRAFFIC/TRANSPORTATION

- ☐ 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 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.
- ☐ 2.62 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: _____ ☐



H. DRAINAGE / HYDROLOGY

- ☐ 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 the downstream portion of the existing storm drain system is not at its ultimate completion, a detention basin or basins of appropriate size shall be designed and constructed on site to detain peak flows. Post-development peak flows shall not exceed 80% of pre-development peak 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: _____ ☐

I. STORMWATER QUALITY (NPDES)

- ☐ 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 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_06014_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 NMC Developments: This development project is within the eastern half of the New Model Colony, which is tributary to the proposed regional wetlands in the ultimate condition. Prior to the approval of the Grading Plan and issuance of Grading Permits, interim and permanent on-site water quality measures consistent with the requirements for New Development in the SB County Regional Stormwater Program WQMP shall be incorporated into the Grading Plan and the WQMP for this project. All stormwater runoff pollutants not adequately addressed by on-site Source Control, and Site Design BMPs or off-site treatment controls shall be addressed by on-site Treatment Control BMPs. ☐
- ☒ 2.83 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 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.

- ☒ 2.84 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), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com 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. ☐
- ☐ 2.85 401/404 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) and include direct connections into SB County Flood Control District Channels as well as new storm drains tributary to those direct connections. Prior to Grading Permit issuance, a copy of any applicable 404 Permit and/or 401 Certification for this project must be submitted to the City's project engineer. If a 404 permit and/or 401 certification are not required, a letter stating such from the applicant's engineer must be submitted. Contact information: Army Corps of Engineers (909) 794-7704 or (805) 585-2147, RWQCB (909) 782-4990 or (909) 782-3234. ☐
- ☐ 2.86 Other conditions: _____ ☐

J. SPECIAL DISTRICTS

- ☐ 2.90 The subject site is within the below special district(s). Special assessments or special taxes are levied annually on this property and are included on the annual property tax bill that is issued by the County. For further information, contact Mark Lassler in the Administrative Services at (909) 395-2124. ☐

(1) _____
(2) _____

- ☐ 2.91 The property owner shall be responsible for all costs associated with the annual operation and maintenance of the street lighting 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 Administrative Services at (909) 395-2124 regarding this requirement. ☐
- ☐ 2.92 Prior to approval of the final subdivision map and/or lot line adjustment referred to in Section 1 and/or Section 2 of this report. An application for reapportionment of assessments and processing fee shall be filed for each of the following Assessment Districts. ☐

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

- ☐ 2.93 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 II

*Estimated Fee = AC x \$2,696.29/ac = \$_____

☐ Others: _____

*Contact Mark Lassler in the Management Services Department at (909) 395-2124 to obtain the exact



fee amount.

- ☐ 2.94 NMC Developments: Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Administrative Services at (909) 395-2124.

- ☐ 2.95 Other conditions: _____



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 conditions of approval must be completed to the satisfaction of the City Engineer. ☐
- ☐ 3.03 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 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 and approved. ☐
- ☒ 3.04 Record an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available upon request from Mr. Steve Wilson at swilson@ci.ontario.ca.us. ☐
- ☒ 3.05 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction. ☐
- ☒ 3.06 Other conditions: 1) Pay all Development Impact Fees (DIF) to the Building Department. ☐
- 2) All conditions of approval for Tract Map No. 18850 ("A" Map) shall be complete.



EXHIBIT 'A'

**ENGINEERING SERVICES DIVISION
First Plan Check Submittal Checklist**

Omission of any of the checked items below from the submittal package will result in the package being rejected and returned as incomplete. All items must be included in the submittal.

Project Number: Tract Map No. 18852

Items Required for First Plan Check Submittal:

- ☒ A Copy of this check list must be submitted with the first plan check submittal.
- ☒ Check(s) for Plan Check fees (Engineering & NPDES)
- ☐ 1 Copy of Engineering Cost Estimate (On City forms) with Engineer's Wet Signature and Stamp
- ☒ 1 Copy of approved Conditions of Approval
- ☐ 2 Sets of Potable and recycled Water Demand Calculations (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- ☐ 3 Sets of Public Street Improvement Plans with Street Cross-Sections
- ☐ 4 Sets of Public Water Plans (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- ☐ 4 Sets of Recycled Water Plans (include Recycled water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits areas being irrigated by each recycled water meter.)
- ☐ 4 Sets of Public Sewer Plans
- ☐ 4 Sets of Public Storm Drain Plans
- ☐ 3 Sets of Street-Light Plans
- ☐ 3 Sets of Signing/ Striping Plans
- ☐ 3 Sets of Traffic Signal Plans and Specifications
- ☒ 2 Copies of Water Quality Management Plan (WQMP)
- ☐ 1 Copy of Hydrology/ Drainage Study
- ☐ 1 Copy of Soils/ Geology Report
- ☒ Check for Final Map processing fees
- ☒ 2 Copies of Final Map
- ☒ 1 Copy of the approved Tentative Map
- ☒ 1 Copy of Preliminary Title Report (within last 30 days)
- ☒ 1 Copy of Closure Calculations



- ☐ 1 Copy of Engineering Report and an electronic file (PDF format on compact disc) for recycled water use
- ☒ 1 Set of Supporting Documents and Maps (legible copies): referenced record Final Maps (full size, 18"x26"), Assessor's Parcel Map (full size, 11"x17"), recorded documents such as Deeds, Lot Line Adjustments, easements, etc.
- ☒ Note: Grading/drainage plans shall be submitted to the Building Department for processing.
- ☐ Other: _____



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utilities Agency
Scott Melendrez, Police Department
Chief Art Andres, Fire Marshal
Sigfrido Rivera, Housing & Neighborhood Revitalization Director (Copy of memo to Brent Schultz)
Steve Wilson, Engineering Department
Tom Danna, T.E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)

FROM: Chuck Mercier
Senior Planner

DATE: 08-03-2012

SUBJECT: FILE No.: PMTT12-007 TT 18852

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 08/17/2012, noon (10 working days).

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

PROJECT DESCRIPTION:

A Tentative Tract Map (TT 18852) to subdivide approximately 6.9 acres of land into 19 lots for development with 110 multiple-family dwellings, and 7 common lots, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan (APN: 210-631-5 through 11; and 210-181-28, 29 & 39). Related File: PDEV12-013

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

Landscape Planning Carol Bell Sr. Landscape Planner
Department Signature Title Date 8/24/12

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Chuck Mercier
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 7, 2012
SUBJECT: PMTT12-007 (TT 18852)

- ☒ 1. The plan does adequately address the departmental concerns at this time.
Standard Conditions of Approval apply.

cc: File

KS:kb



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Plan Checker
Fire Department

DATE: September 13, 2012

SUBJECT: PDEV12-013 - A DEVELOPMENT PLAN TO CONSTRUCT 110 MULTIPLE-FAMILY DWELLINGS ON APPROXIMATELY 6.9 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL LAND USE DISTRICT, AND THE GARDEN COMMERCIAL II WITH PLANNED RESIDENTIAL OVERLAY LAND USE DISTRICT, OF THE ONTARIO FESTIVAL SPECIFIC PLAN (APN: 210-631-5 THROUGH 11; AND 210-181-28, 29 & 39). RELATED FILE: PMTT12-007 & PMTT12-012

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

☐ No comments

☒ Report below.

SITE AND BUILDING FEATURES:

A. Type of Building Construction Used: V

B. Type of Roofing Materials Used:

C. Ground Floor Area: *

D. Number of Stories: Two

E. Total Square Footage: 5370 Sq. Ft up to 9590 Sq Ft.

F. Type of Occupancy: R-2

CONDITIONS OF APPROVAL:

1. The calculated required fire flow per fire department standards, based on the 2010 California Fire Code Appendix B, is 1500 g.p.m.
2. Private fire hydrants are required. All private on-site fire hydrants relative to this project shall be constructed per Ontario Fire Department Standards #D-002 and #D-005. Installation and locations(s) are subject to the approval of the Fire Department. (Standards are available upon request from the Fire Department.)
3. The fire department connection (FDC) shall be located on the address side of the building within 150' of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Ontario Fire Department Standard #D-007.
4. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
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 the California Building Code.
6. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background. (See Section 9-1.3280 Street Naming and Street Address Numbering of the Ontario Municipal Code and Ontario Fire Department Standards #H-002.) 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.
8. Any dwelling will be sprinklered.
9. Single Station smoke detectors are required to be installed per the California Building Code and the California Fire Code.
10. Carbon monoxide detectors are required to be installed per Senate Bill No. 183 (SB-183).
11. "No Parking/Fire Lane" signs and /or Red Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the not less than 20-foot clear width requirement per Ontario Fire Department Standards #B-001 and #B-004.
12. Large trash receptacles, commonly known as dumpsters, that are placed adjacent to structures or have combustible coverings (vegetation, trellises, etc.), shall be protected by at least one automatic fire sprinkler head. This sprinkler head may be supplied by the domestic water line.

13. If security gates are desired at any access points to the project, they shall be provided with a Key Switch/lock to allow Fire Department access. Contact the Fire Department for specific requirements.
14. Hand-portable fire extinguishers are required to be installed PRIOR to occupancy. Contact the Bureau of Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required per Ontario Fire Department Standard #C-001. (Available upon request from the Fire Department).
15. The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the developer and fire protection designer obtain a copy of the Ontario Fire Department Fire Protection System Information Checklist to aid in system design. Development Advisory Board comments are to be incorporated into/on the construction drawing.
16. 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 firefighting purposes.
17. Access roadways providing for an all weather driving surface not less than 20' 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.
18. 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.
19. Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
20. Revisions shall be clouded and placed in a delta.

Note 1: All on-site development inspections shall be requested a minimum of forty-eight hours in advance.

Note 2: Where exterior mounted extinguishers are provided, we suggest the installation of recessed cabinets for aesthetics and to reduce the possibility of theft or vandalism.

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



CITY OF ONTARIO

MEMORANDUM

“Excellence Through Teamwork”

TO: Chuck Mercier, Senior Planner

FROM: Scott Melendrez, Police Department

DATE: October 4, 2012

SUBJECT: FILE NO. PMTT12-007: A Tentative Tract Map for condominium purposes (File No. PMTT12-007 (TT 18852)) to subdivide approximately 5.81 acres of land into 15 numbered lots and 6 lettered (common) lots, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan (APN: 210-631-05 through 11).

Standard Conditions of Approval will apply to this project

Police Department has no further conditions or comments at this time.

Please contact Scott Melendrez at (909) 395-2292 regarding any questions or concerns.



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utilities Agency
Scott Melendrez, Police Department
Chief Art Andres, Fire Marshal
Sigfrido Rivera, Housing & Neighborhood Revitalization Director (Copy of memo to Brent Schultz)
Steve Wilson, Engineering Department
Tom Danna, T.E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)

FROM: Chuck Mercier
Senior Planner

DATE: 08-03-2012

SUBJECT: FILE No.: PMTT12-007 TT 18852

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 **08/17/2012, noon** (10 working days).

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

PROJECT DESCRIPTION:

A Tentative Tract Map (TT 18852) to subdivide approximately 6.9 acres of land into 19 lots for development with 110 multiple-family dwellings, and 7 common lots, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan (APN: 210-631-5 through 11; and 210-181-28, 29 & 39). Related File: PDEV12-013

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

EDA

C. Hernandez

RD MGIC

8/7

Department

Signature

Title

Date



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utilities Agency
Scott Melendrez, Police Department
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Steve Wilson, Engineering Department
Tom Danna, T.E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)

FROM: Chuck Mercier
Senior Planner

DATE: 08-03-2012

SUBJECT: FILE No.: PMTT12-007 TT 18852

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 **08/17/2012, noon** (10 working days).

Note: ☐ Only DAB action is required
☐ Both DAB and Planning Commission actions are required
☐ Only Planning Commission action is required
☐ DAB, Planning Commission and City Council actions are required
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PROJECT DESCRIPTION:

A Tentative Tract Map (TT 18852) to subdivide approximately 6.9 acres of land into 19 lots for development with 110 multiple-family dwellings, and 7 common lots, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan (APN: 210-631-5 through 11; and 210-181-28, 29 & 39). Related File: PDEV12-013

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

Housing
Department

Signature

Title

Date

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING AN APPEAL OF THE PLANNING COMMISSION'S ACTION OF OCTOBER 30, 2012, APPROVING FILE NO. PMTT12-012 (TT 18868), A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES, SUBDIVIDING APPROXIMATELY 1.05 ACRES OF LAND INTO 4 NUMBERED LOTS AND ONE LETTERED (COMMON) LOT TO FACILITATE THE DEVELOPMENT OF 20 MULTIPLE-FAMILY (TOWNHOUSE) DWELLINGS GENERALLY LOCATED AT THE NORTHWEST CORNER OF INLAND EMPIRE BOULEVARD AND TURNER AVENUE, WITHIN THE PLANNED RESIDENTIAL OVERLAY DISTRICT OF THE ONTARIO FESTIVAL SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0210-181-28, 29 & 39 AND 0210-631-05 THROUGH 11.

WHEREAS, The Inland Oversight Committee ("Appellant") has filed an appeal of the Planning Commission's action of October 30, 2012, to approve File No. PMTT12-007 (TT 18852), a Tentative Tract Map for condominium purposes, which subdivides approximately 1.05 acres of land into 4 numbered lots and one lettered lot to facilitate the construction 200 multiple-family townhouse dwellings, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application, submitted by Brookfield Residential ("Applicant"), applies to an irregular-shaped property generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, which is presently unimproved; and

WHEREAS, the property to the north of the subject site is zoned OS (Open Space) and is developed with Guasti Regional Park. The property to the south is zoned SP (Specific Plan) and lies within the Transpark Specific Plan area, and is developed with commercial-office uses. The property to the east is zoned SP (Specific Plan) and lies within the Ontario Center Specific Plan area, and is developed with multi-family residential. The property to the west is zoned SP (Specific Plan) and lies within the Ontario Festival Specific Plan area, and is developed with a retail-commercial center; and

WHEREAS, the Project proposes to maintain the same primary access point off Inland Empire Boulevard, the large central open space area, and the same general internal street pattern as previously approved by the Ontario Planning Commission in November 2011 (File No. PDEV11-018). Some internal streets have been extended to incorporate the new areas; and

WHEREAS, the internal streets and the common open space areas are being set aside as lettered lots to allow for the common maintenance by the homeowners association; and

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

WHEREAS, in approving the Festival Specific Plan Amendment on September 18, 2012, the City Council adopted an Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment. The EIR was previously certified by the Ontario City Council, with a Statement of Overriding Considerations, on December 16, 1980. The Addendum found that the proposed Specific Plan Amendment introduces no new significant environmental impacts, and all previously adopted mitigation measures are to be a condition of project approval and are incorporated herein by reference. The Application is consistent with the Addendum. Therefore, no additional environmental review is required; and

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

WHEREAS, the project site is located within the Airport Influence Area of Ontario International Airport and the Project is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan with the added condition requiring a Real Estate Transaction Disclosure area; and

WHEREAS, on October 29, 2012, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB12-049 recommending Planning Commission approve the Application; and

WHEREAS, on October 30, 2012, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, on January 15, 2013, the City Council of the City of Ontario conducted a hearing to consider an appeal of the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previously adopted Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment and supporting documentation. Based

upon the facts and information contained in the Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment and supporting documentation, the City Council finds as follows:

a. The Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment contains a complete and accurate reporting of the environmental impacts associated with the Project; and

b. The Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment was completed in compliance with CEQA and the Guidelines promulgated thereunder; and.

c. The previous Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment reflects the independent judgment of the Planning Commission; and

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

e. In accordance with Government Code Section 65457 and in addition to the projects' contemplation within the prior Environmental Impact Report and Environmental Impact Report Addendum, the Planning Commission further finds and determines that the project is exempt from the requirements of the California Environmental Quality Act in that the project is a residential development project undertaken to implement the Ontario Festival Specific Plan.

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

a. The subdivision is consistent with all applicable general and specific plans. The tentative tract map will subdivide the property into 4 numbered lots to facilitate the construction of 20 multiple-family attached units in a townhome product type. The lot sizes and shapes are consistent with the Mixed Use General Plan designation and the development standards of the Ontario Festival Specific Plan.

b. The design or improvement of the subdivision is consistent with all applicable general and specific plans. The subdivision provides for the logical development of residential units consistent with the Mixed Use General Plan designation and the development standards of the Ontario Festival Specific Plan.

c. The site is physically suitable for the type of development proposed. The site is relatively flat with access to two major streets. Infrastructure of adequate size is readily available in those streets to serve the development.

d. The site is physically suitable for the proposed density of development. The site is laid out to provide multiple points of access to disperse the traffic generated by the number of units anticipated

e. The design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. An Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment was prepared for the Ontario Festival Specific Plan Amendment and found that the Amendment introduces no new significant environmental impacts. The Project is consistent with the Ontario Festival Specific Plan Amendment.

f. The design of the subdivision or the proposed improvement is not likely to cause serious public health problems. An Addendum to the Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment was approved by the City Council and found that the Festival Specific Plan Amendment would not introduce any impacts not previously considered. The Application is consistent with the Specific Plan Amendment.

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. There are no known easements impacted by the Application.

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

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby denies the appeal of the Planning Commission's action of October 30, 2012, to approve File No. PMTT12-012 (TT 18868), and upholds the Planning Commission's decision to approve the Project subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

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

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

SECTION 6. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of January 2013.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2013- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held January 15, 2013 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2013- duly passed and adopted by the Ontario City Council at their regular meeting held January 15, 2013.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)



**PLANNING DEPARTMENT
DEVELOPMENT ADVISORY BOARD (DAB) REPORT
File No. PMTT12-012 (TT18868)
(Related File: PDEV12-013)**

Date: October 4, 2012

Project Description/Location: A Tentative Tract Map (File No. PMTT12-012 (TT 18868)) to subdivide approximately 1.05 acres of vacant land into 4 numbered lots and one lettered (common) lots to facilitate the phased development of 20 multiple-family (townhouse) dwellings and supporting common infrastructure, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. Submitted by Brookfield Residential (APN: 0210-631-05 through 11).

Reviewed by: Chuck Mercier, Senior Planner
Phone: 909.395.2036; **Fax:** 909.395.2420

CONDITIONS OF APPROVAL

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

- 1.0 **Standard Conditions.** The project shall comply with the Planning Department Conditions of Approval contained herein, and the Standard Conditions for New Development, adopted by City Council Resolution No. 1020-021, on March 16, 2010. A copy of the Standard Conditions for New Development may be obtained from the Planning Department or the City Clerk.
- 2.0 **Special Conditions.** The project shall comply with the project specific Planning Department special conditions of approval listed below:
 - 2.1 Tentative Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final tract map has been recorded, or a time extension has been approved by the Zoning Administrator pursuant to the requirements of the Ontario Development Code. This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

- 2.2 The Final Tract Map shall be in conformance with the approved Tentative Tract Map on file with the City. Any substantial variation from the approved tentative parcel map must be reviewed and approved by the Planning Department.
- 2.3 Tentative Tract Map approval shall be subject to all conditions, requirements and recommendations from all other departments and/or agencies of the City, which are provided on the attached reports/memorandums.
- 2.4 The project is consistent with the Addendum to Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval and are incorporated into the proposed project by reference.
- 2.5 The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.
- 2.6 If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).
- 2.7 If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.
- 2.8 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.
- 2.9 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 \$50.00, shall be paid by check, payable to the "*Clerk of the Board of Supervisors*", which will be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of

the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

- 2.10 Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.
- 2.11 All private vehicular circulation routes shown on the final map shall be identified as a "Private Drive." The term "Private Street" shall only be used if the vehicular circulation route is to be constructed to public street standards.
- 2.12 Private drive names for the project shall be determined by the Planning Director. Drive names may be suggested by the developer for review and approval prior to approval of the final tract map.



ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

(Traffic/Transportation Division and the Ontario Municipal Utilities Company conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> TRACT MAP
PROJECT FILE NO. PDEV12-013 TENTATIVE MAP FILE NO. PMTT12-012 (TT 18868)		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__		

CITY PROJECT ENGINEER & PHONE:

Dean A. Williams, Associate
Engineer (909) 395-2135

CITY PROJECT PLANNER:

Chuck Mercier, Senior Planner
(909) 395-2425

DATE:

October 29, 2012

PROJECT NAME/ DESCRIPTION:


Parkside; 4 Lot subdivision (plus 1
Letter Lot) on 5.73 acres for
Residential Development
NWC Inland Empire Blvd. and
Turner Ave.

LOCATION:

APPLICANT:

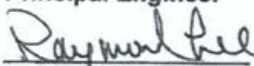
Brookfield Residential

REVIEWED BY:


Khoi Do, P.E.
Principal Engineer

10/24/12
Date

APPROVED BY:


Raymond Lee, P.E.
Assistant City Engineer

10/24/12
Date



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 type="checkbox"/>	1.01 Dedicate the following right-of-way in locations listed below:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1.02 Dedicate the following public easements: Easement for emergency access purposes over Lot A.	<input type="checkbox"/>
<input type="checkbox"/>	1.03 Restrict vehicular access as follows:	<input type="checkbox"/>
<input type="checkbox"/>	1.04 Vacate the following easements and right-of-way:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1.05 Reserve the following private easements: 1) Easement for drainage and sewer purposes over Lot A (ref. Easement Note no. 1 per the tentative map). 2) Easement for reciprocal access purposes over Lot A, for the mutual benefit of all parcels.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1.06 Provide final recordable copy of Covenants, Conditions and Restrictions as applicable to the project as approved by the City Attorney and Engineering and Planning Departments. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's.	<input type="checkbox"/>
<input 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 monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1.09 Provide a preliminary title report current to within 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 Administrative Services at (909) 395-2124 regarding this requirement: _____	<input type="checkbox"/>
<input type="checkbox"/>	1.11 The property owner/developer shall file an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval, or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.	<input type="checkbox"/>
<input type="checkbox"/>	1.12 NMC Developments: Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. The CFD shall be	<input type="checkbox"/>



collected along with annual property taxes. The City shall be the sole and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Administrative Services Department at (909) 395-2124.

- ☐ 1.13 NMC Developments: Prior to approval of any Final Map, developer must submit an evidence of City Council approved final cancellation of Williamson Act Contracts associated with this tract. ☐
- ☐ 1.14 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. ☐
- ☒ 1.15 Other conditions: All conditions of approval for Tract Map No. 18850 ("A" Map) shall apply to the subject subdivision/development (i.e. all improvements constructed or secured, right-of-way dedicated, legal documents recorded, etc.). ☐

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

A. GENERAL

- ☒ 2.01 Record Tract Map No. 18868 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer's office. ☐
- ☒ 2.02 The subject site is a recognized parcel per Lot No. 10 of Tract No. 18850. ☐
- ☐ 2.03 The subject parcel may be an unrecognized parcel and may require a Certificate of Compliance 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 (see item no. 2.01). ☐
- ☐ 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/acceptance. ☐
- ☐ 2.07 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's. ☐
- ☒ 2.08 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/accepted 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 Pay all 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. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plan. ☐

☐ 2.13 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. ☐

☐ 2.14 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit/approval 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)
- ☐ Inland Empire Utilities Agency (IEUA)
- ☐ Other Agency:

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

☐ 2.16 NMC Developments: ☐

1. On-site wells shall be destroyed/ abandoned per the County Health Department Guidelines. A copy of such permit shall be provided to the Engineering Department and Public Works Agency prior to issuance of grading and/or building permits.
2. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

☐ 2.17 Other conditions: _____ ☐

B. PUBLIC IMPROVEMENTS

Refer to attached Exhibit 'A' for Plan Check Submittal Requirements.

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

Improvement Item	PRIVATE STREET	STREET NO. 2	STREET NO. 3	STREET NO. 4
Curb & Gutter	<input type="checkbox"/> New ___ ft. from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New ___ ft. from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New; ___ ft from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New; ___ ft from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate



AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; -add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; -add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; -add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; -add'l ft. along frontage, incl. pavement transitions
PCC Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Median	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping
Street Lights	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Fire Hydrant (300-ft intervals as needed)	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Water Service (See sec. 2D)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Sewer Service (See sec. 2C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Recycled Water Service (See sec. 2E)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Storm Drain (See sec. 2H)	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin
Traffic Signal Facilities (See sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation
Traffic Signing and Striping (See sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Bus Stop and/or Turn-out	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification



Underground Overhead Utilities	<input type="checkbox"/> Yes/No	<input type="checkbox"/> Yes/No	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Removal of	_____	_____	_____	_____
Other required improvements	_____	_____	_____	_____

* SPECIFIC NOTES FOR IMPROVEMENTS LISTED IN ITEM 2.20: _____

- ☒ 2.21 OMC Developments: 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 shall be underground. ☐
- ☐ 2.22 NMC Developments 1. Provide all utility services to each parcel including sanitary sewers, one 1" minimum water service, electric power, gas, and OntarioNet fiber optic conduit. All utilities are to be located underground.
 2. Incorporate OntarioNet fiber optic conduit system design into the project dry utility plans or other utility plans as applicable. Design of the OntarioNet system shall be coordinated with the City's system integrator, 180 Connect. Contact the 180 Connect representative, Jared Blamires at (208) 489-2835 or by email at jblamires@180connect.net for additional information.
- ☐ 2.23 The following existing streets shall require an asphalt concrete grind and overlay: _____ ☐
- ☐ 2.24 Reconstruction of the full pavement structural section may be required based on existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage and from street centerline to curb ☐
- ☐ 2.25 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. ☐
- ☐ 2.26 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and Ordinance No. 2892 [Amendment]). Said improvements shall be completed prior to building permit issuance, and all costs associated with said improvements shall be borne solely by the developer/applicant. ☐
- ☒ 2.27 Other conditions: All conditions of approval for Tract Map No. 18850 ("A" Map) shall apply to the subject subdivision/development (i.e. all improvements constructed or secured, right-of-way dedicated, legal documents recorded, etc.). ☐

C. SEWER

- ☒ 2.30 An 8-inch sewer line is available for connection by this project in the private street through the subject tentative tract (Lot A of Tract No. 18850) within an easement for public utility purposes dedicated per Tract No. 18850. ☐
- ☐ 2.31 No sewer line is available for direct connection. The closest line is approximately _____ feet away. Applicant shall design and construct 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. ☐
- ☒ 2.32 Utilize 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 Standards 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 for modeling the impact to the existing sewer system. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, the applicant/developer may be required to mitigate the project impacts to the deficient public sewer system including but not limited to; upgrading of existing sewer main(s), construction of new sewer main(s), or diversion of sewer discharge to other sewer. ☐



- ☒ 2.35 Other conditions: Portions of the sewer system within Lot A, within the subject tentative tract shall be privately maintained. ☐

D. WATER

- ☒ 2.40 An 8-inch water line is available for connection by this project in the private street through the subject tentative tract (Lot "A" of Tract No. 18850) within the public utility easement dedicated per Tract No. 18850. ☐
- ☐ 2.41 No water line is available for direct connection. Applicant shall design and construct 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 Contact the City of Ontario Fire Department (Lora Gearhart at (909) 395-2579) for approval of on-site fire hydrants and services as required. ☐
- ☐ 2.44 Off-site fire hydrants are to be installed at the following locations: _____ ☐
- ☒ 2.45 Backflow prevention devices will be required for: ☐
1. All recycled water connections.
2. All irrigation systems within common areas.
- ☒ 2.46 Utilize existing laterals, whenever provided, for connection to the public water system. ☐
- ☒ 2.47 Water meter sizes shall be based on the peak water demand. Fee shall be based on meter size and quantity purchased. Contact Engineering Department for current fees. ☐
- ☒ 2.48 Other conditions: 1) Portions of the water system within Lot A, of the subject tentative tract, shall be privately maintained. ☐
- 2) Public water meters shall be installed within public utility easements dedicated per Tract Map No. 18850.

E. RECYCLED WATER

- ☐ 2.50 A 12-inch recycled water main currently exists in Inland Empire Boulevard and Turner Avenue. 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, California Department of Public Health (CDPH) 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, California Department of Public Health (CDPH) 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 of the CDPH and building/plumbing codes. On-site plans will need to be reviewed and approved by both the Building Department and OMUC. ☐
- ☐ 2.54 Submit 4 sets of engineer's report (ER) for use of recycled water with a proof showing they have been submitted to California Department of Public Health (CDPH) for approval. Provide one electronic copy ☐



of the ER in PDF format.

- ☒ 2.55 Prior to issuance of the construction permit for recycled water connections to a recycled water main, the applicant shall prepare and submit a California Department of Public Health (CDPH) Engineer's Report (for sample please contact Mr. Sheldon Yu at (909) 395-2687 of OMUC) for the City's review and approval. The review and approval process by the City and DHCS is approximately three (3) months. ☐

- ☐ 2.56 Other conditions: _____ ☐

F. SOLID WASTE

- ☒ 2.58 Comply with City refuse collection standards:
- a. Residential – For curbside automated container service developer shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
 - b. Recycling Requirements – Developer shall comply with Municipal Code Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
 - c. Site Improvement Plans shall follow the City of Ontario refuse collections standards.

G. TRAFFIC/TRANSPORTATION

- ☐ 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 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.
- ☐ 2.62 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: _____ ☐

H. DRAINAGE / HYDROLOGY

- ☐ 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 the downstream portion of the existing storm drain system is not at its ultimate completion, a detention basin or basins of appropriate size shall be designed and constructed on site to detain peak flows. Post-development peak flows shall not exceed 80% of pre-development peak 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: _____ ☐

I. STORMWATER QUALITY (NPDES)

- ☐ 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 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_06014_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 NMC Developments: This development project is within the eastern half of the New Model Colony, which is tributary to the proposed regional wetlands in the ultimate condition. Prior to the approval of the Grading Plan and issuance of Grading Permits, interim and permanent on-site water quality measures consistent with the requirements for New Development in the SB County Regional Stormwater Program WQMP shall be incorporated into the Grading Plan and the WQMP for this project. All stormwater runoff pollutants not adequately addressed by on-site Source Control, and Site Design BMPs or off-site treatment controls shall be addressed by on-site Treatment Control BMPs.

- ☒ 2.83 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 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. ☐

- ☒ 2.84 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), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com 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. ☐

- ☐ 2.85 401/404 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) and include direct connections into SB County Flood Control District Channels as well as new storm drains tributary to those direct connections. Prior to Grading Permit issuance, a copy of any applicable 404 Permit and/or 401 Certification for this project must be submitted to the City's project engineer. If a 404 permit and/or 401 certification are not required, a letter stating such from the applicant's engineer must be submitted. Contact information: Army Corps of Engineers (909) 794-7704 or (805) 585-2147, RWQCB (909) 782-4990 or (909) 782-3234.

☐ 2.86 Other conditions: _____ ☐

J. SPECIAL DISTRICTS

☐ 2.90 The subject site is within the below special district(s). Special assessments or special taxes are levied annually on this property and are included on the annual property tax bill that is issued by the County. For further information, contact Mark Lassler in the Administrative Services at (909) 395-2124. ☐

(1) _____
(2) _____

☐ 2.91 The property owner shall be responsible for all costs associated with the annual operation and maintenance of the street lighting 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 Administrative Services at (909) 395-2124 regarding this requirement. ☐

☐ 2.92 Prior to approval of the final subdivision map and/or lot line adjustment referred to in Section 1 and/or Section 2 of this report. An application for reapportionment of assessments and processing fee shall be filed for each of the following Assessment Districts. ☐

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

☐ 2.93 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 II

*Estimated Fee = AC x \$2,696.29/ac = \$ _____

☐ Others: _____

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

☐ 2.94 NMC Developments: Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Administrative Services at (909) 395-2124.

☐ 2.95 Other conditions: _____ ☐

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 conditions of approval must be completed to the satisfaction of the City Engineer. ☐
- ☐ 3.03 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 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 and approved. ☐
- ☒ 3.04 Record an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available upon request from Mr. Steve Wilson at swilson@ci.ontario.ca.us. ☐
- ☒ 3.05 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction. ☐
- ☒ 3.06 Other conditions: 1) Pay all Development Impact Fees (DIF) to the Building Department. ☐
2) All conditions of approval for Tract Map No. 18850 ("A" Map) shall be complete.



EXHIBIT 'A'

**ENGINEERING SERVICES DIVISION
First Plan Check Submittal Checklist**

Omission of any of the checked items below from the submittal package will result in the package being rejected and returned as incomplete. All items must be included in the submittal.

Project Number: Tract Map No. 18868

Items Required for First Plan Check Submittal:

- ☒ A Copy of this check list must be submitted with the first plan check submittal.
- ☒ Check(s) for Plan Check fees (Engineering & NPDES)
- ☐ 1 Copy of Engineering Cost Estimate (On City forms) with Engineer's Wet Signature and Stamp
- ☒ 1 Copy of approved Conditions of Approval
- ☐ 2 Sets of Potable and recycled Water Demand Calculations (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- ☐ 3 Sets of Public Street Improvement Plans with Street Cross-Sections
- ☐ 4 Sets of Public Water Plans (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- ☐ 4 Sets of Recycled Water Plans (include Recycled water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits areas being irrigated by each recycled water meter.)
- ☐ 4 Sets of Public Sewer Plans
- ☐ 4 Sets of Public Storm Drain Plans
- ☐ 3 Sets of Street-Light Plans
- ☐ 3 Sets of Signing/ Striping Plans
- ☐ 3 Sets of Traffic Signal Plans and Specifications
- ☒ 2 Copies of Water Quality Management Plan (WQMP)
- ☐ 1 Copy of Hydrology/ Drainage Study
- ☐ 1 Copy of Soils/ Geology Report
- ☒ Check for Final Map processing fees
- ☒ 2 Copies of Final Map
- ☒ 1 Copy of the approved Tentative Map
- ☒ 1 Copy of Preliminary Title Report (within last 30 days)
- ☒ 1 Copy of Closure Calculations



- ☐ 1 Copy of Engineering Report and an electronic file (PDF format on compact disc) for recycled water use
- ☒ 1 Set of Supporting Documents and Maps (legible copies): referenced record Final Maps (full size, 18"x26"), Assessor's Parcel Map (full size, 11"x17"), recorded documents such as Deeds, Lot Line Adjustments, easements, etc.
- ☒ Note: Grading/drainage plans shall be submitted to the Building Department for processing.
- ☐ Other: _____



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utilities Agency
Scott Melendrez, Police Department
Chief Art Andres, Fire Marshal
Sigfrido Rivera, Housing & Neighborhood Revitalization Director (Copy of memo to Brent Schultz)
Steve Wilson, Engineering Department
Tom Danna, T.E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)

FROM: Chuck Mercier
Senior Planner

DATE: 10-04-2012

SUBJECT: FILE No.: PMTT12-012 TT 18868

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 **10/29/2012, noon** (10 working days).

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

PROJECT DESCRIPTION:

A Tentative Tract Map (TT 18868) to subdivide approximately 1.05 acres of land into 4 numbered lots for condominium purposes, and one lettered (common) lot, located at the northwest corner of Inland Empire Boulevard and Turner Avenue, within the Planned Residential district of the Ontario Festival Specific Plan (APN: 210-181-28, 29 & 39).

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

Landscape Planning Carol Bell Senior Landscape Planner
Department Signature Title Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Chuck Mercier
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: October 4, 2012
SUBJECT: PMTT12-012

- ☒ 1. The plan does adequately address the departmental concerns at this time.
Standard Conditions of Approval apply.

cc: File

KS:kb



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Plan Checker
Fire Department

DATE: September 13, 2012

SUBJECT: PDEV12-013 - A DEVELOPMENT PLAN TO CONSTRUCT 110 MULTIPLE-FAMILY DWELLINGS ON APPROXIMATELY 6.9 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL LAND USE DISTRICT, AND THE GARDEN COMMERCIAL II WITH PLANNED RESIDENTIAL OVERLAY LAND USE DISTRICT, OF THE ONTARIO FESTIVAL SPECIFIC PLAN (APN: 210-631-5 THROUGH 11; AND 210-181-28, 29 & 39). RELATED FILE: PMTT12-007 & PMTT12-012

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

☐ No comments

☒ Report below.

SITE AND BUILDING FEATURES:

A. Type of Building Construction Used: V

B. Type of Roofing Materials Used:

C. Ground Floor Area: *

D. Number of Stories: Two

E. Total Square Footage: 5370 Sq. Ft up to 9590 Sq Ft.

F. Type of Occupancy: R-2

CONDITIONS OF APPROVAL:

1. The calculated required fire flow per fire department standards, based on the 2010 California Fire Code Appendix B, is 1500 g.p.m.
2. Private fire hydrants are required. All private on-site fire hydrants relative to this project shall be constructed per Ontario Fire Department Standards #D-002 and #D-005. Installation and locations(s) are subject to the approval of the Fire Department. (Standards are available upon request from the Fire Department.)
3. The fire department connection (FDC) shall be located on the address side of the building within 150' of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Ontario Fire Department Standard #D-007.
4. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
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 the California Building Code.
6. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background. (See Section 9-1.3280 Street Naming and Street Address Numbering of the Ontario Municipal Code and Ontario Fire Department Standards #H-002.) 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.
8. Any dwelling will be sprinklered.
9. Single Station smoke detectors are required to be installed per the California Building Code and the California Fire Code.
10. Carbon monoxide detectors are required to be installed per Senate Bill No. 183 (SB-183).
11. "No Parking/Fire Lane" signs and /or Red Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the not less than 20-foot clear width requirement per Ontario Fire Department Standards #B-001 and #B-004.
12. Large trash receptacles, commonly known as dumpsters, that are placed adjacent to structures or have combustible coverings (vegetation, trellises, etc.), shall be protected by at least one automatic fire sprinkler head. This sprinkler head may be supplied by the domestic water line.

13. If security gates are desired at any access points to the project, they shall be provided with a Key Switch/lock to allow Fire Department access. Contact the Fire Department for specific requirements.
14. Hand-portable fire extinguishers are required to be installed PRIOR to occupancy. Contact the Bureau of Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required per Ontario Fire Department Standard #C-001. (Available upon request from the Fire Department).
15. The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the developer and fire protection designer obtain a copy of the Ontario Fire Department Fire Protection System Information Checklist to aid in system design. Development Advisory Board comments are to be incorporated into/on the construction drawing.
16. 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 firefighting purposes.
17. Access roadways providing for an all weather driving surface not less than 20' 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.
18. 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.
19. Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
20. Revisions shall be clouded and placed in a delta.

Note 1: All on-site development inspections shall be requested a minimum of forty-eight hours in advance.

Note 2: Where exterior mounted extinguishers are provided, we suggest the installation of recessed cabinets for aesthetics and to reduce the possibility of theft or vandalism.

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



CITY OF ONTARIO

MEMORANDUM

“Excellence Through Teamwork”

TO: Chuck Mercier, Senior Planner

FROM: Scott Melendrez, Police Department

DATE: October 4, 2012

SUBJECT: FILE NO. PMTT12-012: A Tentative Tract Map for condominium purposes (File No. PMTT12-012 (TT 18868)) to subdivide approximately 1.05 acres of land into 4 numbered lots and one lettered (common) lot, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan (APN: 210-181-28, 29 & 39).

Standard Conditions of Approval will apply to this project

Police Department has no further conditions or comments at this time.

Please contact Scott Melendrez at (909) 395-2292 regarding any questions or concerns.



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utilities Agency
Scott Melendrez, Police Department
Chief Art Andres, Fire Marshal
Sigfrido Rivera, Housing & Neighborhood Revitalization Director (Copy of memo to Brent Schultz)
Steve Wilson, Engineering Department
Tom Danna, T.E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)

FROM: Chuck Mercier
Senior Planner

DATE: 10-04-2012

SUBJECT: FILE No.: PMTT12-012 TT 18868

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 **10/29/2012, noon** (10 working days).

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

PROJECT DESCRIPTION:

A Tentative Tract Map (TT 18868) to subdivide approximately 1.05 acres of land into 4 numbered lots for condominium purposes, and one lettered (common) lot, located at the northwest corner of Inland Empire Boulevard and Turner Avenue, within the Planned Residential district of the Ontario Festival Specific Plan (APN: 210-181-28, 29 & 39).

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

DA

Department

C. Hernandez

Signature

RA MGIC

Title

8/7

Date



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
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Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)

FROM: Chuck Mercier
Senior Planner

DATE: 10-04-2012

SUBJECT: FILE No.: PMTT12-012 TT 18868

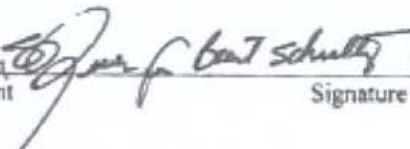
The following project has been submitted for review. Please send one (1) copy and e-mail one (1) copy of your DAB report to the Planning Department by **10/29/2012, noon** (10 working days).

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

PROJECT DESCRIPTION:

A Tentative Tract Map (TT 18868) to subdivide approximately 1.05 acres of land into 4 numbered lots for condominium purposes, and one lettered (common) lot, located at the northwest corner of Inland Empire Boulevard and Turner Avenue, within the Planned Residential district of the Ontario Festival Specific Plan (APN: 210-181-28, 29 & 39).

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

Housing & Neighborhood Rev. Dir. Department  Signature Housing & Neighborhood Rev. Dir. Title 8/29/12 Date

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING AN APPEAL OF THE PLANNING COMMISSION'S ACTION OF OCTOBER 30, 2012, APPROVING FILE NO. PDEV12-013, A DEVELOPMENT PLAN TO CONSTRUCT 80 MULTIPLE-FAMILY TOWNHOUSE DWELLINGS ON APPROXIMATELY 6.9 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL OVERLAY DISTRICT OF THE ONTARIO FESTIVAL SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0210-631-11 AND A PORTION OF 0218-181-39.

WHEREAS, The Inland Oversight Committee ("Appellant") has filed an appeal of the Planning Commission's action of October 30, 2012, to approve File No. PDEV12-013, a Development Plan to construct 80 multiple-family townhouse dwellings, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application, submitted by Brookfield Residential ("Applicant"), applies to an irregular-shaped property generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, which is presently unimproved; and

WHEREAS, the property to the north of the subject site is zoned OS (Open Space) and is developed with Guasti Regional Park. The property to the south is zoned SP (Specific Plan) and lies within the Transpark Specific Plan area, and is developed with commercial-office uses. The property to the east is zoned SP (Specific Plan) and lies within the Ontario Center Specific Plan area, and is developed with multi-family residential. The property to the west is zoned SP (Specific Plan) and lies within the Ontario Festival Specific Plan area, and is developed with a retail-commercial center; and

WHEREAS, the elevations are designed in a Tuscan and Spanish style, incorporating varying building planes, shutters, and porch/entry elements. These styles are consistent with the residential design guidelines contained within the Ontario Festival Specific Plan; and

WHEREAS, the Project proposes to maintain the same primary access point off Inland Empire Boulevard, the large central open space area, and the same general internal street pattern as previously approved by the Ontario Planning Commission in November 2011 (File No. PDEV11-018). Some internal streets have been extended to incorporate the new areas; and

WHEREAS, the internal streets and the common open space areas are being set aside as lettered lots to allow for the common maintenance by the homeowners association; and

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

WHEREAS, in approving the Ontario Festival Specific Plan Amendment on September 18, 2012, the City Council adopted an Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment. The EIR was previously certified by the Ontario City Council, with a Statement of Overriding Considerations, on December 16, 1980. The Addendum found that the proposed Specific Plan Amendment introduces no new significant environmental impacts, and all previously adopted mitigation measures are to be a condition of project approval and are incorporated herein by reference. The Application is consistent with the Addendum. Therefore, no additional environmental review is required; and

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

WHEREAS, the project site is located within the Airport Influence Area of Ontario International Airport and the Project is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan with the added condition requiring a Real Estate Transaction Disclosure area; and

WHEREAS, on October 29, 2012, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. DAB12-050 recommending Planning Commission approve the Application; and

WHEREAS, on October 30, 2012, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, on January 15, 2013, the City Council of the City of Ontario conducted a hearing to consider an appeal of the Project, and concluded said hearing on that date; and

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

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

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the previously adopted Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment and supporting documentation. Based upon the facts and information contained in the Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment and supporting documentation, the Planning Commission finds as follows:

a. The Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment contains a complete and accurate reporting of the environmental impacts associated with the Project; and

b. The Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment was completed in compliance with CEQA and the Guidelines promulgated thereunder; and.

c. The previous Addendum to Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment reflects the independent judgment of the Planning Commission; and

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

e. In accordance with Government Code Section 65457 and in addition to the projects' contemplation within the prior Environmental Impact Report and Environmental Impact Report Addendum, the Planning Commission further finds and determines that the project is exempt from the requirements of the California Environmental Quality Act in that the project is a residential development project undertaken to implement the Ontario Festival Specific Plan.

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

a. The Project is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. While there are other residential projects in the area, the Application is on vacant land bordered on three sides by streets and the fourth by a park. As a result, the introduction of the units will not impact any existing residential occupants' sense of privacy or obstruct existing views.

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

the proposed project. The Project will introduce residential units into a mixed-use area, consistent with the goals of The Ontario Plan. The Project will provide a higher level of architectural detailing, common open space and amenities consistent with or better than those in the surrounding areas..

c. The Project will not have a significant adverse impact on the environment. An Addendum to the Environmental Impact Report No. 80-3 ("EIR") for the Ontario International Centre General Plan Amendment was approved by the City Council and found that the Ontario Festival Specific Plan Amendment would not introduce any impacts not previously considered. The Application is consistent with the Specific Plan Amendment.

d. The Project is consistent with the development standards set forth in the Specific Plan. The Project complies with the applicable development standards for multi-family attached product within the Ontario Festival Specific Plan.

e. The Project is consistent with the design guidelines set forth in the Specific Plan. The Application meets or exceeds the design guidelines established by the Ontario Festival Specific Plan.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby denies the appeal of the Planning Commission's action of October 30, 2012, to approve File No. PDEV12-013, and upholds the Planning Commission's decision to approve the Project subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

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

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

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 15th day of January 2013.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2013- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held January 15, 2013 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2013- duly passed and adopted by the Ontario City Council at their regular meeting held January 15, 2013.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)



**PLANNING DEPARTMENT
DEVELOPMENT ADVISORY BOARD (DAB) REPORT
FILE NO. PDEV12-013
(RELATED FILE NO. PMTT12-007 & PMTT12-012)**

Date: October 29, 2012

Project Description/Location: A Development Plan (File No. PDEV12-013) to construct 80 multiple-family (townhouse) dwellings on 5.12 acres of land generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. Submitted by Brookfield Residential (APN: 0210-631-05 through 11; and 0210-181-28, 29 & 39).

Reviewed by: Charles Mercier, Senior Planner
Phone: 909.395.2036; **Fax:** 909.395.2420

CONDITIONS OF APPROVAL

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

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

2.0 SPECIAL CONDITIONS. The project shall comply with the following Planning Department Special Conditions of Approval:

2.1 General Requirements. The herein-listed conditions of approval shall supersede all previous Planning Department conditions of approval applicable to the project site by File Nos. PDEV04-067, PDEV07-037 and PDEV11-018.

2.2 Landscaping. Standard Condition—General no. 3.85 shall be revised to read as follows:

Undeveloped areas within the project site shall be stabilized for long-term dust and erosion control, and may include the installation of chainlink fencing and screening materials at the discretion of the Planning Director or Building Official.

2.3 Walls and Fences.

(a) In order to provide for more individualized courtyard/dwelling entrances, a different courtyard entry gate design shall be provided for each unit within a building, which reflects the architectural style proposed for the attached townhouse product. The Planning Director may require fewer design alternatives for those architectural styles/unit designs, which, in the Planning Director's opinion, presently incorporate significant variation.

(b) The westerly project boundary wall design shall match the westerly project boundary wall design for Tract 18851, which abuts the project site to the north. The wall shall be constructed of decorative masonry block, with decorative masonry block pilasters spaced at approximately 50 feet on center, and shall be located pursuant to Ontario Festival Specific Plan Exhibits 2-3f and 2-3g.

(c) Internal residential boundary walls shall be provided pursuant to Ontario Festival Specific Plan Exhibit 2-3d. The walls shall be constructed of decorative masonry block, with decorative masonry block pilasters at a logical spacing.

(d) Walls facing private drives or common open space shall be constructed of decorative masonry block with decorative pilasters and a decorative masonry cap, or decorative welded steel tubing.

2.4 Recreation Amenities.

(a) The primary recreation room, swimming pool, spa, and park and turf area shall be fully constructed, completed and open for use by residents, with the occupancy of the 150th residential unit within the Ontario Festival Specific Plan area. Occupancy for any subsequent residential units shall not be granted/issued by the City until said amenities are completed and open for use by residents.

(b) All other secondary open space improvements and recreation amenities shall be completed with each adjacent development phase. A phasing plan shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit for the first phase of construction.

2.5 Parking, Circulation and Access. None

2.6 Refuse Storage/Trash Enclosures. The project has been approved for individual solid waste receptacle pickup for each dwelling. Trash receptacle pickup locations shall be approved by the City's Solid Waste Department prior to the issuance of occupancy for the first dwelling unit.

2.7 Site Lighting. None

2.8 Mechanical and Rooftop Equipment. None

2.9 Architectural Treatment. None

2.10 Graffiti Removal. None

2.11 Sound Attenuation. Pursuant to the Existing Noise Levels in Ontario from Surface Transportation map (Figure 5.12-1) of The Ontario Plan EIR, noise generated by traffic on Turner Avenue and Inland Empire Boulevard exceeds the 65dBA CNEL noise level. Private exterior open spaces areas fronting Turner Avenue or Inland Empire Boulevard shall be designed to comply with the exterior noise standards prescribed by Ontario Municipal Code Section 5-29.04 (Exterior Noise Standards) and the interior noise standards prescribed by Ontario Municipal Code Section 5-29.05 (Interior Noise Standards).

2.12 Environmental Review. The project is consistent with the Addendum to Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval and are incorporated into the proposed project by reference.

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

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

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

(c) CC&Rs shall ensure reciprocal parking and access between parcels, as necessary, and common maintenance of:

(i) Landscaping and irrigation systems within common areas of the project site;

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

(iii) Landscaping and irrigation systems within the area enclosed by the curb lines of a median divider, unless maintained by a Community Facilities District (CFD), or other maintenance district established by the City for such purpose.

(iv) Shared parking facilities and access drives; and

(v) Utility and drainage easements.

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

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

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

2.14 Additional Fees. 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.

2.15 Community Facilities District. In lieu of a Landscape and Lighting District for light maintenance and HOA maintenance of the median in Inland Empire Boulevard specified in the previous conditions of approval, the property owner-developer shall file an application, together with an initial deposit payment, to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted 3 months prior to final subdivision map approval, and the CFD shall be established prior to, final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied in the CFD and will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2124 regarding this requirement.

2.16 Additional Requirements.

(a) A themed pathway shall be provided for the major east-west pedestrian circulation path through the project. Themeing shall be achieved through the incorporation of decorative design elements, such as low-mounted decorative bollard light standards, decorative paving, and vertical and overhead architectural elements at intersecting private drives.

(b) Detailed plans shall be provide for the recreation building, including a detailed and fully dimensioned site plan, floor plans, and exterior elevations showing all sides of the building.

(c) The project shall incorporate a minimum of one centrally located dog park for use by residents. The final location and design shall be reviewed and approved by the Planning Director prior to the issuance of a building permit for the first dwelling unit.



ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

(Traffic/Transportation Division and the Ontario Municipal Utilities Company conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES	<input checked="" type="checkbox"/> TRACT MAP
PROJECT FILE NO. PDEV12-013 TENTATIVE MAP FILE NO. PMTT12-007 (TT 18852)		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__		

CITY PROJECT ENGINEER & PHONE:

Dean A. Williams, Associate
Engineer (909) 395-2135

CITY PROJECT PLANNER:

Chuck Mercier, Senior Planner
(909) 395-2425

DATE:

October 29, 2012

PROJECT NAME/ DESCRIPTION:


Parkside; 15 Lot subdivision (plus 6
Letter Lots) on 5.81 acres for
Residential Development
NWC Inland Empire Blvd. and
Turner Ave.

LOCATION:

APPLICANT:

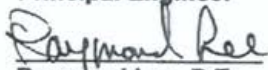
Brookfield Residential

REVIEWED BY:


Khoi Do, P.E.
Principal Engineer

10/24/12
Date

APPROVED BY:


Raymond Lee, P.E.
Assistant City Engineer

10/24/12
Date



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 type="checkbox"/>	1.01 Dedicate the following right-of-way in locations listed below:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1.02 Dedicate the following public easements: Easement for emergency access purposes over Lots A through F, inclusive (ref. Easement Note no. 3 per the Tentative Map).	<input type="checkbox"/>
<input type="checkbox"/>	1.03 Restrict vehicular access as follows:	<input type="checkbox"/>
<input type="checkbox"/>	1.04 Vacate the following easements and right-of-way:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1.05 Reserve the following private easements: 1) Easement for cross lot drainage, cross lot utility purposes and ingress purposes for the benefit of the adjacent separate (NAP) parcel (ref. Easement Note "I" per the Tentative Map). 2) Easement for water line purposes over Lots A, B, D, E and F, inclusive (ref. Easement Note no. 2 per the Tentative Map). 3) Easement for drainage and sewer line purposes over Lots A, B, D, E and F, inclusive (ref. Easement Note no. 1 per the Tentative Map). 4) Easement for reciprocal access purposes over Lots A through F, inclusive, for the mutual benefit of all parcels (ref. Easement Note no. 4 per the Tentative Map).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1.06 Provide final recordable copy of Covenants, Conditions and Restrictions as applicable to the project as approved by the City Attorney and Engineering and Planning Departments. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's.	<input type="checkbox"/>
<input 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 monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1.09 Provide a preliminary title report current to within 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 Administrative Services at (909) 395-2124 regarding this requirement:_____	<input type="checkbox"/>
<input type="checkbox"/>	1.11 The property owner/developer shall file an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval, or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to	<input type="checkbox"/>



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

- ☐ 1.12 NMC Developments: Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Administrative Services Department at (909) 395-2124. ☐
- ☐ 1.13 NMC Developments: Prior to approval of any Final Map, developer must submit an evidence of City Council approved final cancellation of Williamson Act Contracts associated with this tract. ☐
- ☐ 1.14 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. ☐
- ☒ 1.15 Other conditions: All conditions of approval for Tract Map No. 18850 ("A" Map) shall apply to the subject subdivision/development (i.e. all improvements constructed or secured, right-of-way dedicated, legal documents recorded, etc.). ☐

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

A. GENERAL

- ☒ 2.01 Record Tract Map No. 18852 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer's office. ☐
- ☒ 2.02 The subject site is a recognized parcel per Lot Nos. 1, 2, 4 and 11 of Tract No. 18850. ☐
- ☐ 2.03 The subject parcel may be an unrecognized parcel and may require a Certificate of Compliance 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 (see item no. 2.01). ☐
- ☐ 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/acceptance. ☐
- ☐ 2.07 Provide a copy of proposed Covenants, Conditions and Restrictions as applicable to the project to the City Engineer to be reviewed and approved by the City Attorney. These CC&R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&R's shall also cover the maintenance and repair of those public utilities (water, sewer, storm drain, recycled water, etc) that are located within open space. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to City standards. Include language to this effect in the CC&R's. ☐
- ☒ 2.08 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/accepted 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 Pay all 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. (include low, average, and peak water demand in GPM for the proposed development and proposed water meter size). The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plan. ☐
- ☐ 2.13 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. ☐
- ☐ 2.14 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit/approval 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)
 - ☐ Inland Empire Utilities Agency (IEUA)
 - ☐ Other Agency:
- ☐ 2.15 Dedicate the following right-of-way in locations listed below: ☐
- ☐ 2.16 NMC Developments: ☐
1. On-site wells shall be destroyed/ abandoned per the County Health Department Guidelines. A copy of such permit shall be provided to the Engineering Department and Public Works Agency prior to issuance of grading and/or building permits.
 2. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.
- ☐ 2.17 Other conditions: _____ ☐

B. PUBLIC IMPROVEMENTS

Refer to attached Exhibit 'A' for Plan Check Submittal Requirements.

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



Improvement Item	PRIVATE STREET	STREET NO. 2	STREET NO. 3	STREET NO. 4
Curb & Gutter	<input type="checkbox"/> New ___ ft. from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New ___ ft. from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New; ___ ft from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate	<input type="checkbox"/> New; ___ ft from C/L <input type="checkbox"/> Replace Damaged <input type="checkbox"/> Remove existing & Relocate
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; ___-add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; ___-add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; ___-add'l ft. along frontage, incl. pavement transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen; ___-add'l ft. along frontage, incl. pavement transitions
PCC Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> New <input type="checkbox"/> Replacement
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Median	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation) <input type="checkbox"/> Hard Landscaping
Street Lights	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Fire Hydrant (300-ft intervals as needed)	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Water Service (See sec. 2D)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Sewer Service (See sec. 2C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Recycled Water Service (See sec. 2E)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Storm Drain (See sec. 2H)	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin	<input type="checkbox"/> Main <input type="checkbox"/> Catch Basin



Traffic Signal Facilities (See sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation
Traffic Signing and Striping (See sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Bus Stop and/or Turn-out	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification	<input type="checkbox"/> New <input type="checkbox"/> Modification
Underground Overhead Utilities	<input type="checkbox"/> Yes/No	<input type="checkbox"/> Yes/No	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Removal of	_____	_____	_____	_____
Other required improvements	_____	_____	_____	_____

* SPECIFIC NOTES FOR IMPROVEMENTS LISTED IN ITEM 2.20: _____

- ☒ 2.21 OMC Developments: 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 shall be underground. ☐
- ☐ 2.22 NMC Developments 1. Provide all utility services to each parcel including sanitary sewers, one 1" minimum water service, electric power, gas, and OntarioNet fiber optic conduit. All utilities are to be located underground.
 2. Incorporate OntarioNet fiber optic conduit system design into the project dry utility plans or other utility plans as applicable. Design of the OntarioNet system shall be coordinated with the City's system integrator, 180 Connect. Contact the 180 Connect representative, Jared Blamires at (208) 489-2835 or by email at jblamires@180connect.net for additional information.
- ☐ 2.23 The following existing streets shall require an asphalt concrete grind and overlay: _____ ☐
- ☐ 2.24 Reconstruction of the full pavement structural section may be required based on existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage and from street centerline to curb ☐
- ☐ 2.25 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. ☐
- ☐ 2.26 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and Ordinance No. 2892 [Amendment]). Said improvements shall be completed prior to building permit issuance, and all costs associated with said improvements shall be borne solely by the developer/applicant. ☐
- ☒ 2.27 Other conditions: All conditions of approval for Tract Map No. 18850 ("A" Map) shall apply to the subject subdivision/development (i.e. all improvements constructed or secured, right-of-way dedicated, legal documents recorded, etc.). ☐

C. SEWER

- ☒ 2.30 An 8-inch sewer line is available for connection by this project in the private street through the subject tentative tract (Lot A of Tract No. 18850) and the public easements (Lots C, D, E and F of the subject tentative tract) for sewer purposes dedicated per Tract No. 18850. ☐
- ☐ 2.31 No sewer line is available for direct connection. The closest line is approximately _____ feet away. Applicant shall design and construct 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. ☐



- ☒ 2.32 Utilize 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 Standards 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 for modeling the impact to the existing sewer system. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, the applicant/developer may be required to mitigate the project impacts to the deficient public sewer system including but not limited to; upgrading of existing sewer main(s), construction of new sewer main(s), or diversion of sewer discharge to other sewer. ☐
- ☒ 2.35 Other conditions: Portions of the sewer system within Lots A through L, inclusive, within the subject tentative tract shall be privately maintained. ☐

D. WATER

- ☒ 2.40 An 8-inch water line is available for connection by this project in the private street running through the subject tentative tract (Lot "A" of Tract No. 18850) and the public easements for water purposes (Lots C, E and F of the subject tract) dedicated per Tract No. 18850. An 8-inch water line is also available for connection at the northwest corner of the subject tract (Lot M) within an existing easement for public water purposes. ☐
- ☐ 2.41 No water line is available for direct connection. Applicant shall design and construct 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 Contact the City of Ontario Fire Department (Lora Gearhart at (909) 395-2579) for approval of on-site fire hydrants and services as required. ☐
- ☐ 2.44 Off-site fire hydrants are to be installed at the following locations: _____ ☐
- ☒ 2.45 Backflow prevention devices will be required for: ☐
 - 1. All recycled water connections.
 - 2. All irrigation systems within common areas.
- ☒ 2.46 Utilize existing laterals, whenever provided, for connection to the public water system. ☐
- ☒ 2.47 Water meter sizes shall be based on the peak water demand. Fee shall be based on meter size and quantity purchased. Contact Engineering Department for current fees. ☐
- ☒ 2.48 Other conditions: 1) Portions of the water system within Lots A through L, inclusive, of the subject tentative tract, shall be privately maintained. ☐
 - 2) Public water meters shall be installed within public utility easements dedicated per Tract Map No. 18850.

E. RECYCLED WATER

- ☐ 2.50 A 12-inch recycled water main currently exists in Inland Empire Boulevard and Turner Avenue. 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, California Department of Public Health (CDPH) 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, California Department of Public Health (CDPH) ☐



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 of the CDPH and building/plumbing codes. On-site plans will need to be reviewed and approved by both the Building Department and OMUC. ☐
- ☐ 2.54 Submit 4 sets of engineer's report (ER) for use of recycled water with a proof showing they have been submitted to California Department of Public Health (CDPH) for approval. Provide one electronic copy of the ER in PDF format. ☐
- ☒ 2.55 Prior to issuance of the construction permit for recycled water connections to a recycled water main, the applicant shall prepare and submit a California Department of Public Health (CDPH) Engineer's Report (for sample please contact Mr. Sheldon Yu at (909) 395-2687 of OMUC) for the City's review and approval. The review and approval process by the City and DHCS is approximately three (3) months. ☐
- ☐ 2.56 Other conditions: _____ ☐

F. SOLID WASTE

- ☒ 2.58 Comply with City refuse collection standards:
- a. Residential – For curbside automated container service developer shall comply with Municipal Code Sec. 6-3.308.9(a) and (d), Residential Receptacles, Placement.
 - b. Recycling Requirements – Developer shall comply with Municipal Code Article 6. Recycling Requirements for Specified Business Activity, Sec. 6-3.601 Business Recycling Plan, and Sec. 6-3.602 Construction and Demolition Recycling Plan.
 - c. Site Improvement Plans shall follow the City of Ontario refuse collections standards.

G. TRAFFIC/TRANSPORTATION

- ☐ 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 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.
- ☐ 2.62 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: _____ ☐



H. DRAINAGE / HYDROLOGY

- ☐ 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 the downstream portion of the existing storm drain system is not at its ultimate completion, a detention basin or basins of appropriate size shall be designed and constructed on site to detain peak flows. Post-development peak flows shall not exceed 80% of pre-development peak 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: _____ ☐

I. STORMWATER QUALITY (NPDES)

- ☐ 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 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_06014_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 NMC Developments: This development project is within the eastern half of the New Model Colony, which is tributary to the proposed regional wetlands in the ultimate condition. Prior to the approval of the Grading Plan and issuance of Grading Permits, interim and permanent on-site water quality measures consistent with the requirements for New Development in the SB County Regional Stormwater Program WQMP shall be incorporated into the Grading Plan and the WQMP for this project. All stormwater runoff pollutants not adequately addressed by on-site Source Control, and Site Design BMPs or off-site treatment controls shall be addressed by on-site Treatment Control BMPs. ☐
- ☒ 2.83 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 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.

- ☒ 2.84 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), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com 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. ☐
- ☐ 2.85 401/404 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) and include direct connections into SB County Flood Control District Channels as well as new storm drains tributary to those direct connections. Prior to Grading Permit issuance, a copy of any applicable 404 Permit and/or 401 Certification for this project must be submitted to the City's project engineer. If a 404 permit and/or 401 certification are not required, a letter stating such from the applicant's engineer must be submitted. Contact information: Army Corps of Engineers (909) 794-7704 or (805) 585-2147, RWQCB (909) 782-4990 or (909) 782-3234. ☐
- ☐ 2.86 Other conditions: _____ ☐

J. SPECIAL DISTRICTS

- ☐ 2.90 The subject site is within the below special district(s). Special assessments or special taxes are levied annually on this property and are included on the annual property tax bill that is issued by the County. For further information, contact Mark Lassler in the Administrative Services at (909) 395-2124. ☐
- (1) _____
(2) _____
- ☐ 2.91 The property owner shall be responsible for all costs associated with the annual operation and maintenance of the street lighting 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 Administrative Services at (909) 395-2124 regarding this requirement. ☐
- ☐ 2.92 Prior to approval of the final subdivision map and/or lot line adjustment referred to in Section 1 and/or Section 2 of this report. An application for reapportionment of assessments and processing fee shall be filed for each of the following Assessment Districts. ☐
- _____

- Contact Mark Lassler in the Administrative Services at (909) 395-2124 regarding this requirement.
- ☐ 2.93 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 II

*Estimated Fee = AC x \$2,696.29/ac = \$_____

☐ Others: _____

*Contact Mark Lassler in the Management Services Department at (909) 395-2124 to obtain the exact



fee amount.

- ☐ 2.94 NMC Developments: Prior to City Council approval of any Final Map, or if no subdivision map is required, then prior to issuance of any permits, a Community Facilities District (CFD) shall be established pursuant to the Mello-Roos Community Facilities District Act of 1982. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole and exclusive lead agency in the formation of the CFD. Contact Mark Lassler in the Administrative Services at (909) 395-2124.
- ☐ 2.95 Other conditions: _____ ☐

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 conditions of approval must be completed to the satisfaction of the City Engineer. ☐
- ☐ 3.03 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 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 and approved. ☐
- ☒ 3.04 Record an approved "Water Quality Management Plan and Stormwater BMP Transfer, Access and Maintenance Agreement" with the San Bernardino County Recorder on a standard City form. An electronic copy of this document is available upon request from Mr. Steve Wilson at swilson@ci.ontario.ca.us. ☐
- ☒ 3.05 Set all monuments in accordance with the final map, and submit all centerline ties to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction. ☐
- ☒ 3.06 Other conditions: 1) Pay all Development Impact Fees (DIF) to the Building Department. ☐
2) All conditions of approval for Tract Map No. 18850 ("A" Map) shall be complete.



EXHIBIT 'A'

**ENGINEERING SERVICES DIVISION
First Plan Check Submittal Checklist**

Omission of any of the checked items below from the submittal package will result in the package being rejected and returned as incomplete. All items must be included in the submittal.

Project Number: Tract Map No. 18852

Items Required for First Plan Check Submittal:

- ☒ A Copy of this check list must be submitted with the first plan check submittal.
- ☒ Check(s) for Plan Check fees (Engineering & NPDES)
- ☐ 1 Copy of Engineering Cost Estimate (On City forms) with Engineer's Wet Signature and Stamp
- ☒ 1 Copy of approved Conditions of Approval
- ☐ 2 Sets of Potable and recycled Water Demand Calculations (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- ☐ 3 Sets of Public Street Improvement Plans with Street Cross-Sections
- ☐ 4 Sets of Public Water Plans (include water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size).
- ☐ 4 Sets of Recycled Water Plans (include Recycled water demand calculations showing low, average, and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits areas being irrigated by each recycled water meter.)
- ☐ 4 Sets of Public Sewer Plans
- ☐ 4 Sets of Public Storm Drain Plans
- ☐ 3 Sets of Street-Light Plans
- ☐ 3 Sets of Signing/ Striping Plans
- ☐ 3 Sets of Traffic Signal Plans and Specifications
- ☒ 2 Copies of Water Quality Management Plan (WQMP)
- ☐ 1 Copy of Hydrology/ Drainage Study
- ☐ 1 Copy of Soils/ Geology Report
- ☒ Check for Final Map processing fees
- ☒ 2 Copies of Final Map
- ☒ 1 Copy of the approved Tentative Map
- ☒ 1 Copy of Preliminary Title Report (within last 30 days)
- ☒ 1 Copy of Closure Calculations



- ☐ 1 Copy of Engineering Report and an electronic file (PDF format on compact disc) for recycled water use
- ☒ 1 Set of Supporting Documents and Maps (legible copies): referenced record Final Maps (full size, 18"x26"), Assessor's Parcel Map (full size, 11"x17"), recorded documents such as Deeds, Lot Line Adjustments, easements, etc.
- ☒ Note: Grading/drainage plans shall be submitted to the Building Department for processing.
- ☐ Other: _____

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

DAB CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
Carolyn Bell, Sr. Landscape Planner

8/23/12
Date

Reviewer's Name:

Carolyn Bell, Sr. Landscape Planner

Phone:

(909) 395-2237

D.A.B. File No.:

PDEV12-013 and PDEV12-014

Related Files:

Case Planner:

Chuck Mercier

Project Name and Location:

Brookfield Residential -Ontario Festival SFD and MFD
NEC Inland Empire and Archibald Ave

Applicant/Representative:

Brookfield Residential-Hunsaker and Assoc. Bill Patterson
3090 Bristol Street #200
Costa Mesa Ca 92626



A conceptual landscape plan (dated 6/19/12) has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents. Standard Conditions of Approval apply.



A conceptual landscape plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.

CORRECTIONS REQUIRED - (DESIGNER SHALL CHECK OFF ITEMS WHEN CORRECTED AND RETURN WITH RESUBMITTAL)

1. Revise landscape plan to remove high water, disease prone or invasive plants such as: Betula, Pyrus, Phormium, Prunus, and Washingtonia robusta. Include trees that are successful in this climate such as Quercus spp., Magnolia, Pistacia, Ulmus 'True Green', etc.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Chuck Mercier
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 7, 2012
SUBJECT: PDEV12-013

- ☒ 1. The plan does adequately address the departmental concerns at this time.
Standard Conditions of Approval apply.

cc: File

KS:kb



CITY OF ONTARIO

MEMORANDUM

TO: Chuck Mercier, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Plan Checker
Fire Department

DATE: September 13, 2012

SUBJECT: PDEV12-013 - A DEVELOPMENT PLAN TO CONSTRUCT 110 MULTIPLE-FAMILY DWELLINGS ON APPROXIMATELY 6.9 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF INLAND EMPIRE BOULEVARD, BETWEEN ARCHIBALD AND TURNER AVENUES, WITHIN THE PLANNED RESIDENTIAL LAND USE DISTRICT, AND THE GARDEN COMMERCIAL II WITH PLANNED RESIDENTIAL OVERLAY LAND USE DISTRICT, OF THE ONTARIO FESTIVAL SPECIFIC PLAN (APN: 210-631-5 THROUGH 11; AND 210-181-28, 29 & 39). RELATED FILE: PMTT12-007 & PMTT12-012

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

☐ No comments

☒ Report below.

SITE AND BUILDING FEATURES:

A. Type of Building Construction Used: V

B. Type of Roofing Materials Used:

C. Ground Floor Area: *

D. Number of Stories: Two

E. Total Square Footage: 5370 Sq. Ft up to 9590 Sq Ft.

F. Type of Occupancy: R-2

CONDITIONS OF APPROVAL:

1. The calculated required fire flow per fire department standards, based on the 2010 California Fire Code Appendix B, is 1500 g.p.m.
2. Private fire hydrants are required. All private on-site fire hydrants relative to this project shall be constructed per Ontario Fire Department Standards #D-002 and #D-005. Installation and locations(s) are subject to the approval of the Fire Department. (Standards are available upon request from the Fire Department.)
3. The fire department connection (FDC) shall be located on the address side of the building within 150' of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Ontario Fire Department Standard #D-007.
4. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
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 the California Building Code.
6. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background. (See Section 9-1.3280 Street Naming and Street Address Numbering of the Ontario Municipal Code and Ontario Fire Department Standards #H-002.) 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.
8. Any dwelling will be sprinklered.
9. Single Station smoke detectors are required to be installed per the California Building Code and the California Fire Code.
10. Carbon monoxide detectors are required to be installed per Senate Bill No. 183 (SB-183).
11. "No Parking/Fire Lane" signs and /or Red Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the not less than 20-foot clear width requirement per Ontario Fire Department Standards #B-001 and #B-004.
12. Large trash receptacles, commonly known as dumpsters, that are placed adjacent to structures or have combustible coverings (vegetation, trellises, etc.), shall be protected by at least one automatic fire sprinkler head. This sprinkler head may be supplied by the domestic water line.

13. If security gates are desired at any access points to the project, they shall be provided with a Key Switch/lock to allow Fire Department access. Contact the Fire Department for specific requirements.
14. Hand-portable fire extinguishers are required to be installed PRIOR to occupancy. Contact the Bureau of Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required per Ontario Fire Department Standard #C-001. (Available upon request from the Fire Department).
15. The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the developer and fire protection designer obtain a copy of the Ontario Fire Department Fire Protection System Information Checklist to aid in system design. Development Advisory Board comments are to be incorporated into/on the construction drawing.
16. 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 firefighting purposes.
17. Access roadways providing for an all weather driving surface not less than 20' 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.
18. 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.
19. Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
20. Revisions shall be clouded and placed in a delta.

Note 1: All on-site development inspections shall be requested a minimum of forty-eight hours in advance.

Note 2: Where exterior mounted extinguishers are provided, we suggest the installation of recessed cabinets for aesthetics and to reduce the possibility of theft or vandalism.

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



CITY OF ONTARIO

MEMORANDUM

“Excellence Through Teamwork”

TO: Chuck Mercier, Senior Planner

FROM: Scott Melendrez, Police Department

DATE: October 4, 2012

SUBJECT: FILE NO. PDEV12-013: A Development Plan to construct 110 multiple-family (townhouse) dwellings on 6.9 acres of land generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan (APN: 210-631-05 through 11; and 210-181-28, 29 & 39).

Standard Conditions of Approval will apply to this project

Police Department has no further conditions or comments at this time.

Please contact Scott Melendrez at (909) 395-2292 regarding any questions or concerns.



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utilities Agency
Scott Melendrez, Police Department
Chief Art Andres, Fire Marshal
Sigfrido Rivera, Housing & Neighborhood Revitalization Director (Copy of memo to Brent Schultz)
Steve Wilson, Engineering Department
Tom Danna, T.E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)

FROM: Chuck Mercier
Senior Planner

DATE: 08-03-2012

SUBJECT: FILE No.: PDEV12-013

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 08/17/2012, noon (10 working days).

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

PROJECT DESCRIPTION:

A Development Plan to construct 110 multiple-family dwellings on approximately 6.9 acres of land generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district, and the Garden Commercial II with Planned Residential Overlay land use district, of the Ontario Festival Specific Plan (APN: 210-631-5 through 11; and 210-181-28, 29 & 39). Related File: PDEV12-013

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

EDA

C. Hernandez

RDA MGIC

8/7

Department

Signature

Title

Date



City of Ontario

Memorandum

TO: Otto Kroutil, Development Director
Jerry Blum, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
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Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
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Scott Melendrez, Police Department
Chief Art Andres, Fire Marshal
Sigfrido Rivera, Housing & Neighborhood Revitalization Director (Copy of memo to Brent Schultz)
Steve Wilson, Engineering Department
Tom Danna, T.E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)

FROM: Chuck Mercier
Senior Planner

DATE: 08-03-2012

SUBJECT: FILE No.: PDEV12-013

City of Ontario
Housing Department
AUG 6 2012
Received by _____

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 **08/17/2012**, noon (10 working days).

- Note:**
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 - ☐ Both DAB and Planning Commission actions are required
 - ☐ Only Planning Commission action is required
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- ☐ The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Housing
Department

Signature

Title

Date

Sigfrido Rivera
Housing & Neighborhood Rev. Dir. 8/29/12