



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

February 17, 2021

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764.**

MEETING WILL BE HELD AT 1:30 PM VIA ZOOM

Scott Ochoa, City Manager
Scott Murphy, Executive Director, Community Development Agency
John P. Andrews, Executive Director, Economic Development
James Caro, Building Official
Rudy Zeledon, Planning Director
Khoi Do, City Engineer
Chief Michael Lorenz, Police Department
Fire Marshal Mike Gerken, Fire Department
Scott Burton, Utilities General Manager
Katryna Gonzalez, Housing Director

**SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC
PARTICIPATION AT CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD
MEETINGS**

In accordance with the Governor’s Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor’s Stay at Home Order (Executive Order N-33-20), the Ontario DEVELOPMENT ADVISORY BOARD Meetings are being conducted via Zoom Conference and there will be no members of the public in attendance at the upcoming meeting of the City of Ontario Development Advisory Board. In place of in-person attendance, members of the public can observe and offer comment at this meeting remotely in the following ways:

TO VIEW THE MEETING:

- VISIT THE CITY'S WEBSITE AT THE FOLLOWING ADDRESS:
ontarioca.gov/agendas/dab
- THE LINK FOR THE ZOOM CONFERENCE MEETING WILL BE LISTED AT THE WEBSITE ADDRESS ABOVE.

TO PROVIDE PUBLIC COMMENT:

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** Submit your request to speak no later than 12:00 PM the day of the meeting by either (1) emailing your name, telephone number, agenda item you are commenting on, and your comment to planningdirector@ontarioca.gov or (2) by completing the Comment Form on the City's website at: ontarioca.gov/agendas/dab.

Comments will be limited to 5 minutes. If a large number of individuals wish to speak on an item, the Development Advisory Board Chairman may limit the time for individuals wishing to speak to 3 minutes in order to provide an opportunity for more people to be heard. Speakers will be alerted when their time is up, and no further comments will be permitted.

2. **COMMENT BY E-MAIL:** Submit your comments by email no later than 12:00 PM on the day of the meeting by emailing your name, agenda item you are commenting on, and your comment to planningdirector@ontarioca.gov . All comments received by the deadline will be forwarded to the Development Advisory Board for consideration before action is taken on the matter.
3. **COMMENT BY TELEPHONE:** Submit your comments by telephone no later than 12:00 PM on the day of the meeting by providing your name, agenda item you are commenting on, and your comment by calling (909) 395-2036. All comments received by the deadline will be provided to the Development Advisory Board for consideration before action is taken on the matter.
4. **COMMENT BY MAIL:** To submit your comments by mail, provide your name, agenda item you are commenting on, and your comment by mailing to Planning Department, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764. Comments by mail must be actually received by the Planning Department no later than 12:00 PM on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the Development Advisory Board for consideration before action is taken on the matter.

LOCATION WHERE DOCUMENTS MAY BE VIEWED: All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.

PUBLIC COMMENTS

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

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

AGENDA ITEMS

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

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of January 20, 2021, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-019:** A Development Plan to construct 102 single-family dwellings on 19.7 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 – Single Family Residential and Park land use districts of the West Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-006, the West Haven Specific Plan, for which an Environmental Impact Report (SCH# 2004071095) was certified by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-151-11) **submitted by KB Home Coastal, Inc. Planning Commission action is required.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDEV20-019

Motion to recommend Approval/Denial

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

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

The next **Development Advisory Board** meets on **March 1, 2021**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **February 12, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO

Development Advisory Board

Minutes

January 20, 2021

BOARD MEMBERS PRESENT VIA ZOOM

Rudy Zeledon, Planning Department
James Caro, Building Department
Charity Hernandez, Economic Development Agency
Mike Gerken, Fire Department
David Bucholtz, Community Improvement
Khoi Do, Engineering Department

BOARD MEMBERS ABSENT

Ahmed Aly, Municipal Utilities Company
Gabe Gutierrez, Police Department
Elda Zavala, Community Improvement

STAFF MEMBERS PRESENT VIA ZOOM

Gwen Berendsen, Planning Department
Miguel Sotomayor, Engineering Department
Kim Ruddins, Planning Department

PUBLIC COMMENTS

Mr. Zeledon stated no public comment correspondence were received.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the December 21, 2020 meeting of the Development Advisory Board was made by Mr. Do; seconded by Mr. Gerken; and approved unanimously by those present (6 - 0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-046:** A Development Plan to construct a classroom, amphitheater, shade structure, and kitchen in conjunction with the existing Huerta del Valle Community Garden and Urban Farm on approximately 3.5 acres of land located at 1105 South Campus Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-451-05, 1049-451-08, and 1049-451-26) **submitted by Huerta del Valle.**

Mr. Kirill Volchinskiy a representative for the Huerta del Valle Garden, was present via teleconference and available to answer questions.

Mr. Zeledon asked Mr. Volchinskiy if he had looked over the Conditions of Approval and if he agreed with them.

Mr. Volchinskiy stated yes, he had no questions and agreed with them.

Maria Alonso stated she was very happy and this day is historic for Huerta del Valle garden.

Mr. Zeledon stated there were several letters and comments received in favor of this project that will be included in the official records for the project.

Motion to approve **File No. PDEV19-046**, subject to conditions of approval, was made by Mr. Do; seconded by Mr. Caro; and approved unanimously by those present (6 - 0).

There being no further business, the meeting was adjourned to the next meeting on February 1, 2021.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



Development Advisory Board Decision

February 17, 2021

DECISION NO.: [insert #]

FILE NO.: PDEV20-019

DESCRIPTION: A Development Plan to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11); **submitted by KB Home Coastal, Inc.**

Part I—BACKGROUND & ANALYSIS

KB HOME COASTAL, INC., (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV20-019, as described in the subject of this Decision (herein after referred to as “Application” or “Project”).

(1) **Project Setting:** The project site is comprised of 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, and is depicted in Exhibit A—Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Low-Density Residential	West Haven SP	PA-4 (3,825 SF Lots)
<i>North</i>	Agricultural	Low-Density Residential	West Haven SP	PA-3 (4,950 SF Lots)
<i>South</i>	Vacant	Open Space – Non Recreation (OS-NR)	West Haven SP	SCE Easement
<i>East</i>	Vacant	Low-Density Residential	Rich Haven SP	PA-1D (0-5 DU/AC)
<i>West</i>	Vacant	Open Space – Non Recreation (OS-NR)	Utility Corridor (UC)	N/A

(2) **Project Description:**

(a) **Background** — The West Haven Specific Plan (File No. PSP03-006) was approved, and the related Environmental Impact Report (“EIR”; State Clearinghouse No. 2004071095) was certified by the City Council on July 17, 2007. The West Haven Specific Plan established the land use designations, development standards, and design guidelines on 202 gross acres of land, which included the potential development of 753 dwelling units, an approximate 12-acre commercial center, an approximate 10-acre school, and approximately 15 acres of paseos and parks throughout the Specific Plan area.

In 2010, The Ontario Plan (“TOP”) was adopted, which set forth the land use pattern for the City, to achieve its Vision. With the adoption of TOP, a Low-Density Residential land use designation was assigned to the Project site.

On August 20, 2020, the Applicant submitted a Development Plan application to facilitate the construction of 102 single-family dwellings.

(b) Site Design/Building Layout — The Applicant has proposed to construct 102 single-family dwellings on a 19.73-acre lot (see Exhibit B - Site Plan) which was previously subdivided through Tract Map 18026, File No. PMTT11-003. The Tract Map was originally approved by the Planning Commission on December 18, 2006, and a modification to accommodate the adjacent Southern California Edison (SCE) easement and resulting revised site circulation was approved on January 27, 2015.

The Tract Map established conventional single-family parcels surrounding a centralized park and multiple paseos providing pedestrian access throughout the site. The lots have a minimum width of 45 feet and a depth of 85 feet for interior lots, and a width of 50 feet and depth of 85 feet for corner lots. The lots range in size from 4,243 square feet to 8,845 square feet with an average lot size of 4,741 square feet.

(c) Site Access/Circulation — The Project site will have one primary access point along both Chino and Haven Avenues. Internal circulation will be provided via a handful of public streets and paseos for pedestrians.

(d) Parking — The West Haven Specific Plan and Ontario Development Code require a two-car, enclosed garage for residential units. The Project has provided a two-car garage for each unit, in addition to a one-car driveway and 64 on-street parking spaces. The Project requires a total of 204 parking spaces, and 370 spaces have been provided.

(e) Architecture — The architectural styles proposed consist of Spanish, Spanish Colonial, West Coast Traditional, and French Country (see Attachment A – Elevations Package for the full architectural elevation, roof plan, and floor plan set.) Architectural elements incorporated into the Project consist of:

- A combination of roof pitches and styles, including hipped, gabled, and shed roofs;
- Stucco walls with popped-out panels;
- Wood siding, stone veneer, and tilework;
- Front porches;
- Decorative bracing and corbels; and
- Enhancement for side and rear elevations where visible from public rights-of-way.

(f) Landscaping — The West Haven Specific Plan and Ontario Development Code require that all areas not used for buildings or hardscape shall be fully landscaped. The Project provides landscaped front yards, park, paseos, landscape buffers, and parkways, which utilize an assortment of decorative and shade trees, shrubs, groundcovers, turf, and other plantings. Plantings include, but are not limited to, Golden Rain Tree, Chinese Pistache, Yew Pine, Holly Oak, Drake's Chinese Elm, Desert Willow, California Sycamore, and other trees, in an assortment of box sizes from 24" to 48", along with shrubs such as Yarrow, Yucca, Aloe, Lantana, Hawthorne, Sage, Bottlebrush, and more.

Active and passive recreational facilities have been provided throughout the Project site (see Exhibit C – Landscape Plan), including walking paseos and a centralized park with open play fields, a tot lot, overhead trellises with barbecues and picnic tables, and park benches. The Project will also share these facilities with future neighboring developments, along with a network of walking trails within the SCE easement areas. In addition, a school site is proposed south of the development, which will further add to recreational options in the area, such as larger play fields and equipment.

(g) Signage — The Project will be required to provide monument signage, as outlined in the West Haven Specific Plan. All site signage will be reviewed and approved through the Sign Permit application process.

(h) Utilities (drainage, sewer) — All major backbone improvements are currently under construction and were previously approved with the related Tract Map (File No. PMTT11-003, TM 18026). The Applicant has also obtained an encroachment permit and has started work within the public rights-of-way. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (“PWQMP”), which establishes the Project’s compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (“LID”) best management practices (“BMPs”), such as retention and infiltration, biotreatment, and evapotranspiration

Part II—RECITALS

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

WHEREAS, the West Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2004071095) was certified by the City Council on July 17, 2007 (“Certified EIR”) in conjunction with File No. PSP03-006, in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the Certified EIR, which concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

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

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

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

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

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

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 17, 2021, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

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

SECTION 1: *Environmental Determination and Findings.* As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-006, the West Haven Specific Plan for which an EIR (State Clearinghouse No. 2004071095) was previously adopted by the City Council on July 17, 2007; and

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and

(4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

SECTION 2: *Subsequent or Supplemental Environmental Review Not Required.* Based on the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

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

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

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

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

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

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

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

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (102) and density (4-7 du/ac) specified in the Available Land Inventory.

SECTION 4: ALUCP Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the DAB has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 through 4, above, the DAB hereby concludes as follows:

(1) **The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.** The proposed Project is located within the Low-Density Residential land use district of the Policy Plan Land Use Map, and Planning Area 4 of the West Haven Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(2) **The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Planning Area

4 of the West Haven Specific Plan zoning district, including standards relative to the particular land use proposed (Low-Density Residential Dwellings), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the West Haven Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the West Haven Specific Plan. The Project will complement and improve upon the quality of existing development in the vicinity of the Project site. The Project site is currently vacant, and the proposed development will provide additional housing options to the greater Ontario community, as well as recreational facilities for the neighborhood; and

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the West Haven Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (Low-Density Residential Dwellings). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the West Haven Specific Plan.

SECTION 6: *Development Advisory Board Action.* Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision, and incorporated herein by this reference.

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

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

APPROVED AND ADOPTED this 17th day of February 2021.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP

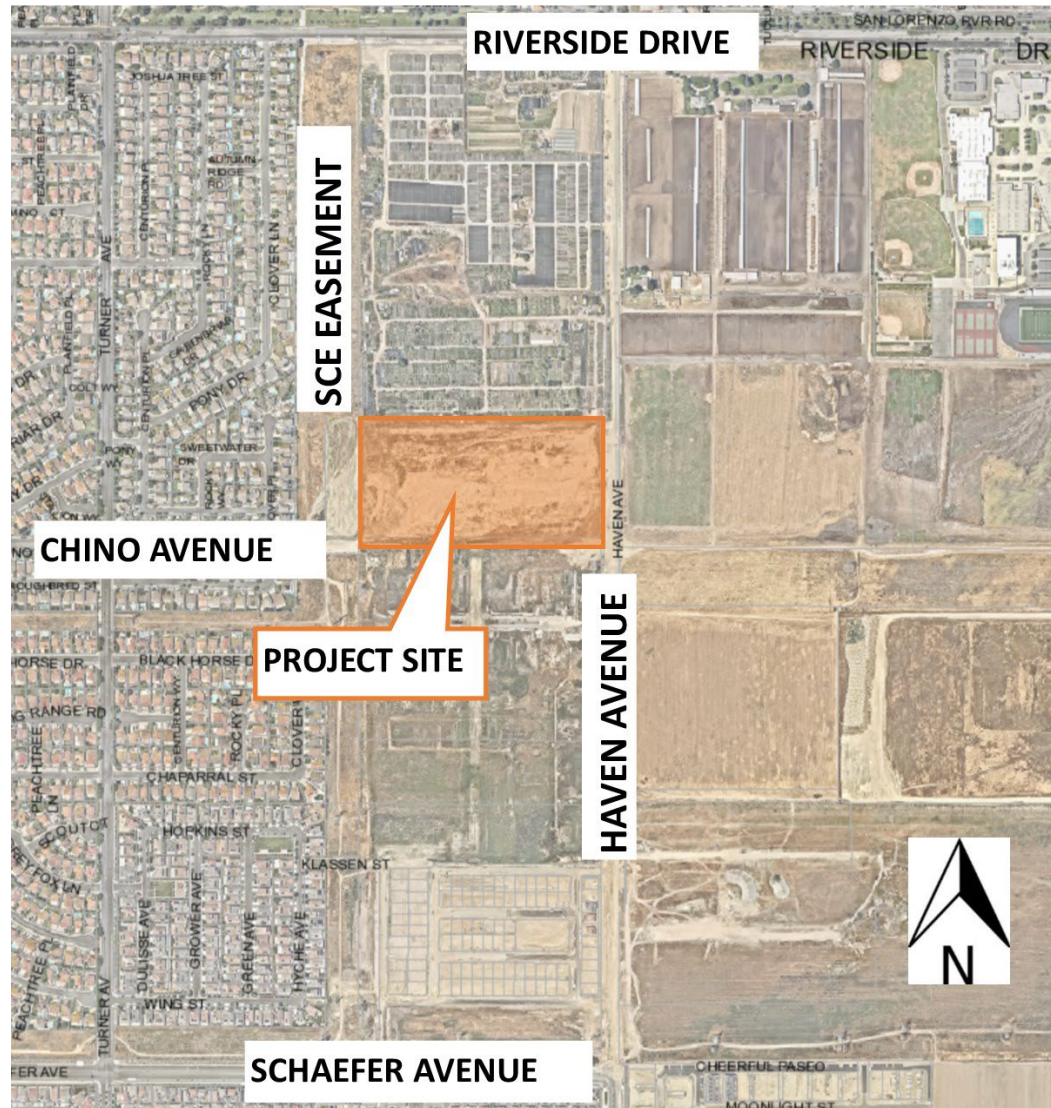


Exhibit B—SITE PLAN



LEGEND

- | | | | |
|-----------|---------------------------|---------|-------------------------|
| —●—●—●— | EXISTING EDGE OF PAVEMENT | —●—●—●— | CURB AND GUTTER |
| - - - - - | EXISTING RIGHT-OF-WAY | —●—●—●— | PROPOSED RETAINING WALL |
| —●—●—●— | STREET CENTERLINE | [E] | ENHANCEMENTS REQUIRED |

- MINIMUM BUILDING SETBACKS REQUIRED**
1. 10 FT (LANDING), 8 FT (PORCH) FOR FRONT YARD SETBACK
 2. 5 FT FOR SIDE YARD SETBACK
 3. 10 FT (GROUND FLOOR), 15 FT (2ND FLOOR) CORNER LOT/ FOR EXTERIOR SIDE YARD SETBACK



DATE: 1/11/2021

Exhibit C—LANDSCAPE PLAN

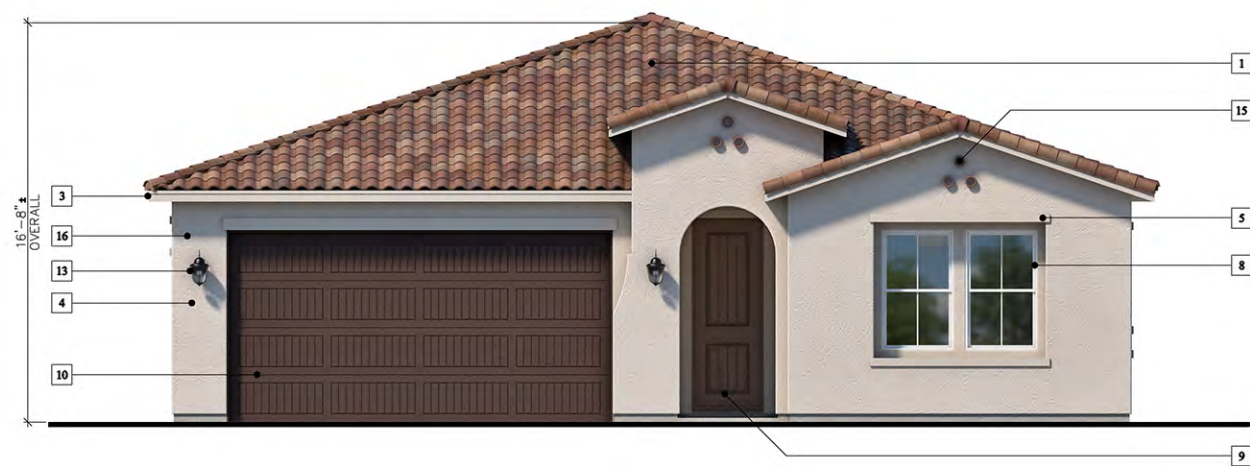


Attachment A
Detailed Plans and Elevations

(To follow this page)

ELEVATION LEGEND

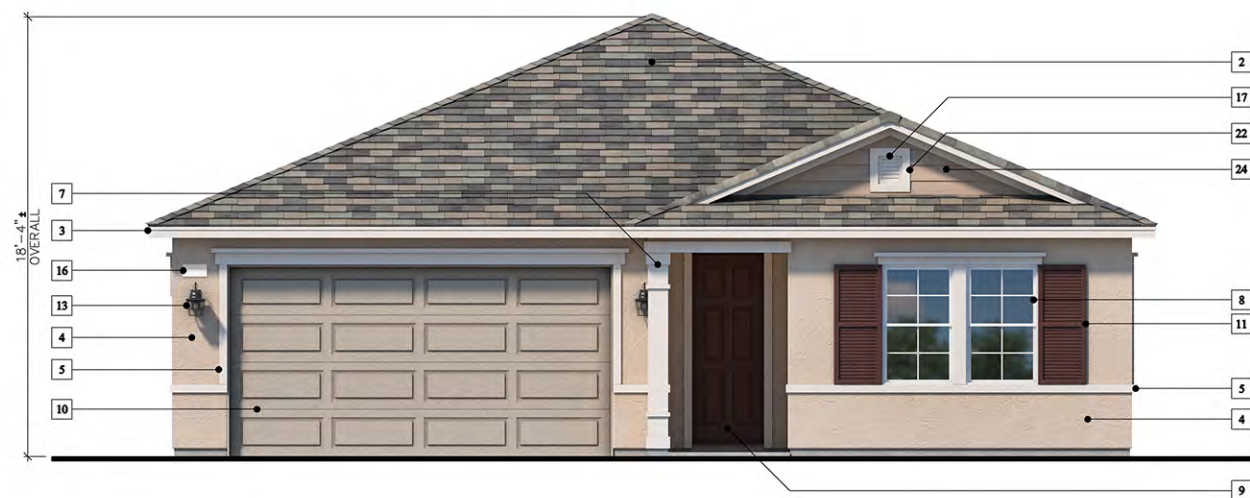
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



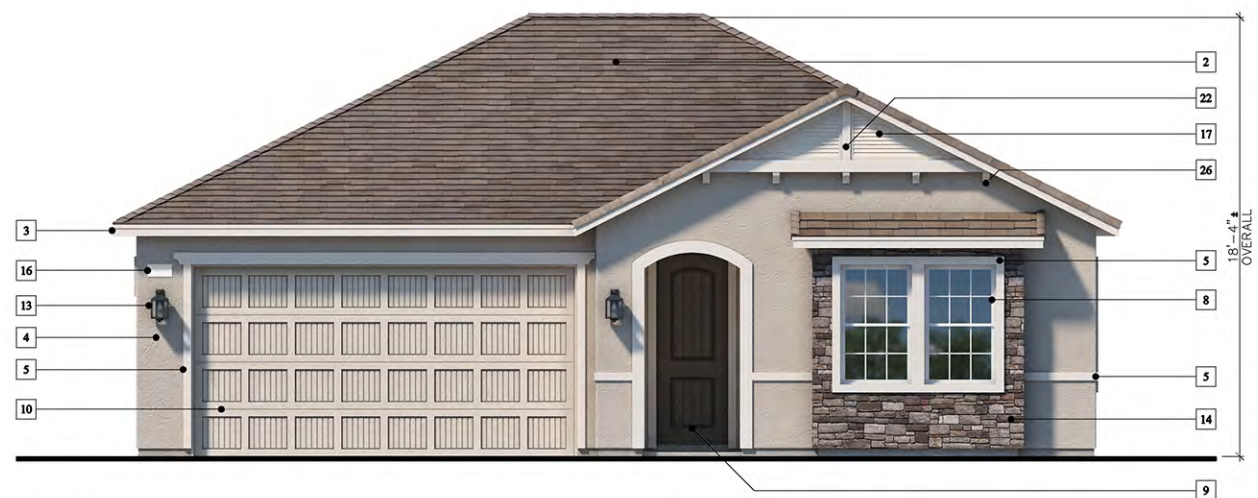
Elevation 'A' (Spanish)



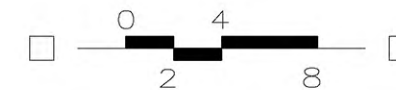
Elevation 'B' (Spanish Colonial)



Elevation 'C' (West Coast Traditional)



Elevation 'D' (French Country)



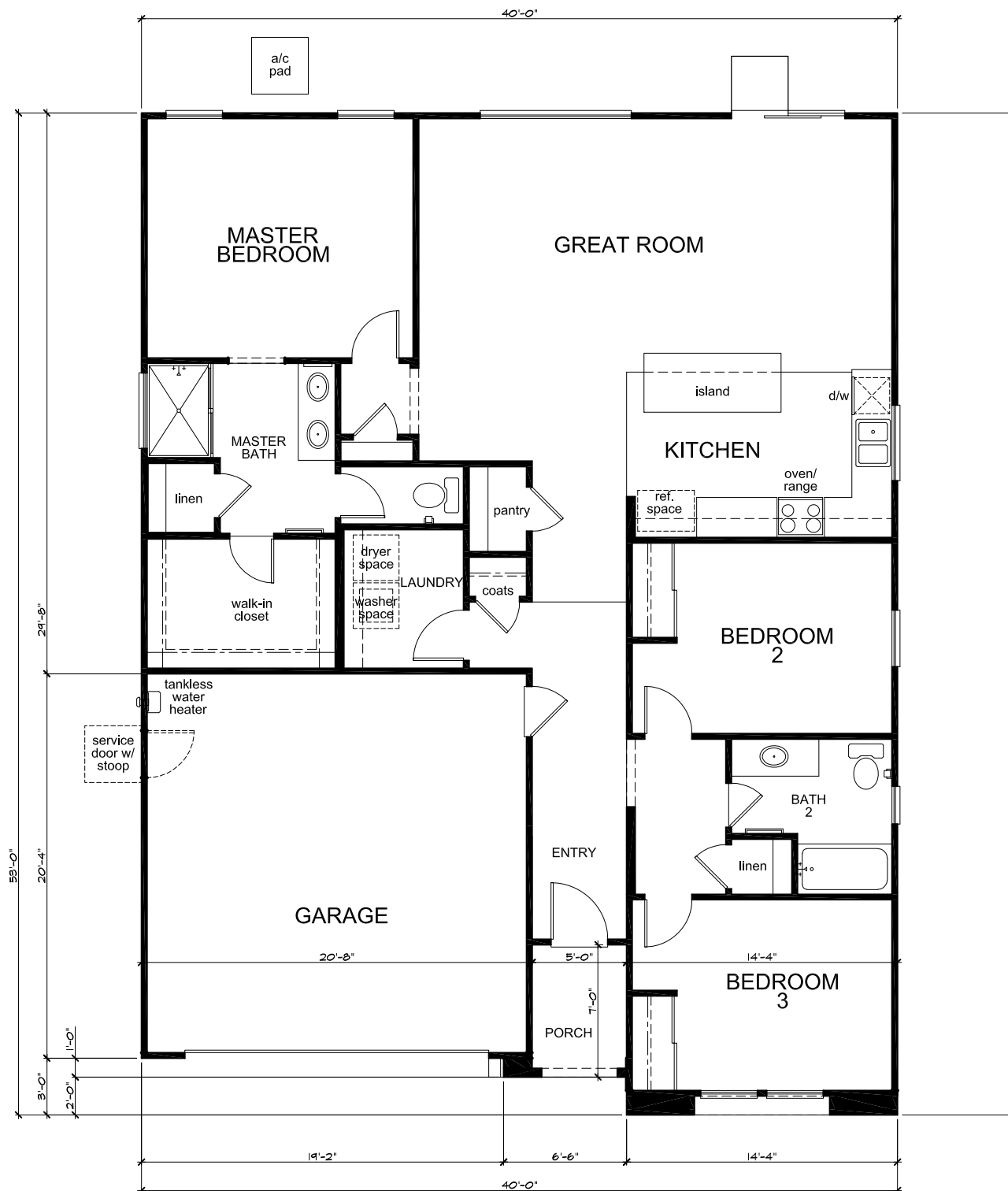
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

CONCORD
 TENTATIVE TRACT NO. 18026

PLAN 1

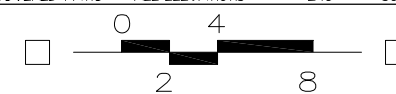
140.1583

JOB No. :
 STORY:
 November 13, 2020



Floor Plan 'A'

SQUARE FOOTAGE		
PLAN 140.1583		
FIRST FLOOR AREA	1583	SQ. FT.
TOTAL AREA	1583	SQ. FT.
GARAGE AREA	416	SQ. FT.
PORCH AREA	ELEVATION 'A'	35
	ELEVATION 'B'	74
	ELEVATION 'C'	42
	ELEVATION 'D'	40
OPTIONS:		
COVERED PATIO	240	SQ. FT.



PLAN 1



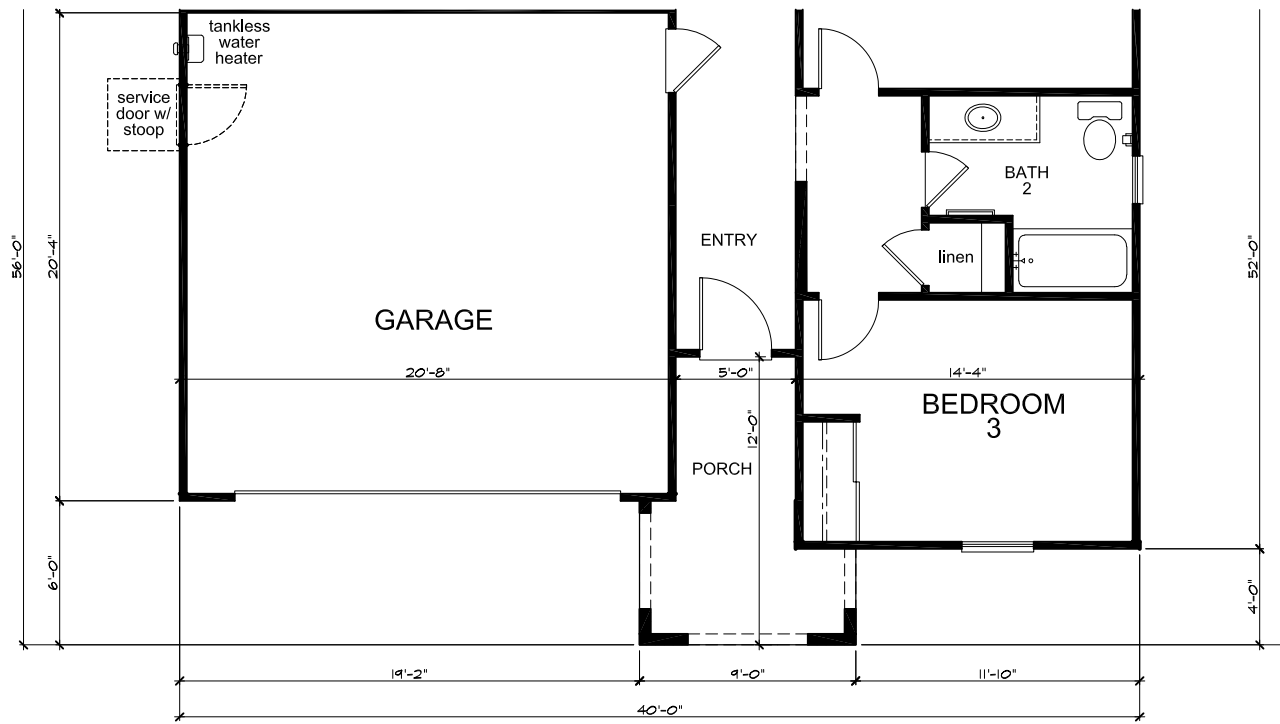
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

CONCORD
 TENTATIVE TRACT NO. 18026

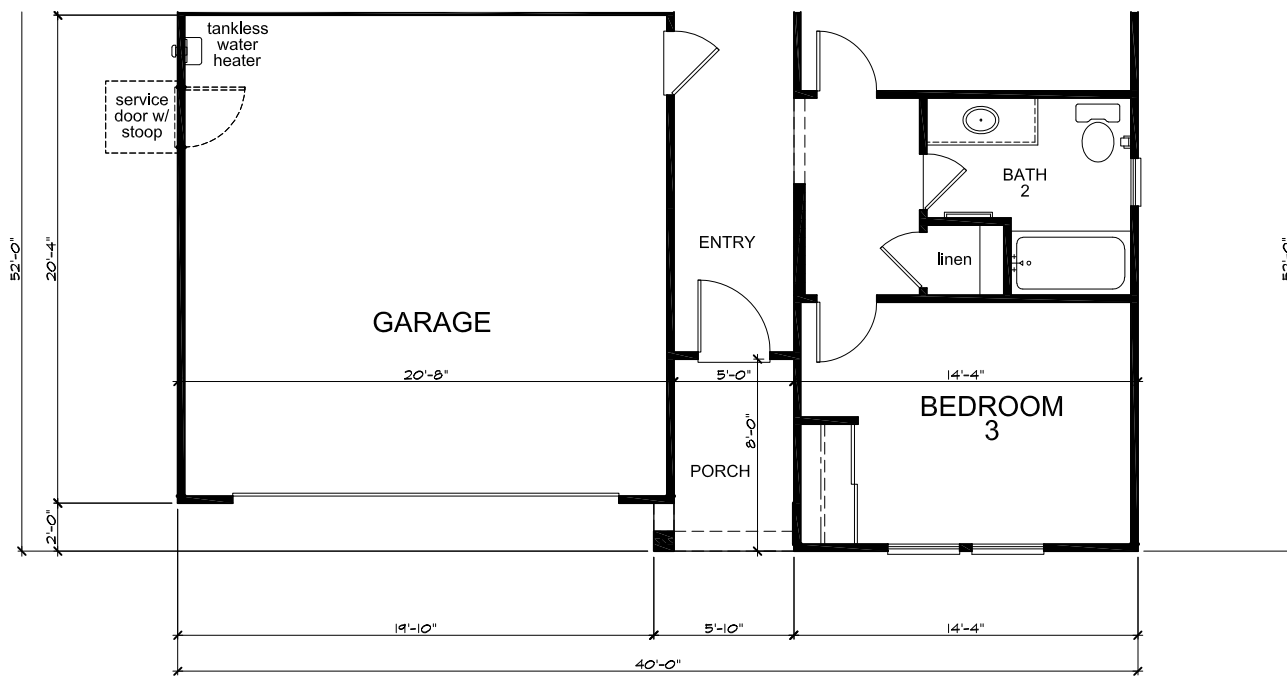
140.1583

JOB No. : 350875
 STORY: November 13, 2020

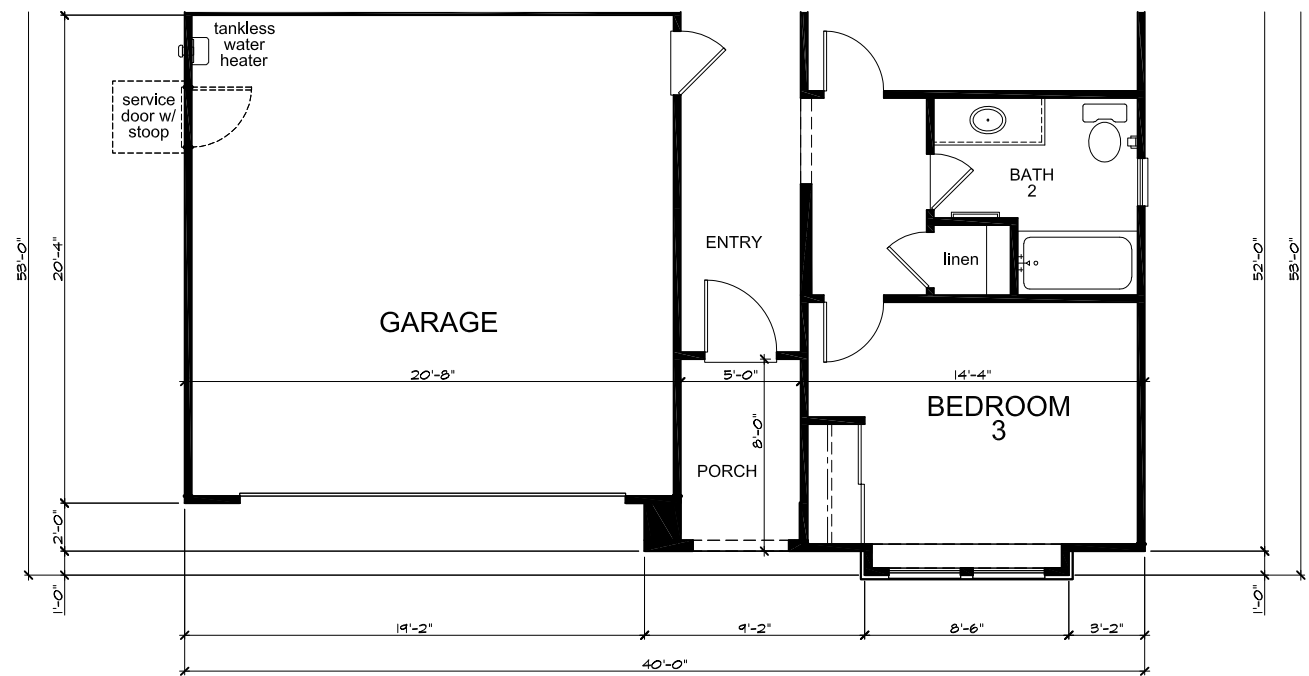
Item B - 13 of 74



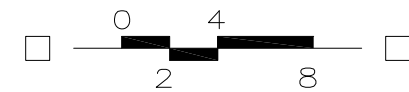
Partial Floor Plan 'B'

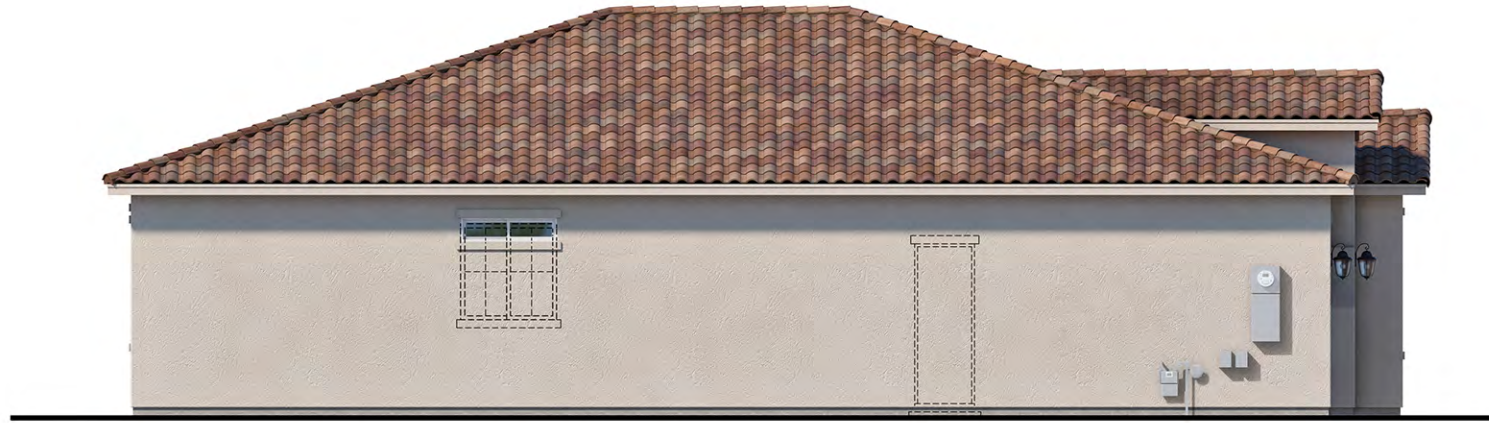


Partial Floor Plan 'C'



Partial Floor Plan 'D'





Left Elevation 'A' (Spanish)



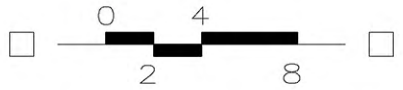
Front Elevation 'A' (Spanish)

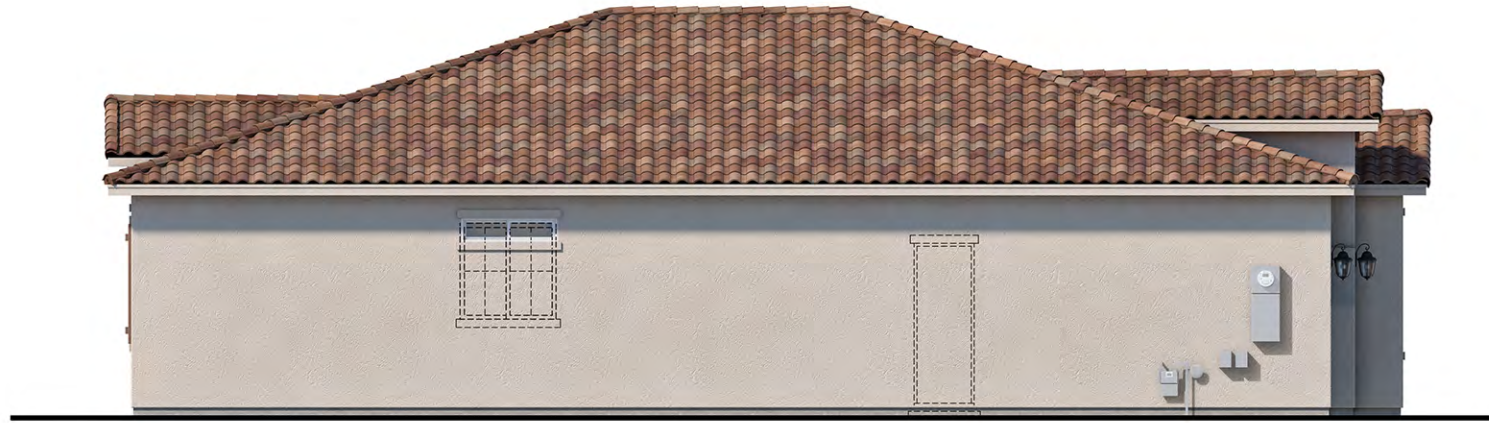


Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)





Left Elevation 'A' (Spanish) at Enhanced Rear



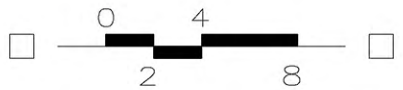
Front Elevation 'A' (Spanish) at Enhanced Right

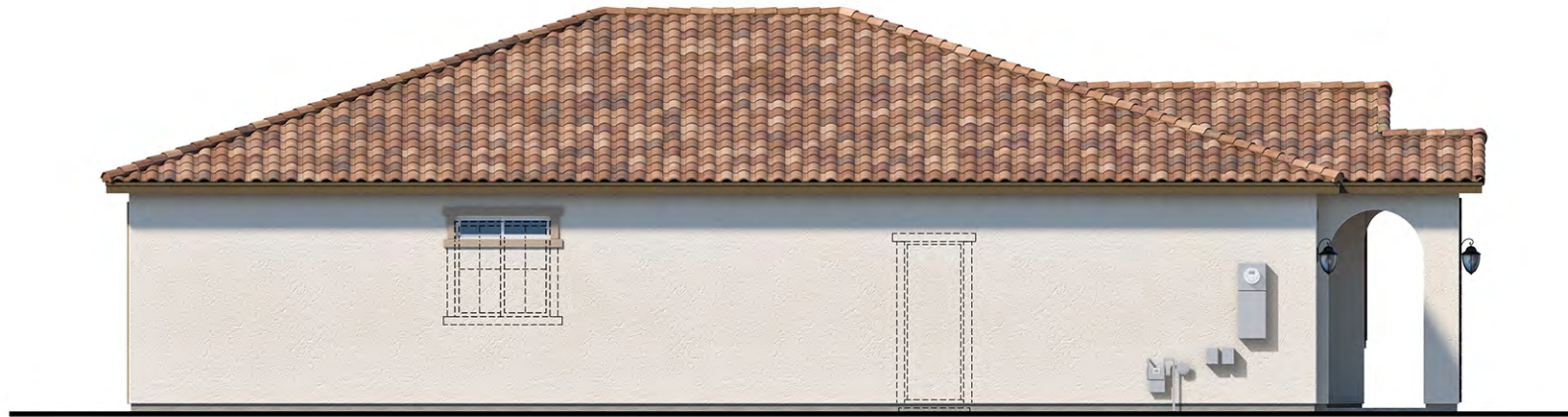


• Enhanced Right Elevation occurs at lots 1, 45
 Enhanced Right Elevation 'A' (Spanish)



• Enhanced Rear Elevation occurs at lots 33, 45
 Enhanced Rear Elevation 'A' (Spanish)





Left Elevation 'B' (Spanish Colonial)



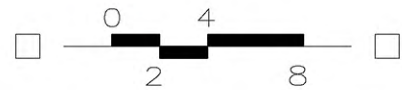
Front Elevation 'B' (Spanish Colonial)



Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)





Left Elevation 'C' (West Coast Traditional)



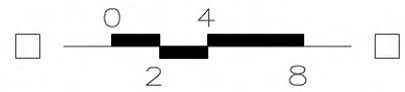
Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)





Left Elevation 'D' (French Country)



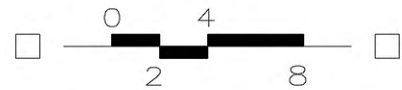
Front Elevation 'D' (French Country)



Right Elevation 'D' (French Country)



Rear Elevation 'D' (French Country)

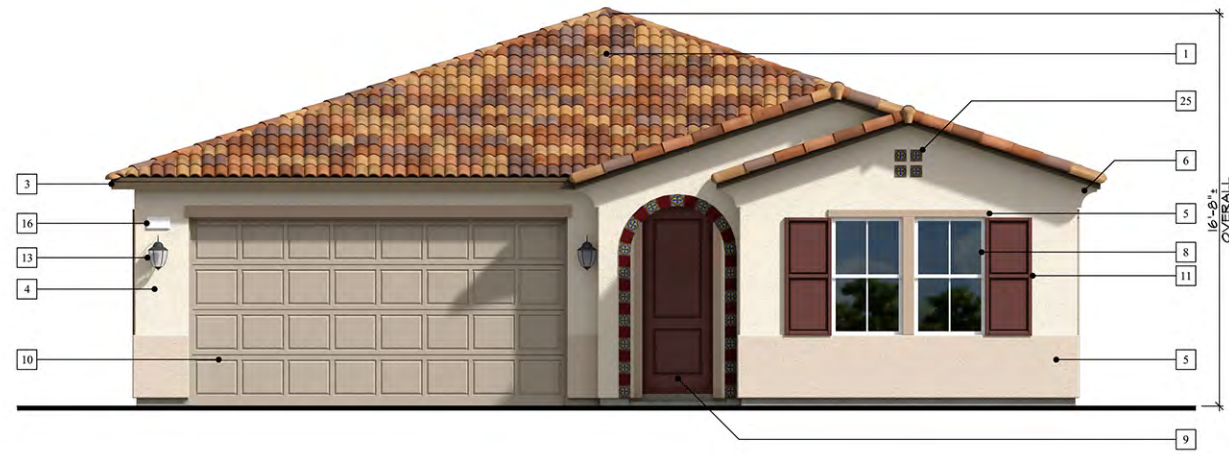


ELEVATION LEGEND

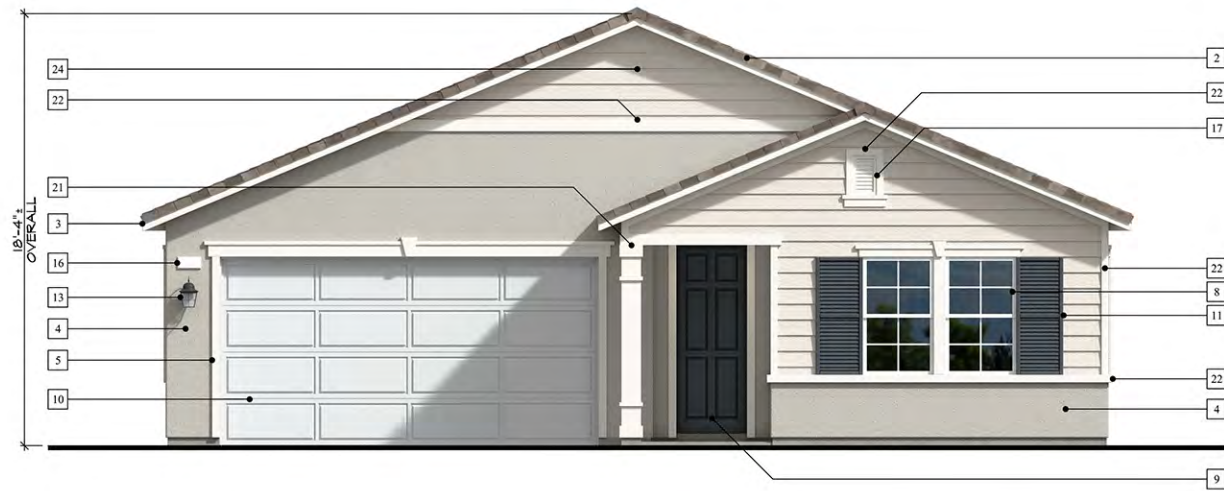
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



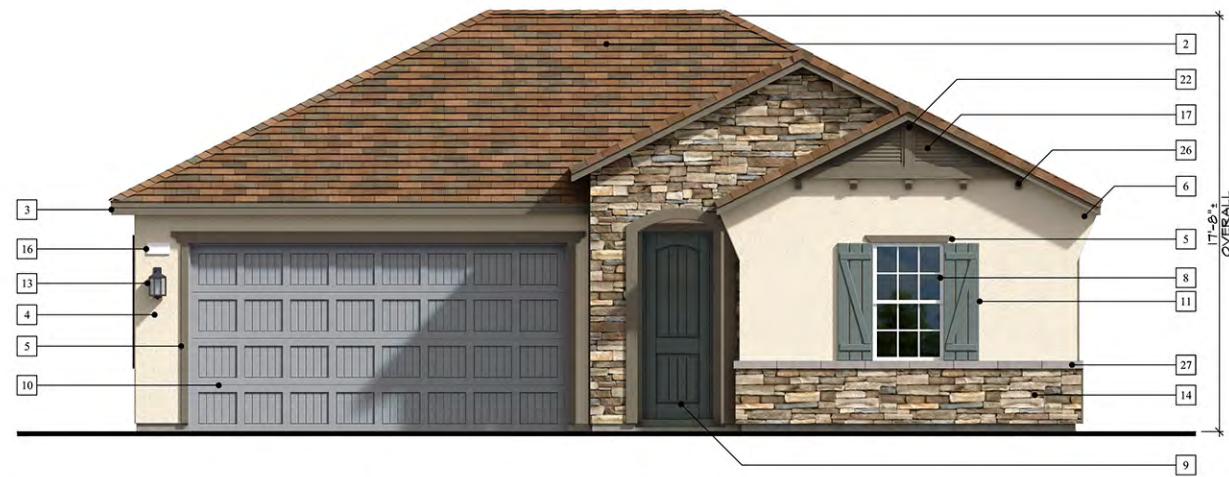
Elevation 'A' (Spanish)



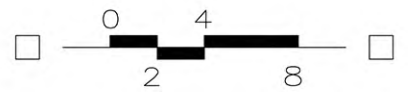
Elevation 'B' (Spanish Colonial)



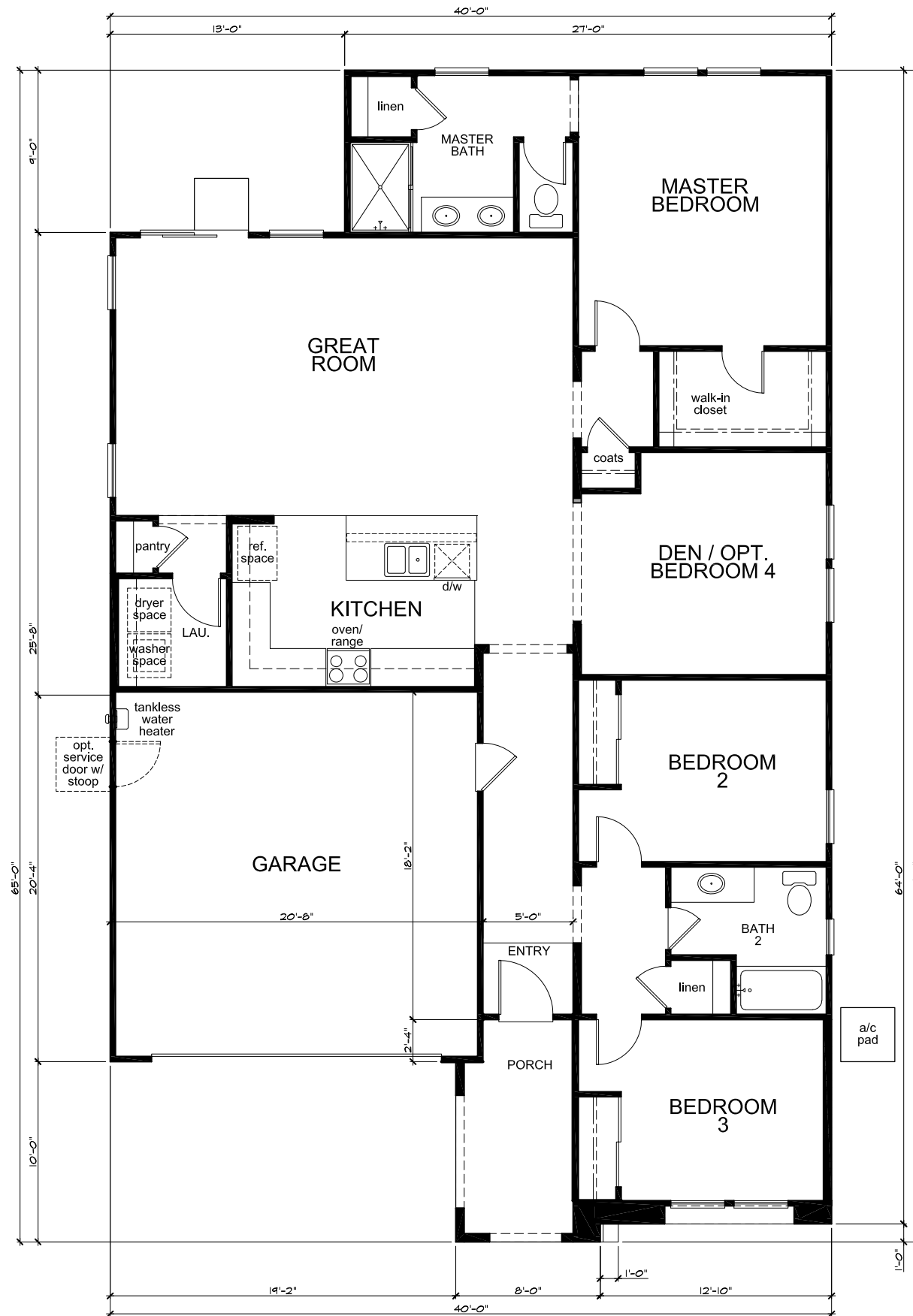
Elevation 'C' (West Coast Traditional)



Elevation 'D' (French Country)

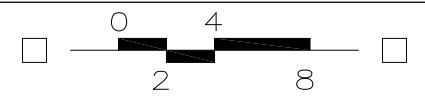


PLAN 2



Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 140.1768			
FLOOR AREA	1768	sq. ft.	
TOTAL AREA	1768	sq. ft.	
GARAGE AREA	418	sq. ft.	
PORCH AREA(S)			
	ELEVATION 'A'	77	sq. ft.
	ELEVATION 'B'	30	sq. ft.
	ELEVATION 'C'	62	sq. ft.
	ELEVATION 'D'	43	sq. ft.
OPTIONS:			
COVERED PATIO	ALL ELEVATIONS	117	sq. ft.
NOOK	ALL ELEVATIONS	117	sq. ft.



PLAN 2



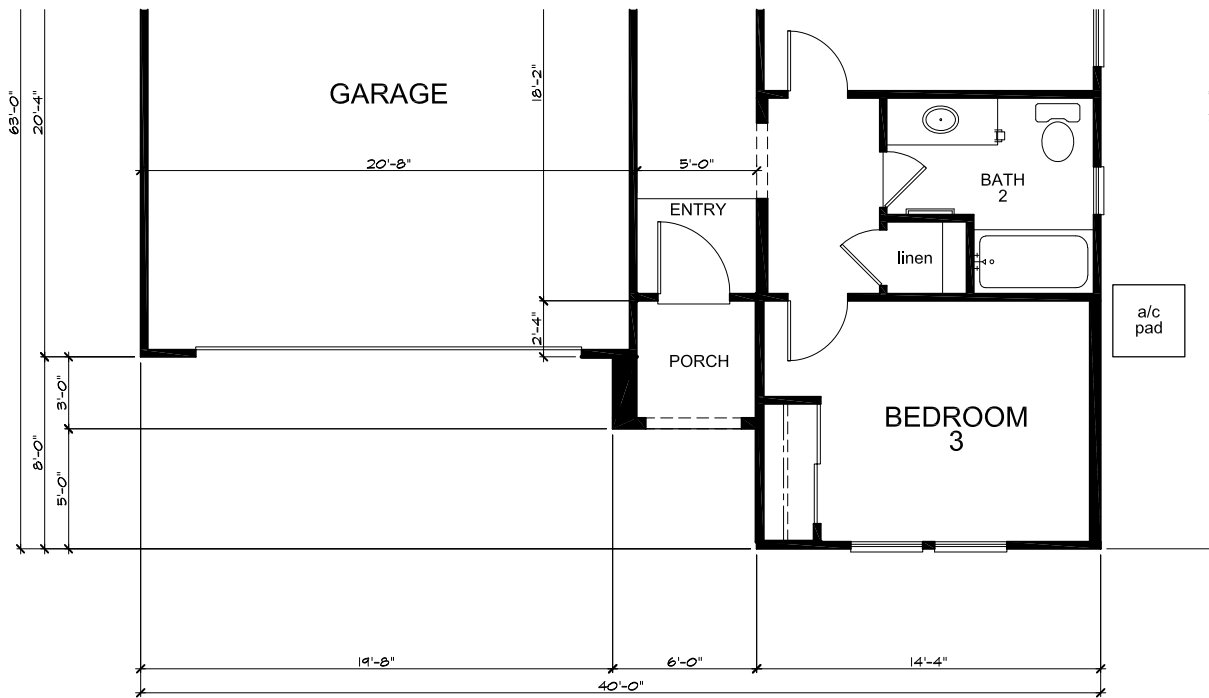
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

CONCORD
 TENTATIVE TRACT NO. 18026

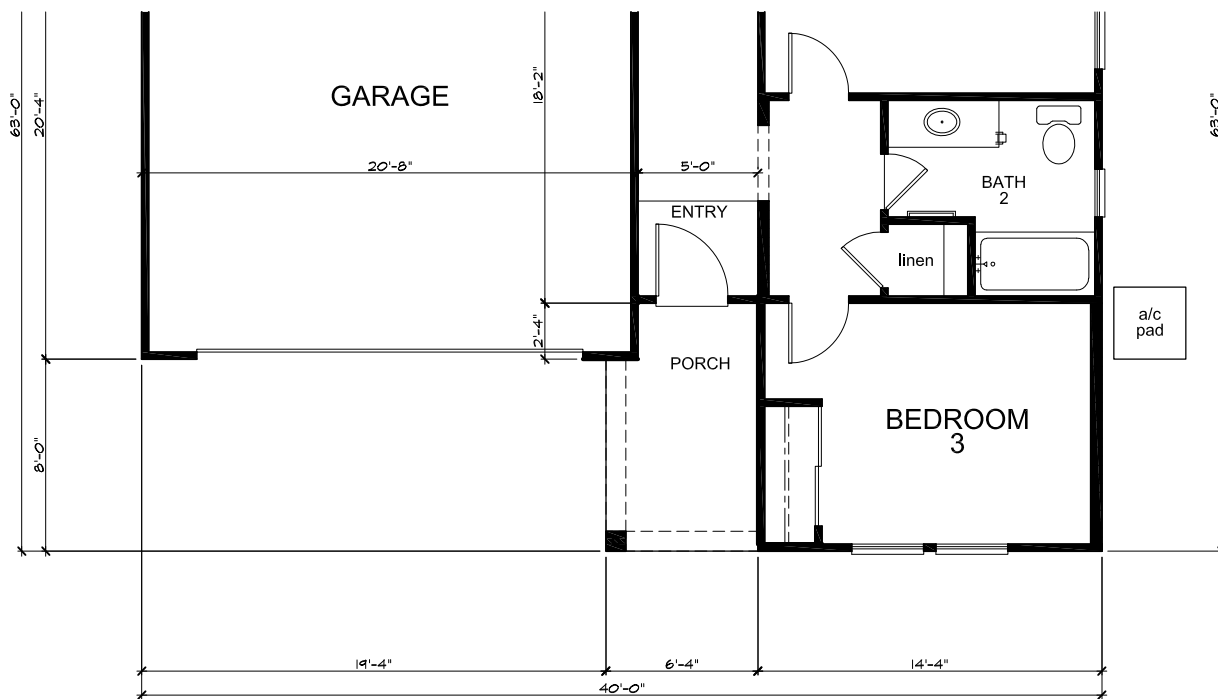
140.1768

JOB No. : 350875
 STORY: November 13, 2020

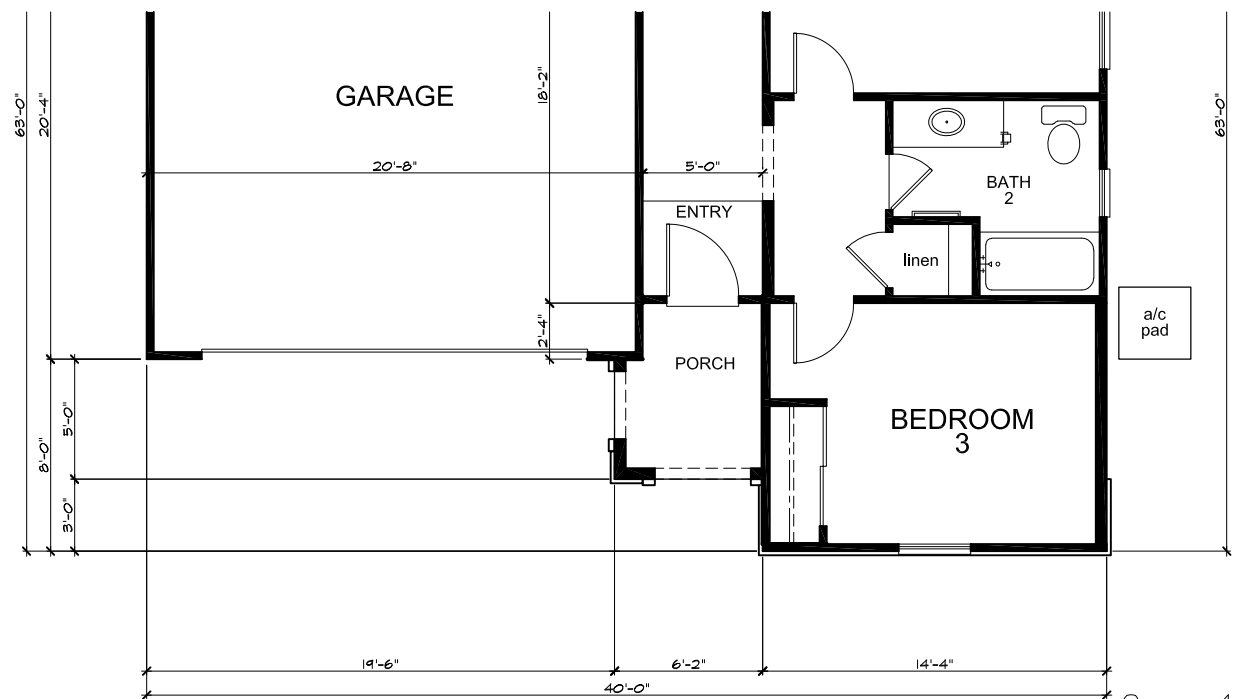
Item B - 21 of 74



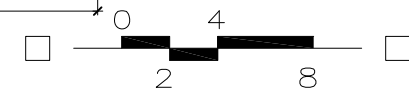
Partial Floor Plan 'B'

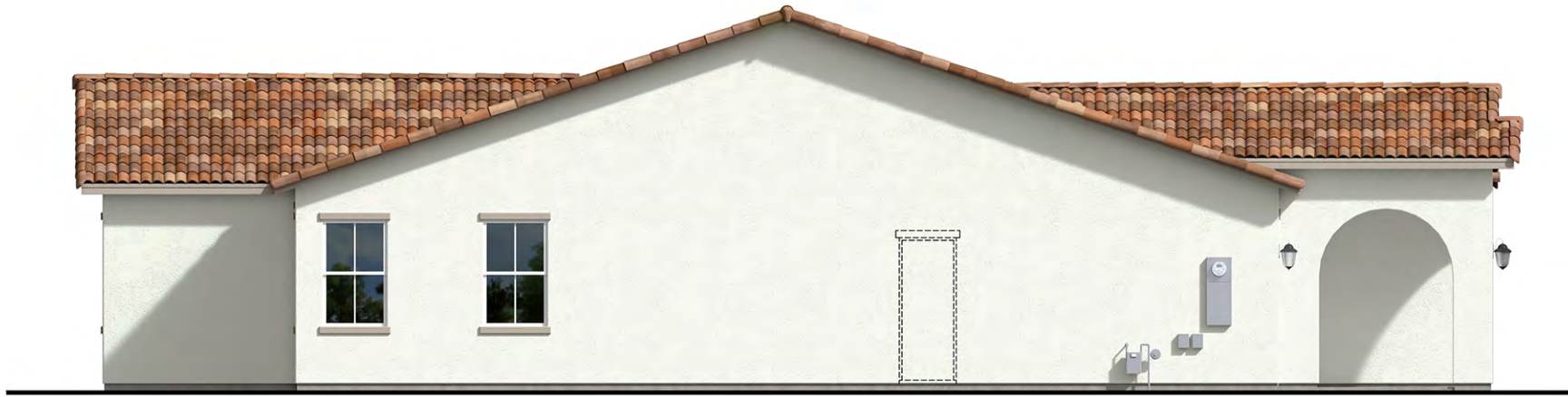


Partial Floor Plan 'C'



Partial Floor Plan 'D'





Left Elevation 'A' (Spanish)



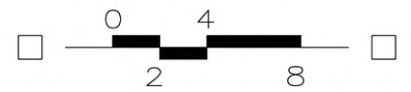
Front Elevation 'A' (Spanish)



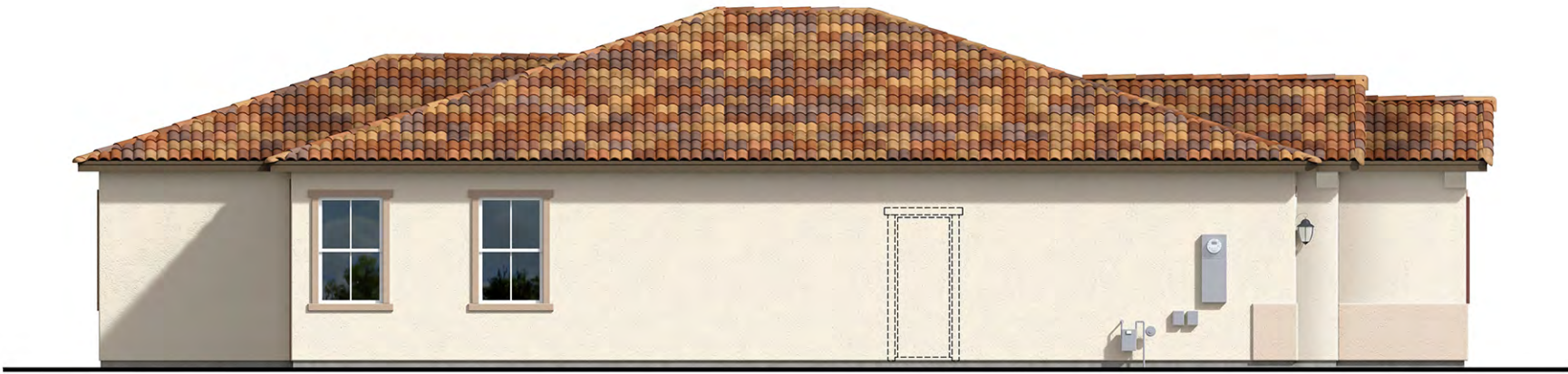
Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)



PLAN 2



Left Elevation 'B' (Spanish Colonial)



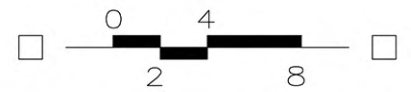
Front Elevation 'B' (Spanish Colonial)



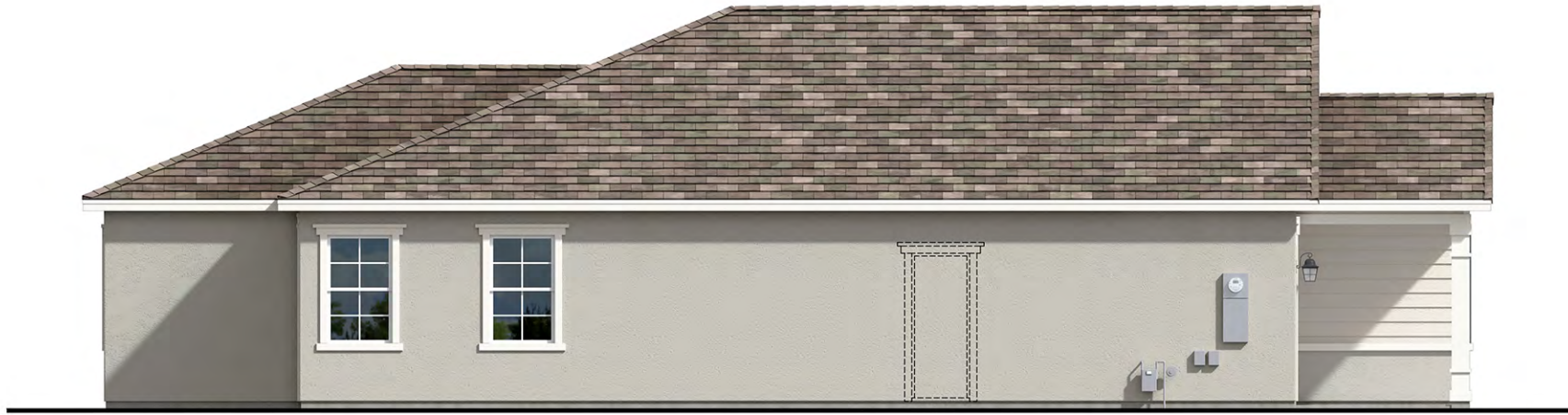
Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)



PLAN 2



Left Elevation 'C' (West Coast Traditional)



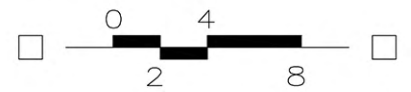
Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)





Left Elevation 'D' (French Country)



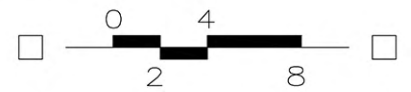
Front Elevation 'D' (French Country)



Right Elevation 'D' (French Country)



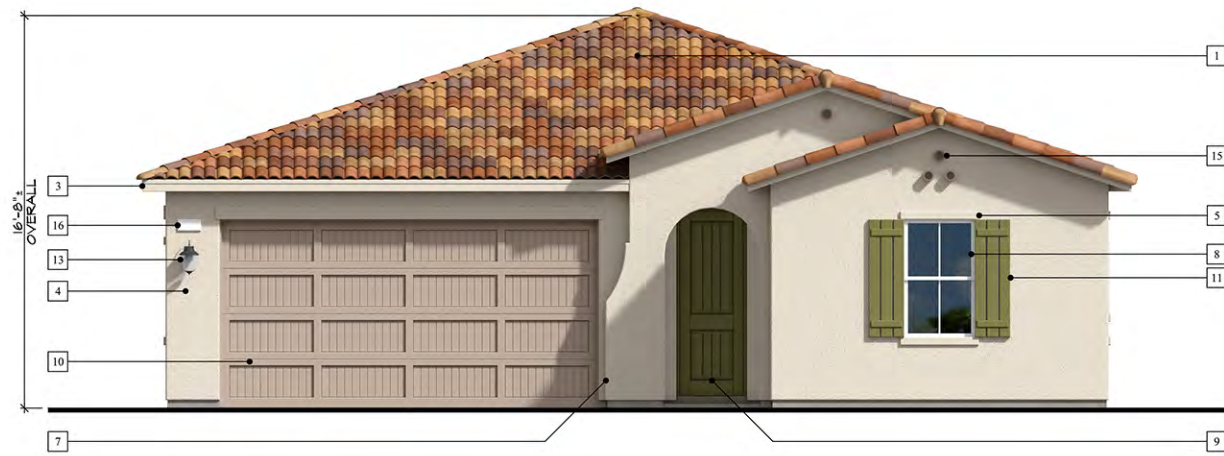
Rear Elevation 'D' (French Country)



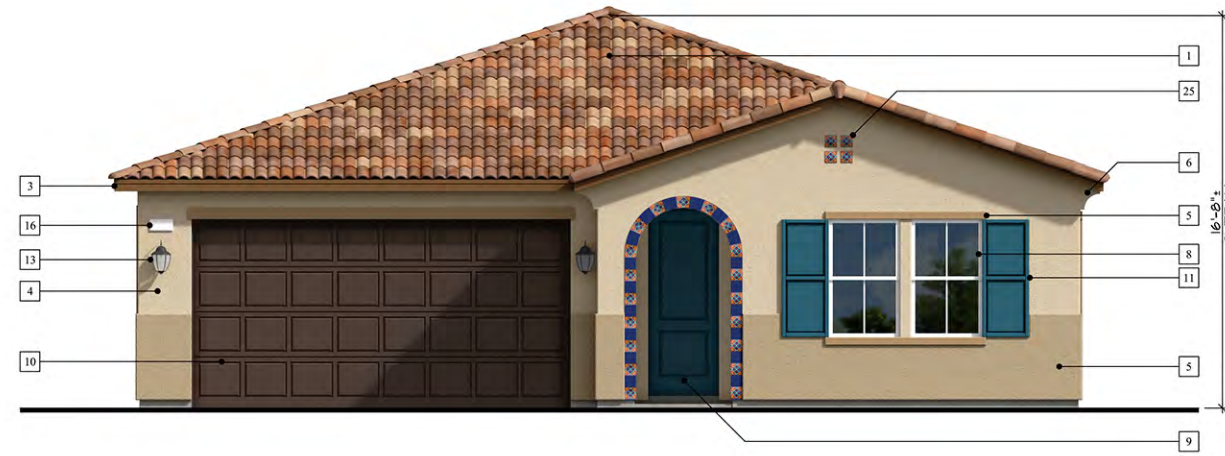
PLAN 2

ELEVATION LEGEND

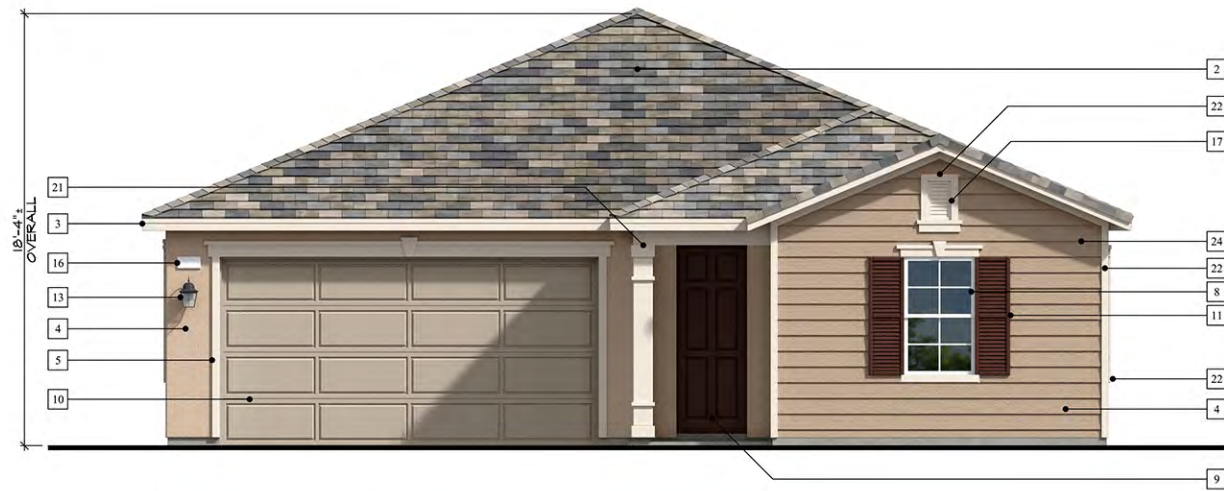
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



Elevation 'A' (Spanish)



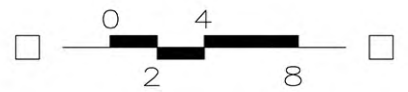
Elevation 'B' (Spanish Colonial)



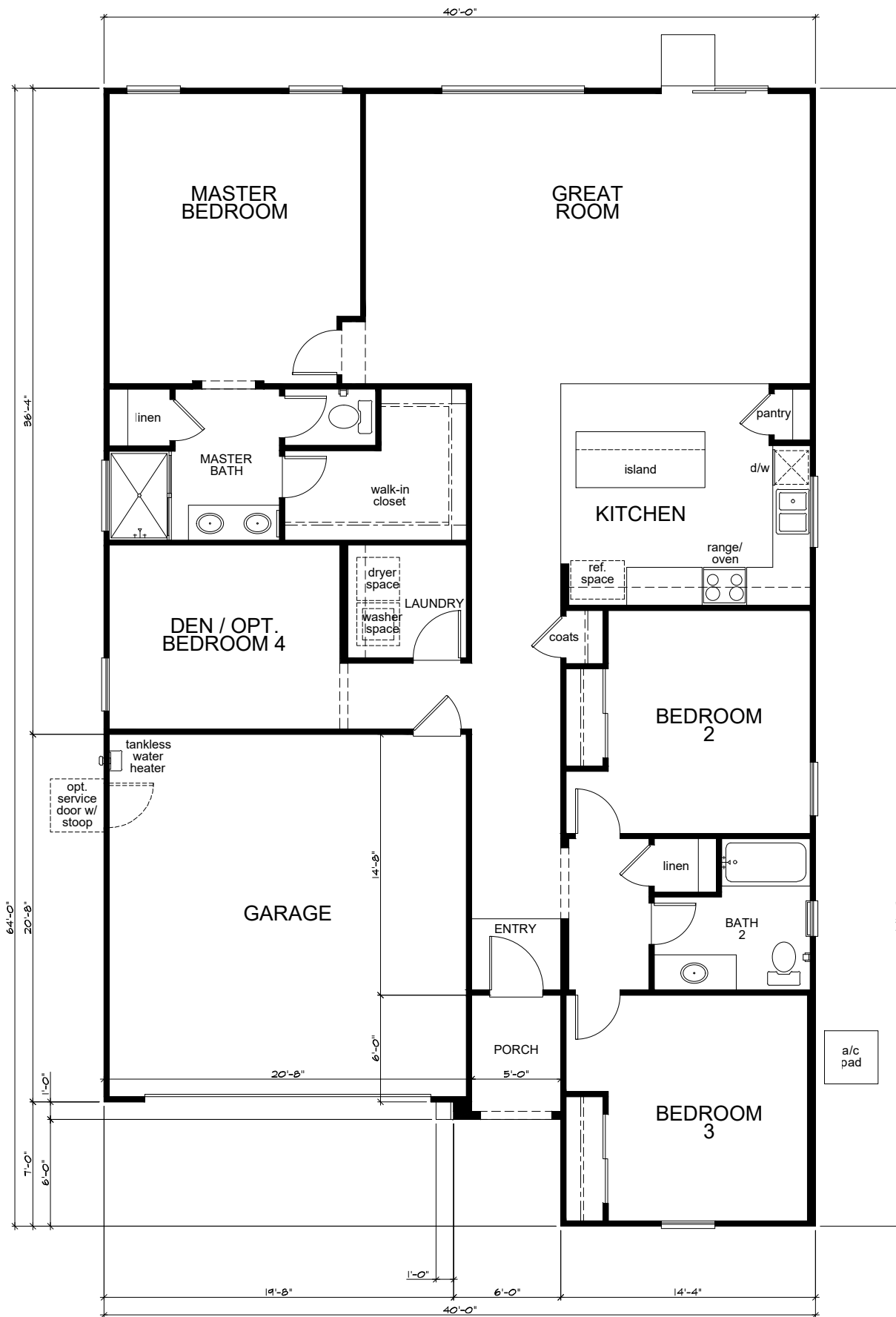
Elevation 'C' (West Coast Traditional)



Elevation 'D' (French Country)

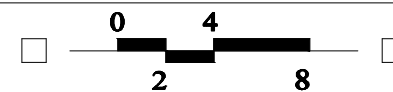


PLAN 3



Floor Plan 'A'

SQUARE FOOTAGE		
PLAN 140.1927		
FLOOR AREA	1927	SQ. FT.
TOTAL AREA	1927	SQ. FT.
GARAGE AREA	423	SQ. FT.
PORCH AREA(S)		
	ELEVATION 'A'	36 SQ. FT.
	ELEVATION 'B'	73 SQ. FT.
	ELEVATION 'C'	54 SQ. FT.
	ELEVATION 'D'	25 SQ. FT.
OPTIONS:		
COVERED PATIO	ALL ELEVATIONS	256 SQ. FT.



PLAN 3



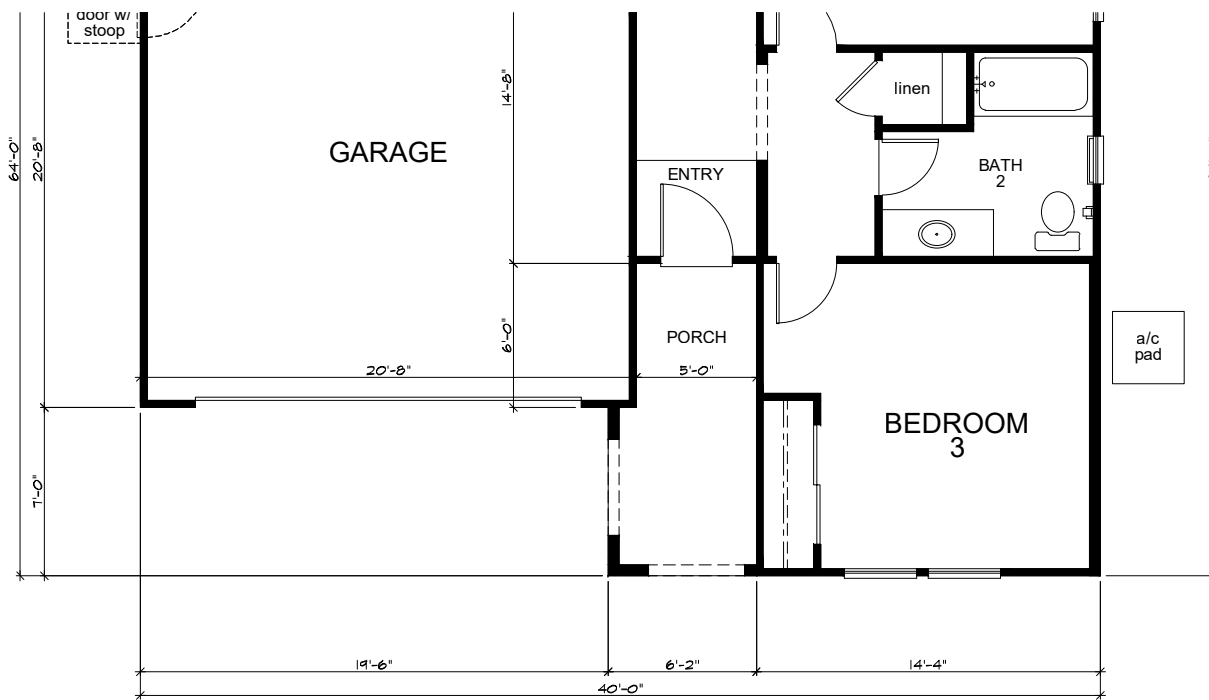
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

CONCORD
 TENTATIVE TRACT NO. 18026

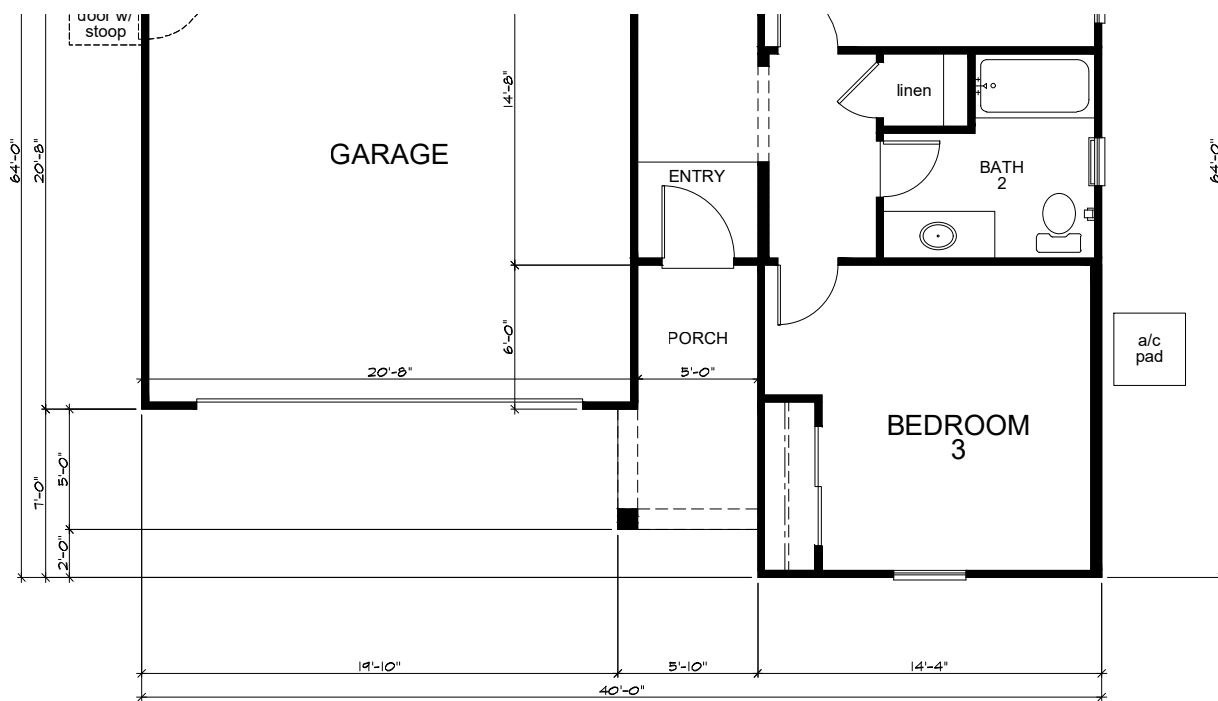
140.1927

JOB No. : 350875
 STORY: November 13, 2020

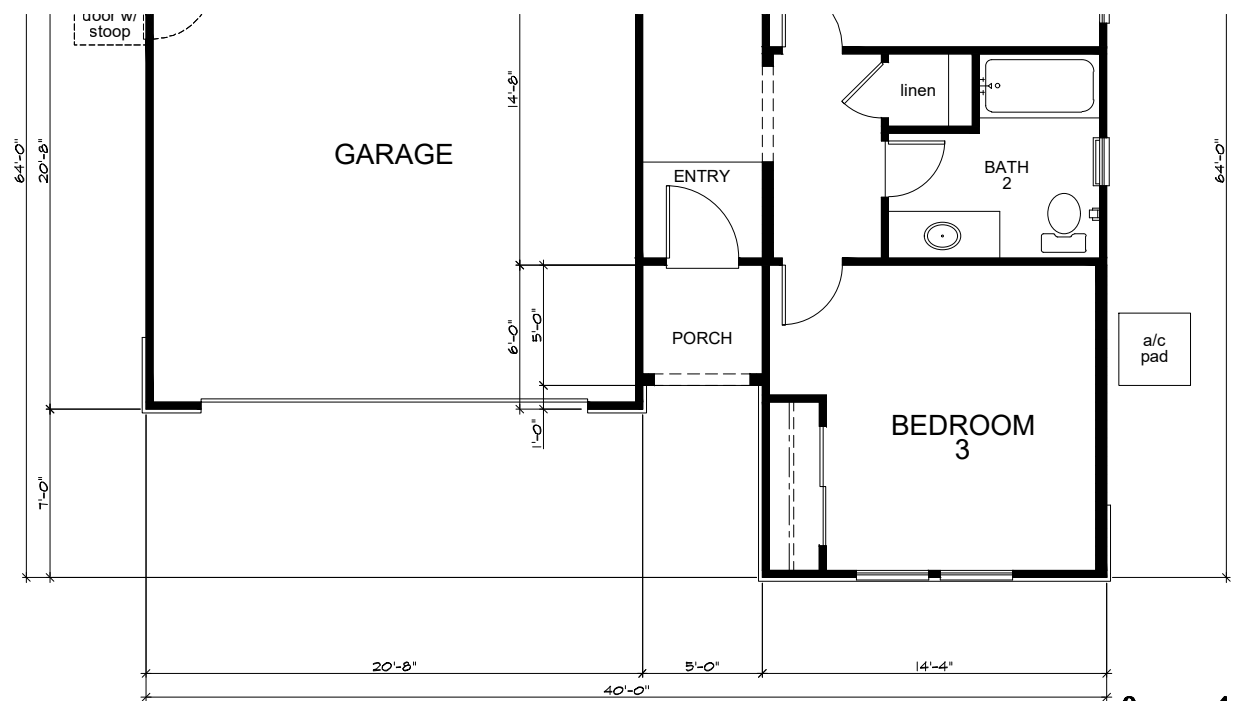
Item B - 28 of 74



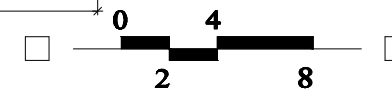
Partial Floor Plan 'B'



Partial Floor Plan 'C'



Partial Floor Plan 'D'





Left Elevation 'A' (Spanish)



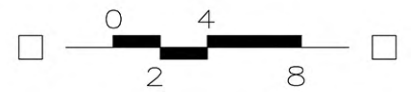
Front Elevation 'A' (Spanish)



Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)



PLAN 3

140.1927

JOB No. : 350875
 STORY:
 November 13, 2020



Left Elevation 'B' (Spanish Colonial)



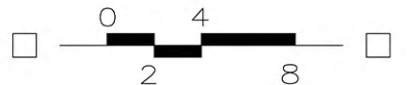
Front Elevation 'B' (Spanish Colonial)



Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)





Left Elevation 'C' (West Coast Traditional)



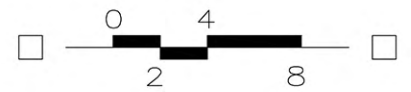
Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)





Left Elevation 'D' (French Country)



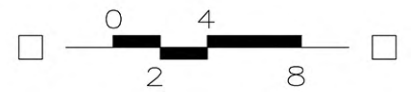
Front Elevation 'D' (French Country)

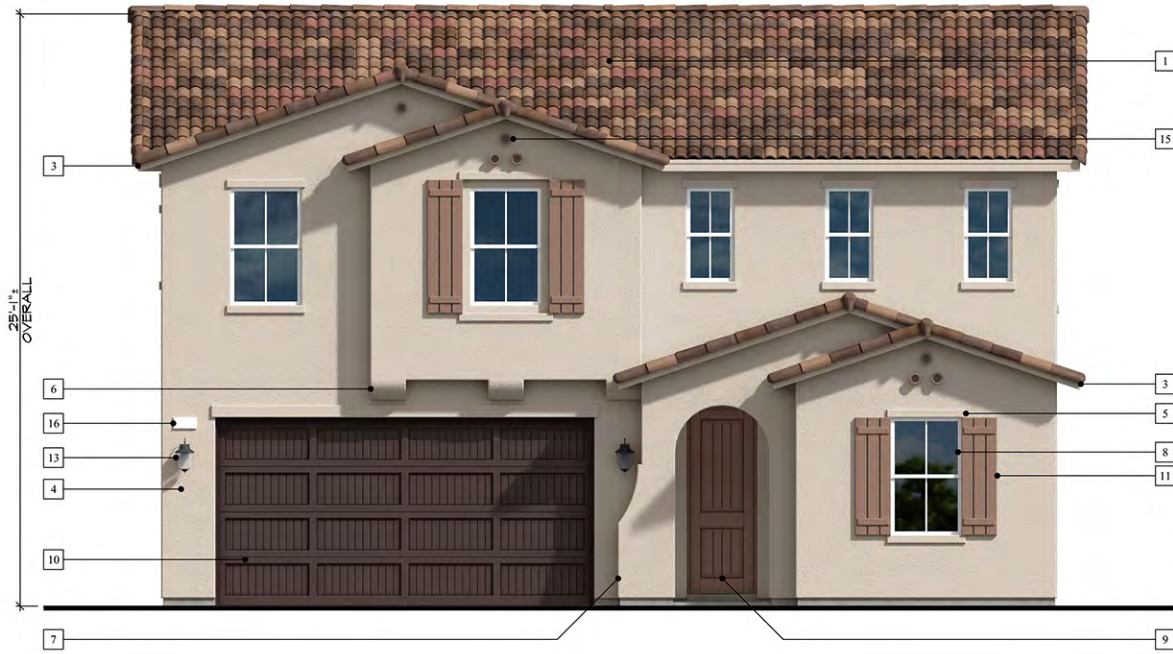


Right Elevation 'D' (French Country)

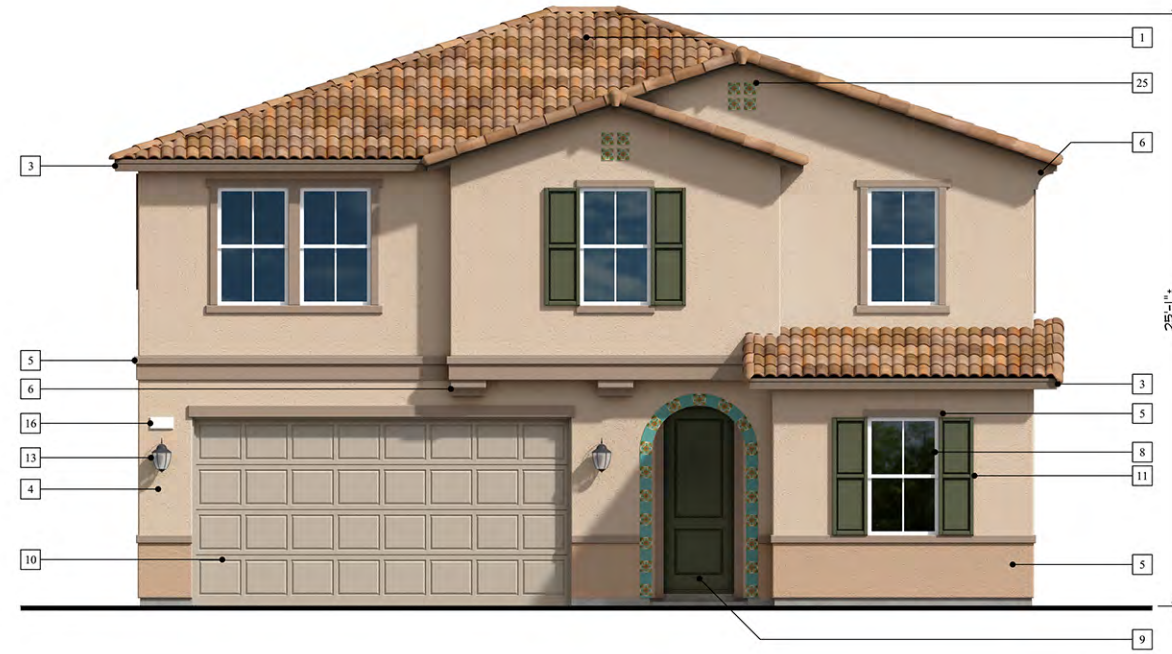


Rear Elevation 'D' (French Country)

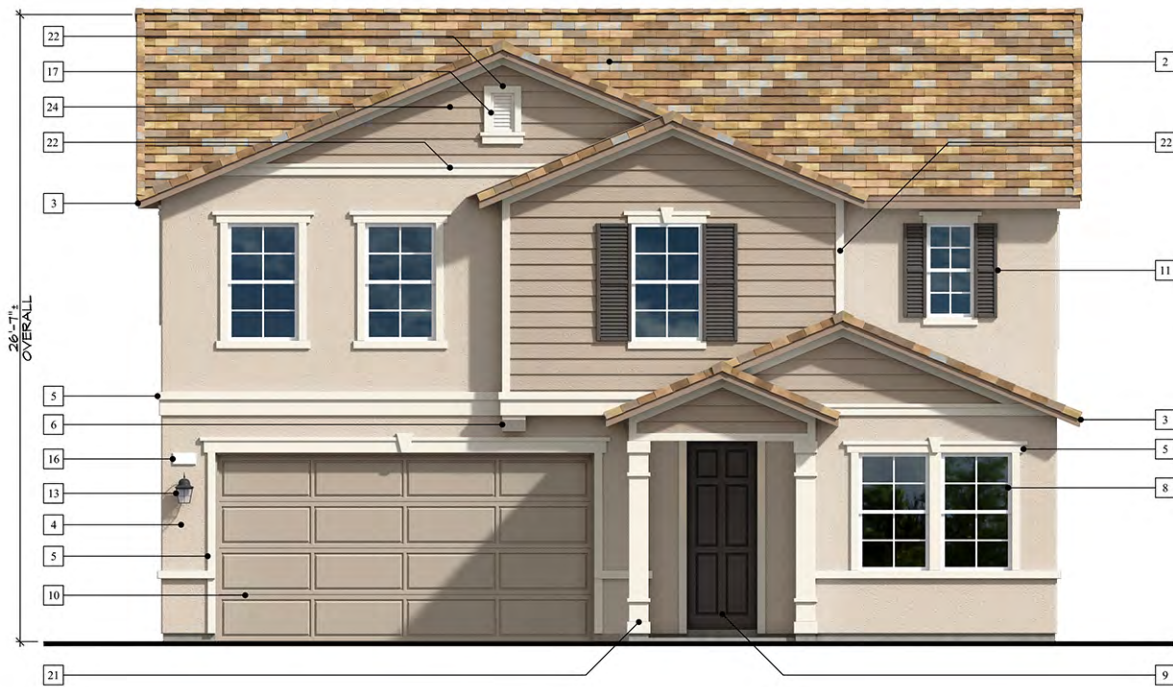




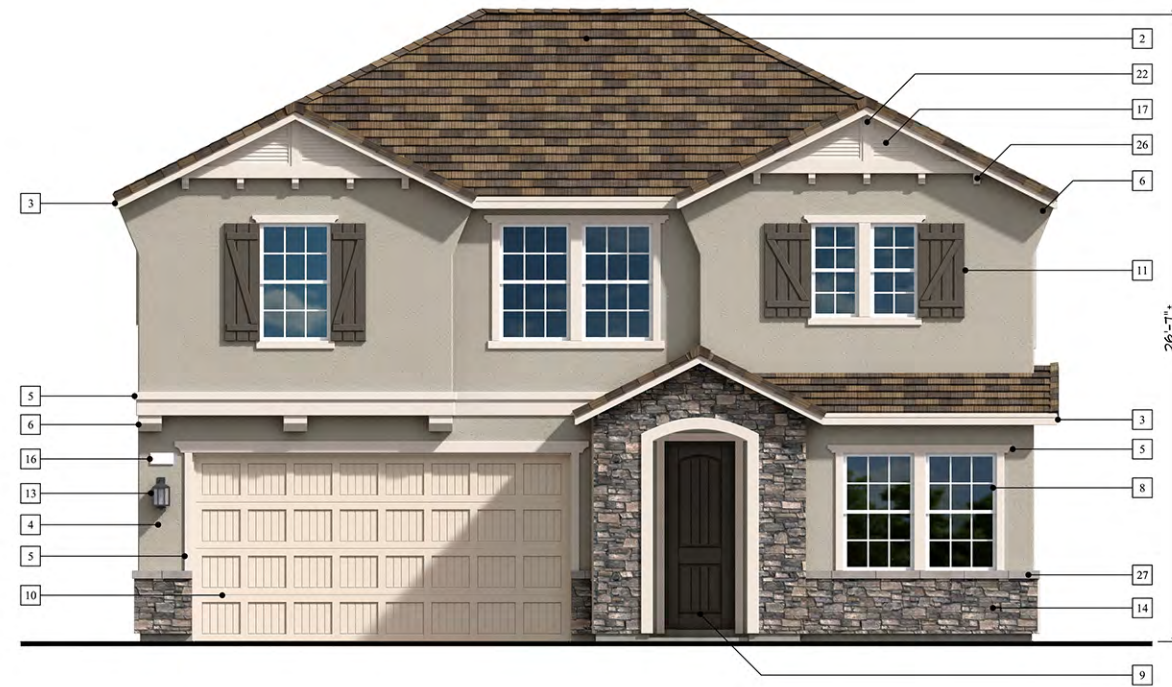
Elevation 'A' (Spanish)



Elevation 'B' (Spanish Colonial)



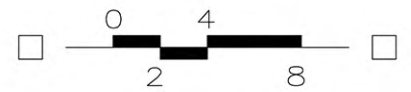
Elevation 'C' (West Coast Traditional)



Elevation 'D' (French Country)

ELEVATION LEGEND

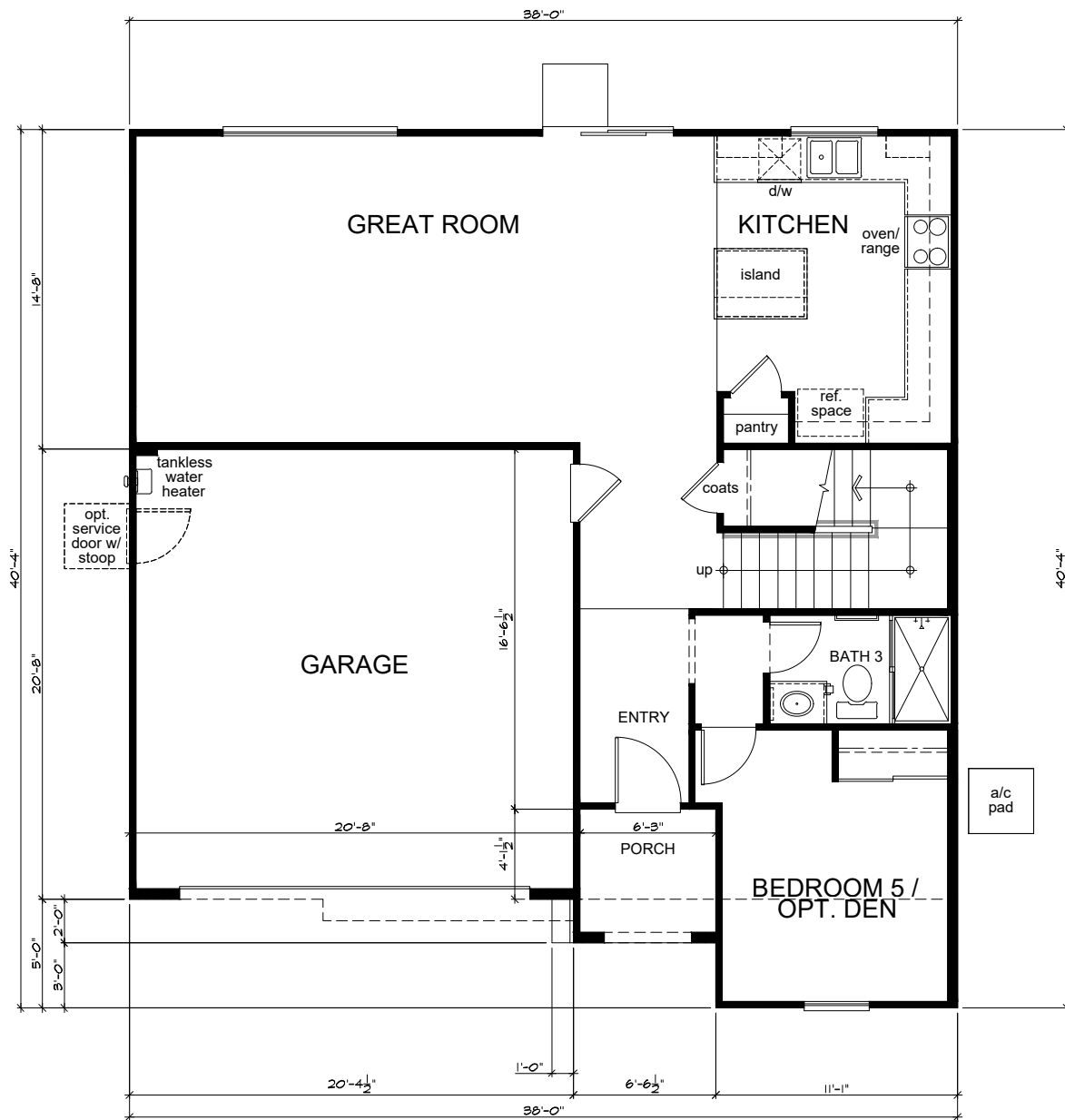
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



PLAN 4

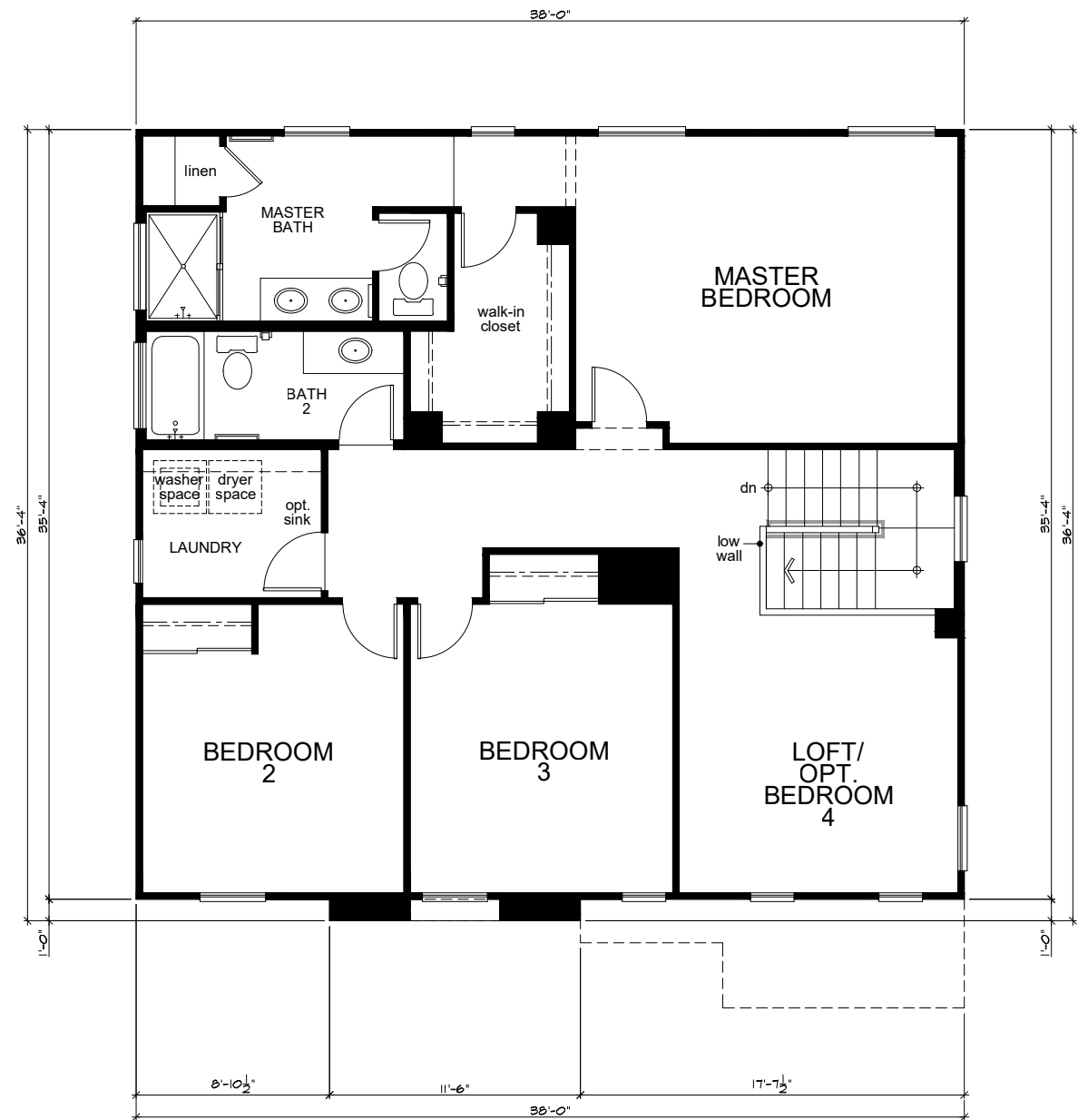
238.2227

JOB No. : 350875
 STORY:
 November 13, 2020

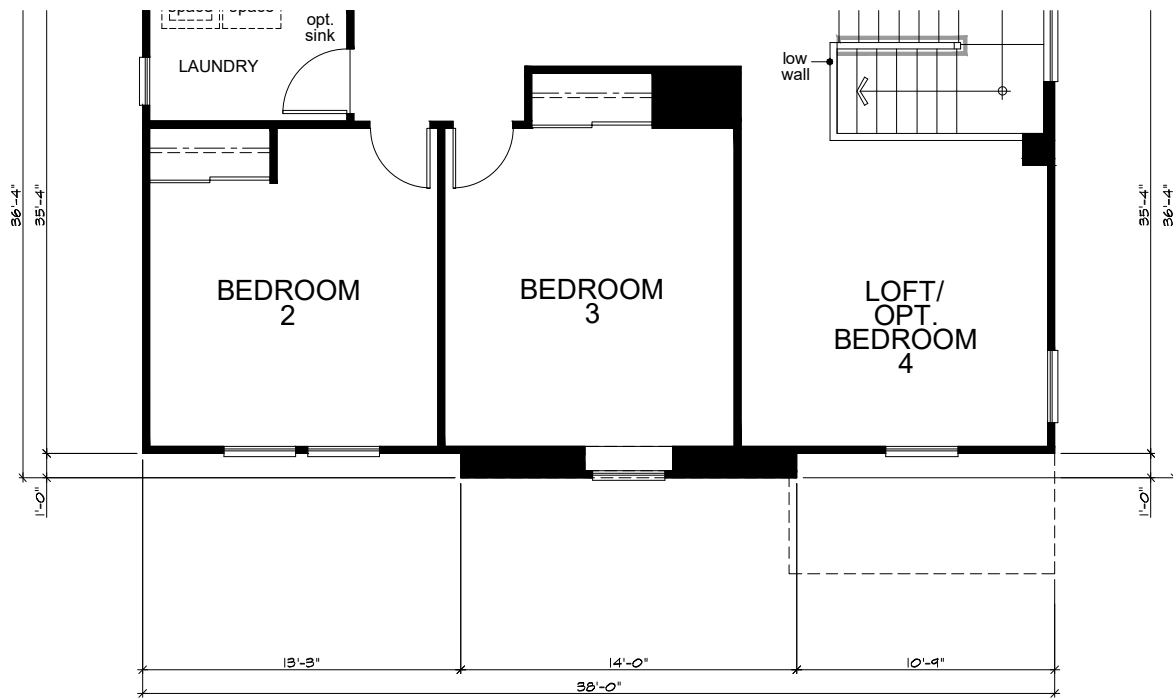


First Floor Plan 'A'

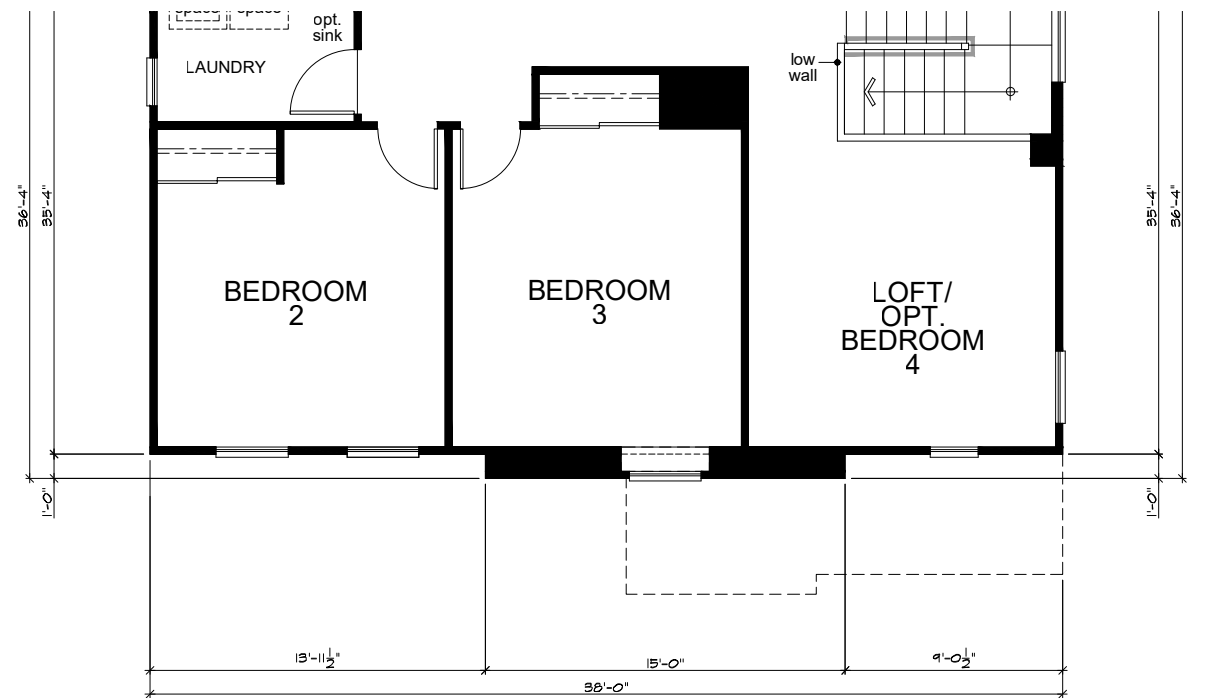
SQUARE FOOTAGE		PLAN 238.2227	
FIRST FLOOR AREA	450	SQ. FT.	
SECOND FLOOR AREA	1271	SQ. FT.	
TOTAL AREA	2227	SQ. FT.	
GARAGE AREA	422	SQ. FT.	
PORCH AREA(S)	39	SQ. FT.	
ELEVATION 'A'	26	SQ. FT.	
ELEVATION 'B'	68	SQ. FT.	
ELEVATION 'C'	71	SQ. FT.	
ELEVATION 'D'			
OPTIONS:			
COVERED PATIO	ALL ELEVATIONS	220	SQ. FT.



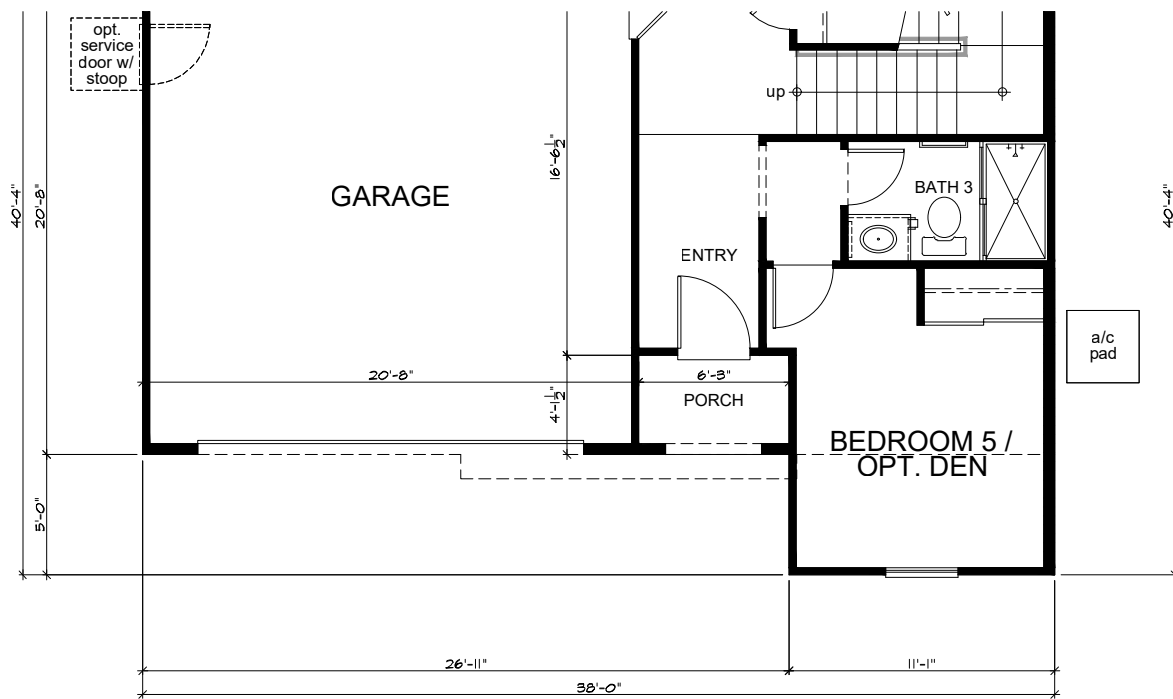
Second Floor Plan 'A'



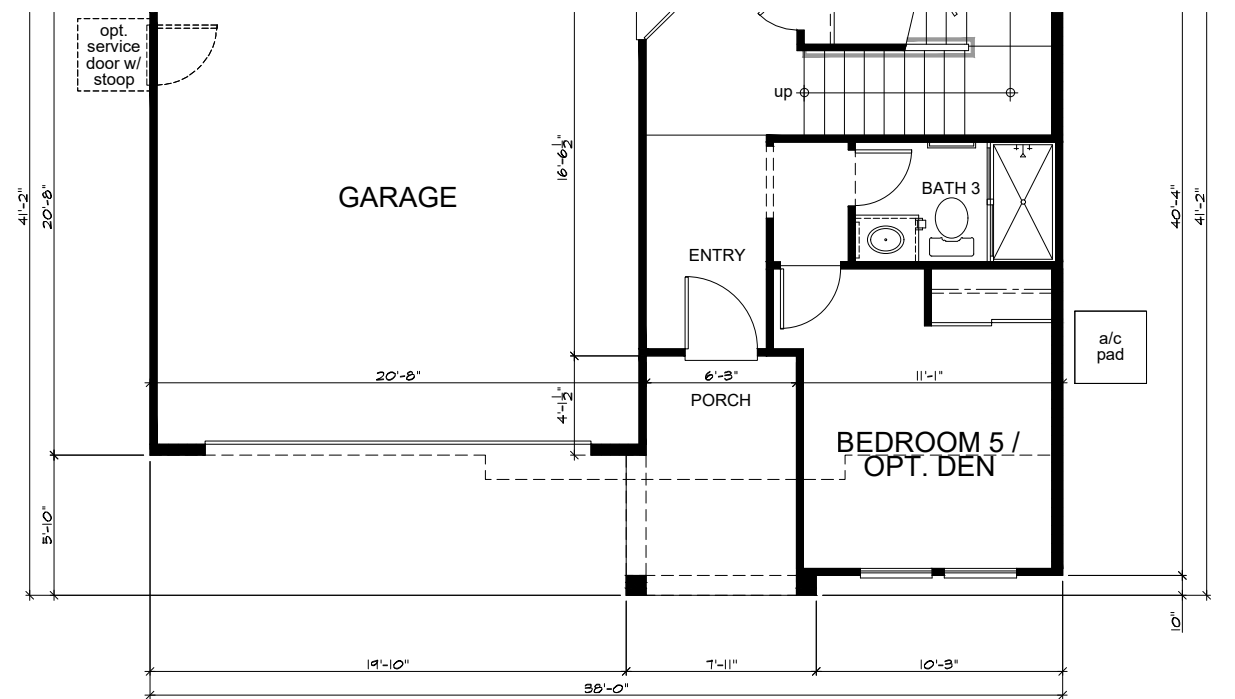
Partial Second Floor Plan 'B'



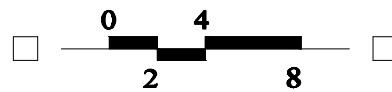
Partial Second Floor Plan 'C'

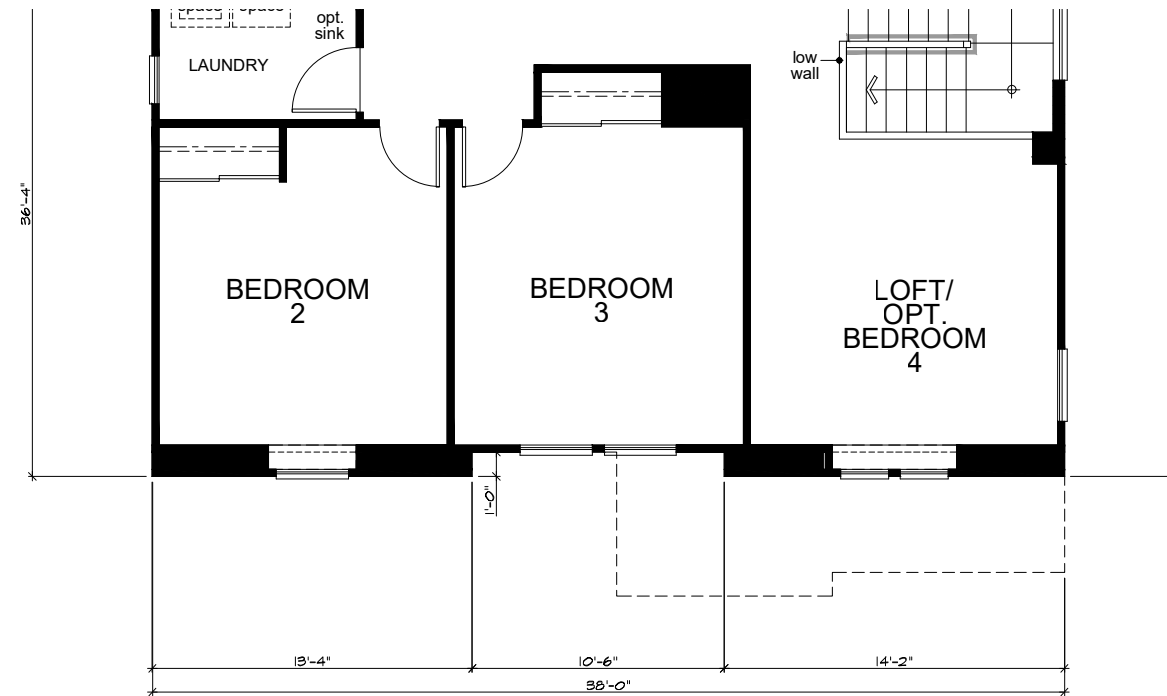


Partial First Floor Plan 'B'

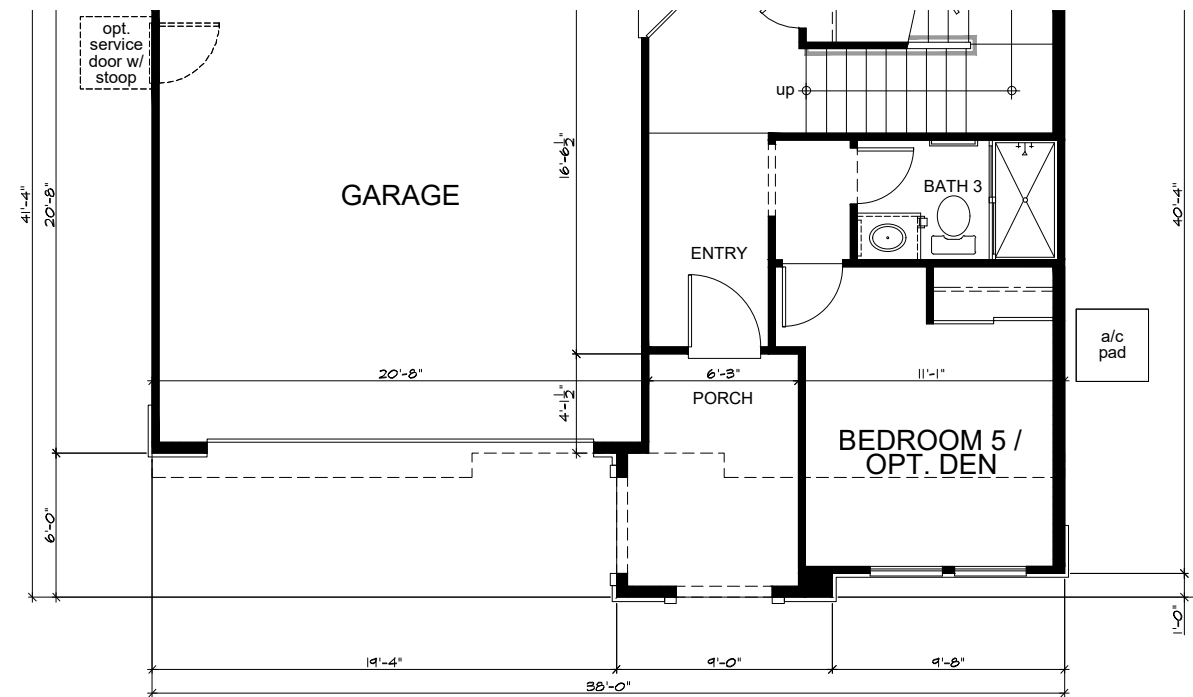


Partial First Floor Plan 'C'

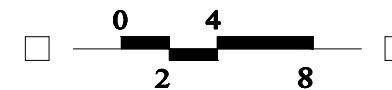




Partial Second Floor Plan 'D'



Partial First Floor Plan 'D'



PLAN 4



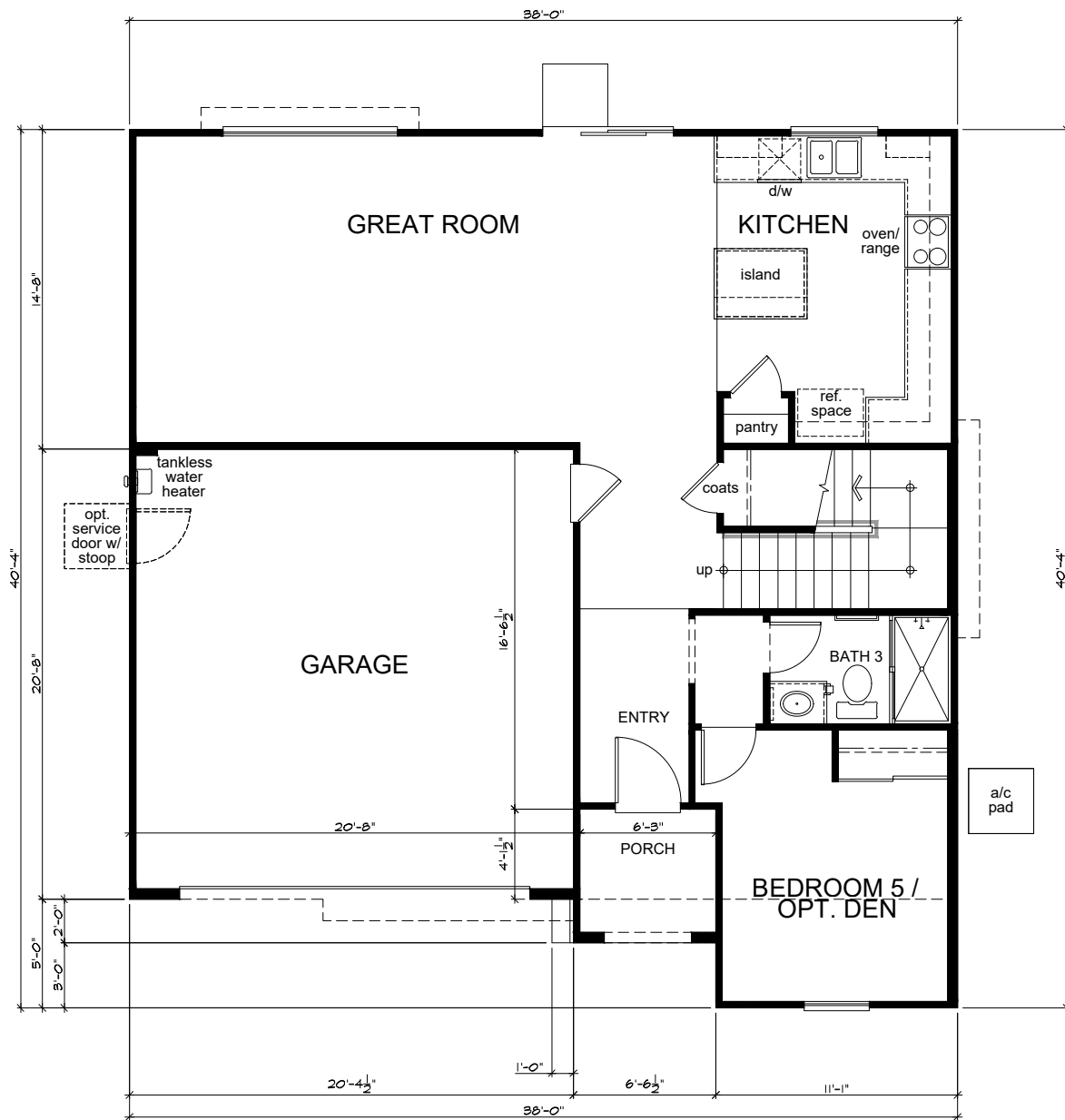
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

CONCORD
 TENTATIVE TRACT NO. 18026

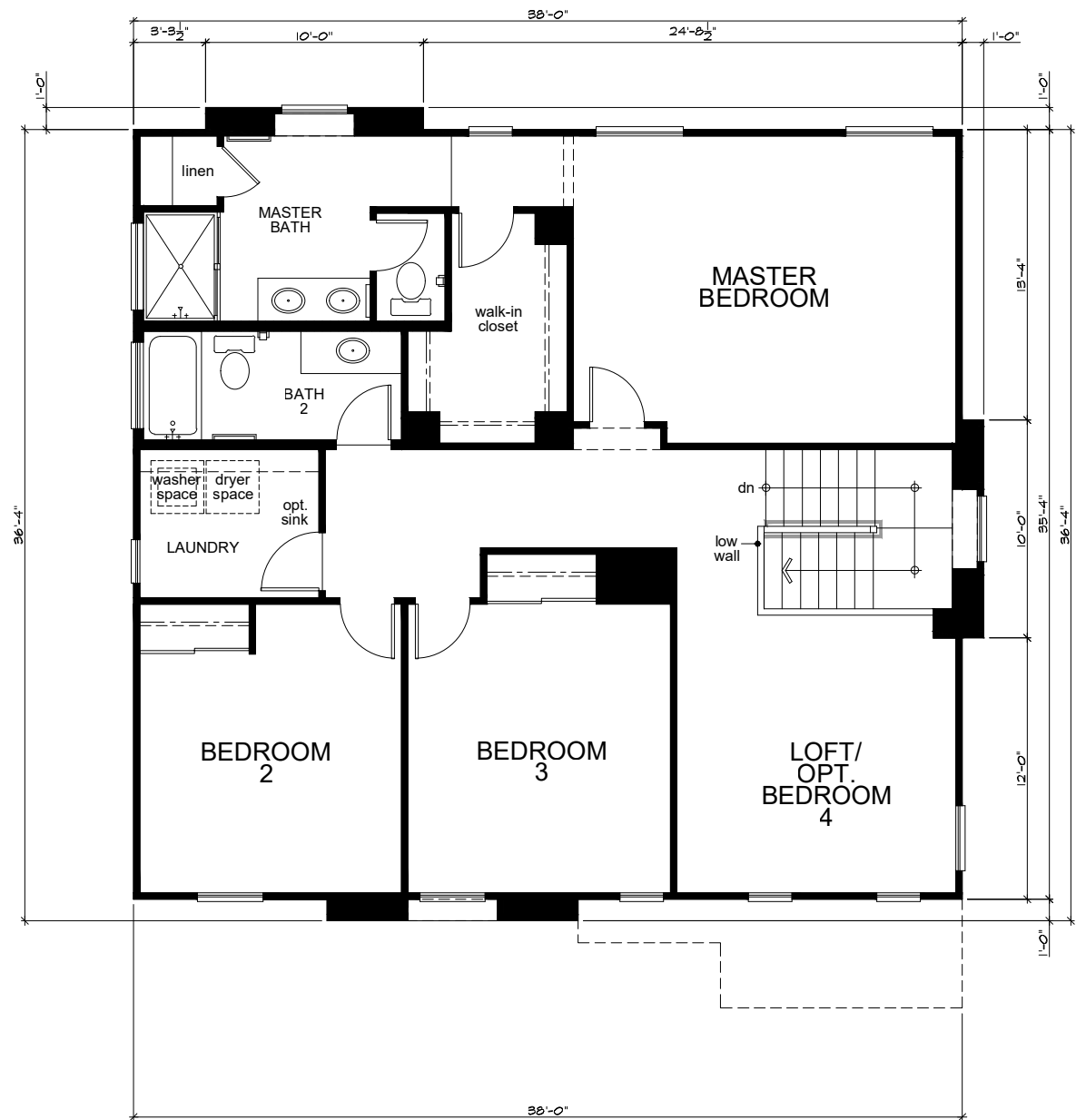
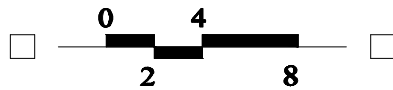
238.2227

JOB No. : 350875
 STORY: November 13, 2020

Item B - 37 of 74

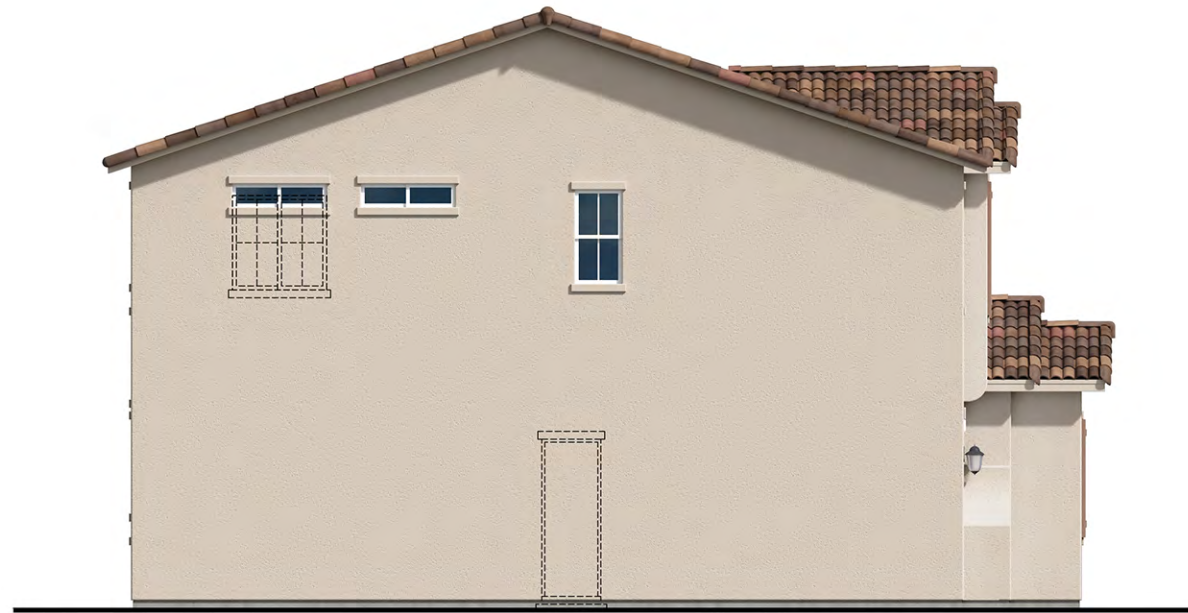


• Refer to Elevation Sheets for Enhanced Lot Locations
 First Floor Plan 'A' ('B/C/D' Sim.) at Enhanced Elevations



• Refer to Elevation Sheets for Enhanced Lot Locations
 Second Floor Plan 'A' ('B/C/D' Sim.) at Enhanced Elevations





Left Elevation 'A' (Spanish)



Front Elevation 'A' (Spanish)

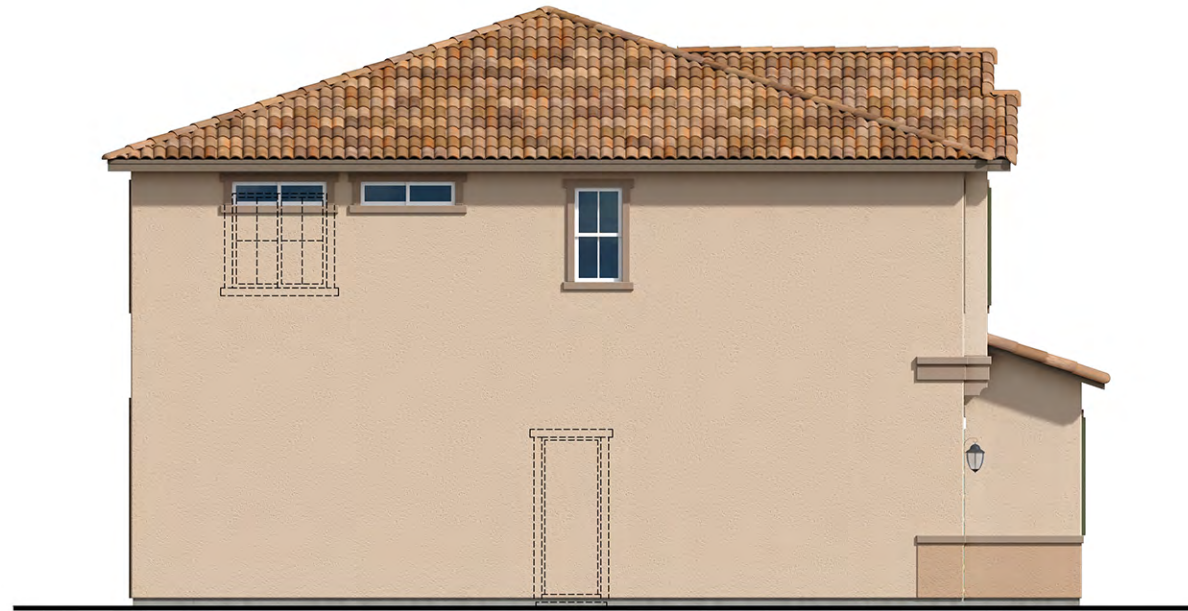


Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)





Left Elevation 'B' (Spanish Colonial)



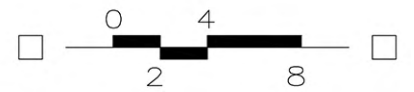
Front Elevation 'B' (Spanish Colonial)



Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)



PLAN 4

JOB No. : 238.2227
STORY: 350875

November 13, 2020



KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

CONCORD
TENTATIVE TRACT NO. 18026



Left Elevation 'C' (West Coast Traditional)



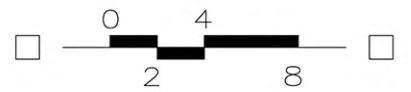
Front Elevation 'C' (West Coast Traditional)

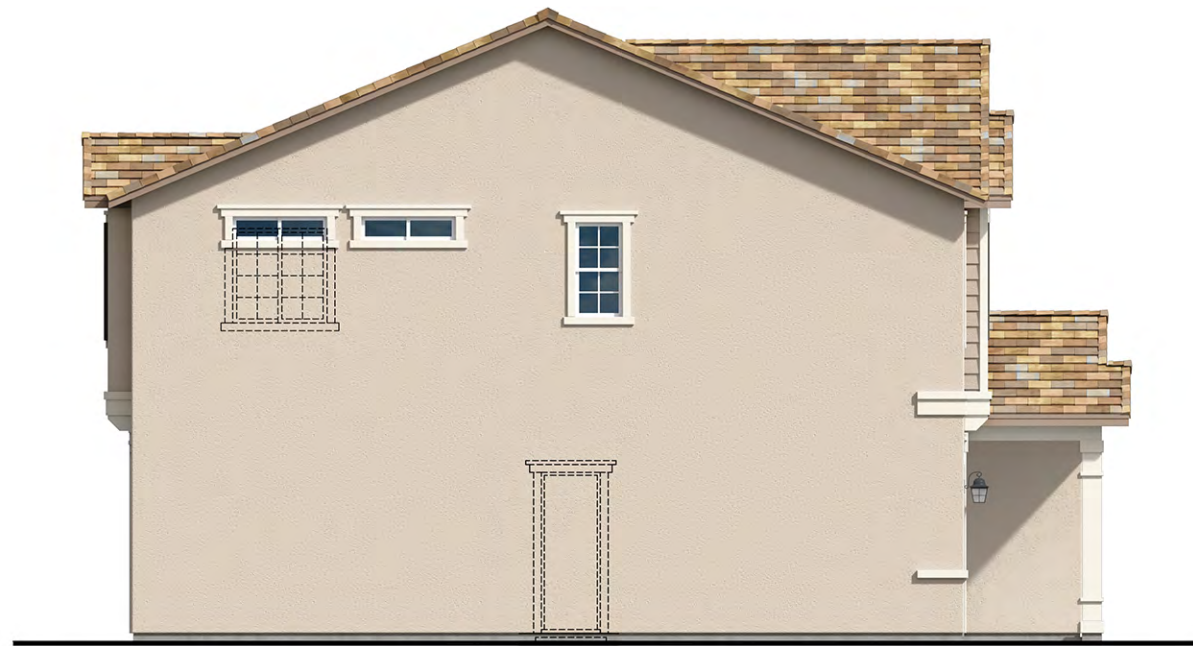


Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)





Left Elevation 'C' (West Coast Traditional) at Enhanced Rear



Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional) at Enhanced Rear



Enhanced Rear Elevation 'C' (West Coast Traditional)

• Enhanced Rear Elevation occurs at lots 39



PLAN 4



Left Elevation 'D' (French Country)



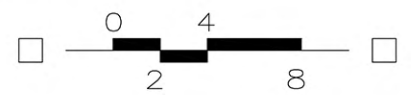
Front Elevation 'D' (French Country)



Right Elevation 'D' (French Country)



Rear Elevation 'D' (French Country)



ELEVATION LEGEND

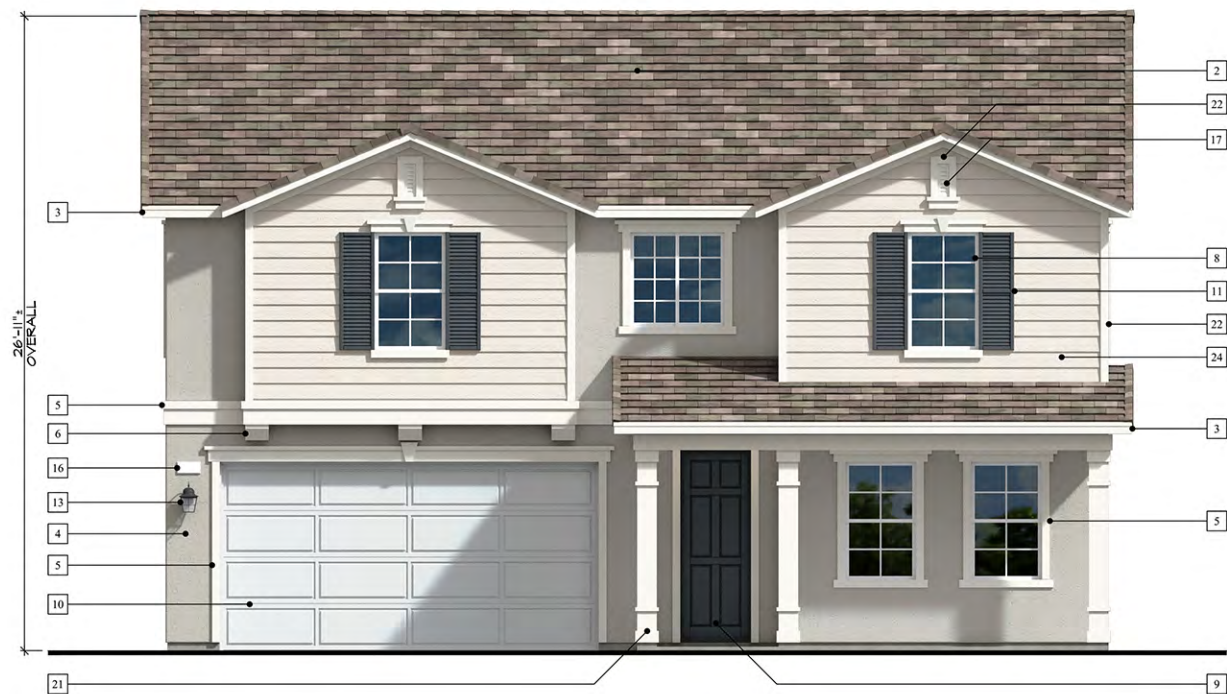
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH (16/20 SAND)
- 5 STUCCO OVER FOAM TRIM
- 6 DECORATIVE STUCCO FINISH OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS
- 8 VINYL WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE GABLE END DETAIL
- 13 COACH LIGHTS
- 14 STONE VENEER
- 15 DECORATIVE CLAY PIPES
- 16 ADDRESS PLAQUE
- 17 DECORATIVE VENTS
- 18 STUCCO OVER FOAM POTSHELF
- 19 BOARD AND BATTEN
- 20 PRE-FAB OUTLOOKER
- 21 WOOD POST
- 22 WOOD TRIM
- 23 VERTICAL SIDING
- 24 8" LAP SIDING, U.N.O.
- 25 DECORATIVE CERAMIC TILES
- 26 POLYURETHANE CORBELS
- 27 STONE TRIM



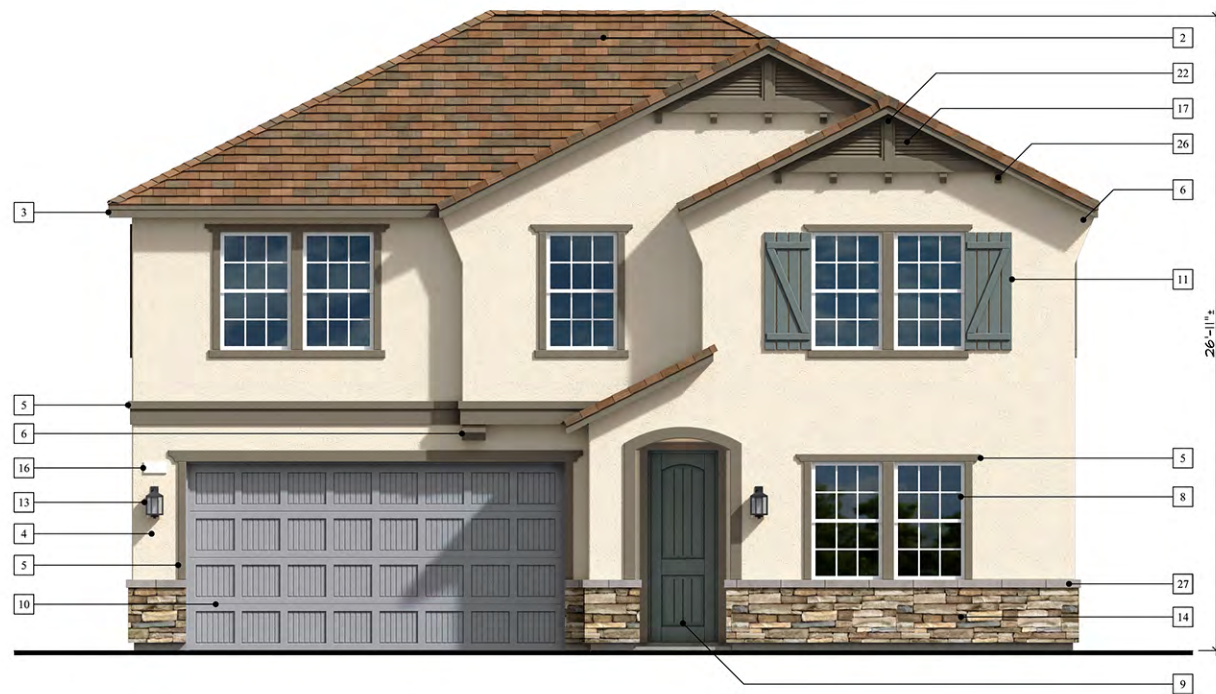
Elevation 'A' (Spanish)



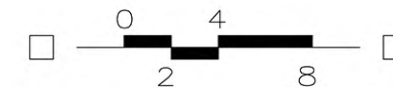
Elevation 'B' (Spanish Colonial)

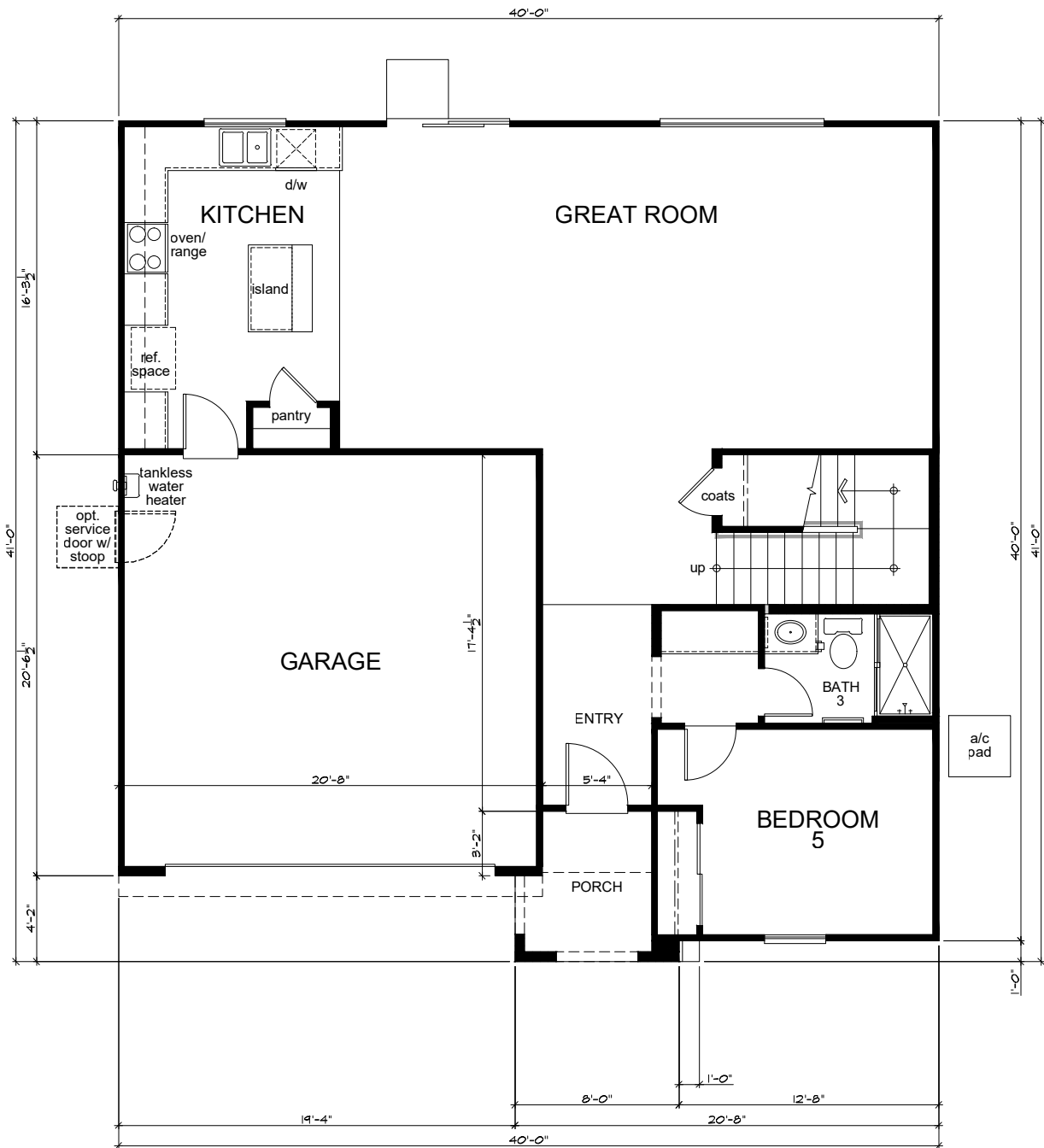


Elevation 'C' (West Coast Traditional)



Elevation 'D' (French Country)



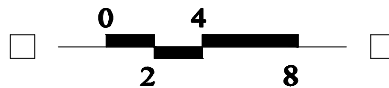


First Floor Plan 'A'



Second Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 240.2532			
FIRST FLOOR AREA	1091	SQ. FT.	
SECOND FLOOR AREA	1451	SQ. FT.	
TOTAL AREA	2532	SQ. FT.	
GARAGE AREA	419	SQ. FT.	
PORCH AREA(S)	45	SQ. FT.	
	ELEVATION 'A'	102	SQ. FT.
	ELEVATION 'B'	117	SQ. FT.
	ELEVATION 'C'	38	SQ. FT.
	ELEVATION 'D'		
OPTIONS:	ALL ELEVATIONS	150	SQ. FT.
COVERED PATIO			



KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

CONCORD
 TENTATIVE TRACT NO. 18026

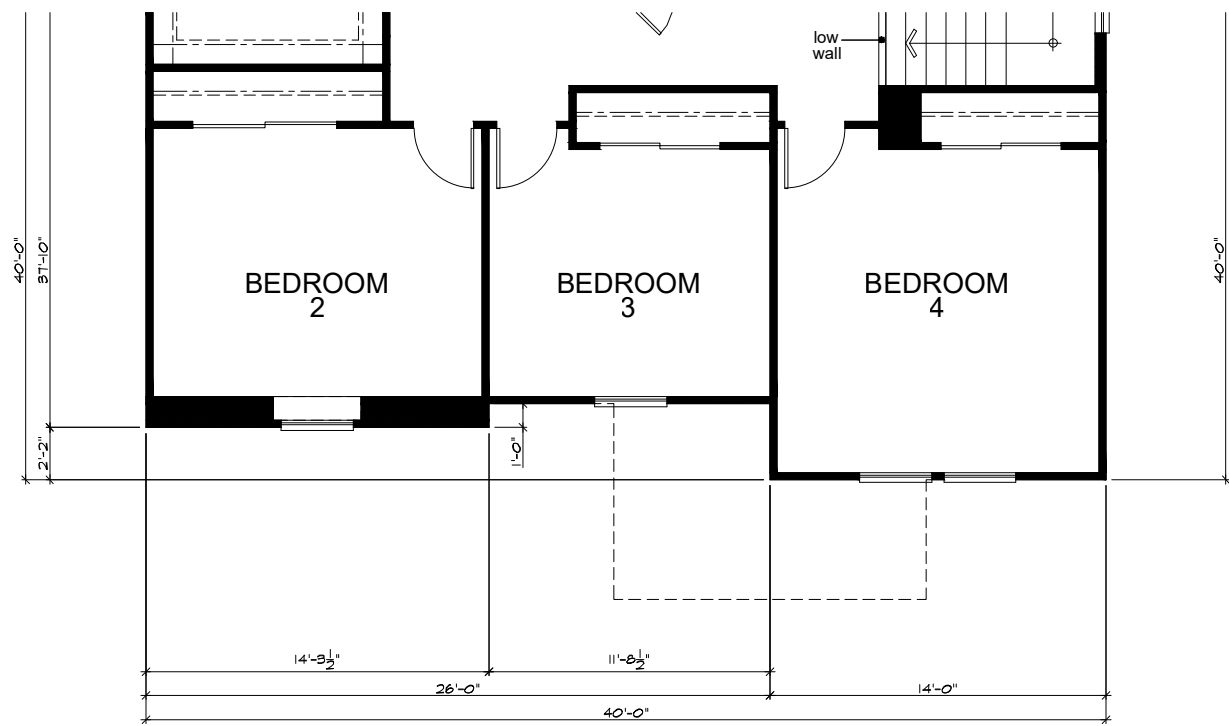
PLAN 5

240.2532

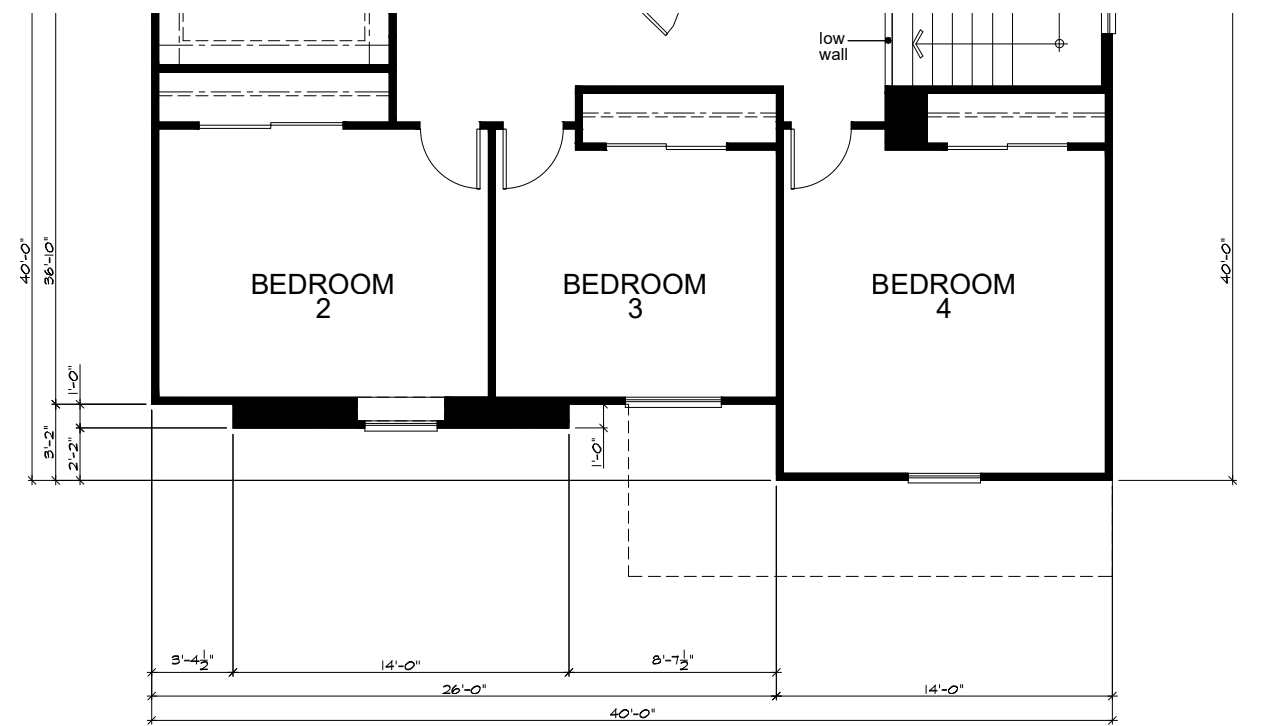
JOB No. : 350875

STORY: November 13, 2020

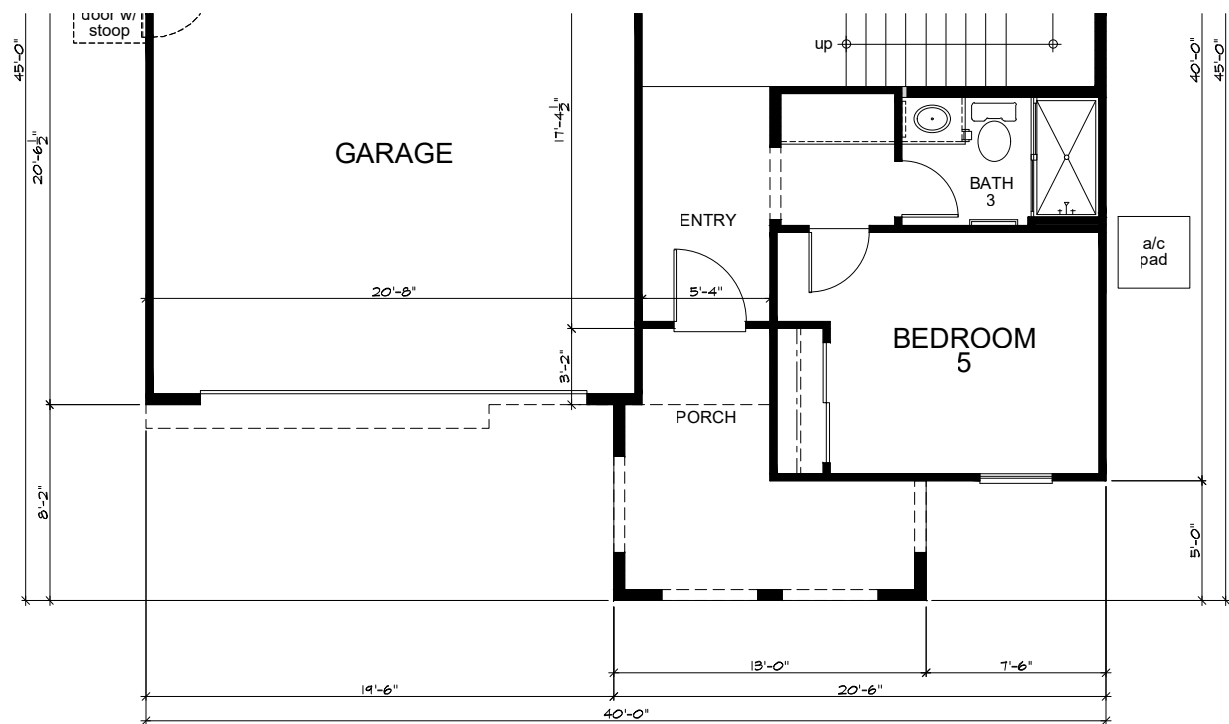
Item B - 45 of 74



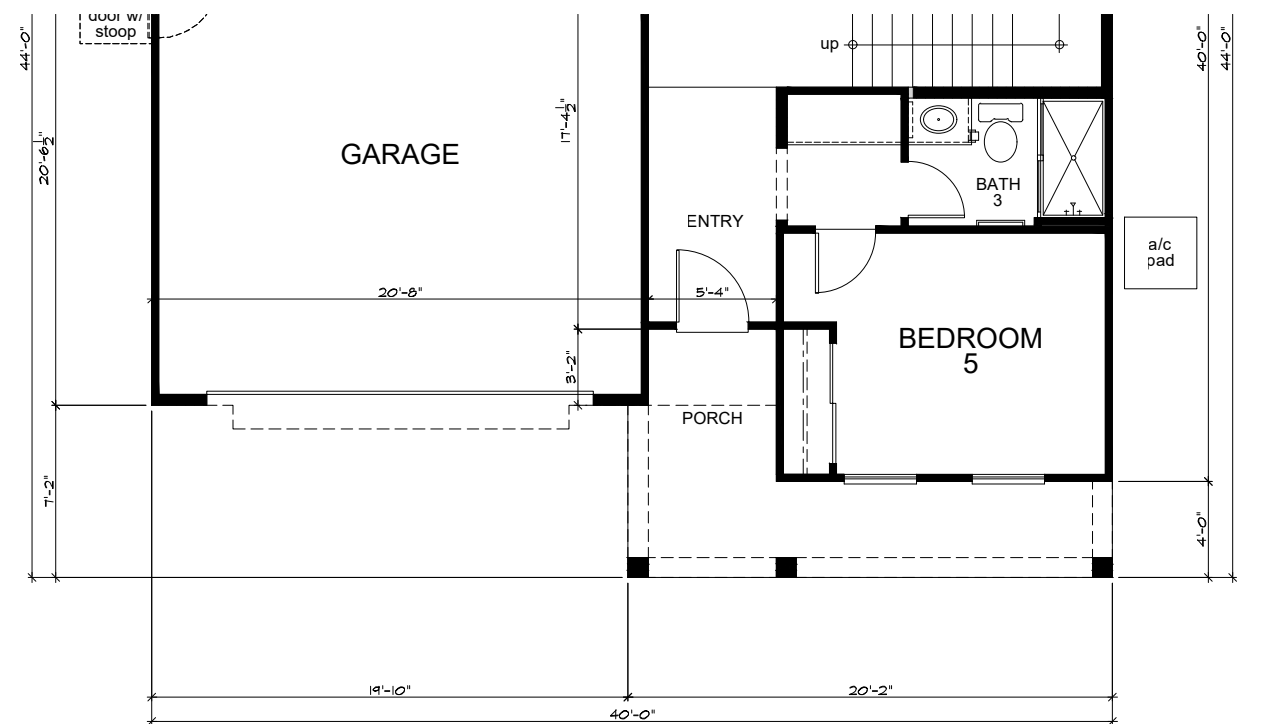
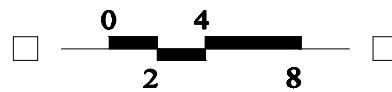
Partial Second Floor Plan 'B'



Partial Second Floor Plan 'C'

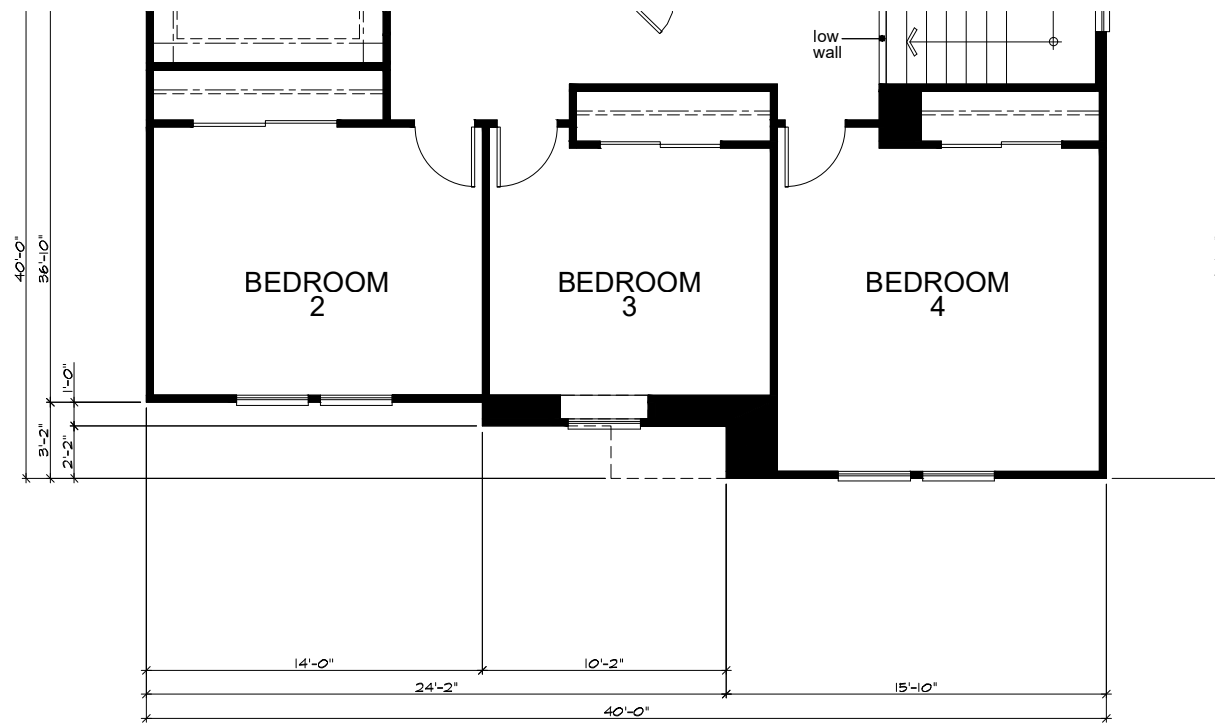


Partial First Floor Plan 'B'

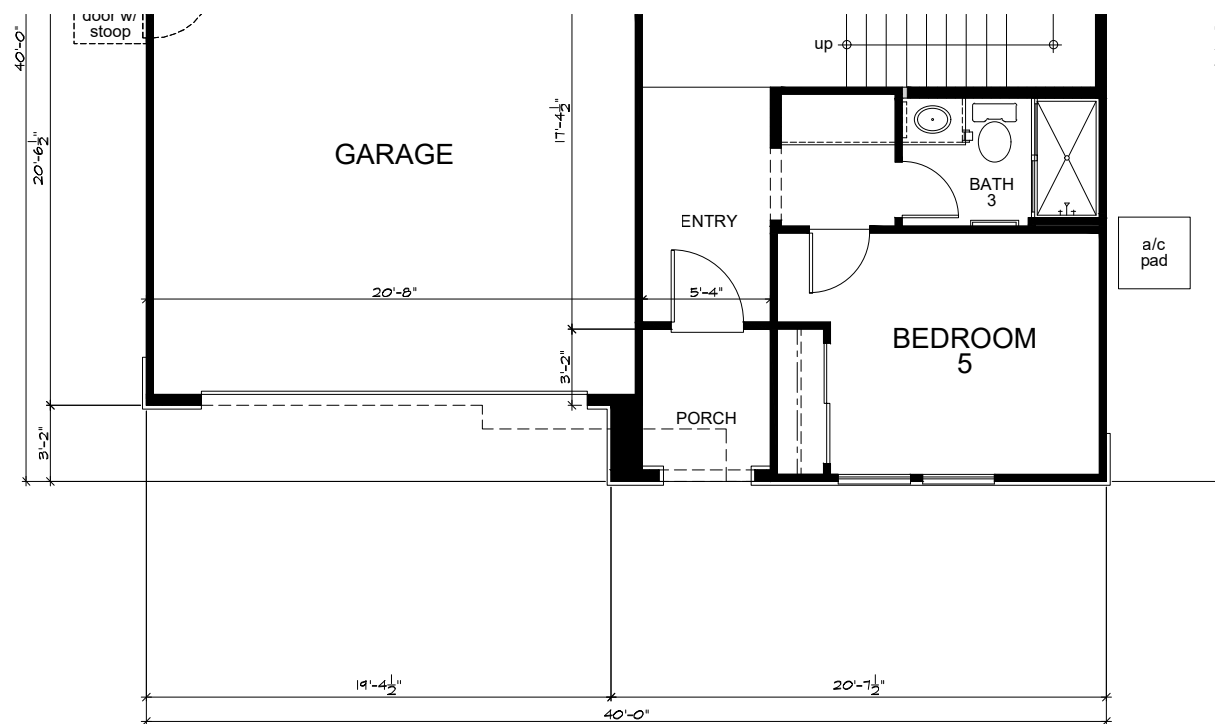


Partial First Floor Plan 'C'

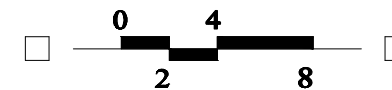




Partial Second Floor Plan 'D'



Partial First Floor Plan 'D'



PLAN 5

240.2532

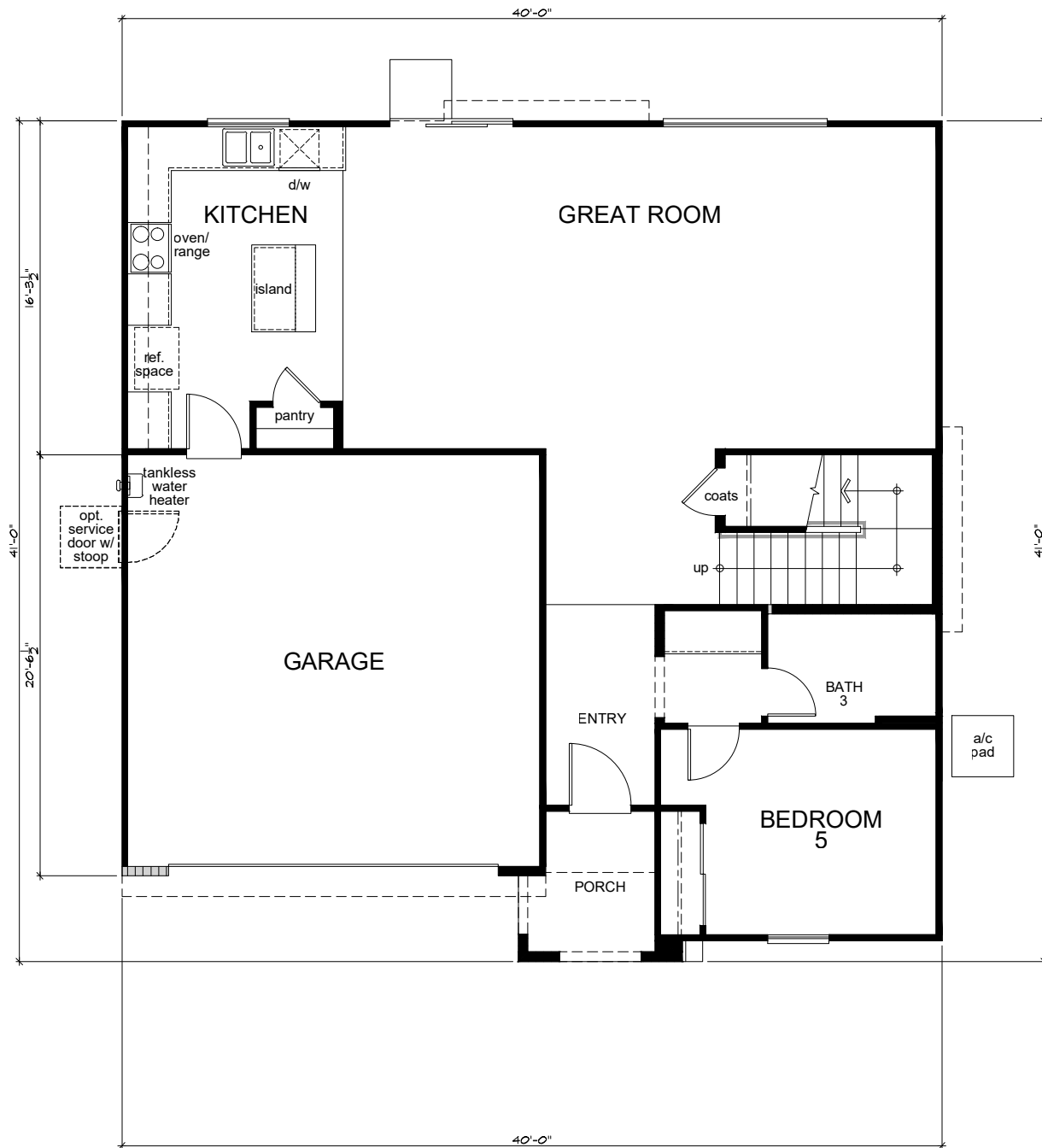
JOB No. : 350875
 STORY: November 13, 2020

Item B - 47 of 74

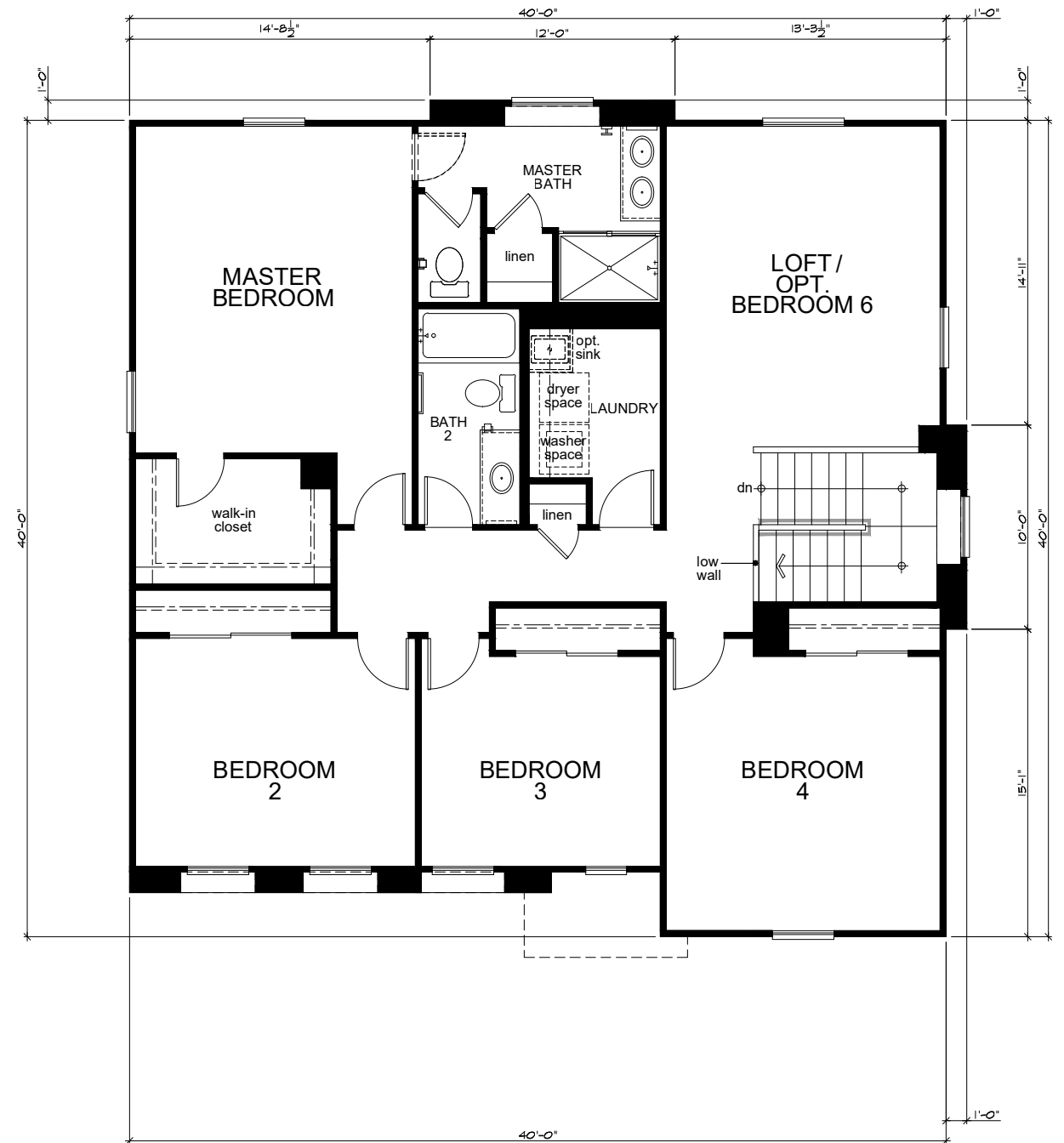
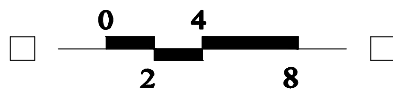


KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

CONCORD
 TENTATIVE TRACT NO. 18026

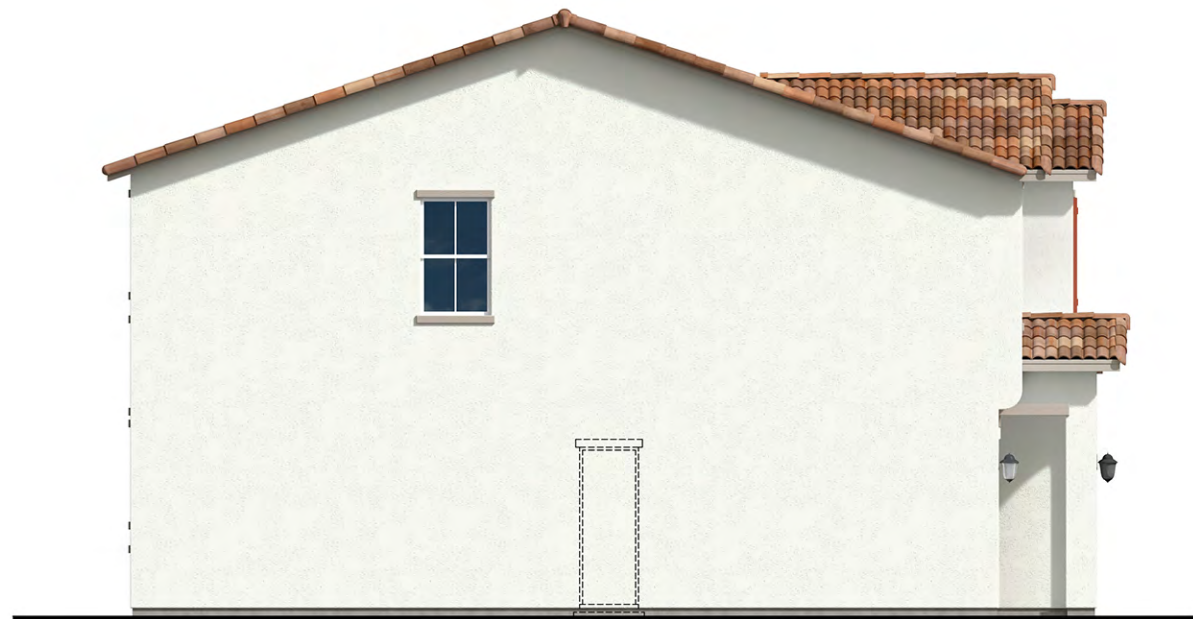


• Refer to Elevation Sheets for Enhanced Lot Locations
 First Floor Plan 'A' ('B/C/D' Sim.) at Enhanced Elevations



• Refer to Elevation Sheets for Enhanced Lot Locations
 Second Floor Plan 'A' ('B/C/D' Sim.) at Enhanced Elevations





Left Elevation 'A' (Spanish)



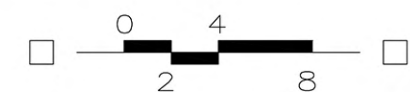
Front Elevation 'A' (Spanish)

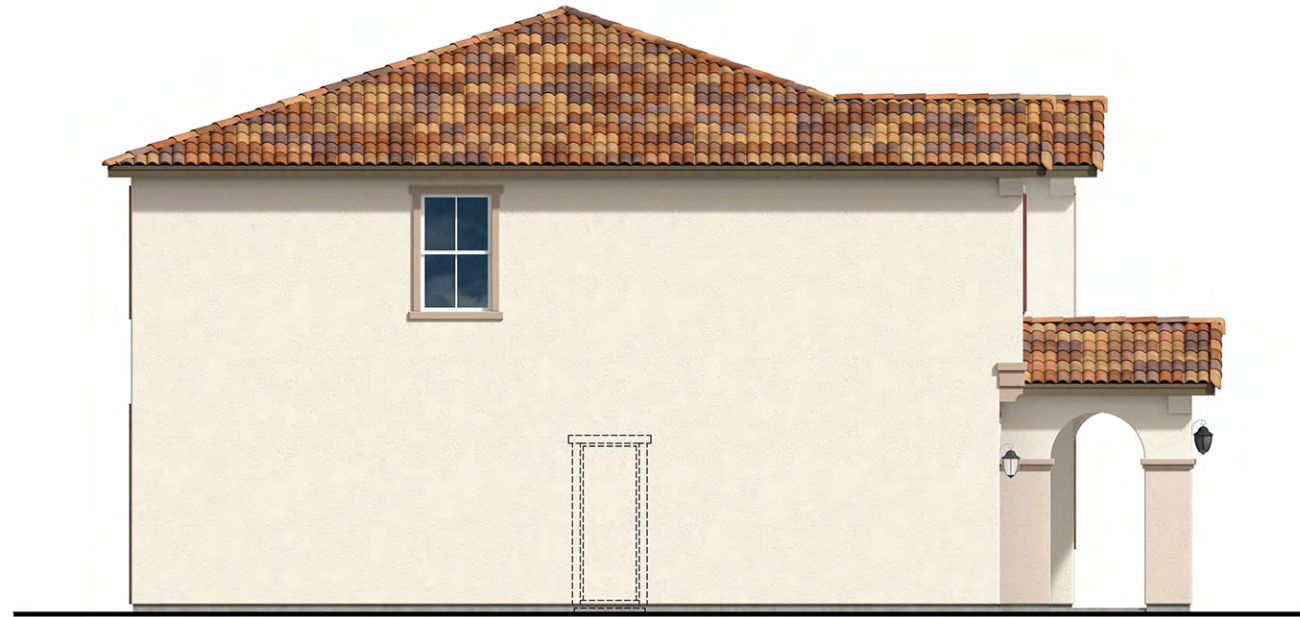


Right Elevation 'A' (Spanish)



Rear Elevation 'A' (Spanish)





Left Elevation 'B' (Spanish Colonial)



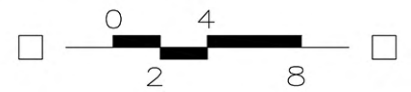
Front Elevation 'B' (Spanish Colonial)



Right Elevation 'B' (Spanish Colonial)



Rear Elevation 'B' (Spanish Colonial)



PLAN 5

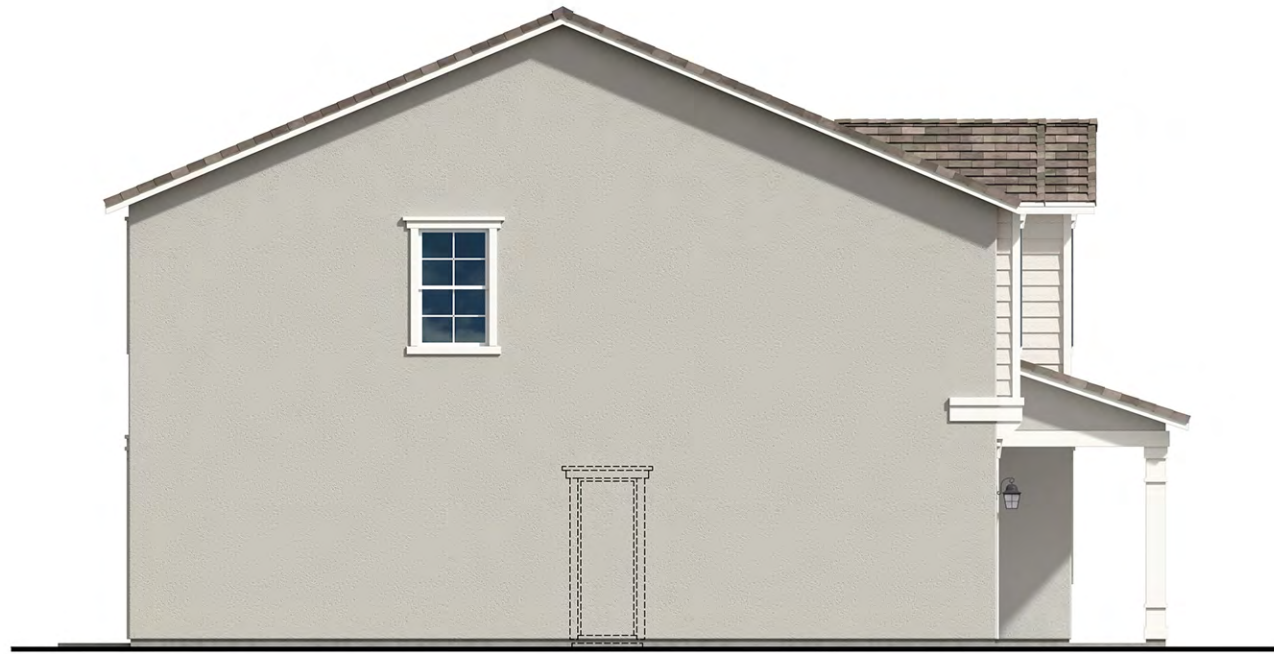
240.2532

JOB No. : 350875
 STORY:
 November 13, 2020



KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 ONTARIO, CA

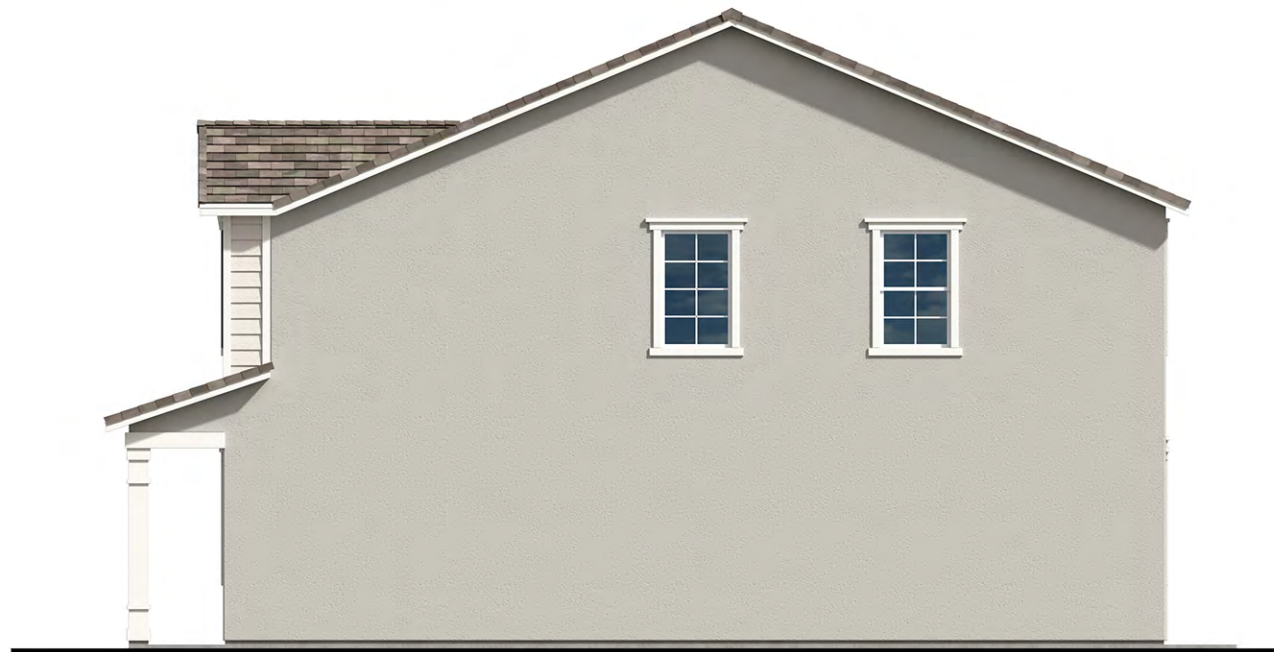
CONCORD
 TENTATIVE TRACT NO. 18026



Left Elevation 'C' (West Coast Traditional)



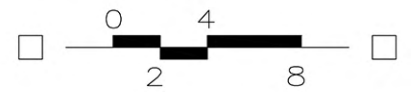
Front Elevation 'C' (West Coast Traditional)



Right Elevation 'C' (West Coast Traditional)



Rear Elevation 'C' (West Coast Traditional)



PLAN 5

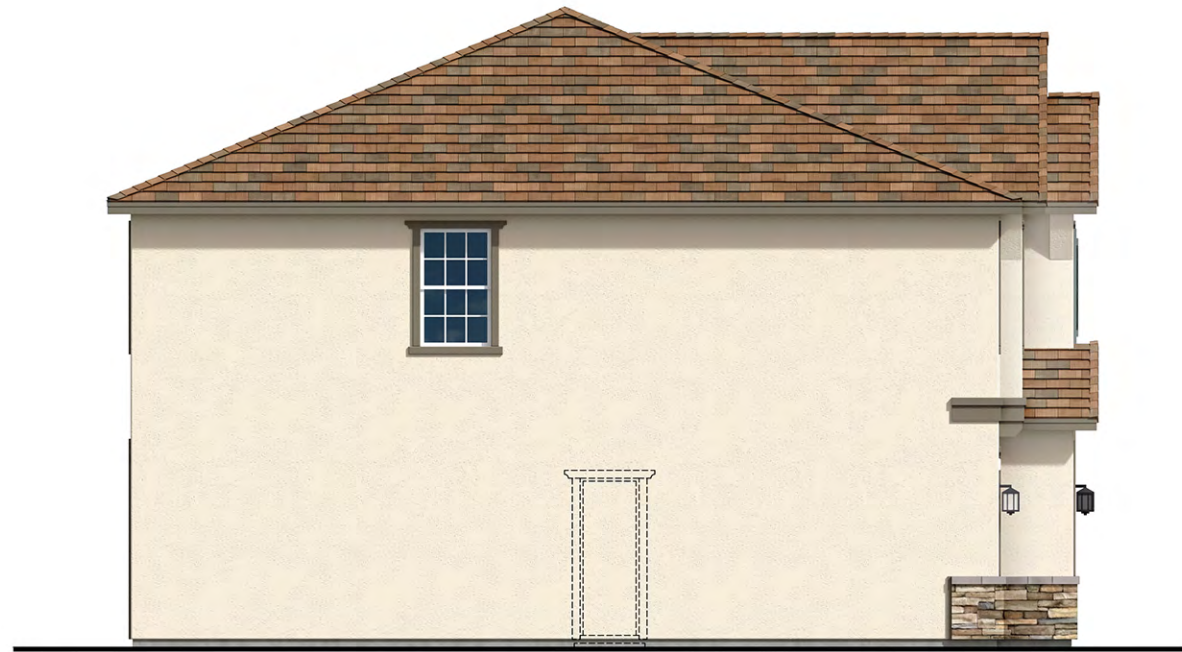
240.2532

JOB No. : 350875
STORY:
November 13, 2020



KB Home Southern California/Inland Empire
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
ONTARIO, CA

CONCORD
TENTATIVE TRACT NO. 18026



Left Elevation 'D' (French Country)



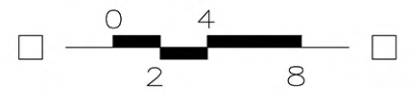
Front Elevation 'D' (French Country)



Right Elevation 'D' (French Country)



Rear Elevation 'D' (French Country)



Attachment B

Conditions of Approval

(Departmental Conditions of Approval to follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: February 17, 2021

File No: PDEV20-019

Related Files: PMTT11-003 (TM 18026)

Project Description: A Development Plan to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11); **submitted by KB Home Coastal, Inc.**

Prepared By: Alexis Vaughn, Assistant Planner
Phone: 909.395.2416 (direct)
Email: avaughn@ontarioca.gov

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

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

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

2.1 Time Limits.

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

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

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

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

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

(d) All construction documentation shall adequately show that the project meets all Specific Plan standards, including but not limited to setbacks. Building setbacks shall be clarified to note that all driveways are a minimum of 18 feet long, and all 2nd-story livable portions of the buildings on corner lots/exterior sides have a 15-FT setback.

(e) The applicant shall work with the City in plan check to finalize all details, including but not limited to, architecture, enhanced elevations, wall and fence plan, sign plan, and park plan.

(f) No windows shall be flush-mounted with the wall unless provided with full 360-degree window trim. Key windows shall be deep-recessed for Spanish and Spanish Colonial elevations.

(g) All tile shall be flush-mounted or mounded.

(h) Trim shall be wrapped and terminate at logical endpoints.

2.3 Landscaping.

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

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

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

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

(e) Work with the Planning Department and Landscape Division to finalize details regarding the park amenities, which shall provide a unique play experience for the site.

2.4 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions), as well as the West Haven Specific Plan.

2.5 Parking, Circulation and Access.

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

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

2.6 Site Lighting.

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

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

2.7 Mechanical Equipment.

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

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

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

2.9 Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations) and the West Haven Specific Plan. The applicant shall provide a sign package showing the secondary community monumentation to occur at the intersection of Haven and Chino Avenues, which incorporates the features as outlined in section 8.9.1(b), page 8-63, and any neighborhood entry monuments as per 8.9.1(c) on page 8-69.

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

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

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

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

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

- (i) Landscaping and irrigation systems within common areas;
- (ii) Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;
- (iii) Shared parking facilities and access drives; and
- (iv) Utility and drainage easements.

(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&R 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.

2.12 Disclosure Statements.

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

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

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

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

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

2.13 Environmental Review.

(a) 8.1 The environmental impacts of this project were previously reviewed in conjunction with File No. PSP03-006, the West Haven Specific Plan for which an EIR (SCH# 2004071095) was previously adopted by the City Council on July 17, 2007. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval.

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

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

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

2.15 Additional Fees.

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

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

2.16 Additional Requirements.

(a) All conditions of approval from other commenting City agencies shall be complied with.

(b) The applicant shall submit an acoustical analysis, which shall be approved by the Planning Director prior to permit issuance.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development Section and Environmental Section], Traffic & Transportation Division, Ontario Municipal Utilities Company and Information Technology & General Services Department conditions incorporated)

DAB MEETING DATE: February 17th, 2021

PROJECT: PDEV20-019; a Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land within the West Haven Specific Plan. [Related Files: TM-18026 & PMTT11-003]

LOCATION: NWC of Chino Avenue and Haven Avenue

PROJECT ENGINEER: Antonio Alejos, Assistant Engineer *A.A.* (909) 395-2384

PROJECT PLANNER: Alexis Vaughn, Assistant Planner (909) 395-2416

The following items are the Conditions of Approval for the subject project:

1. Prior to issuance of any permits the applicant/developer shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The project shall comply with the Conditions of Approval for Tract Map No. 18026, approved at the DAB meeting of January 21, 2015, attached herewith for reference, and in accordance with the West Haven Specific Plan, File No. PSP03-006, adopted July 17, 2007.
3. The project shall comply with the Development Agreement by and between the City of Ontario and Stratham Properties, Inc., recorded with the San Bernardino County Recorder's Office on July 13, 2015 as Doc# 2015-0296532 and the 1st Amendment to same (File No. PDA07-005), recorded on May 10, 2019 as Doc# 2019-0150859.
4. Utilities:
 - a. Final Utilities Systems Map:
 - i. The applicant/developer shall submit a complete Final Utilities Systems Map accompanying the precise grading plan submittal to the City/OMUC for review and final approval. The systems map shall comply with the OMUC requirements which include showing and labeling all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, monitoring manholes, etc.), points of connection and sizes. This shall include private on-site systems to point of connection with public systems. See USM requirements document for details.

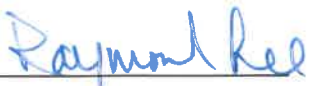
5. Recycled Water:

- a. Prior to Building Permits:
 - i. Provide copies of both on-site and off-site utilities layout. We need both hard copies and digital files in PDF and AutoCAD format.
 - ii. Submittal of Engineering Report (ER) for recycled water usage for approval by the City and State. Review and approval process of ER is approximately 3 months.
- b. Prior to Occupancy Release:
 - i. State shall approve ER.
 - ii. Successfully pass start-up, cross connection and overspray test.
 - iii. Provide Engineering Report (ER) for use of recycled water for review and approval by Ontario Municipal Utilities Company (OMUC)


For further information, please contact:
Cynthia Heredia-Torres
P (909) 395-2647
F (909) 395-2608
ctorres@ontario.ca.gov

6. Solid Waste:

- a. Final Solid Waste Handling Plan (SWHP):
 - i. Prior to approval of any building permits the Conceptual Solid Waste Handling Plan needs to be updated and converted into a Final Solid Waste Handling Plan Sheet and shall be submitted accompanying the precise grading plan submittal to the City/OMUC for review and approval. See “Solid Waste Handling Plan (SWHP) Requirements” document for details.
- b. Integrated Waste Handling for the Park: The applicant/developer shall provide the park on Lot A with a trash enclosure sized, at a minimum, to store two (2) 4-cubic yard trash enclosure for the refuse and recycling waste generated by the park for storage and then pick-up by the City. The trash enclosure shall meet the OMUC Integrated Waste Department’s requirement for size, design and vehicle access. This requirement for a trash enclosure at the park may be satisfied through alternative Integrated Waste Handling means and methods, provided that the alternative meets City Integrated Waste Handling requirements and the alternative is subject to the review and approval of the Integrated Waste Department.
- c. Integrated Waste Management Report (IWMR): The applicant/developer shall submit an Integrated Waste Management Report for review and approval with the precise grading plan. This report shall address the management of all integrated waste (refuse, recycling, organics, etc.). The IWMR shall demonstrate compliance with the “Integrated Waste Management Report Requirements” document.



Raymond Lee, P.E.
Assistant City Engineer



Date



Khoi Do, P.E.
City Engineer



Date



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

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

DATE: August 26, 2020

SUBJECT: PDEV20-019 - A Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11). Related File: PMTT11-003 (TM 18026).

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

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Type V B
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 1-2
- E. Total Square Footage: Approximately 2,500 – 3,000 sq. ft.
- F. 2016 CBC Occupancy Classification(s): R3

CONDITIONS OF APPROVAL:

1.0 GENERAL

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

2.0 FIRE DEPARTMENT ACCESS

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

3.0 WATER SUPPLY

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

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard ~~Choose an item.~~ All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.

5.0 BUILDING CONSTRUCTION FEATURES

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

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Alexis Vaughn
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 26, 2020
SUBJECT: PDEV20-019

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lr



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Associate Planner

FROM: Emily Hernandez, Police Officer

DATE: August 24, 2020

SUBJECT: PDEV20-019- A DEVELOPMENT PLAN TO CONSTRUCT 102 SINGLE-FAMILY DWELLINGS LOCATED AT THE NORTHWEST CORNER OF CHINO AVENUE AND HAVEN AVENUE.

The “Standard Conditions of Approval” contained in Resolution No. 2017-027 for “Ontario Ranch Projects” apply. The applicant shall read and be thoroughly familiar with these conditions, including but not limited to, the requirements listed below.

- Required lighting for all walkways, paseos, driveways, doorways, parking areas, parks, park walkways, playgrounds, recreation areas and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall install illuminated address numbers, powered by photocell, on each individual unit and shall not be controlled by the building occupants.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions. This includes the provisions for perimeter lighting, site lighting, fencing and/or uniformed security.

The Applicant is invited to contact Officer Emily Hernandez at (909) 408-1755 with any questions or concerns regarding these conditions.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Robin Lucero, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

REVISION NO. 1

DATE: December 02, 2020

SUBJECT: FILE #: PDEV20-019

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

PROJECT DESCRIPTION: A Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11). Related File: PMTT11-003 (TM 18026).

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

No comments

See previous report for Conditions

Report attached (1 copy and email 1 copy)

Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Landscape Division

Department

Signature

Associate Landscape Planner

Title

12/17/20

Date

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

**PRELIMINARY PLAN
 CORRECTIONS**

Sign Off

Philip Marino 12/16/20
 Philip Marino, Associate Landscape Planner Date

Reviewer's Name:
Philip Marino, Associate Landscape Planner

Phone:
(909) 395-2237

D.A.B. File No.:
 PDEV20-019

Case Planner:
 Alexis Vaughn

Project Name and Location:
 West Haven – 102 SFD
 Tract 18026

Applicant/Representative:
 KB Home Coastal, Inc. – Heidi McBroom hmcbbroom@kbhome.com
 36310 Inland Valley Drive, Suite 300
 Wildomar, CA 92595

A Preliminary Landscape Plan (12/02/20) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.

A Preliminary Landscape Plan () has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

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

Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov
DIGITAL SUBMITTALS MUST BE 10MB OR LESS.

Civil/ Site Plans

1. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
2. Show backflow devices set back 4' from paving all sides. Locate on level grade.
3. Typical lot drainage shall include a catch basin with gravel sump below each before exiting property, if no other water quality infiltration is provided.

Landscape Plans

4. The HOA park will be reviewed during plan check to look at the configuration and location of the tot lot. Additional amenities such as play equipment will not be requested but the type, color, and style may change.
5. Replace invasive, high water using, short lived, high maintenance or poor performing plants Bougainvillea (frost; consider Distictis buccinatoria), Photinia (diseased; consider Xylosma), Calliandra (large and rangy, use where space allows; consider Callistemon), Pyrus (diseased; consider Cercis), Schinus (invasive; consider Geijera parviflora), Aloe vera (poor performing; consider Aloe striata), Salvia leucantha (wide and rangy for front yards; consider Salvia clevelandii), Lantana 'New Gold' (frost; consider Myoporum 'Putah Creek').
6. Front yards shall be designed with plant material to fill in 100% with maturity. Show plant material at full on center spacing. Tighten up plant material on plan.
7. Show/Note 8' diameter of mulch only at new trees. Detail irrigation dripline outside of mulched root zone.
8. Residential projects shall include a stub-out for future back yard irrigation systems with anti-siphon valves. All single family and multi-family residential front yards shall have landscape and irrigation.
9. The trash enclosure shall be smaller in size, see "outdoor trash can storage cabinets." Design to accommodate the trash cans and be accessible for maintenance staff to move in and out for pick

up but screened within the landscape area.

10. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
11. Provide phasing map for multi-phase projects.
12. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Fees are:

Plan Check—5 or more acres	\$2,791.00
Inspection—Construction (up to 3 inspections per phase)	<u>\$600.00</u>
Total.....	\$3,391.00
Inspection—Field – any additional.....	\$250.00

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



CITY OF ONTARIO
MEMORANDUM

TO: Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
~~Diane Ayala, Advanced Planning Division (Copy of memo only)~~ **TOM GRAHN**
Charity Hernandez, Economic Development
James Caro, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Robin Lucero, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

REVISION NO. 1

DATE: December 02, 2020





SUBJECT: FILE #: PDEV20-019

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

PROJECT DESCRIPTION: A Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11). Related File: PMTT11-003 (TM 18026).

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

Department _____ Signature _____ Title _____ Date _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV20-019

Address: North West Corner of Chino Avenue & Haven Avenue

APN: 0218-151-11

Existing Land Use: Vacant

Proposed Land Use: Development Plan to construct 102 Single family homes

Site Acreage: 19.73 Proposed Structure Height: 35 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Alexis Vaughn

Date: 12/23/2020

CD No.: 2020-025

PALU No.: n/a

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

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

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Real Estate Transaction Disclosure Required

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Planning Department
FROM: Celia Corral, Engineering Department
DATE: November 5, 2020
SUBJECT: File No. PDEV20-019

The Site Plan for this project is approved for DAB.

1. This project has an existing approved WQMP.



CITY OF ONTARIO MEMORANDUM



DATE: December 14, 2020
TO: Antonio Alejos, Engineering
CC: Alexis Vaughn, Planning
FROM: Peter Tran, Utilities Engineering
SUBJECT: DPR #2 – Conditions of Approval (COA) - Utilities Comments (**#7302**)
PDEV20-019 (A Development Plan to construct 102 single-family dwelling on 19.73 acres, NEC
PROJECT NO.: Chino and Haven)

BRIEF DESCRIPTION

A Development Plan approval to construct 102 single-family dwellings on approximately 19.73 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 - Single Family Residential and Park land use districts of the West Haven Specific Plan (APN: 0218-151-11). Related File: PMTT11-003 (TM 18026)..

THIS SUBMITTAL IS COMPLETE AND RECOMMENDED FOR APPROVAL.

CONDITIONS OF APPROVAL: *The Ontario Municipal Utilities Company (OMUC) recommends this application for approval subject to the conditions outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards.*

General Conditions:

1. Standard Conditions of Approval: Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. Final Utilities Systems Map (USM): As part of the precise grading plans submittal, provide a Final Utilities Systems Map that shows all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' points of connection to the existing systems.
3. Inherited Requirements and Conditions of Approval: This project is subject to all the Requirements and Conditions of Approval of the PMTT11-003 (TTM-18026) and PSP03-006 West Haven Specific Plan, as amended.

Recycled Water Conditions:

4. The following are requirements because of immediate recycled water use:
 - a. Prior to Building Permits
 - i. Provide copies of both on-site and off-site utilities layout. We need both hard copies and digital files in PDF and AutoCAD format.
 - ii. Submittal of Engineering Report (ER) for recycled water usage for approval by the City and State. Review and approval process of ER is approximately 3 months.
 - b. Prior to Occupancy Release
 - i. State shall approve ER.
 - ii. Successfully pass start-up, cross connection and overspray test.
5. Provide Engineering Report (ER) for use of recycled water for review and approval by Ontario Municipal Utilities Company (If not already done so).

Please contact:

Cynthia Heredia-Torres

P (909) 395-2647

F (909) 395-2608

ctorres@ontarioca.gov

Solid Waste Conditions:

6. **Final Solid Waste Handling Plan (SWHP):** Prior to approval of any building permits, the Parking/Trash Analysis submitted on 12/1/2020 shall be revised into a SWHP and be submitted with the Precise Grading Plan for review and approval of Ontario Municipal Utility Company.
 - a. Organics Separation and Collection: This development shall comply with the Requirements of State Assembly Bill AB1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes.
 - i. Include on SWHP how Organics separation and collections shall be handled in addition to refuse and recycling collections
 - ii. In order to comply with these requirements, revise site plans, and all related sheets, to have a **three (3)** trash cans for each proposed dwelling unit (one can for refuse, one can for recycling, and one can for organics), specifically for the six-packs.