



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

May 6, 2024

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764 and on the city’s website at ontarioca.gov/Agendas/DAB**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS
LOCATED AT 303 East “B” St.**

Scott Ochoa, City Manager
Scott Murphy, Executive Director, Community Development Agency
Jennifer McLain Hiramoto, Executive Director, Economic Development
James Caro, Building Official
Henry Noh, Planning Director
Khoi Do, City Engineer
Chief Michael Lorenz, Police Department
Fire Marshal Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Angela Magana, Community Improvement Manager

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. The chairperson will open the public hearing. At that time the applicant will be allowed three (3) minutes to make a presentation on the

case. Members of the public will then be allowed three (3) 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 April 15, 2024, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND ADMINISTRATIVE EXCEPTION REVIEW FOR FILE NOS. PDEV23-041 AND PADX23-002:

A hearing to consider a Development Plan (File No. PDEV23-041) to construct a fueling facility (Costco) composed of a fueling canopy with 15 fuel dispensers on 4.15-acres, in conjunction with an Administrative Exception (File No. PADX23-002) for a 10% reduction in required parking, for property located at 3580 East Guasti Road, within the Mixed Use land use designation of the Ontario Gateway Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Ontario Gateway Specific Plan Environmental Impact Report (State Clearinghouse No. 2006091039), certified by the Ontario City Council on July 3, 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; (APN: 0210-212-65) **submitted by Therese Garcia**

1. CEQA Determination

No action necessary – use of a previous Addendum to an EIR

2. File Nos. PDEV23-041 & PADX23-002 (Development Plan and Administrative Exception)

Motion to Approve / Deny

C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-022:

A public hearing to consider a Tentative Tract Map (TTM 20562) subdividing 64.21 acres of land into 8 numbered lots and 3 lettered lots for residential uses, private drives, landscape edges and common open space purposes, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 32 (Mixed-Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Subarea 29 Specific Plan (File No. PSPA21-005), for which a Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was adopted by the City Council on November 21, 2023. 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. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 1073-171-04, 1073-171-08, 1073-171-09 and 1073-171-10) **submitted by SL Ontario Development Company, LLC. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of previous SEIR

2. **File No. PMTT22-022 (TTM 20562)** (Tentative Tract Map)

Motion to recommend Approval/Denial

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

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

The next **Development Advisory Board** meets on **May 20, 2024**.

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 **May 2, 2024**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.


Administrative Assistant

CITY OF ONTARIO

Development Advisory Board

Minutes

April 15, 2024

BOARD MEMBERS PRESENT

Henry Noh, Chairman, Planning Department
Miguel Jimenez, Community Improvement (Arrived 1:32PM)
Charity Hernandez, Economic Development Agency
Raymond Lee, Engineering Department
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company
Heather Lugo, Police Department

BOARD MEMBERS ABSENT

James Caro, Building Department

STAFF MEMBERS PRESENT

Gwen Berendsen, Planning Department	David Eoff IV, Planning Department
Tom Grahm, Planning Department	Luis Batres, Planning Department
Kim Ruddins, Planning Department	David Zurita, Engineering Department
Fred Addison, Engineering Department	Karen Khukoyan, Economic Development

PUBLIC COMMENTS

No person from the public wished to speak.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the March 18, 2024 meeting of the Development Advisory Board was made by Ms. Stevens; seconded by Mr. Ehrman; and approved unanimously by those present (6-0).

Community Improvement representative arrived at 1:32 PM.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-017:** A public hearing to consider certification of the Final Environmental Impact Report (State Clearinghouse No. 202209006), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with a Development Plan to construct a 270,337-square-foot industrial building on 13.08 acres of land (0.47 FAR) located at 5355 East Airport Drive, within the IH (Heavy Industrial) zoning district. 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: 0238-052-29 and 0238-052-20) **submitted by Prologis. This item was continued from the March 18, 2024 Development Advisory Board meeting. Planning Commission action is required.**

Mr. Noh opened the public hearing and stated that a public comment was received and the Municipal Utilities conditions were forwarded to the advisory board members.

Sunny Patel with Prologis was present.

Mr. Noh asked if Mr. Patel had reviewed and agreed with the Conditions of Approval.

Senior Planner Grahn stated there is an added condition of approval regarding cold storage to 10% of gross FAR.

Mr. Patel stated he agrees with the conditions of approval as revised.

Wyatt Stiles with Local 398 Plumbers and Steamfitters, spoke in opposition to the project.

Amy Smith with CARE CA, spoke in opposition to the project.

Jayson Biaz with LIUNA, spoke in support of the project.

Louie Lopez with Ironworkers Local 433, spoke in opposition to the project.

Robert Ramos with Ironworkers Local 416, spoke in opposition to the project.

Aidan Marshall with CARE CA, spoke in opposition to the project.

Mr. Patel with Prologis rebutted the opposition and stated that they have a pro union stance, however some of the trades represented by CARE CA overlap contracts already in place.

Tracy with TB Planning addressed the comment letter received.

Mr. Noh wanted to clarify how far the hotel is to the project site.

Tracy responded more than a half mile.

As there was no one else wishing to speak on this item, Mr. Noh closed the public hearing.

Motion to approve **File No. PDEV22-017**, subject to the revised conditions that include OMUC, was made by Mr. Ehrman; seconded by Ms. Hernandez; and approved unanimously by those present (7-0).

C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-036: A public hearing to consider a Development Plan to construct a new 60,889 square foot automotive dealership composed of a new Kia showroom, Ford showroom and service building on 6.99 acres of land located at the northeast corner of Guasti Road and Haven Avenue, within the Office land use designation of the Ontario Gateway Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Environmental Impact Report (EIR) prepared for Ontario Gateway Specific Plan (PSPA05-005), certified by City Council on July 3, 2007. This application introduces no new significant environmental impacts. The

Development Advisory Board Minutes
April 15, 2024

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; (APN: 0210-212-60) **submitted by Robert Plant.**

Mr. Noh opened the public hearing.

Robert Plant was present.

Mr. Noh asked if Mr. Plant had reviewed and agreed with the Conditions of Approval.

Mr. Plant stated yes.

Mr. Ehrman asked the applicant if there was a proposed address for the project.

Senior Planner Batres stated that Citrus Paseo is proposed but needs to be approved.

As there was no one else wishing to speak on this item, Mr. Noh closed the public hearing.

Motion to approve File No. PDEV23-036, subject to conditions, was made by Ms. Lugo; seconded by Mr. Jimenez; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on May 6, 2024.

Respectfully submitted,



Gwen Berendsen
Recording Secretary



DEVELOPMENT ADVISORY BOARD DECISION

May 6, 2024

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

DECISION NO.: [insert #]

DECISION NO.: [insert #]

FILE NOS.: PDEV23-041 and PADX23-002

DESCRIPTION: A hearing to consider a Development Plan (File No. PDEV23-041) to construct a fueling facility (Costco) composed of a fueling canopy with 15 fuel dispensers on 1.28-acres, in conjunction with an Administrative Exception (File No. PADX23-002) for a 10 percent reduction in required parking, for property located at 3580 East Guasti Road, within the Mixed-Use land use designation of the Ontario Gateway Specific Plan. (APN: 0210-212-65); **submitted by Therese Garcia.**

PART 1: BACKGROUND & ANALYSIS

THERESE GARCIA, (herein after referred to as "Applicant") has filed an application requesting approval of a Development Plan, File No. PDEV23-041 & Administrative Exception, File No. PADX23-002, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

PROJECT SETTING: The project site is comprised of 1.28-acres of land located at the southeast corner of Guasti Road and Haven Avenue and is depicted in Exhibit A: Project Location Map, attached. The property is in the Office Commercial land use within the Ontario Gateway Specific Plan. The project site is part of a larger commercial center that includes multi-tenant retail spaces to the west, the Costco Business Center to the east, and hotel development to the north (Springhill Suites). Existing land uses, Policy Plan (general plan) and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	Existing Land Use	Policy Plan Land Use Designation	Zoning Designation	Specific Plan Land Use Designation
Site:	Vacant Land	OC (Office Commercial)	Ontario Gateway Specific Plan	Mixed-Use
North:	Hotel (Springhill Suites)	OC (Office Commercial)	Ontario Gateway Specific Plan	Entertainment
South:	Industrial	Industrial	California Commerce Center Specific Plan	Light Industrial

	Existing Land Use	Policy Plan Land Use Designation	Zoning Designation	Specific Plan Land Use Designation
East:	Costco Business Center	OC (Office Commercial)	Ontario Gateway Specific Plan	Mixed-Use
West:	Multi-tenant Retail	OC (Office Commercial)	Ontario Gateway Specific Plan	Mixed-Use

PROJECT ANALYSIS:

(1) Background — In 2007, the Ontario Gateway Specific Plan was adopted to help facilitate the development of the Project area as an automotive, mixed-use, office and entertainment district. The specific plan covers approximately 40 acres of land along the north and south sides of Guasti Road.

In 2017, the City approved an amendment to Ontario Gateway Specific Plan (File No. PSPA17-001) to change the land use designation on 3.9 acres of land located towards the east side of the Specific Plan area, from Office to Mixed-Use.

In 2019, the City approved a Development Plan (File No. PDEV18-039) for the construction of a 136,414 square foot Costco Business Center on 10.9-acres of land, located just east of the project site.

In 2019, the City also approved a Development Plan (File No. PDEV18-040) for the construction of three retail buildings totaling 19,000 square feet, in conjunction with a Conditional Use Permit (File No. PCUP18-041) to establish drive-thru facilities for two of the buildings (Buildings A and C). Buildings A and B have been fully developed. The pad for Building C is where the proposed fueling station is located (see Exhibit B: Approved Master Site Plan, attached).

In 2022, the City approved a Tentative Parcel Map (File No. PMTT22-016/TPM 20583), subdividing 4.29-acres of land into two parcels, creating the subject 1.28-acre parcel, where the fueling station is proposed (see Exhibit C: Tentative Parcel Map No. 20583, attached).

On October 25, 2023, the City approved a Land Use Determination (File No. PDET23-006) that established fueling facilities as an allowed land use within the Mixed-Use land use designation of the Ontario Gateway Specific Plan, in conjunction with an Addendum to the Ontario Gateway Specific Plan Environmental Impact Report (State Clearinghouse No. 2006091039).

On November 13, 2023, the Applicant submitted the subject Development Plan, File No. PDEV23-041, Application to construct a fueling facility (Costco) composed of a fueling canopy with 15 fuel dispensers on 1.28-acres, located adjacent to the existing 10.8-acre Costco Business Center store, in conjunction with an Administrative Exception, File No. PADX23-002, for a 10 percent reduction in required parking.

Costco Business Center is currently in operation and is now seeking to establish a fueling facility as an ancillary land use of their business. The proposed fueling facility will be located on a 1.28-acre vacant parcel (Project Site). The fueling facility will serve passenger cars, SUVs, vans, trucks, etc. The facility will open and close approximately one hour before and one hour after the Costco Business Center opens and closes. Costco's current business hours are Monday to Saturday, 7 AM to 6 PM, closed on Sundays.

Costco Business Center is a membership-only retail use, and the fuel facility would only be available to members. Costco will provide one trained staff member at the site to monitor the operation, perform inspections, and assist Costco members on an as-needed basis. The staff members will work in rotation shifts. In addition, the facility will be monitored 24-hours a day by a security system that includes cameras and alarms.

(2) Site Design/Building Layout — The proposed fueling canopy is positioned at the center of the project site, oriented in a north to south direction with the front of the canopy facing north towards Guasti Road. Generous setbacks have been applied to the project design to ensure proper placement of the canopy and pumps. The canopy will be setback over 50 feet from the north, east, and west boundaries, and roughly 60 feet from the south boundary. The canopy is roughly 92 feet wide and 128 feet long, that will provide cover above 15 double-sided fuel dispensers that are aligned into three rows. A total of six vehicle queuing/fueling lanes will be provided (2 lanes per row) to allow adequate capacity under the canopy. The fifteen dispensers will be able to accommodate 30 parked vehicles. In addition, ample stacking area has been designed (24 additional vehicular spaces) along the south end of the fueling lanes for vehicle queuing. No additional ancillary uses such as a convenience store or carwash are included with the proposed project (see Exhibit E: Proposed Site Plan, attached).

The project will also include a variety of site improvements (landscaping, parking and drive-aisle modifications, etc.), the installation of three underground storage tanks (40,000-gallon), a 1,500-gallon fuel additive tank and a 128 square-foot controller enclosure. The controller enclosure is located along the east side of the canopy, outside of the vehicle lanes, and will be screened by landscaping.

(3) Site Access/Circulation — Vehicle access to the fueling facility will be provided by two existing driveways located along Guasti Road. Primary access will be taken from the existing driveway on the east side of the proposed canopy. The site plan orients the facility entrance and vehicle queue from south to north. Customer vehicles will enter the fueling facility along the southern portion of the site and travel north to access the fuel pumps. Upon completion at the pump, vehicle circulation will direct customers south to exit the facility through the commercial center parking lot area. Fueling trucks will follow a similar circulation pattern. Trucks will enter the site through the primary driveway at Guasti Road and veer into a dedicated fuel truck lane that will provide convenient access to the underground fuel tanks. The dedicated lane will allow trucks to enter the facility and refill the tanks without disrupting vehicle access and circulation flow (see Exhibit D—Existing Site Plan, attached).

(4) Architecture —The proposed development exemplifies the type of high-quality architecture prescribed by the Ontario Gateway Specific Plan and The Ontario Plan (TOP). Staff has worked with the Applicant to design a project that will complement the existing Costco Business Center store and surrounding land uses in terms of scale, style, form, and colors (see Figure 1: North Elevation (Guasti Road) and Exhibit G: Elevations).

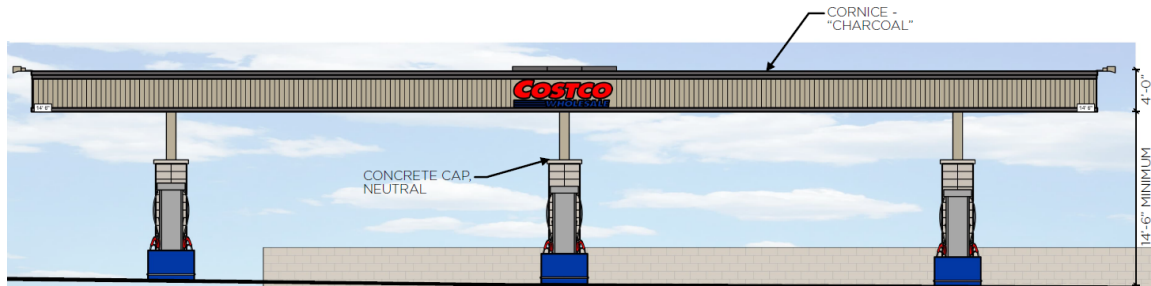


Figure 1: North Elevation (Guasti Road)

The fueling canopy will be approximately 19-feet in height. The project will provide the following colors and materials:

- Architectural rib metal panels;
- Stacked Bond Masonry;
- Natural concrete finish;
- Split face masonry;
- Metal accent;
- Vertical metal panels;
- Decorative masonry pilasters;
- Decorative concrete pilaster caps; and
- Variation in color to add more interest.

(5) Landscaping —The proposed project has provided a minimum of 13 percent landscape coverage as required by the Ontario Gateway Specific Plan. Landscaping will be provided in the form of an 18-foot wide landscape setback along Guasti Road (north property line), a 20-foot wide average landscape setback along the east property line; and a 12-foot wide average landscape setback along the west property line. Landscaping will be provided in the form of ground cover, shrubs, and trees (see Exhibit I: Landscape Plan, attached).

(6) Signage — All project signage is required to comply with sign regulations provided in the Ontario Development Code Division 8.1. Prior to the issuance of a Building Permit for the installation of any new on-site signage, the Applicant is required to submit Sign Plans for Planning Department review and approval.

(7) Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm

water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes the use of existing underground infiltration systems. Any overflow drainage will be conveyed to the public street by way of parkway drains and culverts.

(8) ADMINISTRATIVE EXCEPTION — The Applicant is requesting approval of an Administrative Exception to reduce the number of required parking spaces. Pursuant to Ontario Development Code Section 4.03.050(B)(b)(ii), a reduction of up to 10 percent of the required off-street parking for non-residential uses may be granted through an Administrative Exception. The existing Costco Business Center with the fueling facility will require 405 parking stalls, with 30 of those parking spaces located at the fueling pumps. The proposed project will provide a total of 378 spaces, resulting in a deficit of 27 parking spaces (roughly 7%). Staff believes that the request is appropriate. The reduction is marginal in comparison to the entire center and is unlikely to impact the Costco operation or surrounding businesses. Additionally, the request to reduce the number of parking spaces comes as a result of the circulation improvements for vehicles and the fueling trucks, which will help facilitate a better, carefully designed development.

With approval of the Administrative Exception, the proposed project will be in compliance with the parking requirements for Self-Serve Fueling Stations (see Table 1: Parking Summary, below).

Table 1: Parking Summary

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
<i>Costco Business Center (Existing)</i>	136,414	Approved Parking Study (2019)	402	428
<i>Parking Spaces Displaced from Costco Business Center by Parking Lot Redesign</i>	—	—	—	-80
<i>Self-Serve Fueling Station</i>	11,836	3 spaces minimum; plus, parking requirements for combination uses	3	30
10% Administrative Exception on Parking Required	—	—	—	Allows 41 Spaces to Be Removed
TOTAL			405	378

PUBLIC NOTIFICATION: The subject application was advertised as a hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper).

CORRESPONDENCE: As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

AGENCY/DEPARTMENT REVIEWS: Each City agency/department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are included with this Decision.

AIRPORT LAND USE COMPATIBILITY PLAN (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 ONT ALUCP, 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 decision-making body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, 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 ONT ALUCP.

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

- (1) City Council Goals.
 - Invest in the Growth and Evolution of the City's Economy

- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

(2) Vision.

Distinctive Development:

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

(3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
 - G 1-2. Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan)

Community Economics Element:

- CE-2.1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.
- CE-2.2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.
- CE-2.4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
- CE-2.5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Community Design Element:

- Goal CD-1 Image & Identity: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- CD-2.1 Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide context-appropriate scale and proportion;
- A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.

- CD-2.8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.

- CD-2.9 Landscape Design. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- CD-2.13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- CD-3.4 Context-Aware and Appropriate Design. We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

- Goal CD-5 Protection of Investment: A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.

- CD-5.1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

- CD-5.2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (general plan) component of The Ontario Plan, as the project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

PART 2: 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 Ontario Gateway Specific Plan Environmental Impact Report (State Clearinghouse No. 2006091039) was certified on July 3, 2007 (hereinafter referred to as "Certified EIR"), in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this Project were thoroughly analyzed in conjunction with an addendum to the Ontario Gateway Specific Plan Environmental Impact Report (State Clearinghouse No. 2006091039), certified by the Ontario City Council on July 3, 2007, 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 (hereinafter referred to as "DAB") the responsibility and authority to review and act 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 (hereinafter referred to as "ONT 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, the DAB has reviewed the previous addendum to the Ontario Gateway Specific Plan Environmental Impact Report (State Clearinghouse No. 2006091039), certified by the Ontario City Council on July 3, 2007 ("Certified EIR") in conjunction with File Nos. PSP05-005, PDET23-006, finding that the proposed Project introduces no new significant environmental impacts and is applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on May 6, 2024, 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 3: THE DECISION

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

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the DAB has reviewed and considered the information contained in the previous addendum to the Ontario Gateway Specific Plan Environmental Impact Report (State Clearinghouse No. 2006091039), certified by the Ontario City Council on July 3, 2007 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 an addendum to the Ontario Gateway Specific Plan Environmental Impact Report (State Clearinghouse No. 2006091039), certified by the Ontario City Council on July 3, 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 Development Advisory Board; 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, 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, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 4: 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 and 3, above, the DAB hereby concludes as follows:

Administrative Exception

(1) ***The approval of the Administrative Exception is necessary for the production of a comprehensive development, incorporating an enhanced environment and architectural excellence (e.g., appropriate variety of structure placement and orientation opportunities, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under the strict application of the applicable development standards.*** The Administrative Exception for a reduction in required parking (10 percent), is necessary for the addition of a new Costco fueling facility to the Costco Business Center. There is insufficient open space on the site to accommodate the fueling facility unless parking is displaced, and portions of the existing Costco Business Center is redesigned. The Project will result in a comprehensive Costco development that provides retail fuel, which is a standard service at Costco store locations throughout the United States. The provided parking will be enough to support the Costco Business Center needs and the fueling facility. The fueling facility will be constructed using state of the art technology that meets or exceeds all regulatory standards for environmental protection. In addition, the facility will be architecturally compatible with the Costco Business Center store. The proposed landscaping coverage will comply with the 13 percent minimum requirement. The facility will also be oriented to avoid impacts to nearby land uses. The Project would not be possible under the strict application of the current development standards.

(2) ***The approval of the Administrative Exception will allow for the inclusion of site, architectural, or landscape features that could not otherwise be incorporated into the design of the project under the strict application of the provisions of the applicable development standards.*** The Administrative Exception will allow for the addition of site, architectural, and landscape features that will be compatible with the adjacent developments, including new pedestrian walkways connecting to adjacent uses, a new fuel facility canopy compatible with the Costco Business Center store, and new landscaping along Guasti Road. The Administrative Exception will also allow the development of the proposed facility with improvements to the parking lot areas and vehicle circulation. The architecture and landscaping will be compatible with the adjacent parcels, including new pedestrian walkways to adjacent uses, a new fuel facility canopy compatible with the Costco Business Center store, and new landscaping along Guasti Road.

(3) **The approval of the Administrative Exception will not adversely affect the overall quality of development on the project site and will not adversely affect neighboring properties.** The Administrative Exception will not adversely affect the quality of development on the Project site or the neighboring properties. The fuel facility will be ancillary to the Costco Business Center store, which is typical for Costco operations. The fueling facility is located on a site that is suitable in size and shape to accommodate the use and the associated vehicle traffic/circulation that typically occurs with such fueling stations. The proposed facility is also consistent with the commercial nature of the area and provides a service that is integral to Costco Wholesale's nationwide sales program.

(4) **The proposed Administrative Exception 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 the purposes of any applicable Specific Plan or Planned Unit Development, and the purposes of this Development Code.** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Mixed-Use land use designation of the Ontario Gateway Specific Plan and TOP Guidelines 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. 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 Ontario Gateway Specific Plan.

Development Plan

(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 Office Commercial (0.75 FAR) land use district of the Policy Plan Land Use Map, and the Mixed-Use land use designation of the Ontario Gateway 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, as the Project will contribute to the establishment of a dynamic, progressive city containing distinct districts that foster a positive sense of identity and belonging among residents, visitors, and businesses (Goal CD1). Furthermore, the project incorporates appropriate building orientation, attractive architecture, landscaping and site design that complements existing developments, respects the intent and identity of the Place Type, provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, and minimizes potential conflicts; 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 Mixed-Use land use designation of the Ontario Gateway Specific Plan, including standards relative to the particular land use proposed (new Costco fueling facility composed of a fueling canopy with 15 fuel dispensers on 1.28-acres), 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 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 Ontario Gateway Specific Plan; 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 Mixed-Use land use designation of the Ontario Gateway 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 (new Costco fueling facility composed of a fueling canopy with 15 fuel dispensers on 1.28-acres). 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 Ontario Gateway Specific Plan.

SECTION 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Conditions of Approval included as Attachment A of this Decision and incorporated herein by this reference.

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

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

APPROVED AND ADOPTED this 6th day of May 2024.

Development Advisory Board Chairman

Exhibit A: PROJECT LOCATION MAP



Exhibit B: APPROVED MASTER SITE PLAN

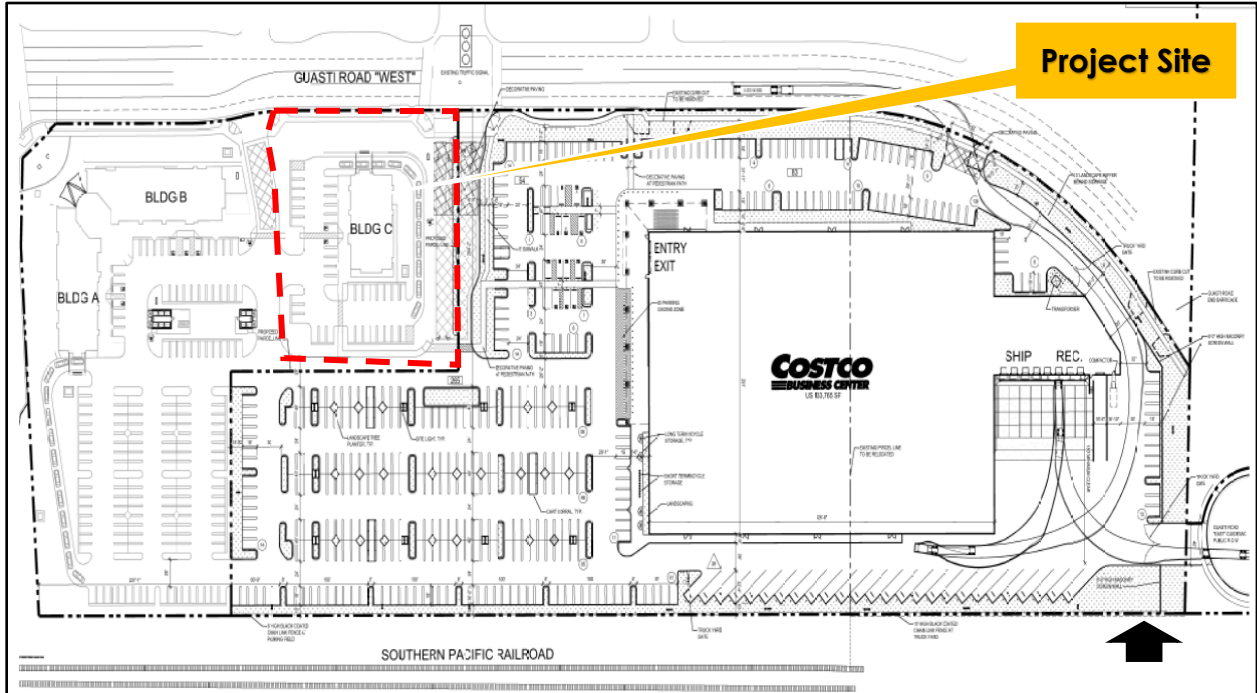


Exhibit C: APPROVED TENTATIVE PARCEL MAP NO. 20583

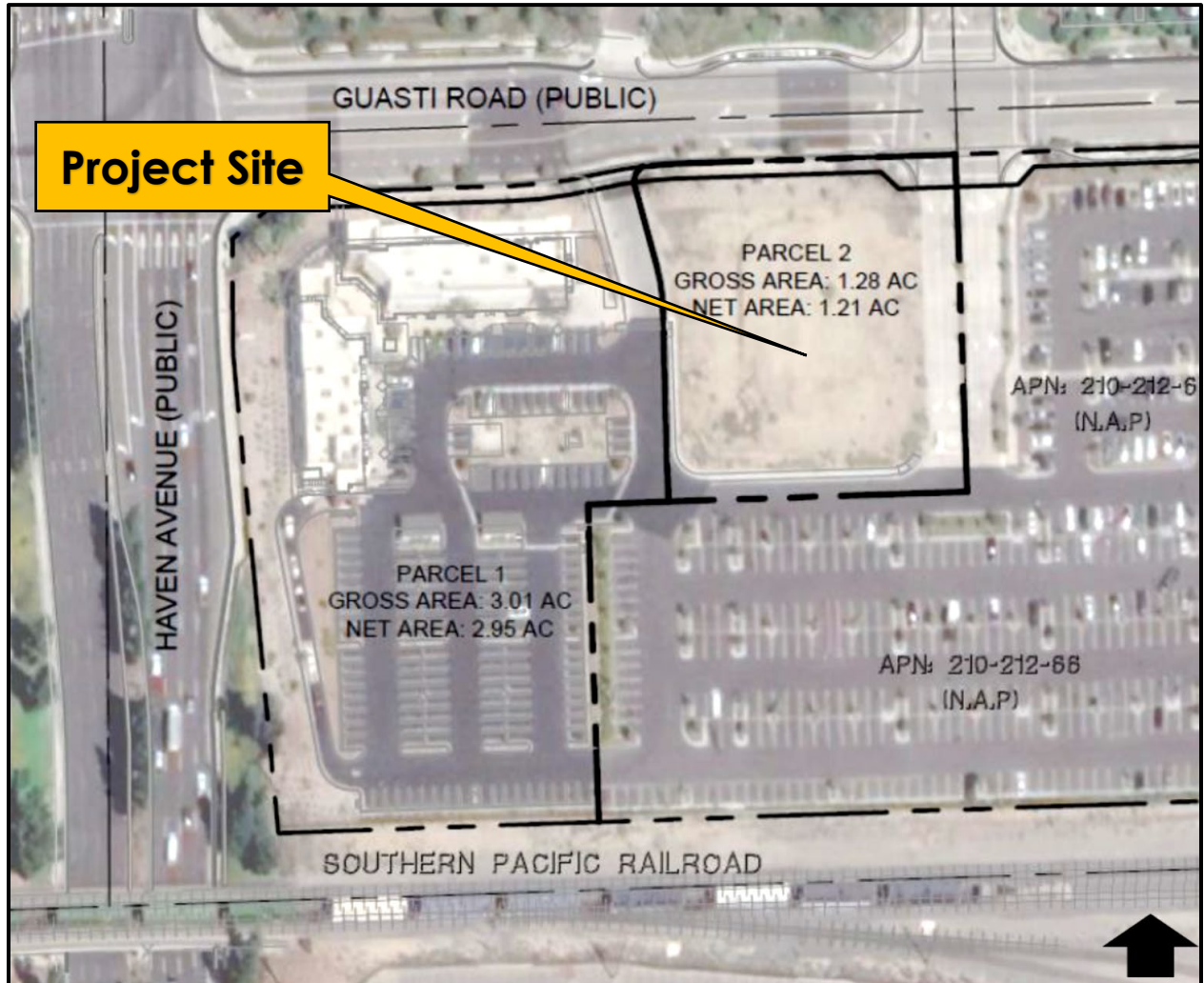


Exhibit D: EXISTING SITE PLAN

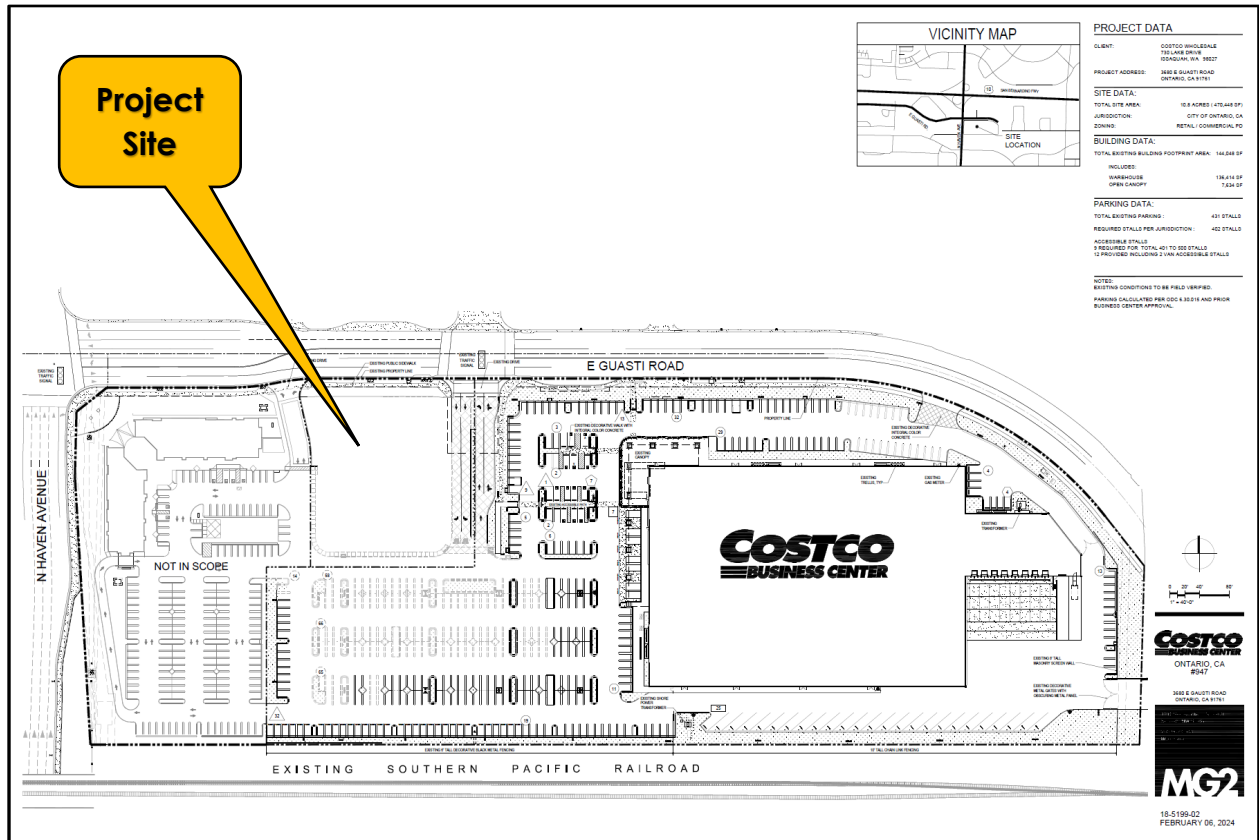


Exhibit E: PROPOSED SITE PLAN

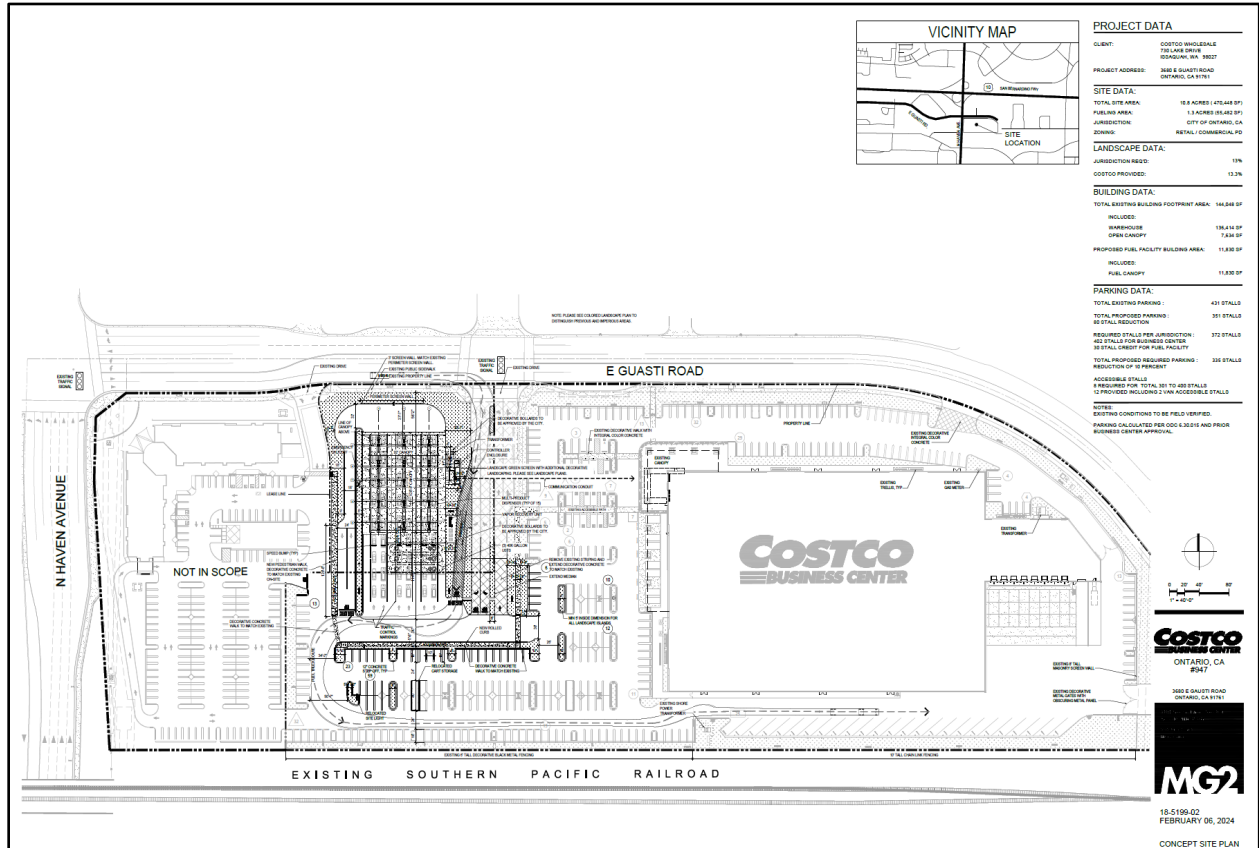


Exhibit F: ENLARGED SITE PLAN

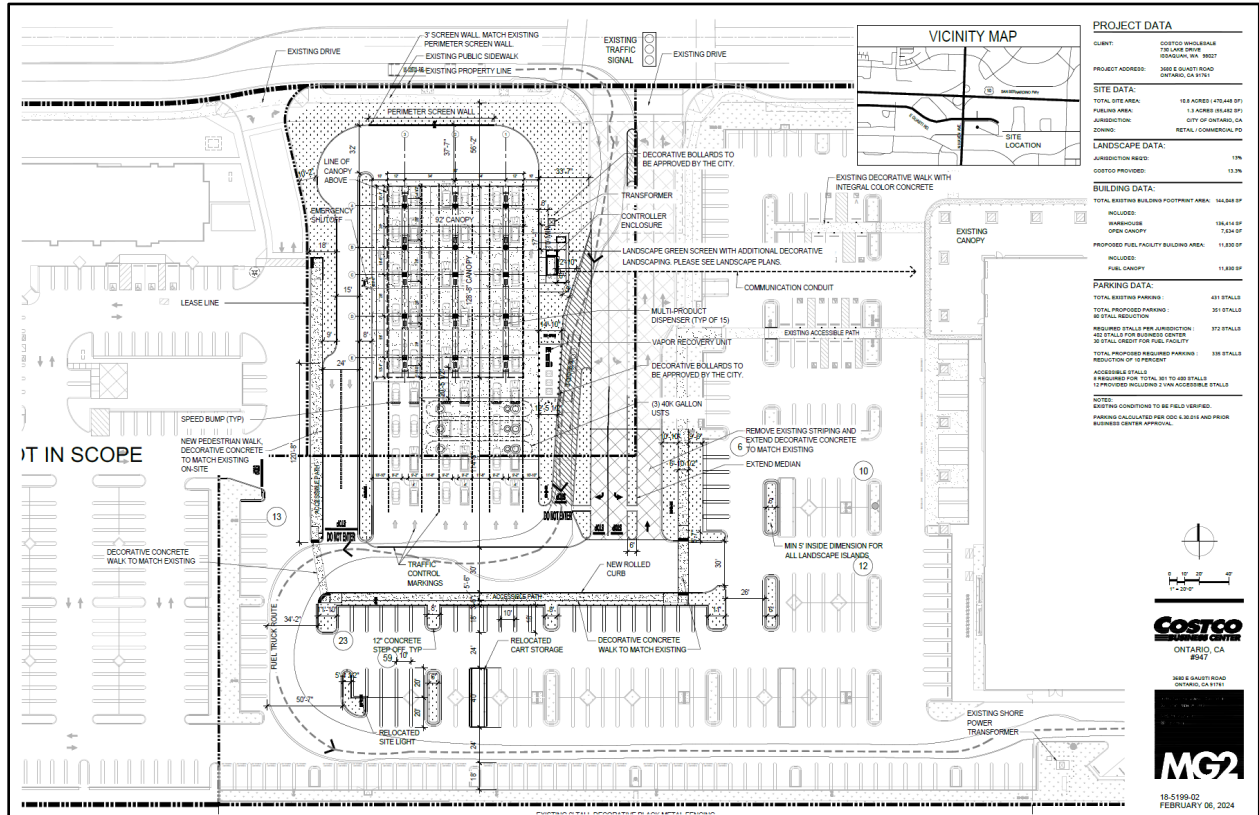


Exhibit G: ELEVATIONS

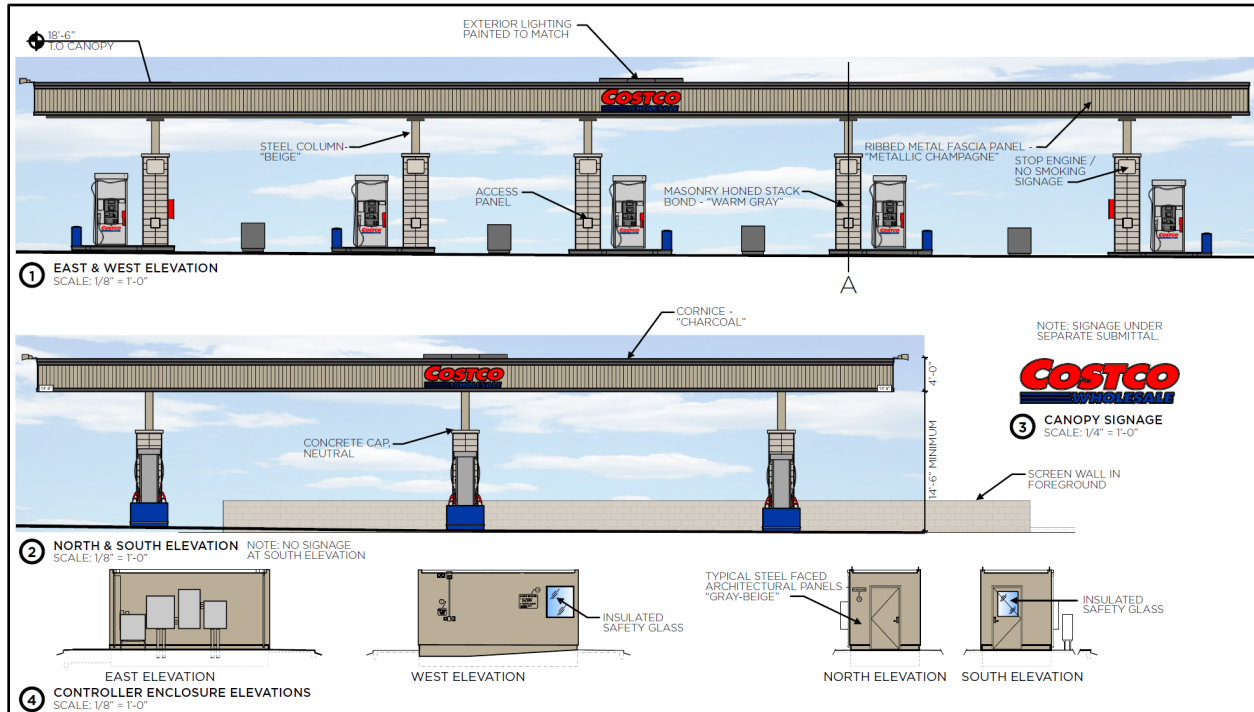


Exhibit H: COLORS AND MATERIAL BOARD

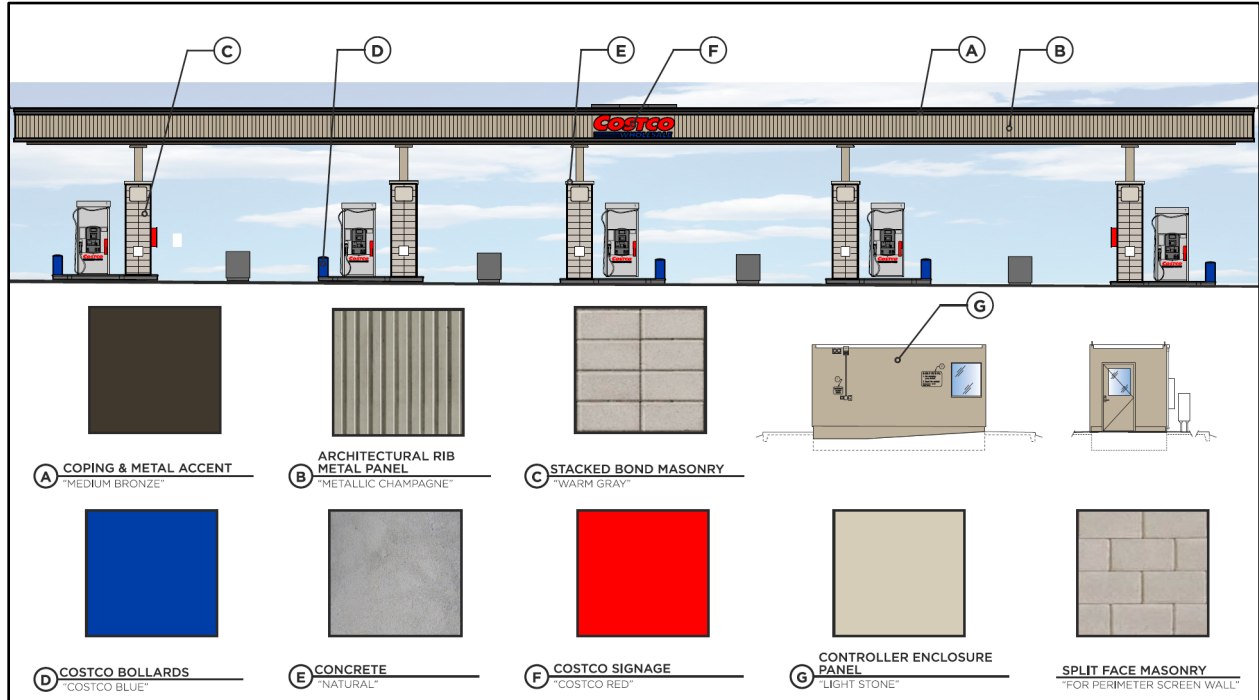
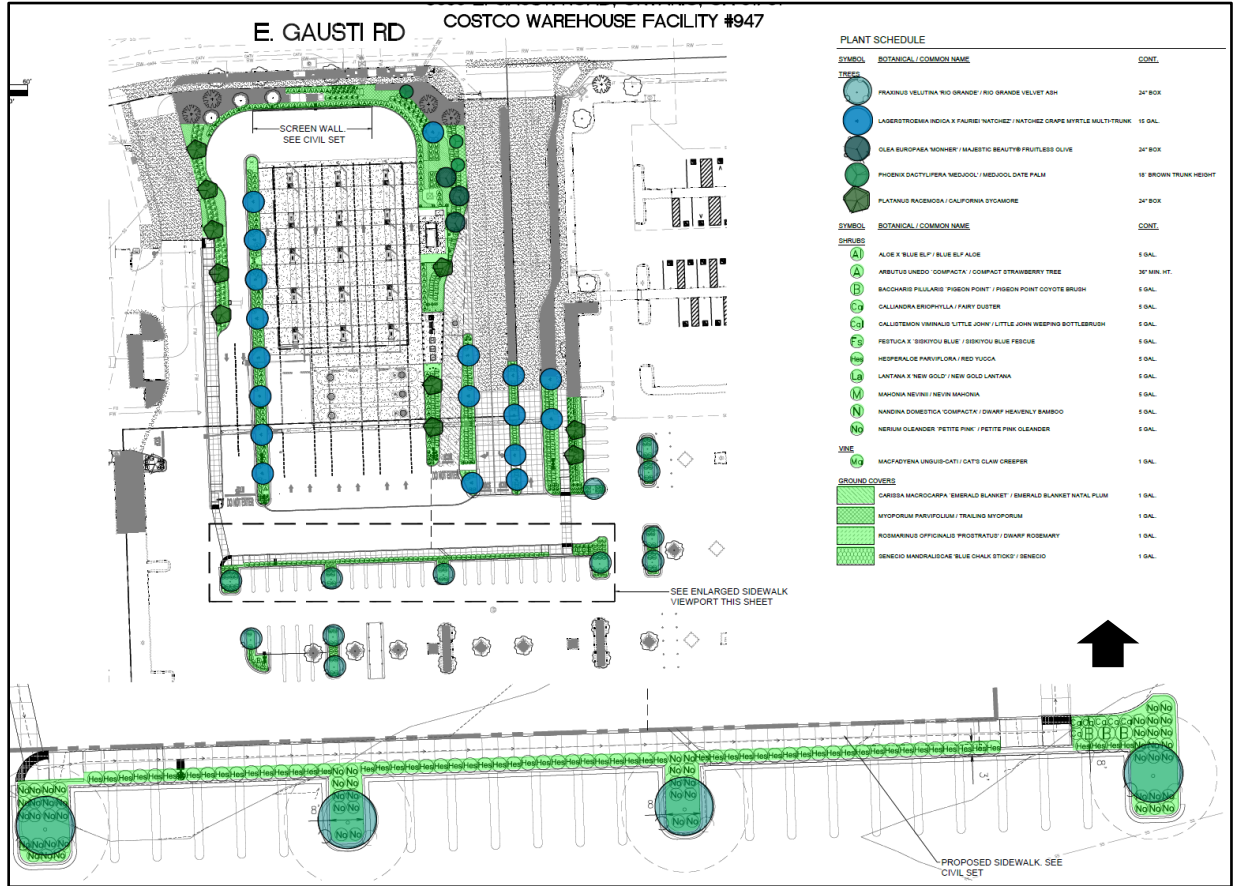


Exhibit I: LANDSCAPE PLAN



Attachment A: Conditions of Approval

(Conditions of Approval follow this page)



LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

Date Prepared: 4/15/2024

File No: PDEV23-041 & PADX23-002

Related Files: PMTT22-016 (TPM No. 20583), PDET23-006

Project Description: A hearing to consider a Development Plan (File No. PDEV23-041) to construct a fueling facility (Costco) composed of a fueling canopy with 15 fuel dispensers on 1.28-acres, in conjunction with an Administrative Exception (File No. PADX23-002) for a 10% reduction in required parking, for property located at 3580 East Guasti Road, within the Mixed Use land use designation of the Ontario Gateway Specific Plan. (APN: 0210-212-65); **submitted by Therese Garcia.**

Prepared By: Luis E. Batres, Senior Planner
Phone: 909.395.2431 (direct)
Email: Lbatres@ontarioca.gov

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

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

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

2.1 Time Limits.

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

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

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape

and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

(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.

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

(d) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current

regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

2.6 Site Lighting.

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

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

2.7 Mechanical and Rooftop Equipment.

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

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

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

2.9 Signs.

(a) All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations) and Ontario Gateway Specific Plan guidelines.

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

2.11 Revised Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements will be required for the project.

(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 owner's association and the CC&Rs shall be reviewed and approved by the City.

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

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

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

(iii) Shared parking facilities and access drives; and
(iv) Utility and drainage easements.

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

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

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

2.12 Environmental Requirements.

(a) 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).

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

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

2.14 Additional Fees.

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

2.15 Public Art. The Project is subject to the requirements of the City's Public Art Ordinance (Ontario Municipal Code Section 5-33.05. Private Art for Public Enjoyment in Commercial and Industrial Development Projects).

2.16 Final Occupancy. The Project Architect of record will certify that construction of each building site and the exterior elevations of each structure shall be completed in compliance with the approved plans. Any deviation to approved plans shall require a resubmittal to the Planning Department for review and approval prior to construction. The Occupancy Release Request Form/Architect Certificate of Compliance shall be provided prior to final occupancy. After the receipt of this Certification, the Planning Department will conduct a final site and exterior elevations inspection. The Owner's Representative and Contractor shall be present.

2.17 Prior to a Final Occupancy, the Applicant shall submit to the Planning Department-Project Planner an 11" x 17" hardcopy of the approved final Building and Safety plans for the Project.

2.18 Additional Requirements.

(a) The decorative low-profile wall along the north side of the site shall feature a decorative cap. Decorative cap shall extend a minimum of 1.5 to 2 inches on each direction. Applicant shall work with staff during the plan check process to finalize the full length of the low-profile wall.

(b) Project shall have staff onsite during business hours to patrol and control vehicular traffic entering and exiting the project site.

(c) Approved business hours are: 6 AM - 8 PM Monday thru Friday, 6 AM - 7 PM Saturday and 7AM -6 PM Sunday.

(d) All mechanical equipment and utility boxes attached to side of Controller Enclosure shall be painted to match the main color of the structure.

(e) All proposed safety bollards proposed adjacent and around the east side of the fueling canopy shall be decorative bollards and the color and design shall blend well with Costco Business store. Applicant shall work with staff during the plan check process to finalize their appearance. Color cut-sheets shall be submitted for review and final approval.

(f) The color of all mechanical equipment located within landscape areas shall blend with the landscape area.

(g) Fuel canopy shall not have any light fixtures that are exposed or that project out; they shall all be inset a minimum of 6- inches from the bottom edge-line of the canopy. All lighting on canopy shall be internal and all lighting shall be directed down.

(h) Flowering vines shall be planted all along the exterior of the proposed controller enclosure so that they climb and attach to proposed greenscreen enclosure.

(i) Along the first long row of parking located just south of the fueling facility, the Project shall incorporate landscape diamonds on every three parking spaces so that additional shade trees can be planted on the Costco Business Center.

Applicant shall work with staff during the plan check process to finalize the total number that will be required.



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Land Development Division, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company and Information Technology & Management Services Department Conditions incorporated)

PROJECT ENGINEER: Henry Pham, Associate Engineer (909) 395-2141

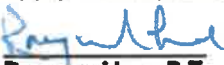
PROJECT PLANNER: Luis Batres, Senior Planner (909) 395-2431


DAB MEETING DATE: May 6th, 2024

PROJECT NAME/DESCRIPTION: PDEV23-041, a Development Plan to construct a fuel dispenser canopy with 15 fuel dispensers on 10.8 acres, will be ancillary to an existing Costco Business Center, within the Mixed-Use land use district of the Ontario Gateway Specific Plan.

LOCATION: 3580 East Guastl Road (APN: 0210-212-65)

APPLICANT: Prime A Investments-Ontario, LLC

REVIEWED BY: 
Raymond Lee, P.E.
Assistant City Engineer 4/18/24
Date

APPROVED BY: 
Khoi Do, P.E.
City Engineer 4-22-24
Date

THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE LISTED BELOW. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT. SEE ATTACHED EXHIBIT 'A' FOR PLAN CHECK SUBMITTAL REQUIREMENTS.

1. The applicant/developer shall pay all Development Impact (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately \$22,091.52, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan and DIF rate at the time of payment.
2. Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
3. Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
4. See attached Traffic Engineering Conditions of Approval.
5. See attached OMUC Utilities Engineering Conditions of Approval.

Last Revised: 9/26/2023

1 of 2

EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV23-041

All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are to be included with the first plan check submittal:

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.
4. **One (1) copy of project Conditions of Approval**
5. Include a PDF (electronic submittal) of each required Improvement plan at every submittal.
6. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
7. Three (3) sets of Public Street improvement plan with street cross-sections
8. Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. Three (3) sets of Public Street Light improvement plan
13. Three (3) sets of Signing and Striping improvement plan
14. Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)
15. Three (3) sets of HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
16. Five (5) sets of CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
17. Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
18. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
19. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
20. One (1) copy of Hydrology/Drainage study

Project File No. PDEV23-041
Project Engineer: Henry Pham
DAB Date: 5/6/24

- 21. One (1) copy of Soils/Geology report
- 22. Payment for Final Map/Parcel Map processing fee
- 23. Three (3) copies of Final Map/Parcel Map
- 24. One (1) copy of approved Tentative Map
- 25. One (1) copy of Preliminary Title Report (current within 30 days)
- 26. One (1) copy of Traverse Closure Calculations
- 27. One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 28. **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use.**
- 29. Other: _____



CITY OF ONTARIO MEMORANDUM

Development Plan Review

Project: PDEV23-041/PADX23-002
(Costco Gas Station)

Date: March 15, 2024

Location: 3580 East Guasti Road

By: Diego Tapia 

The Transportation Division recommends the following to be incorporated into the Project's Conditions-of-Approval:

Conditions:

1. The Applicant/Developer shall be responsible to design and construct modifications to pull back/remove approximately 35-feet of the existing raised median in order to provide inbound fuel trucks with adequate width to make right turns onto the Costco main driveway entrance from Guasti Road per the truck turning exhibit provided by Barghausen Consulting Engineers, Inc. dated February 12, 2024. See exhibit attached for reference.
2. Existing parking restrictions along project frontage on Guasti Road shall remain in place.
3. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.

dt;



**CITY OF ONTARIO
MEMORANDUM**



DATE: April 22, 2024

TO: Luis Batres, Planning Department
Henry Pham, Engineering Department

FROM: Peter Tran, Utilities Engineering

SUBJECT: DPR #2 – Conditions of Approval (COA) - Utilities Comments(#9985)

PROJECT NO.: PDEV23-041

BRIEF DESCRIPTION

A Development Plan to construct a fuel dispenser canopy with 15 fuel dispensers on 10.8-acres, will be ancillary to an existing Costco Business Center located at 3580 East Guasti Road, within the Mixed Use land use district of the Ontario Gateway Specific Plan (APN(s): 0210-212-65). Related File(s): PDET23-006; PADX23-002.

**OMUC UTILITIES ENGINEERING DIVISION
CONDITIONS OF APPROVAL**

CONDITIONS OF APPROVAL: *The Ontario Municipal Utilities Company (OMUC) Utilities Engineering Division recommends this application for approval subject to the Conditions of Approval outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards. The Applicant shall be responsible for the compliance with and the completion of all the following applicable Conditions of Approval prior to the following milestones and subject to compliance with City's Design Development Guidelines, Specifications Design Criteria, and City Standards:*

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, or as amended or superseded by Council Resolution; as well as the project-specific conditions/requirements as outlined below.

Prior to Issuance of Any Permits (Grading, Building, Demolition and Encroachment), unless other timeline milestones are specified by individual conditions below, the Applicant Shall:

Recycled Water: (Add following to Section 2.E) The Applicant shall comply with the following:

2. **RW Program Requirements:** In order to receive RW service, the applicant shall comply with the following:
 - a. **Prior to Plan Approval and Building Permits Issuance:**
 - i. Provide two hard copies and the digital files (in PDF and AutoCAD format) for both on-site and off-site utility plans, including landscape and irrigation improvements.
 - ii. Submit an **UPDATED Engineering Report (ER)** to the City detailing recycled water usage for review and approval by the City and the State. The review process for the ER is typically 3 months. City will coordinate the State's approval of the ER.
 - iii. For details, contact OMUCWQPlanCheck@ontarioca.gov.



CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Senior Planner

FROM: Heather Lugo, MA, Police Department

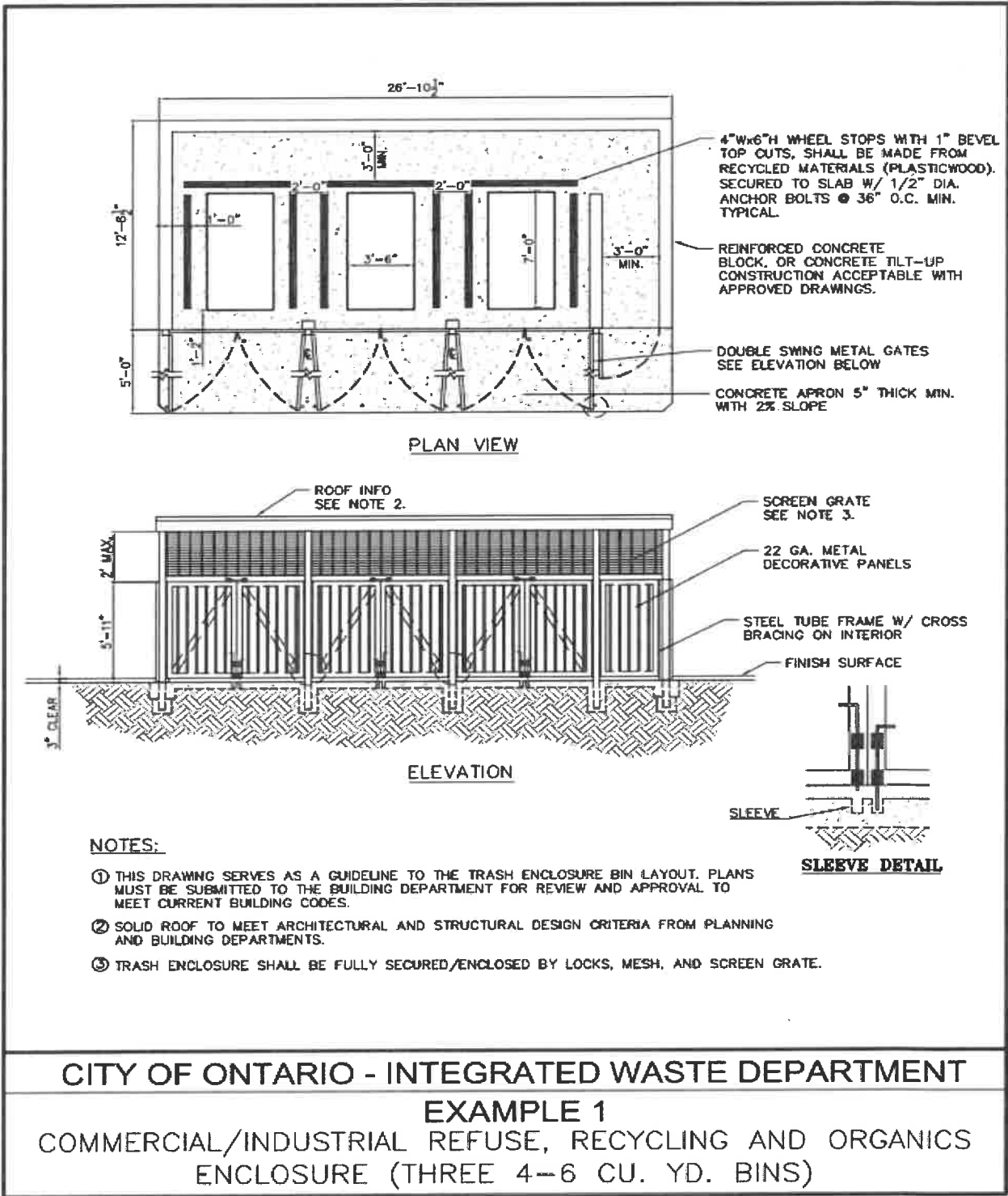
DATE: November 30, 2023

SUBJECT: PDEV23-041 - A Development Plan to construct a fuel dispenser canopy with 15 fuel dispensers' on 10.8-acres, will be ancillary to an existing Costco Business Center located at 3580 East Guasti Road, within the Mixed Use land use district of the Ontario Gateway Specific Plan (APN(s): 0210-212-65). Related File(s): PDET23-006; PADX23-002.

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

- Required lighting for all walkways, driveways, doorways, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.
- The Applicant shall install a video surveillance system on the site. Cameras shall be positioned to maximize the coverage of patrons and vehicles in the fuel dispenser area. Cameras shall record at least 15 frames per second and at a minimum of 640x480 lines of resolution. Recordings shall be stored for a minimum of 30 days and made available upon request to any member of the Ontario Police Department.
- All exterior electrical outlets shall be secured and locked.
- All exterior water spigots / water supply sources shall be secured and locked.
- Trash enclosure shall be fully secured/enclosed by locks, mesh, and screen grate to reduce crime and encampment opportunities for homeless persons.

The Applicant is invited to contact Heather Lugo at (909) 408-1074 with any questions or concerns regarding these conditions.





CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Senior Planner
Planning Department

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

DATE: November 29, 2023

SUBJECT: PDEV23-041 - A Development Plan to construct a fuel dispenser canopy totaling 12.012 square feet and 15 fuel dispensers ancillary to an existing Costco Business Center on 4.152 acres of land located at 3580 East Guasti Road, within the Mixed Use land use district of the Ontario Gateway Specific Plan (APN(s): 0210-212-65). Related File(s): PDET23-006; PADX23-002.

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

SITE AND BUILDING FEATURES:

- A. 2019 CBC Type of Construction: Not Listed
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): 7,634 Sq. Ft. Canopy
- D. Number of Stories: 1
- E. Total Square Footage: 7,634 Sq. Ft. Canopy
- F. 2019 CBC Occupancy Classification(s): M

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/Fire/Prevention.
- 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 one hundred and fifty feet (150') 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.
- 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four feet (24') wide circulating all weather access roads shall be provided to within one hundred and fifty feet (150') 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 2019 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.

4.0 FIRE PROTECTION SYSTEMS

- 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.



SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

Office of the Fire Marshal
Hazardous Materials Section
sbcfire.org

620 South "E" Street • San Bernardino, CA 92415-0153 • (909) 386-8401 • Fax (909) 386-8460

Daniel R. Munsey
Fire Chief/Fire Warden

Monica S. Ronchetti
Fire Marshal

DATE: December 12, 2023

PHONE: 909.386.8401

FROM: **Alyssa Parsons**, Hazardous Materials Specialist
San Bernardino County Fire Protection District
620 South E Street San Bernardino, CA 92415

TO: **Luis Batres**, Senior Planner
City of Ontario Planning Department
303 East B Street Ontario, CA 91764

SUBJECT: **PDEV23-041/PADX23-002, APN: 0210-212-65, Therese Garcia**

San Bernardino County Fire Protection District, Office of the Fire Marshal, Hazardous Materials Section has the following conditions for this project:

- 1. Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) or apply for exemption from permitting requirements.*
- 2. Prior to occupancy, an application for one or more of these permits shall be obtained by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/>*
- 3. Prior to issuance of building permits, Underground Storage Tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Section prior to the installation of any new UST system(s) and/or modifications to an existing UST system. Plans for underground storage tank systems shall be reviewed and approved by the Office of the Fire Marshal, Hazardous Materials Section. Contact ustplancheck@sbcfire.org or visit <https://sbcfire.org/ust/> for more information.*

“Hazardous Material” means any material that because of its quantity, concentration, physical characteristics or chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace. Hazardous Materials include but are not limited to, hazardous substances, hazardous waste, or any material which the administering agency has a reasonable basis for believing would be injurious to human health or the environment.

Additional information can be found at <https://sbcfire.org/hazmatcupa/> or you may contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV23-041
 Address: 3680 East Guasti Road
 APN: 210-212-66
 Existing Land Use: Commercial Big Box Retail (Costco)
 Proposed Land Use: Ancillary Costco Fueling Station
 Site Acreage: 10.8 Proposed Structure Height: 19 FT
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Luis Batres
 Date: 3/26/2024
 CD No.: 2023-013
 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="checkbox"/> High Terrain Zone	<input type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 120 FT	
<input type="radio"/> Zone 5			

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

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6
 Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____

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

CONDITIONS OF APPROVAL

Sign Off



Jamie Richardson, Sr. Landscape Architect

03/20/2024

Date

Reviewer's Name: Jamie Richardson, Sr. Landscape Architect		Phone: (909) 395-2615
D.A.B. File No.: PDEV23-041		Case Planner: Luis Batres
Project Name and Location: Fueling Dispensers 3680 Guasti Road		
Applicant/Representative: Therese Garcia TGarcia@Costco.com (909) 638-0464 730 Lake Street Issaquah, WA		
<input checked="" type="checkbox"/>	Preliminary Plans (dated 02/27/2027) meet the Standard Conditions for New Development and have been approved considering that the following conditions below be met upon submittal of the landscape construction documents.	
<input type="checkbox"/>	Preliminary Plans (dated) have not been approved. Corrections noted below are required before Preliminary Landscape Plan approval.	
A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.		
DIGITAL SUBMITTALS MUST BE 10MB OR LESS.		

Civil/ Site Plans

1. Before permit issuance, stormwater infiltration devices located in landscape areas shall be reviewed and plans approved by the Landscape Planning Division. Any stormwater devices in parkway areas shall not displace street trees.
2. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
3. Show backflow devices set back 4' from paving on all sides. Locate on level grade
4. Note for compaction to be no greater than 85% in landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
5. Add Note to Grading and Landscape Plans: Landscape areas where compaction has occurred due to grading activities and where trees or stormwater infiltration areas are located shall be loosened by soil fracturing. For trees, a 12'x12'x18" deep area; for stormwater infiltration, the entire area shall be loosened. Add the following information on the plans: The backhoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The backhoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference, see Urban Tree Foundation – Planting Soil Specifications.

Landscape Plans

6. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility; show as masses

- and duplicate masses in other locations at regular intervals.
7. Note on landscape plans: Compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
 8. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters.
 9. Show additional trees within planter spaces. Trees will be determined during plan check. The parking lot trees proposed shall match the existing ones. Palms are not considered within tree calculations. Use broad canopy accent trees and limit small variety Loea and Lagerstroemia to smaller planter spaces.
 10. Plant material will be determined during plan check; replace Festuca x 'Siskiyou Blue' (poor performer), Calliandra eriophylla (deciduous), Mahonia (poor performer), Oleander (diseased and toxic), Lantana (show in planter spaces 8' wide all directions), limit use of Aloes (frost sensitive).
 11. Show enhanced accessible paths that match the overall site.
 12. Provide 1 tree for every 4 spaces.
 13. Show appropriate parking lot shade trees with min 30' canopy at maturity.
 14. Show 8' diameter of mulch only at new trees, 12' min. at existing trees. Detail irrigation dripline outside of mulched root zone.
 15. Call out the type of proposed irrigation system (dripline and pop-up stream spray tree bubblers with PCS). Include preliminary MAWA calcs. Proposed water use must meet the water budget.
 16. Show landscape hydrozones on plan or legend with plants per WUCOLS. Moderate water plants may be used for part shade north and east-facing locations, low water plants everywhere else.
 17. Overhead spray systems shall be designed for plant material less than the height of the spray head.
 18. Designer or developer to provide agronomical soil testing and include a report on landscape construction plans.
 19. Show minimum on-site tree sizes per the Landscape Development standards; see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
 20. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations.
 21. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
 22. 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.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Henry Noh, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Heather Lugo, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Nathan Pino, Engineering
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

FROM: Luis Batres, Senior Planner

Revision #1

DATE: February 21, 2024

SUBJECT: FILE #: PDEV23-041

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 to construct a fuel dispenser canopy with 15 fuel dispensers' on 10.8-acres, will be ancillary to an existing Costco Business Center located at 3580 East Guasti Road, within the Mixed Use land use district of the Ontario Gateway Specific Plan (APN(s): 0210-212-65). Related File(s): PDET23-006; PADX23-002.

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 Planning Division *Jamie Richardson*

Sr. Landscape Architect 03/20/2024

Department

Signature

Title

Date

Item B - 47 of 53

PROJECT REVIEW BOARD COMMENTS
***** BUILDING DEPARTMENT *****

Planning Case File No(s): PDEV23-041

Case Planner: Luis Batres

Applicant:

Location: 3580 East Guasti Road

Project: A Development Plan to construct a fuel dispenser canopy with 15 fuel dispensers' on 10.8-acres, will be ancillary to an existing Costco Business Center located at 3580 East Guasti Road, within the Mixed Use land use district of the Ontario Gateway Specific Plan (APN(s): 0210-212-65). Related File(s): PDET23-006; PADX23-002.

APN(s): (APN(s): 0210-212-65)

Reviewed By: Jesse Sanchez

Date: 4/22/24

Following Standard Building Department Conditions of Approval
Are Applicable to This Project:

See checked boxes below

Specific Conditions:

A)

Specific Comments (NOTE: THESE COMMENTS ARE NOT CONDITIONS!):

A)

BUILDING DEPARTMENT**GENERAL CONDITIONS**

- 1. Shall comply with the latest adopted edition of the following codes as applicable:
 - A. California Building Code
 - B. California Residential Code
 - C. California Existing Building Code
 - D. California Electrical Code
 - E. California Mechanical Code
 - F. California Plumbing Code
 - G. California Energy Code.
 - H. California Fire Code
 - I. California Green Building Standards Code.

- 2. The property owner/business operator shall comply with all applicable City of Ontario Municipal Codes and Ordinances.

- 3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

- 4. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation

- 5. All perimeter / boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.

- 6. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

- 7. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from the Building Department. Each department shall sign the Building Department Job Card

- 8. All signs shall be Underwriters Laboratories, or equal, approved.

9. Permits are required prior to the removal and/or demolition of structures.
10. In addition to approval from Building Department, approval is required from the County of San Bernardino, Department of Public Health and the California Regional Water Quality Control Board, Santa Ana Region for the Private Sewage Disposal System.
11. The existing private sewage system will have to be modified as required to accommodate the new use. Plans and/or supporting data will have to be submitted to, and approved by, the Building Department regarding the new use and necessary modifications. Additionally, approval from the Regional Water Quality Control Board, Santa Ana Region, is required for the new use.
12. The coach shall bear a State of California, Department of Housing and Community Development (HCD) insignia indicating the occupancy group and design loads that the coach conforms to, and other relevant information regarding exiting, fire safety, electrical, plumbing and mechanical. The foundation system, porch and awning shall comply with plans that bear the HCD "Standard Plan Approval" stamp. The coach, foundation system, porch and awning shall comply with the City of Ontario's design loads and site-specific conditions.
13. The conversion of the existing single-family dwelling(s) into a commercial use changes the occupancy group classification, and therefore the existing buildings must be made to comply with the requirements of all applicable codes for the new occupancy classification. Complete plans, calculations and other specifications shall be submitted to the Building Department for review, approval and subsequent permit issuance. The plans, calculations and other specifications shall be prepared by an Architect or Registered Civil/Structural Engineer licensed by the State of California who is qualified to perform said work.
14. The site, or a portion of the site, is in a flood hazard area. Justification that the proposed development does not adversely affect the location or carrying capacity of the floodway, nor does it adversely affect upstream or downstream sites shall be provided to Building Department. Additionally, all provisions must be taken to protect the site from flood damage.
15. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
16. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.
17. Trash Enclosure shall be covered, and the interior clearances shall be designed to accommodate the following:
- 4' min. side access entrance

- 3' min. wide clear pathway along rear of enclosure between trash bins and back wall.
 - Trash bins must be oriented sideways to allow access from the narrow dimension.
 - Use of curbs or wheel stops shall be provided within the enclosure to maintain access clearances and bin orientations.
18. The applicant/developer shall include the conditions of approval of this resolution on the construction plans.
19. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sec, 11A and 11B.
20. Commercial/Industrial gated site must have at least one pedestrian emergency gate, 3'-0' x 6'-8" min. gate size, equipped with panel hardware on the inside, and gate must swing out. Pedestrian emergency gates can be installed integrated with vehicular gates.
21. New residential single-family dwelling (SFD's):
- The side yard gate must swing out toward the street.
 - The gas meter shall not obstruct side yard access gates.
 - Air Conditioning unit located at side yard shall maintain 3' min. clearance from property line wall to AC unit.
 - Provide a continuous concrete walk between garage side door to driveway or sidewalk.
22. New development projects located in the Ontario Ranch specific plan are required to submit a **methane assessment report**. This report shall be submitted to the Building Department for review and approval at grading plan submittal.
23. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building Department. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) intermixing in the event of an accident or spill.
24. The property owner/business operator shall provide a grease interceptor at a location where it shall be easily accessible for inspection, cleaning, and removal of accumulated grease. The sizing and installation shall conform to the current California Plumbing Code. The grease interceptor shall be constructed in accordance with plans approved by the Director of Public

Works and the Building Official. The property owner/business operator shall contract with a maintenance company for maintenance and cleaning of the grease interceptor.

SITE CONSTRUCTION REQUIREMENTS

- 25. All construction sites must be protected by a security fence and screening. The fencing and screening shall always maintained to protect pedestrians
- 26. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3
- 27. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building Department. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building Department and the Planning Department.
 - (A) Installation of a construction trailer, or
 - (B) Security fenced area where the electrical power will be located
- 28. Installation of construction/sales trailers must be located on private property. No trailers can be in the public street right of way
- 29. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
- 30. Prior to issuance of a Building Permit all of the following must be in place: portable toilet with hand wash station, all BMP's, fencing and signage on each adjacent street saying "If there is any dust or debris coming from this site please contact (superintendent number here) or the AQMD if the problem is not being resolved" or something similar to this.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

- 31. The following grading items shall be completed and/or submitted – as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification completed
 - D. Pad elevation certification completed
 - E. Rough grade inspection signed off by a City's Building Inspector
- 32. Prior to the issuance of a Building Permit, the applicant shall pay all Development

Improvement Fees to the City. Copies of receipts shall be provided to the Building Department prior to permit issuance.

- 33. The Tract or Parcel map shall record prior to the issuance of any permits.
- 34. The existing parcels shall be combined into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.
- 35. Fire sprinklers, fire alarm systems and fire hydrant plans shall be submitted for plan review concurrently with building plans and shall be approved prior to permit issuance
- 36. Prior to issuance of Building Permits, school fees need to be paid to school district where project is located



DEVELOPMENT ADVISORY BOARD DECISION

May 6, 2024

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

DECISION NO.: [insert #]

FILE NO.: PMTT22-022

DESCRIPTION: A public hearing to consider a Tentative Tract Map (TTM 20562) subdividing 62.69 gross acres of land into 8 numbered lots and 3 lettered lots for residential uses, a public school, private drives, landscape edges, and common open space purposes, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 32 (Mixed-Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan. (APNs: 1073-171-03, 1073-171-04, 1073-171-08, 1073-171-09 and 1073-171-10); **submitted by SL Ontario Development Company, LLC.**

PART 1: BACKGROUND & ANALYSIS

SL ONTARIO DEVELOPMENT COMPANY, LLC, (herein after referred to as "Applicant") has filed an application requesting approval of a Tentative Tract Map (TTM 20562), File No. PMTT22-022, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

PROJECT SETTING: The project site is comprised of 62.69 acres of land, located at southeast corner of Eucalyptus Avenue and Haven Avenue, and is depicted in Exhibit A: Project Location Map, attached. Existing land uses, Policy Plan (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>Policy Plan Land Use Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use Designation</i>
Site:	Vacant Dairy and Agriculture Farms	Low-Medium Density Residential (5.1 – 11 du/ac), Medium Density Residential (11.1 to 25.0 du/ac), and Public School	Subarea 29 Specific Plan	PA 32 - Mixed Residential (5-25 du/ac) and PA 34 - School
North:	Vacant Dairy and Agriculture Farms	NC (Neighborhood Commercial) and HDR (High Density Residential)	AG (Agriculture) Overlay	N/A
South:	Residential	City of Eastvale – Medium Density Residential	City of Eastvale – PRD (Planned Residential Development)	N/A

	Existing Land Use	Policy Plan Land Use Designation	Zoning Designation	Specific Plan Land Use Designation
East:	Vacant Dairy and Agriculture Farms	Low-Medium Density Residential (5.1 – 11 du/ac)	Subarea 29 Specific Plan	PA 33 - Mixed Residential (5-25 du/ac)
West:	Residential	Low Density Residential (2.1 – 5 du/ac), Low-Medium Density Residential (5.1 – 11 du/ac), and Medium Density Residential (11.1 to 25.0 du/ac)	Subarea 29 Specific Plan	PA 31 - Mixed Residential (5-25 du/ac), PA 29 – Land Loaded or Conventional Medium Lot, and PA 28 – Conventional Medium Lot

PROJECT ANALYSIS:

Background — The Subarea 29 Specific Plan and related Environmental Impact Report (State Clearinghouse No. 2004011009) were approved by the City Council on October 17, 2006. The Specific Plan established the land use designations, development standards, and design guidelines, which included the potential development of 2,470 dwelling units and up to 87,000 square feet of commercial uses for the Specific Plan Area. Over the years, subsequent Specific Plan Amendments have been adopted to increase dwelling units, include additional product types, and update development standards.

Most recently, on November 21, 2023, the City Council approved an Amendment to the Subarea 29 Specific Plan (File No. PSPA21-005) for the annexation of 113.2 gross acres of land, located on the southwest corner of Haven Avenue and Eucalyptus Avenue in conjunction with changes to the land use plan to bring the Specific Plan into compliance with The Ontario Plan 2050 (“TOP 2050”) Policy Plan (General Plan) land uses. The land annexation established Planning Areas 32, 33 and 34. The amendment also included the establishment of residential development standards for 7 new product types and updates to the Specific Plan land use map, land use table, development standards, exhibits, and text modifications to reflect the proposed annexation and land use changes.

On June 22, 2022, the Applicant submitted Tentative Tract Map No. 20562 (File No. PMTT22-022), a proposal to subdivide 62.69 gross acres of land into 8 numbered lots and 3 lettered lots for residential uses, a public school, private drives, landscape edges, and common open space purposes, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 32 (Mixed-Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan.

(1) Tentative Tract Map — The proposed Tentative Tract Map will subdivide the Project site into 8 numbered lots and 3 lettered lots for residential uses, a public school, private drives, landscape edges, and common open space purposes (see Exhibit C—Tentative Tract Map No. 20562, attached). The Tentative Tract Map will subdivide the existing 5

parcels into 11 parcels to facilitate future land uses and backbone infrastructure improvements (major streets, sewer, water and storm drain facilities).

All major backbone improvements and interior site improvements will be constructed consistent with the proposed Tentative Tract Map and related Development Agreement (File No. PDA21-010). The Development Agreement was filed concurrently with the Project to facilitate infrastructure improvements to serve the site. The infrastructure improvements will be completed in three phases: Phase 1 includes the middle portion of the Project site (Lots 4, 5, 6, 7, and A), Phase 2 will develop the northern portion of the site (Lots 1, 2 and 3), and Phase 3 (Lot 8) encompasses the southern portion that is reserved for the development of the school site. Phases 1 and 2 are located within Planning Area 32 (Mixed-Residential) and will require subsequent development plan applications to be submitted for review and approval. Phase 3 is located within Planning Area 34 (School) and will include the development of a future middle school. This school would serve the 6th through 8th grade needs in the Mountain View School District.

(2) Site Access/Circulation — The Project site will have 3 points of access. One access point is from Haven Avenue, which runs north and south along the western boundary of the site, the second is from Eucalyptus Avenue, which runs east west along the northern boundary, and the third access point is from Bellegrave Avenue, which runs east and west along the southern Project boundary. The Project also provides for the construction of interior streets, which will provide access to future residential developments in the project site. The Tentative Tract Map is consistent with TOP 2050 Policy CD2-2, which promotes the importance of neighborhood connectivity through local street patterns and neighborhood edges as a way to unify neighborhoods.

(3) Architecture — The proposed project is for a tentative subdivision map only and does not include any development applications as part of the project. However, future development of the site will be required to meet all Development Code and Subarea 29 Specific Plan development standards and architectural design guidelines. The development of each lot within the subdivision map will be submitted to the City subsequently for review.

(4) Landscaping/Open Space — Tentative Tract Map No. 20562 will facilitate the construction of neighborhood parks, sidewalks, parkways, and open space areas. TOP 2050 Policy PR1-1 requires new developments to provide a minimum of two acres of park land per 1,000 residents. To mitigate potential conflicts with future development plans, a high-level analysis of the open space calculations was conducted during the tentative map review process. Based on the analysis, it appears the map will comply with the open space requirements of TOP 2050 and Subarea 29. However, the final park design, amenities, and detailed review of the cumulative open space acreage will require a separate Development Plan review and approval process to ensure compliance is achieved.

(5) Signage — All Project signage is required to comply with sign regulations provided in Ontario Development Code Division 8.1. Prior to the issuance of a Building Permit for

the installation of any new on-site signage, the Applicant is required to submit Sign Plans for Planning Department review and approval.

PUBLIC NOTIFICATION: Public notification is not required, as the Development Advisory Board is acting in its capacity as an advisory body to the Planning Commission. Public notification is required prior to the Planning Commission hearing on the Project.

CORRESPONDENCE: As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

AGENCY/DEPARTMENT REVIEWS: Each City agency/department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are included with this Decision.

AIRPORT LAND USE COMPATIBILITY PLAN (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 ONT ALUCP, 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 decision-making body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Development Advisory Board, 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 ONT ALUCP.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (general plan), and City Council Priorities components of The Ontario Plan 2050 ("TOP 2050"). More specifically, the goals and policies of TOP 2050 that are furthered by the proposed Project are as follows:

(1) City Council Goals.

- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

(2) Vision.

Distinctive Development:

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

(3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
 - G 1-2. Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan)

Land Use Element:

- Goal LU-1 Balance: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
 - LU-1.1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.
 - LU-1.6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.
- Goal LU-2 Compatibility: Compatibility between a wide range of uses and a resultant urban patterns and forms.

➤ LU-2.6 Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.

Housing Element:

▪ Goal H-2 Housing Supply & Diversity: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

➤ H-2.4 Ontario Ranch. We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

Community Economics Element:

▪ Goal CE-1 Complete Community: A complete community that provides for all incomes and stages of life.

➤ CE-1.6 Diversity of Housing. We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.

Community Design Element:

▪ Goal CD-1 Image & Identity: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD-1.1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing, enhancing, and preserving the character of our existing viable neighborhoods.

▪ Goal CD-2 Design Quality: A high level of design quality resulting in neighborhoods, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.

➤ CD-2.2 Neighborhood Design. We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:

- A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
- Varied parcel sizes and lot configurations to accommodate a diversity of housing types;

- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.

➤ CD-2.13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (general plan) component of The Ontario Plan 2050, as the project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

PART 2: 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 Subsequent Environmental Impact Report (SEIR) to the Subarea 29 (Hettinga) Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2004011009) was certified by the City Council on November 21, 2023, ("Certified EIR") in conjunction with File No. PSPA21-005, 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 (hereinafter referred to as "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 2050, 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 (hereinafter referred to as "ONT 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 May 6, 2024, 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 3: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED 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. PSPA21-005, a Specific Plan Amendment for which a Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was adopted by the City Council on November 21, 2023; 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 City Council; 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, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 4: 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 and 3, above, the DAB hereby concludes as follows:

(1) The proposed Tentative Tract Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments. The proposed Tentative Tract Map is located within the Low-Medium Density Residential (5.1 – 11 du/ac), Medium Density Residential (11.1 to 25.0 du/ac), and Public School land use districts of the Policy Plan Land Use Map, and Planning Area 32 (Mixed Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the Project will contribute to providing "a spectrum of housing types and price ranges that match the jobs in the City, and that make it possible for people to live and work in Ontario and maintain a quality of life" (Goal LU-1). Furthermore, the Project will promote the City's policy to "incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop, and recreate within Ontario" (Policy LU-1.6 Complete Community).

(2) The design or improvement of the proposed Tentative Tract Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments. The proposed Tentative Tract Map is located within the Low-Medium Density Residential (5.1 – 11.0 du/ac), Medium Density Residential (11.1 to 25.0 du/ac), and Public School land use districts of the Policy Plan Land Use Map, and Planning Area 32 (Mixed Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the Project will contribute to providing "[a] high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct" (Goal CD-2).

(3) The site is physically suitable for the type of development proposed. The Project site meets the minimum lot area and dimensions of the Planning Area 32 (Mixed Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan, and is physically suitable for the type of residential and public school development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions. Future development of the site will be required to meet all Development Code and Subarea 29 Specific Plan development standards and architectural design guidelines.

(4) The site is physically suitable for the density/intensity of development proposed. The Project site is proposed for residential and public school development. The Policy Plan Land Use Map designates the subject site as Low-Medium Density Residential (5.1 – 11.0 du/ac), Medium Density Residential (11.1 to 25.0 du/ac), and Public School. For developments that encompass multiple properties and contain more than one land use designation, the maximum number of units permitted for the development may be spread over the entire site, thereby allowing the blending of the residential densities. In calculating the overall project density, the TOP 2050 SEIR assumptions for the LMDR and MDR land use districts were considered for an average maximum allowable density of 18 dwelling units per acre. Subsequent development plans for each Lot in the subdivision will be required to meet the density requirements to be consistent with the Subarea 29 Specific Plan and TOP 2050 Policy Plan.

(5) The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat. The Project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems. The design of the proposed subdivision, and the right-of-way improvements existing or proposed on the Project site, are not likely to cause serious public health problems, as the Project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or Project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the Project site.

(7) The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision. The proposed subdivision has provided for all necessary

public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan 2050 and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

SECTION 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Conditions of Approval included as Attachment A of this Decision and incorporated herein by this reference.

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

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

APPROVED AND ADOPTED this 6th day of May 2024.

Development Advisory Board Chairman

Exhibit A: PROJECT LOCATION MAP

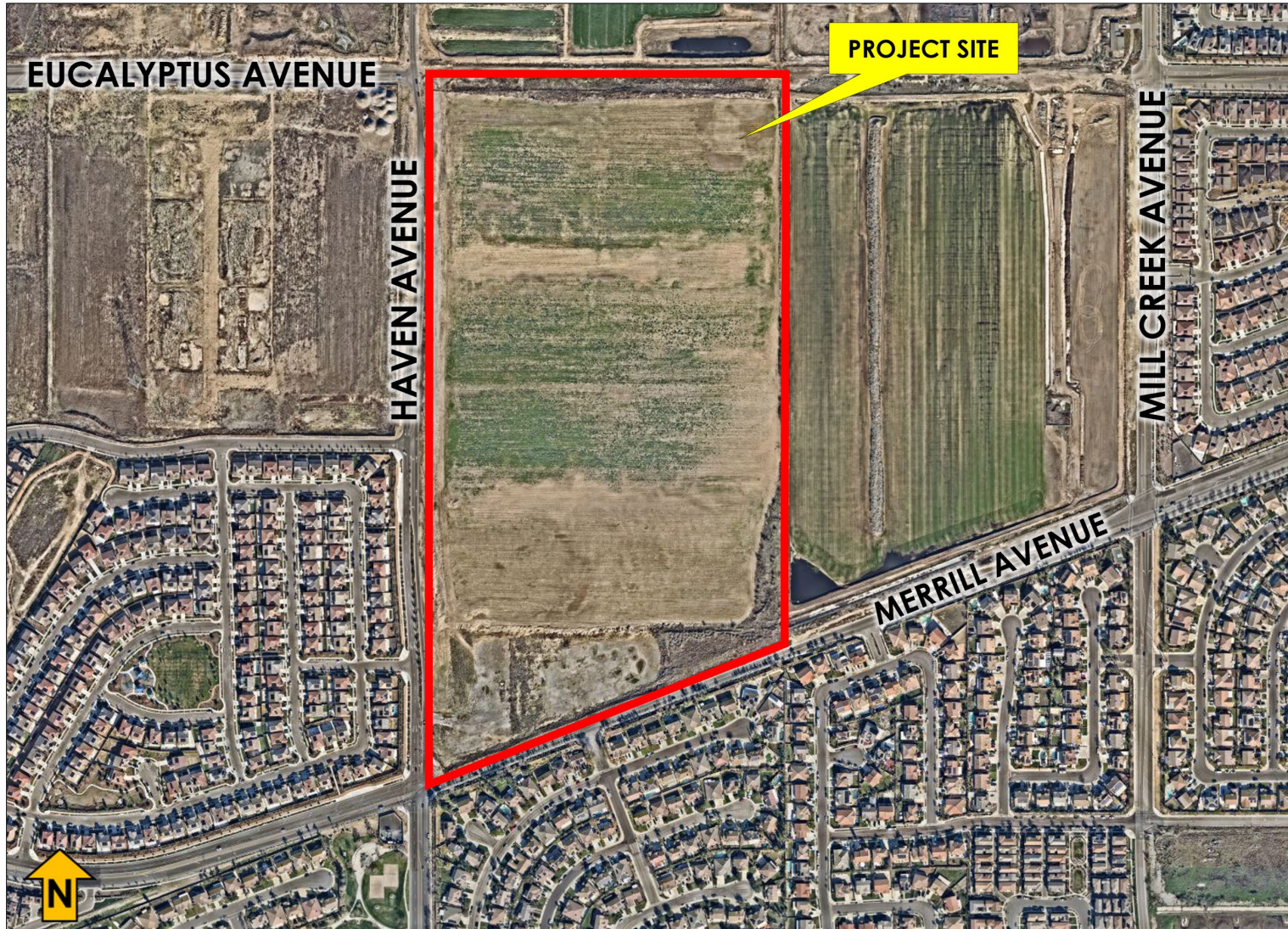


Exhibit B: SUBAREA 29 SPECIFIC PLAN LAND USE MAP

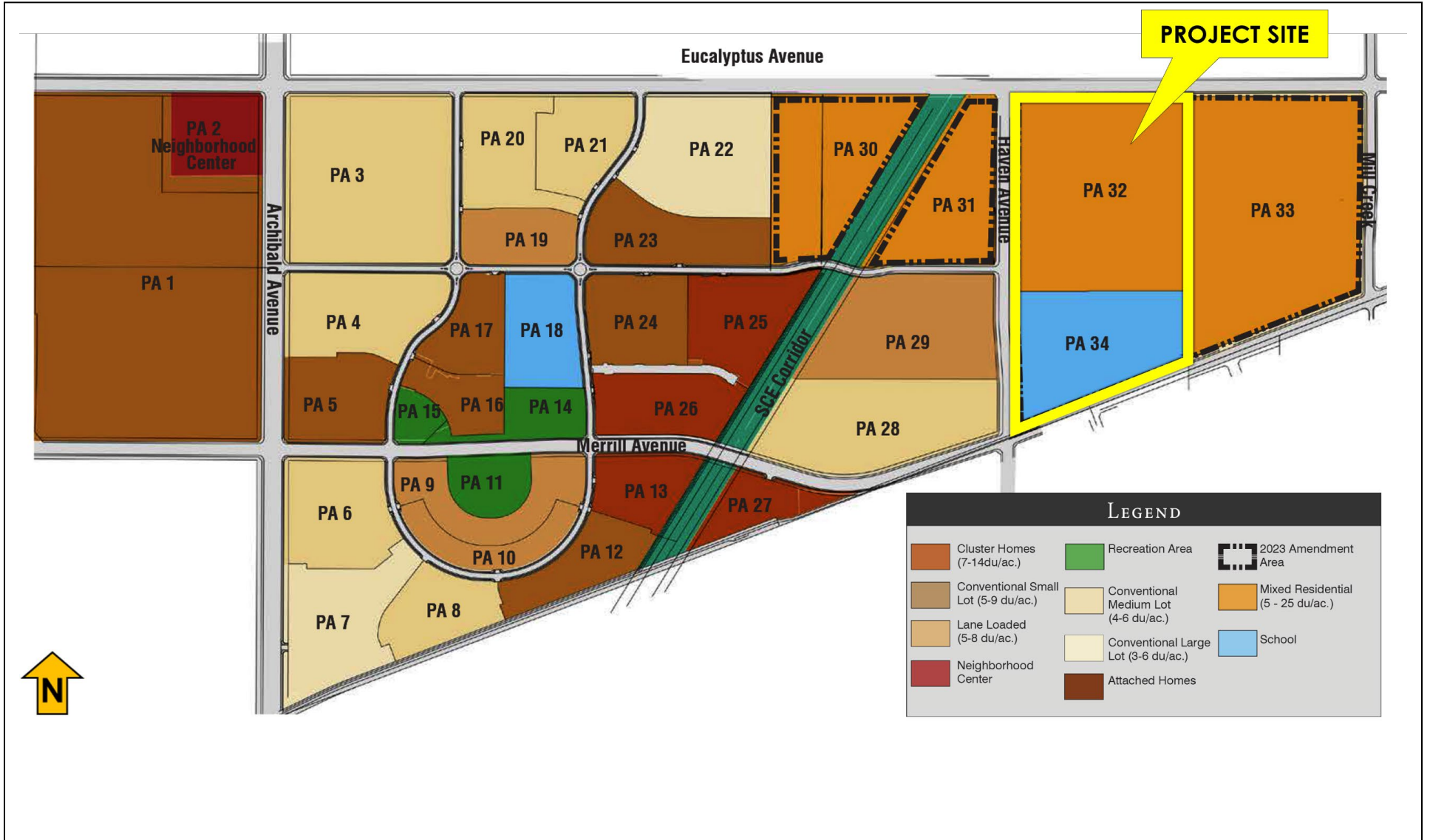
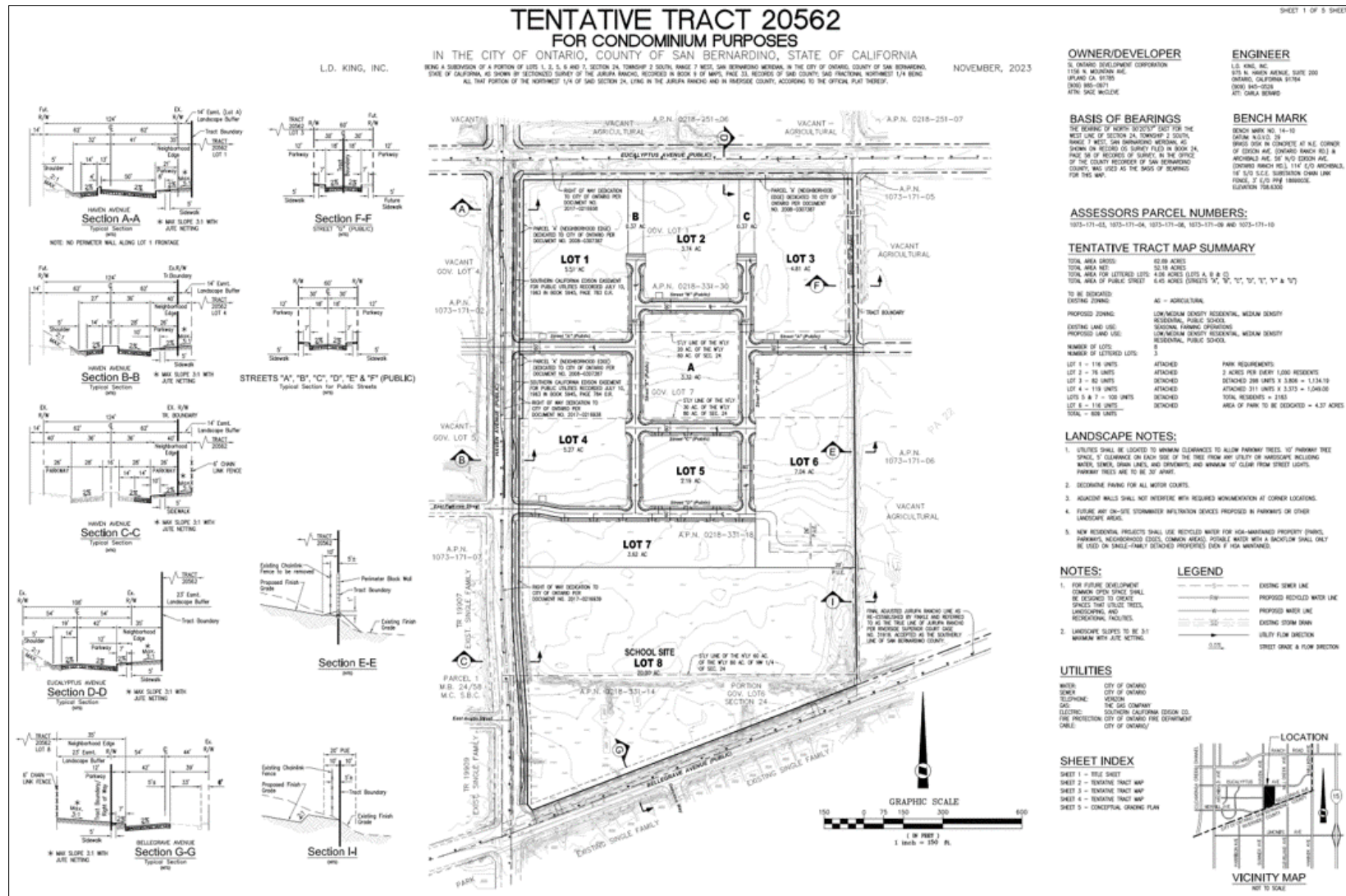


Exhibit C: TENTATIVE TRACT MAP NO. 20562



Attachment A: Conditions of Approval

(Conditions of Approval follow this page)

Date Prepared: 4/15/2024

File No: PMTT22-022

Related File: PDA21-020

Project Description: A public hearing to consider a Tentative Tract Map (TTM 20562) subdividing 62.69 gross acres of land into 8 numbered lots and 3 lettered lots for residential uses, a public school, private drives, landscape edges, and common open space purposes, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 32 (Mixed-Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan; APNs: 1073-171-03, 1073-171-04, 1073-171-08, 1073-171-09 and 1073-171-10; **submitted by SL Ontario Development Company, LLC.**

Prepared By: Jeanie Irene Aguilo, Associate Planner
Phone: 909.395.2418 (direct)
Email: jaguilo@ontarioca.gov

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

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

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

2.1 Time Limits.

(a) Tentative Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final tract map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

2.2 Subdivision Map.

(a) The Final Tract Map shall be in conformance with the approved Tentative Tract Map on file with the City. Variations from the approved Tentative Tract Map may be reviewed and approved by the Planning Department. A substantial variation from the approved

Tentative Tract Map may require review and approval by the Planning Commission, as determined by the Planning Director.

(b) Tentative Tract Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

(c) Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

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

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

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

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

2.4 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.

2.5 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.

2.6 Environmental Requirements.

(a) The Project shall be subject to all applicable mitigation measures of the Subarea 29 (Hettinga) Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009).

(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.

2.7 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 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.

2.8 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 will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(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.

2.9 Related Applications. Tentative Tract Map approval shall not be final and complete until such time that related File No. PDA21-020 has been approved by the City Council.

2.10 Additional Requirements.

(a) All applicable conditions of approval of the Development Agreement (File No. PDA21-020) shall apply to this Project.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT22-022

Address: SEC of Eucalyptus and Haven Avenue

APN: 1073-171-04, 08, 09 & 10

Existing Land Use: Vacant

Proposed Land Use: Tentative Tract Map for condominium purposes, subdividing 62.77 acres of land into 7 lots

Site Acreage: 62.77 Proposed Structure Height: N/A

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Jeanie Aguilo

Date: 1/24/2023

CD No.: 2022-044

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

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

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

Allowable Height: _____

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2022-044
PALU No.: _____

PROJECT CONDITIONS

1. The applicant is required to meet the Real Estate Transaction Disclosure in accordance with California Codes (Business and Professions Code Section 11010-11024). New residential subdivisions within an Airport Influence Area are required to file an application for a Public Report consisting of a Notice of Intention (NOI) and a completed questionnaire with the Department of Real Estate and include the following language within the NOI:

NOTICE OF AIRPORT IN VICINITY

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



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Heather Lugo, Police Department
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Jeff Tang, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IT Department
Blaine Ishii, Integrated Waste

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: December 08, 2023

Revision #4

SUBJECT: FILE #: PMTT22-022

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 Tentative Tract Map (20562) for condominium purposes, subdividing approximately 62.77-acres of land into seven (7) lots for condominium purposes on property located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Areas 32 and 34 of the Subarea 29 Specific Plan Zoning District (APN: 1073-171-04, 1073-171-08, 1073-171-09 and 1073-171-10); submitted by SL Ontario Development Company, LLC.

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 Planning Division

Jamie Richardson

Sr. Landscape Architect 12/21/2023

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

CONDITIONS OF APPROVAL

Sign Off

	12/21/2023
Jamie Richardson, Sr. Landscape Architect	Date

Reviewer's Name: Jamie Richardson, Sr. Landscape Architect	Phone: (909) 395-2615
--	---------------------------------

D.A.B. File No.: PMTT22-022	Related Files:	Case Planner: Jeanie Aguilo
--------------------------------	----------------	--------------------------------

Project Name and Location:
Tentative Tract Map to subdivide seven lots
SE Corner of Eucalyptus Ave and Haven Ave (TM20562)

Applicant/Representative:
SL Ontario Development Company-Sage McCleve (909)579-1240 Sage.McCleve@lewismc.com
1156 N Mountain Avenue
Upland, CA 91786

<input checked="" type="checkbox"/>	A Tentative Tract/Parcel Map (dated 12/08/2023) has been approved considering that the following conditions below be met upon submittal of the landscape construction documents.
-------------------------------------	---

<input type="checkbox"/>	A Tentative Tract Map/Parcel (dated) has not been approved. Corrections noted below are required before DAB approval.
--------------------------	--

CORRECTIONS REQUIRED

CONDITIONS OF APPROVAL:

- Note: Utilities shall be located to minimum clearances to allow parkway trees. Show and note a 10' parkway tree space, 5' clearance on each side of the tree from any utility or hardscape including water, sewer, drain lines, and driveways; and min. 10' clear from street lights. Parkway trees are to be 30' apart.
- Note: Decorative paving for all motor courts.
- Note: Adjacent walls shall not interfere with required monumentation at corner locations.
- Haven Avenue sections; show a 10' parkway, 5' sidewalk with a 26' R.O.W. within a 40' Neighborhood Edge. Max slopes 3:1 with jute netting.
- Bellegrave Avenue section; show a 7' parkway, 5' sidewalk with a 12' R.O.W. within a 35' Neighborhood Edge.
- Note: Future any on-site stormwater infiltration areas or stormwater infiltration devices proposed in parkways or other landscape areas.
- Note: New residential projects shall use recycled water for HOA-maintained property (parks, parkways, neighborhood edges, common areas). Potable water with a backflow shall only be used on single-family detached properties even if HOA maintained.



CITY OF ONTARIO MEMORANDUM



DATE: August 15, 2022
TO: Jeanie Irene Aguilo, Planning Department
FROM: Blaine Ishii, Integrated Waste Department (via Transtech Engineers)
ADDRESS:
PROJECT NO.: PMTT22-022R
ATTACHMENTS: None

BRIEF DESCRIPTION

TENTATIVE TRACK MAP

**THIS SUBMITTAL ADEQUATELY ADDRESSES THE
CONCERNS OF THIS DEPARTMENT.**

There are no conditions at this time.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: July 14, 2022

SUBJECT: PMTT22-022 - A Tentative Tract Map (20562) for condominium purposes, subdividing approximately 62.77-acres of land into seven (7) lots for condominium purposes on property located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within the Subarea 29 Specific Plan Zoning District (APN: 1073-171-04, -08, -09 and -10).

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

SITE AND BUILDING FEATURES:

- A. 2019 CBC Type of Construction: Type V-B wood frame
- B. Type of Roof Materials: non-rated, ordinary
- C. Ground Floor Area(s): Various
- D. Number of Stories: Varies
- E. Total Square Footage: Various
- F. 2019 CBC Occupancy Classification(s): R-2

CONDITIONS OF APPROVAL:

1.0 GENERAL

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario website at www.ontarioca.gov/Fire/Prevention.
- ☒ 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.
- ☒ 2.7 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 2019 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 public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13 D. 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.

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. Homes that do not front street shall be provided with an address entry sign at the street. 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: Scott Murphy, Community Development Director (Copy of memo only)
 Rudy Zeledon, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 James Caro, Building Department
 Raymond Lee, Engineering Department
 Jamie Richardson, Landscape Planning Division
 Dennis Mejia, Municipal Utility Company
 Jeremy Phillips, Police Department
 Paul Erhman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Tricia Espinoza, Engineering/NPDES
 Angela Magana, Community Improvement (Copy of memo only)
 Jimmy Chang, IPA Department
 Ben Mayorga, Integrated Waste

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: July 05, 2022

SUBJECT: FILE #: PMTT22-022 Finance Acct#:

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

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

PROJECT DESCRIPTION: A Tentative Tract Map (20562) for condominium purposes, subdividing approximately 62.77-acres of land into seven (7) lots for condominium purposes on property located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within the Subarea 29 Specific Plan Zoning District (APN: 1073-171-04, -08, -09 and -10).

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

POLICE
Department

ANTONIO GALBAN
Signature

POLICE OFFICER
Title

7/11/22
Date



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
 Rudy Zeledon, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 James Caro, Building Department
 Raymond Lee, Engineering Department
 Jamie Richardson, Landscape Planning Division
 Dennis Mejia, Municipal Utility Company
 Jeremy Phillips, Police Department
 Paul Erhman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Tricia Espinoza, Engineering/NPDES
 Angela Magana, Community Improvement (Copy of memo only)
 Jimmy Chang, IPA Department
 Ben Mayorga, Integrated Waste

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: July 05, 2022

SUBJECT: FILE #: PMTT22-022 Finance Acct#:

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

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

PROJECT DESCRIPTION: A Tentative Tract Map (20562) for condominium purposes, subdividing approximately 62.77-acres of land into seven (7) lots for condominium purposes on property located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within the Subarea 29 Specific Plan Zoning District (APN: 1073-171-04, -08, -09 and -10).

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

Community Improvement
Department

Signature

Supervisor
Title

Date

7/19/22



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Land Development Division, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP	<input checked="" type="checkbox"/> TRACT MAP
<input type="checkbox"/> FOR CONDOMINIUM PURPOSES		
PROJECT FILE NO. TM-20562 RELATED FILE NO(S). PMTT22-022		
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__		

CITY PROJECT ENGINEER & PHONE NO: David Zurita (909) 395-2155

CITY PROJECT PLANNER & PHONE NO: Jeanie Aguilo (909) 395-2418

DAB MEETING DATE: May 6, 2024

PROJECT NAME / DESCRIPTION: A Tentative Tract Map (20562) for condominium purposes, subdividing approximately 62.77-acres of land into seven (7) lots.

LOCATION: Southeast corner of Eucalyptus Avenue and Haven Avenue within the Subarea 29 Specific Plan

APPLICANT: SL Ontario Development Company LLC

REVIEWED BY: Raymond Lee 4/30/24
 Raymond Lee, P.E. Date
 Assistant City Engineer

APPROVED BY: [Signature] 4-30-24
 Khoi Do, P.E. Date
 City Engineer



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

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

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:**
 - A. 60-foot right of way dedication for Streets "A", "B", "C", "D", "E", "F", and "G".**
Note: West half of Street "G" falls within the project while the east half is within the neighboring property to the east (APN: 1073-171-06).
 - B. Various width of right-of-way dedication on the north side of Bellegrave Avenue to achieve the ultimate half-street width of 54-feet from centerline along the project frontage.**
 - C. Property line corner cut-back at all street intersections within and around the project boundaries.**

- 1.02 Dedicate to the City of Ontario, the following easement(s):**
 - A. 23-foot-wide easement for neighborhood edge purposes on the south side of Eucalyptus Avenue along the project frontage.**
 - B. 23-foot-wide easement for neighborhood edge purposes on the north side of Bellegrave Avenue along the project frontage.**
 - C. 14-foot-wide easement for neighborhood edge purposes on the east side of Haven Avenue along the project frontage.**
 - D. 20 to 26-foot-wide Public Utility Easement in Lot 6, Lot 8, and the neighboring property (APN: 1073-171-06) as shown on the approved Tentative Tract Map, TTM22-022.**

- 1.03 Restrict vehicular access to the site as follows:** _____

- 1.04 Vacate the following street(s) and/or easement(s):**
 - A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.**
 - B. Quitclaim neighborhood edge dedicated in-fee under Document No. 2008-0307387 and rededicate as described in COA 1.02.C.**

- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.**

- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.**



- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.

- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement.
 - (1) _____
 - (2) _____

- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.

- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ontarioca.gov) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.

- 1.11 Provide a preliminary title report current to within 30 days.

- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.

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

- 1.14 Other conditions:
 - A. The Tract Map shall comply with the approved Subarea 29 Specific Plan and amendments as well as the Development Agreement and amendments.
 - B. Public and private improvements shall be maintained in accordance with the Maintenance Responsibility Matrix in the Subarea 29 Specific Plan and its amendments.
 - C. Applicant/Developer shall obtain all ROW/easements necessary to construct the required public improvements identified in Section 2 of these Conditions of Approval.



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

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

- 2.01 Record Tract Map No. 20562 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.**
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____.
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.
- 2.05 Apply for a:
 - Certificate of Compliance with a Record of Survey;
 - Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);
 - Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.
- 2.08 Submit a soils/geology report.**
- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:**
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: City of Eastvale for any work/traffic control along Bellegrave within their right-of-way.**
- 2.10 Dedicate to the City of Ontario the right-of-way described below:



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



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

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

Improvement	Eucalyptus Avenue	Haven Avenue	Bellegrave Avenue	Streets "A", "B", "C", "D", "E", "F", "G"
Curb and Gutter	<input checked="" type="checkbox"/> New; 42-ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 36-ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 42-ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; 18-ft. from C/L on both sides of the street <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input checked="" type="checkbox"/> New^{2.39.C, D} <input type="checkbox"/> Widen _____ additional feet along frontage, including pavm't transitions	<input checked="" type="checkbox"/> New^{2.39.A, B} <input checked="" type="checkbox"/> Widen along frontage, including pavm't transitions	<input checked="" type="checkbox"/> New^{2.39.E, F} <input checked="" type="checkbox"/> Widen along frontage, including pavm't transitions	<input checked="" type="checkbox"/> New <input type="checkbox"/> Widen _____ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New^{2.18.A} <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation



Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main (except Street "G") <input checked="" type="checkbox"/> Laterals
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main ^{Exhibit B.15} <input checked="" type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input checked="" type="checkbox"/> New ^{2.39.G} <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New ^{2.39.G} <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> Fair share contribution ^{2.39.H} <input checked="" type="checkbox"/> Modify existing ^{2.39.I}	<input checked="" type="checkbox"/> New ^{2.39.G} <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input checked="" type="checkbox"/> New ^{2.39.D} <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New ^{2.39.B} <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New ^{2.39.F} <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New ^{2.18.B} <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input checked="" type="checkbox"/> New ^{2.39.K} <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New ^{2.39.J} <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Laterals
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances
Overhead Utilities ^{2.22}	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

Specific notes for improvements listed in item no. 2.18, above:

- A. Construct new sidewalk on both sides of Streets "A"-**"F"**. Construct new sidewalk only on the west side of Street **"G"**.
- B. Construct new street lights on both sides of Streets **"A"**-**"F"**. Construct new street lights only on the west side of Street **"G"**.

2.19 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): _____



- 2.20 Construction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along the property frontage.**
- 2.21 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.22 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892).**
- 2.23 Other conditions: _____

C. SEWER

- 2.24 A _____ inch sewer main is available for connection by this project in _____ (Ref: Sewer Drawing Number: _____)
- 2.25 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.26 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.27 Other conditions:**
 - A. See Exhibit B for OMUC Sewer Conditions of Approval.**

D. WATER

- 2.28 A _____ inch water main is available for connection by this project in _____ (Ref: Water Drawing Number: _____)
- 2.29 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.30 Other conditions:**
 - A. See Exhibit B for OMUC Water Conditions of Approval**

E. RECYCLED WATER

- 2.31 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water Drawing Number: _____)
- 2.32 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.**
- 2.33 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.34 Submit one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water to OMUC's Water Quality Programs at OMUCWQPlanCheck@ontarioca.gov for review and subsequent submittal to the California State Water Board (Division of Drinking Water) for final approval.**

Note: Review and approval process may take up to three (3) months. Contact the OMUC's Water Quality Programs at (909) 395-2678 or email OMUCWQPlanCheck@ontarioca.gov



regarding this requirement.

- 2.35 **Submit one (1) electronic copy, in PDF format, of the Landscape Plans (on-site & off-site) to OMUC's Water Quality Programs at OMUCWQPlanCheck@ontarioca.gov for review and approval.**
- 2.36 **Other conditions:**
 - A. See Exhibit B for OMUC Recycled Water Conditions of Approval.**

F. TRAFFIC / TRANSPORTATION

- 2.37 **Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:**
 - 1. On-site and off-site circulation
 - 2. Traffic level of service (LOS) at 'build-out' and future years
 - 3. Impact at specific intersections as selected by the City Engineer
- 2.38 **New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.**
- 2.39 **Other conditions:**
 - A. The Applicant/Developer shall be responsible to design and construct half-width improvements along Haven Avenue between Eucalyptus Avenue and Merrill Avenue/Bellegrave Avenue. Half-width frontage improvements including a 16-foot raised median with a southbound 14-foot-wide circulation lane plus 5-foot-wide shoulder between Eucalyptus Avenue and Parkview Street; and the widening of Haven Avenue to its ultimate half-width from Parkview Street to Merrill Avenue/Bellegrave Avenue in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, parkway landscaping, and necessary pavement transitions and striping north of Eucalyptus Avenue.**
 - B. The Applicant/Developer shall be responsible to design and construct the necessary pavement and striping transitions from existing roadway conditions to the widened roadway portions along Haven Avenue. Striping improvements shall include the removal existing interim signing and striping beyond the project frontage limits on Haven Avenue and the installation of ultimate signing and striping from approximately 350-feet south Merrill/Bellegrave Avenue to north of Eucalyptus Avenue.**
 - C. The Applicant/Developer shall be responsible to design and construct half-width improvements along Eucalyptus Avenue plus a 14-foot striped median, westbound 14-foot-wide circulation lane plus 5-foot-wide shoulder between Haven Avenue and the easterly property line, in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, parkway landscaping, and necessary pavement transitions and striping and striping west of Haven Avenue.**
 - D. The Applicant/Developer shall be responsible to design and construct the necessary pavement and striping transitions from existing roadway conditions to the widened roadway portions along Eucalyptus Avenue. Striping improvements shall include the removal existing interim signing and striping beyond the project frontage limits on Eucalyptus Avenue and the installation of ultimate signing and striping from approximately 1,200-feet west of Haven Avenue to Haven Avenue.**
 - E. The Applicant/Developer shall be responsible to design and construct half-width improvements along Bellegrave Avenue between Haven Avenue and the easterly property line, in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and**



striping, parkway landscaping, and necessary pavement transitions and signing and striping west and east of Haven Avenue.

- F. The Applicant/Developer shall be responsible to design and construct the necessary pavement and striping transitions from existing roadway conditions to the widened roadway portions of Bellegrave Avenue including the west leg of the intersection at Haven Avenue from approximately 850-feet west of Haven Avenue to Haven Avenue. In addition to the installation of the ultimate signing and striping on Merrill Avenue, the Applicant/Developer shall design and construct modifications to the traffic signal on Haven Avenue and Merrill/Bellegrave Avenue, specified in COA 2.39.I.
- G. The Applicant/Developer shall be responsible to design and construct traffic signals at the following intersections:
- Eucalyptus Avenue and Street "G"
 - Haven Avenue and Street "A"
 - Haven Avenue and Eucalyptus Avenue (DIF reimbursable; only ultimate infrastructure is DIF eligible)
 - Haven Avenue and Parkview Street. Street "D" must align with Parkview Street.

The new traffic signals shall include video detection, fiber optic cable and conduit, communication equipment, CCTV cameras, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.

- H. The Applicant/Developer shall pay their fair share contribution for the design and construction of future traffic signal at the following location:
- Bellegrave Avenue, approximately a quarter mile east of Haven Avenue. Fair share contribution: 50% of total cost. The traffic signal will ultimately be installed by the development to the east (APN: 1073-171-06).

The Applicant/Developer shall submit a cost estimate, for City approval, for the total cost of the design and construction of the traffic signal. The Developer who ultimately installs the new signal will be eligible for reimbursement.

- I. The Applicant/Developer shall be responsible to design and construct modifications to the existing traffic signal on Haven Avenue and Merrill/Bellegrave Avenue as necessary to accommodate the roadway widening of Haven Avenue and Bellegrave Avenue. The traffic signal modification shall address relocation or upgrade of any affected equipment including poles, video detection, interconnect/fiber optic communication equipment, cable and conduit, CCTV cameras, emergency vehicle preemption systems, and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations.
- J. The Applicant/Developer shall be responsible to design and construct concrete bus turnouts to serve future bus stops on Haven Avenue Road on the departure side of the following intersections:
- Haven Avenue and Merrill/Bellegrave Avenue (on Haven Avenue)
 - Haven Avenue and Parkview Street (on Haven Avenue)

The bus turnouts shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.

- K. The Applicant/Developer shall be responsible to design and construct concrete bus pads to serve future bus stops on the departure side of the following intersections:
- Eucalyptus Avenue and Haven Avenue (on Eucalyptus Avenue)

The bus pad shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.

- L. The Applicant/Developer shall be responsible to design and construct in-fill public street lights and potential new electrical services as needed along its project frontages.



Street lighting shall be LED-type and in accordance with City’s Approved Material List LED Luminaires. The Applicant/Developer shall also install smart nodes on all new street light fixtures along project frontage.

- M. The Applicant/Developer shall terminate Eucalyptus Avenue east of Street “G” as a temporary dead-end condition per City of Ontario Standard Drawing No. 1310.**
- N. The Applicant/Developer shall terminate Street “A” east of Street “G” as a temporary dead-end condition per City of Ontario Standard Drawing No. 1310.**
- O. Property frontage along Haven Avenue, Eucalyptus Avenue, and Bellegrave Avenue shall be signed “No Stopping Any Time”.**
- P. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
- Q. The Applicant/Developer’s engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/stripping, street lighting and traffic signal design plans to define limits of improvements.**

G. DRAINAGE / HYDROLOGY

- 2.40 A storm drain main is available to accept flows from this project in Haven Avenue. (Ref: Storm Drain Drawing Number: D13604-D13607)**
- 2.41 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.**
- 2.42 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100-year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**
- 2.43 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.**
- 2.44 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100-year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.**
- 2.45 Other conditions: _____**

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

- 2.46 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels. If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant’s engineer shall be submitted. Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.**



- 2.47 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.48 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.
- 2.49 **Other conditions:**
 - A. **Activities resulting in land disturbance of one acre or more are required to obtain coverage under the Construction General Permit (CGP). The owner is the legally responsible person (LRP) of the site and shall have a Stormwater Pollution Prevention Plan (SWPPP) developed and submitted through the SMARTS website at <https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>**

J. SPECIAL DISTRICTS

- 2.50 **File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.**
- 2.51 Other conditions: _____

K. FIBER OPTIC

- 2.52 **A fiber optic line is available for connection by this project near the northeast corner of Haven and Bellegrave. (Ref: Fiber Optic Drawing Number: O10637-O10641)**
- 2.53 **Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located 100 feet north of the Haven-Bellgrave intersection, on the east side of Haven.**
- 2.54 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.

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

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**



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

4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:

- 4.01 Complete all Conditions of Approval listed under Sections 1-3 above.**
- 4.02 Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.**
- 4.03 The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.**
- 4.04 Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.**



EXHIBIT A

ENGINEERING DEPARTMENT First Plan Check Submittal Checklist

Project Number: PMTT22-022 Tract Map No. 20562

All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are to be included with the first plan check submittal:

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **Project Conditions of Approval**
5. **Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
6. **Public Street improvement plan with street cross-sections**
7. **Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
8. **Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
9. **Public Sewer improvement plan**
10. **Public Storm Drain improvement plan**
11. **Public Street Light improvement plan**
12. **Signing and Striping improvement plan**
13. **Fiber Optic plan (include Auto CAD electronic submittal)**
14. **HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.**
15. **CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.**
16. **Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
17. **Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.**
18. **Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
19. **Hydrology/Drainage study**



- 20. **Soils/Geology report**
- 21. **Payment for Final Map/Parcel Map processing fee**
- 22. **Final Map/Parcel Map**
- 23. **Approved Tentative Map**
- 24. **Preliminary Title Report (current within 30 days)**
- 25. **Traverse Closure Calculations**
- 26. **Set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
- 27. **Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use.**
- 28. Other: _____



EXHIBIT B



**CITY OF ONTARIO
MEMORANDUM**



DATE: April 22, 2024
TO: David Zurita, Engineering Department
CC: Jeanie Irene T. Aguilo, Planning Department

FROM: Jeff Krizek, Utilities Engineering Division
SUBJECT: DPR5.1 & Utilities Engineering Conditions of Approval (COA) (#9891_v2) | QCR: HY
PROJECT NO.: TM-20562 (PMTT22-022)

BRIEF DESCRIPTION:

TM-20562 (PMTT22-022): A Tentative Tract Map (20562) for condominium purposes, subdividing approximately 62.77-acres of land into seven (7) lots for condominium purposes on property located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Areas 32 and 34 of the Subarea 29 Specific Plan Zoning District (APN: 1073-171-04, 1073-171-08, 1073-171-09 and 1073-171-10); submitted by SL Ontario Development Company, LLC.

**OMUC UTILITIES ENGINEERING DIVISION
CONDITIONS OF APPROVAL**

CONDITIONS OF APPROVAL: *The Ontario Municipal Utilities Company (OMUC) Utilities Engineering Division recommends this application for approval subject to the Conditions of Approval outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards. The Applicant shall be responsible for the compliance with and the completion of all the following applicable Conditions of Approval prior to the following milestones and subject to compliance with City's Design Development Guidelines, Specifications Design Criteria, and City Standards:*

General Conditions:

1. Standard Conditions of Approval: Project shall comply with the requirements 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, or as amended or superseded by Council Resolution; as well as project-specific conditions/requirements as outlined below.

Prior to Issuance of Any Permits (Grading, Building, Demolition and Encroachment), unless other timeline milestones are specified by individual conditions below, the Applicant Shall:

General Conditions (Section 2.A, Other conditions): The Applicant shall comply with the following:

2. Inherited Requirements and Conditions of Approval: This project is subject to all the Requirements and Conditions of Approval of related entitlements: Subarea 29 Specific Plan, as amended. Any conflict in Conditions of Approval and requirements, the Conditions of Approval below for this Project will supersede previous Conditions of Approval.
3. Final Utilities Systems Map (USM): Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices,



DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See Utility Systems Map (USM) Requirements document for details.

4. **Public Utilities and Public Right-of-Way including Public Utility Easements (PUE):** All City of Ontario Public Utilities shall be installed within a Public Right-of-Way (RoW), or within a Public Utility Easements (PUE), or within a combination of RoW and PUE. In this case, Public Utilities is referring to the mains and connected appurtenances of the following City of Ontario/OMUC Utilities: Public Potable Water; Public Recycled Water; and Public Sanitary Sewer. Public Utilities shall be subject to the Minimum RoW/PUE Area Requirements and PUE Restrictions:
 - a. **Minimum RoW Area Requirements:** Public Utilities shall be installed within in existing RoW/PUE in alignments/locations that meet the following minimum RoW/PUE areas surrounding the Public Utilities, and/or additional RoW/PUE shall be dedicated/granted to the City to provide the following minimum RoW/PUE areas surrounding the Public Utilities:
 - i. For each main, the RoW/PUE Area shall be a minimum of 20 feet wide, centered on the utility main with a minimum of 10 feet of RoW/PUE on each side of the main and this minimum area shall extend a minimum for 10 feet past the end of a main;
 - ii. For each Service/Lateral, the RoW/PUE Area shall be a minimum of 10 feet wide, centered on the service/lateral with a minimum of 5 feet of PRow on each side of each service/lateral;
 - iii. For each water meter box, the RoW/PUE Area shall be a minimum of 5 feet behind and 5 feet on each side of a water meter box;
 - iv. For each water appurtenances (fire hydrants, blowoffs, airvac, etc), the RoW/PUE Area shall be a minimum of 5 feet on each side surrounding the water appurtenances (fire hydrants, blowoffs, airvac, etc);
 - v. The RoW/PUE minimum areas for separate Public Utilities may overlap, provide that all minimum separations and PUE Restrictions are met.
 - b. **PUE Restrictions:** The Minimum PUE Area required surrounding Public Utilities shall be subject to the following restrictions:
 - i. The Minimum PUE Area required surrounding Public Utilities shall not contain:
 - A. Any storm water quality improvements (infiltration, detention, retention, bioswale, etc);
 - B. Landscaping with thick or intrusive root structures,
 - C. Any trees;
 - D. Any private utilities, plumbing lines, private fire system, or irrigation lines; or,
 - E. Any permanent structures or overhangs of permanent structures.
 - ii. The PUE surface shall be designed to allow vehicle access over and along the full length of the utility main by any City maintenance vehicle.
 - iii. **Minimum Separations:** Within a PUE, all Department of Drinking Water (DDW) Water Main Separations per California Code of Regulations (CCR) §64572 shall be met for all Public Potable Water Mains and Services between: all Public City Utilities; Non-City Utilities; and Private Utilities. Additionally, the following Minimum Separations shall be met:
 - A. At minimum there shall be a 4 feet horizontal separation between each utility as measured between the outside walls of the utility pipelines, or in the case of a Joint Utility Trench, between the outside edge of the Joint Utility Trench and the outside wall of the Utility Pipeline. The minimum 4 feet horizontal separation also includes between services and service appurtenances and: other utilities (public or private) and utility appurtenances; any other objects or potentials obstructions (boxes, handholes, vaults, transformers, panels, poles and standards, signs, driveway approaches and wings/curb returns, trees, controllers, etc.); and any other items, as determined by the Ontario Municipal Utilities Company (OMUC).



- B. Public Utility mains shall not be located behind curb or under curb & gutter and shall be located at minimum of 8 feet from curbface. With specific written permission of OMUC Management Staff, in rare circumstances, this 8 feet minimum can be reduced to 5 feet in specific locations where the 8 feet is not feasible, but at all locations the utilities alignments shall be optimized to meet this minimum location, while still maintaining all other minimum separation.
5. Well Abandonment: All existing Ground Water Wells shall be abandoned per County and State requirements prior to grading if they are not authorized to remain in service by the City's Water Resources Section.
6. Septic Tank Abandonment: All existing septic tank(s) on the property shall be abandoned per City, County, and State regulations and standards.

Sanitary Sewer Conditions (Section 2.C): The Applicant shall comply with the following:

7. Sewer Sub-Area Master Plans (SSAMP): Convert the Conceptual Sewer Sub-Area Master Plan to a Final SSAMP pursuant to Section 4-8 of the Sewer Master Plan (SMP) and submit it to OMUC for review and approval with the first submittal of the sewer plans and prior to issuance of any permits.
8. Sanitary Sewer Infrastructure: The Project is limited to Public Sewer Mains within Public Streets in Publicly Dedicated Right-of-way for Streets and Public Sewer Mains are not allowed within private property or private streets/private drive aisles. The Project is required to install the following Public Sewer Mains and only to the extent necessary to serve each lot:
- a. An 8-inch main in "Public Street D" connecting between the existing public sewer main in Haven Avenue and the proposed main in "Public Street F". For the point of connection to the existing sewer manhole, the slope of the main going east from the inside of the existing manhole to the first proposed manhole along "Public Street D" shall be a continuous slope. This means that the proposed main shall match the eastern existing 8-inch main stub at 0.0200 slope or the existing stub needs to be removed moved and the manhole reconstructed/rechannelized to allow for a different slope.
 - b. An 8-inch main in "Public Street F" connecting between the proposed 8-inch main in "Public Street D" and the proposed main in "Public Street A".
 - c. An 8-inch main in "Public Street A" connecting between the proposed main in "Public Street F" and just east of "Public Street F" to serve Lot 3.
 - d. An 8-inch main in "Public Street E" connecting between the proposed main in "Public Street D" and the proposed main in "Public Street B".
 - e. An 8-inch main in "Public Street A" connecting between the proposed main in "Public Street E" and west of "Public Street E" to serve Lot 1.
 - f. An 8-inch main in "Public Street B" connecting between the proposed main in "Public Street E" and just east of "Public Street E" to serve Lot 2.
 - g. An 8-inch main in "Public Street C" connecting between the proposed main in "Public Street E" and east of "Public Street E" to serve Lot 5 and Lot A.
 - h. The Public Sewer Mains shall be sized per Final SSAMP. Public sewer mains installed in private drives and private alleys shall be within a Public Utility Easement.
 - i. All proposed sewer within Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot A shall be private, privately maintained, and per Building Code and Plumbing Code requirements.
9. Sanitary Sewer Service:



- a. Single-family detached residences on its own parcel/lot: Each single-family detached residence and its onsite private sewer system shall discharge wastewater to the Public Sanitary Sewer System through a Public Sewer Lateral per Standard #2003.
 - b. Single-family detached residences that share an alleyway or driveway (alley loaded, cluster, etc.) or share a parcel/lot: the residences shall share an onsite private sewer system that discharges wastewater to the Public Sanitary Sewer System through a shared Public Sewer Lateral per Standard #2003. Maintenance of the shared onsite private sewer system shall be established through Covenants, Conditions, and Restrictions (CC&Rs).
 - c. Multifamily attached residential buildings or single-family attached residences: the residences and buildings shall share an onsite private sewer system that discharges wastewater to the Public Sanitary Sewer System through a shared Public Sewer Lateral per Standard #2003. If not under one ownership, the maintenance of the shared onsite private sewer system shall be established through Covenants, Conditions, and Restrictions (CC&Rs).
 - d. Non-Residential Amenity Buildings that generate wastewater and its onsite private sewer system shall discharge wastewater to the Public Sanitary Sewer System through a Public Sewer Lateral per Standard #2003.
 - e. Public Sewer Laterals and Storm Water Quality Improvements: No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or with 5 feet of any Public Sewer Lateral.
10. Private Onsite Sewer System and Plumbing: The Onsite Sewer System shall be privately maintained by the property owner and shall meet the following requirements:
- a. Private Onsite Sewer and Storm Water Quality Improvements: No storm water quality improvements (infiltration, detention, retention, bioswale, etc) shall be installed above or with 5 feet of any Private Onsite Sewer pipes.

Potable Water Conditions (Section 2.D): The Applicant shall comply with the following:

11. Potable Water Infrastructure: The Project is limited to Public Potable Water Mains within Public Streets in Publicly Dedicated Right-of-way for Streets and Public Potable Water Mains are not allowed within private property or private streets/private drive aisles. The Project is required to install the following Public Potable Water Mains and only to the extent necessary to serve each lot and achieve required looping:
- a. A 12-inch main in Haven Avenue connecting between the existing 12-inch main in Merrill Avenue/Bellegrave Avenue and the existing 24-inch main in Eucalyptus Avenue.
 - b. A 12-inch main in "Public Street A" connecting between the existing unaccepted 12-inch potable water main in Haven Avenue and connecting to the proposed main in "Public Street E". For the point of connection to the main in Haven Avenue, the existing eastern 8-inch main stub must be removed back to the 12-inch main, the existing 12"x8" cross removed and replaced with a 12"x12" cross, the existing gate valves removed and replaced with new 12-inch gate valves on all four (4) sides, and a 12"x8" reducer install on the west side of the cross and gate valve.
 - c. A 12-inch main in "Public Street A" connecting between the proposed main in "Public Street F" and connecting to the proposed main in "Public Street G".
 - d. A 12-inch main in "Public Street B" connecting between the proposed main in "Public Street E" and connecting to the proposed main in "Public Street F".
 - e. A 12-inch main in "Public Street C" connecting between the proposed main in "Public Street E" and connecting to the proposed main in "Public Street F".
 - f. A 12-inch main in "Public Street D" connecting between the existing unaccepted 12-inch potable water main in Haven Avenue and connecting to the proposed main in "Public Street F". For the point of connection to the main in Haven Avenue, the existing eastern 8-inch main stub must be



removed back to the 12-inch main, the existing 12"x8" cross removed and replaced with a 12"x12" cross, the existing gate valves removed and replaced with new 12-inch gate valves on all four (4) sides, and a 12"x8" reducer install on the west side of the cross and gate valve.

- g. A 12-inch main in "Public Street E" connecting between the proposed main in "Public Street D" and extending just north of "Public Street B".
- h. A 12-inch main in "Public Street F" connecting between the proposed main in "Public Street D" and extending just north of "Public Street B".
- i. A 12-inch main in "Public Street G" connecting between the existing 24-inch potable water main in Eucalyptus Avenue and connecting to the proposed main in "Public Street A".
- j. All proposed water within Lot 1, Lot 2, Lot 3, Lot 4, Lot 6, Lot 8 and Lot A shall be private, privately maintained, and per Building Code and Plumbing Code requirements with master meters with backflows serving the Lots and submeters for each unit.

12. Potable Water Service:

a. Domestic Service:

- i. Single-family detached residences on its own parcel/lot: Each single-family detached residence shall have its own domestic potable water service and meter connected to the Public Potable Water System located at least 5 feet from the shared driveway approach.
- ii. Eight (8) or less Single-family detached residences that share an alleyway or driveway (alley loaded, cluster, etc.): each residence shall have its own domestic potable water service and meter connected to the Public Potable Water System located at least 5 feet from the shared driveway approach.
- iii. Nine (9) or more Single-family detached residences that share an alleyway or driveway (alley loaded, cluster, etc.) or share a parcel/lot: the residences shall be sub-metered and share an onsite private domestic water system that connects to the Public Potable Water System through a shared a domestic potable water service and public master meter connected to the Public Potable Water System with onsite private backflow prevention device. Maintenance of the shared onsite private domestic water system shall be established through Covenants, Conditions, and Restrictions (CC&Rs).
- iv. Multifamily attached residential buildings or single-family attached residences: the residences shall be sub-metered and share an onsite private domestic water system that connects to the Public Potable Water System through a shared a domestic potable water service and public master meter connected to the Public Potable Water System with onsite private backflow prevention device. Maintenance of the shared onsite private domestic water system shall be established through Covenants, Conditions, and Restrictions (CC&Rs).
- v. Any Non-Residential Uses needing a potable water service shall have its own potable water service and meter with backflow prevention device connected to the Public Potable Water System for indoor/domestic uses.

b. Irrigation Service: For landscape irrigation uses that are not served by Recycled Water, the landscape irrigation uses shall have a separate irrigation water service and meter with backflow prevention device connected to the Public Potable Water System separate from the domestic water uses and the onsite plumbing systems shall be also separate from each other.

- i. Community Service District (CFD) Maintained Irrigation Areas: Any irrigated areas that are to be maintained by a Community Service District (CFD) and not by the property owner or owners association require irrigation services and meters separate from those that are maintained by the property owner or owners association.

c. Backflow Prevention:



- i. A Backflow Prevention Device is required for each Meter connected to the Public Potable Water System that: serves any residential use that is more than one (1) single family residential unit; or, any non-residential use; or, only irrigation use.
 - A. A Meter connected to the Public Potable Water System that serves only one (1) single family residential unit (and an ADU and/or JADU) in most cases does not require a backflow device.
- ii. Backflow Prevention Device Location: In order to reduce the risk of contamination to the Public Potable Water System, a Backflow Prevention Device location shall comply with the following requirements:
 - A. As measured along the pipe connecting to the Backflow Prevention Device, the backflow concrete pad shall be located a minimum of 3 feet and a maximum of 5 feet from:
 - 1. The Right-Of-Way line for Publicly Dedicated Streets; or,
 - 2. The back of the sidewalk or the meter box (where there is no sidewalk), whichever is closer, for mains within PUEs and not within Right-Of-Way for Publicly Dedicated Streets.
 - B. Only one single bend of up to 90 degrees maximum is allowed along the pipe to the Backflow and the single bend must be located at one of the following places: either the along the 90-degree riser connecting at the backflow assembly; or, at the end of the 12-inch stub at the back of the meter box.
 - C. All the minimum DDW Separations also apply to the pipeline connecting between the Main/Meter-Box to a Backflow Device (or DCDA) and any Backflow Device (or DCDA). This also includes storm water quality improvements (infiltration, detention, retention, bioswale, etc). Also, no public or private non-potable water conveyances (private utilities, plumbing lines, sewer, private fire system, storm drain) shall cross the pipeline connecting between the Main/Meter-Box to a Backflow Device (or DCDA) or under any Backflow Device (or DCDA).
- d. Fire Water Service: For onsite private Fire System uses: Where the domestic water service and meters connected to the Public Potable Water System that serves any use that is more than one (1) single family detached residential unit, or any non-residential use: if an onsite private fire system is required, then a separate Fire Service with Double Check Detector Assembly (DCDA) per City Standard #4208 connected to the Public Potable Water System is required, to serve the onsite private fire system. The onsite fire system and onsite domestic water plumbing system shall be separate. The DCDA Location shall be the same as the Backflow Prevention Device above.

Recycled Water Conditions (Section 2.E): The Applicant shall comply with the following:

- 13. City Ordinance 2689: This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscape irrigation for HOA maintained areas and parks. Appropriately sized public and private mains shall be installed throughout the Project to meet this requirement, as approved by the City.
- 14. Recycled Water Infrastructure: In order to comply with City Ordinance 2689, install the following recycled water mains
 - a. A 12-inch main in Haven Avenue connecting between the existing 12-inch main in Merrill Avenue/Bellegrave Avenue and the existing 12-inch main in Eucalyptus Avenue.
 - b. An 8-inch main in "Public Street A" connecting between the existing unaccepted 8-inch recycled water main in Haven Avenue and connecting to the proposed 8-inch main in "Public Street E".



- c. An 8-inch main in "Public Street E" connecting between the proposed water main in "Public Street A" and extending just north of "Public Street A".
 - d. An 8-inch main in "Public Street G" connecting between the existing 12-inch main in Eucalptus Avenue and connecting to the proposed main in "Public Street A".
 - e. An 8-inch main in "Public Street A" connecting between the proposed 12-inch main in "Public Street G" and extending just east of "Public Street G".
15. Recycled Water Service: In order to comply with City Ordinance 2689:
- a. Install irrigation recycled water services with meters to serve any irrigated landscape areas that recycled water use is allowed.
 - i. Community Service District (CFD) Maintained Irrigation Areas: Any irrigated areas that are to be maintained by a Community Service District (CFD) and not by the property owner or owners association require irrigation services and meters separate from those that are maintained by the property owner or owners association.
 - b. All Lots shall have access to recycled water, either by extending mains in adjacent public streets to provide individual water services with meters, or through shared services with meters. Maintenance of the shared onsite private recycled water system shall be established through Covenants, Conditions, and Restrictions (CC&Rs).
16. RW Program Requirements: In order to receive RW service, the applicant shall comply with each of the following:
- a. Prior to Precise Grading Plan Approval and Building Permits Issuance:
 - i. Provide two hard copies and the digital files (in PDF and AutoCAD format) for both on-site and off-site utility plans, including landscape and irrigation improvements.
 - ii. Submit an **Engineering Report (ER)** to the City detailing recycled water usage for review and approval by the City and the State. The review process for the ER is typically 3 months. City will coordinate the State's approval of the ER.
 - iii. For details, contact OMUCWQPlanCheck@ontarioca.gov.
 - b. Prior to Occupancy Release/Finalizing:
 - i. Pass start-up and cross-connection test successfully.
 - ii. Provide evidence demonstrating the training of on-site supervisor or designee as determined in the ER.