



# THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETINGS OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

January 13, 2016 - 7:00 PM

Rancho Cucamonga Civic Center  
COUNCIL CHAMBERS  
10500 Civic Center Drive  
Rancho Cucamonga, California

## I. CALL TO ORDER

Pledge of Allegiance

Roll Call

Chairman Wimberly \_\_\_ Vice Chairman Oaxaca \_\_\_

Munoz \_\_\_ Macias \_\_\_ Fletcher \_\_\_

## II. PUBLIC COMMUNICATIONS

*This is the time and place for the general public to address the Historic Preservation Commission or the Planning Commission on any item listed or not listed on the agenda. State law prohibits the Historic Preservation Commission or the Planning Commission from addressing any issue not previously included on the Agenda. The Historic Preservation Commission or the Planning Commission may receive testimony and set the matter for a subsequent meeting.*

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## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

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### III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of Regular Meeting Minutes dated December 9, 2015
- B. Consideration of Workshop Minutes dated December 9, 2015

### IV. PUBLIC HEARINGS/PLANNING COMMISSION

*The following items have been advertised and/or posted as public hearings as required by law. The Chairman will open the public hearing to receive testimony. All such opinions shall be limited to 5 minutes per individual for each project. Please sign in after speaking.*

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT DRC2015-00555 (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - A request to amend the Development Code to conditionally permit Residential Care Facilities in the Low (L) and Low Medium (LM) Residential Districts for the proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Tree Removal Permit DRC2015-00174, Tentative Parcel Map SUBTPM19619. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item as well as the Mitigated Negative Declaration of environmental impacts will be forwarded to the City Council for final action.
- D. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00165 MERRILL GARDENS AT RANCHO CUCAMONGA (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - The proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Conditional Use Permit DRC2015-00166, Tree Removal Permit DRC2015-00174, Development Code Amendment DRC2015-00555, Tentative Parcel Map SUBTPM19619. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.
- E. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT DRC2015-00166 (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - The proposed development of a 112-Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files:



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

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### V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

- H. INTER-AGENCY UPDATES
- I. COMMISSION ANNOUNCEMENTS

### VI. ADJOURNMENT

*I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on January 7, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.*



# HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

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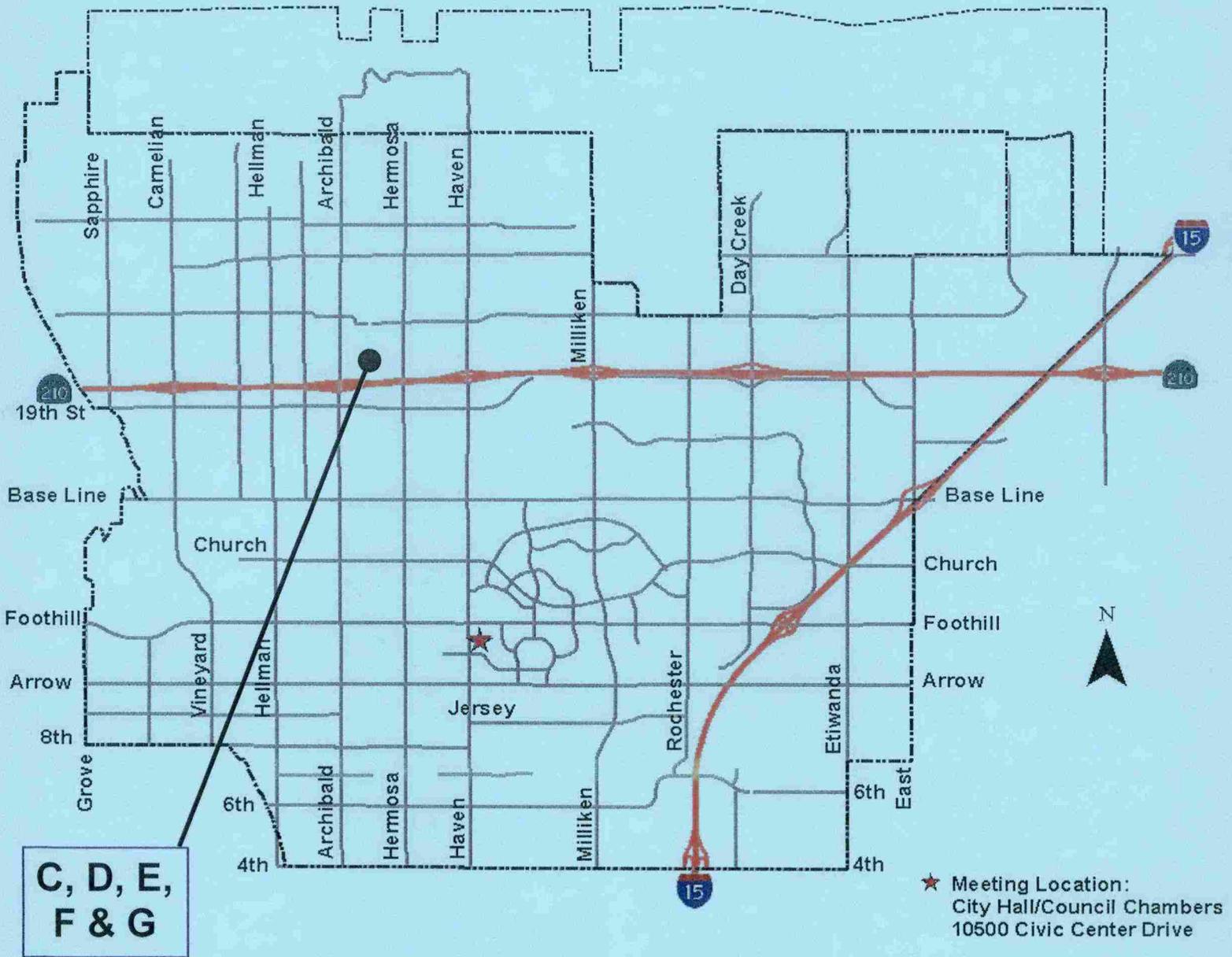
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# Vicinity Map

## Historic Preservation and Planning Commission Meeting

### January 13, 2016



Items A & B: Consideration of Regular Meeting Minutes and Workshop Meeting Minutes dated December 9, 2015

Items C, D, E, F & G: MERRILL GARDENS AT RANCHO CUCAMONGA



# THE CITY OF RANCHO CUCAMONGA

## THE *MINUTES* OF

### THE HISTORIC PRESERVATION COMMISSION

#### AND

#### THE PLANNING COMMISSION

December 9, 2015 - 7:00 PM

Rancho Cucamonga Civic Center  
COUNCIL CHAMBERS  
10500 Civic Center Drive  
Rancho Cucamonga, California

### I. CALL TO ORDER

Pledge of Allegiance *7:08 PM*

Roll Call

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Macias X Fletcher X

*Additional Staff Present: Candyce Burnett, Planning Director; Dominick Perez, Assistant Planner; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Tabe van der Zwaag, Associate Planner; Rob Ball, Fire Marshall*

### II. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration to Approve Minutes dated October 28, 2015
- B. Consideration to Approve Workshop Minutes dated November 10, 2015
- C. Consideration to Approve Special Meeting Minutes dated November 10, 2015

*Moved by Munoz, seconded by Oaxaca carried 5-0 to adopt Minutes dated October 28, 2015*

*Moved by Munoz, seconded by Oaxaca carried 4-0-1 (Macias abstain) to adopt Workshop and Special Meeting Minutes dated November 10, 2015*



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION *MINUTES*

December 9, 2015

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### III. PUBLIC HEARINGS/PLANNING COMMISSION

*The following items have been advertised and/or posted as public hearings as required by law. The Chairman will open the public hearing to receive testimony. All such opinions shall be limited to 5 minutes per individual for each project. Please sign in after speaking.*

- D. MINOR DESIGN REVIEW DRC2014-00893 – PETE VOLBEDA – A request for site plan and architectural review of a 7,302 square foot two-story, single-family residence and an attached 1,055 square foot garage on a 25,273 square foot lot located in the Very Low (VL) Zoning District (.1 to 2 dwelling units per acre) at 9251 loamosa Court; APN: 1061-611-15. Staff has determined that the project is categorically exempt as a Class 3 exemption under State CEQA Guidelines Section 15303 which covers the construction of a single-family residence in a residentially zoned district. Related file: Variance DRC2014-00894.
- E. VARIANCE DRC2014-00894 – PETE VOLBEDA – A request to reduce the required rear yard setback related to the construction of a single-family residence on a project site located in the Very Low (VL) Zoning District (.1 to 2 dwelling units per acre) at 9251 loamosa Court; APN: 1061-611-15. Staff has determined that the project is categorically exempt as a Class 5 exemption under State CEQA Guidelines Section 15305, which covers minor alterations in land use regulations including building setbacks. Related file: Minor Design Review DRC2014-00893.

*Tabé van der Zwaag, Associate Planner, gave the staff report and PowerPoint presentation (copy on file).*

*Chairman Wimberly noted for the record that the lot and design meet the standards and there will be less than 25% maximum lot coverage. He noted it is at 24% with the proposed construction and is irregular in shape.*

*Pete Volbeda, Architect, stated he concurs with staff's report and is available for questions.*

*Chairman Wimberly opened the public hearing and seeing and hearing no further comment, closed the public hearing.*

*Moved by Munoz, seconded by Fletcher, carried 5-0 to adopt the resolutions approving Minor Design Review DRC2014-00893 and Variance DRC2014-00894.*

- F. CONDITIONAL USE PERMIT DRC2015-00848 – ROYAL SPA - A request to operate a massage establishment within a 1,395 square foot tenant space located within Planning Area 10 of the Rancho Cucamonga Industrial Area Specific Plan at the northwest corner of Milliken Avenue and 7th Street at 9090 Milliken Avenue, Suite 130; APN: 0209-272-28. Planning Department staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA



# HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION *MINUTES*

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Guidelines as a Class 1 (CEQA Guidelines Section 15301) exemption, which covers existing facilities.

*Dominick Perez, Associate Planner explained that items remain outstanding for this application and respectfully requested a continuance to a non-specified date.*

*Moved by Fletcher, seconded by Oaxaca, carried 5-0 to continue the item to an unspecified date.*

## IV. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

### G. INTER-AGENCY UPDATES

*None*

### H. COMMISSION ANNOUNCEMENTS

*Commissioner Munoz thanked staff for the event last week. Chairman Wimberly concurred.*

## V. ADJOURNMENT

*7:23 PM*

*The Planning Commission immediately adjourned to the Rains Room to discuss Pre-Application Review DRC2015-00897- Infinity Design UA.*

*I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on December 3, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.*



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## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION *MINUTES*

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# THE CITY OF RANCHO CUCAMONGA

## WORKSHOP OF

### THE PLANNING COMMISSION

#### **MINUTES**

December 9, 2015 - 7:00 PM \*

Rancho Cucamonga Civic Center  
RAINS ROOM  
10500 Civic Center Drive  
Rancho Cucamonga, California

## I. CALL TO ORDER

Roll Call **7:35 PM**

Chairman Wimberly X

Vice Chairman Oaxaca X

Munoz X

Macias X

Fletcher X

*Additional Staff Present: Candyce Burnett, Planning Director; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Tabe van der Zwaag, Associate Planner; Rob Ball, Fire Marshall*

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*None*



# PLANNING COMMISSION WORKSHOP

## MINUTES

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### III. ITEMS FOR DISCUSSION

- A. PRE-APPLICATION REVIEW DRC2015-00897– INFINITY DESIGN UA -Preliminary site plan and architectural review of a 104 room hotel to replace an existing Carrows restaurant on a 1.41 acre project site located on the south side of Foothill Boulevard and east of Mayten Avenue in the Industrial Park (IP) Zoning District at 11669 Foothill Boulevard; APN: 0229-012-48.

*Tabé van der Zwaag, Associate Planner gave a brief overview of the parking requirements and noted that there is a shared parking agreement with the development to the south. He said the project FAR is at the threshold and the floor plan will have to be adjusted to meet the 100% requirement. He noted the materials used on the building such as "wood" siding, metal trim, cantilevered features and a cornice along portions of the roof edge. He said from the first conceptual plans, the applicants improved the design per staff's suggestions. He said staff believes the front tower element is too narrow and needs to be wider to be in proportion with the rest of the building and an additional cornice element could be added along the roofline. He said staff believes this is a good, strong pre-application submittal.*

*The team for the applicants included Ron Underwood, Project Assistant, the owner of Carrows, Shahin Shaath, Jeff Meiter, Value Engineering and Gary Comeaux, Regional General Manager of Twenty Four Seven Hotels.*

*Gary Comeaux explained the parking needs at the Ontario Mills location are lower because of their shared parking and the use of services such as a free shuttle to and from Ontario Airport and Uber. He said they believe the parking requirement is too high for the proposed location as they have seen a significant decline in parking needs at the Ontario location and that 95% of the time it is adequate.*

*Mr. Meiter noted that some parking would be lost if the building is re-oriented to the rear.*

*Mr. van der Zwaag explained what the cantilevered frames look like. There was discussion regarding the possibility of moving the structure closer to the street. He said staff, the Planning Director and the City Manager would prefer it be closer to the street as this is more in keeping with our future vision for Foothill Boulevard. Mr. van der Zwaag commented on access concerns and noted that the existing median will stay in place and that access can be taken at Mayten, the existing driveway at Carrows, from Milliken through the Lowe's parking lot and also at Millenium Court to the south of Lowe's. It was noted that some parking would be lost if the building is moved/turned around.*

*Candyce Burnett, Planning Director noted that if the building is moved closer to the street they would need a General Plan Amendment and the building would have to be flipped around. She said it would create logistics issues with their pool location and that*



## PLANNING COMMISSION WORKSHOP *MINUTES*

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*the entrance porte cochere would be moved to the rear which may alter their business operation. She said that if the Commission is of the opinion that the building should be moved closer to the street, then we should aim for that. It was noted that a General Plan Amendment would be needed if this option is pursued.*

*Commissioner Fletcher asked to see the map showing the other buildings to get a better idea of the overall master plan layout.*

*Commissioner Munoz said he likes the look of it and it is better than the standard Hampton Inn. He said he likes the horizontal and vertical movement and materials used. He said the design is a good start and a wider tower element would be good if it is a porte cochere. He said he has no problem with the current setback and noted that a building 5 stories high can be imposing. He asked Rob Ball, Fire Marshall to comment on any safety concerns if the building is reversed and placed closer to Foothill Boulevard.*

*Rob Ball, Fire Marshall commented that acceptable fire-fighting access can be achieved with either location and/or orientation of the building.*

*Commissioner Fletcher said the design looks good and he likes the materials and design interest achieved with the variation in the wall planes. He said he would like to see cornices and more variation on the roof plane. He said parking may still be an issue. He said he liked the new elevations much better than the first drawings he saw.*

*Commissioner Macias concurred with the architectural recommendation. He said he could live with either placement choice of the building whether it be in the current location or moved closer to Foothill Boulevard.*

*Vice Chairman Oaxaca said he is also pleased and said he thought the tower element should be more prominent to draw focus to the entrance. He said with respect to the positioning of the building, if it could be closer the street it might be better for the future street scene. He said parking would be bigger consideration for him with respect to when we have large community events and the demand is higher.*

*Chairman Wimberly said his research confirms this design is much better than what is out there now. He asked for clarity regarding Route 66 requirements. He commented that in that area this will be a prominent part of the street scene because of the height.*

*Mr. Van der Zwaag noted that the hotel applicant will be required to put in improvements related to the Foothill Boulevard Visual Improvement Plan.*



# PLANNING COMMISSION WORKSHOP **MINUTES**

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## IV. ADJOURNMENT

8:10 PM

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# STAFF REPORT



PLANNING DEPARTMENT

DATE: January 13, 2016  
TO: Chairman and Members of the Planning Commission  
FROM: Candyce Burnett, Planning Director  
BY: Tom Grahn, Associate Planner

SUBJECT: ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT DRC2015-00555 (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - A request to amend the Development Code to conditionally permit Residential Care Facilities in the Low (L) and Low Medium (LM) Residential Districts for the proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Tree Removal Permit DRC2015-00174, Tentative Parcel Map SUBTPM19619. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

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TREE REMOVAL PERMIT DRC2015-00174 (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - A request to remove 35 trees for the proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L)

PLANNING COMMISSION STAFF REPORT

DRC2015-00555, DRC2015-00165, DRC2015-00166, SUBTPM19619, AND DRC2015-00174 –  
(MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT

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Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Development Code Amendment DRC2015-00555, Tentative Parcel Map SUBTPM19619. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- Recommend that the City Council adopt the Mitigated Negative Declaration for the project.
- Adopt the attached Resolution recommending that the City Council approve Development Code Amendment DRC2015-00555.
- Adopt the attached Resolutions approving Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Parcel Map SUBTPM19619, and Tree Removal Permit DRC2015-00174 contingent upon City Council adoption of the Mitigated Negative Declaration of environmental impacts and approval of Development Code Amendment DRC2015-00555.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:

North - Single-Family Residential; Low (L) Residential District

South - 210 Freeway, Multi-Family Residential, Brethren In Christ Church; Medium (M) Residential District

East - Single-Family Residential; Low (L) Residential District

West - Flood Control Channel, Multi-Family Residential; Medium (M) Residential District

B. General Plan Designations:

Project Site - Low Residential

North - Low Residential

South - Medium Residential

East - Low Residential

West - Flood Control/Utility Corridor, Medium Residential

- C. Site Characteristics: The Merrill Gardens project site is the mostly vacant portion of a property currently developed with the Highland Avenue Community Church and School, which is located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue. The overall site is 9.5 acres, with an east-west dimension of approximately 637 feet and a north-south dimension of approximately 652 feet. To the north and east of the site are single-family homes, immediately to the west of the project site is a San Bernardino County flood control channel (partially underground) and beyond that are multi-family homes, and to the south is the 210 Freeway. Vegetation on the project site consists of low growing grass and weeds as well as a variety of trees.

PLANNING COMMISSION STAFF REPORT

DRC2015-00555, DRC2015-00165, DRC2015-00166, SUBTPM19619, AND DRC2015-00174 – (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT

January 13, 2016

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D. Parking Calculations:

<u>Type of Use</u>	<u>Number of Beds</u>	<u>Parking Ratio</u>	<u>Number of Spaces Required</u>	<u>Number of Spaces Provided</u>
Residential Care Facility	130	1 per 4 beds	33	64

ANALYSIS:

- A. Background: The project site is the mostly vacant portion of a property currently developed with the Highland Avenue Community Church and School, which is located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue. The overall site is 9.5 acres. The existing parcel will be subdivided into 2 parcels: Parcel 1 is a proposed 4.07 acre parcel for the Merrill Gardens facility, and Parcel 2 is a proposed 5.43 acre parcel for the church. Along the north boundary of the project site the church has several recreational amenities (i.e., playground, basketball court, and shade structures) that will be removed to accommodate the proposed project. Access to the site is by way of two existing driveways on Highland Avenue; both of these driveways are on the easterly half of the project site adjacent to the church. The easterly driveway will remain in place and the westerly driveway will be closed and a joint use driveway between the Merrill Gardens facility and the church will be developed at the approximate midpoint of the Highland Avenue street frontage (Exhibit A).
- B. Development Review DRC2015-00165 and Conditional Use Permit DRC2015-00166: The proposed Merrill Gardens Residential Care Facility will provide for the development of a three-level, 96-unit, Assisted Living building totaling 111,684 square feet and a one-level, 16-unit, Memory Care building totaling 10,870 square feet (Exhibits B & D). The Assisted Living and Memory Care buildings will be located at the south and north sides of the project site, respectively. The project was designed so that the buildings massing, finish, materials, and height are compatible with the existing residential character of the surrounding neighborhood.

The project design reflects a contemporary Spanish style and character and includes an earth-toned stucco finish, multi-paned windows, clerestory windows, decorative balconies with metal railing, decorative tile, clay tile roof, hip and gable roofs, tower elements, and composite trellis (Exhibit I). The maximum building height of the Assisted Living building will be approximately 34 feet and Memory Care building will be approximately 24 feet. The overall building height for the Assisted Living building, although designed as a three level building (basement, and levels 1 and 2), maintains two-story massing as the building follows the topography of the site along the front and side elevations, and the Memory Care building is a one-story structure. The two-story Assisted Living building is consistent in height with the adjacent two-story multi-family units to the west and the single-story Memory Care building is lower than the adjacent two-story residential buildings to the north, but is consistent in height with the existing church buildings to the east.

The project proposes an enhanced streetscape with large tree plantings, terraced planting area, colored concrete stairway, and masonry retaining walls, as well as landscaping adjacent to both structures and along the perimeter of the project site (Exhibit G). There will be a large rectangular landscaped courtyard of approximately 17,000 square feet in the center of the

PLANNING COMMISSION STAFF REPORT

DRC2015-00555, DRC2015-00165, DRC2015-00166, SUBTPM19619, AND DRC2015-00174 –  
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Assisted Living building. An additional landscaped courtyard of approximately 2,400 square feet will be at the rear of the Memory Care building. Additionally, raised planter beds with areas for planting of seasonable vegetables will be located to the east of the Assisted Living building. Other landscape features include a dry cobble stream bed, terraced landing areas with seating and arched trellis, large accent trees, shrub plantings, potted accent plants, and an enhanced entry landscape area. Perimeter walls include a six (6) foot high combination block wall with galvanized steel guardrail above, and an eight (8) foot high combination retaining wall with green screen fencing around the entire perimeter of the Memory Care rear yard area (Exhibits D & G).

Parking for the facility will be located between the Assisted Living and Memory Care buildings; a total of 64 parking spaces will be provided, and the principal entrance for both buildings will face the parking lot. The Assisted Living building will provide a total of 114 beds, based on a unit mix of 19 studio, 59 1-bedroom, and 18 2-bedroom units, and the Memory Care building will provide 16 1-bedroom units, for a total of 130 beds within the entire facility. Parking is required at a ratio of 1 parking space for each 4 beds, or a total of 33 parking spaces; the project proposes a total of 64 parking spaces (Exhibit B).

Improvements proposed on the Church parcel include a redesign of the parking lot adjacent to Highland Avenue, and a relocation of the existing westerly driveway to a shared driveway for the Church and Merrill Gardens facility. The resulting 5.43 acre parcel for the church will conform with all applicable development standards.

- C. Tentative Parcel Map SUBTT19619: The existing parcel will be subdivided into 2 parcels: Parcel 1 is a proposed 4.07 acre parcel for the Merrill Gardens facility, and Parcel 2 is a proposed 5.43 acre parcel for the church (Exhibit C). The proposed Tentative Parcel Map conforms to all residential development standards for lot dimensions, and lot size applicable to the subdivision of property in the Low (L) Residential District.
- D. Development Code Amendment DRC2015-00555: The proposed Development Code Amendment will amend Table 17.30.030-1 to permit Residential Care Facilities (RCF) in the Low (L) and Low-Medium (LM) Residential Districts, subject to the approval of a Conditional Use Permit. Currently, RCF's are permitted in the Medium (M), Medium High (MH), and High (H) Residential Districts, and the Mixed Use (MU) District, subject to the approval of a Conditional Use Permit. RCF's are not permitted in the Very Low (VL), Low (L), and Low-Medium (LM) Residential Districts (Exhibit K).

The Development Code Amendment also proposes the following amendment to the Allowed Use Description of RCF's under Section 17.32.020(A)(16). Proposed changes shown are in ***bold italics***.

- 16. Residential Care Facility. Consistent with the definitions of state law, a residential care facility provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities

PLANNING COMMISSION STAFF REPORT

DRC2015-00555, DRC2015-00165, DRC2015-00166, SUBTPM19619, AND DRC2015-00174 – (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT

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licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of Medical Services, Extended Care. ***When located in the Low (L) and Low-Medium (LM) Residential Districts, a Residential Care Facility shall maintain a minimum 3.0 acre project area.***

Prior to the 2012 comprehensive update of the City's Development Code, RCF's were conditionally permitted in the Low-Medium (LM) to High (H) Residential Districts, but were restricted to the Medium (M) to High (H) Residential Districts upon adoption. Due to the limited availability of suitable vacant land in the Medium High (H) and High (H) Residential Districts, the applicant is requesting to also permit RCF's in the Low (L) and Low-Medium (LM) Residential Districts, subject to the approval of a Conditional Use Permit. In order to provide sufficient area to accommodate project improvements, and minimize the potential impacts to existing established residential areas, staff recommends establishing a minimum 3.0 acre project size for RCF's in the Low (L) and Low-Medium (LM) Residential Districts. Using the 3.0 acre minimum project size staff has identified 13 existing vacant, or under developed areas, Citywide that could accommodate a RCF; however, this would not include the consolidation of existing parcels under 3.0 acres to meet the 3.0 acre minimum project size. This change would not affect land use regulations for the Etiwanda Specific Plan, Etiwanda North Specific Plan, Terra Vista Community Plan, or the Victoria Community Plan.

- E. Minor Exception: A related Minor Exception DRC2015-001178 will be reviewed by Staff following the Planning Commission's action on the project. The following Facts and Findings are provided for reference only and will be used by the Planning Director in her review of the Minor Exception.

When combination retaining and garden walls are proposed, wall height is measured from the mid-point of the retaining wall to the top of the garden wall. Walls up to 6 feet in height are permitted, walls up to 8 feet in height are subject to approval of a Minor Exception. The Minor Exception request is necessary to address wall height increases in two locations. A wall height increase for up to an 8-foot tall combination retaining wall and garden wall is necessary for security purposes around the Memory Care rear patio enclosure. Additionally, a wall height increase for up to an 8-foot tall combination retaining wall and garden wall is necessary along the project west boundary due to grade differences between the project site and the existing grade along the Flood Control Channel. The design of the walls along the west project boundary include a masonry retaining wall, with stucco finish, up to 5 feet in height, with either a wrought iron or cable rail fence above. Walls surrounding the Memory Care rear patio area include a 2 foot high masonry wall, with stucco finish, and a 6 foot high green screen fencing above. The facts support the necessary findings for a Minor Exception, which are required by the City's Development Code.

Fact: The Minor Exception is consistent with the General Plan or any applicable specific plan or Development Agreement.

Finding: The proposed wall height increases are necessary due to a grade difference between the project site and existing adjacent properties and is consistent with the residential nature of the Development District in which the project site is located. The additional wall height will provide privacy and security between the adjacent yard areas and neighboring project sites.

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DRC2015-00555, DRC2015-00165, DRC2015-00166, SUBTPM19619, AND DRC2015-00174 –  
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Fact: The proposed development is compatible with existing and proposed land uses in the surrounding area.

Finding: The proposed project is compatible with the surrounding land uses as the project site is within the existing Low (L) Residential District, which permits the development of residential structures. Additionally, there are residential developments to the north (existing single-family residential), west (existing multi-family residential), and east (existing single-family residential). Combination retaining and garden wall heights over 6 feet are common where there is a grade difference between project sites and neighboring properties.

Fact: The proposed exception to the specific development standard(s) is necessary to allow creative design solutions compatible with the desires of the community and/or to accommodate unique site conditions.

Finding: Due to variation in topography along the west project boundary there is up to a 5 foot grade difference between the existing and proposed grade at various locations. The additional wall height along the west property line will allow the project to maintain a consistent finish grade for the proposed project site. The additional wall height around the Memory Care building will allow the applicant to maintain resident security in the rear patio enclosure.

Fact: The granting of the Minor Exception will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to public health, safety or welfare or materially injurious properties or improvements in the vicinity.

Finding: The approval of a Minor Exception is appropriate for proposed wall height increases that would ensure privacy for both properties when there is a minor grade difference between adjacent properties.

- F. Tree Removal Permit DRC2015-00174: There are thirty-five (35) trees located on the project site, none of which are heritage trees as defined in Section 17.16.080(C) of the Rancho Cucamonga Development Code. The non-heritage trees include: eleven (11) Western Sycamore (*Platanus racemose*), seven (7) London Plane (*Platanus acerifolia*), ten (10) Evergreen Ash (*Fraxinus uhdei*), two (2) Carob (*Ceratonia siliqua*), two (2) Red Gum (*Eucalyptus Section Exsertaria*), two (2) Brisbane Box (*Tristania conferta*), and one (1) Crape Myrtle (*Lagerstroemia indica*) not meeting the minimum height and diameter requirements of the Development Code. The Arboricultural Tree Survey (LSA, November 25, 2014), identifies that although some of the trees appear healthy, their locations conflict with proposed improvements, they are not suitable for relocation, and most are available as replacement plantings through most commercial nurseries. The Landscape Plan demonstrates that the thirty-five (35) non-heritage trees removed as part of this project will be replaced with a variety of 36-inch box, 24-inch box, and 15-gallon size trees. Based on Development Code standards for tree plantings a total of 183 trees are required for the project, and the Landscape Plan (Exhibit G) proposes planting 210 trees throughout the project site.
- G. Neighborhood Meeting: A neighborhood meeting was conducted to gather input and comments from the owners of the surrounding properties within 660 feet of the project site. This meeting was held at the Highland Avenue Community Church on May 14, 2015. No property owners

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DRC2015-00555, DRC2015-00165, DRC2015-00166, SUBTPM19619, AND DRC2015-00174 –  
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January 13, 2016

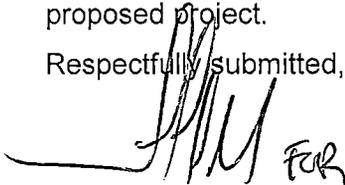
Page 7

attended the meeting; however, several members of the church congregation attended and asked questions regarding the timing of construction, access, parking, etc.

- H. Design Review Committee: The project was reviewed by the Design Review Committee (Oaxaca, Fletcher, and Granger) on September 15, 2015. The Committee recommended approval of the project.
- I. Environmental Assessment: Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, and noise, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration. A Mitigation Monitoring Program has also been prepared to ensure implementation of, and compliance with, the mitigation measures for the project.

CORRESPONDENCE: This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot plus radius of the project site. Staff has not received any comments regarding the proposed project.

Respectfully submitted,



Candyce Burnett  
Planning Director

CB:TG/lis

- Attachments:
- Exhibit A - Site Utilization Map
  - Exhibit B - Site Plan
  - Exhibit C - Tentative Parcel Map 19619
  - Exhibit D - Grading Plan
  - Exhibit E - Drainage & Utility Plan
  - Exhibit F - Fire Access Plan
  - Exhibit G - Landscape Plan
  - Exhibit H - Floor & Roof Plans
  - Exhibit I - Elevations
  - Exhibit J - Design Review Committee Action, September 15, 2015
  - Exhibit K - Development Code Table 17.30.030-1
  - Exhibit L - Initial Study Parts I, II, and III
  - Draft Resolution Recommending Approval of Development Code Amendment DRC2015-00555
  - Draft Resolution of Approval for Design Review DRC2015-00165
  - Draft Resolution of Approval for Conditional Use Permit DRC2015-00166

PLANNING COMMISSION STAFF REPORT

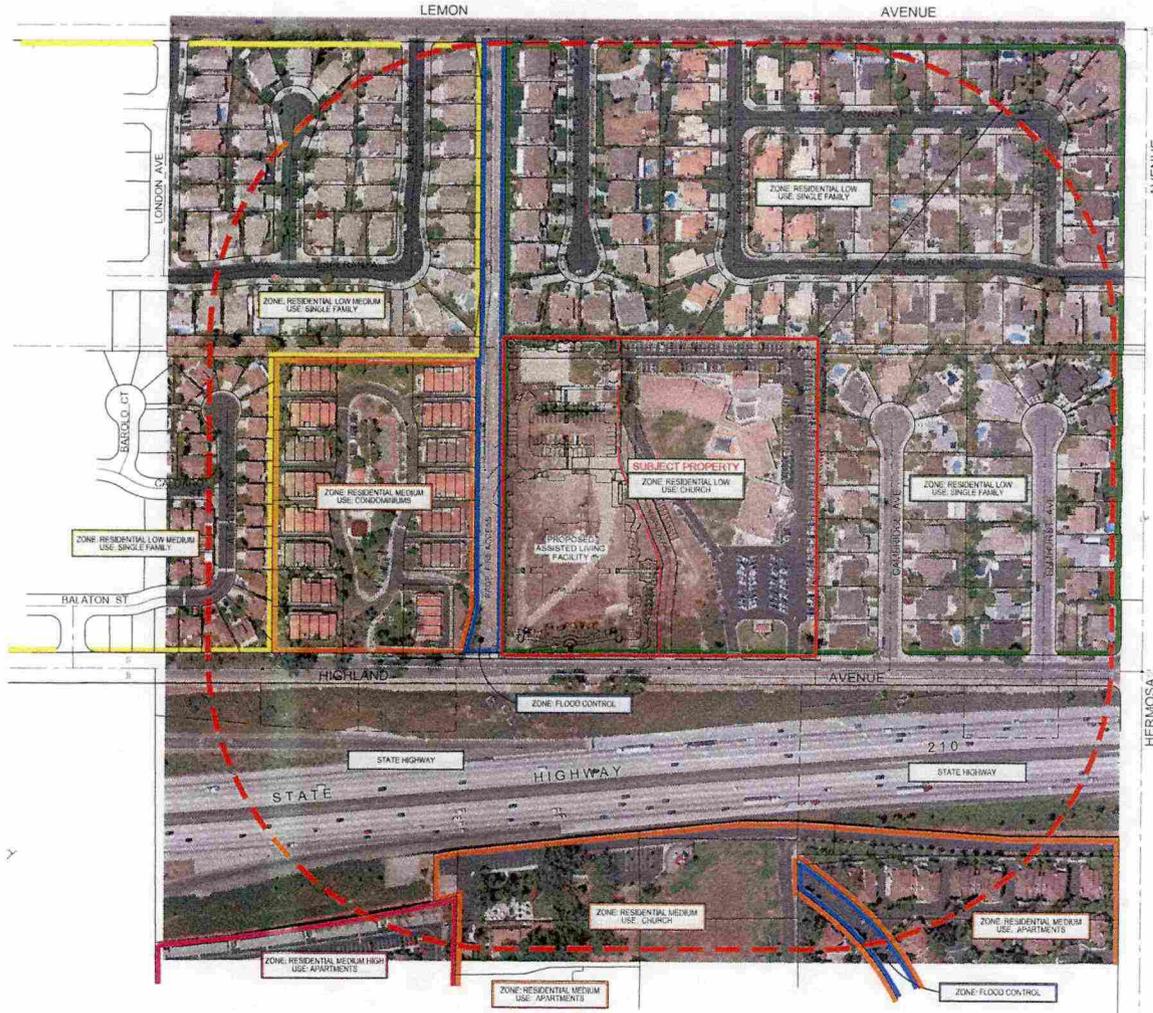
DRC2015-00555, DRC2015-00165, DRC2015-00166, SUBTPM19619, AND DRC2015-00174 –  
(MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT

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Draft Resolution of Approval for Tentative Parcel Map SUBTPM19619  
Draft Resolution of Approval for Tree Removal Permit DRC2015-00174

**SITE UTILIZATION MAP**  
*Merrill Gardens*  
 9944 HIGHLAND AVENUE  
 RANCHO CUCAMONGA, CA  
 FEBRUARY 13, 2015



**LEGEND**

- SUBJECT PROPERTY LINE
- - - PROPOSED LOT LINE
- · - · - 50FT RADIUS
- ZONE BOUNDARY - RESIDENTIAL LOW
- ZONE BOUNDARY - RESIDENTIAL LOW MEDIUM
- ZONE BOUNDARY - RESIDENTIAL MEDIUM
- ZONE BOUNDARY - RESIDENTIAL MEDIUM HIGH
- ZONE BOUNDARY - FLOOD CONTROL

**DEVELOPER**  
 SRM DEVELOPMENT  
 725 6th STREET SOUTH  
 HIRSHLAND, VA 24043  
 (425) 629-4433 phone  
 CONTACT: ANDY LOGG  
 (202) 200-0875 stuace

**ENGINEER**  
 HALLADAY & MIM MACK, INC.  
 4176 DANA HALLADAY  
 9045 HAVEN AVENUE, SUITE 109  
 RANCHO CUCAMONGA, CA 91730  
 (909) 986-4265 phone  
 (909) 986-4523 fax  
 a.halladay@halladaymimack.com

**LEGAL DESCRIPTION**  
 Lot 10 of Fourth Fraction Fruit Co's Tract No. 2, in the City of Rancho Cucamonga, County of San Bernardino, State of California, as per plat recorded in Book 10, page 41 and also recorded in Book 20 of Maps, Page 34, Records of said County.

Existing therefrom that portion lying within the right of way of Alhambra, Topoka and Santa Fe Railroad Company.

Together with the easterly 22.00 feet of Lot 15 and the southerly 22.00 feet of Lot 10 of Fourth Fraction Fruit Co's Tract No. 2, in the City of Rancho Cucamonga, County of San Bernardino, State of California, as per plat recorded in Book 10, page 41 and also recorded in Book 20 of Maps, Page 34, Records of said County.

**URBAL ARCHITECTURE**  
 10985 Topoka Avenue, Suite 100  
 Rancho Cucamonga, CA 91730  
 info@urbalarchitecture.com  
 www.urbalarchitecture.com  
 T 206-257-0972



**TIG HALLADAY & MIM MACK**  
 4176 DANA HALLADAY  
 9045 HAVEN AVENUE, SUITE 109  
 RANCHO CUCAMONGA, CA 91730  
 (909) 986-4265 phone  
 (909) 986-4523 fax  
 a.halladay@halladaymimack.com

**MG RANCHO CUCAMONGA**  
 9944 HIGHLAND AVE.  
 RANCHO CUCAMONGA, CA 91701  
 APN: 0291-055-42-0000

**PROPERTY OWNER**  
 HIGHLAND AVENUE COMMUNITY  
 PARCEL OF THE HAZARDING  
 9944 HIGHLAND AVENUE  
 RANCHO CUCAMONGA, CA 91731  
 909 980 5400

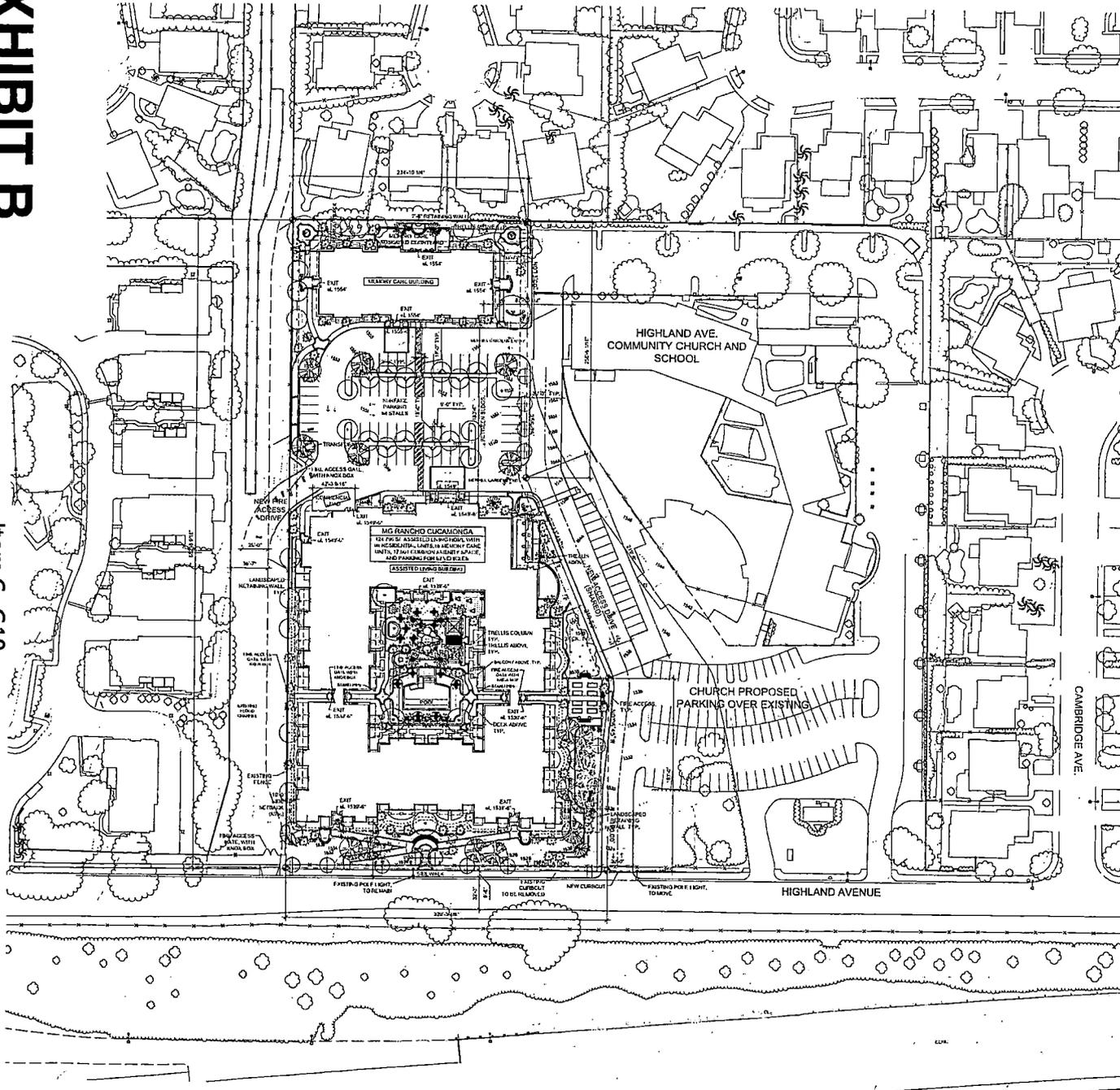
**APPLICANT/DEVELOPER**  
 SRM DEVELOPMENT, LLC  
 725 6th STREET SOUTH  
 HIRSHLAND, VA 24043  
 CONTACT: ANDY LOGG  
 ANDY@SRMDEVELOPMENT.COM  
 408 820 4443 - OFFICE  
 408 200 0875 - CELL

**DEVELOPMENT PACKAGE** 02.13.15  
**DOOR HVEN CORRECTORS** 05.06.15

**SITE UTILIZATION MAP**

**DATE** 04.30.2015  
**SCALE**  
**DRAWN**  
**JOB #** 14-002

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**SITE INFORMATION:**  
 ADDRESS: 9544 HIGHLAND AVENUE  
 RANCHO CUCAMONGA, CA 91737  
 SITE AREA: 4.05 ACRES  
 ASSESSOR PARCEL NO.: 0201-055-43-8000

**LEGAL DESCRIPTION**  
 PARCEL NO. 1:  
 LOT 15 OF FOOTHILL FROSTLESS FRUIT COMPANY'S TRACT NO. 2, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19, PAGE 41 AND ALSO RECORDED IN BOOK 20 OF MAPS, PAGE(S) 34, RECORDS OF SAID COUNTY.  
 EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT OF WAY OF ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY.  
 PARCEL NO. 2:  
 THE NORTHERLY 20.00 FEET OF LOT 15 AND THE SOUTHERLY 22.00 FEET OF LOT 30 OF FOOTHILL FROSTLESS FRUIT COMPANY'S TRACT NO. 2, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19, PAGE 41 AND ALSO RECORDED IN BOOK 20 OF MAPS, PAGE(S) 34, RECORDS OF SAID COUNTY.  
 ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING WITHOUT LIMITING THE GENERALLY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS; PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING OR OTHERWISE REMOVING ANY OF SAID MINERALS, SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND; PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, AS RESERVED BY A DEED RECORDED AUGUST 10, 1982, INSTRUMENT NO. 82-156013, OFFICIAL RECORDS.

**APPLICANT**  
**OWNER/OPERATOR:**  
 MERRILL GARDENS  
 1038 FAIRVIEW AVE., E. SUITE 300  
 SEATTLE, WA 98102  
 CONTACT: EVAN LAWLER  
 EVAN@EPILARPROPERTIES.COM

**DEVELOPER:**  
 SRM DEVELOPMENT LLC  
 720 6TH ST. S  
 KIRKLAND, WA 98033  
 CONTACT: ANDY LOOS  
 ANDY@SRMDEVELOPMENT.COM

**ARCHITECT:**  
 URBAN ARCHITECTURE  
 1938 FAIRVIEW AVE E, SUITE 100  
 SEATTLE, WA 98102  
 206-257-4972  
 CONTACT: CHAD LOREHEITZ  
 CHAD@URBANARCHITECTURE.COM  
 CONTACT: RUSSELL LESIEUR  
 RUSSELL@URBANARCHITECTURE.COM

**SITE PLAN NOTES:**  
 1. REFER TO CIVIL DRAWINGS FOR PROPOSED UTILITIES AND LOCATIONS, GRADING, AND EASEMENT LOCATIONS.  
 2. REFER TO SURVEY FOR EXISTING UTILITY INFORMATION.  
 3. REFER TO LANDSCAPE DRAWINGS FOR SITE ACCESSORIES AND PLANTING INFORMATION.  
 4. ALL SIDEWALKS TO SLOPE AWAY FROM BUILDING AT 1/4" PER 1'.

**URBAN ARCHITECTURE URBAN**

1938 Fairview Avenue East Suite 100  
 Seattle, WA 98102  
 info@urbanarchitecture.com  
 www.urbanarchitecture.com  
 T 206-257-6972

**MG RANCHO CUCAMONGA**

RANCHO CUCAMONGA, CA

SENDER REVIEW IN PACKAGE 02/12/2015  
 FOR CONDUCTIONS 05/06/2015  
 OR CORRECTIONS 07/13/2015

**SITE PLAN**

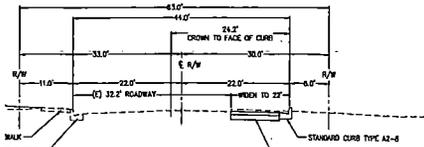
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 SCALE: 1" = 40'-0"  
 SHEET: 01  
 JOB#: 14-002

**A1.00**

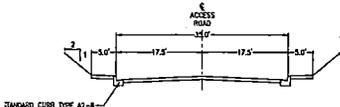
# TENTATIVE PARCEL MAP No. 19619

IN THE CITY OF RANCHO CUCAMONGA.

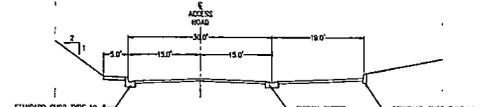
BEING A SUBDIVISION OF LOT 15 AND THE SOUTHERLY 22.00 FEET OF LOT 10 OF THE FOOHILL FROSTLESS FRUIT CO.'S TRACT NO. 2, AS RECORDED IN BOOK 20, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.



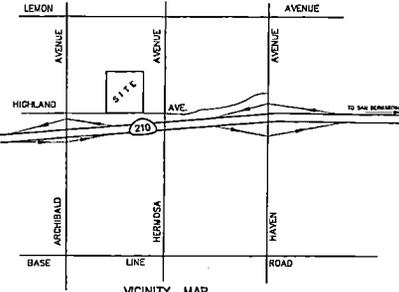
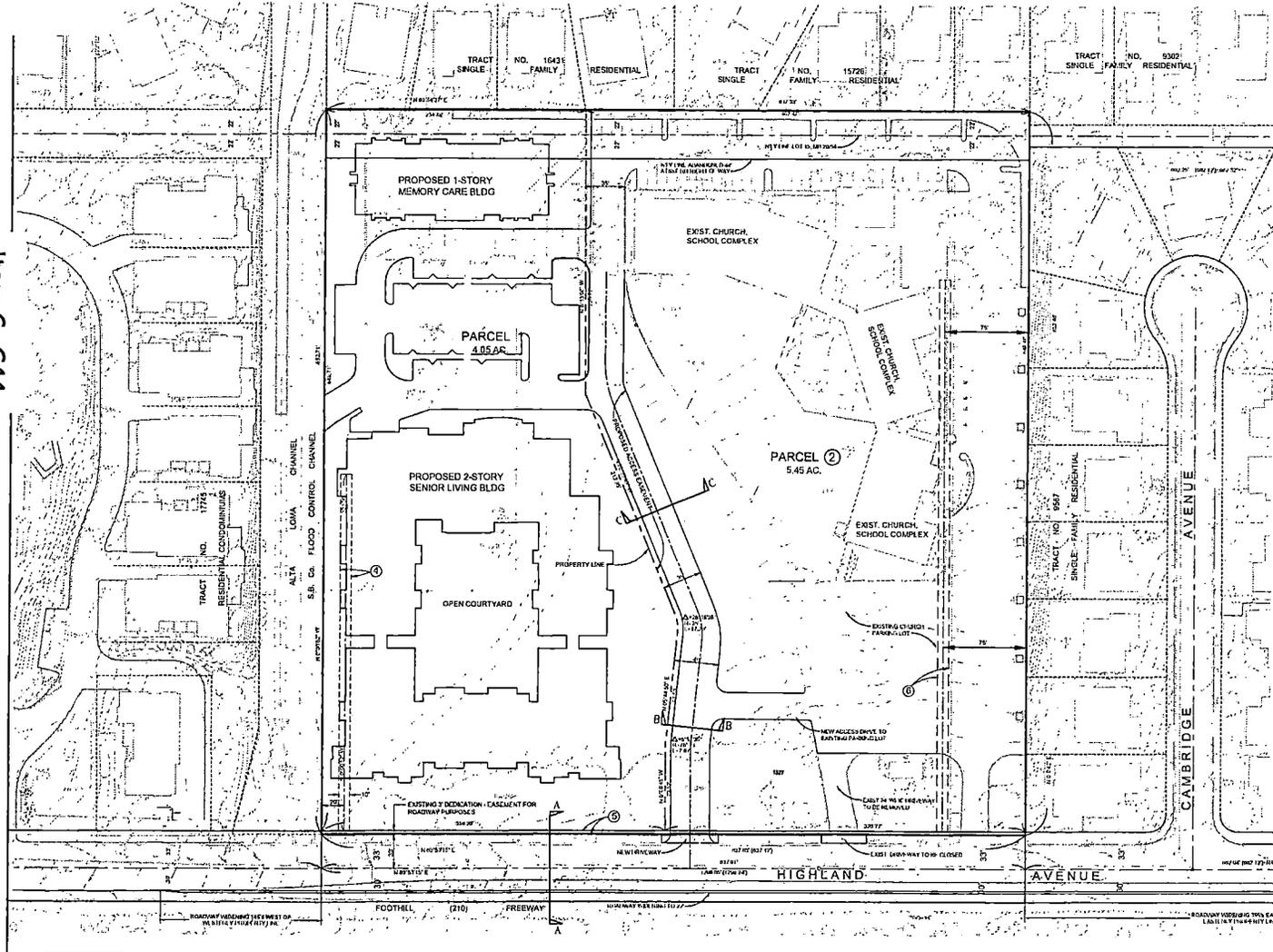
SECTION A-A, HIGHLAND AVE IMPROVEMENTS



SECTION B-B, NEW SITE ACCESS ROAD - 35 FOOT SECTION



SECTION C-C, NEW SITE ACCESS ROAD - 30 FOOT SECTION



- EASEMENTS OF RECORD:**
1. THE EASEMENT FOR PIPE LINES, FLOODS, CONDUITS, EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 211 OF DEEDS, PAGE 417. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE LOCATED OF RECORD.
  2. THE EASEMENT FOR PIPE LINES, PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF HERMOSA WATER COMPANY RECORDED IN BOOK 2, PAGE 118, IN BOOK 113 OF DEEDS, PAGE 112. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE LOCATED OF RECORD.
  3. THE EASEMENT FOR PIPE LINES, PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 18, PAGE 188, IN BOOK 187 OF DEEDS, PAGE 204. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE LOCATED OF RECORD.
  4. AN EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 28, 1953 BY BOOK 324, PAGE 482 OF OFFICIAL RECORDS. TO BE OUTLINED.
  5. AN EASEMENT TO THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED IN BOOK 1, PAGE 113, IN BOOK 101, PAGE 319 OF OFFICIAL RECORDS.
  6. AN EASEMENT TO CUCAMONGA COUNTY WATER DISTRICT FROM CUCAMONGA VALLEY WATER DISTRICT FOR WATER MAIN PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 1, 1977, IN BOOK 8172, PAGE 1309 OF OFFICIAL RECORDS.

**ASSESSOR PARCEL NO.:** 0201-055-25-0500

**WATER COURSES:** THERE ARE NO WATER COURSES WITHIN OR CROSSING THE SITE.

**PUBLIC UTILITIES:**

**GAS:**  
 30 CAL GAS CO  
 1407 CENTER AVENUE  
 RANCHO CUCAMONGA, CA 91730  
 800-477-2299

**ELECTRIC:**  
 30 CAL Edison CO  
 1801 E FRANCIS STREET  
 ONTARIO, CA 91761  
 800-455-4555

**TELEPHONE:**  
 VERIZON  
 1676 FOOHILL BLVD  
 RANCHO CUCAMONGA, CA 91730  
 800-837-5500

**WATER & SEWER:**  
 CUCAMONGA VALLEY WATER DISTRICT  
 1400 FORT STREET, P.O. BOX 638  
 RANCHO CUCAMONGA, CA 91730  
 909-837-2591

**CURRENT LAND USES:**

**PARCEL 1:** PLAYGROUND AT THE NORTH, REST OF SITE IS VACANT.

**PARCEL 2:** EXISTING HIGHLAND AVENUE COMMUNITY CHURCH AND SCHOOL.

**CURRENT ZONING:**

**SITE:** LOW DENSITY RESIDENTIAL

**NORTH:** LOW DENSITY RESIDENTIAL

**EAST:** LOW DENSITY RESIDENTIAL

**WEST:** MEDIUM DENSITY RESIDENTIAL

**ROUTE:** STATE ROUTE 210 FREEWAY

**AREAS:**

TOTAL SITE:	9.55 ACRES	415,812 SF GROSS
PARCEL 1:	4.05 ACRES	176,358 SF
PARCEL 2:	5.5 ACRES	237,545 SF
HIGHLAND:	0.65 ACRES	1,811 SF

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTING OF MAPS OF THE DIVISION AS THE CENTERS OF HIGHLAND AVENUE OR THE MAP OF TRACT NO. 1524 IN 21398-07, RECORDS OF SAN BERNARDINO COUNTY.

**URBAL ARCHITECTURE**  
 GERRAN BODIN, AIA  
 19305 Fairview Avenue East, Suite 100  
 Fountain Valley, CA 92708  
 Tel: 949-251-1111  
 www.urbalarchitect.com  
 T 949-251-0972

**TTG HALLADAY**  
 ARCHITECT & DESIGNER  
**MIM MACK**  
 ARCHITECT  
 10000 S. BURNBURY AVE.  
 SUITE 100  
 FONTANA, CA 92335  
 951-781-1111

**MERRILL GARDENS AT RANCHO CUCAMONGA**  
 5944 HIGHLAND AVE  
 RANCHO CUCAMONGA, CA 91701

**PROPERTY OWNER:**  
 HIGHLAND AVENUE COMMUNITY CHURCH OF THE NAZARENE  
 2948 HIGHLAND AVENUE  
 RANCHO CUCAMONGA, CA 91737  
 909-860-5000

**APPLICANT/DEVELOPER:**  
 S&M DEVELOPMENT, LLC  
 7200 TRACY'S CANYON  
 RIVINGTON, WA 98433  
 CONTACT: ANDY LINDSAY  
 ANDY@S&MDEVELOPMENT.COM  
 425-424-4433 OFFICE  
 206-208-0475 CELL

APN 0201-055-49-0000

**DESIGN REVIEW PACKAGE 02.17.2015**  
 OR CORRECTIONS 1 05.08.2015  
 OR CORRECTIONS 2/3 07.13.2015

**TENTATIVE PARCEL MAP**

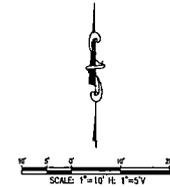
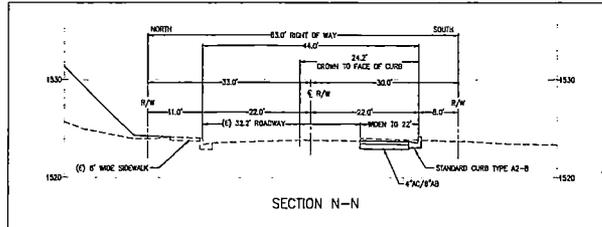
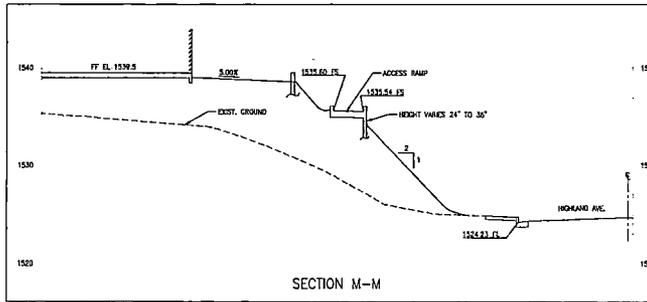
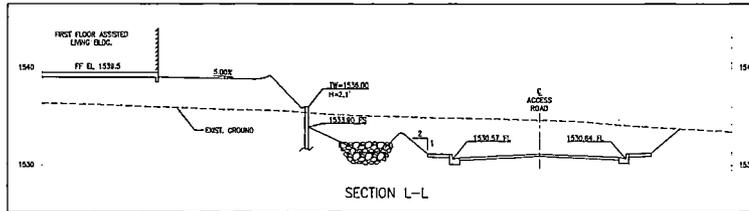
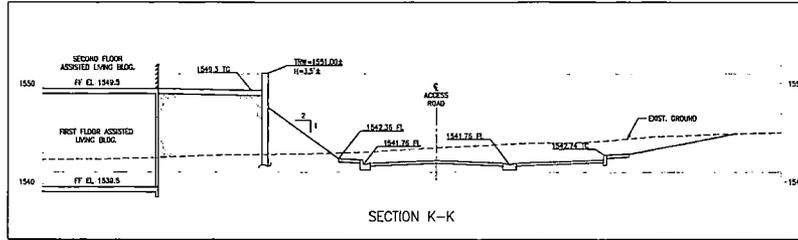
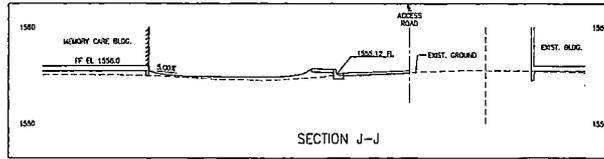
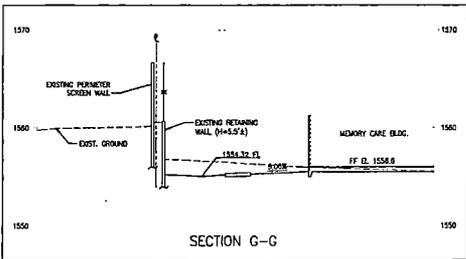
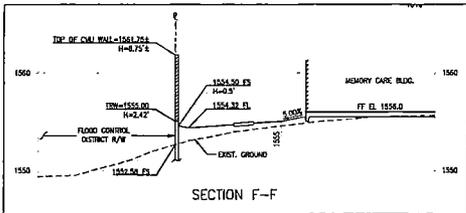
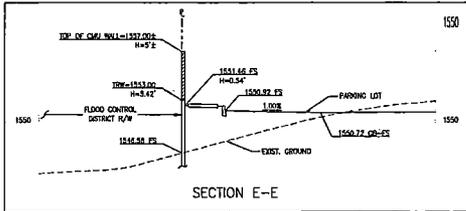
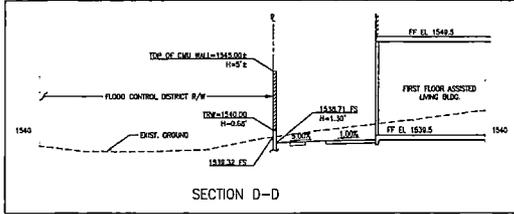
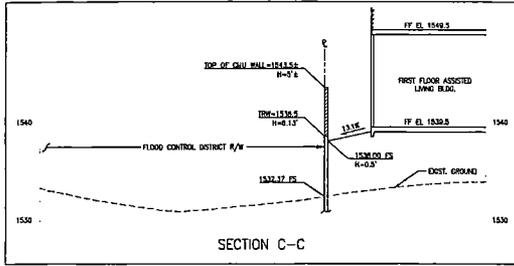
**DATE:** 07.13.2015  
**SCALE:**  
**DRAWN:**  
**JOB #:** 14-002

**C-04**

7 OF 7 SHEETS



Item C-G13



LEGAL DESCRIPTION  
 LOT 15 OF THE FOOTHILL PROGRESS FRUIT CO.'S TRACT NO. 2, AS RECORDED IN BOOK 30, PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, TOGETHER WITH THE SOUTHERLY 22' OF LOT 16 OF SAID TRACT NO. 2 IN THE CITY OF RANCHO CUCAMONGA.

BENCHMARK  
 No. 10 (CITY OF RANCHO CUCAMONGA) ONE-EIGHT MORN AT SOUTH CORNER INTER. SOUTHEAST CORNER HIGHLAND AVE ELEV. = 1507.782

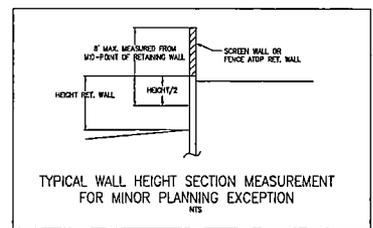
BASIS OF BEARINGS  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N89°51'18"E AS SHOWN AS THE CENTERLINE OF HIGHLAND AVENUE ON THE MAP OF TRACT No. 1324, LB 2338-64, RECORDS OF SAN BERNARDINO COUNTY.

- LEGEND:
- AG ASPHALT
  - ANGLT AREA LIGHT
  - BLDG BUILDING
  - BLK BULKING (SEWER LINE)
  - BLK BULKING (SEWER LINE)
  - CHLK CHALK
  - EL ELECTRICAL
  - FF FINISHED FLOOR
  - FI FINE FINISH
  - GAS GAS
  - IRIGATION CONTROL VALVE
  - INDICATES MEASURED DATA
  - M M
  - MANH MANHOLE
  - CONCRETE
  - PC PROPERTY LINE
  - POC POINT OF CONNECTION
  - PP POWER POLE
  - ROW RIGHT-OF-WAY
  - S SEWER
  - SLN STREET LIGHT
  - COVER MANHOLE
  - T TELEPHONE
  - WLT WELT
  - WF WATER FOUNTAIN
  - WV WATER VALVE

ESTIMATED GRADING QUANTITIES

ROUGH CUT	1,500 CY
SPOILS	2,000 CY
SHRINKAGE *	4700 CY*
SUBTOTAL CUT	17,800 CY
ROUGH FILL	12,250 CY

\*SHRINKAGE ESTIMATED AT 5.1%



URBAL ARCHITECTURE  
 2225 Highland Avenue, Suite 200  
 San Bernardino, CA 92404  
 www.urbalarch.com  
 T 909-257-0972



T. T. G. HALLADAY  
 REGISTERED PROFESSIONAL ENGINEER  
 MIM MACK  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 No. 14144, State of California

MERRILL GARDENS AT RANCHO CUCAMONGA  
 9944 HIGHLAND AVE  
 RANCHO CUCAMONGA, CA 91701

PROPERTY OWNER:  
 HIGHLAND AVENUE COMMUNITY CHURCH OF THE NAZARENE  
 604 HIGHLAND AVENUE  
 RANCHO CUCAMONGA, CA 91707  
 909-960-9400

APPLICANT/DEVELOPER:  
 SAN DEVELOPMENT, LLC  
 720 8TH STREET SOUTH  
 FORTLAUD, WA 99033  
 CONTACT: ANDY LOICE  
 AND@SANDEVELOPMENT.COM  
 425-827-4433 OFFICE  
 206-200-0475 CELL

APN 021-055-49-0000

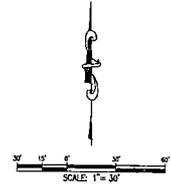
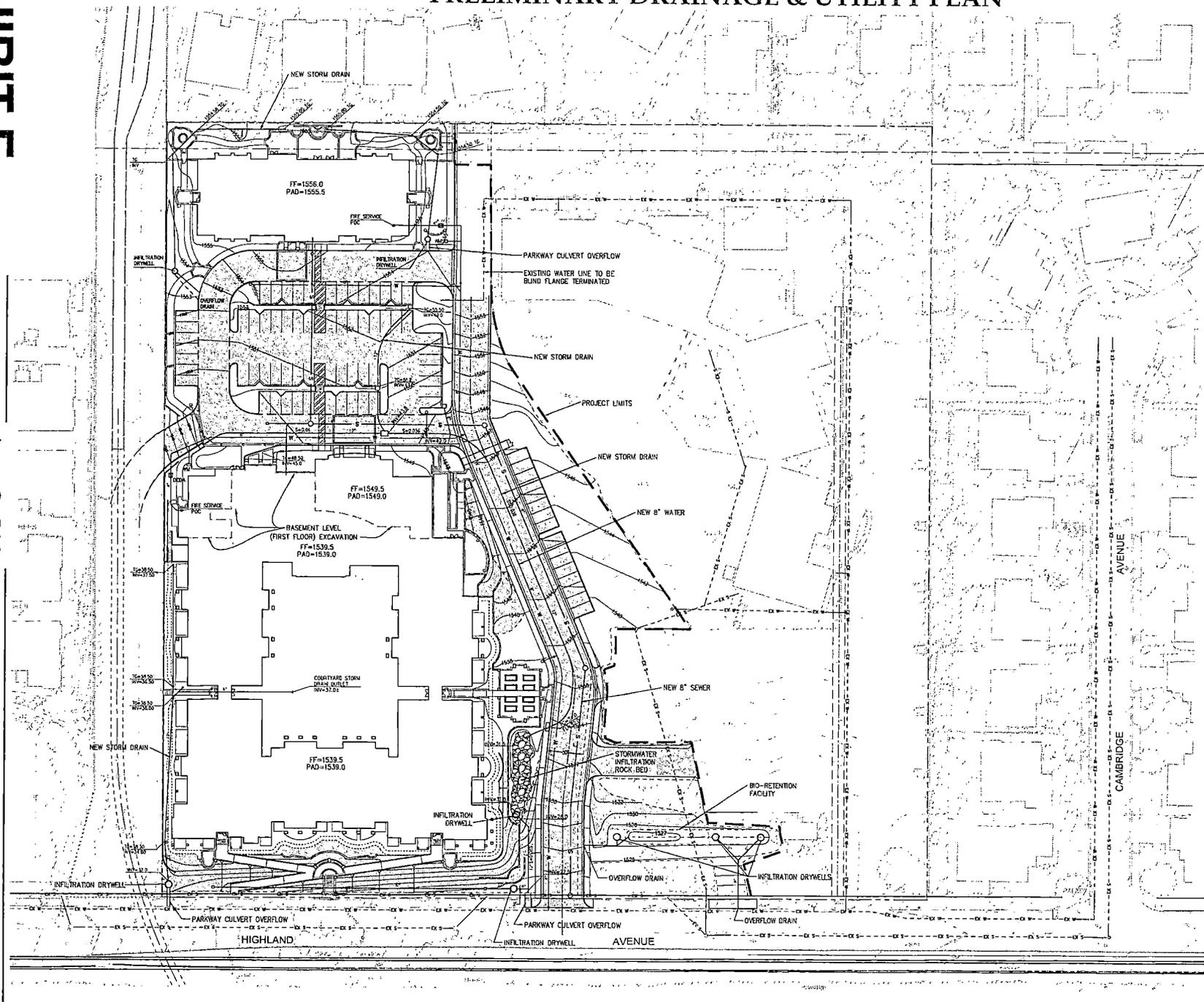
DESIGN REVIEW PACKAGE 02.17.2015  
 DR CORRECTIONS 1 05.06.2015  
 DR CORRECTIONS 2/3 07.13.2015

PRELIMINARY GRADING SECTIONS

DATE: 07.13.2015  
 SCALE: AS SHOWN  
 DRAWN BY: JH-002

C-02.1

# PRELIMINARY DRAINAGE & UTILITY PLAN



**LEGAL DESCRIPTION**  
 LOT 15 OF THE FOOTBALL PROGRESS FRIET  
 (S) 1/4 TRACT NO. 2, AS RECORDED IN BOOK 20,  
 PAGE 34 OF MAPS, RECORDS OF SAN  
 BERNARDINO COUNTY, TOGETHER WITH THE  
 SOUTHERLY 21.00' OF LOT 16 OF SAID TRACT  
 NO. 2 IN THE CITY OF RANCHO CUCAMONGA.

**BENCHMARK**  
 THE CITY OF RANCHO CUCAMONGA  
 CHISEL BENCHMARK AT SOUTH CURB RETURN,  
 SOUTHEAST CORNER HIGHLAND AVE  
 ELEV. = 1507.702

**BASIS OF REVISIONS**  
 THE REVISIONS SHOWN HEREON ARE BASED  
 ON THE RECORDS OF MAP 8717E AS SHOWN  
 AS THE CENTERLINE OF HIGHLAND AVENUE  
 ON THE MAP OF TRACT NO. 12246 AB  
 PLUMB & RECORDS OF SAN BERNARDINO  
 COUNTY.

- LEGEND:**
- AC ASPHALT
  - AREA LT AREA LIGHT
  - BLDG BUILDING
  - BILZ BUILDING SETBACK LINE
  - CHLK CHALK
  - EWK BACK OF SIDEWALK
  - EXL EXISTING LINE FORCE
  - E ELECTRICAL
  - FF FINISH FLOOR
  - FH FIRE HYDRANT
  - GAS GAS
  - IRV IRRIGATION CONTROL VALVE
  - IND INDICATES MEASURED DATA
  - MI MANHOLE
  - NOE NOISE
  - PL PROPERTY LINE
  - POC POINT OF CONNECTION
  - PP POWER POLE
  - ROW RIGHT-OF-WAY
  - S SILVER
  - SMH STREET LIGHT
  - SEWER SEWER MANHOLE
  - T TELEPHONE
  - WLT WATER FOUNTAIN
  - WW WATER WALK

**URBALO ARCHITECTURE**  
 CONSULTANTS

2010 Fairview Avenue East Suite 100  
 Seattle, WA 98108  
 info@urbaloarchitecture.com  
 www.urbaloarchitecture.com  
 T 206-251-0972



**TTG HALLADAY**  
 ARCHITECTS & ENGINEERS  
**MIM MACK**  
 ARCHITECT  
 1000 N. GARDEN ST.  
 SUITE 100  
 RANCHO CUCAMONGA, CA 91701

**MERRILL GARDENS AT RANCHO CUCAMONGA**  
 9944 HIGHLAND AVE  
 RANCHO CUCAMONGA, CA 91701

**PROPERTY OWNER:**  
 HIGHLAND AVENUE COMMUNITY  
 OVERSEER THE BOARD  
 9944 HIGHLAND AVENUE  
 RANCHO CUCAMONGA, CA 91707  
 909-950-5400

**APPLICANT/DEVELOPER:**  
 SPM DEVELOPMENT, LLC  
 709 5TH STREET SOUTH  
 RICHMOND, VA 23033  
 CONTACT: JIMMY IDOS  
 ANDREW@SPMDEVELOPMENT.COM  
 434-629-6133 - OFFICE  
 280-200-9673 - CELL

APR 0201-055-09-0000

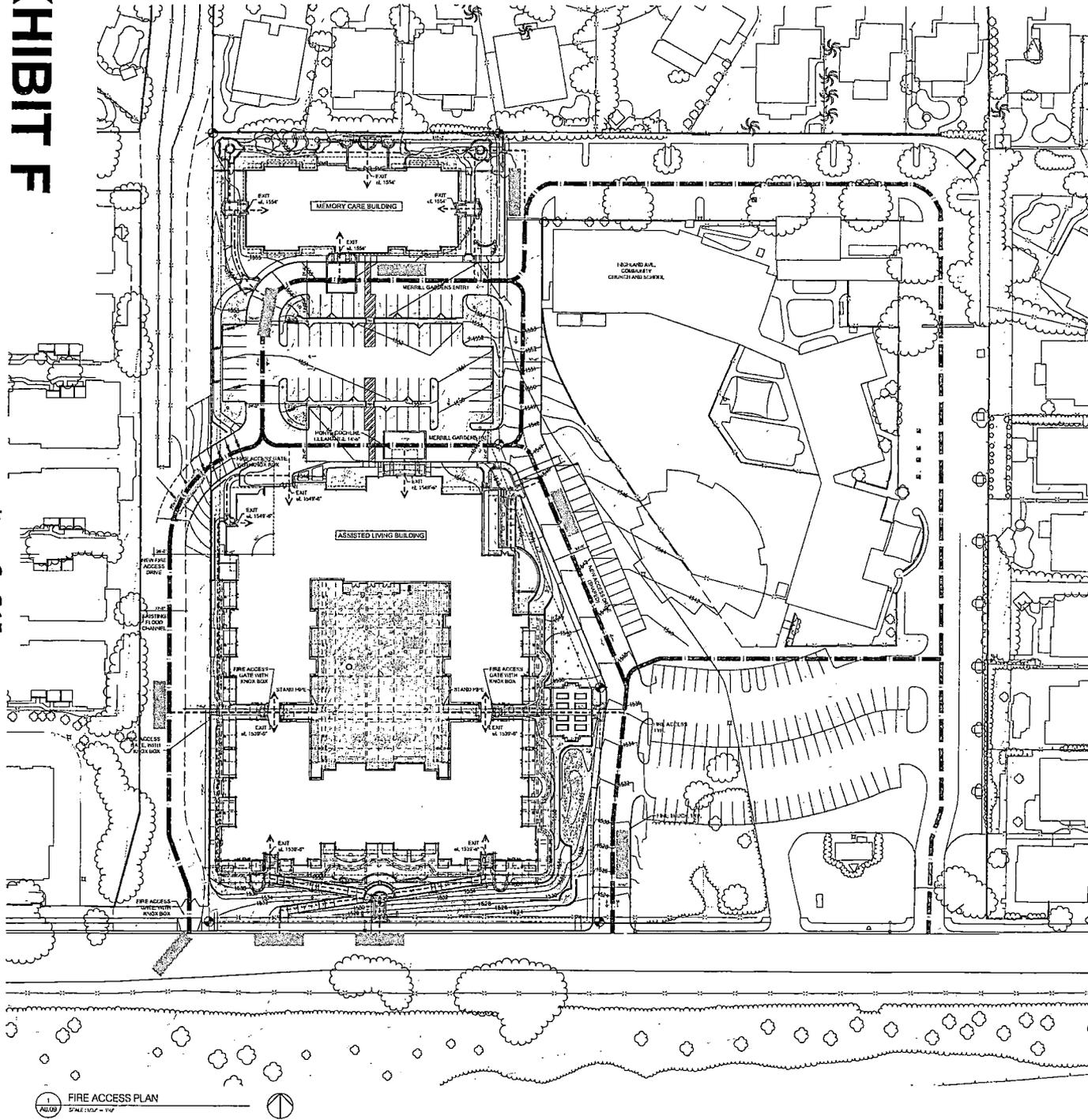
REVISIONS  
 DESIGN REVIEW PHASE 02.17.2010  
 OR CORRECTIONS 1 03.06.2010  
 OR CORRECTIONS 2/A 07.13.2010

## PRELIMINARY DRAINAGE & UTILITY PLAN

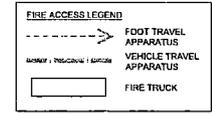
DATE: 07.13.2015  
 SCALE: AS SHOWN  
 DRAWN: JIM IDOS  
 JOB #: 14-002

# EXHIBIT F

Item C-G15



- FIRE ACCESS NOTES:**
1. THE WIDTH OF A FIRE APPARATUS ACCESS ROAD SHALL NOT BE LESS THAN 26 FEET.
  2. THE UNOBSTRUCTED VERTICAL CLEARANCE OF A FIRE APPARATUS SHALL NOT BE LESS THAN 14 FEET 6 INCHES.
  3. THE MAXIMUM GRADE OF THE FIRE APPARATUS ROAD SHALL NOT EXCEED 12%.
  4. THE MAXIMUM CROSS GRADE OF A FIRE APPARATUS ROAD SHALL NOT EXCEED 5%.
  5. THE MINIMUM OUTSIDE TURNING RADIUS SHALL BE 46 FEET AND THE MAXIMUM INSIDE TURNING RADIUS SHALL BE 20 FEET.
  6. GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND SHALL BE IN ACCORDANCE WITH RCFPD STANDARDS S-3 AND S-4.
  7. IDENTIFICATION OF FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH RCFPD ORDINANCE FD 51 AND THE 2013 CALIFORNIA FIRE CODE.
- GENERAL NOTES:**
1. REFER TO CIVIL DRAWINGS FOR PROPOSED UTILITIES AND LOCATIONS, GRADING, AND EASEMENT LOCATIONS.
  2. REFER TO SURVEY FOR EXISTING UTILITY INFORMATION.
  3. REFER TO LANDSCAPE DRAWINGS FOR SITE ACCESSORIES AND PLANTING INFORMATION.

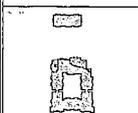


URBAN ARCHITECTURE URBANURAL

7533 Highway 100, Suite 1000  
Seattle, WA 98102  
info@urbanarchitecture.com  
www.urbanarchitecture.com  
T 206-257-0972



MERRILL GARDENS AT RANCHO CUCAMONGA  
RANCHO CUCAMONGA, CA



DESIGN REVIEW PACKAGE 02.17.2015  
DR CORRECTIONS 1 05.06.2015  
DR CORRECTIONS 2 07.13.2015

FIRE ACCESS PLAN

DATE 07.13.2015  
SCALE 1/32" = 1'-0"  
DRAWN RL  
JOB # 14-002

A0.09

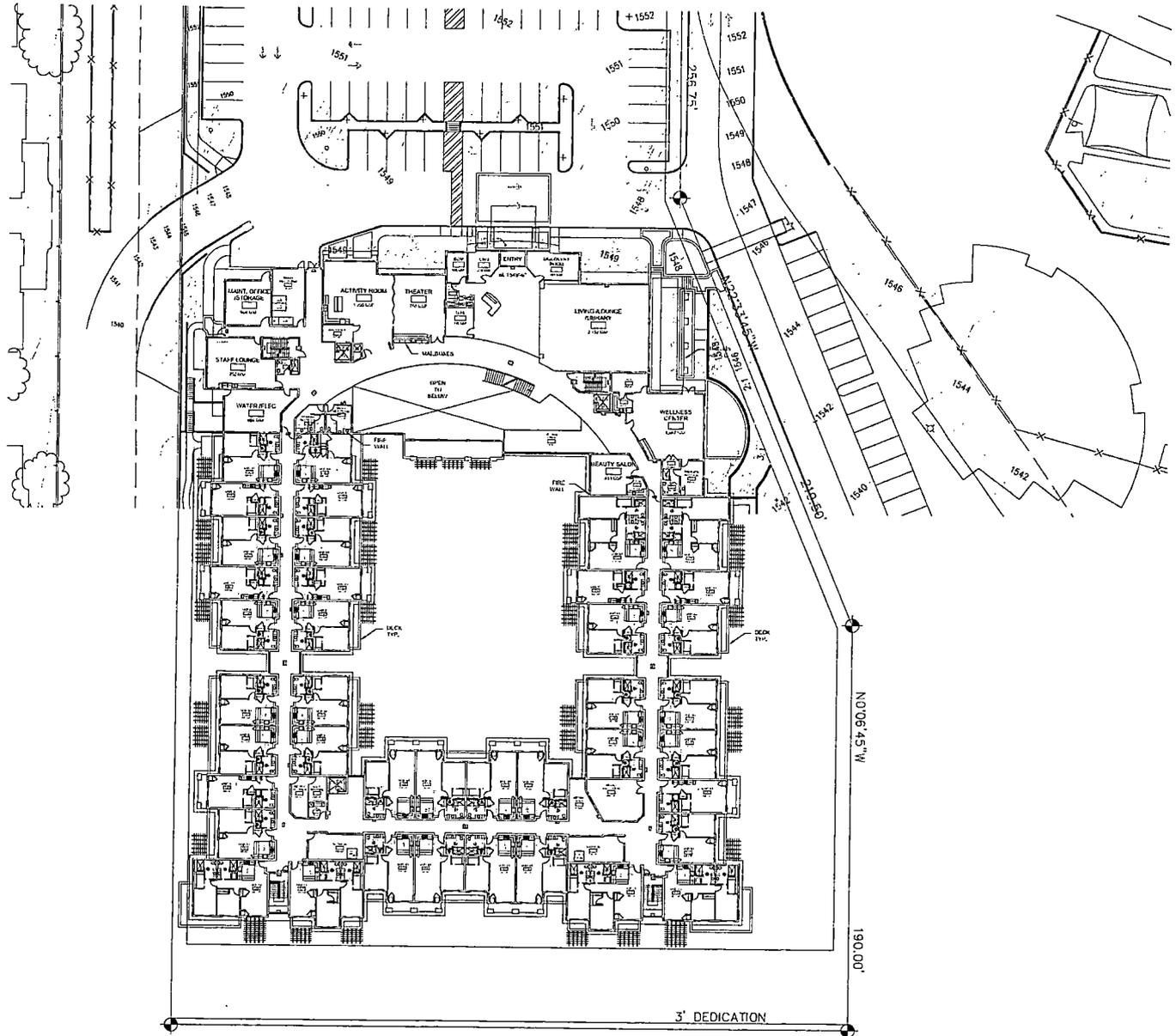
1 FIRE ACCESS PLAN  
SCALE: 1/32" = 1'-0"







Item C-G19



URBAL & ARCHITECTURE ORGANIZATIONAL

3738 Fairway Avenue East  
Seattle, WA 98122  
info@urbalarchitecture.com  
www.urbalarchitecture.com  
T 206-257-0972



MG RANCHO CUCAMONGA

RANCHO CUCAMONGA, CA



DESIGN REVIEW PACKAGE 03/23/2015  
OR CORRECTIONS 05/04/2015  
OR CORRECTIONS 07/13/2015

PLAN:  
LEVEL 1  
(ASSISTED LIVING)

DATE 05.06.2015  
SCALE 1" = 20'-0"  
DRAWING # 15-002

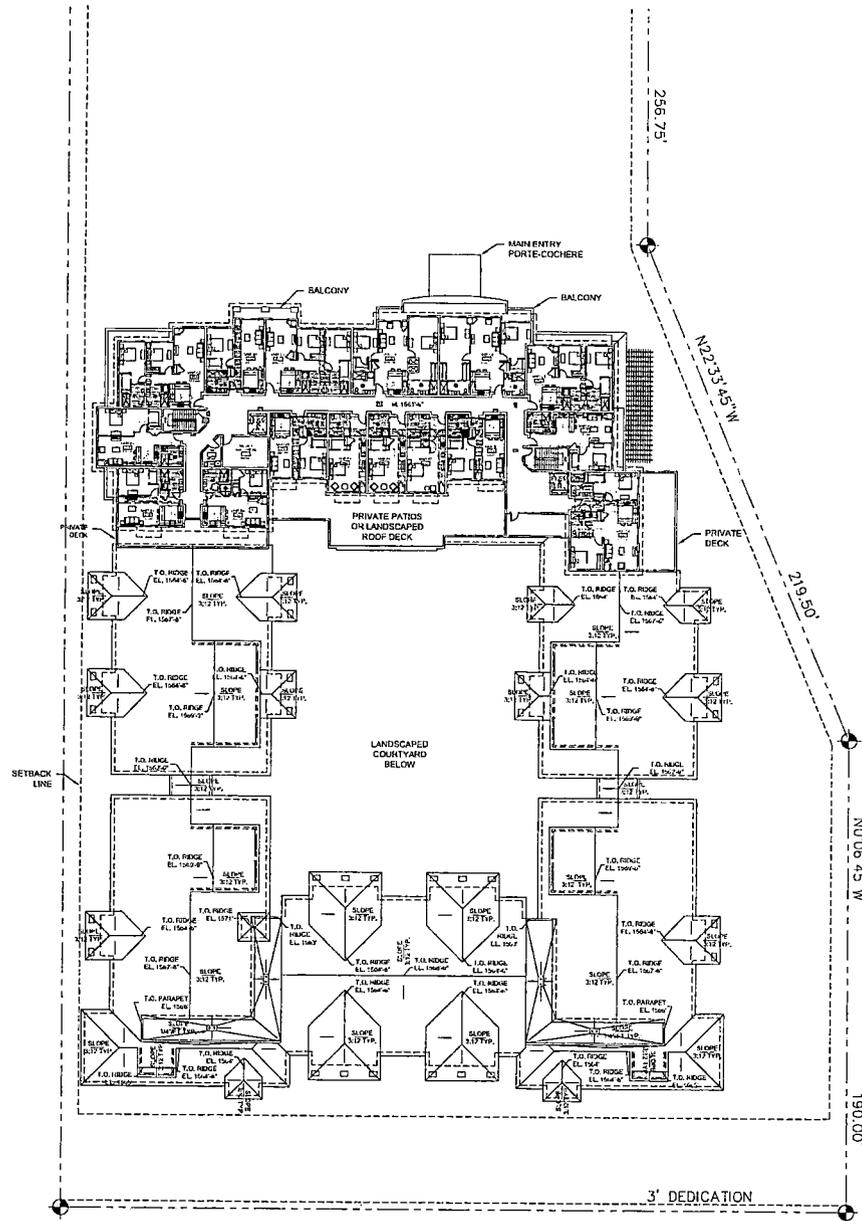
DATE 05.06.2015  
SCALE 1" = 20'-0"  
DRAWING # 15-002

A1.02

1 PLAN: LEVEL 1 (ASSISTED LIVING)  
SCALE: 1" = 20'-0"



Item C-G20



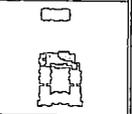
URBALO  
ARCHITECTURE  
URBAN|RURAL

1538 Fairview Avenue East  
Seattle, WA 98102  
info@urbalarchitecture.com  
www.urbalarchitecture.com  
T 206-257-0972



MG RANCHO  
CUCAMONGA

RANCHO  
CUCAMONGA, CA



DESIGNED BY URBALO ARCHITECTURE 02/22/2015  
FOR CONSTRUCTION 05/26/2015  
OR CORRECTIONS 07/13/2015

PLAN:  
LEVEL 2  
(ASSISTED  
LIVING)

DATE 05.06.2015  
SCALE 1" = 20'-0"  
DRAWN JIL  
JOB # 14-002

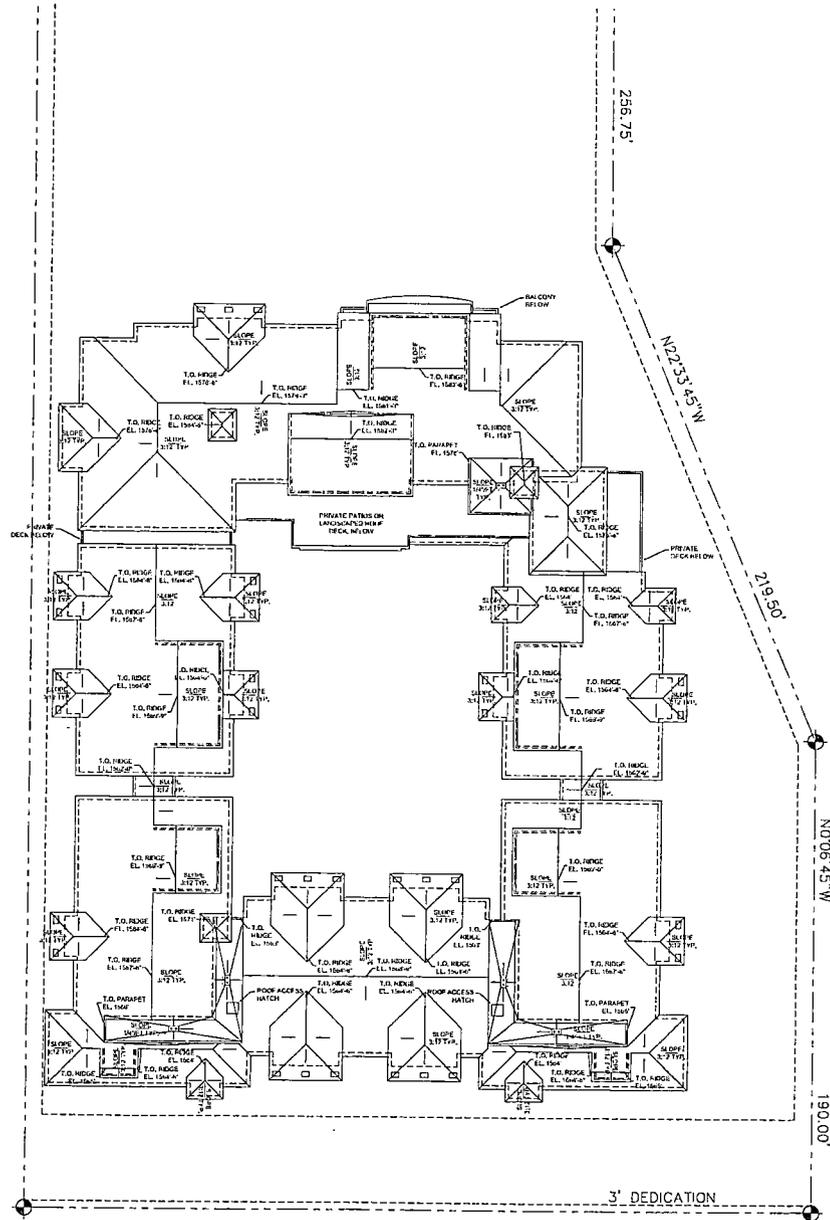
NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE SPECIFICATIONS.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

A1.03

1 PLAN: LEVEL 2 (ASSISTED LIVING)  
A1.03 7.6.1 11-2014



Item C-G21



1 PLAN: ROOF (ASSISTED LIVING)  
SCALE: 1/8" = 1'-0"

URRAL &  
ARCHITECTURE  
URBAN/RURAL

9533 Fairview Avenue East  
Suite 100, VA 98002  
info@urralarchitecture.com  
www.urralarchitecture.com  
T 206-257-0972



MG RANCHO  
CUCAMONGA

RANCHO  
CUCAMONGA, CA



3035641.DWG 05/06/2015 02:12:20 PM  
DATE CORRECTED: 05/06/2015  
OR CORRECTIONS 2 07/13/2015

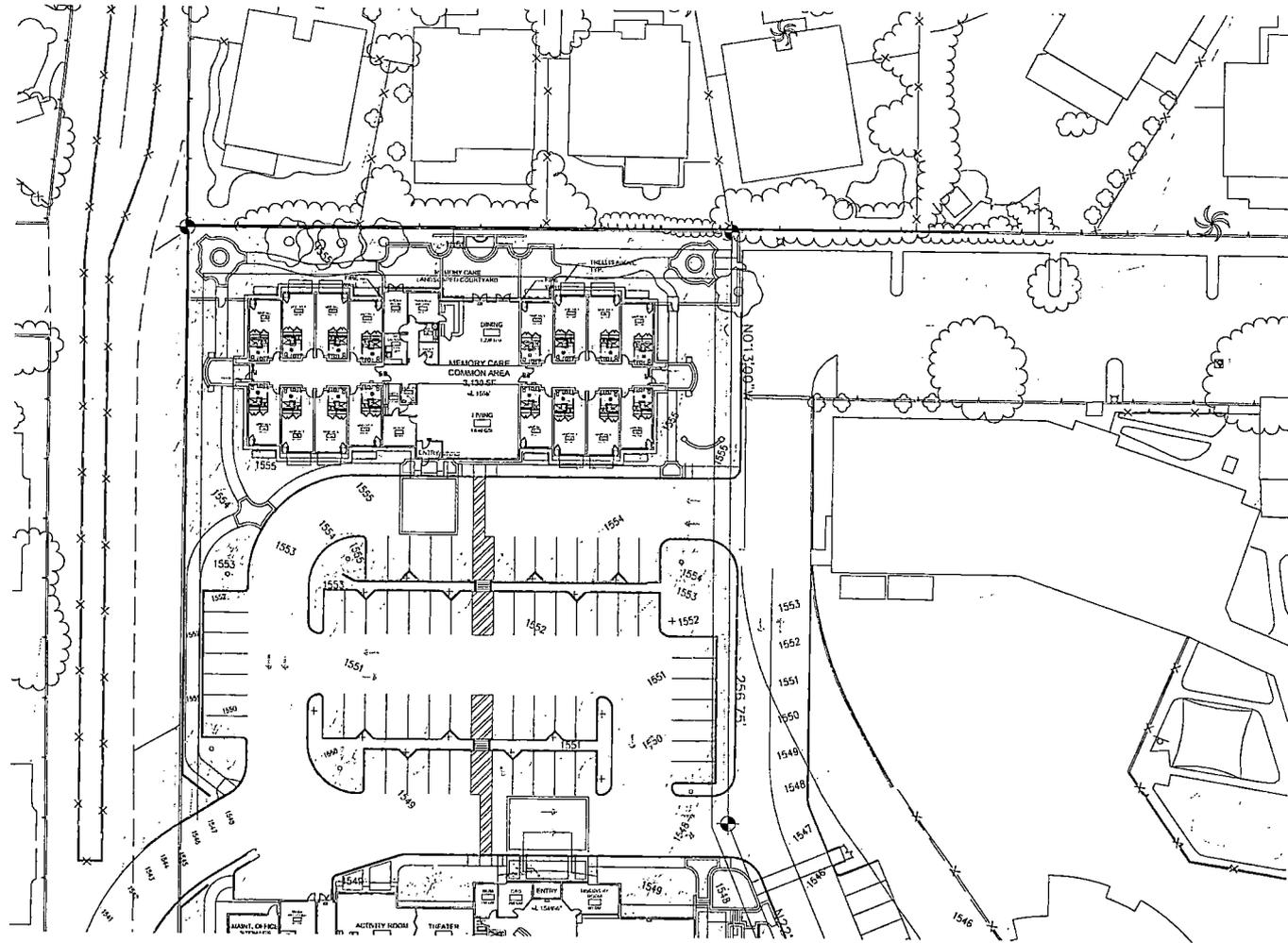
PLAN  
ROOF  
(ASSISTED  
LIVING)

DATE 05.06.2015  
SCALE 1" = 20'-0"  
DRAWN ML  
JOB # 14-002

0.17 2015  
URRAL & ARCHITECTURE  
URBAN/RURAL  
9533 FAIRVIEW AVENUE EAST  
SUITE 100, VA 98002  
PH: 206-257-0972  
WWW.URRALARCHITECTURE.COM  
INFO@URRALARCHITECTURE.COM

A1.04

Item C-G22



PLAN: LEVEL 1 (MEMORY CARE)  
SCALE: 1/8" = 1'-0"

URBAL ARCHITECTURE  
URBAN|RURAL

1528 Fairview Avenue East  
Seattle, WA 98102  
info@urbalarchitecture.com  
www.urbalarchitecture.com  
T 206-257-0972



MG RANCHO  
CUCAMONGA

RANCHO  
CUCAMONGA, CA



DESIGNED BY URBAL ARCHITECTURE 02/22/2015  
FOR CONSTRUCTION USDC/URS  
FOR CONSTRUCTION 02/12/2015

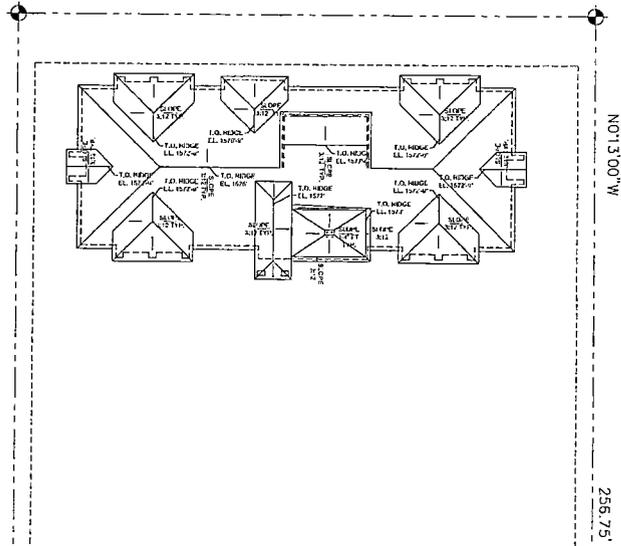
PLAN:  
LEVEL 1  
(MEMORY  
CARE)

DATE 05.06.2015  
SCALE 1" = 20'-0"  
DRAWN BY DL  
JOB # 14-002

0. The owner, architect, engineer, contractor, and other parties to this contract shall be bound by the terms and conditions of the contract documents, including but not limited to the specifications, drawings, and schedule of values.

A1.05

Item C-G23



N 013.00' W  
256.75'

PLAN: ROOF (MEMORY CARE)

1/16" = 1' = 0.000'

URBAL &  
ARCHITECTURE  
URBAN/RURAL

1938 Fairview Avenue East north west  
Seattle, WA 98102  
info@urbalarchitecture.com  
www.urbalarchitecture.com  
T 206-357-0972



MG RANCHO  
CUCAMONGA

RANCHO  
CUCAMONGA, CA



DESIGNED BY URBAL & ARCHITECTURE 02/14/2015  
FOR CONSTRUCTION BY 05/04/2015  
OR CORRECTIONS 2 07/11/2015

PLAN:  
ROOF  
(MEMORY  
CARE)

DATE: 05.06.2015  
SCALE: 1" = 20'-00"  
DRAWN: PL  
JOB #: 14-002

URBAL & ARCHITECTURE  
1938 FAIRVIEW AVENUE EAST NORTHWEST  
SEATTLE, WA 98102  
PH: 206-357-0972  
WWW.URBALARCHITECTURE.COM  
INFO@URBALARCHITECTURE.COM

A1.06

# EXHIBIT I



1 NORTH ELEVATION: ASSISTED LIVING BUILDING  
SCALE: N/E



2 WEST ELEVATION: ASSISTED LIVING BUILDING  
SCALE: N/E

**MATERIAL NOTE KEY**

ST-1	STUCCO, SMOOTH FINISH	FB-2	FIBERCEMENT LAP SIDING	WD-1	COMPOSITE TRELLIS
M-1	DECORATIVE BALCONY WITH METAL RAILING	FB-3	FIBERCEMENT LINTEL		
M-2	DECORATIVE METAL COLUMN & INTEL	T-1	STONE COATED STEEL TILE ROOF		
W-1	VINYL SLIDER DOOR OR WINDOW, DARK BRONZE	T-2	DECORATIVE TILE, INSET		
W-2	CLEARESTORY WINDOW	P-1	DECORATIVE PLANTER		
W-3	ALUMINUM STOREFRONT WINDOW, DARK BRONZE	L-1	WALL SCONCE: RESIDENTIAL		
FB-1	FIBERCEMENT PROFILED CORNICE	L-2	WALL SCONCE: DECORATIVE		

**PAINT COLOR**

PT-1	SW 7506	LOCIA, SHERWIN WILLIAMS OR APP. EQ.
PT-2	SW 7519	MEXICAN SAND, SHERWIN WILLIAMS OR APP. EQ.
PT-3	SW 2804	RENWICK ROSE BEIGE, SHERWIN WILLIAMS OR APP. EQ.
PT-4	SW 7520	PLANTATION BROWN, SHERWIN WILLIAMS OR APP. EQ.
PT-5	SW 7510	CHATEAU BROWN, SHERWIN WILLIAMS OR APP. EQ.
PT-6	SW 7506	MANOR HOUSE, SHERWIN WILLIAMS OR APP. EQ.

**ELEVATION NOTES**

1. SEE A6.01-A6.03 FOR WINDOW SCHEDULE & TYPES.
2. REFER TO ROOF PLAN (A1.08) FOR DETAILED ROOF & PARAPET HEIGHT INFORMATION.
3. REFER TO CIVIL AND LANDSCAPE PLANS FOR FINISH GRADE ELEVATIONS.
4. VENT SHROUDS AND VTA: GRILLES TO MATCH SIDING COLOR EXCEPT BRICK PAINT PT-4

**URS&S ARCHITECTURE**

1938 Fairview Avenue East  
Seattle, WA 98102  
info@ursands.com  
www.ursands.com  
206-257-0972



MERRILL GARDENS AT RANCHO CUCAMONGA  
RANCHO CUCAMONGA, CA

NOT FOR CONSTRUCTION



PROJECT: MERRILL GARDENS AT RANCHO CUCAMONGA  
DATE: 09/25/2015  
SCALE: 1/4" = 1'-0"  
JOB #: 14-002

**BUILDING ELEVATIONS**

DATE: 09/25/2015  
SCALE: 1/4" = 1'-0"  
JOB #: 14-002

A3.01

Item C-G24



MERRILL  
GARDENS AT  
RANCHO  
CUCAMONGA  
RANCHO  
CUCAMONGA, CA

NOT FOR  
CONSTRUCTION



DESIGNED BY: URRAL & ARCHITECTURE 03/21/2014  
DATE: 03/21/2014  
DRAWN BY: JAC 04/22/2015  
SCALE: 1/4" = 1'-0"  
40% CITY PRELIMINARY REVIEW 08/20/2015

BUILDING  
ELEVATIONS

DATE: 09/25/2015  
SCALE: 1/2" = 1'-0"  
DRAWN BY: JAC  
JOB #: 14-002

ELEVATION NOTES  
1. SEE A3.01-A3.03 FOR WINDOW SCHEDULE & TYPES.  
2. REFER TO ROOF PLAN (A1.06) FOR DETAILED ROOF & PARAPET HEIGHT INFORMATION.  
3. REFER TO CIVIL AND LANDSCAPE PLANS FOR FINISH GRADE ELEVATIONS.  
4. VENT SHROUDS AND VTAC GRILLES TO MATCH SIDING COLOR EXCEPT BRICK, PAINT PT-4

A3.02



2 SOUTH ELEVATION: ASSISTED LIVING BUILDING  
SCALE: 1/2" = 1'-0"



3 EAST ELEVATION: ASSISTED LIVING BUILDING  
SCALE: 1/2" = 1'-0"

MATERIAL NOTE KEY

ST-1	STUCCO, SMOOTH FINISH	FB-1	FIBRECEMENT LAP SIDING	WD-1	COMPOSITE TRELLIS
M-1	DECORATIVE BALCONY WITH METAL RAILING	FB-3	FIBRECEMENT LINTEL		
M-2	DECORATIVE METAL COLUMN & LINTEL	T-1	STONE COATED STEEL TILE ROOF		
W-1	VINYL SLIDER DOOR OR WINDOW, DARK BRONZE	T-2	DECORATIVE TILE, INSET		
W-2	CLERESTORY WINDOW	P-1	DECORATIVE PLANTER		
W-3	ALUMINUM STOREFRONT WINDOW, DARK BRONZE	L-1	WALL SCIENCE: RESIDENTIAL		
FB-1	FIBRECEMENT PROFILED CORNICE	L-2	WALL SCIENCE: DECORATIVE		

PAINT COLOR

PT-1	SW 7505	LOGGIA, SHERWIN WILLIAMS OR APP. EQ.
PT-2	SW 7519	MEXICAN SAND, SHERWIN WILLIAMS OR APP. EQ.
PT-3	SW 2804	RENWICK ROSE BEIGE, SHERWIN WILLIAMS OR APP. EQ.
PT-4	SW 7520	PLANTATION BROWN, SHERWIN WILLIAMS OR APP. EQ.
PT-5	SW 7510	CHATEAU BROWN, SHERWIN WILLIAMS OR APP. EQ.
PT-6	SW 7505	MANOR HOUSE, SHERWIN WILLIAMS OR APP. EQ.

ELEVATION NOTES

1. SEE A3.01-A3.03 FOR WINDOW SCHEDULE & TYPES.
2. REFER TO ROOF PLAN (A1.06) FOR DETAILED ROOF & PARAPET HEIGHT INFORMATION.
3. REFER TO CIVIL AND LANDSCAPE PLANS FOR FINISH GRADE ELEVATIONS.
4. VENT SHROUDS AND VTAC GRILLES TO MATCH SIDING COLOR EXCEPT BRICK, PAINT PT-4

Item C-G25



MERRILL  
GARDENS AT  
RANCHO  
CUCAMONGA

RANCHO  
CUCAMONGA, CA

NOT FOR  
CONSTRUCTION



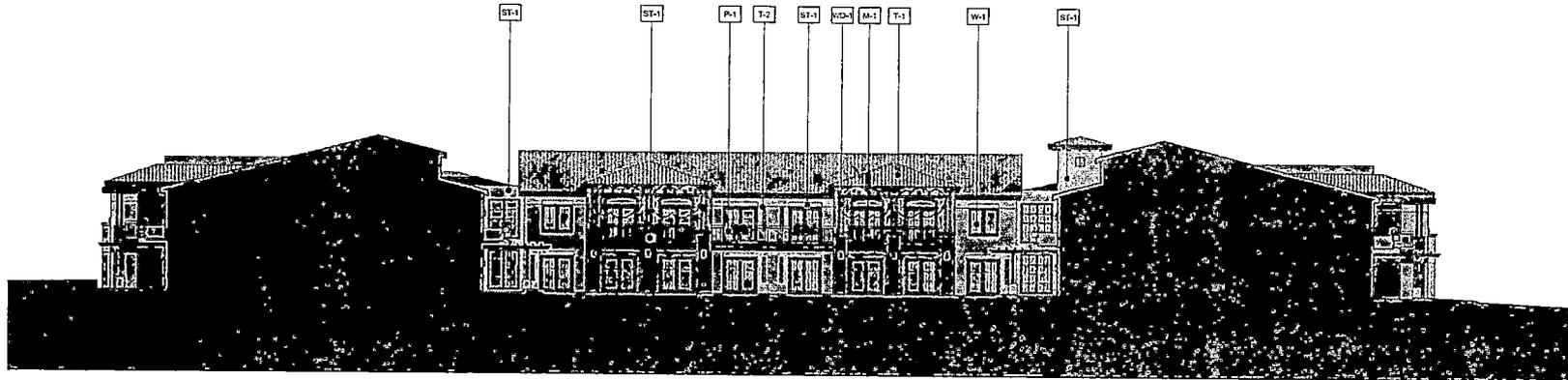
DESIGN REVIEW PACKAGE 02/07/2015  
FOR CONSTRUCTION 05/04/2015  
FOR CONSTRUCTION 09/24/2015  
30% CD 09/24/2015  
50% DESIGN PROGRESS PERMIT 08/20/2015

BUILDING  
ELEVATIONS

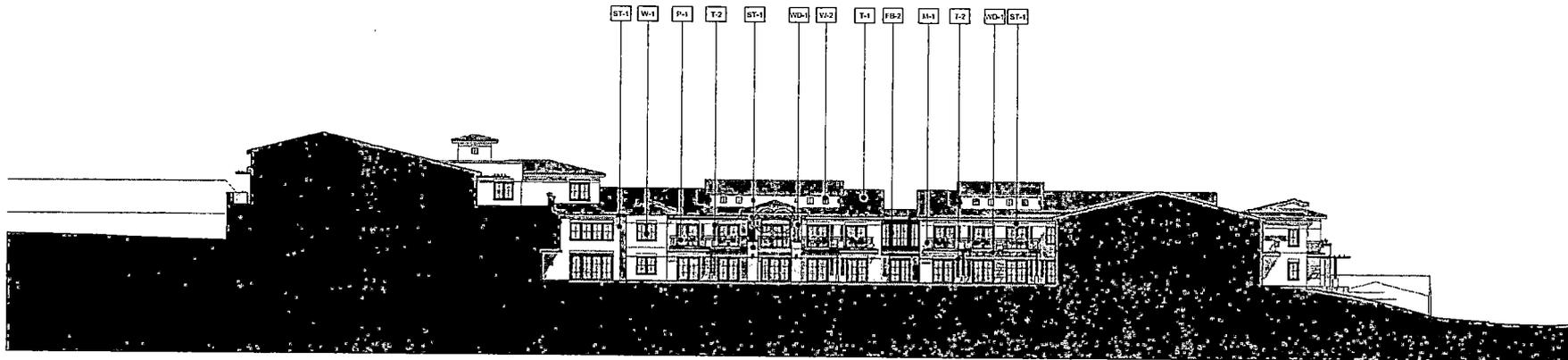
DATE 09/25/2015  
SCALE N7S  
DRAWN RL  
JOB # 15-002

1. SEE A5.01-A5.03 FOR WINDOW SCHEDULE & TYPES.  
2. REFER TO ROOF PLAN (A1.06) FOR DETAILED ROOF & PARAPET HEIGHT INFORMATION.  
3. REFER TO CIVIL AND LANDSCAPE PLANS FOR FINISH GRADE ELEVATIONS.  
4. VENT SHROUDS AND VTAG GRILLES TO MATCH SIDING COLOR EXCEPT BRICK, PAINT PT-1

A3.03



1 NORTH HIDDEN ELEVATION: ASSISTED LIVING BUILDING  
SCALE: N7S



2 WEST HIDDEN ELEVATION: ASSISTED LIVING BUILDING  
SCALE: 1/8"=1'-0"

MATERIAL NOTE KEY

ST-1	STUCCO, SMOOTH FINISH.	FB-2	FIBERCEMENT LAP SIDING	WD-1	COMPOSITE TRELLIS
M-1	DECORATIVE BALCONY WITH METAL RAILING	FB-3	FIBERCEMENT LINTEL		
M-2	DECORATIVE METAL COLUMN & LINTEL	T-1	STONE COATED STEEL TILE ROOF		
W-1	VINYL SLIDER DOOR OR WINDOW, DARK BRONZE	T-2	DECORATIVE TILE, INSET		
W-2	CLERESTORY WINDOW	P-1	DECORATIVE PLANTER		
W-3	ALUMINUM STOREFRONT WINDOW, DARK BRONZE	L-1	WALL SCONCE; RESIDENTIAL		
FB-1	FIBERCEMENT PROFILED CORNICE	L-2	WALL SCONCE; DECORATIVE		

PAINT COLOR

PT-1	SW 7506	LOGGIA, SHERWIN WILLIAMS OR APP. EQ.
PT-2	SW 7519	MEXICAN SAND, SHERWIN WILLIAMS OR APP. EQ.
PT-3	SW 2884	RENNICK ROSE BEIGE, SHERWIN WILLIAMS OR APP. EQ.
PT-4	SW 1520	PLANTATION BROWN, SHERWIN WILLIAMS OR APP. EQ.
PT-5	SW 7510	CHATEAU BROWN, SHERWIN WILLIAMS OR APP. EQ.
PT-6	SW 7565	MANOR HOUSE, SHERWIN WILLIAMS OR APP. EQ.

ELEVATION NOTES

1. SEE A5.01-A5.03 FOR WINDOW SCHEDULE & TYPES.
2. REFER TO ROOF PLAN (A1.06) FOR DETAILED ROOF & PARAPET HEIGHT INFORMATION.
3. REFER TO CIVIL AND LANDSCAPE PLANS FOR FINISH GRADE ELEVATIONS.
4. VENT SHROUDS AND VTAG GRILLES TO MATCH SIDING COLOR EXCEPT BRICK, PAINT PT-1

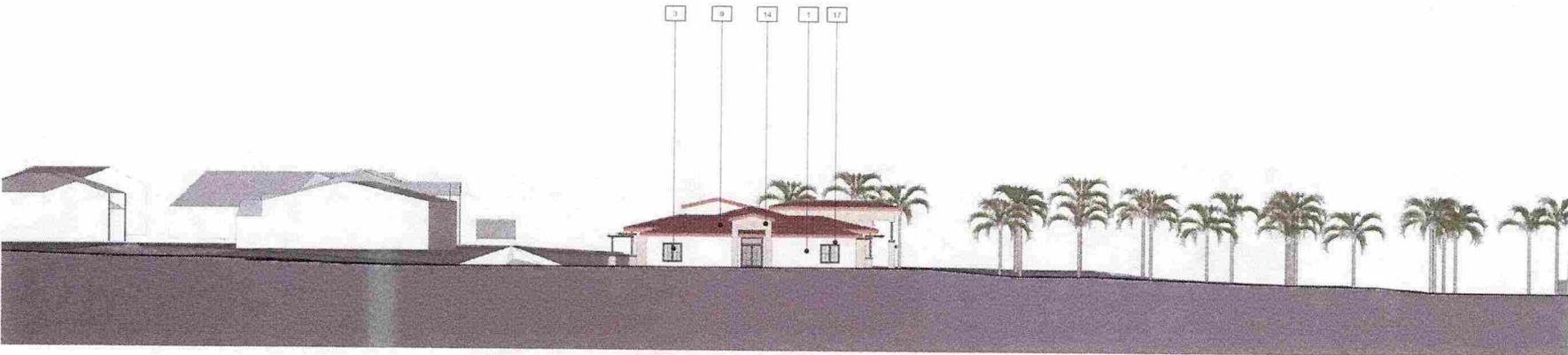
Item C-G26



Item C-G28



1 NORTH ELEVATION: MEMORY CARE BUILDING  
A3.05 05.08.2015



2 WEST ELEVATION: MEMORY CARE BUILDING  
A3.05 05.08.2015

ELEVATION NOTE KEY

- |   |                                       |    |   |    |  |
|---|---------------------------------------|----|---|----|--|
| 1 | STUCCO                                | 6  | FIBERCEMENT LAP SIDING                  | 15 | DECORATIVE PLANTER                     |
| 2 | DECORATIVE BALCONY WITH METAL RAILING | 8  | CLAY TILE ROOF                          | 16 | DECORATIVE INSET TILE WITH WALL SCORCE |
| 3 | VINYL DOOR OR WINDOW, DARK BRONZE     | 10 | PORTE-COCHERE                           | 17 | FIBERCEMENT LINTEL                     |
| 4 | TRASH / RECYCLING GARAGE DOOR         | 11 | CLERESTORY WINDOW                       | 18 | COMPOSITE TRELLIS                      |
| 5 | DECORATIVE METAL COLUMN & LINTEL      | 12 | DECORATIVE TILE, INSET                  |    |  |
| 6 | PROFILED CORNICE                      | 13 | ALUMINUM STOREFRONT WINDOW, DARK BRONZE |    |  |
| 7 | DECORATIVE ELEVATOR OVERRUN           | 14 | STUCCO, EARTH TONE                      |    |  |





MG RANCHO  
CUCAMONGA

RANCHO  
CUCAMONGA, CA

1



DESIGNED BY URBANA ARCHITECTURE 05/04/2015  
FOR CORRECTIONS 05/04/2015  
DW CORRECTIONS 07/13/2015

BUILDING  
ELEVATIONS

DATE 05/04/2015  
SCALE 1/8"=1'-0"  
DRAWN BY 21  
JOB # 15-002

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A3.06



1 SOUTH ELEVATION: MEMORY CARE BUILDING  
SCALE: 1/8"=1'-0"



2 EAST ELEVATION: MEMORY CARE BUILDING  
SCALE: 1/8"=1'-0"

ELEVATION NOTE KEY

- |   |                                       |    |   |    |                                       |
|---|---------------------------------------|----|---|----|---------------------------------------|
| 1 | STUCCO                                | 5  | FIBERCEMENT LAP SIDING                  | 15 | DECORATIVE PLANTER                    |
| 2 | DECORATIVE BALCONY WITH METAL RAILING | 9  | CLAY TILE ROOF                          | 16 | DECORATIVE INSET TILE WITH WALL SCOFF |
| 3 | VINYL DOOR OR WINDOW, DARK BRONZE     | 10 | PORTICO                                 | 17 | FIBERCEMENT LINTEL                    |
| 4 | TRASH / RECYCLING GARAGE DOOR         | 11 | CLERESTORY WINDOW                       | 18 | COMPOSITE TRELLIS                     |
| 5 | DECORATIVE METAL COLUMN & LINTEL      | 12 | DECORATIVE TILE, INSET                  |    |                                       |
| 6 | PROFILED CORNICE                      | 13 | ALUMINUM STOREFRONT WINDOW, DARK BRONZE |    |                                       |
| 7 | DECORATIVE ELEVATOR OVERRUN           | 14 | STUCCO, EARTH TONE                      |    |                                       |

Item C-G29



1 AERIAL ELEVATIONS: ASSISTED LIVING BUILDING  
SCALE: 1/8" = 1'-0"



2 AERIAL ELEVATIONS: ASSISTED LIVING BUILDING  
SCALE: 1/8" = 1'-0"



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ARCHITECTURE  
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info@urbanarchitecture.com  
www.urbanarchitecture.com  
T 206-257-0972



MG RANCHO  
CUCAMONGA

RANCHO  
CUCAMONGA, CA



DESIGNED BY: URBAN ARCHITECTURE GROUP INCORPORATED  
DATE: 05/06/2015  
DRAWN BY: JAC  
DATE: 07/13/2015  
OR CORRECTIONS: JAC

AERIAL  
ELEVATIONS

DATE: 05/06/2015  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JAC  
DATE: 07/13/2015

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A3.10

Item C-G30



1 AERIAL ELEVATIONS: ASSISTED LIVING BUILDING COURTYARD  
SCALE: 1/8"=1'-0"



2 AERIAL ELEVATIONS: ASSISTED LIVING BUILDING  
SCALE: 1/8"=1'-0"



3 AERIAL ELEVATIONS: MEMORY CARE BUILDING  
SCALE: 1/8"=1'-0"

Item C-G31

URBALIS  
ARCHITECTURE

1938 Fairview Avenue East  
Seattle, WA 98102  
info@urbalarchitecture.com  
www.urbalarchitecture.com  
T 206-257-0972



MG RANCHO  
CUCAMONGA

RANCHO  
CUCAMONGA, CA



DATE OF THIS REVISION: 02/22/2015  
FOR CORRECTIONS: 05/08/2015  
OR CONNECTIONS: 07/13/2015

AERIAL  
ELEVATIONS

DATE: 05/06/2015  
SCALE: 1/8"=1'-0"  
DRAWN BY: H  
JOB #: 14-002

NOT TO SCALE  
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A3.11



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE **ACTION AGENDA**

September 15, 2015 - 7:00 P.M.

Rancho Cucamonga Civic Center  
Rains Room  
10500 Civic Center Drive  
Rancho Cucamonga, California

### I. CALL TO ORDER

Roll Call

Regular Members: Richard Fletcher X Francisco Oaxaca X  
Candyce Burnett A Donald Granger X

Alternates: Ray Wimberly     Lou Munoz      
Rich Macias    

*Additional Staff Present: Mayuko Nakamura, Assistant Planner; Tom Grahn, Assistant Planner*

*7:00 p.m.*

### II. PROJECT REVIEW ITEMS

The following items will be presented by the applicant and/or their representatives. Each presentation and resulting period of Committee comment is limited to 20 minutes. Following each presentation, the Committee will address major issues and make recommendations with respect to the project proposal. The Design Review Committee acts as an advisory Committee to the Planning Commission. Their recommendations will be forwarded to the Planning Commission as applicable. The following items do not legally require any public testimony, although the Committee may open the meeting for public input.

- A. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT18908 – RICHLAND VENTURES - A proposed subdivision of approximately 10.6 acres into 30 single-family detached lots within the Low (L) R Residential District in the Etiwanda North Specific Plan located at the northwest corner of East Avenue and Wilson Avenue; APN: 1087-081-25.

*A. SUBTT18908 - Committee recommended approval and forwarded project to PC for review and action.*



## DESIGN REVIEW COMMITTEE AGENDA

September 15, 2015

- B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00165 - MERRILL GARDENS AT RANCHO CUCAMONGA - The proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Conditional Use Permit DRC2015-00166, Development Code Amendment DRC2015-00555, and Tentative Parcel Map SUBTPM19619.
- C. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT DRC2015-00166 - MERRILL GARDENS AT RANCHO CUCAMONGA - The proposed development of a 112-Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Development Code Amendment DRC2015-00555, and Tentative Parcel Map SUBTPM19619.
- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19619 - MERRILL GARDENS AT RANCHO CUCAMONGA - A request to subdivide a 9.55 acre parcel into two (2) lots in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, and Development Code Amendment DRC2015-00555.
- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT DRC2015-00555 - MERRILL GARDENS AT RANCHO CUCAMONGA - A request to amend the Development Code to conditionally permit Residential Care Facilities in the Low (L) and Low Medium (LM) Residential Districts for the proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, and Tentative Parcel Map SUBTPM19619.

*B, C, D and E.  
DRC2015-00165  
DRC2015-00166  
SUBTPM19619  
DRC2015-00555  
Committee  
recommended  
approval, subject to  
the following:  
In keeping with the  
overall architectural  
theme, the applicant  
should evaluate the  
project design to  
determine where  
additional arch  
elements could be  
located.*



## DESIGN REVIEW COMMITTEE AGENDA

September 15, 2015

### III. PUBLIC COMMENTS

*This is the time and place for the general public to address the Committee. State law prohibits the Committee from addressing any issue not previously included on the Agenda. The Committee may receive testimony and set the matter for a subsequent meeting. Comments are limited to five minutes per individual.*

### IV. ADJOURNMENT

*The Design Review Committee has adopted Administrative Regulations that set an 11:00 p.m. adjournment time. If items go beyond that time, they shall be heard only with the consent of the Committee.*

*I, Jennifer Palacios, Office Specialist II with the Planning Department for the City of Rancho Cucamonga, hereby certify that a true, accurate copy of the foregoing agenda was posted on September 3, 2015, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.*

7:22 p.m.

TABLE 17.30.030-1 ALLOWED LAND USES AND PERMIT REQUIREMENTS BY BASE ZONING DISTRICT

Land Use/Zoning District	VL	L	LM	M	MH	H	MU	OP	NC	GC	CC	SC	RRC	CO	IP	GI	MI/HI	HI	OS	HR	FC	UC
<b>Residential Uses</b>																						
Adult Day Care Home	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Caretaker Housing	C	C	C	C	C	C	C	P	P	P	N	N	N	N	C	C	C	C	P	C	P	P
Dwelling, Multi-Family	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Second Unit <sup>(1)</sup>	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Dwelling, Single-Family	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Dwelling, Two-Family	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Emergency Shelter	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	C	N	N	N	N	N	N
Family Day Care Home, Large <sup>(11)</sup>	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Family Day Care Home, Small	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Guest House	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Group Residential	C	C	C	C	C	C	C	C	C	C	C	N	C	N	N	N	N	N	N	C	N	N
Home Occupation <sup>(2)</sup>	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Live-Work Facility	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured Home <sup>(3)</sup>	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Mobile Home Park <sup>(3)</sup>	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Care Facility	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Care Home	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Single-Room Occupancy Facility	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
<b>Agriculture and Animal-Related Uses</b>																						
Agricultural Uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P
Animal Keeping, Domestic Pets <sup>(4)</sup>	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Animal Keeping, Exotic Animals <sup>(4)</sup>	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N



**RANCHO CUCAMONGA**  
Planning Department  
(909) 477-2750

# ENVIRONMENTAL INFORMATION FORM (Part I - Initial Study)

(Please type or print clearly using ink. Use the tab key to move from one line to the next line.)

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City Policies, Ordinances, and Guidelines; the California Environmental Quality Act; and the City's Rules and Procedures to Implement CEQA. It is important that the information requested in this application be provided in full.

Upon review of the completed Initial Study Part I and the development application, additional information such as, but not limited to, traffic, noise, biological, drainage, and geological reports may be required. The project application will not be deemed complete unless the identified special studies/reports are submitted for review and accepted as complete and adequate. The project application will not be scheduled for Committees' review unless all required reports are submitted and deemed complete for staff to prepare the Initial Study Part II as required by CEQA. In addition to the filing fee, the applicant will be responsible to pay or reimburse the City, its agents, officers, and/or consultants for all costs for the preparation, review, analysis, recommendations, mitigations, etc., of any special studies or reports.

## GENERAL INFORMATION:

*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; City staff will not be available to perform work required to provide missing information.*

Application Number for the project to which this form pertains: DRC2015-00555, DRC2015-00165, DRC2015-00166, SUBTPM19619 and DRC2015-00174

Project Title: MERRILL GARDENS AT RANCHO CUCAMONGA

Name & Address of project owner(s): HIGHLAND Community Church OF THE NAZARENE · 9944 HIGHLAND AVE Rancho Cucamonga CA.

Name & Address of developer or project sponsor: SRM DEVELOPMENT 111 N. POST · SPOKANE WA 99201

Contact Person & Address: Andy Loos  
111 N. Post - SPOKANE WA 99201

Name & Address of person preparing this form (if different from above): \_\_\_\_\_

Telephone Number: (206) 200-12675 andy@SRMDEVELOPMENT.COM

**PROJECT INFORMATION & DESCRIPTION:**

Information indicated by an asterisk (\*) is not required of non-construction CUP's unless otherwise requested by staff.

- \*1) Provide a full scale (8-1/2 x 11) copy of the USGS Quadrant Sheet(s) which includes the project site, and indicate the site boundaries.
- 2) Provide a set of color photographs that show representative views into the site from the north, south, east, and west; views into and from the site from the primary access points that serve the site; and representative views of significant features from the site. Include a map showing location of each photograph.

3) Project Location (describe): PROJECT IS LOCATED AT 9944 HIGHLAND AVENUE BETWEEN HERMOSA AVE & ARCHIBALD AVENUE.

4) Assessor's Parcel Numbers (attach additional sheet if necessary): 0201-055-49

\*5) Gross Site Area (ac/sq. ft.): 4.319 ACRES - 188,135 SF.

\*6) Net Site Area (total site size minus area of public streets & proposed dedications): 4.077 ACRES  
177,610 SF

7) Describe any proposed general plan amendment or zone change which would affect the project site (attach additional sheet if necessary):  
GENERAL PLAN AMENDMENT FROM LOW RESIDENTIAL TO MEDIUM-HIGH DENSITY RESIDENTIAL  
ZONING CHANGE FROM LOW RESIDENTIAL TO MEDIUM-HIGH DENSITY RESIDENTIAL  
TO ALLOW RESIDENTIAL CARE FACILITY AS DEFINED IN SECTION 17.32.020(A)(10) OF THE DEVELOPMENT CODE

8) Include a description of all permits which will be necessary from the City of Rancho Cucamonga and other governmental agencies in order to fully implement the project:

- GENERAL PLAN AMENDMENT · ZONING MAP AMENDMENT
- TENTATIVE PARCEL MAP · DEVELOPMENT REVIEW
- CONDITIONAL USE PERMIT · ENVIRONMENTAL ASSESSMENT
- TREE REMOVAL PERMIT · SIGN PERMIT
- GRADING PERMIT · BUILDING PERMIT
- WATER DISTRICT PERMIT

9) Describe the physical setting of the site as it exists before the project including information on topography, soil stability, plants and animals, mature trees, trails and roads, drainage courses, and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e., geological and/or hydrologic studies, biotic and archeological surveys, traffic studies):

THE SITE CONSISTS OF APPROXIMATELY 407 ACRES. IT CONTAINS A SMALL PLAYGROUND WITH THE REMAINDER AS VACANT LAND. THE PROPERTY WAS HISTORICALLY USED FOR AGRICULTURE. CURRENTLY, THE PROPERTY IS USED FOR STORAGE OF PLASTIC PIPES, WOODEN PALLETS, A STORAGE CONTAINER AND MISCELLANEOUS BUILDING SUPPLIES. THERE ARE NO STRUCTURES ON SITE. WEST OF THE SITE IS THE ALTA LOMA DRAINAGE CHANNEL; EAST OF THE SITE IS HIGHLAND COMMUNITY CHURCH.

THERE ARE SEVERAL SMALL TREES, NO TRAILS, NO EVIDENCE OF ANIMAL LIFE.

THE SITE SLOPES FROM NORTH TO SOUTH FROM ELEVATION 1556 TO ELEVATION 1526.

SOILS CONSIST OF 2'-7' OF SILTY SAND FILL OVER 5'-41' OF SAND, SILT AND CLAY. SOILS ARE SUITABLE FOR FOUNDATIONS PROVIDED GEOTECHNICAL PROCEDURES ARE FOLLOWED.

THERE ARE NO SCENIC ASPECTS TO THE SITE.

10) Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history):

THE PROPERTY IS VACANT AND WAS HISTORICALLY USED AS AGRICULTURAL LAND

11) Describe any noise sources and their levels that now affect the site (aircraft, roadway noise, etc.) and how they will affect proposed uses:

TRAFFIC NOISE FROM HIGHLAND AVENUE & 210 FREEWAY.

12) Describe the proposed project in detail. This should provide an adequate description of the site in terms of ultimate use that will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. Attach additional sheet(s) if necessary:

THE PROJECT WILL CONSIST OF 112 RESIDENTIAL UNITS OF INDEPENDENT/ASSISTED LIVING/MEMORY CARE APARTMENTS TARGETED TO SENIORS AGED 75 AND OLDER. MOST UNITS WILL BE LICENSED TO PROVIDE ASSISTED LIVING SERVICES.

THE UNITS WILL RANGE IN SIZE FROM 450SF TO 1050SF WITH EXTENSIVE COMMON AREAS FOR DINING, ACTIVITIES, WELLNESS CENTER, HAIR SALON AND CONCIERGE SERVICES THE BUILDINGS WILL BE ONE + TWO STORIES TALL IN ONE PHASE OF DEVELOPMENT.

13) Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.):

SURROUNDING PROPERTIES ARE SINGLE FAMILY RESIDENTIAL, LOW DENSITY AND MULTI-FAMILY RESIDENTIAL-MEDIUM DENSITY, SINGLE FAMILY LOW-MEDIUM DENSITY AND RELIGIOUS. LOW DENSITY SCALE IS 35' HEIGHT, SETBACKS ARE: FRONT 37', REAR 20', SIDES 10'. MEDIUM DENSITY HEIGHT IS 35'. SETBACKS: FRONT 37', SIDES 10', REAR 10'.

14) Will the proposed project change the pattern, scale, or character of the surrounding general area of the project?

The surrounding neighborhood has both single family residential and multi-family residential. This project should be consistent with this residential use.

15) Indicate the type of short-term and long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses? What methods of soundproofing are proposed?

THERE will be no long term noise created by the project. Short term noise due to construction will be limited to work hours established by city regulations.

\*16) Indicate proposed removals and/or replacements of mature or scenic trees:

There are no mature or scenic trees to be removed.

17) Indicate any bodies of water (including domestic water supplies) into which the site drains:

THERE ARE NO BODIES OF WATER into which the site will drain.

18) Indicate expected amount of water usage. (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at (909) 987-2591.

a. Residential (gal/day) 28,672 Peak use (gal/Day) \_\_\_\_\_

b. Commercial/Ind. (gal/day/ac) \_\_\_\_\_ Peak use (gal/min/ac) \_\_\_\_\_

19) Indicate proposed method of sewage disposal.  Septic Tank  Sewer.

If septic tanks are proposed, attach percolation tests. If discharge to a sanitary sewage system is proposed indicate expected daily sewage generation: (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at (909) 987-2591.

a. Residential (gal/day) 21,280

b. Commercial/Industrial (gal/day/ac) \_\_\_\_\_

**RESIDENTIAL PROJECTS:**

20) Number of residential units: 112.

Detached (indicate range of parcel sizes, minimum lot size and maximum lot size: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attached (indicate whether units are rental or for sale units): RENTAL UNITS  
\_\_\_\_\_  
\_\_\_\_\_

21) Anticipated range of sale prices and/or rents:

Sale Price(s) \$ \_\_\_\_\_ to \$ \_\_\_\_\_

Rent (per month) \$ 2700 to \$ 4500

22) Specify number of bedrooms by unit type: \_\_\_\_\_

STUDIO - 1 BEDROOM  
ONE-BEDROOM - 1 BEDROOM  
TWO-BEDROOM - 2 BEDROOM  
MEMORY CARE - 1 BEDROOM

23) Indicate anticipated household size by unit type: STUDIO - 1

ONE-BEDROOM - 1  
TWO-BEDROOM - 2  
MEMORY CARE - 1

24) Indicate the expected number of school children who will be residing within the project: Contact the appropriate School Districts as shown in Attachment B:

a. Elementary: 0

b. Junior High: 0

c. Senior High 0

**COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS**

25) Describe type of use(s) and major function(s) of commercial, industrial or institutional uses: \_\_\_\_\_

THIS PROJECT IS A RESIDENTIAL CARE FACILITY FOR INDEPENDENT, ASSISTED LIVING AND MEMORY CARE RESIDENTS. IT WILL PROVIDE ALL MEALS, TRANSPORTATION AND ASSISTANCE WITH DAILY LIVING NEEDS.

26) Total floor area of commercial, industrial, or institutional uses by type:

116,777 square feet

27) Indicate hours of operation:

OPERATES 24-hours per day  
WITH STAFF.

28) Number of employees:

Total: 23

Maximum Shift: 18

Time of Maximum Shift: 9am - 6pm

29) Provide breakdown of anticipated job classifications, including wage and salary ranges, as well as an indication of the rate of hire for each classification (attach additional sheet if necessary):

SEE ATTACHED

30) Estimation of the number of workers to be hired that currently reside in the City:

23

\*31) For commercial and industrial uses only, indicate the source, type, and amount of air pollution emissions. (Data should be verified through the South Coast Air Quality Management District, at (818) 572-6283):

N/A

**ALL PROJECTS**

32) Have the water, sewer, fire, and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project? If so, please indicate their response.

YES: Rancho Cucamonga Valley Water District  
LETTER OF July 15, 2014 indicated that  
the District has adequate water supply to  
meet the needs of THE PROJECT - including  
fire flow. Also has adequate sewer  
treatment for the project.

33) In the known history of this property, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use, if known.

NONE

34) Will the proposed project involve the temporary or long-term use, storage, or discharge of hazardous and/or toxic materials, including but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans.

No

35) The applicant shall be required to pay any applicable Fish and Game fee. The project planner will confirm which fees apply to this project. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission/Planning Director hearing:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Rancho Cucamonga.

Date: 4/7/16

Signature: Andy Lora

Title: Del Mgr SRM Dev

ATTACHMENT "A"

CITY OF RANCHO CUCAMONGA

ESTIMATED WATER USE AND SEWER FLOWS FOR NEW DEVELOPMENT  
(Data Provided by Cucamonga Valley Water District February 2003)

Water Usage

Single-Family	705 gallons per EDU per day
Multi-Family	256 gallons per EDU per day
Neighborhood Commercial	1000 gal/day/unit (tenant)
General Commercial	4082 gal/day/unit (tenant)
Office Professional	973 gal/day/unit (tenant)
Institutional/Government	6412 gal/day/unit (tenant)
Industrial Park	1750 gal/day/unit (tenant)
Large General Industrial	2020 gal/day/unit (tenant)
Heavy Industrial (distribution)	1863 gal/day/unit (tenant)

Sewer Flows

Single-Family	270 gallons per EDU per day
Multi-Family	190 gallons per EDU per day
General Commercial	1900 gal/day/acre
Office Professional	1900 gal/day/acre Institutional/Government
Industrial Park	3000 gal/day/acre
Large General Industrial	2020 gal/day/acre
Heavy Industrial (distribution)	1863 gal/day/acre

Source: *Cucamonga Valley Water District  
Engineering & Water Resources Departments,  
Urban Water Management Plan 2000*

## ATTACHMENT B

Contact the school district for your area for amount and payment of school fees:

### Elementary School Districts

Alta Loma  
9350 Base Line Road, Suite F  
Rancho Cucamonga, CA 91730  
(909) 987-0766

Central  
10601 Church Street, Suite 112  
Rancho Cucamonga, CA 91730  
(909) 989-8541

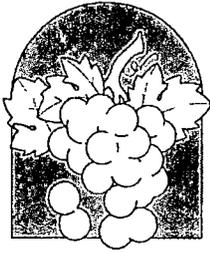
Cucamonga  
8776 Archibald Avenue  
Rancho Cucamonga, CA 91730  
(909) 987-8942

Etiwanda  
6061 East Avenue  
P.O. Box 248  
Rancho Cucamonga, CA 91739  
(909) 899-2451

### High School

Chaffey High School  
211 West 5th Street  
Ontario, CA 91762  
(909) 988-8511

Position	Minimum	Midpoint	Maximum
<b>KEY POSITIONS</b>			
General Manager	\$78,499	\$98,124	\$117,749
AL/GH Supervisor	\$55,151	\$68,939	\$82,726
Dining Services Manager	\$45,969	\$57,462	\$68,954
Community Relations Director	\$22.18	\$27.72	\$33.27
Active Living Director	\$16.07	\$20.08	\$24.10
Maintenance Supervisor	\$19.22	\$24.03	\$28.84
Bookkeeper/BOM	\$19.05	\$23.81	\$28.57
Nurse (Where required)	\$19.80	\$24.75	\$29.71
Senior Cook	\$15.09	\$18.86	\$22.63
Concierge/Com Rel Asst.	\$13.20	\$16.50	\$19.80
Maintenance Person	\$13.20	\$16.50	\$19.80
Personal Pathways Coordinator	\$12.02	\$15.03	\$18.04
Dining Room Lead	\$11.79	\$14.73	\$17.68
Cook	\$11.79	\$14.73	\$17.68
Sr Caregiver	\$10.84	\$13.56	\$16.27
Activities Assistant	\$10.84	\$13.56	\$16.27
Housekeeping Supervisor	\$10.61	\$13.26	\$15.91
Receptionist	\$10.37	\$12.97	\$15.56
Caregiver/Universal Worker	\$9.90	\$12.38	\$14.85
Housekeeper	\$9.19	\$11.49	\$13.79
Dining Room Servers/Bistro	\$9.19	\$11.49	\$13.79
Dishwasher	\$9.19	\$11.49	\$13.79



# City of Rancho Cucamonga ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY PART II

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## BACKGROUND

1. **Project File:** Development Code Amendment DRC2015-00555, Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Tentative Parcel Map SUBTPM19619 and Tree Removal Permit DRC2015-00174.
2. **Related Files:** N/A
3. **Description of Project:** A proposal to amend the Development Code to conditionally permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts, and the review of a proposed 112-unit Residential Care Facility, the proposed subdivision of a 9.55 acre parcel into a 4.07 and 5.48 acre parcel, and the removal of 35 trees on 4.07 acres in the Low (L) Residential District on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue.
4. **Project Sponsor Name and Address:**  
Andy Loos  
SRM Development  
720 6th Street South  
Kirkland, WA 98033
5. **General Plan Designation:** Low Residential
6. **Zoning:** Low (L) Residential District
7. **Surrounding Land Uses and Setting:** The project site is the mostly vacant portion of a property currently developed with the Highland Avenue Community Church and School, which is located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue. The overall site is 9.5 acres, with an east-west dimension of approximately 637 feet and a north-south dimension of approximately 652 feet. The existing parcel will be subdivided into 2 parcels; Parcel 1 is a proposed 4.07 acre parcel for the Merrill Gardens facility, and Parcel 2 is a proposed 5.43 acre parcel for the church. To the north and east of the site are single-family homes, immediately to the west of the project site is a San Bernardino County flood control channel (partially underground) and beyond that are multi-family homes, and to the south is the 210 Freeway. Vegetation consists of low growing grass and weeds as well as a variety of trees; a total of 35 trees are proposed for removal, however none of the trees meet the heritage tree requirements of the Development Code.
8. **Lead Agency Name and Address:**  
City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730
9. **Contact Person and Phone Number:**  
Tom Grahn, Associate Planner  
City of Rancho Cucamonga Planning Department  
(909) 477-2750, extension 4312

10. Other agencies whose approval is required: None.

**GLOSSARY – The following abbreviations are used in this report:**

- CALEEMOD – California Emissions Estimator Model
- CVWD – Cucamonga Valley Water District
- EIR – Environmental Impact Report
- FEIR – Final Environmental Impact Report
- FPEIR - Final Program Environmental Impact Report
- NPDES – National Pollutant Discharge Elimination System
- NOx – Nitrogen Oxides
- ROG – Reactive Organic Gases
- PM<sub>10</sub> – Fine Particulate Matter
- RWQCB – Regional Water Quality Control Board
- SCAQMD – South Coast Air Quality Management District
- SWPPP – Storm Water Pollution Prevention Plan

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

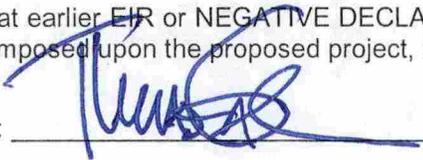
<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/>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

**DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant

to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: 

Date: 12/2/2015

Reviewed By: DONALD GRANGER

Date: 12/2/2015

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. <b>AESTHETICS.</b> <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	( )	( )	( )	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	( )	( )	( )	(✓)
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	( )	( )	( )	(✓)
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	( )	( )	(✓)	( )

**Comments:**

- a) There are no significant vistas within or adjacent to the project site. The site is not within a view corridor according to General Plan Figure LU-6.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to a scenic vista caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- b) The project site contains no scenic resources and no historic buildings within a State Scenic Highway. There are no State Scenic Highways within the City of Rancho Cucamonga.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to a scenic resources caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- c) The project site is located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, and is characterized by the existing multi-family development to the

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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west, single-family homes to the north and east, and the existing Highland Avenue Community Church and School on the eastern half of the project site. The proposed project is similar in scale and massing as the multi-family and single-family housing to the north, east, and west and the existing church buildings and the visual quality of the area will not be degraded as a result of this project. Design review and incorporation of established design guidelines is required prior to approval. City standards require the developer to underground existing and new utility lines and facilities to minimize unsightly appearance of overhead utility lines and utility enclosures in accordance with Planning Commission Resolution No. 87-96, unless exempted by said Resolution. There, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to the visual character or quality caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- d) The project would increase the number of streetlights and security lighting used in the immediate vicinity. The design and placement of light fixtures require compliance with City standards that require shielding, diffusing, or indirect lighting to avoid glare. Lighting will be selected and located to confine the area of illumination to within the project site. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to substantial light or glare caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURAL RESOURCES. <i>Would the project:</i></b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	( )	( )	(✓)	( )
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)
c) Conflict with existing zoning for, or cause re-zoning of, forest land (as defined in Public Resources Code section 12220 (g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?	( )	( )	( )	(✓)
d) Result in the loss of forest land or conversion of forest land to non-forest use?	( )	( )	( )	(✓)
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	( )	( )	( )	(✓)

**Comments:**

- a) The site is not designated as Prime Farmlands, Unique Farmland, or Farmland of Statewide Importance. The project site is located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue and is characterized by the existing multi-family development to the west, single-family homes to the north and east, and the existing Highland Avenue Community Church and School on the eastern half of the project site. The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a one-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. There are approximately 209 acres of Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City of Rancho Cucamonga according to the General Plan and the California Department of Conservation Farmland Map 2010. Concentrations of Important Farmland are sparsely located in the southern and eastern parts of the City that is characterized by existing and planned development. Farmland in the southern portion of the City is characterized by industrial, residential, and commercial land uses and Farmland in the eastern portion of the City is within the Etiwanda area and planned for development. Further, a large number of the designated farmland parcels are small, ranging from 3 acres to 30 acres, and their economic viability is doubtful; therefore, they are not intended to be retained as farmland in the General Plan Land Use Plan. The General Plan FPEIR identified the conversion of farmlands to urban uses as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated.
- b) There is no agriculturally zoned land within the City of Rancho Cucamonga. There are no Williamson Act contracts within the City. Therefore, no adverse impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) There are no lands within the City of Rancho Cucamonga zoned as forest land or timberland. Therefore no impacts would occur related to the conversion of forest land to non-forest use. Further, there are no areas within the City of Rancho Cucamonga that are zoned as forest land, timberland, or Timberland Production. Therefore, no adverse impacts are anticipated.				
d) There are no lands within the City of Rancho Cucamonga that qualify as forest land or timberland. Therefore no impacts would occur related of the loss or conversion of forest land to non-forest use. Further, there are no areas within the City of Rancho Cucamonga that are zoned as forest land, timberland, or Timberland Production. Therefore, no adverse impacts are anticipated.				
e) The project site is located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue and is characterized by the existing multi-family development to the west, single-family homes to the north and east, and the existing Highland Avenue Community Church and School on the eastern half of the project site. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land and therefore, there is no potential for conversion of forest land to a non-forest use. Therefore, no adverse impacts are anticipated.				

<b>3. AIR QUALITY.</b> <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	()	()	()	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	()	(✓)	()	()
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	()	(✓)	()	()
d) Expose sensitive receptors to substantial pollutant concentrations?	()	(✓)	()	()
e) Create objectionable odors affecting a substantial number of people?	()	()	()	(✓)

**Comments:**

- a) As discussed in subsection b, the project would not exceed any air quality standards and would not interfere with the region's ability to comply with Federal and State air quality standards for Criterion 1 Increase in the Frequency or Severity of Violations (local air quality impacts) or Criterion 2 Exceed Assumptions in the AQMP (consistency with the 2003 AQMP). Therefore the project is consistent with the 2003 AQMP.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to air quality caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- b) Both the State of California and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants. These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), coarse particulate matter with a diameter or 10 microns or less (PM<sub>10</sub>), fine particulate matter less than 2.5 (PM<sub>2.5</sub>) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) are considered regional pollutants while the others have more localized effects. In addition, the State of California has set standards for sulfates, hydrogen sulfide (H<sub>2</sub>S), vinyl chloride and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

The City of Rancho Cucamonga area is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The California Clean Air Act (CCAA) provides the SCAQMD with the authority to manage transportation activities at indirect sources. Indirect sources of pollution are generated when minor sources collectively emit a substantial amount of pollution. Examples of this include motor vehicles at an intersection, a mall and on highways. SCAQMD also regulates stationary sources of pollution within a jurisdictional area. Direct emissions from motor vehicles are regulated by the Air Resources Board (ARB).

The combination of topography, low mixing height, abundant sunshine, and emissions from the second largest urban area in the United States gives the Basin the worst air pollution problem in the nation. The Basin experiences a persistent temperature inversion (increasing temperature with increasing altitude); this inversion (coupled with low wind speeds) limits the vertical dispersion of air contaminants, holding them relatively near the ground.

Pursuant to the Federal Clean Air Act (FCAA) of 1970, the EPA established national ambient air quality standards (NAAQS) for six major pollutants, termed criteria pollutants: ozone (O<sub>3</sub>), coarse particulate matter with a diameter or 10 microns or less (PM<sub>10</sub>), fine particulate matter less than 2.5 (PM<sub>2.5</sub>) microns in diameter, carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and lead.

Criteria pollutants are defined as those pollutants for which the Federal and State governments have established AAQS, or criteria, for outdoor concentrations in order to protect public health. Data collected at permanent monitoring stations are used by the EPA to classify regions as "attainment" or "non-attainment" depending on whether the regions met the requirements stated in the primary NAAQS. Nonattainment areas have additional restrictions as required by the EPA. The EPA has designated the Southern California Association of Governments (SCAG) as the Metropolitan Planning Organization (MPO) responsible for ensuring the Basin's compliance with the FCAA. The South Coast Air Basin is in Non-Attainment Status for Ozone, PM<sub>10</sub> and PM<sub>2.5</sub>.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the SCAQMD’s CEQA Air Quality Handbook. The criteria include daily emissions thresholds, compliance with State and national air quality standards, and consistency with the current AQMP. As prescribed by SCAQMD, an Air Quality and Greenhouse Gas Analysis (December 2014) was prepared by LSA that utilizes CalEEMod (Version 2013.2.2) to evaluate short-term construction emissions and short-term construction emissions for localized significant thresholds, long-term operational emissions, operation emissions for localized significant thresholds, and Greenhouse Gas Emissions.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to air quality caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

**Short Term (Construction): Project Emissions and Impacts**

The project proposes an amendment to the Development Code to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit and the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a one-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The existing parcel will be subdivided into 2 parcels; Parcel 1 is a proposed 4.07 acre parcel for the Merrill Gardens facility, and Parcel 2 is a proposed 5.43 acre parcel for the existing church. The potential emissions associated with construction of the project are described in the following sections.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Summary of Peak Construction Emissions (Emissions Summary of Overall Construction with Best Available Control Measures)

Construction Phase	Total Regional Pollutant Emissions (lbs/day)							
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	Fugitive PM <sub>10</sub>	Exhaust PM <sub>10</sub>	Fugitive PM <sub>2.5</sub>	Exhaust PM <sub>2.5</sub>
Demolition	4.6	49	38	0.044	0.4	2.5	0.084	2.3
Site Preparation	5.3	57	44	0.042	7.2	3.1	3.9	2.8
Grading	3.9	41	28	0.032	2.7	2.3	1.4	2.1
Building Construction	4.2	32	26	0.041	0.98	2.1	0.26	2.0
Architectural Coating	8.4	2.7	3.0	0.0052	0.18	0.22	0.047	0.22
Paving	1.9	18	14	0.021	0.22	1.1	0.059	1.0
<b>Peak Daily Emissions</b>	<b>13</b>	<b>57</b>	<b>44</b>	<b>0.046</b>		<b>10</b>		<b>6.7</b>
<b>SCAQMD Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>		<b>150</b>		<b>55</b>
<b>Significant Emissions?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>		<b>No</b>		<b>No</b>

Source: LSA Associates, Inc. (November 2014).

Note: Peak daily emissions are based on a worst-case assumption that the Building Construction and Architectural Coating phases would overlap.

CO = carbon monoxide

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

CO<sub>2</sub> = carbon dioxide

PM<sub>10</sub> = particulate matter less than 10 microns in size

CO<sub>2e</sub> = carbon dioxide equivalent

SCAQMD = South Coast Air Quality Management District

lbs/day = pounds per day

SO<sub>x</sub> = sulfur oxides

NO<sub>x</sub> = nitrogen oxides

VOC = volatile organic compound

Construction activities associated with the project will result in emissions of CO, VOCs, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> and are expected from the following construction activities: demolition, grading (including soil import/export), building construction, painting (architectural coatings) paving (curb, gutter, flatwork, and parking lot), and construction worker commuting.

Localized Significance Summary (Construction Emissions with Best Available Control Measures)

Emissions Sources	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
On-Site Emissions	57	43	10.1	6.7
<b>Localized Significance Thresholds</b>	<b>270</b>	<b>1,746</b>	<b>14</b>	<b>8.0</b>
<b>Significant Emissions?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: LSA Associates, Inc. (November 2014).

Note: Source Receptor Area = Central San Bernardino Valley, 5 acres, 80-foot distance for residents.

CO = carbon monoxide

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

LST = localized significance threshold

PM<sub>10</sub> = particulate matter less than 10 microns in size

NO<sub>x</sub> = nitrogen oxides

SRA = Source Receptor Area

Equipment Exhausts and Related Construction Activities

Construction activities produce combustion emissions from various sources such as site grading, utility engines, on-site heavy-duty construction vehicles, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change. The use of construction equipment on site would result in localized exhaust emissions; however, as shown in the tables above, the amount will not exceed any threshold of significance.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fugitive Dust

Fugitive dust emissions are generally emissions associated with land clearing and exposure of soils to the air and wind, and cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by project basis, depending on the level of activity, the specific operation and weather conditions at the time of construction. Construction emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions and other factors. The proposed project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust.

Architectural Coatings

Architectural coatings contain VOCs that are similar to ROCs and are part of the O<sub>3</sub> precursors. Based on the proposed project, it is estimated that the proposed project will result in a maximum of approximately 8.4 lbs of VOC per day (combined for all construction sources) during construction. Therefore, this VOC emission is the principal air emission and is less than the SCAQMD VOC threshold of 75 lbs/day.

Odors

Heavy-duty equipment in the project area during construction would emit odors. However, the construction activity would cease to occur after individual construction is completed. No other sources of objectionable odors have been identified for the proposed project, and no mitigation measures are required. In compliance with SCAQMD Rule 402 the proposed uses are not anticipated to emit any objectionable odors. Therefore, objectionable odors posing a health risk to potential on-site and existing off-site uses would not occur as a result of the proposed project.

Naturally Occurring Asbestos

The proposed project is located in San Bernardino County and it is not among the counties that are found to have serpentine and ultramafic rock in their soils. In addition, there has been no serpentine or ultramafic rock found in the project area. Therefore, the potential risk for naturally occurring asbestos (NOA) during project construction is small and less than significant.

Based on the discussion above and with implementation of the following Best Available Control Measures (BACM) identified in the Air Quality and Greenhouse Gas Analysis (LSA, December 2014) as mitigation measures, short-term, construction impacts will be less-than-significant:

- 1) **All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25mph per SCAQMD guidelines in order to limit fugitive dust emissions.**
- 2) **The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 3) **The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.**

**Cumulative Impacts: Short-Term Construction Emissions**

Continued development will contribute to the pollutant levels in the Rancho Cucamonga area, which already exceed Federal and State standards. During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, fugitive dust would also be generated during grading and construction activities. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. Construction is an on-going industry in the Rancho Cucamonga area. Construction workers and equipment work and operate at one development site until their tasks are complete. Nevertheless, fugitive dust and equipment emissions are required to be assessed. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Air Quality based on the future build out of the City. Based upon on the Urban Emissions Model (URBEMIS7G) estimates in Table 4.3-3 of the General Plan (FPEIR), Nitrogen Dioxide (NO<sub>2</sub>), Ozone (O<sub>3</sub>), and Particulate Matter (PM<sub>2.5</sub> and PM<sub>10</sub>) would exceed SCAQMD thresholds for significance; therefore, they would all be cumulatively considerable if they cannot be mitigated on a project basis to a level less-than-significant. This city-wide increase in emissions was identified as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

This project would amend the Development Code to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit to support the construction of a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. Based on the Air Quality and Greenhouse Gas Analysis (December 2014), no short-term, operational impacts would occur as a result of the project. Because the project would result in minimal emissions that do not exceed any thresholds of significance, the project's contribution to cumulative impacts is also considered minimal. With implementation of the following best practices and mitigation measures from the City's 2010 General Plan FPEIR that are designed to minimize short-term air quality impacts, the project's contribution to cumulative impacts will be less-than-significant:

- 4) **All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.**
- 5) **Prior to the issuance of any grading permits, the developer shall submit construction plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.
- 7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.
- 8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.
- 9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.
- 10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:
  - Reestablish ground cover on the construction site through seeding and watering.
  - Pave or apply gravel to any on-site haul roads.
  - Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
  - Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
  - Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
  - Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.
  - Suspend grading operations during high winds (i.e., wind speeds exceeding 25mph) in accordance with Rule 403 requirements.
  - Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.
- 11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board (RWQCB)) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403.
- 12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Project Long Term (Operational) Emissions and Impacts**

Long-term air pollutant emissions are those associated with stationary sources and mobile sources involving any project-related changes. The proposed project would result in a net increase in the amount of development in the area; therefore, the proposed project would result in net increases in both stationary and mobile source emissions. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and at the parking area. As shown in the following tables, project implementation will not exceed any significance thresholds. No long-term, operational impacts will occur as a result of the project.

Summary of Peak Operational Emissions

Source	Pollutant Emissions (lbs/day)					
	ROC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	3.0	0.11	9.4	0.00049	0.20	0.20
Energy Sources	0.04	0.34	0.14	0.0022	0.027	0.027
Mobile Sources	1.3	3.9	15	0.037	2.5	0.71
<b>Total Project Emissions</b>	<b>4.3</b>	<b>4.4</b>	<b>25</b>	<b>0.04</b>	<b>2.7</b>	<b>0.94</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significant?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: LSA Associates, Inc. (November 2014).

CO = carbon monoxide

lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

ROCs = reactive organic compounds

SCAQMD = South Coast Air Quality Management

District

SO<sub>x</sub> = sulfur oxides

Emissions Sources	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
On-Site Emissions	0.31	10	0.33	0.24
<b>Localized Significance Thresholds</b>	<b>270</b>	<b>1,746</b>	<b>4.0</b>	<b>2.0</b>
<b>Significant Emissions?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: LSA Associates, Inc. (November 2014).

Note: Source Receptor Area = Central San Bernardino Valley, 5 acres, 80-foot distance for residents, on-site traffic 5 percent of total.

CO = carbon monoxide

NO<sub>x</sub> = nitrogen oxides

lbs/day = pounds per day

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

LST = localized significance threshold

PM<sub>10</sub> = particulate matter less than 10 microns in size

**Cumulative Impacts (Long Term/Operational Emissions)**

The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the potential impacts to air quality based on the future build out of the City. In the long-term, continued development would result in significant operational vehicle emissions based upon on the URBEMIS7G model estimates in Table 4.3-3 of the General Plan FPEIR; therefore, all developments would be cumulatively significant if they cannot be mitigated on a project basis to a less-than-significant level. This City-wide increase in emissions was identified as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

This project would amend the Development Code to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit to support the construction of a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. Based on the Air Quality and Greenhouse Gas Analysis (December 2014), no long-term, operational impacts would occur as a result of the project. Because the project would result in minimal emissions that do not exceed any thresholds of significance, the project's contribution to cumulative impacts is also considered minimal. With implementation of the following mitigation measures from the City's 2010 General Plan FPEIR that are designed to minimize long-term, operational air quality impacts, the project's contribution to cumulative impacts will be less-than-significant:

- 13) **Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.**
- 14) **Provide preferential parking to high occupancy vehicles and shuttle services.**
- 15) **Schedule truck deliveries and pickups during off-peak hours.**
- 16) **Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.**
- 17) **Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.**
- 18) **Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.**
- 19) **Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.**
- 20) **All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.**
- 21) **All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.**

c) As noted in the General Plan FEIR (Section 4.3), continued development would contribute to the pollutant levels in the Rancho Cucamonga area, which already exceed Federal and State standards. The General Plan FPEIR identified the citywide increase in emissions as a significant and adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council.

With implementation of mitigation measures listed in subsection b) above from the City's 2010 General Plan FPEIR, which are designed to minimize long-term, operational air quality impacts, cumulative impacts will be less-than-significant.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to air quality caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is located within ¼ mile of the following sensitive receptors: Vineyard Junior High School, located at 6440 Mayberry Avenue, and Alta Loma Christian School, located at 9974 19th Street.

During construction, there is the possibility of fugitive dust to be generated from grading the site. The mitigation measures listed under subsection b above and the following mitigation measure will reduce any potential impact to less-than-significant levels.

**22) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District’s Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM<sub>2.5</sub> and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.**

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to air quality caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- e) Construction odors (Short-term) may include odors associated with equipment use including diesel exhaust or roofing, painting and paving. These odors are temporary and would dissipate rapidly. Operational odors (Long-term) are typically associated with the type of use. Odors from the proposed Residential Care Facility use would most likely be from activities such as cooking; however, these odors would be minimal and not considered to be significant. No adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to air quality caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

<b>4. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	(✓)	( )	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	( )	(✓)
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

**Comments:**

- a) The project site is located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue and is characterized by the existing multi-family development to the west, single-family homes to the north and east, and the existing Highland Avenue Community Church and School on the eastern half of the project site. The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The application also proposes Development Code

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Amendment DRC2015-00555 to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The site has been previously disrupted during construction of the church on site, the construction of surrounding infrastructure and surrounding developments, and annual discing for weed abatement. According to the General Plan Figure RC-4, and Section 4.4 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan. The Biological Resources Assessment (LSA, November 21, 2014) concluded that the project contains trees that exhibit nesting bird potential, and recommended a nesting bird survey be prepared prior to any ground disturbances. It is recommended that vegetation clearing activities be scheduled outside of the avian nesting season (approximately February 1 through August 31). If construction activities are planned during the avian nesting season, a pre-construction nesting bird survey should be conducted within 30 days prior to commencement to avoid impact to birds protected under the Fish and Game Code and Migratory Bird Act.

- 1) **Prior to issuance of a Grading Permit, a nesting bird survey that is in conformance with the Migratory Bird Act shall be required to determine whether nesting is occurring. Occupied nests shall not be disturbed unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying or incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is unable to verify one of the above conditions, then no disturbance shall occur within 300 feet of non-raptor nests, and within 5,000 feet of raptor nests, during the breeding season to avoid abandonment of the young.**
  
- 2) **Prior to issuance of a Grading Permit, a Burrowing Owl Survey that conforms to the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation shall be submitted to the Planning Department for review. The survey shall include a habitat assessment, survey, and impact analysis.**

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Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project site is located in an urban area with no natural communities and no riparian habitat exists on-site. Furthermore, the project site is surrounded by street improvements and development as described in 4.a above. As a result, project implementation would have no impact on these resources.

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- c) No wetland habitat is present on-site. Furthermore, the project site is surrounded by street improvements and development as described in 4.a above. As a result, project implementation would have no impact on these resources.

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- d) The City is primarily located in an urban area that does not contain large, contiguous natural open space areas. Wildlife potentially may move through the north/south trending tributaries in the northern portion of the City and within the Sphere of Influence. However, as the project site is surrounded by street improvements and development as described in 4.a) above, project implementation would have no impact on these resources.

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corridors caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- e) There are thirty-five (35) trees located on the project site, none of which are heritage trees as defined in Section 17.16.080(C) of the Rancho Cucamonga Development Code. The non-heritage trees include: eleven (11) Western Sycamore (*Platanus racemose*), seven (7) London Plane (*Platanus acerifolia*), ten (10) Evergreen Ash (*Fraxinus uhdei*), two (2) Carob (*Ceratonia siliqua*), two (2) Red Gum (*Eucalyptus Section Exsertaria*), two (2) Brisbane Box (*Tristania conferta*), and one (1) Crape Myrtle (*Lagerstroemia indica*) not meeting the minimum height and diameter requirements of the Development Code. The Arboricultural Tree Survey (LSA, November 25, 2014), identifies that although some of the trees appear healthy, their locations conflict with proposed improvements, they are not suitable for relocation, and most are available as replacement plantings through most commercial nurseries. The landscape plan demonstrates tree plantings consistent with Development Code requirements. Therefore, no adverse impacts are anticipated.

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- f) Neither the City nor the SOI are within an adopted HCP, NCCP, or other approved State Habitat Conservation Plan area. The project site is not located within a local conservation area according to the General Plan, Open Space and Conservation Plan, Figure RC-1. No conflicts with habitat conservation plans will occur. Therefore, no adverse impacts are anticipated.

<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	( )	( )	( )	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	(✓)	( )	( )
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )
d) Disturb any human remains, including those interred outside of formal cemeteries?	( )	( )	( )	(✓)

**Comments:**

- a) The project site has not been identified as a "Historic Resource" per the standards of Rancho Cucamonga Municipal Code Section 2.24 (Historic Preservation). Therefore, no adverse impacts are anticipated.

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b) There are no known archaeological sites or resources recorded on the project site; however, the Rancho Cucamonga area is known to have been inhabited by Native Americans according to the General Plan FPEIR (Section 4.6). Construction activity, particularly grading, soil excavation, and compaction, could adversely affect or eliminate existing and potential archaeological resources. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Cultural Resources based on the future build out of the City. The following mitigation measures as identified in the FPEIR shall be implemented:

1) **If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:**

- **Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.**
- **Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.**
- **Pursue educating the public about the archaeological heritage of the area.**
- **Prepare a mitigation plan consistent with Section 21083.2 Archaeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archaeological sites, capping or covering sites with soil, planning the site as a park or green space or paying an in-kind mitigation fee.**
- **Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.**

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On September 10, 2015, per the requirements of SB 18, the City submitted Tribal Consultation Requests to the Soboba Band of Luiseno Indians and the San Manuel Band of Mission Indians. The Soboba Band of Luiseno Indians deferred to the San Manuel Band of Mission Indians who are in closer proximity to the project site. The San Manuel Band of Mission Indians requested additional information about the project site to determine if the area is sensitive for tribal cultural resources and if consultation is necessary. Staff contacted the their representative, informed them due the fact that the site is relatively small, had been heavily disturbed, and was surrounded by existing improvements (infrastructure and residential development) the City did not require a Cultural Resources Assessment. Staff indicated that mitigation measures relating to cultural resources and paleontological resources would be imposed. The San Manuel Band of Mission Indians requested on-site monitoring during initial ground disturbances and any trenching below that level in order to protect their resources. To address this request, the following mitigation shall apply:

- 2) **The applicant shall contact the San Manuel Band of Mission Indians to discuss monitoring of the project during ground disturbance, and any trenching below the initial grade level, to ensure that prehistoric archaeological resources that may be encountered during grading, and trenching, are protected or preserved for study. The applicant shall submit the results of this consultation to the City prior to issuance of permits for grading of the site.**

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- c) The General Plan FPEIR (Section 4.6) indicates that the Rancho Cucamonga area is on an alluvial fan. According to the research performed at the Natural History Museum of Los Angeles County and the San Bernardino County database, no paleontological sites or resources have been recorded within the City of Rancho Cucamonga or the Sphere-of-Influence, including the project site; however, the area has a high sensitivity rating for paleontological resources. The older alluvium, which would have been deposited during the wetter climate that prevailed 10,000-100,000 years ago during the Late Pleistocene epoch of the Quaternary period, when the last "Ice Age" and the appearance of modern man occurred, may contain significant vertebrate fossils. The project site is underlain by Quaternary alluvium per the Public Safety Element of the General Plan; therefore, the following mitigation measures shall be implemented:

- 3) **If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of**

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**findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:**

- **Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.**
- **Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.**
- **Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).**
- **Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy of the report to San Bernardino County Museum.**

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- d) The proposed project is in an area that has already been disturbed by development. The site has been previously disrupted during construction of the church on site, the construction of surrounding infrastructure and surrounding developments, and annual discing for weed abatement. No known religious or sacred sites exist within the project area. No evidence is in place to suggest the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

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Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to human remains caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

<b>6. GEOLOGY AND SOILS. <i>Would the project:</i></b> a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
ii) Strong seismic ground shaking?	( )	( )	( )	(✓)
iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
iv) Landslides?	( )	( )	( )	(✓)
b) Result in substantial soil erosion or the loss of topsoil?	( )	(✓)	( )	( )
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )	( )	(✓)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	( )	( )	( )	(✓)
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	( )	( )	( )	(✓)

**Comments:**

- a) No known faults pass through the site and it is not in an Earthquake Fault Zone, nor is it in the Rancho Cucamonga City Special Study Zone along the Red Hill Fault, according to the General Plan Figure PS-2, and Section 4.7 of the General Plan FPEIR. The Red Hill Fault, passes within 2.0 miles east of the site, and the Cucamonga Fault Zone lies approximately 2.0 miles north. These faults are both capable of producing Mw 6.0-7.0 earthquakes. Also, the San Jacinto fault, capable of producing up to Mw 7.5 earthquakes is about 16 miles northeasterly of the site and the San Andreas, capable of up to Mw 8.2 earthquakes, is about 18 miles northeasterly of the site. Each of these faults can produce strong ground shaking. Adhering to the Uniform Building Code and Standard Conditions will ensure that geologic impacts are less-than-significant.

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b) The City of Rancho Cucamonga is within a designated Soil Erosion Control Area Exhibit 4.7-4 of the General Plan FPEIR. The proposed project will require the excavation, stockpiling, and/or movement of on-site soils. The Rancho Cucamonga area is subject to strong Santa Ana wind conditions during September to April, which generates blowing sand and dust, and creates erosion problems. Construction activities may temporarily exacerbate the impacts of windblown sand, resulting in temporary problems of dust control; however, development of this project under the General Plan would help to reduce windblown sand impacts in the area as pavement, roads, buildings, and landscaping are established. Therefore, the following fugitive dust mitigation measures shall be implemented to reduce impacts to less-than-significant levels:

- 1) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.**
- 2) **Frontage public streets shall be swept according to a schedule established by the City to reduce PM<sub>10</sub> emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.**
- 3) **Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM<sub>10</sub> emissions from the site during such episodes.**
- 4) **Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.**

c) The General Plan FPEIR (Section 4.7) indicates that there is a potential for the hillside areas at the northern end of the City and in the SOI for slope failure, landslides, and/or erosion. Areas subject to slope instability contain slopes of 30 percent or greater. Landslides may be induced by seismic activity, rain, or construction. The City Hillside Development Regulations prohibits the development within slopes of 30 percent or greater and limit the number of units that could be constructed within the Hillside Residential and Very Low Density Residential designations in the Hillside areas. The site is not within an Earthquake hazard zone or other unstable geologic unit or soil type according to General Plan FPEIR Exhibit 4.7-2. Soil types on-site consist of Hanford Coarse Sandy Loam (HaC) Soil association according to General Plan FPEIR Exhibit 4.7-3. No adverse impacts are anticipated.

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- d) The majority of Rancho Cucamonga, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soil types on-site consist of Hanford Coarse Sandy Loam (HaC) Soil association according to General Plan FPEIR Exhibit 4.7-3. These soils are typically found at the western section of the City and consist of light brownish-gray course sandy loam on the surface about 10 inches thick; typically used for irrigated crops (i.e., citrus). With adherence to standard building techniques in accordance with the building code, no adverse impacts are anticipated.
- e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed. No adverse impacts are anticipated.

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<b>7. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	()	(✓)	()	()
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	()	()	(✓)	()

**Comments:**

- a) Regulations and Significance – The Federal government began studying the phenomenon of global warming as early as 1979 with the National Climate Protection Act (92 Stat. 601). In June of 2005, Governor Schwarzenegger established California's Green House Gas (GHG) emissions reduction target in Executive Order (EO) S-3-05. The EO created goals

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to reduce GHG emissions for the State of California to 2000 levels by 2010; GHG emissions reduced to 1990 levels by 2020; and GHG emissions reduced to 80 percent below 1990 levels by 2050. Additionally, on December 7, 2009, the U.S. Environmental Protection Agency (USEPA) issued findings regarding GHGs under rule 202(a) of the Clean Air Act: (1) that GHGs endanger human health; and (2) that this will be the first steps to regulating GHGs through the Federal Clean Air Act. The USEPA defines 6 key GHGs (carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>)). The combined emissions of these well-mixed greenhouse gases from new motor vehicles and engines contribute to GHG pollution.

The western states, including Arizona, California, New Mexico, Oregon, Utah, and Washington, already experience hotter, drier climates. California is a substantial contributor of GHGs and is expected to see an increase of 3 to 4 degrees Fahrenheit (°F) over the next century.

Assembly Bill (AB) 32 requires that the California Air Resources Board (ARB), the lead agency for implementing AB 32, determine what the statewide GHG emission level was in 1990 and approve a statewide GHG emissions limit (427 million metric tons of CO<sub>2</sub> equivalent) to be achieved by 2020 and prepare a Scoping Plan to outline the main strategies for meeting the 2020 deadline. Significant progress can be made toward the 2020 goal through existing technologies and improving the efficiency of energy use. Other solutions would include improving the State's infrastructure, and transitioning to cleaner and more efficient sources of energy.

The ARB estimates that 38 percent of the State's GHG emissions in 2004 was from transportation sources followed by electricity generation (both in-State and out-of-State) at 28 percent and industrial at 20 percent. Residential and commercial activities account for 9 percent, agricultural uses at 6 percent, high global warming potential gases at 3 percent, and recycling and waste at 1 percent.

It is not anticipated that any single development project would have a substantial effect on global climate change but that GHG emissions from the project would combine with emissions across California, the United States, and the world to cumulatively contribute to global climate change. Therefore, consistent with the ARB's Climate Change Scoping Plan, the proposed project was evaluated for consistency with the Early Action Measures (Scoping Plan is a recommendation until adopted through normal rulemaking). The proposed project is assessed by determining its consistency with the 37 Recommended Actions identified by ARB. In compliance with Senate Bill (SB) 97 and CEQA, the project has been analyzed based on a qualitative analysis (CEQA 15064.4). Additionally, the ARB was directed through SB 375 to develop regional GHG emission reduction targets to be achieved within the automobile and light truck sectors for 2020 and 2035.

SCAQMD and ARB maintain ambient air quality monitoring stations in the Basin. The stations closest to the project site are the Upland station and the Fontana-Arrow Highway station. The Upland station monitors all criteria pollutants except PM<sub>10</sub>, PM<sub>2.5</sub>, and SO<sub>2</sub> which are monitored at the Fontana-Arrow Highway station. The ambient air quality in the project area for CO, NO<sub>2</sub>, and SO<sub>2</sub> are consistently below the relevant State and Federal standards (based on ARB and EPA from 2007, 2008, and 2009 readings). Ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> levels all exceed State and Federal standards regularly.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) due to greenhouse gases generated by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

Project Related Sources of GHG's – Based on the *Guidelines for the Implementation of California Environmental Quality Act*, Appendix G, a project would normally be considered to have a significant effect on air quality if the project would violate any ambient air quality standards, contribute substantially to an existing air quality violation, expose sensitive receptors to substantial pollutant concentrations, or conflict with adopted environmental plans and goals of the community. However, neither the CEQA statutes, Office of Planning and Research (OPR) guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis. Significance criteria are left to the judgment and discretion of the Lead Agency.

The City of Rancho Cucamonga has not adopted a threshold of significance for GHG emissions. However, a screening threshold of 3,000 MTCO<sub>2</sub>e per year is based upon South Coast Air Quality Management District staff's proposed GHG screening threshold for stationary sources emissions for non-industrial projects, as described in the SCAQMD's Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans.

Project related GHG's would include emissions from direct and indirect sources. Based on the Air Quality and Greenhouse Gas Analysis (LSA, December 2014), total project related emissions would be 850 MTCO<sub>2</sub>eq/year, as shown in the following table:

Source	Pollutant Emissions (MT/year)					
	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Construction Emissions (amortized over 30 years)	0	17	17	0.0033	0	17
<b>Operational Emissions</b>						
Area	0	29	29	0.0024	0.00049	29
Energy	0	200	200	0.0071	0.0025	200
Mobile	0	510	510	0.021	0	510
Waste	21	0	21	1.2	0	46
Water	2.3	42	44	0.24	0.006	51
<b>Total Project Emissions</b>	<b>23</b>	<b>800</b>	<b>820</b>	<b>1.5</b>	<b>0.009</b>	<b>850</b>

Source: LSA Associates, Inc. (November 2014).

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.

Bio-CO<sub>2</sub> = biologically generated CO<sub>2</sub>

MT = metric tons

CH<sub>4</sub> = methane

MT/year = metric tons per year

CO<sub>2</sub> = carbon dioxide

N<sub>2</sub>O = nitrous oxide

CO<sub>2</sub>e = carbon dioxide equivalent

NBio-CO<sub>2</sub> = Non-biologically generated CO<sub>2</sub>

As shown in the table, direct and indirect operational emissions associated with the project as compared to the SCAQMD's interim threshold of significance of 3,000 MTCO<sub>2</sub>e per year would result in a less than significant impact with respect to GHG emissions.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Cumulative Short Term (Construction) GHG Emissions** – The General Plan FPEIR (Section 4.5) indicates that GHG emissions result from construction activities associated with diesel-powered construction equipment and other combustion sources (i.e. Generators, workers vehicles, material delivery, etc.). The GHG emitted by construction equipment is primarily carbon dioxide (CO<sub>2</sub>). The highest levels of construction related GHG's occur during site preparation including demolition, grading and excavation. Construction related GHG's are also emitted from off-site haul trucks and construction workers traveling to the job site. Exhaust emissions from construction activities would vary each day with the changes in construction activity on site. The combustion of fossil-based fuels creates GHG's such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. CH<sub>4</sub> is emitted during the fueling of heavy equipment.

Based on the Air Quality and Greenhouse Gas Analysis (LSA, December 2014), no significant impacts to GHGs from short-term construction impacts would occur as a result of the project as shown in the table above. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to cumulative impacts is also considered minimal. The proposed project would have less than a significant short-term cumulative impact with implementation of the following enforceable actions, which are included as mitigation measures in accordance with Mitigation Measure 4.5-1 of the 2010 General Plan Update FPEIR:

- 1) **The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.**
- 2) **The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.**
- 3) **Trucks shall not idle continuously for more than 5 minutes.**
- 4) **Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.**
- 5) **Construction should be timed so as not to interfere with peak-hour traffic.**
- 6) **Ridesharing and transit incentives shall be supported and encouraged for the construction crew.**

**Cumulative Long Term (Operational) GHG's Emissions** – The primary source of GHG emissions generated by the proposed project would be from motor vehicles, combustion of natural gas for space and water heating, as well as off-site GHG emissions from generation of electricity consumed by the proposed land use development over a long term. CEQA requires the Lead Agency to review the project for "adequacy, completeness, and a good faith effort at full disclosure," to determine potential impacts of GHG's. Therefore the project has been analyzed based on methodologies and information available to the City at the time this document was prepared. Estimates are based on past performance and represent a scenario that is a worst case with the understanding that technology changes may reduce GHG emissions in the future. To date, there is no established quantified GHG emission threshold.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The application also proposes Development Code Amendment DRC2015-00555 to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements) and therefore would result in an increase in the net increases of both stationary and mobile source emissions. The majority of energy consumption typically occurs during project operation (more than 80 percent and less than 20 percent during construction activities). The proposed project will incorporate several design features that are consistent with the California Office of the Attorney General's recommended measures to reduce GHG emission including: water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks.

The project is consistent with the California Environmental Protection Agency Climate Action Team proposed early action measures to mitigate climate change included in the CARB Scoping Plan mandated under AB 32. The proposed project will incorporate several design features including: water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks. Additionally, the City is participating in the development of a Sustainable Communities Strategy (SCS) with SANBAG for the San Bernardino County area pursuant to Senate Bill (SB) 375.

Based on the Air Quality and Greenhouse Gas Analysis (LSA, December 2014), no significant impacts to GHGs from long-term, operational impacts would occur as a result of the project as shown in the table above. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to cumulative impacts is also considered minimal. The proposed project would have less than a significant long-term operational impact with implementation of the following enforceable actions, which are included as mitigation measures in accordance with Mitigation Measure 4.5-1 of the 2010 General Plan Update FPEIR:

- 7) **Construction and Building materials shall be produced and/or manufactured locally. Use "Green Building Materials" such as materials that are resource efficient, recycled and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.**
- 8) **Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of:**
  - **Increased insulation.**
  - **Limit air leakage through the structure.**
  - **Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Landscape and develop site utilizing shade, prevailing winds and landscaping.
  - Install efficient lighting and lighting control systems.
  - Install light colored “cool” roofs and cool pavements.
  - Install solar or light emitting diodes (LED’s) for outdoor lighting.
- 9) Prepare a comprehensive water conservation strategy appropriate for the project and include the following:
- Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.
  - Use reclaimed water for landscaping within the project if available or as required by the Cucamonga Valley Water District (CVWD).
  - Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.
  - Design irrigation to control runoff and to remove water to non-vegetated surfaces.
- 10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.

b) The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The application also proposes Development Code Amendment DRC2015-00555 to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements), which is consistent with the General Plan.

No other applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission apply to the project. The 2010 General Plan Update includes adopted policies and Standard Conditions that respond to the Attorney General and the California Air Pollution Control Officers Association (CAPCOA). The General Plan policies and Standard Conditions guide infill and sustainable development reliant on pedestrian connections, re-use and rehabilitation of existing structures, link transportation opportunities, promote development that is sensitive to natural resources and incentivizes denser mixed use projects that maximizes diverse opportunities. The proposed project includes water efficient landscaping, shade trees, and walkways that provide accessibility to public

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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sidewalks and therefore is consistent with the sustainability and climate change policies of the General Plan. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of GHG's and determined that GHG emissions would be cumulatively considerable, which would be a significant, unavoidable adverse cumulative impact. A Statement of Overriding Considerations was ultimately adopted by the City Council. Based on the Air Quality and Greenhouse Gas Analysis (LSA, December 2014), no significant impacts to GHGs from short-term, construction impacts or long-term, operational impacts would occur as a result of the project. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to GHGs from short-term construction and long-term operational cumulative impacts is also considered minimal. With implementation of the mitigation measures listed in subsection a), less than significant impacts would occur as a result of the project. In addition, the proposed project would not hinder the State's GHG reduction goals established by AB 32 and therefore would be less than a significant impact.

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<b>8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i></b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	( )	( )	( )	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

**Comments:**

a) Development within the City may utilize or generate hazardous materials or wastes. This is usually associated with individual households, small business operations, and maintenance activities like paints, cleaning solvents, fertilizers, and motor oil or through construction activities that would use paints, solvents, acids, curing compounds, grease, and oils. These materials would be stored and used at individual sites. The project site is located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, and is characterized by the existing multi-family development to the west, single-family homes to the north and east, and the existing Highland Avenue Community Church and School on the eastern half of the project site. The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The application also proposes Development Code Amendment DRC2015-00555 to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive than any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less-than-significant. Therefore, no adverse impacts are expected.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) due to due to hazards caused, and/or waste materials generated by, those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project does not include the use of hazardous materials or volatile fuels. The City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive than any other in the State. The City has an Emergency Operations Plan that meets State and Federal requirements and is in the process of updating the approved 2005 Local Hazard Mitigation Plan. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials or volatile fuels will reduce the potential for significant impacts to a level less-than-significant. No adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) due to due to hazards caused, and/or waste materials generated by, those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- c) There are two schools located within 1/4 mile of the project site. The project site is located within ¼ mile of the following sensitive receptors: Vineyard Junior High School, located at 6440 Mayberry Avenue, and Alta Loma Christian School, located at 9974 19th Street. The project will be required to comply with existing State and Federal standards on the use and transport of hazardous materials. Therefore, no adverse impacts are anticipated.

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- d) The proposed project is not listed as a hazardous waste or substance materials site. Site inspections in March 2015 did not reveal the presence of discarded drums or illegal dumping of hazardous materials. Therefore, no impact is anticipated.

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improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) due to due to hazards caused, and/or waste materials generated by, those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- e) The site is not located within an airport land use plan according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1 and is not within 2 miles of a public airport. The project site is located approximately 5 miles northerly of the Ontario Airport and is offset north of the flight path. Therefore, no impact is anticipated.
- f) There are no private airstrips within the City. The nearest private airstrip, Cable Airport, is located approximately 2 and 1/2 miles to the west of the City's westerly limits. Therefore, no impact is anticipated.
- g) The City has a developed roadway network that provides emergency access and evacuation routes to existing development. New development will be located on a site that has access to existing roadways. The City's Emergency Operation Plan, which is updated every 3 years, includes policies and procedures to be administered by the City of Rancho Cucamonga in the event of a disaster. Because the project includes at least two points of public street access and is required to comply with all applicable City codes, including local fire ordinances, no adverse impacts are anticipated.

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- h) Rancho Cucamonga faces the greatest ongoing threat from wind-driven fires in the Very High Fire Hazard Severity Zone found in the northern part of the City; however, the proposed project site is not located within a Very High Fire Hazard Severity Zone according to General Plan Figure PS-1. Therefore, no adverse impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>				
a) Violate any water quality standards or waste discharge requirements?	( )	(✓)	( )	( )
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	( )	( )	( )	(✓)
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	( )	(✓)
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	( )	( )	( )	(✓)
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	( )	( )	( )	(✓)
f) Otherwise substantially degrade water quality?	( )	( )	( )	(✓)
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	( )	(✓)
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	( )	( )	( )	(✓)
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j) Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

**Comments:**

a) Water and sewer service is provided by the Cucamonga Valley Water District (CVWD). The project is designed to connect to existing water and sewer systems. The State of California is authorized to administer various aspects of the National Pollution Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act. The General Construction Permit treats any construction activity over 1 acre as an industrial activity, requiring a permit under the State's General NPDES permit. The State Water Resource Control Board (SWRCB), through the Regional Water Quality Control Board (RWQCB), Santa Ana Region, administers these permits.

Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity for new development or

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant redevelopment. Prior to commencement of construction of a project, a discharger must submit a Notice of Intent (NOI) to obtain coverage under the General Permit. The General Permit requires all dischargers to comply with the following during construction activities, including site clearance and grading:

- Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that would specify Best Management Practices (BMPs) to prevent construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off-site into receiving waters.
- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation.
- Perform inspections of all BMPs.

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare an SWPPP. To comply with the NPDES, the project's construction contractor will be required to prepare an SWPPP during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The applicant has submitted a WQMP, (TTG – Halladay & Mim Mack, April 30, 2015), which identifies BMPs to minimize the amount of pollutants, such as eroded soils, entering the drainage system after construction. Runoff from driveways, roads and other impermeable surfaces must be controlled through an on-site drainage system. BMPs include both structural and non-structural control methods. Structural controls used to manage storm water pollutant levels include detention basins, oil/grit separators, and porous pavement. Non-structural controls focus on controlling pollutants at the source, generally through implementing erosion and sediment control plans, and various Business Plans that must be developed by any businesses that store and use hazardous materials. Practices such as periodic parking lot sweeping can substantially reduce the amount of pollutants entering the storm drain system. The following mitigation measures are required to control additional storm water effluent:

*Construction Activities:*

- 1) **Prior to issuance of grading permits, the permit applicant shall submit to the Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.**
- 2) **An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 3) **During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.**
- 4) **During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.**
- 5) **Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.**

*Post-Construction Operational:*

- 6) **Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.**
- 7) **Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.**

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- b) According to CVWD, approximately 35 percent of the City's water is currently provided from water supplies coming from the underlying Chino and Cucamonga Groundwater Basins. CVWD complies with its prescriptive water rights as managed by the Chino Basin Watermaster and will not deplete the local groundwater resource. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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within an area designated as a recharge basin or spreading ground according to General Plan Figure RC-3. Development of the site will require the grading and excavation, but would not affect the existing aquifer, estimated to be about 300 to 470 feet below the ground surface. As noted in the General Plan FPEIR (Section 4.9), continued development citywide will increase water needs but will not be a significant impact. CVWD has plans to meet this increased need to the year 2030. Therefore, no adverse impacts are anticipated.

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- c) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on the site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. Therefore, no adverse impacts are anticipated.

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- d) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on a site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on a site; however, all runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project will not result in substantial additional sources of polluted runoff. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.

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- f) Grading activities associated with the construction period could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is for new development/significant redevelopment; therefore, is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. With implementation of the mitigation measures specified under subsection a), less than significant impacts are anticipated.

- 8) **Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 9) **Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.**

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- g) The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. Therefore, no adverse impacts are anticipated.

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- h) The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. Therefore, no adverse impacts are anticipated.

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Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) The Rancho Cucamonga area is flood protected by an extensive storm drain system designed to adequately convey floodwaters from a 100-year storm event. The system is substantially improved and provides an integrated approach for regional and local drainage flows. This existing system includes several debris dams and levees north of the City, spreading grounds, concrete-lined channels, and underground storm drains as shown in General Plan Figure PS-6. The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. Therefore, no adverse impacts are anticipated.

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- j) There are no oceans, lakes, or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated. The Rancho Cucamonga area sits at the base of the steep eastern San Gabriel Mountains whose deep canyons were cut by mountain streams. Numerous man-made controls have been constructed to reduce the mudflow impacts to the level of non-significance within the City. This existing system includes several debris dams and levees north of the City, and spreading grounds both within and north of the City.

<b>10. LAND USE AND PLANNING.</b> <i>Would the project:</i>				
a) Physically divide an established community?	( )	( )	( )	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	( )	(✓)
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	( )	( )	( )	(✓)

**Comments:**

- a) The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The application also proposes Development Code Amendment DRC2015-00555 to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). This project will be of similar design and size to surrounding residential development to the north, east, and west. The project will become a part of the larger community. No adverse impacts are anticipated.

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- b) The project site land use designation is Low (L) Residential. The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection, or SCAG's Regional Comprehensive Plan. Planners; include an analysis of the various policies that applicable to the project and how the project is consistent with them. As such, no impacts are anticipated.

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- c) The project site is not located within any habitat conservation or natural community plan area. According to General Plan Figure RC-4 and Section 4.10 of the General Plan FPEIR, the project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

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improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to candidate, sensitive, or special status species caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

<b>11. MINERAL RESOURCES.</b> <i>Would the project:</i> a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	()	()	()	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	()	()	()	(✓)

**Comments:**

- a) The site is not designated as a State Aggregate Resources Area according to the City General Plan, Figure RC-2 and Table RC-1. Therefore, no adverse impacts are anticipated.

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- b) The site is not designated by the General Plan, Figure RC-2 and Table RC-1, as a valuable mineral resource recovery site. Therefore, no adverse impacts are anticipated.

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Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. NOISE.</b> <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	(✓)	()
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	()	()	()	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	()	(✓)	()	()
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)

**Comments:**

- a) The project site is not within an area of noise levels exceeding City standards according to General Plan Figure PS-9 at build-out. However, due to the proximity of the 210 Freeway a Traffic Noise Analysis Report (SSA, November 23, 2014) was prepared for the project site, which concluded that with the following mitigation measures, the noise impacts on the project will be less than significant.

*Exterior:*

- 1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.
- 2) During all project site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with the manufacturers' standards.
- 3) The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 4) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 5) **The construction contractor shall obtain the City’s approval for its haul plan, with the planned haul truck routes avoiding residential areas to the extent feasible.**
- 6) **The construction contractor shall change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.**

*Interior:*

- 7) **The Level 2 exterior walls of the facade facing the highway where STC39 windows are being recommended should have a minimum STC45. In order to meet an STC45, the exterior wall should have an additional layer of 5/8” gypsum board on the unit. The wall should consist of the following:**
  - **2 layers of 5/8” gypsum board on the unit side.**
  - **2 x 6 wood stud.**
  - **R-21 batt insulation.**
  - **3/4” exterior plywood, or 5/8” gypsum sheathing.**
  - **Siding.**
- 8) **At all other locations a standard exterior wall with 1 layer of 5/8” gypsum board on the unit.**
- 9) **To prevent sound leaks the following should be provided:**
  - **On concrete slab, the first layer of 5/8” gypsum board on the unit side should be sealed top and bottom with resilient caulk, as well as around the junction boxes.**
  - **Window rough-in seams should be no greater than ¼”, and all seams should be caulked with resilient caulking.**
  - **Seal, caulk, gasket or weather-strip all joints and seams to eliminate air leakage through these assemblies. Includes around window and doorframes, at penetrations through walls, and all other openings in the building envelope.**

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noise levels caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- b) The normal operating uses associated with this type of project normally do not induce ground borne vibrations. Construction related vibration may create short term noise and vibration impacts. Therefore, no adverse impacts are anticipated.

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- c) The primary source of ambient noise levels in Rancho Cucamonga is traffic. The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The application also proposes Development Code Amendment DRC2015-00555 to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). Because the project will not significantly increase traffic as analyzed in Section 16 Transportation/Traffic; it will likely not increase ambient noise levels within the vicinity of the project. Therefore, no adverse impacts are anticipated.

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- d) The General Plan FPEIR (Section 4.12) indicates that during a construction phase, on-site stationary sources, heavy-duty construction vehicles, and construction equipment, will generate noise exceeding City standards. The following measures are provided to mitigate the short-term noise impacts:

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 10) **Construction or grading shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday.**
- 11) **Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. Developer shall hire a consultant to perform weekly noise level monitoring as specified in Development Code Section 17.66.050. Monitoring at other times may be required by the Building Official. Said consultant shall report their findings to the Building Official within 24 hours; however, if noise levels exceed the above standards, then the consultant shall immediately notify the Building Official. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.**

The preceding mitigation measures will reduce the disturbance created by on-site construction equipment but do not address the potential impacts because of the transport of construction materials and debris. The following mitigation measures shall then be required:

- 12) **Haul truck deliveries shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes and include appropriate noise mitigation measures. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.**

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) due to substantial temporary or periodic increase in ambient noise levels caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- e) The site is not located within an airport land use plan and is not within 2 miles of a public airport. The Project is located approximately 5.2 miles northerly of the Ontario Airport and is offset north of the flight path. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) due excessive noise levels generated by airports in the vicinity of those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- f) The nearest private airstrip, Cable Airport, is located approximately 2 1/2 miles to the west of the City's westerly limits. Therefore, no adverse impacts are anticipated.

<b>13. POPULATION AND HOUSING.</b> <i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	( )	( )	( )	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)

**Comments:**

- a) The project is located in a predominantly developed area and will include the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. It is estimated that the project will generate a population growth of approximately 112 persons. Since the project is an infill project and surrounded by developed infrastructure, adequate schools and the utility capacities to serve the project, this minimal increase in population is considered less than significant. Construction activities at the site will be short-term and will not attract new employees to the area. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) due to population growth caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- b) The project site contains an existing church and vacant land and, therefore, there will be no displacement of housing or people. No impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to existing housing caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- c) The project site contains an existing church and vacant land and, therefore, there will be no displacement of housing or people. No impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

<p><b>14. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i></p>				
<p>a) Fire protection?</p>	()	()	()	(✓)
<p>b) Police protection?</p>	()	()	()	(✓)
<p>c) Schools?</p>	()	()	()	(✓)
<p>d) Parks?</p>	()	()	()	(✓)
<p>e) Other public facilities?</p>	()	()	()	(✓)

**Comments:**

- a) The site, located north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, would be served by Fire Station #171 at 6627 Amethyst Street, located approximately 0.68 miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project to lessen the future demand and impacts to fire services. Therefore, no adverse impacts are anticipated.

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Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to fire protection services caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- b) Additional police protection is not required as the addition of the project will not change the pattern of uses within the surrounding area and will not have a substantial increase in property to be patrolled as the project site is within an area that is regularly patrolled. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to police protection services caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- c) The site is in a developed area currently served by the Alta Loma School District and the Chaffey Joint Union High School District. The project will be required to pay School Fees as prescribed by State law prior to the issuance of building permits. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to schools caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- d) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Hermosa Park, at the southeast corner of Hermosa Avenue and Hamilton Street, is located 0.50 miles from the project site. The project will not require the

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay Park Development Fees. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to parks caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- e) The proposed project will utilize existing public facilities. The site is in a developed area, currently served by the City of Rancho Cucamonga. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Cumulative development within Rancho Cucamonga will increase demand for library services. According to the General Plan FPEIR (Section 4.14), there will be a projected increase in library space demand but with the implementation of standard conditions the increase in Library Services would be mitigated to less than significant impact. Additionally, the Paul A. Biane Library has an additional 14,000 square foot shell of vacant library space that is planned for future Library use. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated. Therefore, no adverse impacts are anticipated.

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Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. RECREATION.</b> <i>Would the project:</i> a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	()	()	()	(✓)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	()	()	()	(✓)

**Comments:**

- a) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Hermosa Park, at the southeast corner of Hermosa Avenue and Hamilton Street, is located 0.50 miles from the project site. This project is not proposing any new housing or large employment generator that would cause an increase in the use of parks or other recreational facilities. A standard condition of approval will require the developer to pay Park Development Fees. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to recreational facilities caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- b) The project does not include the development of new or the expansion of existing recreational facilities. Therefore, no adverse impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	( )	( )	( )	(✓)
b) Conflict with an applicable congestion management program, including, but not limited to a level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	( )	( )	( )	(✓)
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	( )	( )	( )	(✓)
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	( )	( )	( )	(✓)
e) Result in inadequate emergency access?	( )	( )	( )	(✓)
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	( )	( )	( )	(✓)

**Comments:**

a) The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. Per the Project Trip Generation and Distribution Letter (LSA, November 21, 2014), implementation of the proposed project will generate 340 total daily trips, with 22 trips occurring during the a.m. peak hour and 36 occurring during the p.m. peak hour. As noted in the General Plan FPEIR (Section 4.16), continued development will contribute to the traffic load in the Rancho Cucamonga area. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated. The project is in an area that is mostly developed with street improvements existing or included in project design. The project will not create a substantial increase in the number of vehicle trips, traffic volume, or congestion at intersections. The project site will be required to provide street improvements (curb, gutter and sidewalk) along the street frontage of the site per City roadway standards. In addition, the City has established a Transportation Development fee that must be paid by the applicant prior to issuance of building permits. Fees are used to fund roadway improvements necessary to support adequate traffic circulation. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to the performance of the transportation/traffic circulation system caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- b) In November 2004, San Bernardino County voters passed the Measure I extension which requires local jurisdictions to impose appropriate fees on development for their fair share toward regional transportation improvement projects. On May 18, 2005, the City of Rancho Cucamonga adopted a Comprehensive Transportation Fee Schedule updating these development impact fees. As a result, the San Bernardino County Congestion Management Agency waived the Congestion Management Plan (CMP) Traffic Impact Analysis reporting requirement. This project will be required, as a condition of approval, to pay the adopted transportation development fee prior to issuance of building permit. The project is in an area that is mostly developed with all street improvements existing. The project will not negatively impact the level of service standards on adjacent arterials. The project will be required to provide street improvements (curb, gutter, and sidewalk) along the street frontage of the site. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to a congestion management program caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- c) Located approximately 5.2 miles northerly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to air traffic patterns caused

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by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- d) The project is in an area that is mostly developed. The project will be required to provide street improvements (curb, gutter, and sidewalk) along the street frontage of the site. The project design does not include any sharp curves or dangerous intersections or farming uses. The project will, therefore, not create a substantial increase in hazards because of a design feature. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) of transportation design features associated with those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented. Therefore, no adverse impacts are anticipated.

- e) The project will be designed to provide access for all emergency vehicles during construction and upon completion of the project and will therefore not create an inadequate emergency access. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to emergency access caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- f) The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The application also proposes Development Code Amendment DRC2015-00555 to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The project design does not provide typical features to support transportation and vehicle trip reduction (e.g., bus bays, bicycle racks, carpool parking, etc.), but was designed to consider the infrastructure requirements for a Residential Care

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Facility, including local infrastructure (e.g., streets, sidewalks, and traffic/pedestrian signals), level topography, supporting transportation, and vehicle trip reduction. Therefore, no adverse impacts are anticipated.

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<b>17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	( )	(✓)
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	( )	(✓)
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	( )	( )	(✓)

**Comments:**

- a) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 and RP-4 treatment plants. The RP-1 capacity is sufficient to exceed the additional development within the western and southern areas of the City. The RP-4 treatment plant has a potential ultimate capacity of 28 mgd

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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which is considered more than adequate to capacity to treat all increases in wastewater generation for buildout of the General Plan. The project is required to meet the requirements of the Santa Ana Regional Water Quality Control Board regarding wastewater. Therefore, no adverse impacts are anticipated.

- b) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-4 treatment plant located within Rancho Cucamonga and RP-1 located within City of Ontario, neither of which is at capacity. The project is required to meet the requirements of the Santa Ana Regional Water Quality Control Board regarding wastewater. Therefore, no adverse impacts are anticipated.
- c) All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, no adverse impacts are anticipated.

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- d) The project is served by the CVWD water system. There is currently a sufficient water supply available to the City of Rancho Cucamonga to serve this project. Therefore, no adverse impacts are anticipated.
- e) The proposed project is served by the CVWD sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-4 treatment plant located within Rancho Cucamonga and RP-1 located within City of Ontario, neither of which is at capacity. Therefore, no adverse impacts are anticipated.
- f) Solid waste disposal will be provided by the current City contracted hauler who disposes the refuse at a permitted landfill with sufficient capacity to handle the City's solid waste disposal needs. Therefore, no adverse impacts are anticipated.

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Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- g) This project complies with Federal, State, and local statutes and regulations regarding solid waste. The City of Rancho Cucamonga continues to implement waste reduction procedures consistent with AB 939. Therefore, no adverse impacts are anticipated.

18. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	()	()	()	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	()	()	()	(✓)
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	()	()	()	(✓)

**Comments:**

- a) The project proposes the development of a Residential Care Facility including a 3-level, 96-unit, Assisted Living building totaling 111,684 square feet and a 1-level, 16-unit, Memory Care building totaling 10,870 square feet on 4.07 acres. The application also proposes Development Code Amendment DRC2015-00555 to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The project site is not located in an area of sensitive biological resources as identified on the City of Rancho Cucamonga General Plan Figure RC-4. Additionally, the area surrounding the site is developed. Based on previous development and street improvements, it is unlikely that any endangered or rare species would inhabit the site. Therefore, no adverse impacts are anticipated.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM)

Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the impact (if any) to biological and/or cultural resources and, if necessary, the applicable mitigation measures will be implemented.

- b) If the proposed project were approved, then the applicant would be required to develop the site in accordance with the City of Rancho Cucamonga General Plan. The 2010 General Plan was adopted along with the certification of a Program FEIR, Findings of Fact, and a Statement of Overriding Considerations for significant adverse environmental effects of build-out in the City and Sphere-of-Influence. The City made findings that adoption of the General Plan would result in significant adverse effects to Aesthetics, Agriculture and Forest Resources, Air Quality, Climate Change and Mineral Resources. Mitigation measures were adopted for each of these resources; however, they would not reduce impacts to less-than-significant levels. As such, the City adopted a Statement of Overriding Considerations balancing the benefits of development under the General Plan Update against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)). These benefits include less overall traffic volumes by developing mixed-use projects that will be pedestrian friendly and conservation of valuable natural open space. With these findings and the Statement of Overriding Considerations, no further discussion or evaluation of cumulative impacts is required.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the cumulative impacts (if any) caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

- c) Development of the site under the proposed land use change would not cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study identifies construction-related emissions of criteria pollutants as having a potentially significant impact. Proposed mitigation measures would further reduce emission levels. Additionally, impacts resulting from air quality would be short-term and would cease once construction activities were completed. Mitigation measures contained in this Initial Study will ensure impacts are at less-than-significant levels.

Development Code Amendment DRC2015-00555 will permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities are currently permitted in the Medium (M), Medium-High (H), and High (H) Residential Districts subject to the approval of a Conditional Use Permit. Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts will require a minimum project area of 3 acres to ensure there is sufficient area to accommodate all improvements (e.g., building, parking, and landscaping improvements). The adoption of the amendment does not preclude the review by the City of any project located on other parcels within the City. When the applications for those projects are submitted for review by the City, the environmental effects caused by those projects will be evaluated and, if necessary, the applicable mitigation measures will be implemented.

## EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier PEIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of Rancho Cucamonga, Planning Division offices, 10500 Civic Center Drive (check all that apply):

- (✓) General Plan FPEIR  
(SCH#2000061027, Certified May 19, 2010)
- (✓) General Plan FEIR  
(SCH#2000061027, Certified October 17, 2001)
- (✓) Master Environmental Assessment for the 1989 General Plan Update  
(SCH #88020115, certified January 4, 1989)

## TECHNICAL APPENDICES

- (✓) Phase I Environmental Site Assessment  
(Partner Engineering and Science, Inc., July 29, 2014)
- (✓) Geotechnical Engineering Report  
(Terracon Consultants, Inc., August 18, 2014)
- (✓) Biological Resources Assessment Survey  
(LSA, November 21, 2014)
- (✓) Project Trip Generation and Distribution Letter  
(LSA, November 21, 2014)
- (✓) Traffic Noise Analysis Report  
(SSA, November 23, 2014)
- (✓) Arboricultural Tree Survey  
(LSA, November 25, 2014)
- (✓) Air Quality and Green House Gas Analysis  
(LSA, December 2014)
- (✓) Parking Analysis Letter  
(LSA, December 5, 2014)
- (✓) Preliminary Water Quality Management Plan (WQMP)  
(TTG – Halladay & Mim Mack, April 30, 2015)

**APPLICANT CERTIFICATION**

I certify that I am the applicant for the project described in this Initial Study. I acknowledge that I have read this Initial Study and the proposed mitigation measures. Further, I have revised the project plans or proposals and/or hereby agree to the proposed mitigation measures to avoid the effects or mitigate the effects to a point where clearly no significant environmental effects would occur.

Applicant's Signature: Andy Loos Date: 12/3/15

Print Name and Title: Andy Loos - DEVELOPMENT MGR

## MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: DRC2015-00555

Applicant: Merrill Gardens

Initial Study Prepared by: Tom Grahn, Associate Planner

Date: January 13, 2016

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<b>Section 3 – Air Quality</b>						
<i>Short Term (Construction) Emissions</i>						
1) All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.	PD/BO	C	Review of plans	A/C		2/4
2) The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.	PD	C	Review of plans	A/C		2/4
3) The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.	PD	C	Review of plans	A/C		2/4
4) All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.	PD	C	Review of plans	A/C		2/4
5) Prior to the issuance of any grading permits, the developer shall submit Construction Plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low-emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any	PD/BO	C	Review of plans	C		2

Item C-G109

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning staff.						
6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.	PD	C	Review of plans	A/C		2/4
7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.	PD	C	Review of plans	A/C		2/4
8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B	Review of plans	A/C		2
9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.	BO	C	Review of plans	A/C		2/4
10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:	PD	C	Review of plans	A/C		2/4
• Reestablish ground cover on the construction site through seeding and watering.	BO	C	Review of plans	A/C		2/4
• Pave or apply gravel to any on-site haul roads.	BO	C	Review of plans	A/C		2/4
• Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.	BO	C	Review of plans	A/C		2/4
• Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.	BO	C	Review of plans	A/C		2/4
• Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.	BO	C	Review of plans	A		4
• Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of	BO	C	During construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
construction.						
<ul style="list-style-type: none"> <li>Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with SCAQMD Rule 403 requirements.</li> </ul>	BO	C	During construction	A		4
<ul style="list-style-type: none"> <li>Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.</li> </ul>	BO	C	During Construction	A		4
11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board (RWQCB)) daily to reduce Particulate Matter PM <sub>10</sub> emissions, in accordance with SCAQMD Rule 403.	BO	C	During construction	A		4
12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM <sub>10</sub> emissions.	BO	C	During construction	A		4
<i>Long Term Emissions</i>						
13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.	BO	C	Review of plans	A/C		2/4
14) Provide preferential parking to high occupancy vehicles and shuttle services.	BO	C	Review of plans	A/C		2/4
15) Schedule truck deliveries and pickups during off-peak hours.	BO	C	Review of plans	A/C		2/4
16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	BO	C	Review of plans	A/C		2/4
17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.	BO	C	Review of plans	A/C		2/4
18) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.	BO	C	Review of plans	A/C		2/4
19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and	BO	C	Review of plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Maintenance and ADV-MISC to reduce emissions of restaurant operations.						
20) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.	PD	C	Review of plans	D		2/3
21) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.	PD	C	Review of plans	D		2/3
22) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM <sub>2.5</sub> and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.	PD	C	Review of plans	D		2/3
<b>Section 4 – Biological Resources</b>						
1) Prior to issuance of a Grading Permit, a nesting bird survey that is in conformance with the Migratory Bird Act shall be required to determine whether nesting is occurring. Occupied nests shall not be disturbed unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying or incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is unable to verify one of the above conditions, then no disturbance shall occur within 300 feet of non-raptor nests, and within 5,000 feet of raptor nests, during the breeding season to avoid abandonment of the young.	PD	B	Review of plans	D		2
2) Prior to issuance of a Grading Permit, a Burrowing Owl Survey that conforms to the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation shall be submitted to the Planning Department for review. The survey shall include a habitat	PD	B	Review of plans	D		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
assessment, survey and impact analysis.						
<b>Section 5 – Cultural Resources</b>						
1) If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:						
<ul style="list-style-type: none"> <li>Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.</li> </ul>	PD/BO	C	Review of report	A/D		3/4
<ul style="list-style-type: none"> <li>Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.</li> </ul>	PD/BO	C	Review of report	A/D		3/4
<ul style="list-style-type: none"> <li>Pursue educating the public about the archaeological heritage of the area.</li> </ul>	PD/BO	C	Review of report	A/D		3/4
<ul style="list-style-type: none"> <li>Prepare a mitigation plan consistent with Section 21083.2 Archeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archeological sites, capping or covering site with soil, planning the site as a park or green space or paying an in-kind mitigation fee.</li> </ul>	P/D	B/C	Review of Plans/Report During Construction	A/D		
<ul style="list-style-type: none"> <li>Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.</li> </ul>	PD	C	Review of report	A/D		3/4
2) The applicant shall contact the San Manuel	PD	B	Review of plans	C/D		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Band of Mission Indians to discuss monitoring of the project during ground disturbance, and any trenching below the initial grade level, to ensure that prehistoric archaeological resources that may be encountered during grading, and trenching, are protected or preserved for study. The applicant shall submit the results of this consultation to the City prior to issuance of permits for grading of the site.						
3) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:	PD	B	Review of report	A/D		4
<ul style="list-style-type: none"> <li>Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.</li> </ul>	PD	B	Review of report	A/D		4
<ul style="list-style-type: none"> <li>Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.</li> </ul>	BO	B/C	Review of report	A/D		4
<ul style="list-style-type: none"> <li>Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).</li> </ul>	PD	D	Review of report	D		3
<ul style="list-style-type: none"> <li>Submit summary report to City of Rancho</li> </ul>	PD	D	Review of report	D		3

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.						
<b>Section 6 – Geology and Soils</b>						
1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM <sub>10</sub> emissions, in accordance with SCAQMD Rule 403 or replanted with drought resistant landscaping as soon as possible.	BO	C	During construction	A		4
2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM <sub>10</sub> emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.	BO	C	During construction	A		4
3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM <sub>10</sub> emissions from the site during such episodes.	BO	C	During construction	A		4
4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM <sub>10</sub> emissions.	BO	C	During construction	A		4
<b>Section 7 – Greenhouse Gas Emissions</b>						
<i>Cumulative Short Term (Construction) GHG Emissions</i>						
1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAWMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.	BO	C	During construction	A		4
2) The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and	BO	C	During construction	A		4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
maintained in accordance with the manufactures' specification.						
3) Trucks shall not idle continuously for more than 5 minutes.	BO	C	During construction	A		4
4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.	BO	C	During construction	A		4
5) Construction should be timed so as not to interfere with peak-hour traffic.	BO	C	During construction	A		4
6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.	BO	C	During construction	A		4
<i>Cumulative Long Term (Operational) GHG Emissions</i>						
7) Construction and Building materials shall be produced and/or manufactured locally. Use "Green Building Materials" such as materials that are resource efficient, recycled and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.	BO	A	During Construction	C		2
8) Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of: <ul style="list-style-type: none"> <li>• Increased insulation.</li> <li>• Limit air leakage through the structure.</li> <li>• Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.</li> <li>• Landscape and developed site utilizing shade, prevailing winds, and landscaping.</li> <li>• Install efficient lighting and lighting control systems.</li> <li>• Install light colored "cool" roofs and cool pavements.</li> <li>• Install solar or light emitting diodes (LED's) for outdoor lighting.</li> </ul>	BO	A	During Construction	C		2
9) Prepare a comprehensive water conservation	BO	A	During Construction	C		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>strategy appropriate for the project and include the following:</p> <ul style="list-style-type: none"> <li>• Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.</li> <li>• Use reclaimed water for landscaping within the project if available and/or install the infrastructure to deliver and use reclaimed water.</li> <li>• Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets, and waterless urinals/water heaters.</li> <li>• Design irrigation to control runoff and to remove water to non-vegetated surfaces.</li> </ul>						
10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educated employees about reducing waste and about recycling.	CE	A	Review of plans		C	2
<b>Section 9 – Hydrology and Water Quality</b>						
<i>Construction Activities</i>						
1) Prior to issuance of grading permits, the permit applicant shall submit to Building Official for approval, Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of plans	A/C		2/4
2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are	BO	B/C/D	Review of plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.						
3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.	BO	B/C/D	Review of plans	A/C		2/4
4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.	BO	B/C/D	Review of plans	A/C		2/4
5) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.	BO	B/C/D	Review of plans	A/C		2/4
<i>Post-Construction Operational</i>						
6) Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm	BO	B/C/D	Review of plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.						
7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.	BO	B/C/D	Review of plans	A/C		2/4
<i>Grading Activities</i>						
8) Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.	BO	B/C/D	Review of plans	A/C		2/4
9) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.	BO	B/C/D	Review of plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<b>Section 12 – Noise</b>						
<i>Exterior</i>						
1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.	PD/BO	B	Review of plans	A/C		2/4
2) During all project site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with the manufacturers' standards.	BO	B	Review of plans	A/C		2/4
3) The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.	BO	B	Review of plans	A/C		2/4
4) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.	BO	B	Review of plans	A/C		2/4
5) The construction contractor shall obtain the City's approval for its haul plan, with the planned haul truck routes avoiding residential areas to the extent feasible.	CE	B	Review of plans	D		2/4
6) The construction contractor shall change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.	PD/BO	C	Review of plans	A		2/4
<i>Interior</i>						
7) The Level 2 exterior walls of the facade facing the highway where STC39 windows are being recommended should have a minimum STC45. In order to meet an STC45, the exterior wall should have an additional layer of 5/8" gypsum board on the unit. The wall should	BO	B/C/D	Review of plans	A/C		2/3

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>consist of the following:</p> <ul style="list-style-type: none"> <li>• 2 layers of 5/8" gypsum board on the unit side.</li> <li>• 2 x 6 wood stud.</li> <li>• R-21 batt insulation.</li> <li>• 3/4" exterior plywood, or 5/8" gypsum sheathing.</li> <li>• Siding.</li> </ul>						
8) At all other locations a standard exterior wall with 1 layer of 5/8" gypsum board on the unit.	BO	B/C/D	Review of plans	A/C		2/3
9) To prevent sound leaks the following should be provided:	BO	B/C	Review of plans	A/C		2/3
<ul style="list-style-type: none"> <li>• On concrete slab, the first layer of 5/8" gypsum board on the unit side should be sealed top and bottom with resilient caulk, as well as around the junction boxes.</li> </ul>	BO	B/D	Review of plans	A/C		2/3
<ul style="list-style-type: none"> <li>• Window rough-in seams should be no greater than 1/4", and all seams should be caulked with resilient caulking.</li> </ul>	BO	B/D	Review of plans	A/C		2/3
<ul style="list-style-type: none"> <li>• Seal, caulk, gasket or weather-strip all joints and seams to eliminate air leakage through these assemblies. Includes around window and doorframes, at penetrations through walls, and all other openings in the building envelope.</li> </ul>	BO	B/D	Review of plans	A/C		2/3
10) Construction or grading shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday.	BO	B/C/D	Review of plans	A/C		2/4
11) Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. Developer shall hire a consultant to perform weekly noise level monitoring as specified in Development Code Section 17.66.050. Monitoring at other times may be required by the Building Official. Said consultant shall report their findings to the Building Official within 24 hours; however, if	BO	B/C/D	Review of plans	A/C		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
noise levels exceed the above standards, then the consultant shall immediately notify the Building Official. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.						
12) Haul truck deliveries shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.	BO	B/C/D	Review of plans	A/C		2/4

**Key to Checklist Abbreviations**

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CDD - Community Development Director or designee	A - With Each New Development	A - On-site Inspection	1 - Withhold Recordation of Final Map
PD - Planning Director or designee	B - Prior To Construction	B - Other Agency Permit / Approval	2 - Withhold Grading or Building Permit
CE - City Engineer or designee	C - Throughout Construction	C - Plan Check	3 - Withhold Certificate of Occupancy
BO - Building Official or designee	D - On Completion	D - Separate Submittal (Reports/Studies/ Plans)	4 - Stop Work Order
PO - Police Captain or designee	E - Operating		5 - Retain Deposit or Bonds
FC - Fire Chief or designee			6 - Revoke CUP
			7 - Citation

RESOLUTION NO. 16-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RECOMMENDING APPROVAL OF DEVELOPMENT CODE AMENDMENT DRC2015-00555, A REQUEST TO AMEND THE DEVELOPMENT CODE TO CONDITIONALLY PERMIT RESIDENTIAL CARE FACILITIES IN THE LOW (L) AND LOW MEDIUM (LM) RESIDENTIAL DISTRICTS AND AMEND THE DEFINITION FOR RESIDENTIAL CARE FACILITIES IN SECTION 17.32.020 (A) (16) FOR THE PROPOSED DEVELOPMENT OF A 112-UNIT RESIDENTIAL CARE FACILITY ON 4.07 ACRES IN THE LOW (L) RESIDENTIAL DISTRICT, ON THE NORTH SIDE OF HIGHLAND AVENUE, BETWEEN ARCHIBALD AVENUE AND HERMOSA AVENUE, LOCATED AT 9944 HIGHLAND AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0201-055-49.

A. Recitals.

1. The applicant, SRM Development, filed an application for Development Code Amendment No. DRC2015-00555, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Development Code Amendment is referred to as "the application."

2. On the 13th day of January 2016, the Planning Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the application and concluded said hearing on that date.

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

B. Resolution.

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

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

2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on January 13, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The City Council adopted a comprehensive update to the City's Development Code that implements the policies of the General Plan in July 2012. The new Development Code became effective on September 4, 2012; and

b. The City prepared a set of amendments (the "Amendments"), which is included as Attachment A to this Resolution and is hereby incorporated by this reference as if set forth in full.

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

a. This amendment does not conflict with the Land Use Policies of the General Plan

and will not provide for development, within the district, in a manner consistent with the General Plan and with related development; and

b. This amendment does promote the goals and objectives of the Development Code; and

c. The proposed amendment will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and

d. The subject application is consistent with the objectives the Development Code; and

e. The proposed amendment is in conformance with the General Plan.

4. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and recommends the City Council adopt a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration; and

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission recommends the City Council adopt the Mitigated Negative Declaration; and

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission therefore recommends the City Council adopt the Mitigation Monitoring Program for the project; and

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based is the Planning Director of the City of Rancho Cucamonga. Those documents are available for public review in the Planning Department of the City of Rancho Cucamonga located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730, telephone (909) 477-2750.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, the Planning Commission hereby recommends that the City Council adopt Development Code Amendment No. DRC2015-00555 as shown in Attachment A and incorporated herein by this reference.

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

APPROVED AND ADOPTED THIS 13TH DAY OF JANUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Ravenel Wimberly, Chairman

ATTEST: \_\_\_\_\_  
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 13th day of January 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

**Attachment A**

**Text Amendments to the Development Code**

**Article III – Zoning Districts, Allowed Uses, and Development Standards**

Table 17.30.030-1 of the Development Code is hereby deleted in its entirety and replaced with the following:

Land Use/Zoning District	VL	L	LM	M	MH	H	MU	OP	NC	GC	CC	SC	RRC	CO	IP	GI	M/Hi	HI	OS	HR	FC	UC
<b>Residential Uses</b>																						
Adult Day Care Home	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Caretaker Housing	C	C	C	C	C	C	C	P	P	P	N	N	N	N	C	C	C	C	P	C	P	P
Dwelling, Multi-Family	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Second Unit <sup>(1)</sup>	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Dwelling, Single-Family	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Dwelling, Two-Family	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Emergency Shelter	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	C	N	N	N	N	N	N
Family Day Care Home, Large <sup>(11)</sup>	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Family Day Care Home, Small	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Guest House	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Group Residential	C	C	C	C	C	C	C	C	C	C	C	N	C	N	N	N	N	N	N	C	N	N
Home Occupation <sup>(2)</sup>	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Live-Work Facility	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured Home <sup>(3)</sup>	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Mobile Home Park <sup>(3)</sup>	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Care Facility	N	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Care Home	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Single-Room Occupancy Facility	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
<b>Agriculture and Animal-Related Uses</b>																						
Agricultural Uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P

Land Use/Zoning District	Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses																					
	Animal Keeping, Domestic Pets (4)	Animal Keeping, Exotic Animals (4)	Animal Keeping, Insects (4)	Animal Keeping, Livestock Animals (4)	Animal Keeping, Poultry (4)	Equestrian Facility, Commercial	Equestrian Facility, Hobby	Assembly Use	Cemetery/Mausoleum	Community Center/Civic Use	Community Garden	Convention Center	Golf Course/Clubhouse	Indoor Amusement/Entertainment Facility	Indoor Fitness and Sports Facility - Large	Indoor Fitness and Sports Facility - Small	Library and Museum	Outdoor Commercial Recreation	Park and Public Plaza	Public Safety Facility	Resource-Related Recreation	
VL	P	C	P	P	P	C	P	C	N	C	C	N	N	N	N	C	C	N	P	C	C	P
L	P	C	P	P	P	C	P	C	N	C	C	N	N	N	N	C	C	N	P	C	C	P
LM	P	C	P	P	P	C	P	C	N	C	C	N	N	N	N	C	C	N	P	C	C	P
M	P	C	P	P	P	C	P	C	N	C	C	N	N	N	N	C	C	N	P	C	C	P
MH	P	C	P	P	P	C	P	C	N	C	C	N	N	N	N	C	C	N	P	C	C	P
H	P	C	P	P	P	C	P	C	N	C	C	N	N	N	N	C	C	N	P	C	C	P
MU	P	C	P	P	P	C	P	C	N	C	C	N	N	N	N	C	C	N	P	C	C	P
OP	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
NC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
GC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
CC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
SC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
RRC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
CO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
IP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
GI	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
M/MI	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
HI	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
OS	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
HR	P	C	N	N	N	C	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
FC	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N
UC	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	C	C	N	P	C	C	N

Land Use/Zoning District	VL	L	LM	M	MH	H	MU	OP	NC	GC	CC	SC	RRC	CO	IP	GI	M/HI	HI	OS	HR	FC	UC
School, Academic (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	N
School, Academic (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N
School, College/University (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	N
School, College/University (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	N
Schools, Specialized Education and Training/Studio	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N
Theaters and Auditoriums	N	N	N	N	N	N	C	N	N	C	N	N	P	N	N	N	N	N	N	N	N	N
Tutoring Center – Large	N	N	N	N	N	N	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
Tutoring Center – Small	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N
<b>Utility, Transportation, Public Facility, and Communication Uses</b>																						
Broadcasting and Recording Studios	N	N	N	N	N	N	N	P	N	P	N	N	N	P	P	P	N	N	N	N	N	N
Park and Ride Facility	N	N	N	N	N	N	N	C	C	C	N	N	N	N	P	P	N	N	N	N	N	N
Parking Facility	N	N	N	N	N	N	P	P	N	P	C	N	C	P	C	C	C	C	N	N	C	C
Transit Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N
Utility Facility and Infrastructure – Fixed Based Structures <sup>(5)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	C	C
Utility Facility and Infrastructure – Pipelines <sup>(5)</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wind Energy System – Small <sup>(10)</sup>	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
<b>Retail, Service, and Office Uses</b>																						
Adult Day Care Facility	N	N	N	N	N	N	C	C	C	C	N	N	N	C	C	C	N	N	N	N	N	N
Adult-Oriented Business <sup>(6)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	N	N	N	N
Alcoholic Beverage Sales	N	N	N	N	N	N	C	N	C	C	C	C	C	C	C	C	N	N	N	N	N	N
Ambulance Service	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N	C	P	P	N	N	N	N

Land Use/Zoning District	VL	L	LM	M	MH	H	MU	OP	NC	GC	CC	SC	RRC	CO	IP	GI	M/Hi	HI	OS	HR	FC	UC
Animal Sales and Grooming	N	N	N	N	N	N	P	N	P	P	P	P	N	N	N	N	N	N	N	N	N	N
Art, Antique, Collectable Shop <sup>(13)</sup>	N	N	N	N	N	N	P	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Artisan Shop <sup>(13)</sup>	N	N	N	N	N	N	P	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Bail Bonds	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Banks and Financial Services	N	N	N	N	N	N	C	C	C	P	P	P	P	P	P	P	N	N	N	N	N	N
Bar/Nightclub	N	N	N	N	N	N	C	C	N	C	C	C	C	C	N	C	N	N	N	N	N	N
Bed and Breakfast Inn	C	C	C	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N
Building Materials Store and Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	N	N	N	N
Business Support Services	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Call Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
Card Room	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Check Cashing Business <sup>(7)</sup>	N	N	N	N	N	N	P	N	P	P	N	N	N	N	P	N	N	N	N	N	N	N
Child Day Care Facility/Center	N	N	N	N	N	N	C	C	C	C	C	N	C	C	C	C	N	N	N	N	N	N
Consignment Store	N	N	N	N	N	N	C	N	C	C	N	C	N	N	N	N	N	N	N	N	N	N
Convenience Store	N	N	N	N	N	N	P	N	P	P	N	C	N	N	C	C	N	N	N	N	N	N
Crematory Services <sup>(7)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Drive-In and Drive-Through Sales and Service <sup>(8)</sup>	N	N	N	N	N	N	C	C	C	C	C	N	C	C	C	C	N	N	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	C	P	P	N	N	N	N
Feed and Tack Store	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N
Furniture, Furnishing, and Appliance Store	N	N	N	N	N	N	P	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Garden Center/Plant Nursery	N	N	N	N	N	N	P	N	P	P	P	N	P	N	N	P	N	P	P	N	P	P
Grocery Store/ Supermarket	N	N	N	N	N	N	P	N	P	P	P	N	P	N	N	N	N	N	N	N	N	N
Gun Sales	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Hookah Shop	N	N	N	N	N	N	C	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N

Land Use/Zoning District	VL	L	LM	M	MH	H	MU	OP	NC	GC	CC	SC	RRC	CO	IP	GI	M/Hi	HI	OS	HR	FC	UC
Home Improvement Supply Store	N	N	N	N	N	N	P	N	P	P	P	N	P	N	C	P	N	N	N	N	N	N
Hotel and Motel	N	N	N	N	N	N	P	C	N	P	N	N	C	C	P	N	N	N	N	N	N	N
Internet Café	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
Kennel, Commercial	N	N	N	N	N	N	N	N	N	C	C	N	C	N	C	C	N	N	N	N	N	N
Liquor Store	N	N	N	N	N	N	C	N	C	C	C	C	C	N	C	C	N	N	N	N	N	N
Maintenance and Repair, Small Equipment	N	N	N	N	N	N	P	N	P	P	P	N	P	P	N	P	P	C	N	N	N	N
Massage Establishment	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Medical Marijuana Dispensary	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Medical Services, Extended Care	N	C	C	C	C	C	C	P	N	P	P	N	N	P	P	P	N	N	N	N	N	N
Medical Services, General	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Medical Services, Hospitals	N	N	C	C	C	C	C	C	N	C	N	N	N	N	P	P	N	N	N	N	N	N
Mobile Hot Food Truck	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mortuary/Funeral Home	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N
Office, Business and Professional	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Office, Accessory	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Pawnshop (7)	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Personal Services	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Restaurant, No Liquor Service	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Restaurant, Beer and Wine	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Restaurant, Full Liquor Service	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N
Retail, Accessory	N	N	N	N	N	N	P	P	P	P	N	P	P	C	C	N	N	N	N	N	N	N
Retail, General	N	N	N	N	N	N	P	N	P	P	P	P	P	N	C	C	N	N	N	N	N	N
Retail, Warehouse Club	N	N	N	N	N	N	P	N	N	P	P	N	P	N	P	N	N	N	N	N	N	N
Secondhand Dealer	N	N	N	N	N	N	P	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N



Land Use/Zoning District	VL	L	LM	M	MH	H	MU	OP	NC	GC	CC	SC	RRC	CO	IP	GI	MI/HI	HI	OS	HR	FC	UC
Manufacturing, Heavy-Minimum Impact	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N
Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Manufacturing, Medium <sup>(9)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Microbrewery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Printing and Publishing	N	N	N	N	N	N	N	N	N	P	N	N	N	N	P	P	N	N	N	N	N	N
Recycling Facility, Collection	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	P	P	P	N	N	N	N
Recycling Facility, Processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Research and Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Storage, Personal Storage Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Storage Warehouse	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	C	C	C	N	N	N	N
Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	N	N	N	N
Wholesale, Storage, and Distribution – Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	N	N	N	N
Wholesale, Storage, and Distribution – Light	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Wholesale, Storage, and Distribution – Medium <sup>(9)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N

**Table Notes:**

- (1) See additional regulations for second dwelling units in Chapter 17.100.
- (2) See additional regulations for home occupations in Chapter 17.92.
- (3) See additional regulations for mobile homes in Chapter 17.96.
- (4) See Additional regulations for animal keeping in Chapter 17.88.
- (5) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a Conditional Use Permit.
- (6) See additional regulations for adult entertainment businesses in Chapter 17.86. Adult-oriented businesses are not permitted west of Haven Avenue.
- (7) See additional regulations for special regulated uses in Chapter 17.102.
- (8) See additional regulations for drive-in and drive-through facilities in Chapter 17.90.
- (9) Not permitted within 300 feet of residentially zoned property.
- (10) See additional regulations for wind energy systems in Chapter 17.76.
- (11) Family Day Care Home – Large requires approval of a Large Family Day Care Permit, not a Conditional Use Permit.
- (12) "Wholesale, Storage, and Distribution – Medium" is not permitted on any parcel that is located within, or partly within, 500 feet of the Foothill Boulevard right-of-way.

- (13) *Permitted in Industrial Park and General Industrial zoning districts when proposed in conjunction with "Commercial (Re-purposing) – Industrial".*

Section 17.32.020 (A)(16) of the Development Code is hereby deleted in its entirety and replaced with the following:

16. Residential Care Facility. Consistent with the definitions of state law, a residential care facility provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of Medical Services, Extended Care. When located in the Low (L) and Low-Medium (LM) Residential Districts, a Residential Care Facility shall maintain a minimum 3.0 acre project area.

RESOLUTION NO. 16-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DESIGN REVIEW NO. DRC2015-00165, THE PROPOSED DEVELOPMENT OF A 112-UNIT RESIDENTIAL CARE FACILITY ON 4.07 ACRES OF LAND IN THE LOW (L) RESIDENTIAL DISTRICT, ON THE NORTH SIDE OF HIGHLAND AVENUE, BETWEEN ARCHIBALD AVENUE AND HERMOSA AVENUE, LOCATED AT 9944 HIGHLAND AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0201-055-49.

A. Recitals.

1. The Applicant, SRM Development, filed an application for the approval of Development Review No. DRC2015-00165, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Development Review request is referred to as "the application."

2. On the 13th day of January 2016, the Planning Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the application and concluded said hearing on that date.

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

B. Resolution.

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

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

2. Based upon the substantial evidence presented to this Commission during the above-referenced meeting on January 13, 2016, including written and oral staff reports, this Commission hereby specifically finds as follows:

a. The application applies to the 4.07 acres of land, basically a rectangular configuration, located on the north side of Highland Avenue. Said property is currently designated as Low Residential; and

b. The project site is approximately 310 feet from east to west, and approximately 652 feet from north to south and is presently improved with the Highland Avenue Community Church and School; and

c. To the north and east of the site are single-family homes, immediately to the west of the project site is a San Bernardino County flood control channel (partially underground) and beyond that are multi-family homes, and to the south is the 210 Freeway; and

d. The project was designed to be architecturally compatible with the design of the existing residential structures to the north, east, and west, and the adjacent church buildings. The design of the proposed building utilizes building massing and architectural features (i.e., stucco

exterior, tile roof, balconies, etc.) to ensure architectural compatibility with the surrounding community; and

e. The related Development Code Amendment DRC2015-00555 proposes to amend the Development Code to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit; and

f. The related Conditional Use Permit DRC2015-00166 proposes the development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District; and

g. The related Tentative Parcel Map SUBTPM19619 proposes the subdivision of 9.5 acres into two parcels (Parcel 1 is a 4.07 acre parcel for the Merrill Gardens facility, and Parcel 2 is a 5.43 acre parcel for the existing church) for the proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District; and

h. The related Tree Removal Permit DRC2015-00174 proposes the removal of 35 non-heritage trees. The 35 trees will be replaced with a minimum of 35 trees with a minimum 15-gallon size tree; and

i. The proposed project meets or exceeds all Development Code standards. As conditioned the Residential Care Facility will meet all applicable Development Code standards.

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

a. The proposed project is consistent with the objectives of the General Plan; and

b. The proposed use is in accord with the objectives of the Development Code and the purposes of the district in which the site is located; and

c. The proposed use is in compliance with each of the applicable provisions of the Development Code; and

d. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

4. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a

Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration; and

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission recommends the City Council adopt the Mitigated Negative Declaration; and

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission recommends the City Council adopt the Mitigation Monitoring Program for the project; and

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission's recommendation is based is the Planning Director of the City of Rancho Cucamonga. Those documents are available for public review in the Planning Department of the City of Rancho Cucamonga located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730, telephone (909) 477-2750.

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

Planning Department

- 1) Approval is contingent upon City Council approval and enactment of Development Code Amendment DRC2015-00555.
- 2) Approval is contingent upon City Council adoption of the Mitigated Negative Declaration of environmental impacts for the project and the Mitigation Monitoring Program and all mitigations contained therein.

Environmental Mitigation

*Air Quality*

Short Term (Construction) Emissions

- 1) All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

- 2) The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
- 3) The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.
- 4) All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.
- 5) Prior to the issuance of any grading permits, the developer shall submit construction plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the South Coast Air Quality Management District (SCAQMD) as well as City Planning Staff.
- 6) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.
- 7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.
- 8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.
- 9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low-pressure spray.
- 10) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:
  - Reestablish ground cover on the construction site through seeding and watering.
  - Pave or apply gravel to any on-site haul roads.
  - Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.

- Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
  - Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
  - Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon the time of year of construction.
  - Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.
  - Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.
- 11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board (RWQCB)) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403.
- 12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.

Long Term Project Operational Impacts

- 13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.
- 14) Provide preferential parking to high occupancy vehicles and shuttle services.
- 15) Schedule truck deliveries and pickups during off-peak hours.
- 16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.
- 17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.
- 18) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.
- 19) Comply with the AQMP Miscellaneous Sources PRC-03, and Stationary Sources Operations Enhanced Inspection and Maintenance and ADV-MISC to reduce emissions of restaurant operations.

- 20) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.
- 21) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.
- 22) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM<sub>2.5</sub> and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

*Biological Resources*

- 1) Prior to issuance of a Grading Permit, a nesting bird survey that is in conformance with the Migratory Bird Act shall be required to determine whether nesting is occurring. Occupied nests shall not be disturbed unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying or incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is unable to verify one of the above conditions, then no disturbance shall occur within 300 feet of non-raptor nests, and within 5,000 feet of raptor nests, during the breeding season to avoid abandonment of the young.
- 2) Prior to issuance of a Grading Permit, a Burrowing Owl Survey that conforms to the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation shall be submitted to the Planning Department for review. The survey shall include a habitat assessment, survey and impact analysis.

*Cultural Resources*

- 1) If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:
  - Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.
  - Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.

- Pursue educating the public about the archaeological heritage of the area.
  - Prepare a mitigation plan consistent with Section 21083.2 Archaeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archaeological sites, capping or covering sites with soil, planning the site as a park or green space or paying an in-kind mitigation fee.
  - Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the San Bernardino County Archaeological Information Center for permanent archiving.
- 2) The applicant shall contact the San Manuel Band of Mission Indians to discuss monitoring of the project during ground disturbance, and any trenching below the initial grade level, to ensure that prehistoric archaeological resources that may be encountered during grading, and trenching, are protected or preserved for study. The applicant shall submit the results of this consultation to the City prior to issuance of permits for grading of the site.
- 3) If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:
- Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.
  - Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.
  - Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).

- Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy of the report to San Bernardino County Museum.

#### *Geology and Soils*

- 1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.
- 2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM<sub>10</sub> emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.
- 3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM<sub>10</sub> emissions from the site during such episodes.
- 4) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.

#### *Greenhouse Gas Emissions*

##### Cumulative Short Term (Construction) GHG Emissions

- 1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.
- 2) The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.
- 3) Trucks shall not idle continuously for more than 5 minutes.
- 4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.
- 5) Construction should be timed so as not to interfere with peak-hour traffic.
- 6) Ridesharing and transit incentives shall be supported and encouraged for the construction crew.

Cumulative Long Term (Operational) GHG Emissions

- 7) Construction and Building materials shall be produced and/or manufactured locally. Use “Green Building Materials” such as materials that are resource efficient, recycled and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.
- 8) Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of;
  - Increased insulation.
  - Limit air leakage through the structure.
  - Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.
  - Landscape and develop site utilizing shade, prevailing winds and landscaping.
  - Install efficient lighting and lighting control systems.
  - Install light colored “cool” roofs and cool pavements.
  - Install solar or light emitting diodes (LED’s) for outdoor lighting.
- 9) Prepare a comprehensive water conservation strategy appropriate for the project and include the following;
  - Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.
  - Use reclaimed water for landscaping within the project if available and/or install the infrastructure to deliver and use reclaimed water.
  - Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.
  - Design irrigation to control runoff and to remove water to non-vegetated surfaces.
- 10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.

*Hydrology and Water Quality*

Construction Activities

- 1) Prior to issuance of grading permits, the permit applicant shall submit to the Building Official for approval, a Storm Water Pollution Prevention Plan (SWPPP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practical.
- 2) An Erosion Control Plan shall be prepared, included in the Grading Plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This Erosion Control Plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.
- 3) During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.
- 4) During construction, to remove pollutants, street cleaning will be performed prior to storm events and after the use of water trucks to control dust in order to prevent discharge of debris or sediment from the site.
- 5) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

Post-Construction Operational

- 6) Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New

Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.

- 7) Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas, including monitoring provisions for a minimum of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.
- 8) Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures consistent with the Guidelines for New Development and Redevelopment adopted by the City of Rancho Cucamonga in June 2004.
- 9) Prior to issuance of grading or paving permits, the applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.

*Noise*

Exterior

- 1) Prior to the issuance of any grading plans a construction-related noise mitigation plan shall be submitted to the City for review and approval. The Plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction.
- 2) During all project site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with the manufacturers' standards.
- 3) The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

- 4) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 5) The construction contractor shall obtain the City's approval for its haul plan, with the planned haul truck routes avoiding residential areas to the extent feasible.
- 6) The construction contractor shall change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day.

Interior

- 7) The Level 2 exterior walls of the facade facing the highway where STC39 windows are being recommended should have a minimum STC45. In order to meet an STC45, the exterior wall should have an additional layer of 5/8" gypsum board on the unit. The wall should consist of the following:
  - 2 layers of 5/8" gypsum board on the unit side.
  - 2 x 6 wood stud.
  - R-21 batt insulation.
  - 3/4" exterior plywood, or 5/8" gypsum sheathing.
  - Siding.
- 8) At all other locations a standard exterior wall with 1 layer of 5/8" gypsum board on the unit.
- 9) To prevent sound leaks the following should be provided:
  - On concrete slab, the first layer of 5/8" gypsum board on the unit side should be sealed top and bottom with resilient caulk, as well as around the junction boxes.
  - Window rough-in seams should be no greater than 1/4", and all seams should be caulked with resilient caulking.
  - Seal, caulk, gasket or weather-strip all joints and seams to eliminate air leakage through these assemblies. Includes around window and doorframes, at penetrations through walls, and all other openings in the building envelope.

- 10) Construction or grading shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday.
- 11) Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. Developer shall hire a consultant to perform weekly noise level monitoring as specified in Development Code Section 17.66.050. Monitoring at other times may be required by the Building Official. Said consultant shall report their findings to the Building Official within 24 hours; however, if noise levels exceed the above standards, then the consultant shall immediately notify the Building Official. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.
- 12) Haul truck deliveries shall not take place between the hours of 8:00 p.m. and 6:30 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes and include appropriate noise mitigation measures. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

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

APPROVED AND ADOPTED THIS 13TH DAY OF JANUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Ravenel Wimberly, Chairman

ATTEST: \_\_\_\_\_  
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 13th day of January 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



# Conditions of Approval

## Community Development Department

Project #: DRC2015-00165 DRC2015-00166, DRC2015-00173, DRC2015-00174,  
DRC2015-00555, DRC2015-01178, SUBTPM19619

Project Name: Merrill Gardens at Rancho Cucamonga

Location: 9944 HIGHLAND AVE - 020105549-0000

Project Type: Design Review Conditional Use Permit, Development Code Amendment, Minor  
Exception, Sign Permit Notice of Filing, Tentative Parcel Map, Tree Removal Permit

### **ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

#### **Planning Department**

Please be advised of the following Special Conditions

1. The approval of Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Tentative Parcel Map SUBTPM19619, and Tree Removal Permit DRC2015-00174 shall be effective upon approval of Development Code Amendment DRC2015-00555 by the City Council.
2. Approval is for the development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 020105549.

#### **Standard Conditions of Approval**

3. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Planning Department. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Planning Director. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans.
4. For multi-family residential and non-residential development, property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris and maintained in healthy and thriving condition, and shall receive regular pruning, fertilizing, mowing, and trimming. Any damaged, dead, diseased, or decaying plant material shall be replaced within 30 days from the date of damage.
5. A detailed landscape and irrigation plan, including slope planting and model home landscaping in the case of residential development, shall be prepared by a licensed landscape architect and submitted for Planning Director review and approval prior to the issuance of Building Permits for the development or prior final map approval in the case of a custom lot subdivision. For development occurring in the Very High Fire Hazard Severity Zone, the landscape plans will also be reviewed by Fire Construction Services.
6. Landscaping and irrigation systems required to be installed within the public right-of-way on the perimeter of this project area shall be continuously maintained by the developer.
7. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.

Project #: DRC2015-00165, DRC2015-00166, DRC2015-00173, DRC2015-00174,  
DRC2015-00555, DRC2015-01178, SUBTPM19619

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Project Name: Merrill Gardens at Rancho Cucamonga

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Location: 9944 HIGHLAND AVE - 020105549-0000

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Project Type: Design Review Conditional Use Permit, Development Code Amendment, Minor  
Exception, Sign Permit Notice of Filing, Tentative Parcel Map, Tree Removal Permit

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**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Planning Department**

**Standard Conditions of Approval**

8. All private slopes of 5 feet or more in vertical height and of 5:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
9. All private slopes in excess of 5 feet, but less than 8 feet in vertical height and of 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover. In addition, slope banks in excess of 8 feet in vertical height and 2:1 or greater slope shall also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
10. Trees shall be planted in areas of public view adjacent to and along structures at a rate of one tree per 30 linear feet of building.
11. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.
12. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
13. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
14. Copies of the signed Planning Commission Resolution of Approval, Conditions of Approval, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
15. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption and Mitigated Negative Declaration fee in the amount of \$2,260.25. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing.
16. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 5 years from the date of approval or a time extension has been granted.
17. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
18. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).

Project #: DRC2015-00165, DRC2015-00166, DRC2015-00173, DRC2015-00174,  
DRC2015-00555, DRC2015-01178, SUBTPM19619

Project Name: Merrill Gardens at Rancho Cucamonga

Location: 9944 HIGHLAND AVE - 020105549-0000

Project Type: Design Review Conditional Use Permit, Development Code Amendment, Minor  
Exception, Sign Permit Notice of Filing, Tentative Parcel Map, Tree Removal Permit

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Planning Department**

**Standard Conditions of Approval**

19. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
20. Textured pedestrian pathways and textured pavement across circulation aisles shall be provided throughout the development to connect dwellings/units/buildings with open spaces/plazas/recreational uses.
21. The signs indicated on the submitted plans are conceptual only and not a part of this approval. Any signs proposed for this development shall comply with the Sign Ordinance and shall require separate application and approval by the Planning Department prior to installation of any signs.
22. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and applicable Community, Specific Plans and/or Master Plans in effect at the time of Building Permit issuance.
23. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination and in conformance with Building and Safety Services Department standards, the Municipal Code and the Rancho Cucamonga Fire Department (RCFD) Standards.
24. The developer shall submit a construction access plan and schedule for the development of all lots for Planning Director and Engineering Services Department approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
25. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and Development Code regulations.
26. All ground-mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Planning Director. For single-family residential developments, transformers shall be placed in underground vaults.
27. All parkways, open areas, and landscaping shall be permanently maintained by the property owner, homeowners' association, or other means acceptable to the City. Proof of this landscape maintenance shall be submitted for Planning Director and Engineering Services Department review and approved prior to the issuance of Building Permits.
28. A detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by the Planning Director and Police Department (909-477-2800) prior to the issuance of Building Permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties.
29. Occupancy of the facilities shall not commence until such time as all California Building Code and State Fire Marshal regulations have been complied with. Prior to occupancy, plans shall be submitted to the Rancho Cucamonga Fire Protection District and the Building and Safety Services Department to show compliance. The buildings shall be inspected for compliance and final acceptance granted prior to occupancy.

Project #: DRC2015-00165, DRC2015-00166, DRC2015-00173, DRC2015-00174,  
DRC2015-00555, DRC2015-01178, SUBTPM19619

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Project Name: Merrill Gardens at Rancho Cucamonga

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Location: 9944 HIGHLAND AVE - 020105549-0000

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Project Type: Design Review Conditional Use Permit, Development Code Amendment, Minor  
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**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Planning Department**

**Standard Conditions of Approval**

30. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first.
31. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director.
32. Six-foot decorative block walls shall be constructed along the project perimeter. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project perimeter.
33. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. Multi-family residential developments shall provide a solid overhead structure for mailboxes with adequate lighting. The final location of the mailboxes and the design of the overhead structure shall be subject to Planning Director review and approval prior to the issuance of Building Permits.
34. A minimum of 45 trees per gross acre, comprised of the following sizes, shall be provided within the project: 10 percent - 36-inch box or larger, 10 percent - 24- inch box or larger, and 80 percent - 15-gallon.
35. Mitigation measures are required for the project. The applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit, or other forms of guarantee acceptable to the Planning Director in the amount of \$729 prior to the issuance of Building Permits, guaranteeing satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay for City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the approved environmental documents shall be considered grounds for forfeit.

**Grading Section**

**Standard Conditions of Approval**

1. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
2. The applicant shall provide a grading agreement and grading bond for all cut and fill combined exceeding 5,000 cubic yards prior to issuance of a grading permit. The grading agreement and bond shall be approved by the Building and Safety Official.
3. This project shall comply with the accessibility requirements of the current adopted California Building Code.
4. The precise grading and drainage plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit".

Project #: DRC2015-00165 DRC2015-00166, DRC2015-00173, DRC2015-00174,  
DRC2015-00555, DRC2015-01178, SUBTPM19619

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Project Name: Merrill Gardens at Rancho Cucamonga

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Project Type: Design Review Conditional Use Permit, Development Code Amendment, Minor  
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**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Grading Section**

**Standard Conditions of Approval**

5. Grading Inspections: a) Prior to the start of grading operations the owner and grading contractor shall request a pre-grading meeting. The meeting shall be attended by the project owner/representative, the grading contractor and the Building Inspector to discuss about grading requirements and preventive measures, etc. If a pre-grading meeting is not held within 24 hours from the start of grading operations, the grading permit may be subject to suspension by the Building Inspector; b) The grading contractor shall call into the City of Rancho Cucamonga Building and Safety Department at least 1 working day in advance to request the following grading inspections prior to continuing grading operations: i) The bottom of the over-excavation; ii) Completion of Rough Grading, prior to issuance of the building permit; iii) At the completion of Rough Grading, the grading contractor or owner shall submit to the Permit Technicians (Building and Safety Front Counter) an original and a copy of the Pad Certifications to be prepared by and properly wet signed and sealed by the Civil Engineer and Soils Engineer of Record; iv) The rough grading certificates and the compaction reports will be reviewed by the Associate Engineer or a designated person and approved prior to the issuance of a building permit.
6. Prior to the issuance of the Certificate of Occupancy the engineer of record shall certify the functionality of the storm water quality management plan (WQMP) best management practices (BMP) devices.
7. The Water Quality Management Plan (WQMP) shall include a copy of the project Conditions of Approval.
8. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment best management practices (BMP) devices as provided for in the project's Storm Water Quality Management Plan shall be provided for by CC&R's or deeds and shall be recorded prior to the issuance of a grading permit. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
9. In comparing the conceptual grading and drainage plan with the Site and Drainage Plan it is not apparent that the entire individual drainage management areas (DMA) are intercepted and directed to a storm water quality treatment device (BMP). Therefore the project is conditioned to clearly show on the permitted precise grading and drainage plan any required interceptor ditches or additional storm drain inlets/piping to direct the volume of storm water required for treatment to the appropriate treatment device for the drainage management area. In addition, it appears that for drainage management area H (DMA:H) that approximately half of the required storm water required to be treated by-passes the proposed storm water treatment device, therefore the project is conditioned to provide an interceptor ditch/v-gutter at the existing easterly driveway to intercept the required amount of storm water to be treated and directed to the appropriate storm water treatment device for drainage management area H. The required interceptor ditches/storm drain pipes shall be included within the required project drainage study with hydraulic calculations.

Project #: DRC2015-00165 DRC2015-00166, DRC2015-00173, DRC2015-00174,  
DRC2015-00555, DRC2015-01178, SUBTPM19619

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Project Name: Merrill Gardens at Rancho Cucamonga

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Project Type: Design Review Conditional Use Permit, Development Code Amendment, Minor  
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**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Grading Section**

**Standard Conditions of Approval**

10. The permitted precise grading plan shall show all roof down drains. In addition, the final project-specific Site and Drainage Plan shall show the direction of flow of all of the building roofs to be tabulated into the drainage management area.
11. Prior to the issuance of a grading permit the precise grading and drainage plan and the final project specific water quality management plan shall be coordinated to show the design (and construction) requirements of the current adopted Municipal Separate Storm Sewers Systems (MS4) Permit for all parcels of Parcel Map 19619, including any required off-site areas which require treatment of the storm water.
12. The Preliminary Water Quality Management Plan (WQMP) prepared by TTG Halladay and Mim Mack Incorporated on July 13, 2015 has been deemed "Preliminary Acceptable" as of August 12, 2015. Prior to the issuance of a grading permit a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official, or his designee.
13. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
14. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID).
15. A Grading Bond will be required to be submitted to the Building and Safety Services Department Official for review and approval prior to issuance of a Grading Permit.
16. All roof drainage flowing to the public right of way (Highland Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department.
17. The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) for each structural storm water treatment device(s) which are 10-feet or greater in depth below the surface of the ground, with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
18. The land owner shall provide an inspection report by a qualified person/company on a biennial basis for the underground infiltration chambers to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis all best management practices (BMP"s) as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
19. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment best management practices (BMP) devices, as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the issuance a grading permit. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.

Project #: DRC2015-00165 DRC2015-00166, DRC2015-00173, DRC2015-00174,  
DRC2015-00555, DRC2015-01178, SUBTPM19619

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**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Grading Section**

**Standard Conditions of Approval**

20. Prior to issuance of a wall permit, on engineered combination garden/retaining walls along the property boundary the structural calculations for the wall shall assume a level toe/heel at the adjacent off-site property (i.e. a manufactured slope is not present).
21. Prior to issuance of a wall permit, a copy of the Grading Special Conditions of Approval shall be included within the engineered wall plans and calculations.
22. Flow lines steeper than 6 percent could be erosive. The applicant shall provide hard lined gutters and swales where concentrated flows exceed 3fps, and anywhere that flow lines exceed 10 percent
23. Prior to removing fences or walls along common lot lines and prior to constructing walls along common lot lines the applicant shall provide a letter from the adjacent property owner(s) allowing work on the adjacent property.
24. Prior to the issuance of a grading permit the applicant shall provide to Building and Safety Services Director a copy of the City of Rancho Cucamonga's Memorandum of Agreement for Storm Water Quality Management Plan for review prior to recordation of the document. The Memorandum of Agreement for Storm Water Quality Management Plan shall be recorded prior to issuance of a grading permit.
25. The land owner shall provide an inspection report on a biennial basis for the underground infiltration chambers to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
26. A Storm Water Quality Management Plan (WQMP) shall be approved by the Building and Safety Official and the City of Rancho Cucamonga's "Memorandum of Storm Water Quality Management Plan" shall be recorded prior to the issuance of a grading permit.
27. Grading of the subject property shall be in accordance with current adopted California Building Code, City Grading Standards, and accepted grading practices. The Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual Grading and Drainage Plan.
28. A soils report shall be prepared by a qualified Engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
29. A geologic report shall be prepared by a qualified Engineer or Engineering Geologist and submitted at the time of application for Grading and Drainage Plan review.
30. The final Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.
31. A separate Grading and Drainage Plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The Grading and Drainage Plan shall be prepared, stamped, and wet signed by a California licensed Civil Engineer.

Project #: DRC2015-00165 DRC2015-00166, DRC2015-00173, DRC2015-00174,  
DRC2015-00555, DRC2015-01178, SUBTPM19619

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Project Name: Merrill Gardens at Rancho Cucamonga

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***ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:***

**Grading Section**

**Standard Conditions of Approval**

32. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit.
33. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, that plan shall be a separate plan/permit from Precise Grading and Drainage Plan/Permit.
34. A drainage study showing a 100-year, AMC 3 design storm event for on-site drainage shall be prepared and submitted to the Building and Safety Official for review and approval for on-site storm water drainage prior to issuance of a grading permit. All reports shall be wet signed and sealed by the Engineer of Record.
35. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
36. It shall be the responsibility of the applicant to acquire any required off-site drainage acceptance easements(s) from adjacent downstream property owner(s) or discharge flows in a natural condition (concentrated flows are not accepted) and shall provide the Building and Safety Official a drainage study showing the proposed flows do not exceed the existing flows prior to the issuance of a grading permit.
37. The Final Grading and Drainage Plan shall show the accessibility path from the public right of way and the accessibility parking stalls to the building doors in conformance with the current adopted California Building Code. All accessibility ramps shall show sufficient detail including gradients, elevations, and dimensions and comply with the current adopted California Building Code.
38. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and provide details for all work not covered by City Standard Drawings.
39. All slopes shall be a minimum 2-foot offset from the public right of way or adjacent private property.
40. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code.
41. The maximum parking stall gradient is 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
42. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a grading permit.

RESOLUTION NO. 16-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. DRC2015-00166, THE PROPOSED DEVELOPMENT OF A 112-RESIDENTIAL CARE FACILITY ON 4.07 ACRES IN THE LOW (L) RESIDENTIAL DISTRICT, ON THE NORTH SIDE OF HIGHLAND AVENUE, BETWEEN ARCHIBALD AVENUE AND HERMOSA AVENUE, LOCATED AT 9944 HIGHLAND AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0201-055-49.

A. Recitals.

1. The applicant, SRM Development, filed an application for the issuance of Conditional Use Permit No. DRC2015-00166, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as "the application."

2. On the 13th day of January 2016, the Planning Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the application and concluded said hearing on that date.

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

B. Resolution.

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

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

2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on January 13, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to the 4.07 acres of land, basically a rectangular configuration, located on the north side of Highland Avenue. Said property is currently designated as Low Residential; and

b. The project site is approximately 310 feet from east to west, and approximately 652 feet from north to south and is presently improved with the Highland Avenue Community Church and School; and

c. To the north and east of the site are single-family homes, immediately to the west of the project site is a San Bernardino County flood control channel (partially underground) and beyond that are multi-family homes, and to the south is the 210 Freeway; and

d. The project was designed to be architecturally compatible with the design of the existing residential structures to the north, east, and west, and the adjacent church buildings. The design of the proposed building utilizes building massing and architectural features (i.e., stucco exterior, tile roof, balconies, etc.) to ensure architectural compatibility with the surrounding community; and

e. The related Development Code Amendment DRC2015-00555 proposes to amend the Development Code to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit; and

f. The related Design Review DRC2015-00165 proposes the development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District; and

g. The related Tentative Parcel Map SUBTPM19619 proposes the subdivision of 9.5 acres into two parcels (Parcel 1 is a 4.07 acre parcel for the Merrill Gardens facility, and Parcel 2 is a 5.43 acre parcel for the existing church) for the proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District; and

h. The related Tree Removal Permit DRC2015-00174 proposes the removal of 35 non-heritage trees. The 35 trees will be replaced with a minimum of 35 trees with a minimum 15-gallon size tree; and

i. The proposed project meets or exceeds all Development Code standards. As conditioned the Residential Care Facility will meet all applicable Development Code.

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

a. The proposed use is in accord with the General Plan, the objectives of the Development Code, and the purposes of the district in which the site is located; and

b. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and

c. The proposed use complies with each of the applicable provisions of the Development Code.

4. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration; and

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole

record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission recommends the City Council adopt the Mitigated Negative Declaration; and

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission recommends the City Council adopt the Mitigation Monitoring Program for the project; and

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission's recommendation is based is the Planning Director of the City of Rancho Cucamonga. Those documents are available for public review in the Planning Department of the City of Rancho Cucamonga located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730, telephone (909) 477-2750.

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

Planning Department

- 1) Approval is contingent upon City Council approval and enactment of Development Code Amendment DRC2015-00555.
- 2) Approval is contingent upon City Council adoption of the Mitigated Negative Declaration of environmental impacts for the project and the Mitigation Monitoring Program and all mitigations contained therein.

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

APPROVED AND ADOPTED THIS 13TH DAY OF JANUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Ravenel Wimberly, Chairman

ATTEST: \_\_\_\_\_  
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 13th day of January 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



## Conditions of Approval

Community Development Department

Project #: DRC2015-00166  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Conditional Use Permit

### **ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

#### **Planning Department**

Please be advised of the following Special Conditions

1. All applicable Conditions of Approval as contained in DRC2015-00165, shall apply.
2. Approval is for the development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 020105549.

#### **Standard Conditions of Approval**

3. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
4. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).
5. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
6. Textured pedestrian pathways and textured pavement across circulation aisles shall be provided throughout the development to connect dwellings/units/buildings with open spaces/plazas/recreational uses.
7. Mitigation measures are required for the project. The applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit, or other forms of guarantee acceptable to the Planning Director in the amount of \$729 prior to the issuance of Building Permits, guaranteeing satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay for City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the approved environmental documents shall be considered grounds for forfeit.
8. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
9. Copies of the signed Planning Commission Resolution of Approval Conditions of Approval, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

Project #: DRC2015-00166  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Conditional Use Permit

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Planning Department**

**Standard Conditions of Approval**

10. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption and Negative Declaration fee in the amount of \$2,260.25. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing.
11. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 5 years from the date of approval or a time extension has been granted.
12. For multi-family residential and non-residential development, property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris and maintained in healthy and thriving condition, and shall receive regular pruning, fertilizing, mowing, and trimming. Any damaged, dead, diseased, or decaying plant material shall be replaced within 30 days from the date of damage.
13. A detailed landscape and irrigation plan, including slope planting and model home landscaping in the case of residential development, shall be prepared by a licensed landscape architect and submitted for Planning Director review and approval prior to the issuance of Building Permits for the development or prior final map approval in the case of a custom lot subdivision. For development occurring in the Very High Fire Hazard Severity Zone, the landscape plans will also be reviewed by Fire Construction Services.
14. A minimum of 45 trees per gross acre, comprised of the following sizes, shall be provided within the project: 10 percent - 36-inch box or larger, 10 percent - 24-inch box or larger, and 80 percent - 15-gallon.
15. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
16. All private slopes of 5 feet or more in vertical height and of 5:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
17. All private slopes in excess of 5 feet, but less than 8 feet in vertical height and of 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover. In addition, slope banks in excess of 8 feet in vertical height and 2:1 or greater slope shall also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
18. Trees shall be planted in areas of public view adjacent to and along structures at a rate of one tree per 30 linear feet of building.
19. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.

Project #: DRC2015-00166  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Conditional Use Permit

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Planning Department**

**Standard Conditions of Approval**

20. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
21. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and applicable Community, Specific Plans and/or Master Plans in effect at the time of Building Permit issuance.
22. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination and in conformance with Building and Safety Services Department standards, the Municipal Code and the Rancho Cucamonga Fire Department (RCFD) Standards.
23. The developer shall submit a construction access plan and schedule for the development of all lots for Planning Director and Engineering Services Department approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
24. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and Development Code regulations.
25. All ground-mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Planning Director. For single-family residential developments, transformers shall be placed in underground vaults.
26. All parkways, open areas, and landscaping shall be permanently maintained by the property owner, homeowners' association, or other means acceptable to the City. Proof of this landscape maintenance shall be submitted for Planning Director and Engineering Services Department review and approved prior to the issuance of Building Permits.
27. Occupancy of the facilities shall not commence until such time as all California Building Code and State Fire Marshal regulations have been complied with. Prior to occupancy, plans shall be submitted to the Rancho Cucamonga Fire Protection District and the Building and Safety Services Department to show compliance. The buildings shall be inspected for compliance and final acceptance granted prior to occupancy.
28. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first.
29. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director.

Project #: DRC2015-00166  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Conditional Use Permit

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Planning Department**

**Standard Conditions of Approval**

30. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Planning Department. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Planning Director. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans.
31. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. Multi-family residential developments shall provide a solid overhead structure for mailboxes with adequate lighting. The final location of the mailboxes and the design of the overhead structure shall be subject to Planning Director review and approval prior to the issuance of Building Permits.
32. The signs indicated on the submitted plans are conceptual only and not a part of this approval. Any signs proposed for this development shall comply with the Sign Ordinance and shall require separate application and approval by the Planning Department prior to installation of any signs.

**Engineering Services Department**

**Please be advised of the following Special Conditions**

1. Highland Avenue frontage improvements to be in accordance with City "Collector" standards as required and including:
  - a. Widen the south side of Highland Avenue to 22 feet, measured from the centerline to face of curb, from about 240 feet east of the east property line to about 125 feet west of the west property line. Tree removal and replacement subject to Planning Division review.
  - b. Protect existing curb and gutter and sidewalk on the north side, or repair as required.
  - c. Protect existing street lights.
  - d. Provide a signing and striping plan.
  - e. Install street trees and curbside drain outlets per City standards.
  - f. The drive approach shall have a minimum width of 35 feet, per City Std. 101, Type C.
2. The existing overhead utilities (telecommunications and electrical, except for 66 kV electrical) on the project side of Highland Avenue shall be under-grounded from the first pole off site east of the east project boundary to the first pole off site east of the west project boundary, prior to public improvement acceptance or occupancy, whichever occurs first. All services crossing Highland Avenue shall be under-grounded at the same time.
3. A permit from the San Bernardino County Flood Control District is required for Fire District emergency access or any work within its right-of-way.
4. Off site easements necessary to construct the proposed fire access shall be obtained prior to final map approval or issuance of building permits, whichever occurs first.

Project #: DRC2015-00166  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Conditional Use Permit

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Engineering Services Department**

**Standard Conditions of Approval**

5. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the Engineering Services Department prior to final map approval or issuance of Building Permits whichever occurs first. Formation costs shall be borne by the developer.
6. Prior to the issuance of building permits, a Diversion Deposit and related administrative fees shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 50% of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Permits issued on or after June 2, 2014, must complete the reimbursement process through the City's Accelerate online portal within 60 days following the completion of the construction and/or demolition project or the deposit will be forfeited. Permits issued before June 2, 2014, require the following when applying for a deposit reimbursement: a completed CD-2 form, a copy of the cashier's receipt showing the deposit amount, and all weight tickets. Instructions and forms are available at the City's web site, [www.CityofRC.us](http://www.CityofRC.us), under City Hall; Engineering; Environmental Programs.
7. Construct the following perimeter street improvements including, but not limited to:  
  
Highland Avenue  
A.C. Pavement  
Drive Approach  
Street Trees
8. Street trees, a minimum of 15-gallon size or larger, shall be installed per City Standards in accordance with the City's street tree program.
9. Pursuant to Municipal Code Section 16.37.010, no person shall make connections from a source of energy, fuel or power to any building or structure which is regulated by technical codes and for which a permit is required unless, in addition to any and all other codes, regulations and ordinances, all improvements required by these conditions of development approval have been completed and accepted by the City Council, except: that in developments containing more than one building, structure or unit, the development may have energy connections made in equal proportion to the percentage of completion of all improvements required by these conditions of development approval, as determined by the City Engineer, provided that reasonable, safe and maintainable access to the property exists. In no case shall more than 95 percent of the buildings, structures or units be connected to energy sources prior to completion and acceptance of all improvements required by these conditions of development approval.

Project #: DRC2015-00166  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Conditional Use Permit

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Engineering Services Department**

**Standard Conditions of Approval**

**10. Improvement Plans and Construction:**

- a. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the City Engineer. Security shall be posted and an agreement executed to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of the public and/or private street improvements, prior to final map approval or the issuance of Building Permits, whichever occurs first.
- b. Prior to any work being performed in public right-of-way, fees shall be paid and a construction permit shall be obtained from the Engineering Services Department in addition to any other permits required.
- c. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of the City Engineer.
- d. Signal conduit with pull boxes shall be installed with any new construction or reconstruction project along major or secondary streets and at intersections for future traffic signals and interconnect wiring. Pull boxes shall be placed on both sides of the street at 3 feet outside of BCR, ECR, or any other locations approved by the City Engineer.

**Notes:**

- 1) Pull boxes shall be No. 6 at intersections and No. 5 along streets, a maximum of 200 feet apart, unless otherwise specified by the City Engineer.
  - 2) Conduit shall be 3-inch galvanized steel with pull rope or as specified.
  - e. Access ramps for the disabled shall be installed on all corners of intersections per City Standards or as directed by the City Engineer.
  - f. Existing City roads requiring construction shall remain open to traffic at all times with adequate detours during construction. Street or lane closure permits are required. A cash deposit shall be provided to cover the cost of grading and paving, which shall be refunded upon completion of the construction to the satisfaction of the City Engineer.
  - g. Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards, except for single-family residential lots.
  - h. Street names shall be approved by the Planning Manager prior to submittal for first plan check.
11. Approvals have not been secured from all utilities and other interested agencies involved. Approval of the final parcel map will be subject to any requirements that may be received from them.
12. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.
13. Water and sewer plans shall be designed and constructed to meet the requirements of the Cucamonga Valley Water District (CVWD), Rancho Cucamonga Fire Protection District, and the Environmental Health Department of the County of San Bernardino. A letter of compliance from the CVWD is required prior to final map approval or issuance of permits, whichever occurs first. Such letter must have been issued by the water district within 90 days prior to final map approval in the case of subdivision or prior to the issuance of permits in the case of all other residential projects.

Project #: DRC2015-00166  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Conditional Use Permit

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Engineering Services Department**

**Standard Conditions of Approval**

14. Provide separate utility services to each parcel including sanitary sewerage system, water, gas, electric power, telephone, and cable TV (all underground) in accordance with the Utility Standards. Easements shall be provided as required.
15. Dedication shall be made of the following rights-of-way on the perimeter streets (measured from street centerline): 33 total feet on Highland Avenue
16. Install street trees per City street tree design guidelines and standards as follows. The completed legend (box below) and construction notes shall appear on the title page of the street improvement plans. Street improvement plans shall include a line item within the construction legend stating: "Street trees shall be installed per the notes and legend on Sheet \_\_\_\_ (typically Sheet 1)." Where public landscape plans are required, tree installation in those areas shall be per the public landscape improvement plans.

Highland Avenue

Botanical Name - Lagerstroemia hybrid "Tuscarora"

Common Name - Pink-Red Crape Myrtle

Min. Grow Space - 2'

Spacing - 20' O.C.

Size - 24" Box

Construction Notes for Street Trees:

- 1) All street trees are to be planted in accordance with City standard plans.
  - 2) Prior to the commencement of any planting, an agronomic soils report shall be furnished to the City inspector. Any unusual toxicities or nutrient deficiencies may require backfill soil amendments, as determined by the City inspector.
  - 3) All street trees are subject to inspection and acceptance by the Engineering Services Department.  
Street trees are to be planted per public improvement plans only.
17. The developer shall be responsible for the relocation of existing utilities as necessary.

RESOLUTION NO. 16-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 19619, A REQUEST TO SUBDIVIDE A 9.55 ACRE PARCEL INTO TWO PARCELS IN THE LOW (L) RESIDENTIAL DISTRICT, ON THE NORTH SIDE OF HIGHLAND AVENUE, BETWEEN ARCHIBALD AVENUE AND HERMOSA AVENUE, LOCATED AT 9944 HIGHLAND AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0201-055-49.

A. Recitals.

1. The applicant, SRM Development, filed an application for the approval of Tentative Parcel Map No. 19619, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Tentative Parcel Map request is referred to as "the application."

2. On the 13th day of January 2016, the Planning Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the application and concluded said hearing on that date.

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

B. Resolution.

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

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

2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on January 13, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to the 9.5 acres of land, basically a rectangular configuration, located on the north side of Highland Avenue. Said property is currently designated as Low Residential; and

b. The project site is approximately 637 feet from east to west, and approximately 652 feet from north to south and is presently improved with the Highland Avenue Community Church and School; and

c. To the north and east of the site are single-family homes, immediately to the west of the project site is a San Bernardino County flood control channel (partially underground) and beyond that are multi-family homes, and to the south is the 210 Freeway; and

d. The project was designed to be architecturally compatible with the design of the existing residential structures to the north, east, and west, and the adjacent church buildings. The design of the proposed building utilizes building massing and architectural features (i.e., stucco

exterior, tile roof, balconies, etc.) to ensure architectural compatibility with the surrounding community; and

e. The related Development Code Amendment DRC2015-00555 proposes to amend the Development Code to permit Residential Care Facilities in the Low (L) and Low-Medium (LM) Residential Districts subject to the approval of a Conditional Use Permit; and

f. The related Design Review DRC2015-00165 proposes the development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District; and

g. The related Conditional Use Permit DRC2015-00166 proposes the development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District; and

h. The related Tree Removal Permit DRC2015-00174 proposes the removal of 35 non-heritage trees. The 35 trees will be replaced with a minimum of 35 trees with a minimum 15-gallon size tree; and

i. The proposed project meets or exceeds all Development Code standards. As conditioned the Residential Care Facility will meet all applicable Development Code standards.

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

a. That the Tentative Parcel Map is consistent with the General Plan, Development Code, and any applicable specific plans; and

b. The design or improvements of the Tentative Parcel Map is consistent with the General Plan, Development Code, and any applicable specific plans; and

c. The site is physically suitable for the type of development proposed; and

d. The design of the subdivision is not likely to cause substantial environmental damage and avoidable injury to humans and wildlife or their habitat; and

e. The Tentative Parcel Map is not likely to cause serious public health problems; and

f. The design of the Tentative Parcel Map will not conflict with any easement acquired by the public at large, now of record, for access through or use of the property within the proposed subdivision.

4. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration; and.

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission recommends the City Council adopt the Mitigated Negative Declaration; and

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission recommends the City Council adopt the Mitigation Monitoring Program for the project; and

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission’s recommendation is based is the Planning Director of the City of Rancho Cucamonga. Those documents are available for public review in the Planning Department of the City of Rancho Cucamonga located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730, telephone (909) 477-2750.

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

Planning Department

- 1) Approval is contingent upon City Council approval and enactment of Development Code Amendment DRC2015-00555.
- 2) Approval is contingent upon City Council adoption of the Mitigated Negative Declaration of environmental impacts for the project and the Mitigation Monitoring Program and all mitigations contained therein.

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

APPROVED AND ADOPTED THIS 13TH DAY OF JANUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Ravenel Wimberly, Chairman

ATTEST: \_\_\_\_\_  
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 13th day of January 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



# Conditions of Approval

Community Development Department

Project #: SUBTPM19619  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Tentative Parcel Map

## **ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

### **Planning Department**

Please be advised of the following Special Conditions

1. All applicable Conditions of Approval as contained in DRC2015-00165, shall apply.
2. Approval is for the subdivision of a 9.55 acre site into two lots. Parcel 1 is a 4.07 acre parcel for the Merrill Gardens facility, and Parcel 2 is a 5.43 acre parcel for the existing Highland Avenue Community Church and School.

### **Standard Conditions of Approval**

3. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. Multi-family residential developments shall provide a solid overhead structure for mailboxes with adequate lighting. The final location of the mailboxes and the design of the overhead structure shall be subject to Planning Director review and approval prior to the issuance of Building Permits.
4. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
5. Approval of Tentative Parcel No. 19619 is granted subject to the approval of Development Code Amendment DRC2015-00555, Design Review DRC2015-00165, and Conditional Use Permit DRC2015-00166.
6. Copies of the signed Planning Commission Resolution of Approval or Approval Letter, Conditions of Approval, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
7. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption and Mitigated Negative Declaration fee in the amount of \$2,260.25. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing.
8. This tentative parcel map shall expire, unless extended by the Planning Commission, unless a complete final map is filed with the Engineering Services Department within 3 years from the date of the approval.
9. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.

Project #: SUBTPM19619  
Project Name: Merrill Gardens at Rancho Cucamonga  
Location: 9944 HIGHLAND AVE - 020105549-0000  
Project Type: Tentative Parcel Map

**ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:**

**Planning Department**

**Standard Conditions of Approval**

10. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).
11. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
12. Textured pedestrian pathways and textured pavement across circulation aisles shall be provided throughout the development to connect dwellings/units/buildings with open spaces/plazas/recreational uses.
13. The signs indicated on the submitted plans are conceptual only and not a part of this approval. Any signs proposed for this development shall comply with the Sign Ordinance and shall require separate application and approval by the Planning Department prior to installation of any signs.
14. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and applicable Community, Specific Plans and/or Master Plans in effect at the time of Building Permit issuance.
15. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination and in conformance with Building and Safety Services Department standards, the Municipal Code and the Rancho Cucamonga Fire Department (RCFD) Standards.
16. The developer shall submit a construction access plan and schedule for the development of all lots for Planning Director and Engineering Services Department approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
17. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and Development Code regulations.
18. All ground-mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Planning Director. For single-family residential developments, transformers shall be placed in underground vaults.
19. A detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by the Planning Director and Police Department (909-477-2800) prior to the issuance of Building Permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties.
20. Occupancy of the facilities shall not commence until such time as all California Building Code and State Fire Marshal regulations have been complied with. Prior to occupancy, plans shall be submitted to the Rancho Cucamonga Fire Protection District and the Building and Safety Services Department to show compliance. The buildings shall be inspected for compliance and final acceptance granted prior to occupancy.

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**Standard Conditions of Approval**

21. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first.
22. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director.
23. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Planning Department. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Planning Director. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans.

**Engineering Services Department**

**Please be advised of the following Special Conditions**

1. Highland Avenue frontage improvements to be in accordance with City "Collector" standards as required and including:
  - a. Widen the south side of Highland Avenue to 22 feet, measured from the centerline to face of curb, from about 240 feet east of the east property line to about 125 feet west of the west property line. Tree removal and replacement subject to Planning Division review.
  - b. Protect existing curb and gutter and sidewalk on the north side, or repair as required.
  - c. Protect existing street lights.
  - d. Provide a signing and striping plan.
  - e. Install street trees and curbside drain outlets per City standards.
  - f. The drive approach shall have a minimum width of 35 feet, per City Std. 101, Type C.
2. The existing overhead utilities (telecommunications and electrical, except for 66 kV electrical) on the project side of Highland Avenue shall be under-grounded from the first pole off site east of the east project boundary to the first pole off site east of the west project boundary, prior to public improvement acceptance or occupancy, whichever occurs first. All services crossing Highland Avenue shall be under-grounded at the same time.
3. A permit from the San Bernardino County Flood Control District is required for Fire District emergency access or any work within its right-of-way.
4. Off site easements necessary to construct the proposed fire access shall be obtained prior to final map approval or issuance of building permits, whichever occurs first.

**Standard Conditions of Approval**

Project #: SUBTPM19619  
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**Engineering Services Department**

**Standard Conditions of Approval**

5. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the Engineering Services Department prior to final map approval or issuance of Building Permits whichever occurs first. Formation costs shall be borne by the developer.
6. Prior to the issuance of building permits, a Diversion Deposit and related administrative fees shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 50% of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Permits issued on or after June 2, 2014, must complete the reimbursement process through the City's Accelerate online portal within 60 days following the completion of the construction and/or demolition project or the deposit will be forfeited. Permits issued before June 2, 2014, require the following when applying for a deposit reimbursement: a completed CD-2 form, a copy of the cashier's receipt showing the deposit amount, and all weight tickets. Instructions and forms are available at the City's web site, [www.CityofRC.us](http://www.CityofRC.us), under City Hall; Engineering; Environmental Programs.
7. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.
8. Dedication shall be made of the following rights-of-way on the perimeter streets (measured from street centerline): 33 total feet on Highland Avenue
9. Pursuant to Municipal Code Section 16.37.010, no person shall make connections from a source of energy, fuel or power to any building or structure which is regulated by technical codes and for which a permit is required unless, in addition to any and all other codes, regulations and ordinances, all improvements required by these conditions of development approval have been completed and accepted by the City Council, except: that in developments containing more than one building, structure or unit, the development may have energy connections made in equal proportion to the percentage of completion of all improvements required by these conditions of development approval, as determined by the City Engineer, provided that reasonable, safe and maintainable access to the property exists. In no case shall more than 95 percent of the buildings, structures or units be connected to energy sources prior to completion and acceptance of all improvements required by these conditions of development approval.
10. Provide separate utility services to each parcel including sanitary sewerage system, water, gas, electric power, telephone, and cable TV (all underground) in accordance with the Utility Standards. Easements shall be provided as required.
11. Construct the following perimeter street improvements including, but not limited to:
  - Highland Avenue
  - A.C. Pavement
  - Drive Approach
  - Street Trees
12. Approvals have not been secured from all utilities and other interested agencies involved. Approval of the final parcel map will be subject to any requirements that may be received from them.

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Project Name: Merrill Gardens at Rancho Cucamonga  
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**Engineering Services Department**

**Standard Conditions of Approval**

13. Street trees, a minimum of 15-gallon size or larger, shall be installed per City Standards in accordance with the City's street tree program.
14. Install street trees per City street tree design guidelines and standards as follows. The completed legend (box below) and construction notes shall appear on the title page of the street improvement plans. Street improvement plans shall include a line item within the construction legend stating: "Street trees shall be installed per the notes and legend on Sheet \_\_\_ (typically Sheet 1)." Where public landscape plans are required, tree installation in those areas shall be per the public landscape improvement plans.

Highland Avenue

Botanical Name - Lagerstroemia hybrid "Tuscarora"

Common Name - Pink-Red Crape Myrtle

Min. Grow Space - 2'

Spacing - 20' O.C.

Size 42" Box

**Construction Notes for Street Trees:**

- 1) All street trees are to be planted in accordance with City standard plans.
  - 2) Prior to the commencement of any planting, an agronomic soils report shall be furnished to the City inspector. Any unusual toxicities or nutrient deficiencies may require backfill soil amendments, as determined by the City inspector.
  - 3) All street trees are subject to inspection and acceptance by the Engineering Services Department.  
Street trees are to be planted per public improvement plans only.
15. The developer shall be responsible for the relocation of existing utilities as necessary.

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**Standard Conditions of Approval**

16. Improvement Plans and Construction:

- a. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the City Engineer. Security shall be posted and an agreement executed to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of the public and/or private street improvements, prior to final map approval or the issuance of Building Permits, whichever occurs first.
- b. Prior to any work being performed in public right-of-way, fees shall be paid and a construction permit shall be obtained from the Engineering Services Department in addition to any other permits required.
- c. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of the City Engineer.
- d. Signal conduit with pull boxes shall be installed with any new construction or reconstruction project along major or secondary streets and at intersections for future traffic signals and interconnect wiring. Pull boxes shall be placed on both sides of the street at 3 feet outside of BCR, ECR, or any other locations approved by the City Engineer.

Notes:

1) Pull boxes shall be No. 6 at intersections and No. 5 along streets, a maximum of 200 feet apart, unless otherwise specified by the City Engineer.

2) Conduit shall be 3-inch galvanized steel with pull rope or as specified.

e. Access ramps for the disabled shall be installed on all corners of intersections per City Standards or as directed by the City Engineer.

f. Existing City roads requiring construction shall remain open to traffic at all times with adequate detours during construction. Street or lane closure permits are required. A cash deposit shall be provided to cover the cost of grading and paving, which shall be refunded upon completion of the construction to the satisfaction of the City Engineer.

g. Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards, except for single-family residential lots.

h. Street names shall be approved by the Planning Manager prior to submittal for first plan check.

17. Water and sewer plans shall be designed and constructed to meet the requirements of the Cucamonga Valley Water District (CVWD), Rancho Cucamonga Fire Protection District, and the Environmental Health Department of the County of San Bernardino. A letter of compliance from the CVWD is required prior to final map approval or issuance of permits, whichever occurs first. Such letter must have been issued by the water district within 90 days prior to final map approval in the case of subdivision or prior to the issuance of permits in the case of all other residential projects.

RESOLUTION NO. 16-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TREE REMOVAL PERMIT DRC2015-00174, A REQUEST TO REMOVE 35 TREES FOR THE DEVELOPMENT OF A 112-UNIT RESIDENTIAL CARE FACILITY ON 4.07 ACRES IN THE LOW (L) RESIDENTIAL DISTRICT, ON THE NORTH SIDE OF HIGHLAND AVENUE, BETWEEN ARCHIBALD AVENUE AND HERMOSA AVENUE, LOCATED AT 9944 HIGHLAND AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0201-055-49.

A. Recitals.

1. The applicant, SRM Development, filed an application for the approval of Tree Removal Permit No. DRC2015-00174, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Tree Removal Permit request is referred to as "the application."

2. On the 13th day of January 2016, the Planning Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the application and concluded said hearing on that date.

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

B. Resolution.

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

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

2. Based upon the substantial evidence presented to this Commission during the above-referenced meeting on January 13, 2016, including written and oral staff reports, this Commission hereby specifically finds as follows:

a. The application applies to approximately 4.07 acres of land, basically a rectangular configuration, located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue. Said property is currently designated as Low Residential; and

b. The project site is approximately 310 feet from east to west and 652 feet from north to south and is presently vacant; and

c. To the north and east of the site are single-family homes, immediately to the west of the project site is a San Bernardino County flood control channel (partially underground) and beyond that are multi-family homes, and to the south is the 210 Freeway, and to the east is the Highland Avenue Community Church and School; and

d. The related Design Review application (DRC2015-00165) is a request to develop a three-level, 96-unit, Assisted Living building totaling 111,684 square feet and a one-level, 16-

unit, Memory Care building totaling 10,870 square feet, located on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue; and

- e. The trees are not designated as historically significant; and
- f. The trees are not noted in any Specific Plan/Community Plan or condition of approval; and
- g. The applicant has submitted an arborist report assessing the health of the individual trees. The Arboricultural Tree Survey (LSA, November 25, 2014), identifies that although some of the trees appear healthy, their locations conflict with proposed improvements, they are not suitable for relocation, and most are available as replacement plantings through most commercial nurseries. The Landscape Plan demonstrates that the thirty-five (35) non-heritage trees removed as part of this project will be replaced with a variety of 36-inch box, 24-inch box, and 15-gallon size trees. Based on Development Code standards for tree plantings a total of 183 trees are required for the project, and the Landscape Plan proposes planting 210 trees throughout the project site; and
- h. It is necessary to remove the trees in order to construct improvements which allow economic enjoyment of the property; and
- i. There are a variety of existing healthy trees in the neighborhood; the removal does not affect the established character of the area and the property values; and
- j. It is not necessary to remove the trees to construct required improvements within the public street right-of-way or within a flood control or utility right-of-way; and
- k. The trees cannot be preserved by pruning and proper maintenance or relocation rather than removal; and
- l. The trees do not constitute a significant natural resource of the City.

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

- a. The proposed project is consistent with the objectives of the General Plan; and
- b. The proposed project is in accord with the objectives of the Municipal Code and the purposes of the district in which the site is located; and
- c. The proposed project is in compliance with each of the applicable provisions of the Development Code; and
- d. The proposed project, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

4. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment

for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the City staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration; and

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission recommends the City Council adopt the Mitigated Negative Declaration; and

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission recommends the City Council adopt the Mitigation Monitoring Program for the project; and

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission’s recommendation is based is the Planning Director of the City of Rancho Cucamonga. Those documents are available for public review in the Planning Department of the City of Rancho Cucamonga located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730, telephone (909) 477-2750.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this Commission hereby approves the application subject to each and every condition set forth below.

Planning Department

- 1) Approval is contingent upon City Council approval and enactment of Development Code Amendment DRC2015-00555.
- 2) Approval is contingent upon City Council adoption of the Mitigated Negative Declaration of environmental impacts for the project and the Mitigation Monitoring Program and all mitigations contained therein.

- 3) All applicable Conditions of Approval as contained in DRC2015-00165, shall apply.
- 4) Section 19.08.100 of the Rancho Cucamonga Municipal Code requires that all heritage trees be replaced on a one-for-one basis, not less than 15-gallon size.
- 5) The replacement trees shall be planted on the same lot as the trees that are being removed.
- 6) This permit shall be valid for a period of 90 days, unless an extension is requested in writing at least 14 days prior to the expiration date. Where this permit is associated with development, the effective date begins and the 90 days shall start from the date of final map recordation or building permit issuance, whichever comes first.

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

APPROVED AND ADOPTED THIS 13TH DAY OF JANUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Ravenel Wimberly, Chairman

ATTEST: \_\_\_\_\_  
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 13th day of January 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS: