THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETINGS OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

MAY 25, 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.

Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak. All communications are to be addressed directly to the Historic Preservation Commission or Planning Commission, not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please refrain from any debate between audience and speaker, making loud noises, or engaging in any activity which might be disruptive to the decorum of the meeting.

III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

A. Consideration of minutes dated April 27, 2016

B. Consideration of minutes dated May 11, 2016

C. Consideration of the City of Rancho Cucamonga Capital Improvement Program (CIP) for Fiscal Year 2016/17

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.

D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19669 - CONSOLIDATED CONSULTING - A request to subdivide 9.6 acres of land into 6 parcels related to the construction of 6 industrial buildings totaling 171,322 square feet for a site located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Design Review DRC2015-00782 and Master Plan (Amendment) DRC2015-01018. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

E. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00782 - CONSOLIDATED CONSULTING - A request for site plan and architectural review of 6 industrial buildings totaling 171,322 square feet on 9.6 acres of land located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Tentative Parcel Map SUBTPM19669 and Master Plan (Amendment) DRC2015-01018. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

F. ENVIRONMENTAL ASSESSMENT AND MASTER PLAN AMENDMENT DRC2015-01018 - CONSOLIDATED CONSULTING - A request to modify the Rancho Cucamonga Corporate Park Master Plan (DR99-11) for 9.6 acres of land to change the project site layout and to eliminate the property line setbacks for two abutting buildings for a site located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Design Review DRC2015-00782 and Tentative Tract Map SUBTPM19669. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

G. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00797 – RGA OFFICE OF ARCHITECTURE AND DESIGN - A proposal to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) District located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue; APNs: 0229-271-24, 25, and 26. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

H. DESIGN REVIEW MODIFICATION DRC2016-00182 - KB HOME - A review of the revised plotting and architecture for 25 single-family residences within a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, within the Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the 210-Freeway - APNs: 0225-452-13 through -17, -19, 0225-465-01 through -03, -15, -16, -18, 0225-085-06 through -09, -11, -12, and 0225-062-02 through -08. Related files: Tentative Tract Map SUBTT18122, Variance DRC2009-00020, Tree Removal Permit DRC2009-00224 and Design Review DRC2013-00743. On November 9, 2011 a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. California Environmental Quality Act Section 15162 (a) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

I. DESIGN REVIEW DRC2015-00811 - DCI INVESTMENTS - A request to develop 12 single-family homes on 4.36 acres of land in the Low (L) Residential District of the Etiwanda North Specific Plan located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court; APN: 1087-261-12. Related File: Tentative Tract Map SUBTT18960. The 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 Guidelines as a Class 32 (CEQA Guidelines Section 15332) exemption, which covers infill development.

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

J. INTER-AGENCY UPDATES

K. 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 May 19, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.

If you need special assistance or accommodations to participate in this meeting, please contact the Planning Department at (909) 477-2750. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.

INFORMATION FOR THE PUBLIC

TO ADDRESS THE PLANNING COMMISSION

The Planning Commission encourages free expression of all points of view. To allow all persons to speak, given the length of the agenda, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. To encourage all views and promote courtesy to others, the audience should refrain from clapping, booing or shouts of approval or disagreement from the audience.

The public may address the Planning Commission on any agenda item. To address the Planning Commission, please come forward to the podium located at the center of the staff table. State your name for the record and speak into the microphone. After speaking, please sign in on the clipboard located next to the speaker's podium. It is important to list your name, address and the agenda item letter your comments refer to. Comments are generally limited to 5 minutes per individual.

If you wish to speak concerning an item *not* on the agenda, you may do so under "Public Comments." There is opportunity to speak under this section prior to the end of the agenda.

Any handouts for the Planning Commission should be given to the Planning Commission Secretary for distribution to the Commissioners. A copy of any such materials should also be provided to the Secretary to be used for the official public record.

All requests for items to be placed on a Planning Commission agenda must be in writing. Requests for scheduling agenda items will be at the discretion of the Commission and the Planning Director.

AVAILABILITY OF STAFF REPORTS

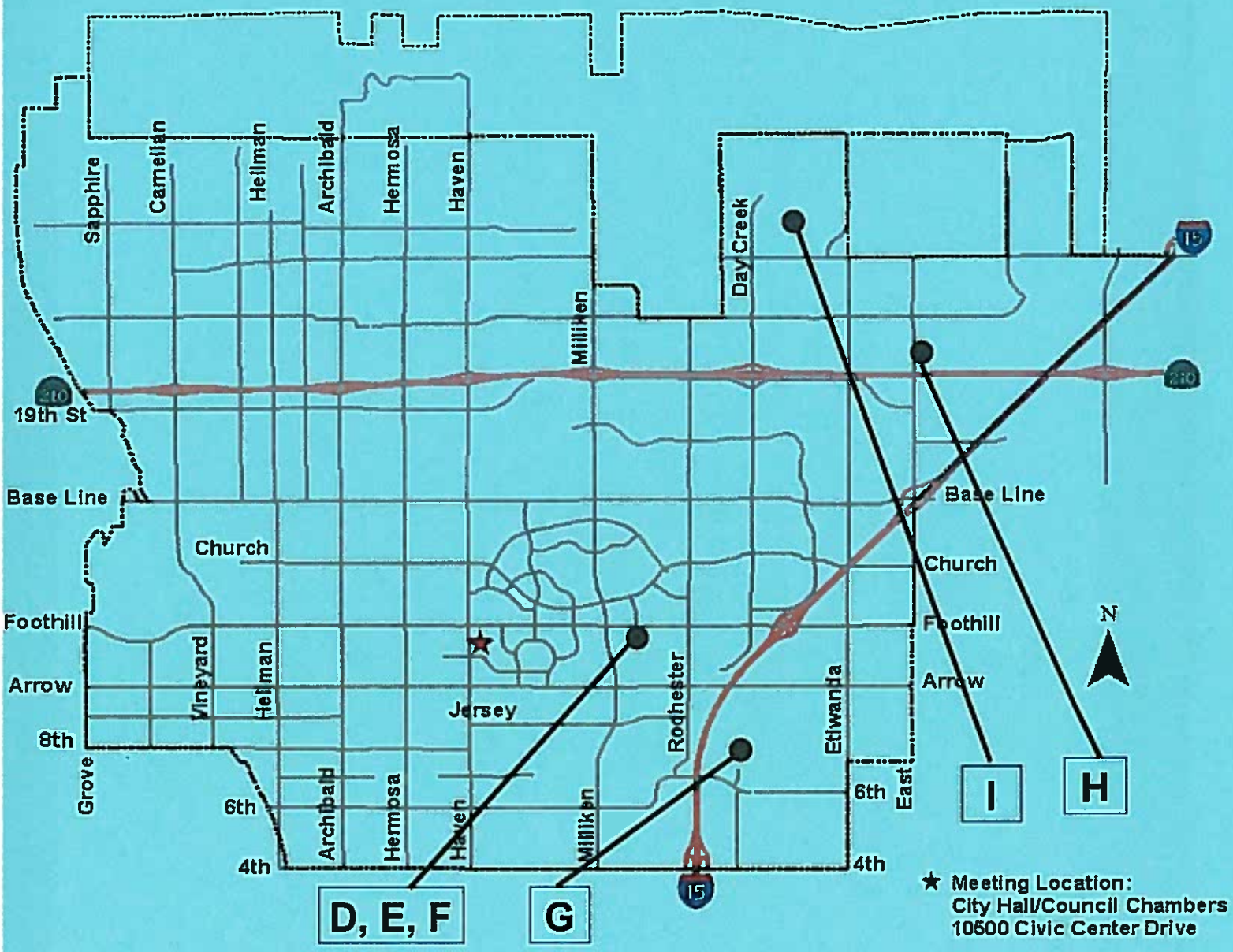
Copies of the staff reports or other documentation to each agenda item are on file in the offices of the Planning Department, City Hall, located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730. These documents are available for public inspections during regular business hours, Monday through Thursday, 7:00 a.m. to 6:00 p.m., except for legal City holidays.

APPEALS

Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of $2,597 for all decisions of the Commission. (Fees are established and governed by the City Council).

Please turn off all cellular phones and pagers while the meeting is in session.
Copies of the Planning Commission agendas, staff reports and minutes can be found at www.CityofRC.us.

Vicinity Map
Historic Preservation and Planning Commission Meeting
MAY 25, 2016



Item D, E, F—Tentative Parcel Map SUBTPM19669, Design Review DRC2015-00782 & MPA DRC2015-01018
Item G—Design Review DRC2015-00797
Item H—Design Review Modification DRC2016-00182
Item I—Design Review DRC2015-00811

THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETING *MINUTES* OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

APRIL 27, 2016 - 7:00 PM

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

I. CALL TO ORDER

Pledge of Allegiance *7:00 PM*

Roll Call

Chairman Wimberly _X_ Vice Chairman Oaxaca _X_

Munoz _X_ Macias _X_ Fletcher _X_

Additional Staff Present: Candyce Burnett, Planning Director; Jeff Bloom, Deputy City Manager/Economic and Community Development; Steven Flower, Assistant City Attorney; Tom Grahn, Associate Planner; Donald Granger, Senior Planner, Jason Welday, Traffic Engineer; Jennifer Nakamura, Associate Planner; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Mike Smith, Senior Planner

Chairman Wimberly offered some guidelines regarding the conduct during the meeting. He noted the public hearing portion of the Empire Lakes project was closed at the last meeting of April 13, however, comments will be received during the Public Communications section to follow. He said there would be another opportunity for public comment on the Empire Lakes project during the public hearing before the City Council on a future date. He limited comments to 5 minutes per speaker.

II. PUBLIC COMMUNICATIONS

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Richard Dick spoke in support and said it is a good use for the property.

Erik Westedt filled out a speaker card but did not come forward when he was called by the Chairman.

Paul Runkle spoke in support noting his prior experience with mixed use projects and the re-development of golf courses for other uses. He said the TOD concept is very popular and will support other businesses. He said there is a direct link of affordability of housing with density-the more we build, more options available, hence more affordable. He said it is key to deliver a quality project-Lewis Co are leaders and they are in business with a long term perspective.

Anna Millsap said she is a Lewis homeowner and is excited about this project; she believes their quality is great.

Danny Pierce spoke in opposition citing loss of valuable open space noting 52,000 tee times at Empire Lakes last year; a significant use for open space. He said changing the 2010 General Plan I means we will lose; 2 course to zero and the loss is unmitigated. He also expressed concern about exposure of hazardous materials, costs of future fire station and fiscal impacts.

Brandon Brooke spoke in opposition noting concerns about property owners/residents not receiving the notifications. He said there is misinformation regarding traffic, crime, city resources, and school impacts. He said the wildlife found on the course is amazing and people really enjoy it. He questioned the water usage calculations and that the EIR does not adequately address traffic stemming from other large projects in the area in combination with Empire Lakes.

Cherie Knudson opposed noting more open land is lost with each development, high rents and credit requirements of Lewis developments and tall buildings blocking views. She said the general public thinks all City officials and the Commission are in Lewis' pocket. She said the golf course should be preserved.

Gary Price opposed and said the concept of TOD development is based on a false premise; there is falling ridership, increased fares, and a change of demographics of riders. He asked if the City of Ontario reports of 8,000 new units to be built has been considered as traffic is already a problem. He implied a backroom deal because Lewis knew it was Open space and the seller knew it was open space and now there is the request to change it.

Stuart Schwartz opposed but commended Oaxaca and Fletcher for their diligence with questions. His concerns were about the prices of housing is above what workers in the area can afford; the consultants are not independent and there is no evidence to support the use of Metrolink by this development; He said private property rights do not assume buyers can automatically rezone. He said his sources say the course is net cash positive and still could be viable as open space; the project pictured is a myth-it will change. He claimed a lack of transparency.

Cynthia Gomez said she is sickened by those who imply something bad is going on. She supports the project, she stated this is nothing like LA and she hopes this will bring millennials as many are looking for this lifestyle-we prefer to walk or bike to work and we live with traffic it is a part of life. She said it meets

multigenerational needs that she sees every day.

Kim Earl opposed the project and said many millennials do not want stack n pack, dorm room environment; young families do not want their children to play in a public area-they would prefer a back yard. Schools will be impacted and are already impacted. She questioned water supply vs conservation requirements, traffic, people will not walk or bike to work, affordability for Millennials. She said she understands their right to sell golf course but this is not a good replacement.

Frank Frenloff opposed and said the golf course is a pristine area. He said golf is cheap therapy-he is in his 80s and said he can swing the club and forget it all. He said it is great to see kids taking lessons-they learn good values.

Patricia Wallen spoke regarding the GFR project (Items E, F & G) she noted she lives adjacent to the site. She supports the removal of the eucalyptus trees as they cause much work and mess in her yard although she will miss the privacy they provide.

The Public Communications Section ended at 7:49 PM

III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

A. Consideration of minutes dated April 13, 2016

Moved by Munoz, seconded by Oaxaca, carried 5-0 to adopt the minutes of April 13, 2016.

IV. SCHEDULED MATTERS/PLANNING COMMISSION

Chairman Wimberly reminded the public of the expected conduct for the meeting and explained the order of Items B, C and D. He noted the public hearing portion is closed and no further testimony would be taken and that the focus of the meeting tonight is for the Commission to continue their discussion and deliberation of these items. He noted that staff would be the report and any updates from the last meeting, field questions as appropriate and then following their discussion the Commission may choose to take action. He said if the Commission recommends approval, the item will be forwarded to the City Council for final action and that meeting will be a noticed public hearing.

B. ENVIRONMENTAL IMPACT REPORT AND GENERAL PLAN AMENDMENT DRC2015-00114 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.): A request to amend the 2010 General Plan of the City of Rancho Cucamonga by revising text, graphics, and exhibits within the General Plan, and change the land use designations of parcels that are currently developed with the Empire Lakes Golf Course, an existing, private golf course of 160 acres that is located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, from Open Space to Mixed Use, in conjunction with a proposed mixed use, high density residential/commercial

development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through –69, -71 through -74, -78, -79, -84 through -88, -89, -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: Development Code Amendment DRC2015-00115 and Specific Plan Amendment DRC2015-00040. An Environmental Impact Report (EIR) (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

C. ENVIRONMENTAL IMPACT REPORT AND SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.): A request to amend the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, a Specific Plan that applies to properties located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, to delete text, graphics, and exhibits relating to the Empire Lakes Golf Course, an existing private golf course of 160 acres that is located within the subject Specific Plan area, and insert text, graphics, and exhibits that will describe the design and technical standards/guidelines for a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through -69, -71 through -74, -78, -79, -84 through -88, -89, -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: General Plan Amendment DRC2015-00114 and Development Code Amendment DRC2015-00115. An Environmental Impact Report (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

D. ENVIRONMENTAL IMPACT REPORT AND DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.): A request to amend the Development Code of the City Rancho Cucamonga by revising text, graphics, and exhibits within the Development Code that applies to properties, including the Empire Lakes Golf Course, an existing, private golf course of 160 acres, within the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, a Specific Plan that applies to properties located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, and insert text and graphics in conjunction with a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through -69, -71 through -74, -78, -79, -84 through -88, -89, -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: General Plan Amendment DRC2015-00114 and Specific Plan Amendment DRC2015-00040. An Environmental Impact Report (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the

Statement of Overriding Considerations has been prepared by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

Mike Smith, Senior Planner, presented the updated staff report and a brief PowerPoint presentation (copy on file) and noted several letters that had been received are on the dais for the Commissioners' review. He said Commissioners Fletcher, Oaxaca and Wimberly submitted some questions following the last meeting for staff and/or the applicant to answer and that he would re-state their questions prior to supplying the answers. He said he had already spoken to the Commissioners and provided the information requested but for the sake of the record he would re-state the questions and answers as follows:

Vice Chairman Oaxaca asked if we are trying to solve a regional or City housing problem with this development.

Mr. Smith said no, this project is not intended to address a specific situation. He said the project is a response by the applicant to address market conditions. Staff has also observed homes are bought before being completed and vacancies are very low and staff is often approached by developers about the process for residential development in the City. He said there is not the same level of demand to build other types of development such as office uses or industrial.

Vice Chairman Oaxaca asked if there is enough critical mass of transit frequency or mode variety now or in the future that would drive occupancy of rental units or home purchases in Empire Lakes or is it "TOD lite" with a limited number of commuters.

Mr. Smith said it is not expected to be a full TOD and we still expect residents to use their cars and that is why standard parking requirements are in place-staff is looking at it holistically. We want to take advantage of the station and we know that not all will use it but the potential is there in the future so we are trying to plan ahead for a possible future demand.

Vice Chairman Oaxaca asked about Lewis' prior experience as a developer, phasing, anchor tenants and walkability.

Mr. Smith said this will be answered by the applicant.

Mr. Smith began to re-state Commissioner Fletcher's questions however, Commissioner Fletcher said he wanted to ask his own questions within the framework of his comments during Commission comments.

Chairman Wimberly asked for clarification regarding the expected phased areas.

Mr. Smith said the first phase is located between 4th and 6th Streets, the second between 6th and 7th Streets and the third is between 7th Street and the railroad tracks (moving south

to north). He said a minimum of 50,000 Square Feet of non-residential development in the Overlay is required; if only 20,000 square feet is developed south of 6th Street, 30,000 square of non-residential use is required north of 6th. He said with respect to Open Space, it is 160 acres which is about 1.92% of the total City open space. He said the General Plan recognizes open space as an important amenity, and therefore we are looking at it from an overall perspective. He said it is private property. The loss relative to City's total open space overall is minimal. He said with respect to the course as an amenity, the applicant is supplying open space as part of the project and also fees to help maintain them will be assessed. He said the City requires the applicant to pay funding towards the joint public use facility for the CSD, Library, and Police and a fire station will also be developed in the future. He said the applicant will also be required to pay development impact fees for these services. He said with respect to water- CVWD reviewed the supply assessment prepared by the applicant and they certify they have enough water to supply the project. He said regarding schools-the superintendent says they have the capacity to supply student services as well. Regarding traffic-Jason Welday/Traffic Engineer will respond as well as the air quality consultant.

Jason Welday, Traffic Engineer said the traffic analysis was prepared in accordance with the San Bernardino County Congestion Management Plan and with input from the City of Rancho Cucamonga, Ontario and Caltrans and all studies were done in accordance with CEQA.

James Kurth said he is an air quality manager and that operational emissions produced mostly by cars will create impacts. He said the AQMD thresholds do not consider larger projects like this. He indicated fewer impacts occur when development such as this is close to rails and bus lines.

Chairman Wimberly asked for clarification regarding the water analysis and the concerns of residents having to reduce water use and the amount of water estimated for the project.

Jo Lynne Russo-Pereyra of the CVWD said this is a regulatory compliance issue and not a water supply issue. She said the water district has been preparing for this since 2009-but the State did a blanket regulation/one size fits all cut in water usage. She said it is a flawed strategy although the Governor did anticipate additional building/development and therefore modified landscape requirements. She said they are also looking at per capita use which has lessened.

Mr. Smith said all impacts were analyzed in the EIR and appropriate mitigations were stated and the document has been on review for public to review and for comment. He concluded his report and response to the previous questions at about 8:12 PM.

Chairman Wimberly asked the Commissioners for any additional questions.

Commissioner Fletcher said he has respect for Lewis companies and is uncomfortable with

unfounded attacks on them. He said they have a different set of interests, it is not a question of good or bad. He said his concern is about the process with respect to little opportunity for the public and commission to comment and felt that this item coming to the Commission was a surprise-he summarized the dates and subjects of various meetings held over the course of the last 2 years. He said he wanted more conversation about alternate-appropriate land uses that might bring more City revenue, less impacts and higher paying jobs. He said staff indicated this did not occur-the EIR only addressed other levels of density and not other uses. He asked how much population is needed to support TOD. He thought that improvements to the station would occur before any other big developments.

Mr. Smith said the number of apartments is about 17,000; and single-family residences is 40,000 per the Housing Element profile of 2015 from SCAG.

Commissioner Fletcher commented that almost 1/3 of our housing stock is apartments-he said he was not aware of a shortage. He asked if we have a limitation on population growth or density in the City.

Mr. Smith said according to the General Plan, in 2009 the number of dwelling units was 55,700 and for 2030 buildout it would be about 63,253. He said the population in 2009 was 179,000 and anticipated population at buildout in 2030 is 204,000.

Commissioner Fletcher commented that economically he thought it was more important to create more jobs before housing and if there are not good paying jobs they would not be able to afford any housing, and that he did not feel it was accurate to say that people move out of the City because they can't afford the housing, they move because of job transfers etc. He said he believes there is a good mix of jobs in the City and is best if people can live and work in the City. He said he did not believe the open space of the golf course could be fairly compared with open space in the northern sphere that is not usable or accessible to most people nor would the developer be providing a large amount of open space within the project area. He asked about any conversations with the golf course owner regarding the economic feasibility of the course. He expressed concern about market driven development and a drain on City funds.

Mr. Smith said he confirmed no discussions took place with the golf course owner – only with applicant and their consultants.

Commissioner Fletcher asked if the commercial portion could never get built if no "market demand" exists.

Mr. Smith said right now we are only reviewing overall plan, so development applications within each part of the plan will get reviewed in detail as they are applied for: they have to fulfill the intent of the plan. They do have to fulfill the minimum and if a specific application does not provide a non-residential component then it will have to be addressed down the line with other future applications. He said the statement of market demand provides

flexibility.

Commissioner Fletcher asked the joint public facility is part of the 220,000 square feet of non-residential uses-he asked if that is outside of the 85,000 square feet within the mixed use overlay.

Mr. Smith said the joint use facility is roughly located at 7th Street and The Vine and is in the Mixed Use Overlay so it is included in maximum 85,000 square feet.

Commissioner Oaxaca asked if the estimates were based on full build out of the project as proposed.

Mr. Smith said the fiscal impact analysis prepared by the City's consultant assumes full buildout and annual revenue. He said the revenue estimates are based on a base line number calculation.

Commissioner Fletcher expressed concern that with that many units that could be built prior to the commercial component, most of the dollars will be spent at Ontario Mills and we get the costs for community services provided. He asked if it will be a drain on the City's budget. He questioned how the fiscal impacts could be estimated if the commercial uses are market driven and therefore unknown. He said development fees are one time fees but the expenses go on forever and inflation should also be considered. He asked if the joint facility be paid for by developer.

Mr. Smith said the details of that are still in process but they will be solidified prior to the hearing before the City Council. He said currently the applicant is required to contribute 11 million dollars to construct and set aside the land for the facility.

Commissioner Fletcher asked if the CFD pays for staffing and maintenance and if there are auto escalators. He said it sounds like a future drain on the General fund.

Mr. Smith said there will be CFDs and escalators. He said existing maintenance districts are currently underfunded, but this development would join in and pay into those districts – he said there may be a future need to draw on the General Fund but the new CFD will have escalators whereas the old ones do not.

Commissioner Fletcher said this will generate 1.5 million in fees and costs to the City would be about 1 million and the estimate of $500,000 net annual revenue to the City – he said it is a thin margin considering future expenses and if those revenues do not materialize. He then questioned the mitigation to the public for the loss of recreational open space-what's proposed does not compare. He suggested the developer fund or develop another major segment of Central Park. He asked if this had been considered.

Mr. Smith said the applicant is already required to pay park fees that go to the City's park funds and the City decides where those funds go.

Commissioner Fletcher said those fees have nothing to do with the removal of this valuable resource that needs to be addressed and the suggestion seems reasonable in that we should compensate the people for the loss of their recreational open space. He said he is not convinced the project proposal is the best use of the land-the decision should not be based upon what provides the most value for the developer. He said since he does not consider this the best land use for our residents then he would also question the validity of the Statement of Overriding Considerations. He believed more discussion should have occurred earlier on.

Mr. Smith said that with respect to the completion of Central Park, the applicant pays park fees and where those fees are best applied is a City decision.

Bryan Goodman, said Lewis has had great involvement with the development of Central Park and if the City wanted to apply those park development impact fees to Central Park we would be supportive of that but it is a City decision.

Commissioner Fletcher said that Lewis could do more, faster and cheaper there than the City has done in 30 years. He said he is confused about the financial study. He asked if they would say this project 15 years from now will not be a drain on the City budget.

Bryan Goodman said regarding the sales tax; a footnote says 15% of tax revenue would be lost to other cities. He said we did our own analysis – we came up with a similar number. He said the CFD escalator is the mechanism that over time allows the cost of the maintenance to keep up with the revenue generated-this is the game changer.

Commissioner Fletcher said he felt more about this project should have been brought before the Commission for more discussions before it got to this point of the process.

Mr. Smith said that the process and availability of this project has been here and available for you to review: if we are approached by any applicant and they want to talk about what they need to do for a proposal, typically we would not engage with the Planning Commission at that time. We provide the applicant with information and comments. When it comes to the Commission it is more concrete-at public scoping the project is still embryonic. It develops from there and at the workshop you could then at least visualize what was being proposed.

Commissioner Fletcher said it is not the specifics of the project that is his concern – it is the use/land use change - we should have met regarding appropriate land use to the City. He said his whole past experience is in income/expenses and if we can't maintain ponds and

parks, then we should look at uses that bring tax benefits to the City. We never looked at alternative uses in spite of his request and there was a lack of public meetings to discuss this.

Vice Chairman Oaxaca thanked staff for their diligence for responding. He commented that the realities of special districts are that some have not been able to keep up. Although there is additional revenue, multi-family development has a lower assessment rate. He asked if Mr. Welday could summarize the change in levels of service (LOS) at specific intersections.

Mr. Welday displayed a graphic of several intersections with significant impacts that can be mitigated with some changes such as signal timing. He noted some intersections will not improve and will suffer additional delays.

Vice Chairman Oaxaca asked if it is a safe conclusion that intersections studied will have fairly significant effects over time even without the project.

Mr. Welday said project/no project completion and even ambient growth, was taken into account.

Vice Chairman Oaxaca said one individual provided comment re: potential effects of other proposed projects in the region and how are they accounted for with respect to traffic.

Mr. Smith suggested the preparer of the EIR would be best to respond.

Sarah Brandenberg of Fehr & Peers said they considered already known and approved projects in the area and those noted by SCAG through 2025.

Commissioner Oaxaca asked her to address the specific project comment regarding other large housing projects in the area with respect to the connection of larger housing projects related to cumulative impacts.

Tina Anderson of BonTerra Psomas said they performed an outreach to Ontario and other neighboring areas to develop the list of contacts for each topic studied in the EIR.

Vice Chairman Oaxaca confirmed that CEQA requires the agency to focus on the effects of the project being considered in context with other identified projects in the area not just the individual project identified and its effects on the Lead Agency.

Bryan Goodman said with respect to the job breakdown of 118,000 jobs identified within 3 miles of the site found in the Census – financial, insurance, real estate professional and technical services is 18%; risk management, administrative services and remediation is 15%, retail trade is 14%, transportation/warehousing is 12%, fashion is 8%; a broad mix of good jobs. Household income in the same radius is about 75k on average which is in line with their price points. He said with respect to the conditions for the joint use facility is-

complicated-it is under construction.

Randall Lewis said the Lewis Companies' experience with mixed use development is in Terra Vista which has 1.5 miles of retail, condos, schools, parks, apartments; a community which evolved over time and we have brought in the best consultants. He said with respect to other possible uses such as an auto mall or another Victoria Gardens, there is not a market for it here. He said they are expert in this market and what generates the demand; in this case it is household growth with spendable income. He said the retail use they do will have to get phased in. He said they partnered with Forest City at Victoria Gardens and they were very involved there. He said they are also working on the Chino Preserve that is a mixed use center.

Commissioner Fletcher asked what type of home product will be offered.

Mr. Lewis said their guesses and estimates are good. He would expect higher density detached houses, condos, and townhouses as they want to give options and this development will evolve over time. He said it will not be in just 3 phases but they plan to start at the south end and work north.

Commissioner Macias offered support of the project and said that the information presented has not changed his mind on any matter. He said he believes we should provide a multitude of housing types and the City will grow like it or not. He referred to an article he read noting that people still want the best deal. He said things will change and land use plans all have to be flexible as we are a market driven society. He said Commissioner Fletcher made some good points, but some are policy issues that we are to consider at a different time and it is not valid to hold this project hostage because we did not deliberate policy issues such as the completion of Central Park. He said transportation options provided have been provided and the Golf course is not a significant amenity for all.

Commissioner Munoz said he looked at the EIR and he had plenty of time to do so, he reviewed the comment letters, staff kept us up to date, and the EIR was specific. He said the benefits outweigh the impacts.

Vice Chairman Oaxaca said this was a valuable discussion and he appreciates all the comments and he thanked the CVWD for the District comments and clarification. He thanked staff for clarifying his questions and explaining why we need this development-it is an issue of housing and housing diversity and the ability to own or rent a home. He said clarity with respect to transit development was given. He said he is very familiar with transit and how it relates to areas surrounding it. He said he looks to the future with the knowledge that we won't get it all at once. He said the City is hoping to be ahead of the game and on the leading edge; this is forward thinking and this developer has some success in doing that. Mr. Lewis checked the box of success factors-in that he is creating a community in response to the market and it considers the City's needs over a period of time. He said traffic will increase even without this project and we could stand still and be victims to the traffic

growth or try to be proactive. He said he understands the concern about the loss of the golf course-but this is the best possible option.

Commissioner Fletcher said that with respect to policy issues not specific to this development perhaps upcoming workshops will give more opportunity to discuss those. He said he has always opposed market driven development as it results in not the best development long term.

Chairman Wimberly thanked staff Lewis Companies for providing options so all have a choice. He said he appreciated all the comments.

Moved by Macias, seconded by Munoz, carried 4-1 (Fletcher opposed) to recommend approval of General Plan Amendment DRC2015-00114, Specific Plan Amendment DRC2015-00040, Development Code Amendment DRC2015-00115 and forward all applications and the EIR to the City Council for final action.

The Chairman called a recess at 9:40 PM and the full Commission reconvened at 9:51 PM.

V. PUBLIC HEARINGS/HISTORIC PRESERVATION 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.

E. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS DRC2016-00180 - GFR INVESTMENTS - A request to add a free standing garage, rear yard access driveway, perimeter walls, and remove an adjacent Eucalyptus windrow for the Ernst Muller House, associated with a request to subdivide 5.0 acres into 11 lots in the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Tentative Tract Map SUBTT19968, and Design Review DRC2015-00589. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

This item was heard in conjunction with items F & G

VI. 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.

F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19968 - GFR INVESTMENTS - A request to subdivide 5.0 acres into 11 lots in the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Design Review DRC2015-00589 and Certificate of Appropriateness DRC2016-00180. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

G. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR INVESTMENTS - A Design Review for 10 lots within the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Tentative Tract Map SUBTT19968 and Certificate of Appropriateness DRC2016-00180. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

Tom Grahn, Associate Planner, gave the staff report and PowerPoint presentation (copy on file) for Items E, F and G. He said staff received a letter from the South Coast Air Quality Management District. He said staff recommends adding a condition to prepare an HRA. The condition will read:

> *Prior to the issuance of grading permits the applicant shall prepare a Health Risk Assessment and any requirements and/or conditions shall be incorporated into the Landscape Plan and building plans. The HRA shall be submitted to the Planning Director for review prior to incorporation into the Landscape Plan and building plans.*

Chuck Crowell said his is available for questions.

Chairman Wimberly opened the public hearing (one person spoke during public comment in support of the tree removal request; her comment is repeated below).

Patricia Wallen spoke regarding the GFR project (Items E, F & G) she noted she lives adjacent to the site. She supports the removal of the eucalyptus trees as they cause much work and mess in her yard although she will miss the privacy they provide.

Chairman Wimberly closed the public hearing.

Commissioner Macias said he had no problems with the application and offered support.

Commissioner Fletcher said it is a nice attractive design and thanked and complimented the applicant for making the minor adjustments requested by the DRC. He offered his support.

Vice Chairman Oaxaca had no issues appreciated the adjustments based on the DRC comments. He noted that the windrows are getting old and they have a much shorter life than redwoods. He said as they continue to disappear we have a replacement policy

incorporating more appropriate trees.

Chairman Wimberly said he lives in the area and noted we are seeing the last of those trees and it will be interesting to see what is put in their place. He said the project should be well received.

Moved by Fletcher, seconded by Oaxaca, carried 5-0 to approve the applications for the Certificate of Appropriateness DRC2016-00180, Tentative Tract Map SUBTT19968 and Design Review DRC2015-00589 and the Mitigated Negative Declaration of environmental impacts.

H. CONDITIONAL USE PERMIT DRC2015-01149 - CARIYENIS WELLNESS - A request to operate a massage establishment within an existing 1,114 square foot tenant space within the General Industrial (GI) zoning district located at 9087 Arrow Route, Suite 100; APN: 020901219. 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 Guidelines as a Class 1 (CEQA Guidelines Section 15301) exemption, which covers existing facilities.

Jennifer Nakamura, Associate Planner gave the staff report and PowerPoint presentation (copy on file).

Cariyenis Garcias said she is the applicant and available for questions.

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

Moved by Macias, seconded by Fletcher, carried 5-0 to approve Conditional Use Permit DRC2015-01149.

I. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT DRC2014-01132 - FOOTHILL & EAST, LLC - A request to eliminate Development Code Section 17.38.060 (H) (8) which requires the preservation of an existing grove of eucalyptus trees related to the development of a 193-unit multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities for a site located on 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. CONTINUANCE REQUESTED TO MAY 11, 2016.

J. ENVIRONMENTAL ASSESSMENT AND ZONING MAP AMENDMENT DRC2014-01131-FOOTHILL & EAST, LLC - A request to change the zoning designation for 8.8 acres of land from Community Commercial (CC) to Mixed Use (MU) related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. CONTINUANCE REQUESTED TO MAY 11, 2016.

K. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19945 - FOOTHILL & EAST, LLC - A request to subdivide 8.8 acres of land for residential condominium purposes related to the development of a 193-unit, multi-family mixed use development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016.

L. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT REVIEW DRC2014-01130 - FOOTHILL & EAST, LLC - A request for site plan and architectural review of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a site located on 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016.

M. ENVIRONMENTAL ASSESSMENT AND MINOR EXCEPTION DRC2016-00169 - FOOTHILL & EAST, LLC - A request to reduce the required parking by 44 spaces (52 spaces if 3,246 square feet of retail tenant space is developed) related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of

Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Development Review DRC2014-01130, Tentative Tract Map SUBTT19945, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016

N. ENVIRONMENTAL ASSESSMENT AND TREE REMOVAL PERMIT DRC2014-01134 - FOOTHILL & EAST, LLC - A request to remove approximately 184 trees related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016.

O. ENVIRONMENTAL ASSESSMENT AND UNIFORM SIGN PROGRAM DRC2015-00318 - FOOTHILL & EAST, LLC - A request to review the Uniform Sign Program related to the development of a 193-unit multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169 and Tree Removal Permit DRC2014-01134. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016.

Chairman Wimberly noted a continuance has been requested for Items I-O.

Commissioner Fletcher commented about his desire for the applicant to build the 3,200 square foot commercial use at the same time as the residential use and also the requirement for a minimum of 2 commercial uses. He said the project description says there is a potential for commercial space. He said he thought it was clear that portion was to be developed and the applicant got the impression they could build it as 3 apartments and at a later date, and with better market conditions, they would build the commercial portion of the project. He recalled that at DRC it was clear this was not optional. He expressed concern that if we keep fudging then all we get in the end is high density.

Candyce Burnett, Planning Director said she understood that as a DRC requirement but when this application came in, those standards were not in place. She said the new overlay

districts address these specific areas. She said Development Code changes are in process and staff re-noticed this item with an amended description to define the mixed uses.

Commissioner Fletcher noted that the discussion was that we would go along with the idea of a TOD and density bonuses for the developer provided we were given the 2 uses. He said we are not fulfilling what we want. He said that if he can't fill 3,200 square feet than he needs to go back to the normal standard of less density and more parking.

Vice Chairman Oaxaca said he has the same recollection. He said the design was nice but he still shares the concern about the previous standards and what we are responding to. He said it might be better to remind the applicant of this. He said the description has tilted more than what he is comfortable with.

Ms. Burnett noted that upcoming workshops will address this issue but this application was submitted 18 months prior to developing these standards. She said we thought this would be a true transit development with a flex space to support the transit line. That was the original intent of this development. We did the re-noticing to address that issue to define uses in MU districts with a TOD.

Commissioner Fletcher reiterated that if they want density bonus and parking reduction then they have to give the 2 uses- the agenda indicates it as an option.

Ms. Burnett assured the Commission that staff not ignoring the DRC. She said this is what is being brought forward to the Commission to evaluate.

Commissioner Fletcher said he thought the DRC had the purpose and that if the DRC does not approve the design it does not go to PC.

Vice Chairman Oaxaca said the DRC did not want the applicants to drive our decision; we wanted staff and Commission to drive those standards.

There we no additional comments.

Moved by Oaxaca, seconded by Fletcher, carried 5-0 to continue Items I-0 to the May 11, 2016 meeting.

P. ENVIRONMENTAL ASSESSEMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 – CITY OF RANCHO CUCAMONGA - An amendment to change the land use designations of multiple parcels within the City, generally located along Foothill Boulevard (near major street intersections with other streets such as East Avenue, Etiwanda Avenue, and Hermosa Avenue); in the vicinity of the intersection of Base Line Road and Amethyst Avenue; and at the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street from their existing designations (which varies but includes, for example, General Commercial and Office) to Mixed Use, and to correct, as necessary, existing tables

and text in the General Plan that specify the uses and range of development required on various parcels in the City that are currently designated for Mixed Use development; APNs: 0207-211-05, 0207-211-42 through -46, 0208-101-17 through -20, 0208-632-46 through -50, 0208-321-24, 1077-621-20 through -27, 0208-353-01 through -03, 1100-031-06, -07; 1100-041-01 through -03, 1090-601-04, -06 through -08, 1090-601-20, and -21, 1100-161-01 through -03, 0229-311-14 and -15, 1100-191-04, and 1100-201-03, -04, -06, and -07. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. CONTINUANCE REQUESTED TO MAY 11, 2016.

Chairman Wimberly noted a continuance has been requested.

Mike Smith, Senior Planner said the continuance request is to further refine the proposed amendment.

Vice Chairman Oaxaca asked if there could be more discussion prior to the May 11 meeting date.

Steven Flower, Assistant City Attorney said this project merely clarifies the zoning map in conformance with the General Plan and to add some areas that were missed in the designation. This is more of a cleanup item.

Mr. Smith said we are adding several parcels to the Mixed Use District and to allow us to narrow down what parcels were affected. He said there are no specific standards related to this.

Moved by Munoz, seconded by Oaxaca, carried 5-0 to continue Item P to the May 11, 2016 meeting as requested.

VII. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

Q. INTER-AGENCY UPDATES

None

R. COMMISSION ANNOUNCEMENTS

None

VIII. ADJOURNMENT

10:40 PM

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 April 21, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.

If you need special assistance or accommodations to participate in this meeting, please contact the Planning Department at (909) 477-2750. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.

INFORMATION FOR THE PUBLIC

TO ADDRESS THE PLANNING COMMISSION

The Planning Commission encourages free expression of all points of view. To allow all persons to speak, given the length of the agenda, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. To encourage all views and promote courtesy to others, the audience should refrain from clapping, booing or shouts of approval or disagreement from the audience.

The public may address the Planning Commission on any agenda item. To address the Planning Commission, please come forward to the podium located at the center of the staff table. State your name for the record and speak into the microphone. After speaking, please sign in on the clipboard located next to the speaker's podium. It is important to list your name, address and the agenda item letter your comments refer to. Comments are generally limited to 5 minutes per individual.

If you wish to speak concerning an item *not* on the agenda, you may do so under "Public Comments." There is opportunity to speak under this section prior to the end of the agenda.

Any handouts for the Planning Commission should be given to the Planning Commission Secretary for distribution to the Commissioners. A copy of any such materials should also be provided to the Secretary to be used for the official public record.

All requests for items to be placed on a Planning Commission agenda must be in writing. Requests for scheduling agenda items will be at the discretion of the Commission and the Planning Director.

AVAILABILITY OF STAFF REPORTS

Copies of the staff reports or other documentation to each agenda item are on file in the offices of the Planning Department, City Hall, located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730. These documents are available for public inspections during regular business hours, Monday through Thursday, 7:00 a.m. to 6:00 p.m., except for legal City holidays.

APPEALS

Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of $2,597 for all decisions of the Commission. (Fees are established and

governed by the City Council).

Please turn off all cellular phones and pagers while the meeting is in session.
Copies of the Planning Commission agendas, staff reports and minutes can be found at www.CityofRC.us.

THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETING *MINUTES* OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

MAY 11, 2016 - 7:00 PM

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

I. CALL TO ORDER

Pledge of Allegiance *7:07 PM*

Roll Call

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Macias A Fletcher X

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.

Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak. All communications are to be addressed directly to the Historic Preservation Commission or Planning Commission, not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please refrain from any debate between audience and speaker, making loud noises, or engaging in any activity which might be disruptive to the decorum of the meeting.

None

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.

A. DESIGN REVIEW DRC2015-00975 – D.R. HORTON - A request for site plan and architectural review of 31 single-family residences on 6.5 acres of land in the Low Medium (LM) Residential District (4-8 dwelling units per acre) of the Victoria Community Plan located on the northwest corner of Kenyon Way and Lark Drive; APN: 1089-011-04. Related Files: Tentative Tract Map 18508, Variance DRC2016-00154 and Minor Exception DRC2016-00256. The City Council adopted a Mitigated Negative Declaration of environmental impacts for this project on June 3, 2015. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of the previous Mitigated Negative Declaration.

B. VARIANCE DRC2016-00154 – D.R. HORTON - A request to reduce the required setbacks on Lots 19 and 31 related to Design Review DRC2015-00975 for the site plan and architectural review of 31 single-family residences on 6.5 acres of land in the Low Medium (LM) Residential District (4-8 dwelling units per acre) of the Victoria Community Plan located on the northwest corner of Kenyon Way and Lark Drive; APN: 1089-011-04. Related Files: Tentative Tract Map 18508, Design Review DRC2015-00975 and Minor Exception DRC2016-00256. Related Files: Tentative Tract Map 18508, Design Review DRC2015-00975 and Variance DRC2016-00154.

C. MINOR EXCEPTION DRC2016-00256 – D.R. HORTON - A request to increase the maximum wall height up to 8 feet due to a grade difference related to Design Review DRC2015-00975 for the site plan and architectural review of 31 single-family residences on 6.5 acres of land in the Low Medium (LM) Residential District (4-8 dwelling units per acre) of the Victoria Community Plan located on the northwest corner of Kenyon Way and Lark Drive; APN: 1089-011-04.

Tabe van der Zwaag, Associate Planner, presented the staff report and gave a brief PowerPoint presentation (copy on file).

Maile Macabio, project manager for DR Horton said it was a pleasure working with staff and that she was prepared to answer questions.

Chairman Wimberly opened the public hearing. Seeing and hearing no comments, he closed the public hearing.

Commissioner Fletcher said the design is compatible, the variance reasonable, and the Minor Exception makes sense. He thanked the applicant for listening to the DRC.

Commissioner Munoz agreed and added that it is a challenging area to develop-they did well to accommodate the constraints of the property.

Vice Chairman Oaxaca agreed that it is a good design, a good selection of plans & homes and is responsive to market conditions.

Chairman Wimberly concurred and said it is an infill project and has land challenges. He said staff and the applicant did a good job and he looks forward to seeing it complete.

Moved by Munoz, seconded by Fletcher, carried 4-0-1 (Macias absent) to adopt the resolutions approving Design Review DRC2015-00975, Variance DRC2015-00154, and Minor Exception DRC2016-00256.

D. ENVIRONMENTAL ASSESSEMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 – CITY OF RANCHO CUCAMONGA – A proposed General Plan Amendment to 1) to change the land use designations of multiple parcels within the City, generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street, from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use; 2) to revise Tables LU-1, delete Tables LU-3 through LU-8, and LU-10 through LU-14 of the General Plan that describe the uses and development ranges permitted within each area designated for Mixed Use development and to correct numbering of Table LU-9; 3) revise Tables LU-15 through LU-18 that summarize and describe the build-out capacity for each land use classification throughout the City; 4) revise Figures LU-2 and LU-3 of the General Plan that identify the (existing and added) locations of the parcels that are designated for Mixed Use development; 5) revise text associated with these tables and figures; and 6) to correct any typographical errors and omissions within the existing text associated with these tables and figures; APNs: 0207-211-05, 0207-211-42 through -46, 0208-353-01 through -03, 1100-031-06, -07; 1100-041-01 through -03, 1090-601-04, -06 through -08, 1090-601-20 and -21, 1100-161-01 through -03, 0229-311-14 and -15, 1100-191-04, and 1100-201-03, -04, -06, and -07. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item was continued from the April 27, 2016 meeting date. This item will be forwarded to the City Council for final action. This description is a revision of the original published on March 24, 2016 and was re-noticed on April 28, 2016.

Dominick Perez, Associate Planner, gave the staff report and PowerPoint presentation (copy on file).

Commissioner Fletcher asked where residents will go for their services if we are abandoning the idea of providing commercial/community services at the east end of town. He mentioned potential loss of revenue and a previously conceived community center. He asked what other developers indicated they would be interested. He asked if existing uses located in this area would still be allowed. He said he is not opposed to changing the land uses along Foothill Boulevard but we should encourage developers to put in what these folks need.

Mr. Perez said there are existing commercial services along Foothill-several portions developed and some are not. He said this issue was not specifically analyzed.

Commissioner Fletcher asked if the existing uses would still be allowed.

Mike Smith, Senior planner responded that those uses would still be allowed. He said the applicants would be asked to be sure the new uses integrate with the existing There is the intent to provide integration.

Mr. Smith said on the parcels that are vacant , they would be required to have 2 land uses or 2 housing types and the developer would have to meet the intent of the Mixed Use District. He said staff has received calls expressing interest in Mixed Use development and are encouraged that we have done the standards, but the interested parties have not yet provided concrete plans, just interest in a mix of residential and commercial uses.

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

Commissioner Munoz said he had no concerns, he was glad there is the ability to tweak the General Plan and that he supports the changes.

Commissioner Fletcher asked if changing the General Plan but not the zoning map provides staff more control over the submitted projects.

Mr. Smith said that with each proposal the applicant will be required to apply for an amendment to the map-and that the applications would run together with the design review and get reviewed concurrently. The amendment would then go to the City Council for final review and action.

Commissioner Fletcher said he believes the change is good and may revitalize Foothill Boulevard. He said staff will have to be vigilant in enforcing the design standards. He asked if future developers will have to produce an EIR and if that would be difficult.

Steven Flower, Assistant City Attorney said each project will have to do a site specific environmental assessment. He said the fine tuning of their environmental review will be based upon what is proposed. He said with respect to future applications, because we don't know what mix of uses will be provided, it would be impossible to analyze the impacts now.

Vice Chairman Oaxaca said this is the best opportunity to maximize the best use of these locations. He said a lot of these parcels are vacant and what is developed is non-conforming. He said there are lots of reasons they have not been developed but changing the land use will create more opportunity to maximize their use and is a much more

responsive approach to what the City needs and will help redevelop the Foothill corridor. He said this is good work by staff.

Chairman Wimberly said this is a broad measure that allows these areas to be beneficially developed.

Moved by Munoz, seconded by Oaxaca, carried 4-0-1 (Macias absent) to recommend the approval of General Plan Amendment DRC2015-00887 and the proposed Negative Declaration to be forwarded to the City Council for final action.

E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT DRC2014-01132 - FOOTHILL & EAST, LLC – A proposed amendment to Development Code Table 17.36.020-2 (Development Standards for Mixed Use Zoning Districts) to clarify permitted uses in the Mixed Use Zoning Districts and allowing Transit Orientated Developments (TOD) within ½ mile of a transit stop and to amend Section 17.36.020 A and B, Figure 17.36.020-1 and Table 17.36.020-1, to add the proposed site to the Development Standards for Mixed Use Zoning Districts Tables, Figures and Text for consistency with the proposed Zoning Map Amendment DRC2014-01131 amending the zoning designation of the site from Community Commercial (CC) to Mixed Use (MU)) for the development of a proposed 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities for a site located on 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. This description is a revision of the original published on March 24, 2016 and was re-noticed on April 28, 2016.

F. ENVIRONMENTAL ASSESSMENT AND ZONING MAP AMENDMENT DRC2014-01131-FOOTHILL & EAST, LLC - A request to change the zoning designation for 8.8 acres of land from Community Commercial (CC) to Mixed Use (MU) related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. This item was continued from April 27, 2016.

G. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19945 - FOOTHILL & EAST, LLC - A request to subdivide 8.8 acres of land for residential condominium purposes related to the development of a 193-unit, multi-family mixed use development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.

H. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT REVIEW DRC2014-01130 - FOOTHILL & EAST, LLC - A request for site plan and architectural review of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a site located on 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.

I. ENVIRONMENTAL ASSESSMENT AND MINOR EXCEPTION DRC2016-00169 - FOOTHILL & EAST, LLC - A request to reduce the required parking by 44 spaces (52 spaces if 3,246 square feet of retail tenant space is developed) related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Development Review DRC2014-01130, Tentative Tract Map SUBTT19945, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.

J. ENVIRONMENTAL ASSESSMENT AND TREE REMOVAL PERMIT DRC2014-01134 - FOOTHILL & EAST, LLC - A request to remove approximately 184 trees related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of 8.8 acres of land within the Community Commercial (CC) Zoning District at the

northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.

K. ENVIRONMENTAL ASSESSMENT AND UNIFORM SIGN PROGRAM DRC2015-00318 - FOOTHILL & EAST, LLC - A request to review the Uniform Sign Program related to the development of a 193-unit multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169 and Tree Removal Permit DRC2014-01134. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.

Tabe van der Zwaag, Associate Planner, gave the staff report and PowerPoint presentation (copy on file). He noted title changes of the resolutions before the Commission and the fact that the 3,246 square feet was noted as potential commercial space and is now shown as commercial and/or Live Work units. He said the proposal currently allows the developer to have live/work units to satisfy the requirement and the proposal is now for 190 units with 3 live/work spaces.

Commissioner Fletcher questioned the Development Code Amendment – specifically the footnote about properties of 5 acres or less and the TOD. He said he would like to discuss these items separate from this project application. He said we are moving too quickly into high density and these are important topics needing discussion. He said he likes the design and he acknowledged the "two use" issue has been resolved although he had concerns about the parking.

Candyce Burnett, Planning Director said the intent is to take care of some clean up items to the Code at the same time, hence the footnoted items.

Mr. van der Zwaag said the required parking is based on the existing code- the Mixed Use standards do not change the parking requirement for residential, office or commercial projects – 422 spaces are required.

Ms. Burnett said the general parking standards are exactly the same as required for apartments/condos (based upon unit count and bedroom count) - the difference in Mixed Use standards is if they are asking for a variance or exception then they would have to provide a parking study to address the change or request for the lack in parking and that if

they were trying to meet other intents such as a true TOD development they could use it to justify a request for less parking. She said if they can't meet the minimum standard then we work backwards and refer to a parking Study Management Plan and ask them for a Peer review parking study to determine if the parking is adequate or not.

Commissioner Fletcher said the second peer review study did not confirm that the parking is ok-that group said it might be a problem. He said he has concerns about parking, the speed at which we are trying to build all this, and he expressed concern about making amendments to documents that we just enacted in order to help new development proposals meet those standards. He said he is opposed to off-site/on-street parking in that area.

Mr. Van der Zwaag said the original study maintains the project can meet the standard because of a reduction of car use, close proximity to transit, and a large storage area for bikes is provided to encourage alternative transportation as well as a parking management plan that allows for more control, limitations and inspections and strong communication with residents regarding what is allowed. If their plan fails, and we get complaints, the parking may have to be redesigned and reduce units. The Peer review was concerned about an intense commercial use with evening hours and so the property manager will have to lease to uses that do not use parking during the evening hours. He said parking on East Avenue would provide an extra buffer of parking.

Commissioner Fletcher said the DRC should see their site plan that shows the parking. He expressed concern that this has not been figured out yet.

Vice Chairman Oaxaca expressed similar concerns noting they had a discussion at DRC regarding parking, hence the agreement for a Peer review: they said there is a 9%+ shortfall and he is not comfortable with the street parking option. He said mitigations were suggested and it sounds like we are depending on a lot of policing and constraints on the potential retail uses. He said he wants the developer to be closer to meeting our standards and for them to consider other options.

Kamran Benji, the applicant for Foothill & East deferred to his traffic engineer regarding the Peer review and noted the main concern is night time parking. He said other cities are willing to consider lesser parking standards and they have exhausted other parking options. He said East Avenue is not a major street and does not have a lot of traffic.

Commissioner Fletcher asked what unit count adjustment they would have to make to meet the parking requirements.

Mr. Benji said they would have to consider the financial impact and the delays and impacts already experienced due to the recession.

Commissioner Fletcher said we need to consider the best interests of our residents and

quality life as well as development-parking in the neighborhoods can be a difficult problem.

Commissioner Munoz asked for an explanation of the changes to East Avenue to accommodate extra parking.

Mr. Benj said it would be on the west side of East Avenue.

Mr. van der Zwaag said it would require the loss of a lane on East Avenue.

Dan James, Sr. Civil Engineer said the traffic engineer reviewed this request and said he is open to parking on East Avenue and the reduction of a lane is acceptable. He said the details are not resolved yet. The number of stalls has not been finally determined.

Mark Bertone of Madole Associates said a new study closes the #2 southbound lane. Improvements for walkers would be added south to the development. It appears the parking may extend north beyond the project northerly boundary.

Vice Chairman Oaxaca said it appears to accommodate 11 vehicles and then possibly more north of the project northerly boundary.

Mr. Bertrone said about 62 spaces extending north beyond the utility corridor.

Mr. van der Zwaag said only one house on the corner of Via Veneto would potentially have a parking space adjacent to the homeowner's property.

Chairman Wimberly asked if the applicant reviewed the number of units that would need to be reduced to meet the parking requirements.

Ambarish Mukherjee, representing LSA said they did not.

Mr. van der Zwaag said it is roughly 2 vehicles per unit and so to keep all the parking contained on site it would drop the number of units by 15-20. 1:54

Mr. Mukherjee said other cities are looking at this new type of development. He said there is a lack of adequate surveys and parking metrics to look at, so they have looked at other communities where they have done this type of development such as Pasadena. Other cities when they do mixed use/high density there are parking issues because there is more population within a smaller area. He said to provide enough parking for this type of development would result in a huge parking area which contrary to the concept of high density/mixed use development. He said with respect to the Peer review: without taking any credits, this will be short 40 spaces. If credits are considered, it is only short about 10-20 spaces. Because of a lack of rates for Mixed Use development, it was difficult to determine final results. He said the Peer review did not refute the findings it just expressed concern about parking during the evening hours.

Serafin Maranan, Principal at Architects Orange said with respect to unit reduction, they felt the parking study reinforced that the parking is adequate. If had to reduce 10-15 units.

Commissioner Fletcher suggested they split the difference to 12 units, thereby meeting the parking requirement without going offsite. He said the history of city says we have tried to avoid off-site parking. He asked if they can agree to a condition of no off-site parking.

Mr. Benji said considering all the reductions, they meet the requirements. He said with respect to the parking plan-it may not be written but we have agreed to concessions and negotiated with City staff; it includes monitoring and enforcement.

Ms. Burnett noted that Commissioners Fletcher and Oaxaca are referring to larger policy issues. She said urban development looks and feels different and it has never been done in our city-we thought it might be difficult. She said we have been setting the stage for this and now we have to look at how we shift to allow this type of development. She said the idea of "No on-street parking" does not fit the urban model-it would mean no Mixed Use development will work anywhere-part of the problem is density. True urban development with 4 stories would never meet the parking requirement. She said we have a training scheduled with other professionals to help the Commission understand this type of development. She said staff knows they are 9% deficient and that is why there is a Minor Exception request. The study and the peer review did not consider the possibility of on-street parking, that came later after other options were explored. She said we know this is a change and parking provided may be acceptable to be below the standards in some locations in the city but not in others. She said these are larger policy decisions that will have to be considered by the Commission and the City Council. She said we are generally in favor of supporting urban development and it is a change from what we have seen in the past. She said the applicant tried to make deals with the other property owners without success.

Commissioner Fletcher expressed concern about amending the General Plan noting that the two footnote items slipped in. He said he likes the design and location, but not the parking. He said it would be great if they came in with fewer units and we could still achieve our TOD goals. He said this should have come back to DRC since it did not meet the parking requirement.

Mr. Benji said they did discuss parking at the DRC.

Commissioner Fletcher said nothing was said about 65 cars parked up East Avenue. He asked if they could agree that all the parking would be on site.

Steven Flower, Assistant City Attorney said there is not a mechanism to enforce that requirement if East Avenue is opened for parking as streets are intended for parking-law enforcement would have no way of matching up vehicles with where people live.

Vice Chairman Oaxaca said with respect to Ms. Burnett's comments that the Commission ventured into a policy discussion and did not intend for the applicant to be burdened with that. He said his project should not be driving policy. He said he would be in favor of considering using other metrics used by other cities for this type of development. He asked for more specifics on how the applicant's team looked at the parking credits/reductions that can be given for this type of development.

Mr. Mukherjee said they used the guidelines from San Bernardino County which allow for transit credits and shared parking credits mixed use development. He said when those were applied, it reduced the demand and then the project would meet the city's requirements. He said the peer study mitigation was only a recommendation.

Vice Chairman Oaxaca said the transit component is expected to evolve over time. He asked if the future transit is expected to alleviate the some of the parking demand.

Mr. Mukherjee it is how transit and land use interact. The use can create a trigger for transit. If the transit plans move forward you will see a demand in the future that could lessen the impact of the parking.

Chairman Wimberly opened the public hearing.

Daniel Gurrera said there is already a parking problem on Marshall Court which he concluded emanates from nearby apartment residents. He said once cars park on the street, there is no enforcement. He said he is opposed to 190 units and removal of a lane from East Avenue. He expressed concern about lower property values and lower income residents as well as safety because of students walking on the east side to school. He thought people are being dropped off and picked up there.

Bond Mendez said she lives west of San Sevaine and she would like Mixed Use development, howver, she has a concern about the parking overflow from the San Sevaine Apartments –there is parking overflow and it is a management problem. She does not support parking on East Avenue for safety reasons. She said only 3,200 square feet out of the total square footage is very little commercial. She said she is supportive overall.

Chairman Wimberly closed the public hearing after seeing and hearing no further comment. He redirected to the Commission for comment.

Commissioner Munoz said it is a difficult project and he thanked the applicant for their work over the years and meeting the challenges. He said he sees some issues with the parking that can be overcome with good management. He said the City has not ever done this before and it is challenging. He said he appreciated the comments from the residents. He said he is inclined to move forward in spite of reservations and we need a chance to learn.

Commissioner Fletcher said he likes the design. He expressed concerns about the parking and too many units and item F (Zoning Map Amendment) has 2 policy issues that have nothing to do with this application that he would rather discuss that at a workshop. He said he would rather see the applicant go back and look for compromises and send the project back to DRC for the parking issue.

Vice Chairman Oaxaca said he shares the uncertainty. He said conceptually the project approach is the right one and said they did a great job on the design. He said he has heard enough that if conditions are structured appropriately we could move forward and he is not opposed to street parking as it is part of our evolution and we have seen it work elsewhere. He agreed Item F would be better addressed elsewhere-he asked if they could vote on Item F separately.

Steven Flower said we have a number of Development Code changes included as Item F that have been initiated in the draft resolution but is up to the Commission to make a recommendation to Council. If the Commission wants to support the one Development Code change that supports this development but not the other two you could make a mixed recommendation, but we would have to explain why in a revised resolution. He said we would also need to change the resolution to reflect the removal of those items.

Vice Chairman Oaxaca said he would be comfortable with that separation and if he could base a motion upon that. He asked that we schedule a future discussion about parking requirements for this type of development that will help us make a recommendation on these projects so that we set a consistent guide for future applicants.

Chairman Wimberly agreed and concurred in that the project looks great but we have uncovered policy issues that need discussion elsewhere. He said we should not penalize the applicant for this.

Moved by Munoz, seconded by Wimberly to recommend approval of the Code changes and Zoning Map Amendment as presented and to approve the other resolutions for the rest of the project as stated in the staff report. The motion failed 2 in favor 2 against (Fletcher and Oaxaca voted no, Macias was absent).

Vice Chairman Oaxaca suggested a new motion to remove portions of Item F – remove the two footnotes. He said he would like to provide the applicants a complete picture as to what they can expect as far as expectations and give us an opportunity to have discussion regarding these new types of development with uniform guidelines.

Donald Granger, Senior Planner said the goal could be accomplished by redacting the two offending footnotes because they do not apply to this project because it is over 5 acres in

size.

Steven Flower said we should bring back a new resolution for the Development Code but it would add two weeks to the applicant's timeline and we want the Council to see this action clearly.

Vice Chairman Oaxaca said he did not want to delay the applicant and therefore withdrew the motion.

Mr. Flower suggested that because on Page 152 of the agenda packet 1) a and b do not strictly apply to this project, the resolution could be amended. He suggested a recess.

Chairman Wimberly announced a 5 minute recess at 9:55p.m. The Commission reconvened at 10:07pm with the same members present (Macias absent).

Mr. Flower read into the record that Section 6 of Resolution No. 16-24 shall be as follows:

6. The Commission does not recommend that the City Council approve the following aspects of the Development Code Amendment DRC2014-01132 because these matters are not necessary for the proposed development of the project site and require further study(s) and consideration:

a. Amend Development Code Table 17.36.020-2 to add a footnote stating that "on project sites of 5 acres (net) or less, two or more housing types/product, such as detached and attached SFR; SFR and MFR; combinations of SFR, townhomes, condominiums, and apartments; etc., shall satisfy the requirement for providing a combination of two or more uses."

b. Amend Development Code Table 17.36.020-2 to add a footnote stating that "subject to Planning Commission Review and Approval, Transit Oriented Developments within ½ mile of a transit stop are exempt from meeting the minimum two land use requirement."

Moved by Oaxaca, seconded by Fletcher, carried 4-0-1 (Macias absent) to recommend approval of Development Code Amendment DRC2014-01132 and Zoning Map Amendment DRC2014-01131 to be forwarded along with the Mitigated Negative Declaration of environmental impacts to the City Council for final action with a revision as noted in the record. Specifically, the Commission revised Resolution 16-24 (page E-K 152 of the agenda packet) for the Development Code Amendment to remove Planning Department Conditions 1) a and b that added footnotes to Table 17.36.020-2 because these items do not apply to this project and were matters of policy the Commission wished to discuss at a later time. The Commission also adopted the resolutions of approval for Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318.

IV. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

L. INTER-AGENCY UPDATES

None

M. COMMISSION ANNOUNCEMENTS

None

V. ADJOURNMENT

10:13 PM

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 May 5, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.

If you need special assistance or accommodations to participate in this meeting, please contact the Planning Department at (909) 477-2750. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.

INFORMATION FOR THE PUBLIC

TO ADDRESS THE PLANNING COMMISSION

The Planning Commission encourages free expression of all points of view. To allow all persons to speak, given the length of the agenda, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. To encourage all views and promote courtesy to others, the audience should refrain from clapping, booing or shouts of approval or disagreement from the audience.

The public may address the Planning Commission on any agenda item. To address the Planning Commission, please come forward to the podium located at the center of the staff table. State your name for the record and speak into the microphone. After speaking, please sign in on the clipboard located next to the speaker's podium. It is important to list your name, address and the agenda item letter your comments refer to. Comments are generally limited to 5 minutes per individual.

If you wish to speak concerning an item *not* on the agenda, you may do so under "Public Comments." There is

opportunity to speak under this section prior to the end of the agenda.

Any handouts for the Planning Commission should be given to the Planning Commission Secretary for distribution to the Commissioners. A copy of any such materials should also be provided to the Secretary to be used for the official public record.

All requests for items to be placed on a Planning Commission agenda must be in writing. Requests for scheduling agenda items will be at the discretion of the Commission and the Planning Director.

AVAILABILITY OF STAFF REPORTS

Copies of the staff reports or other documentation to each agenda item are on file in the offices of the Planning Department, City Hall, located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730. These documents are available for public inspections during regular business hours, Monday through Thursday, 7:00 a.m. to 6:00 p.m., except for legal City holidays.

APPEALS

Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of $2,597 for all decisions of the Commission. (Fees are established and governed by the City Council).

Please turn off all cellular phones and pagers while the meeting is in session.
Copies of the Planning Commission agendas, staff reports and minutes can be found at www.CityofRC.us.

STAFF REPORT

ENGINEERING SERVICES DEPARTMENT

RANCHO CUCAMONGA

Date: May 25, 2016

To: Chairman and Members of the Planning Commission

From: Jason C. Welday, Director of Engineering Services/City Engineer

By: Jerry A. Dyer, Principal Civil Engineer

Subject: CONSIDERATION OF THE CITY OF RANCHO CUCAMONGA CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2016/17

RECOMMENDATION:

Staff recommends that by minute action the Planning Commission find the Capital Improvement Program for Fiscal Year 2016/17 in conformity with the adopted General Plan.

BACKGROUND/ANALYSIS:

The Capital Improvement Program (CIP) as attached as Exhibit "B" is required per Government Code 65401, Exhibit "A", to be adopted by the City Council. The Planning Commission is required to find the CIP in conformity with the adopted General Plan. The CIP document includes a General Plan Policies section that evidences the specific policy references found in the General Plan.

The CIP is a vital piece of the City's Annual Operating Budget as it dictates major capital expenditures obligated in any given year. The CIP consists of a multi-year plan for citywide infrastructure improvements. Each year, the City budgets for "funded" projects which will occur during said fiscal year. The list of projects contained in the CIP addresses both the City's long and short-term capital needs. It identifies projects that reflect the desires of the community, as well as projects that serve operational and maintenance needs.

The City's Engineering staff works with all Departments within the City to develop and implement an economically feasible CIP that embodies the City's public infrastructure needs. The CIP is the product of joint planning, taken from the City's General Plan, local residents, the business community, the local development community, and external government agencies.

The projects have been categorized by type of project (Beautification, Drainage, Facilities, etc.), which are in alphabetical order within each category. The individual project sheets include a short summary, cost, year funded, and a map showing the project location.

Projects are funded from a variety of sources including Development Impact Fees, Measure "I", Gas Tax, and miscellaneous grants. There are 75 projects totaling just under $62,000,000 to be executed in the upcoming fiscal year. Apart from the 75 projects previously identified, 20 projects just over $83,000,000 are identified as future and unfunded.

Respectfully submitted,

Jason C. Welday
Director of Engineering Services/City Engineer

Attachments: Exhibit "A" - Government Code 65401
Exhibit "B" - Fiscal Year 2016/2017 Capital Improvement Program (distributed under separate cover)
Exhibit "C" - General Plan Policies (distributed under separate cover)

Government Code

65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

Exhibit "A"

Fiscal Year 2016/2017
Capital Improvement Program

Presented by:

City of Rancho Cucamonga
Engineering Services Department

10500 Civic Center Drive
Rancho Cucamonga, California 91730
Tel: 909.477.2740
Fax: 909.477.2741
www.cityofrc.us

Exhibit "B" (distributed under separate cover)

General Plan Policies

Fiscal Year 2016/2017
Capital Improvement Program

Exhibit "C" (distributed under separate cover)

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

Date: May 25, 2016

To: Chairman and Members of the Planning Commission

From: Candyce Burnett, Planning Director

By: Tabe van der Zwaag, Associate Planner

Subject: ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19669 - CONSOLIDATED CONSULTING - A request to subdivide 9.6 acres of land into 6 parcels related to the construction of 6 industrial buildings totaling 171,322 square feet for a site located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Design Review DRC2015-00782 and Master Plan (Amendment) DRC2015-01018. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00782 - CONSOLIDATED CONSULTING - A request for site plan and architectural review of 6 industrial buildings totaling 171,322 square feet on 9.6 acres of land located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Tentative Parcel Map SUBTPM19669 and Master Plan (Amendment) DRC2015-01018. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

ENVIRONMENTAL ASSESSMENT AND MASTER PLAN AMENDMENT DRC2015-01018 - CONSOLIDATED CONSULTING - A request to modify the Rancho Cucamonga Corporate Park Master Plan (DR99-11) for 9.6 acres of land to change the project site layout and to eliminate the property line setbacks for two abutting buildings for a site located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Design Review DRC2015-00782 and Tentative Tract Map SUBTPM19669. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

RECOMMENDATION: Staff recommends approval of Tentative Parcel Parcel Map SUBTPM19669, Design Review DRC2015-00782 and Master Plan (Modification) DRC2015-01018 through adoption of the attached Resolution of Approval with Conditions.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:

North - Commercial Development – Industrial Park (IP)
South - Industrial Development - Industrial Park (IP)
East - Automotive Uses – Industrial Park (IP) with Industrial Commercial Overlay
West - Commercial Development – Industrial Park (IP)

B. General Plan Designations:

Project Site	-	Industrial Park (IP)
North	-	Industrial Park (IP)
South	-	Industrial Park (IP)
East	-	General Commercial (GI)
West	-	Industrial Park (IP)

C. Background: The project site is part of the "Rancho Cucamonga Corporate Park," which the Planning Commission approved on April 28, 1999. It is a 140 acre Master-Planned commercial/industrial development that extends along the east side of Milliken Avenue to Arrow Route and along Foothill Boulevard to approximately 300 feet west of Masi Drive. On February 13, 2002, the Master Plan was amended (DRCDR 99-11[MOD]) in order to subdivide and master plan a 25 acre portion of the original Master Plan into 11 parcels of land, of which the project site comprises 4 parcels. The project site was originally master-planned for 2 office buildings and 2 industrial buildings.

D. Site Characteristics: The project site is made up of 4 disturbed vacant parcels of land dominated by non-native grassland and weedy vegetation. The project site is accessed from Mayten Avenue, Millennium Court and multiple drive access points shared with the adjacent commercial development. There is existing commercial development to the north and west, automotive uses to the east and industrial development to the south.

ANALYSIS:

A. Project Description: The applicant is requesting site plan and architectural review of 6 industrial buildings totaling 171,322 square feet on 9.6 acres of land. The request includes a 6 lot parcel map (SUBTPM19669) and an amendment (DRC2015-01018) to the approved Master Plan (DRCDR 99-11(MOD)).

The six industrial buildings are designed for wholesale, storage and distribution land uses and range in size from 23,278 to 37,569 square feet. The main office area of each building faces the internal access drives and the dock areas are located on the sides of the buildings. Shared drive aisles and parking areas are located in front of the buildings, which provide convenient access to both the office and dock areas.

The project complies with all related design and development criteria, except for the side yard setback of Buildings #4 and #5 from the adjacent property line. The tilt-up concrete buildings are well-designed and include two primary building materials, concrete and sand blasted concrete, along with a generous amount of glazing at the office areas and on the side elevations. Each wall and roof plan is articulated and includes a decorative cornice. A metal canopy is provided at the main entrances to the office areas. The dock areas are screened from public view by the building wall planes and by decorative screen walls.

The Floor Area Ratio is approximately 46 percent, within the permitted 40 to 60 percent Floor Area Ratio. Landscape coverage is approximately 15.3 percent, in excess of the 15 percent required landscape coverage. Maximum building height is approximately 28 feet, below the

maximum permitted 35 foot building height.

Master Plan Amendment: The project includes a Master Plan Amendment (DRC2015-01018) to permit Buildings #4 and #5 to share a common property line without the required 5-foot setback from property line. The Development Code permits the reduction in development standards through the Master Plan process. The Master Plan Amendment will also modify the previously approved site layout by increasing the number of buildings from 4 to 6. Staff supports the proposed Amendment as it will permit the efficient use of the project site without creating a 10-foot "no man's land" between two abutting buildings. The proposed site plan change from the approved Master Plan is in keeping with the surrounding development and is well-suited for the project site, providing direct connection to the existing circulation system.

The design and layout of the proposed project is consistent with the General Plan and the design guidelines of the Industrial Park (IP) District. The building massing and height are consistent with design criteria for wholesale, storage and distribution buildings and with the character of its surrounding land uses. It is not expected that the project as proposed will detrimentally affect the use and operations of neighboring, existing, or future developments nor create traffic or pedestrian hazards.

B. Parking: The project includes 205 standard vehicle parking spaces and 12 trailer parking spaces (12 dock doors), as required by the Development Code.

Type of Use	Floor Area (Square Feet)	Parking Ratio	Number of Spaces Required
Warehousing	155,322	varies[1]	141
Office	16,000	1/250	64
Total Required/Total Provided			205/205[2]

[1]For warehouse uses, the parking calculations are 1 space per 1,000 square feet for the first 20,000 square feet; 1 space per 2,000 square feet for the second 20,000 square feet; and 1 space per 4,000 square feet for additional floor area in excess of the first 40,000 square feet.
[2]The trailer parking requirement is calculated separately from the standard parking requirement and is based on a ratio of one stall per dock door.

C. Design Review Committee: The project was reviewed and approved by the Design Review Committee (Fletcher, Oaxaca and Granger) on February 2, 2016. The main issues raised by staff were the size of the outdoor eating areas, the lack of the required 2 primary building materials and wall plain articulation. The applicant has redesigned the outdoor eating areas, added sandblasting as the second primary building material, and has added additional articulation to the side elevations, all to comply with the Code.

D. Technical Review Committee: The project was reviewed and approved as presented by the Technical Review Committee on February 2, 2016.

E. AB52 Tribal Consultation: In accordance with AB52, the Soboba Band of Luiseno Indians and the San Manuel Band of Mission Indians were contacted to determine interest in engaging in consultation related to the potential impact to cultural resources as result of the project. Staff was

contacted by the Soboba Band of Luiseno Indians (October 28, 2105) stating that they wish to defer review of the project to the San Manuel Band of Mission Indians. Staff was also contacted by the San Manuel Band of Mission Indians (December 3, 2015), stating that they concur with the Cultural Resources Assessment (Brian F. Smith and Associates, Inc., November, 2015) that was submitted for the project and have no comments or concerns.

F. 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, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and waste material, 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 radius of the project site. Staff required the applicant to post a large 4-foot by 8-foot Notice of Filing sign on the property, which was also used to post the City's public hearing notice.

Respectfully submitted,

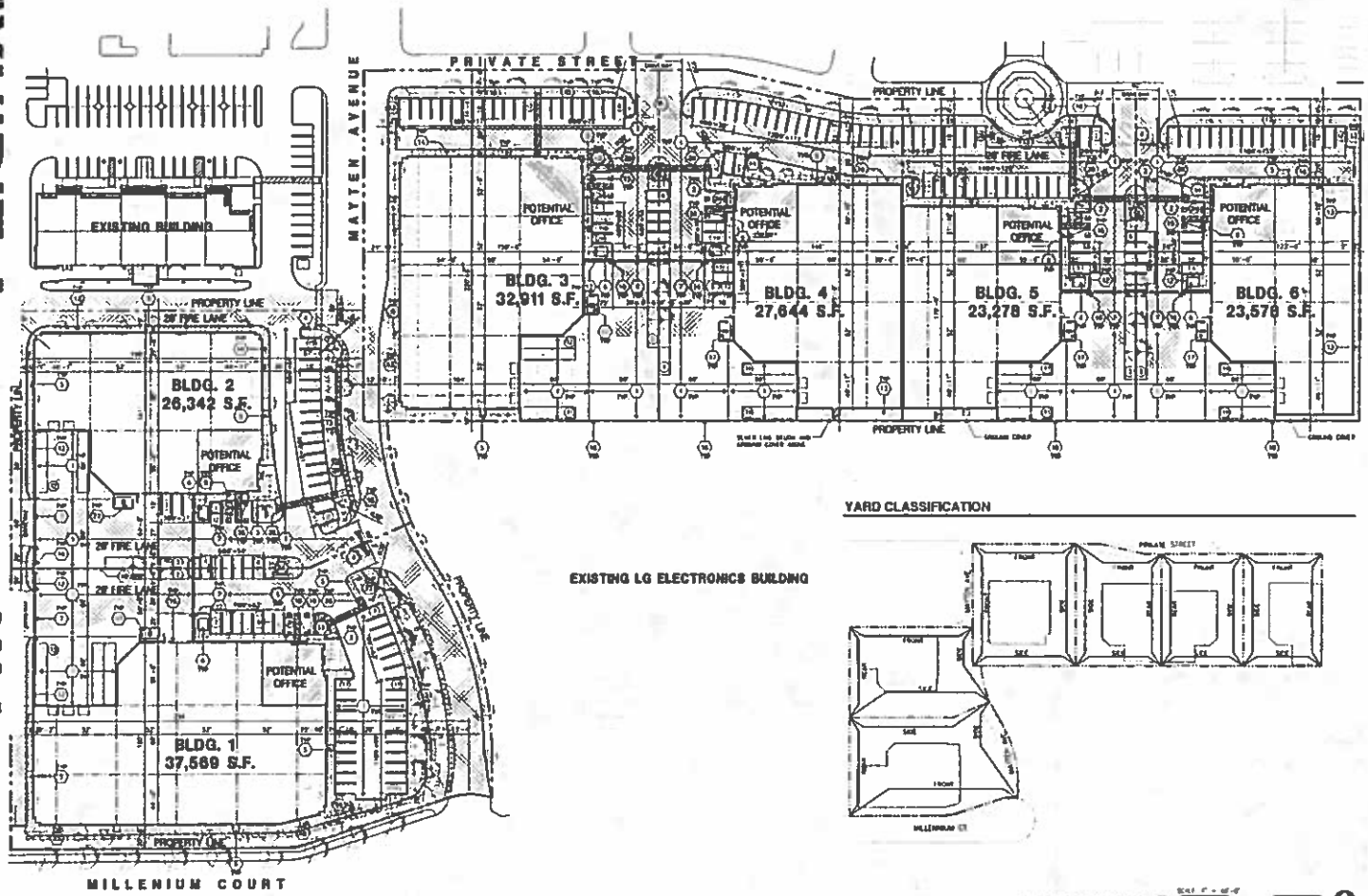
Candyce Burnett
Planning Director

CB:TV/ls

Attachments: Exhibit A - Site Plan
Exhibit B - Wall Plan
Exhibit C - Elevations and Floor Plans
Exhibit D - Tentative Parcel Map and Grading
Exhibit E - Landscape Plan
Exhibit F - Design Review Committee Action Agenda dated February 2, 2016
Exhibit E - Initial Study Parts I, II and III
Draft Resolution of Approval for Tentative Parcel Map SUBTPM19669
Draft Resolution of Approval for Design Review DRC2015-00782
Draft Resolution of Approval for Master Plan Amendment DRC2015-01018

EXHIBIT A

D,E,F -5



OVERALL SITE PLAN (A)

YARD CLASSIFICATION

PROJECT INFORMATION

Owner/Applicant

Applicant's Representative

Project Address

Zoning

Assessors Parcel Number

Legal Description

Construction Type

Code Analysis

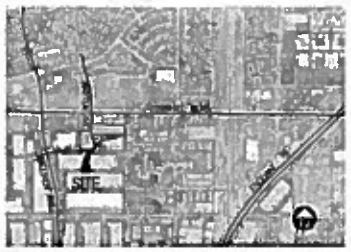
CONSULTANT

CIVIL

LANDSCAPE

TABULATION

VICINITY MAP



SITE PLAN KEYNOTES

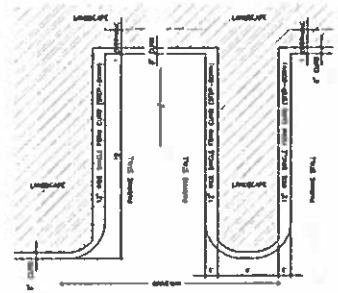
1. HEAVY BRUSH FINISH CONCRETE PAVEMENT
2. NOT USED
3. CONCRETE PAVEMENT VARIOUS BRUSH FINISH
4. DRIVEWAY APPROACH TO BE CONSTRUCTED
5. 5'-0"x5'-0"x6" THICK CONCRETE EXPANSION LANDING PAD TOP OF ALL EXTERIOR MAN DOORS TO LANDSCAPE AREAS. FINISH TO BE HEAVY BRUSH FINISH PROVIDE WALK TO PUBLIC WAY ON DRIVE, SEE AS NOTED ON CITY STANDARDS
6. CONTRACTOR TO VERIFY LOCATION OF TRANSFORMER
7. PROVIDE 6' HIGH METAL GATES W/ PADLOCK PER FIRE DEPARTMENT STANDARDS PER DRAWING
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL
9. EXTERIOR BIKE RACK TYPICAL
10. 6' HIGH METAL FENCE SEE A4.1 FOR DETAILS
11. EXTERIOR CONCRETE STAIR
12. 6' HIGH CONCRETE TILT-UP SCREEN WALL
13. LANDSCAPE ALL LANDSCAPE AREAS INCLUDES IN SHADING
14. IMPLIMIT BREAK/SHADING AREA SEE LANDSCAPE DRAWINGS FOR COLORING AND DIMENSIONS
15. PRE-CAST CONCRETE WHEEL STOP
16. CONCRETE FILLED GUARD POST 6 DIA. [illegible] 42" H.
17. BIKE LOCKERS PER CITY STANDARD
18. ACCESSIBLE RAMP SIGN
19. ACCESSIBLE PARKING STALL SIGN
20. TRACTABLE STAIR
21. APPROXIMATE LOCATION OF FIRE HYDRANT
22. WALL MOUNTED LIGHTING FIXTURE
23. SITE LIGHT POLE W/ CONCRETE BASE
24. 6' HIGH METAL SWING GATE W/ PADLOCK PER FIRE DEPARTMENT STANDARDS PER DRAWING
25. NOT USED

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY [illegible]
2. 6" SOILS ARE EXPANSIVE IN NATURE. USE [illegible] REINFORCING FOR ALL SITE CONCRETE
3. ALL DRIVEWAYS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR AND LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. THE EXISTING PROJECT SHALL BE PERMANENTLY ANCHORED INTO AN APPROVED BUILDING SYSTEM
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS
7. PROVIDE PERMITS DRAWING FROM BLDG. SEE "C" DRAWINGS
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL DIMENSIONS, CONTROL DIMENSIONS. THE PLANS ARE FOR BUILDING AND EXISTING LANDUSE POINTS
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS
10. CONCRETE DRIVEWAYS TO BE A MINIMUM OF 6" THICK W/ TRUELED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 1/2" IN DIA. EXPANSION JOINTS TO HAVE COMPRESSIBLE EXPANSION FILLED MATERIAL OF 1/4" FINISH TO BE A HEAVY BRUSH FINISH U.N.O.
11. FIRE CHIEF AND PROVIDE SIGNS TO REFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE SITE PROJECT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND APPROVED BY PUBLIC WORKS DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS
13. PRIOR TO FINAL CITY INSPECTION THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC WORKS DEVELOPMENT
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN BUILDING OR AS CONTAINED FROM PUBLIC WORKS DEVELOPMENT
15. ALL WIRELESS MOUNTING POLES OF EXTRA LOW FENCING SHALL BE CAPPED
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM 30 INCHES (6") HIGH CURB
17. ALL CARS TO HAVE A 30 PERCENT NON OVERHANG METAL BUILDING FOR SCALING PURPOSES
18. TO PROVIDE DECORATIVE PAVING AT ALL PEDESTRIAN CROSSINGS

SITE PLAN GENERAL NOTES

- CONCRETE PAVING, SEE "C" SHEETS FOR DIMENSIONS
- STANDARD PARKING STALL (9' X 18')
- LANDSCAPED AREA
- 28' FIRE TRUCK
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN 12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL



STEP-DOWN AT END PARKING STALL (B)

HPA architecture

Owner:

RICHARD DICK & ASSOCIATES

Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA

Consultants:

MADDLE & ASSOCIATES

Landscape HPA INC.

Title OVERALL SITE PLAN

Project Number

Drawn by

Date

Revision

Sheet

A1.1

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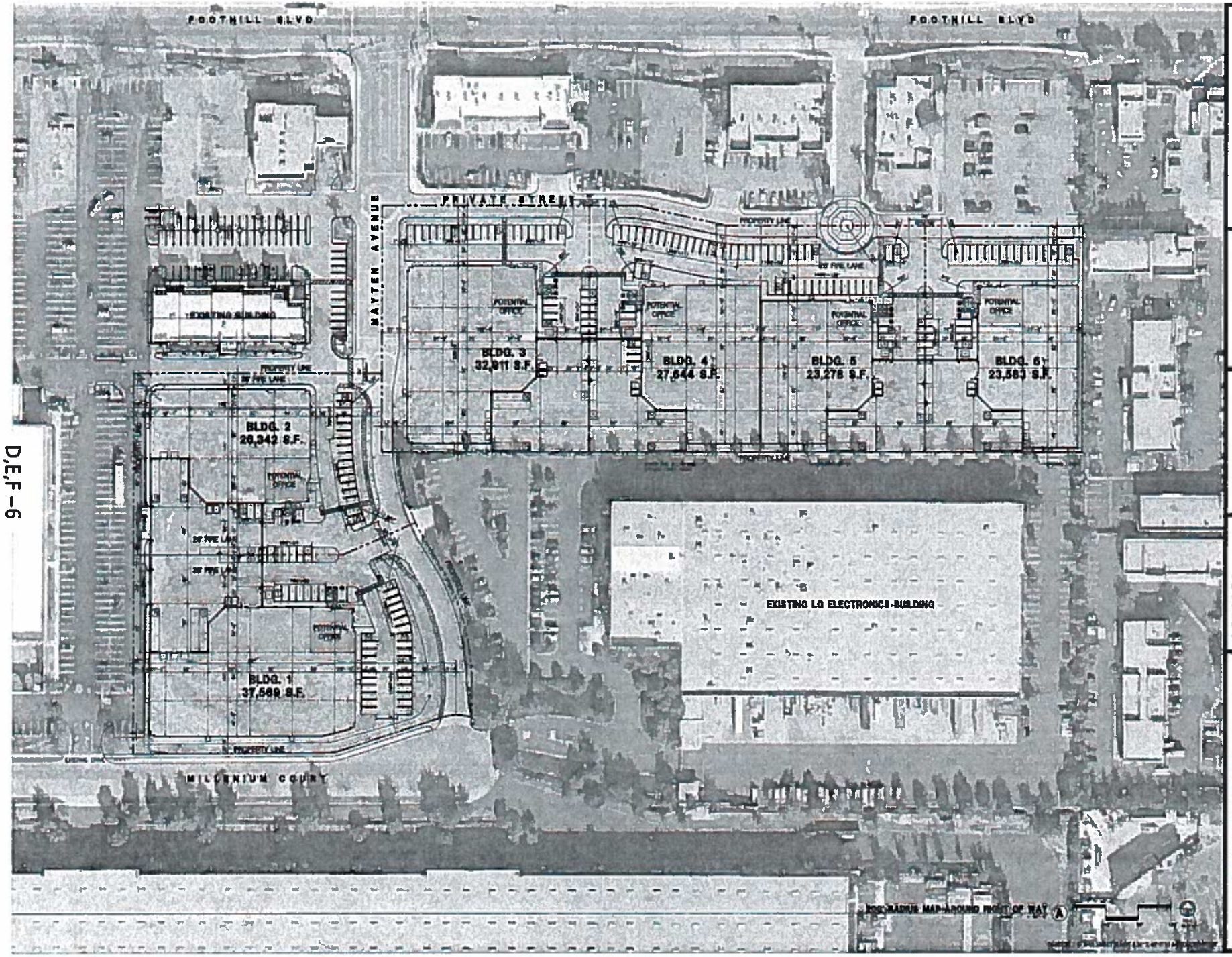


HPA architecture

Owner:

RICHARD DICK & ASSOCIATES

Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA 91730, CA

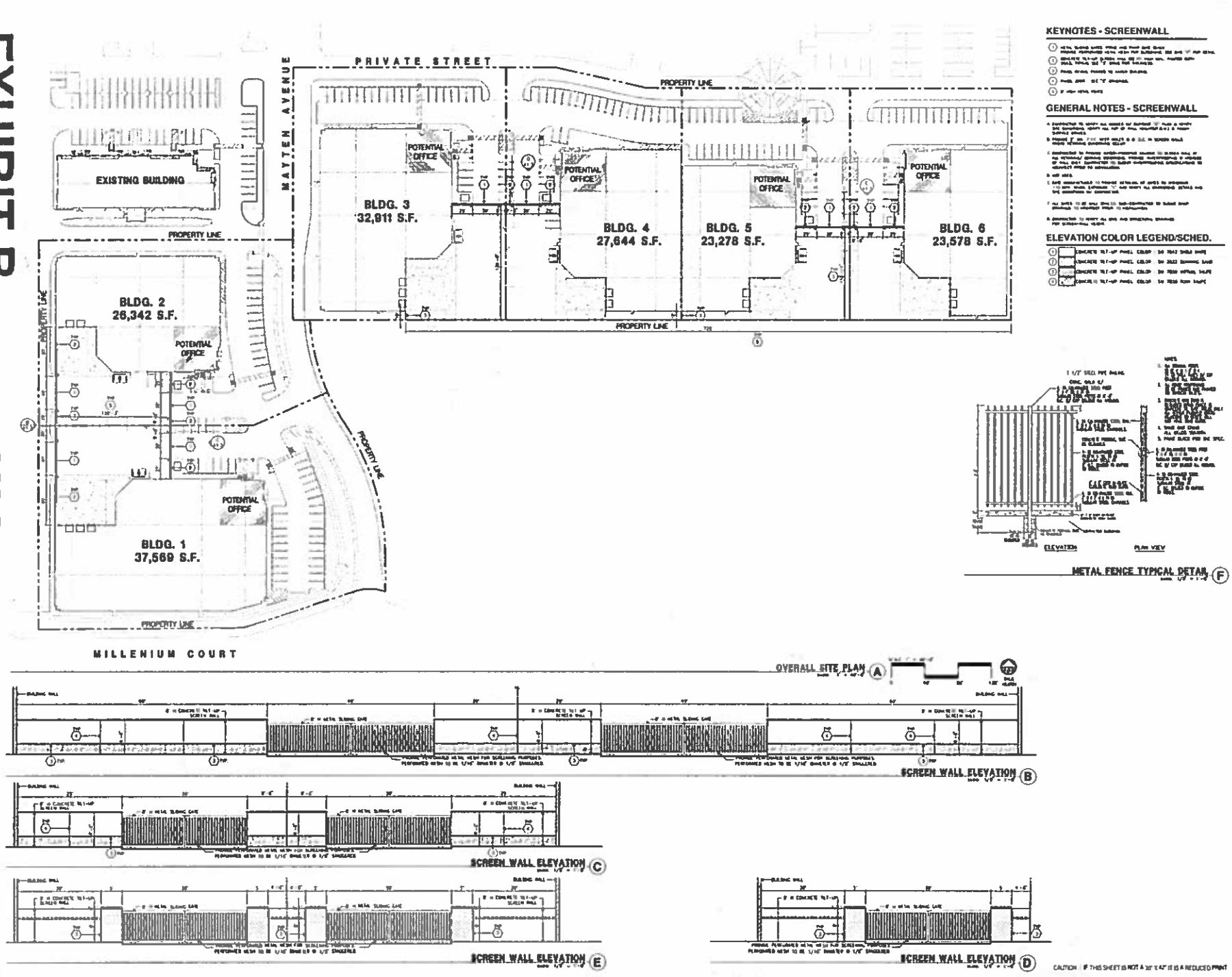
Consultants:

MADDLE & ASSOCIATES

SPLAN INC.

A1.2

EXHIBIT B



PRIVATE STREET
MAYTEN AVENUE
PROPERTY LINE
EXISTING BUILDING
BLDG. 1
37,569 S.F.
BLDG. 2
26,342 S.F.
BLDG. 3
32,911 S.F.
BLDG. 4
27,644 S.F.
BLDG. 5
23,278 S.F.
BLDG. 6
23,578 S.F.
POTENTIAL OFFICE
MILLENIUM COURT
KEYNOTES - SCREENWALL
GENERAL NOTES - SCREENWALL
ELEVATION COLOR LEGEND/SCHED.
METAL FENCE TYPICAL DETAIL F
ELEVATION
PLAN VIEW
OVERALL SITE PLAN A
SCREEN WALL ELEVATION B
SCREEN WALL ELEVATION C
SCREEN WALL ELEVATION D
SCREEN WALL ELEVATION E
HPA architecture
Owner:
RICHARD DICK & ASSOCIATES
Project:
RANCHO CUCAMONGA BUSINESS PARK
RANCHO CUCAMONGA 91730 CA
Consultants:
MACCLE & ASSOCIATES
SPLAN INC.
Title: FENCING PLAN
Project Number:
Drawn by: M.
Date:
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A 1.3
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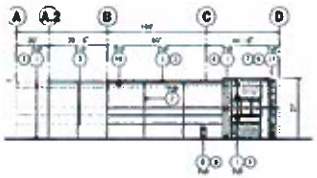
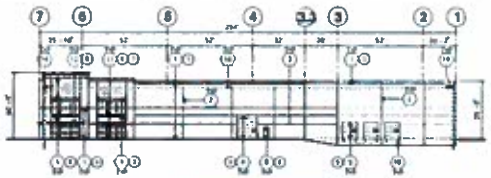
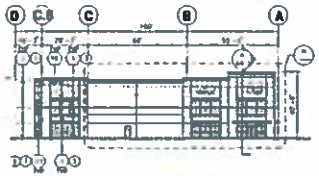
EXHIBIT C



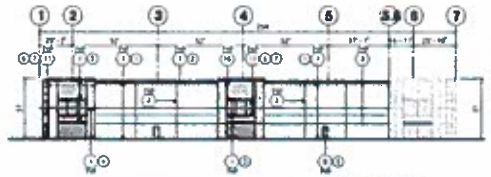
WEST ELEVATION (D)



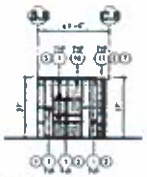
NORTH ELEVATION (C)



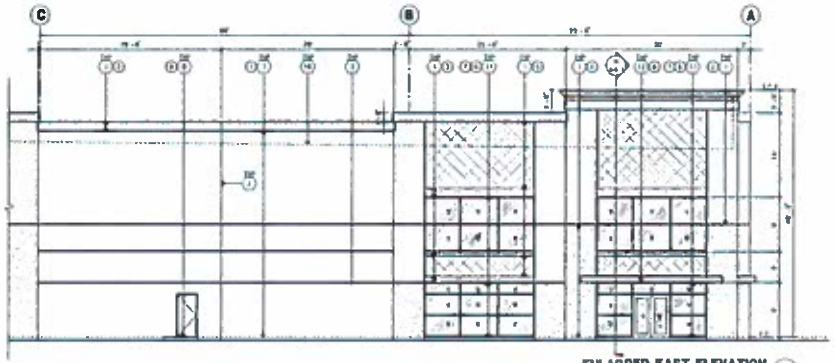
EAST ELEVATION (F)



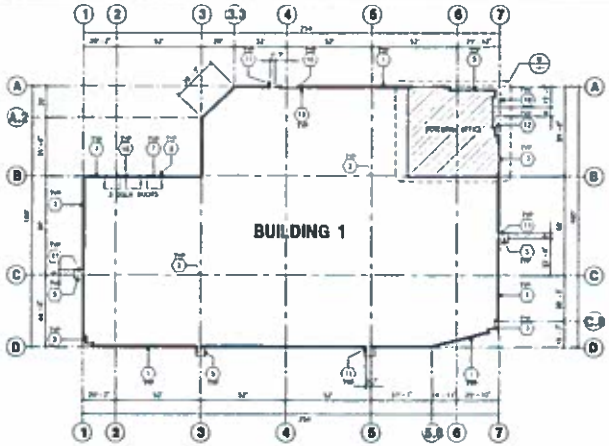
SOUTH ELEVATION (E)



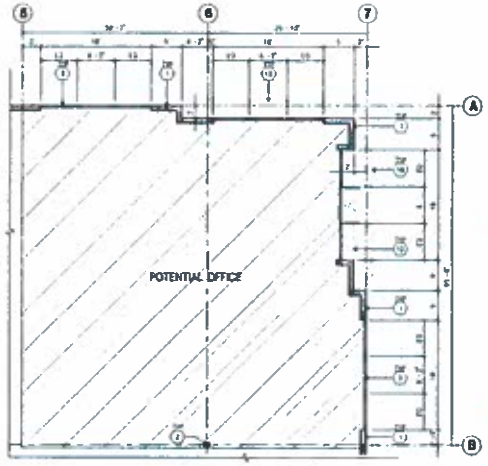
SOUTH EAST ELEVATION (G)



ENLARGED EAST ELEVATION (H)



OVERALL FLOOR PLAN (A)



ENLARGED FLOOR PLAN (B)

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. PANEL STOREFRONT SYSTEM WITH GLAZING, TILT OFFICE BLOCK-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
5. 3'-0"x2'-0"x8" THICK CONCRETE [illegible] LOADING PAD FOR 40' ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. PADS TO BE AS SHOWN BEYOND PROPERTY PROPERTY LINE IN PUBLIC AREA OR RAMP OVER 40 FEET. SEE CIVIL DRAWINGS
6. EXTERIOR CONCRETE STAIR 48" x 12" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
7. 3' x 10' SINGLE DOOR, RECESSED OPN, STANDARD CANOPY
8. 4' x 8' LOUVERED OPENING FOR EQUIPMENT
9. DOUBLE DOOR DUMPSTER PANEL
10. 12' x 14' [illegible] DOOR, VERTICAL DOOR, STANDARD CANOPY
11. 3' x 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SERVICE LINE AREAS
13. CONC FILLED GUARD POST 8" DIA O.A.D. 42"H
14. EMPLOYEE BREAK/SMOKING AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. 2 GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL LOUVER AREAS
19. ENTRANCE SIGN BACK PANEL

FLOOR PLAN GENERAL NOTES

1. THIS GLAZING IS REQUIRED FOR HIGH FULL STANDING WITH FIRE RESISTANCE [illegible] OF THE GROUNDED [illegible] & 16 PANELS PLANS SHALL BE REQUIRED FOR ANY BUILDING/CONCRETE SPECIALS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER THE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE DETAILS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO REMAIN PRIMER ONLY. ALL CAP SEE WALLS IN WAREHOUSE TO REMAIN 1 COAT OF PAINT TO LINER
5. SLOPE POUR STRIP 1/2" TO [illegible] SEE "S" DRAWINGS FOR POUR STRIP LOCATION
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.O.N.
7. SEE CIVIL DRAWINGS FOR PLANS OF CONNECTIONS TO OFF-SITE UTILITIES CONNECTIONS TO VERIFY ACTUAL UTILITY LOCATIONS PLUMBING/ELECTRICAL COORDINATION
8. FOR DOOR TYPES AND SIZES SEE DOOR SHEET. NOTE: ALL DOORS WITH DOOR SCHEDULE ARE FINISH OPTIONAL.
9. CONTRACTOR TO INSPECT AND VERIFY THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE SHIPPED BUILDING, CAPS AND VALVES.
10. ALL EXT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN [illegible]
11. HEAVY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH INTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT" THE MINIMUM HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN
13. NON-ACCESSIBLE DOOR PRIVATE WARNING SIGN LOCATED ON THE INTERIOR SIDE PER CBC 11B-[illegible]
14. ALL PERIMETER WARNING SIGNS SHALL BE FULLY SHIELDED FROM PUBLIC VIEW BY A 1 HOUR OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

[illegible] ARE NOT REQUIRED. SEE "S" SHEETS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB:
   a. 6" THICK MIN UNREINFORCED CONCRETE ONLY COMPACTED SOIL
   b. 5/8" - 10'LONG @ 18" O.C. DOWELS AT ALL CONSTRUCTION JOINTS 3/4" - 18"LONG @ 24" O.C. DOWELS AT DOWEL SHAPE AT ALL CONTROL JOINTS
   c. ADD 7.5% REQUIREMENT
   d. SLUMP TO BE 4" +/- 1"
   e. JOINT SPACING PER ACI 302-0-96
   f. SAW-CUT DEPTH 1/4 X SOFT SAW-CUTTING WITHIN 3 HRS OF FINISHING
4. CONTRACTOR TO BUILD FOR CLASS 4 FLOOR PER ACI 302-0-96
5. CONCRETE SLAB TO HAVE SHEET FLOOR WITH DRAWN DRAWING FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING WITH BURLAP FOR 7 DAYS MIN
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DAMPED
8. NO CHAINS, CONCRETE TRUCKS, OR OUTRIGGERS WEIGHT SHALL BE PLACED ON THE SLAB
9. SLAB TO BE FINISH FLOOR AS REQUIRED WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. SEALER: [illegible] SEALER PRIMER WITH DAMPER (1 MIN. SPEED 100 [illegible]) WHEN THE CONCRETE SLAB PRIMER SHALL BE DONE BY INSTALLER OR MANUFACTURER'S RECOMMENDATION

CONCRETE SLAB ON FUTURE OFFICE AREAS, SPACE SHALL BE NATURALLY VENTILATED DURING USE OF BUILDING. CURING COMPOUND OR PALLADE ALLOWS

EXPANSION/CONTRACTION JOINTS SHALL NOT BE FILLED WITH NON-SOD JOINT FILLER IN FUTURE OFFICE AREAS.

12. 10 K CONCRETE SLAB W/ "LIFEGUARD" MAPIE

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL ALL REVEALS TO HAVE A MIN OF 3/8" CHAMFER REVEAL COLOR TO MATCH ADJACENT BUILDING/FACE COLOR (U.O.N.)
4. 12" W.H. LOUVERED SHAFT & SPACE SHALL PROVIDE COMPLETE GLAZING/SHAPING PROTECTION ALL OPENING
5. 8' x 10' ENTRANCE DOOR & DOUBLE SHALL PROVIDE COMPLETE GLAZING/SHAPING PROTECTION ALL OPENING
6. CONCRETE SHAPE LINEARS AND GUARDRAIL W/ METAL PIPE MATERIAL PROVIDE MIN AND MAXIMUM TO MEET AND REQUIREMENTS. PROVIDE CONTRACTOR COLORED 2" MIN. MATERIAL SHAPE AVAILABLE TO CONCRETE AT TOP LOADING AND BOTTOM TRACK PER ADA REQUIREMENTS
7. 3' x 8' METAL LOUVER OPENING FOR VENTILATION PANEL TO MATCH BUILDING COLOR
8. HOLLOW METAL DOORS PROVIDE COMPLETE GLAZING SHAPING ALL EXTERIOR DOOR
9. EXTERIOR DOOR SCHEDULE W/ 2 ENTRANCE SCHEDULES
10. DOUBLE DOOR DUMPSTER PANEL
11. ALUMINUM STOREFRONT PROVIDE MIN SHAPE GLAZING AT ALL DOORS. GLAZING SHAPE TO BE PLANS AND GLAZING MIN SHAPE LESS THAN 18" ABOVE FINISH FLOOR ELEVATION
12. METAL CANOPY
13. SHADE OLD PANEL
14. ENTRANCE ROOF BRACE W/ 2 ENTRANCE SCHEDULES
15. CONC FILLED GUARD POST 6" DIA O.A.D. 42"H
16. ROOF LINE BEYOND
17. ROOF BELOW

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT PANEL CORNERS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. TOP OF PARAPET ELEVATION
4. FF = FINISH FLOOR ELEVATION
5. SCHEDULED CONSTRUCTION WILL HAVE ATTACHMENTS AND LOADS SHALL BE DESIGNED TO MEET - UPON REQUEST "C" WHEN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONTRACTOR SHALL FULLY PAINT THE CONCRETE PANEL W/ SELECTED COLORS. PROJECT AND SHALL OFFICER PRIOR TO PAINTING ELEVATIONS OF BUILDING
7. SOLID BLOCK OR PARAPETS TO HAVE SHEETED FINISH AND OR PANELS AND ELEVATIONS PAINT
8. POP SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE
9. USE ADHESIVE BACK BOND SHAPE FOR ALL METAL FINISH
10. THE FIRST COAT OF PAINT TO BE ALLOWED ON AND THE BUILDING COAT TO BE SPRAYED ON

ELEVATION COLOR LEGEND SCHED.

1	CONCRETE TILT-UP PANEL COLOR SW 7071 GRAY SCALLOP
2	CONCRETE TILT-UP PANEL COLOR SW 7005 PURE WHITE
3	CONCRETE TILT-UP PANEL COLOR SW 7015 WILD LAND
4	CONCRETE SAND BLAST FINISH
5	CONCRETE TILT-UP PANEL COLOR SW 7073 NETWORK GRAY
6	GLAZING COLOR BLUE REFLECTIVE GLAZING
7	BUILDING COLOR CLEAR ANODIZED
8	COMPANY SIGNAGE VERIFIED IN SAMPLE WITH GRAY W/CLEAR LENS
9	DOOR COLORS MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS — VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING: [illegible] SQUARED (1) PANELS = SQUARED OR (2) CLEAR TO 0.25 SHGC, 0.15 VLT, 1.28 1" INSULATED GLASS [illegible] 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" SQUARED, PALPEA SPANDREL W/ MATCHING [illegible] SPACEGAP PANELS ON BUILDING.

BUILDING ANODIZED CLEAR

KEY MAP

CAUTION: IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

HPA architecture

HPA, Inc.
[illegible]
[illegible]
[illegible]
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fax: 949-[illegible]-[illegible]
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Owner:

RICHARD DICK & ASSOCIATES
[illegible] WESTCLIFF DRIVE, STE. [illegible]
NEWPORT BEACH, CA [illegible]
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Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA
91730, CA

Consultants:

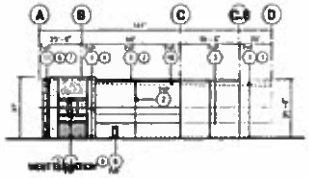
Civil	MAGGLE & ASSOCIATES
Structural	
Mechanical	
Plumbing	
Electrical	
Landscape	SPLAN INC.
Fire Protection	
Soils Engineer	

Title: overall bldg A

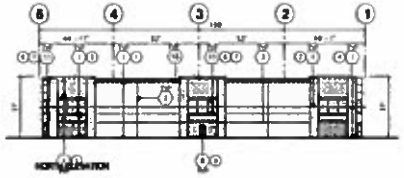
Project Number: [illegible]
Drawn by: [illegible]
Date: [illegible]
Revisions

Sheet: A2.1

D,E,F -8



WEST ELEVATION (D)



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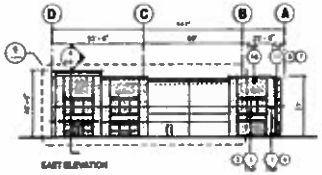
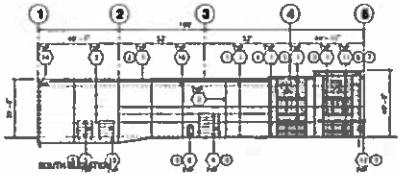
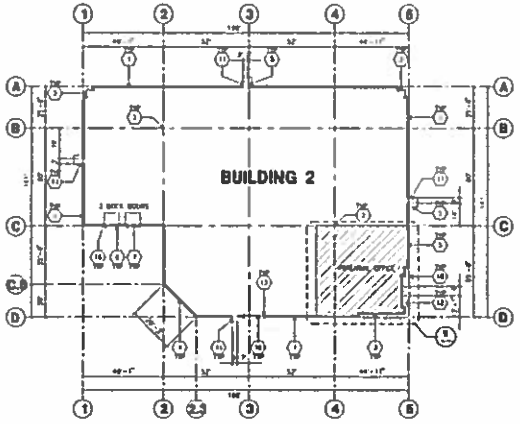


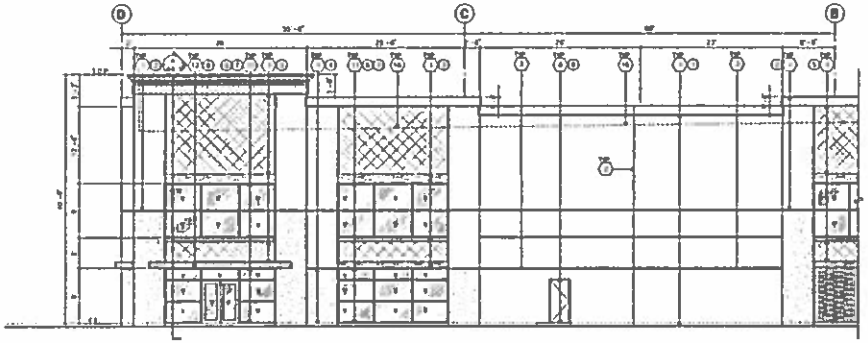
EAST ELEVATION (F)



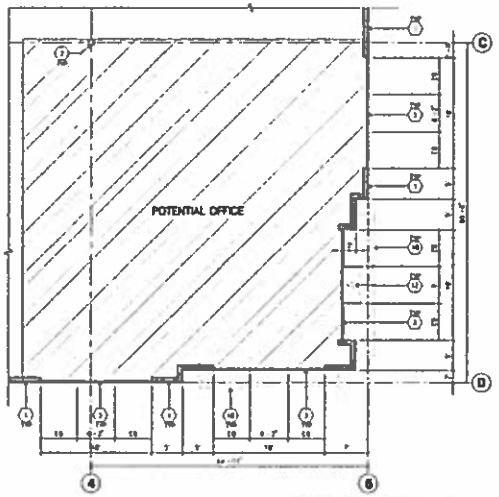
SOUTH ELEVATION (E)



OVERALL FLOOR PLAN (A)



ENLARGED EAST ELEVATION (B)



ENLARGED FLOOR PLAN (B)

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL SHOWROOM OPENING WITH GLAZING. SEE OFFICE ELEV-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
4. CONCRETE SHOWN W/ 4" THICK CONC. TILT-UP DAMPS WALL ON BUILDING WALL ON BOTH SIDE OF DAMP
5. 3'-6"x3'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TOP OF ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE AND AS REQ. BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 4"THICK CONC. TILT-UP DAMPS WALL ON BUILDING WALL ON BOTH SIDE OF DAMP
7. 8' X 10' TRUCK DOOR, SECTIONAL STL, STANDARD CAMBER.
8. 4' X 8' LOUVERED OPENING FOR VENTILATION
9. DUTCH DOOR SHAPES TYPICAL
10. 12' X 14' DRIVE THRU SECTIONAL STL, STANDARD CAMBER.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. DEPTH LINE ABOVE
13. CONC. FILLED GUARD POST 6" DIA. H.R.D. 42"H
14. EXPOSED GRAVEL/LANDSCAPE AREA
15. PRE-CAST CONCRETE SHELL STOP
16. 2 GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. 40 SQ. CANOPY ABOVE.
19. AREAWAY GRAT BALL TYPICAL

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE SPRINKLER WITH DENSITY OF NOT MINIMUM 0.1 & SEPARATE PLANS WILL BE REQUIRED FOR FIRE SPRINKLER/CONDUCTED SYSTEM.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE NO FINISH (PAINT ONLY) ALL CMU CAP WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER
5. SLOPE FROM STOOP 1/2" TO EXTERIOR AT ALL MANDATED EXITS. SEE "S" DRAWINGS FOR FROM STOOP LOCATION
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, CENTERLINE, OR FACE OF STUD UNLESS
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO UTILITIES SPRINKLER CONNECTION TO WATER METER, SEWER LOCATIONS, PLUMBING/ELECTRICAL COORDINATION.
8. FOR DOOR TYPES AND SIZES SEE DOOR SHEET - NOTE ALL DOORS AND DOOR SCHEDULE AND FINISH SPECIFICATIONS
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN ALL EQUIPMENT TO BE INSPECTED BALANCING CAPS AND VALVES
10. ALL EXIT DOOR DOORS IN WAREHOUSE TO HAVE ALUMINUM EXIT SIGN PANELS (S)
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH INTERIOR EXIT DOOR SHALL BE EQUIPPED BY A VISIBLE EXIT SIGN WITH THE WORDS "EXIT" THE MEANING HEIGHT AND SHOCK MOUNTED SHALL BE 80" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN
13. NON-ACCESSIBLE DOOR PANELS WARNING SIGN LOCATED IN THE WALKWAY SIDE PER CBC 11B-703.5.1.1
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE ALSO 1 OFFICE SECTION

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VIEW AND REQUIREMENTS. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB
   A. 6" THICK NON PRE-REINFORCED CONCRETE OVER COMPACTED SOIL
   B. 3/4" - REFLONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
   3/4" - REFLONG @ 24" O.C. DOWELS IN DOWEL SHEET AT ALL CONTROL JOINTS
   C. 4000 P.S.I. REQUIREMENT
   D. SLUMP TO BE 4" +/- 1"
   E. ASTM SPECIFICATION PER A.C.I. 302-0-96
   F. SAW-CUT DEPTH 1/4 O.C. SOFT SAW-CUTTING WITHIN 2 HRS AT FINISHING
4. COMPACTION TO BE PER FOR CLASS 2 FLOOR PER A.C.I. 302-0-96
5. CONCRETE SLAB TO HAVE SOLID FLOAT HARD TROWEL FINISHED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING WHAT CURING FOR 7 DAYS MIN.
7. ALL EQUIPMENT & HEAVY VEHICLES SHALL BE SUPPORTED
8. ALL CONCRETE PAVERS OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FINISH FLOG MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. NOTE: [illegible] MEASURED, PROVIDE WATER BARRIER (1MM SHEET OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND FILL BELOW PROVIDED OR SUPPORTED PER CONSTRUCTION

CONCRETE SLAB OR FOUNDATION WITH CRACKS, CRACKS SAND CRACK MEASURED ARE REPAIRED, SHALL BE NORMALLY PROPERLY PROVIDED WITHOUT USE OF BUILDING, CLEANING COMPONENT OR PLUMBING PLUMBING.

CONTROL/EXPANSION MAN JOINTS SHALL NOT BE FILLED WITH NON-SO JOINT FILLED IN FORMS OPTIONS GRADE.

12. SEAL CONCRETE SLAB W/ "PROSEAL" SEALER

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL - ALL REVEALS TO HAVE A MIN. OF 1.5" CHAMFER REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR U.N.O.
4. 12' X 14' OVERHEAD DOOR @ DRIVE THRU PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND
5. CONCRETE SILL, LINTEL AND CONTROL W/ METAL PIPE RAILING PROVIDE MIN SHOP WEIGHT TO MEET ASP AT REQUIREMENTS. PROVIDE CONTINUOUS COLORED 1" MIN. BETWEEN EVERY ANCHOR. TO CONCRETE AT TOP LANDING AND BOTTOM TO MEET ASP REQUIREMENTS
6. 8' X 8' METAL LOUVER OPENING FOR VENTILATION PANEL TO MATCH BUILDING COLOR
7. HOLLOW METAL DOORS PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR
8. AREAWAY GRATE SHAPES W/ 2 OVERLAPPING SCUPPERS
9. DUTCH DOOR SHAPES TYPICAL
10. 10' X 14' DRIVE THRU SECTIONAL STL, STANDARD CAMBER.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. METAL CANOPY
13. SHEET GRAT PANEL
14. AREAWAY GRAT SHAPES W/ 2 OVERLAPPING SCUPPERS
15. CONC. FILLED GUARD POST 6" DIA. H.R.D. 42"H
16. ROOF LINE BEYOND
17. NOT USED

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS OTHERWISE SPECIFIED
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. TOP OF PARAPET ELEVATION
4. FF = FINISH FLOOR ELEVATION
5. STRUCTURAL CONSTRUCTION STEEL, METAL STANCHIONS AND LINTELS SHALL BE PRIMED TO REDUCE ... APPROVED "C" CODE. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS PRIOR TO FABRICATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH BUILDING PAINT
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO DRAIN
9. USE ALUMINUM BACK WOOD STRIPS FOR ALL METAL FRAMES.
10. THE PAPER CAPS OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL COLOR
2. CONCRETE TILT-UP PANEL COLOR
3. CONCRETE TILT-UP PANEL COLOR
4. CONCRETE SHOW GLASS FINISH
5. CONCRETE TILT-UP PANEL COLOR
6. MAJOR COLOR BLUE REFLECTIVE GLAZING
7. MAJOR COLOR CLEAR ANODIZED
8. ACCENT MATERIAL METALLIC IN DETAILS AND LOW W/CLEAR COAT
9. DOOR COLORS MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS — VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING: PPG VARIGRAY (2) PANES + SPACERS ON (2) CLEAR TO 0.29 SHGC, 0.15, VLT 50% 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" TEMPERED PACRES SPANDREL W/ MATCHING GRAY BACKING PANELS ON INTERIORS

INTERIORS: ANTIQUED CLEAR

KEY MAP

CAUTION : IF THIS SHEET IS NOT A 22" X 40" IT IS A REDUCED PRINT

HPA architecture

hpa, inc.
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rancho cucamonga, ca 91730
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fax: 909-980-9861
email: hpa@hparch.com

Owner:

RICHARD DICK & ASSOCIATES

2040 WESTCLIFF DRIVE STE #210
NEWPORT BEACH, CA 92660
TEL : 949-642-6346

Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA
91730, CA

Consultants:

Civil	MADDLE & ASSOCIATES
Structural	-
Mechanical	-
Plumbing	-
Electrical	-
Landscape	SPLAN INC.
Fire Protection	-
Soils Engineer	-

Title: Overall Building 2

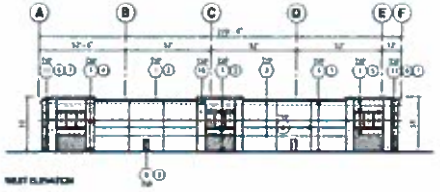
Project Number	14101
Drawn by	ML
Date	09/09/16

Revisions

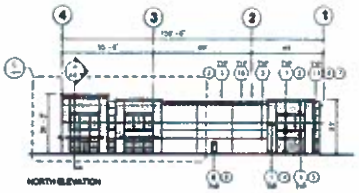
Sheet

A2.2

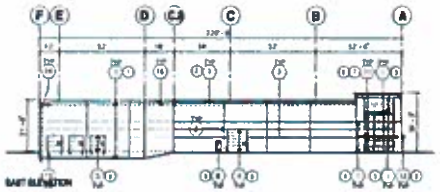
D,E,F –9



WEST ELEVATION (D)



NORTH ELEVATION (C)



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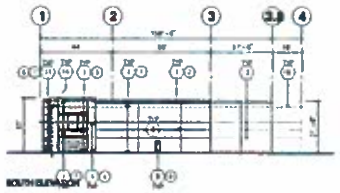

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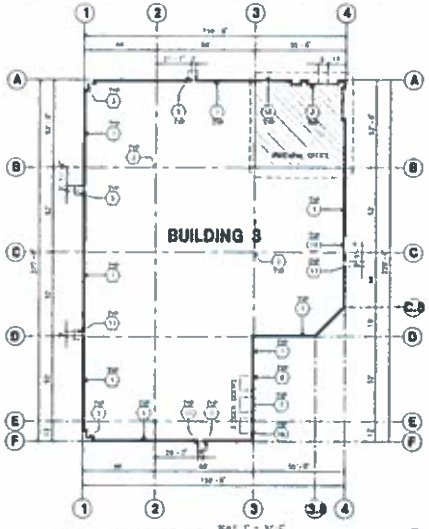
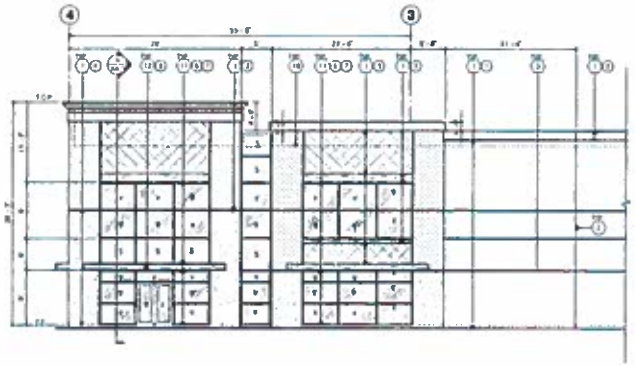
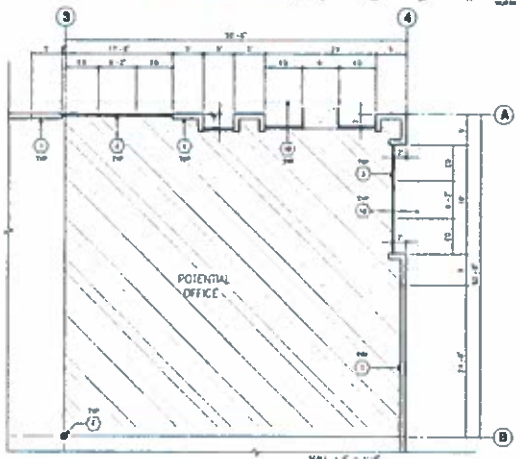


OVERALL FLOOR PLAN (A)



ENLARGED NORTH ELEVATION (G)



ENLARGED FLOOR PLAN (B)

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. PANEL SYSTEM SYSTEM WITH GLAZING SEE SHEET 8.10-1.0 AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
4. CONCRETE RAMP W/ 1/2" HIGH CONC TILT-UP CURB WALL ON BUILDING WALL ON SOUTH SIDE OF RAMP
5. 7'-0"(3)-6'-0" WIDE CONCRETE EXTERIOR LANDING PER DETAIL ON SHEET 8.10-1.0 AND SLOPE TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. AVOIDED WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 1/2" HIGH CONC TILT-UP CURB WALL ON BUILDING WALL ON SOUTH SIDE OF RAMP
7. 8' X 10' TRUCK DOOR SECTIONAL O.H., STANDARD GRADE
8. 4 X 8' LOUVERED OPENING FOR VENTILATION
9. DOUBLE SLOPE RAMPS PANEL
10. 12' X 14' DRIVE WALL SECTIONAL O.H., STANDARD GRADE
11. 3' X 7' HOLLOW METAL EXTERIOR DOOR
12. DOTTED LINE ABOVE
13. CONC FILLED GUARD POST 8" DIA. U.N.O. 42"H
14. EMPLOYEE BREAK/SMOKING AREA
15. PRE-CAST CONCRETE SMALL STOP
16. 2 GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL AWNING ABOVE
19. WALKWAY DOWN ONLY PANELS

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR NON-FIRE SPRINKLE WITH FIRE ALARM SYSTEM PER NFPA 13 AND NFPA 72 REQUIREMENTS. FIRE WALL IS REQUIRED FOR AND BUILDING/CONTROL SYSTEM.
2. FIRE HOSE CABINETS SHALL BE APPROVED PER FIRE DEPARTMENT
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS
4. WAREHOUSE AND ROOF CONCRETE WALLS ARE PARTIAL WHERE COLUMNS ARE TO RECEIVE POWER ONLY. ALL SUP ON WALLS IN WAREHOUSE TO RECEIVE CONC OR GYPSUM BOARD
5. SLOPE ROOF SLAB 1/2" TO EXTERIOR AT ALL WAREHOUSE EXPS. SEE "S" DRAWINGS FOR ROOF SLAB LOCATION
6. ALL DOWNSPOUTS ARE TO THE FACE OF CONCRETE PANEL WALL. SPACING ON FACE OF SLAB WALL
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION
8. FOR DOOR TYPES AND SIZES SEE DETAIL SHEET - HOME, ALL DOORS PER DOOR SCHEDULE AND FINISH OPTIONS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DONATED MOVING CARS AND TRUCKS
10. ALL EXIT DOOR DOORS IN WAREHOUSE TO HAVE ELEVATOR EXIT DOOR HARDWARE
11. HEAVY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE ILLUMINATED BY A TRUTLE EXIT SIGN WITH THE PROPER "LIGHT" THE ILLUMINATION HEIGHT FOR EXIT SIGNAGE SHALL BE 80" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NUMBER OF ACCESSIBLE DOOR PROVIDE SIGNAGE SIGN LOCATED ON THE INTERIOR WALL PER CBC 11B-216.1.1.1
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW SEE ALONG ROOF SECTION

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE NOW THE REQUIREMENT SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB
   A. 6" THICK SLAB WITH REINFORCED CONCRETE OVER COMPACTED SOILS
   B. 3/4" - 1" CHAMFER @ 1/2" SCORES IN ALL CONSTRUCTION JOINTS
   C. 1/4" - 1" CHAMFER @ 1/4" SCORES IN SCORE SHEET AT ALL COLUMN JOINTS
   D. 4000 P.S.I. REQUIREMENT
   E. SLUMP TO BE 4" +/- 1"
   F. JOINT SPACING PER A.C.I. 302.1R-96
   G. SAW-CUT BEFORE 4/4 HOURS SOFT SAW-CUTTING WITHIN 2 HRS OF FINISHING
4. CONTRACTOR TO BUILD FOR CLASS 3 FLOOR PER A.C.I. 302.1R-96
5. CONCRETE SLAB TO HAVE SMOOTH FLOAT AND TROWEL BURNISHED FINISH
6. CONTRACTOR TO CURE SLAB PER ACI WET CURING MEANS SLAB MUST BE KEPT WET FOR 3 DAYS MIN
7. ALL COMPONENT & REBAR HANGERS SHALL BE GALVANIZED
8. NO LOAD, CONCRETE BUCKETS OR MATERIAL MEANS WILL BE PLACED ON THE SLAB
9. SLAB TO BE FREE FLAT REQUIRED WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. SHADED AREA PROVIDE VAPOR BARRIER (10MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND OVER SOILS (MINIMUM OF 4MM) AS REQUIRED

CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE SAND OVER WALLS ARE REQUIRED SHALL BE HORIZONTALLY REINFORCED BETWEEN END OF BUILDING, DURING CONTROL OR VOLTAGE JOINTS

CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-SHRINK GROUT FILLED IN FUTURE OFFICE AREAS

12. 6" CONCRETE SLAB W/ "LIPOLIDIN" SEALER

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL
4. METAL COLOR TO MATCH JOINTS OF BUILDING FOLLOW LOCATION
5. 12" X 16" DOUBLE GLASS DOOR & FRAME THRU PROVIDE COMPLETE WEATHER STRIPPING PROTECTION ALL AROUND
6. 8' X 10' OVERHEAD DOOR @ SIDE THRU PROVIDE COMPLETE WEATHER STRIPPING PROTECTION ALL AROUND
7. CONCRETE STAIR, LANDING AND DIMENSIONS W/ METAL PIPE HANDRAIL PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE COORDINATING COLORED 8" WIDE NOSING SAMPLE WITH LANDING. THE CONCRETE AT TOP LANDING AND BOTTOM TREAD MUST BE MEDIUM BROOM FINISH
8. 4' X 8' METAL LOUVERED OPENING FOR VENTILATION. PAINT TO MATCH BUILDING. 1-1.20
9. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR
10. OVERHEAD DOOR SPRINGS W/ 2 OVERFLOW SCUPPERS
11. DOUBLE DOOR BUMPER TYPICAL
12. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELIGHTS, CLEARLY TO DOORS AND GLAZING WITH DIFFUSING LENS. THIS MUST MEET FINISH FLOOR ELEVATION
13. METAL CANOPY
14. SHADED DOR PANEL
15. OVERHEAD POLE BRACE W/ 2 OVERFLOW SCUPPERS
16. CONC FILLED GUARD POST 8" DIA. U.N.O. 42"H
17. ROOF LINE BEYOND
18. NOT USED

ELEVATION GENERAL NOTES

1. ALL PANEL GLAZED CORNERS TO OCCUR AT MORE CORNERS UNLESS NOTED OTHERWISE
2. ALL PANEL FINISHES ARE TO BE FLAT WHERE NOTED OTHERWISE
3. FLOOR ELEV = TOP OF PARAPET ELEVATION
4. F.F. = FINISH FLOOR ELEVATION
5. DOWNSPOUTS CONCRETE SLABS, METAL ATTACHED BOTH AND SHEETS SHALL BE REMOVED TO REDUCE ... WITH LANDSCAPE. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL 8' X 10' WITH COLORS SPECIFIED AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. QUICK SEAL OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH CLEARANCE PAINT
8. FOR SPRINKLER GLAZING, ALLOW SPACE BEHIND SPRINKLER TO DRAIN
9. USE ADHESIVE BACK GUARD STRIPS FOR ALL METAL FLASHING
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND SCHED.

1. CONCRETE TILT-UP PANEL COLOR
2. CONCRETE TILT-UP PANEL COLOR
3. CONCRETE TILT-UP PANEL COLOR
4. CONCRETE SAND BLAST FINISH
5. CONCRETE TILT-UP PANEL COLOR
6. GLAZING COLOR BLUE REFLECTIVE GLAZING
7. MULLIONS COLOR CLEAR ANODIZED
8. CANOPY MATERIAL METALLICS
9. DOOR COLORS MATCH BUILDING COLOR

GLAZING LEGEND

NOTE ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS

VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING: ONE SUBSTRATE PACKED A SOLARBAN 60 (2) CLEAR OR EQUAL SHEET, 0.75, 0.1 SUN, 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1-1/4" SOLARCOOL PACKED A SPANDREL W/ MATCHING COLOR SPANDREL PANELS ON BUILDING

MULLIONS ANODIZED CLEAR

KEY MAP

CAUTION : IF THIS SHEET IS NOT A 36" X 48" IT IS A REDUCED PRINT

HPA architecture

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Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA
91730, CA

Consultants:

Civil: MADDLE & ASSOCIATES
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: SPLAN INC.
Fire Protection:
Soils Engineer:

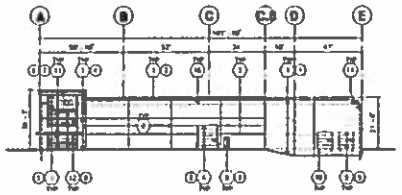
Title: overall building 3

Project Number: 14101
Drawn by: M.
Date: 09/09/15
Revisions:

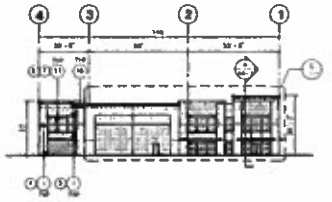
Sheet

A2.3

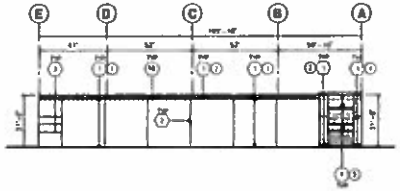
D,E,F – 10



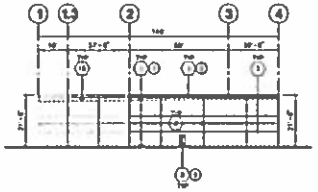
WEST ELEVATION (D)



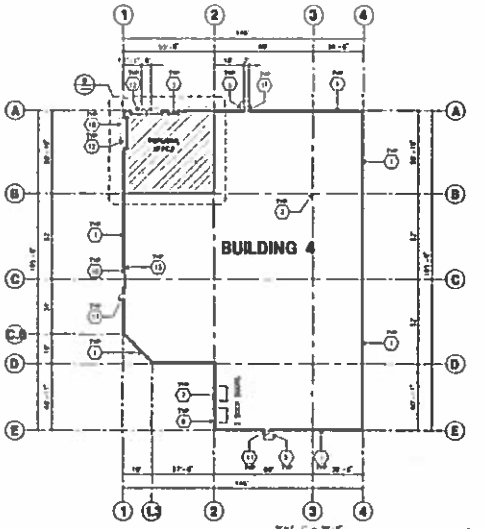
NORTH ELEVATION (C)



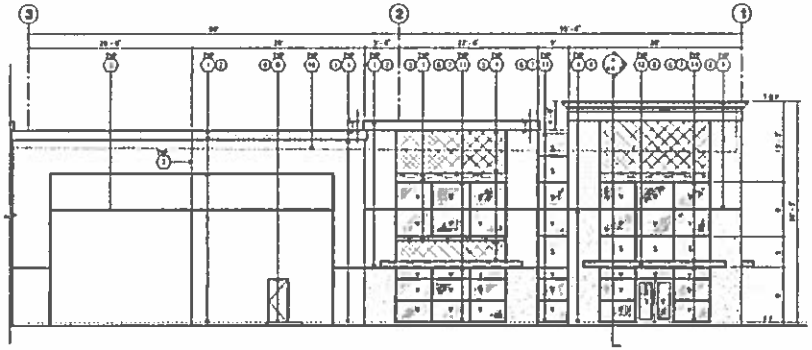
EAST ELEVATION (F)



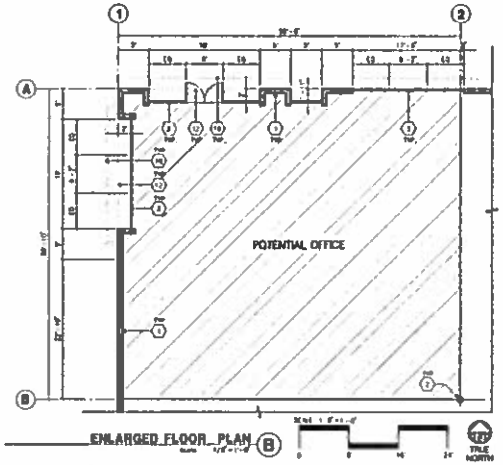
SOUTH ELEVATION (E)



OVERALL FLOOR PLAN (A)



ENLARGED NORTH ELEVATION (G)



ENLARGED FLOOR PLAN (B)

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC. TILT-UP GUARD WALL ON BUILDING WALL ON BOTH SIDE OF RAMP
5. 5'-0"X5'-0"X4" THICK CONCRETE [illegible] LANDING PAD [illegible] AT ALL EXTERIOR MAN DOORS IN LANDSCAPED AREAS. [illegible] TO BE VARIFIED BEFORE FINISH PAVING. HOLE TO PUBLIC WALK OR DRIVE WAY AS PER OR COPY INSPECTOR
6. 1'-0"HIGH CONCRETE RAMP W/ 42"HIGH CONC. TILT-UP GUARD WALL ON BUILDING WALL ON BOTH SIDE OF RAMP
7. 3' X 10' PANEL DOOR. REFERENCE DWG. STANDARD CHART
8. 8' X 8' LOADING OPENING FOR REFERENCE
9. DOCK DOOR SAMPLE TYPICAL
10. 12' X 14' DRIVE THRU. REFERENCE DWG. STANDARD CHART.
11. 2' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SCUPPER LINE ABOVE
13. CONC. FILLED GUARD POST 6" DIA. WHIL. 42"H.
14. EMPLOYEE BREAK/SMOKING AREA
15. PRE-CAST CONCRETE TRASH STOP
16. 2' GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE
19. METAL DOG HOUSE TYPICAL

FLOOR PLAN GENERAL NOTES

1. [illegible] FOR [illegible] FIRE SERVICE WITH FIRE ALERTS WHICH [illegible] AT 100 MINIMUM O.C. & SEPARATE PLANS WILL BE REQUIRED FOR FIRE ALARM/SPRINKLER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED BY FIRE DEPARTMENT
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. UNFINISHED INTERIOR CONCRETE WALLS AND FINISHED WOOD, COLUMNS ARE TO RECEIVE PRIMER & ONLY ALL EXP. BIL WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF PAINT TO COVER
5. SLOPE FROM STOOP 1/2" TO EXTERIOR AT ALL EXTERIOR DOOR. SEE "C" DRAWINGS FOR FINISH SURFACE LOCATIONS.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL EXTERIOR, OR FACE OF STUD WALL.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO CITY-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL LOCATIONS.
8. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEETS - NOTE ALL DOORS MUST MEET SCHEDULE AND FINISH OPTIONS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE SUPPORTED ON RUBBER LEGS AND WHEELS.
10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ALUMINUM FIRE TRUN HARDWARE
11. HEAVY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THE BUILDING.
12. EACH INTERIOR EXIT DOOR SHALL BE MARKED ON A VISIBLE LINE SIGN WITH THE WORDS "EXIT" THE MINIMUM HEIGHT FOR SUCH MARKS SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN
13. NON-ACCESSIBLE DOOR PROVIDE OPENING SIGN LOCATED ON THE OUTSIDE WALL PER CBC 11B2B 3 1 1
14. ALL ROOF MOUNTED MECHANICAL SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE ALL ON 1 DETAIL SHEETS.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MUCH PLAN/MAP. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR CONTRACTOR - DPA
2. SIGNAGE CONTRACTOR - DPA
3. BUILDING FLOOR SLAB
   a. 6" THICK OVER 100-REINFORCED CONCRETE (NEW CONTRACT) (DPA)
   b. 1/4" - 1"LONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
   1/4" - 1"LONG @ 24" O.C. DOWELS IN DOWEL BASKET AT ALL COORDINATION JOINTS
   c. 4000 P.S.I. REQUIREMENT
   d. DOWEL TO BE 1" O/ 1"
   f. JOINT SPACING PER A.C.I. 302-R-90
   f. SAW-CUT DEPTH 1/4 O. 30% SAW-CUTTING WITHIN 3 HRS OF POURING
4. CONTRACTOR TO BUILD FOR CLASS 4 FLOOR PER A.C.I. 302-R-90
5. CONCRETE SLAB TO HAVE SMOOTH FLOAT FINISH TROWELL IMPROVED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING VERIFY CURING FOR 7 DAYS MIN
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE SUPPORTED
8. NO CONCRETE CONCRETE PACKER, OR NOTHING MEMBER WILL BE PLACED ON THE SLAB
9. SLAB TO BE 7730 FLOW REQUIRED WITHIN 24 HOURS
10. NO FILL MAY BE THE CONCRETE
11. SAWCUT [illegible] OVERLAYED, PROVIDE WOVEN DAMPED FIBER SHEET (OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION

CONCRETE SLAB TO PAVING SHALL HAVE SAND AND WALLS AND REINFORCED. SHALL BE UNIFORMLY PROVIDED SPACED AND OF BUILDING. CURING EXPANSION, OR BUILDING JOINTS CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-SO JOINT FILLER IN FUTURE OFFICE AREAS.

12. SLA CONCRETE SLAB W/ "SPREADING" SEALER

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL ALL REVEALS TO HAVE A MIN OF 1/4" CHAMFER REVEAL. PAINT TO MATCH ADJACENT BUILDING FIELD COLOR U.N.O.
4. 12" X 12" BREAKAWAY BOLT @ DOWEL THRU PRIMER COMPLETE DOWEL-DOWELING, PROVIDE ALL ANCHORS
5. 3 1/2" BREAKAWAY BOLT @ DOWEL THRU PRIMER COMPLETE DOWEL-DOWELING, PROVIDE ALL ANCHORS
6. CONCRETE STAIR LANDING AND SUPPORTING W/ METAL PIPE RAILING PRIMED WITH SHOP WORKS TO MEET AND BE COORDINATED, PRIMER CONTINUOUS COLORED 8" WIDE PAINTING STAIRS WITH CONCRETE AT TOP LANDING AND BOTTOM TREAD PER CBC REQUIREMENTS
7. 2' X 8' METAL LOUVER OPENING FOR VENTILATION PAINT TO MATCH BUILDING COLOR
8. HOLLOW METAL DOORS PRIMER COMPLETE BLUNDER DOWELS ALL MEDIUM DOOR
9. MEDIUM DOOR SPACES W/ 2 OVERLOOK SCUPPERS
10. DOCK DOOR SAMPLE TYPICAL
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITS HEADER AT DOORS AND GLAZING MIN OPENING LESS THAN 18" ABOVE FINISH FLOOR ELEVATION
12. METAL CANOPY
13. MATCH BAR PANEL
14. MEDIUM DOOR SPACES W/ 2 OVERLOOK SCUPPERS
15. CONC. FILLED GUARD POST 6" DIA. WHIL. 42"H.
16. ROOF LINE DRAINS
17. ROOF HOLD

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT GUARD CORNERS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. T.O.P. (T.) = TOP OF PARAPET ELEVATION
4. F.F. = FINISH FLOOR ELEVATION
5. STOREFRONT CONSTRUCTION GLASS, METAL, ATTACHMENTS AND LOUVERS SHALL BE DRAWING TO MEASURE - APPR. EXPOSURE "C" WIND. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
6. CONTRACTOR SHALL FULLY PAINT ALL CONCRETE PANEL W/ SELECTED COLORS, MATERIALS AND SHALL APPROVE PRIOR TO PAINTING REGARDED BY BUILDING.
7. EACH SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH BUILDING PAINT
8. TOP SPANDREL GLAZING, ALLOW SPACE BLIND SPANDREL TO GRADE
9. USE ADHESIVE BACK WOOD SHIMS FOR ALL METAL PANELS.
10. THE FIRST COAT OF PAINT TO BE ROLLER-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL COLOR - SW 7071 GRAY SCREEN
2. CONCRETE TILT-UP PANEL COLOR - SW 7069 PURE WHITE
3. CONCRETE TILT-UP PANEL COLOR - SW 7075 WILD GRAY
4. CONCRETE SAND BLAST FINISH
5. CONCRETE TILT-UP PANEL COLOR - SW 7071 MEDIUM GRAY
6. GLAZING COLOR - BLUE REFLECTIVE GLAZING
7. MULLIONS COLOR - CLEAR ANODIZED
8. CANOPY MATERIAL METALLICS IN SW 7075 WILD GRAY W/COLOR TRIM
9. DOOR COLORS MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS — VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING: PPG SOLARCOOL 270 PREMIUM + SOLARBRON 88 (3) CLEAR IN 0.25, SHGC 0.25, VLT 10% 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" SOLARCOOL PREMIUM SPANDREL W/ MATCHING COLOR SPANDREL PRIMED ON BUILDING.

ALL GLASS TEMPERED CLEAR

KEY MAP

CAUTION: IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

HPA architecture

Owner:

RICHARD PACK & ASSOCIATES

Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA

Consultants:

CIVIL MADDLE & ASSOCIATES

Structural -

Mechanical -

Plumbing -

Electrical -

Landscape SPLAN INC.

Fire Protection -

Soils Engineer -

Title

Project Number

Drawn by

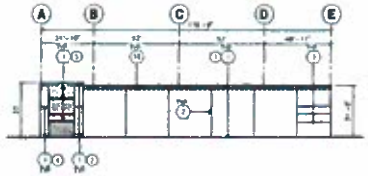
Date

Revision

Sheet

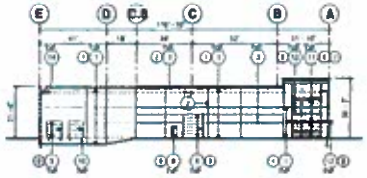
A2.4

D,E,F – 11

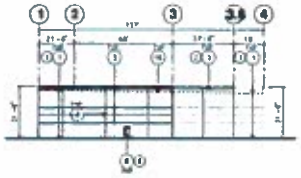


WEST ELEVATION D

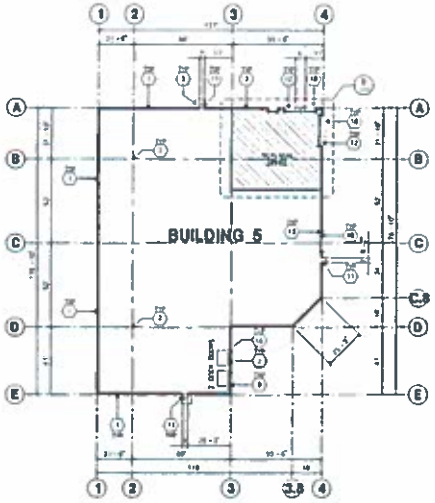
NORTH ELEVATION C



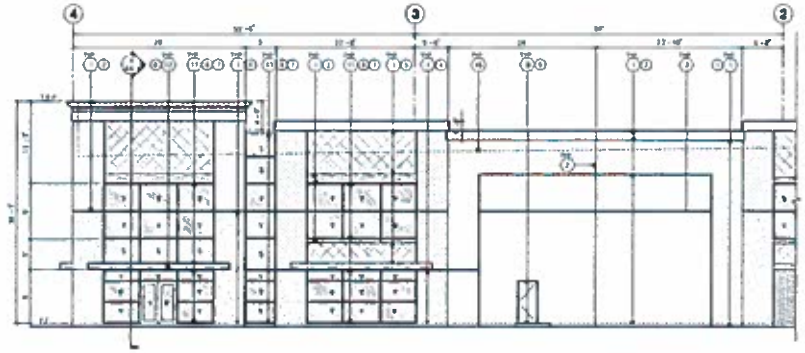
EAST ELEVATION F



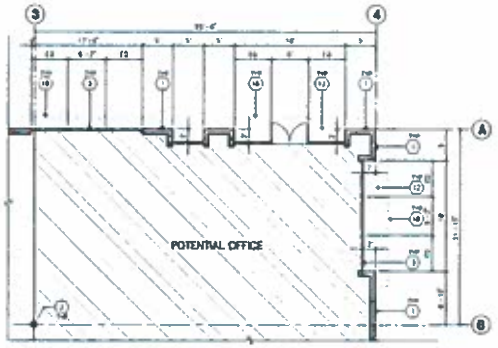
SOUTH ELEVATION E



OVERALL FLOOR PLAN A



ENLARGED NORTH ELEVATION G



ENLARGED FLOOR PLAN B

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
4. CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL ON BUILDING WALL ON BOTH SIDE OF RAMP
5. 3'-0"x5'-0" 6" THICK CONCRETE STEP WITH LANDING AND TOP OF ALL STAIRWAY AND BALCONY TO LANDSCAPE AREAS. 1 RISER TO BE MINIMUM SHORTER THAN PREVIOUS RISER TO PUBLIC AND ON GRADE WHY AS THIS IS ON CITY RIGHT-OF-WAY
6. 6 MINIMUM CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL ON BUILDING WALL ON BOTH SIDE OF RAMP
7. 3'-0" SOLID DOOR. SECTIONAL OTHERWISE, STANDARD GRADE
8. 4'-0" 8" LOUVERED OPENING FOR VENTILATION
9. BOLLARD BUMPER TYPICAL
10. 12' X 14' GARAGE DOOR. SECTIONAL OTHERWISE, STANDARD GRADE
11. 7'-0" X 7'-0" HOLLOW METAL WATERPROOF DOOR
12. SCRIPT LINE ABOVE
13. CONC. FILLED GUARD POST 6" DIA. O.A.H.L. 42"H
14. EXPLOSIVE BREAK/MAKING AREA
15. PRE-CAST CONCRETE SHELL RAMP
16. 2 GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL AWNING ABOVE
19. METAL SIDE PANEL

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR NON-FULL SEPARATE WITH THE ACCESS AND RAMPS AT THE MINIMUM B.C. & SEPARATE PLANS WILL BE REQUIRED FOR THE PLUMBING/CONDUITS SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. CLEANING AND PAINTING ONLY ALL THE WALLS IN WAREHOUSE TO MEZZANINE LEVEL OF WHITE OR CLEAR
5. SLOPE FROM STRIP 1/2" TO CENTERLINE OF ALL WAREHOUSE AREA SEE "C" DRAWINGS FOR FROM SLOPE LOCATION
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, CENTERLINE OF FACE OF STEEL O.H.D.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO SITE UTILITIES. CONTACT FOR SEWER, WATER, UTILITY LOCATIONS, PLUMBING/ELECTRICAL COORDINATION
8. FOR DOOR TYPES AND SIZE SEE METAL SHEET - NOTE ALL DOORS PER DOOR SCHEDULE AND FINISH SPECIFIED.
9. CONTRACTOR TO PROTECT AND AFTER THE FLOOR SLAB CLEAN ALL EQUIPMENT TO BE INSTALLED INCLUDING CAPS AND TRACKS.
10. ALL EXIT DOOR DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXIT DOOR EXIT DOOR SHALL BE GRANTED OR A METAL EXIT SIGN WITH THE WORDS "EXIT" THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 6'-0" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN
13. NON-ACCESSIBLE DOOR PROVIDE SIGNAGE DOOR LOCATED IN THE VERTICAL MOD PER CBC 11B-703.
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE ALSO SITE PLAN.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MUCH REQUIREMENT SEE "S" SHEET FOR ADDITIONAL REQUIREMENTS

1. FLOOR CONSTRUCTION - SLAB
2. BELOW GRADE SLAB - SOIL
3. BUILDING FLOOR SLAB
   A. 6" THICK SLAB NON-REINFORCED CONCRETE ONE'S CONTROLLED SOILS
   B. 3/4" - REFLONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
   D. 6" - REFLONG @ 24" O.C. DOWELS IN DOWEL BASKET AT ALL CONTROL JOINTS
   C. A.B.S. PTS REQUIREMENT
   D. SLUMP TO BE 4" +/- 1"
   E. JOINT SEALING PER A.C.I. 302-R-96
   F. SAW-CUT DEPTH 1/4 T, SAW SAW-CUTTING WITHIN 2 HRS OF FINISHING.
4. CONTRACTOR TO SEAL FOR CLASS 4 FLOOR PER A.C.I. 302-R-96
5. CONCRETE SLAB TO HAVE SEAL FLOOR HARD PROVIDE SUPPORTS FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLAP FOR 7 DAYS MIN
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DRAINED
8. NO CONCRETE PUMPS, OR ANYONE ALLOWED ALL BE PLACED ON THE SLAB
9. SLAB TO BE FREE FLOW WITHIN 24 HOURS
10. NO WATER ADD IN THE CONCRETE
11. [illegible] INSULATED, PROVIDE WATER BARRIER [illegible] OF 2.5mm) BELOW THE CONCRETE [illegible] PROVIDE SAND PLY 5.0 [illegible] OR MANUFACTURER'S RECOMMENDATION

CONCRETE SLAB ON GROUND SURFACE AREAS, WHERE SAND SHEET MOISTURE ARE REQUIRED, SHALL BE MANUALLY VIBRATED WITHIN SIDE OF BUILDING. CURING COMPOUND, OR PLACED AGAINST CONTROL/CONSTRUCTION JOINTS, SHALL NOT BE FILLED WITH NON-SHRINK JOINT FILLER IN FUTURE SURFACE AREAS.

12. SEAL CONCRETE SLAB W/ "LIQUIDLAM" SEALER

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL. ALL REVEALS TO HAVE A MIN OF 3/8" CHAMFER
4. PAINT COLOR TO MATCH MANUFACTURING FINISH COLOR TBD
5. 12" x 12" DECORATIVE SCUPPER & DOWN TUBE PROVIDE COMPLETE
6. WEATHER-STRIPPING PROTECTION ALL WEATHER
7. 8" x 10" RECESSED SCUPPER & DOWN TUBE PROVIDE COMPLETE
8. WEATHER-STRIPPING PROTECTION ALL WEATHER
9. CONCRETE SHAPE, LOGOS, AND LANDMARK ID. METAL PIPE WRAPPING PROVIDE MIN 3/4" HEIGHT TO MEET ADA REQUIREMENTS. PROVIDE COMPANIONS COLORED 3" WIDE MATRIX STRIPE BELOW TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS
10. 8" x 8" METAL LOUVER OPENING FOR VENTILATION PAINT TO MATCH BUILDING COLOR
11. HOLLOW METAL DOORS PROVIDE COMPLETE WEATHER STRIPPING ALL WEATHER DOOR
12. METAL DOOR SPLITS W/ 2 SHADOW SCUPPERS
13. DOCK DOOR BUMPER TYPICAL
14. 6" DEEPED STOREFRONT FRAMING WITH GLAZING AT ALL DOORS, GLAZING REVEALS TO DOORS AND WINDOWS WITH SURFACE LOW SILL HEIGHT FINISH FLOOR ELEVATION
15. METAL AWNING
16. ANCHOR BOLT PANEL
17. ARCHITECT DOOR SHADOW W/ 2 SHADOW SCUPPERS
18. CONC. FILLED GUARD POST 6" DIA. O.A.H.L. 42"H
19. ROOF LINE BEYOND
20. HOT WELD

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. 1'-0" (T) = TOP OF PARAPET ELEVATION
4. F.F. = FINISH FLOOR ELEVATION
5. STOREFRONT CONSTRUCTION SHALL METAL STANCHIONS AND LANTELS SHALL BE DESIGNED TO MEET WIND LOADING. OWNER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONTRACTOR SHALL FULLY PAINT THE CONCRETE PANEL W/ SELECTED COLORS ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELEVATION OF PAINT
8. FOR SPRINKLER GLAZING, ALLOW SPACE BEHIND SPRINKLER TO DRAIN
9. USE ANNEALED BACK BACKED STRIPS FOR ALL METAL FURRING
10. THE FIRST COAT OF PAINT TO BE ROLLER-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND SCHED.

1	CONCRETE TILT-UP PANEL COLOR	SW 7037 DUNN EDWARDS
2	CONCRETE TILT-UP PANEL COLOR	SW 7005 PURE WHITE
3	CONCRETE TILT-UP PANEL COLOR	SW 7075 WEB GRAY
4	CONCRETE SAND BLAST FINISH	
5	CONCRETE TILT-UP PANEL COLOR	SW 7012 WHITEWASH GRAY
6	GLAZING COLOR - BLUE REFLECTIVE GLAZING	
7	WALKING COLOR - CLEAR ANODIZED	
8	CANOPY AWNING - METALLICS IN SHADES AND GRAY W/ [illegible] CAN	
9	DOOR COLORS - MATCH BUILDING COLOR	

GLAZING LEGEND

NOTE ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS — VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING: 1/4" BLACKBOX [illegible] + [illegible] CLEAR
0.29 SHGC, 0.[illegible] U, 0.[illegible]
MANUFACTURER [illegible] WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" BLACKBOX PALACE SPANDREL W/ [illegible] SPACESAVER PAINTED ON REFLECTIVE

WALKING ANODIZED CLEAR

KEY MAP

CAUTION: IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

HPA architecture

HPA, Inc.
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Owner:

RICHARD HICK & ASSOCIATES

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TEL: 949-645-0546

Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA
91730, CA

Consultants:

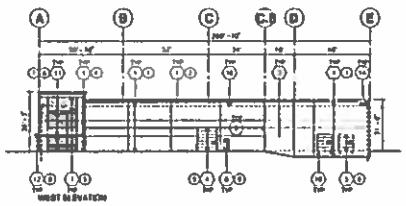
Civil: MAGOLS & ASSOCIATES
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: SPLAN INC.
Fire Protection: -
Soils Engineer: -

Title: overall bldg 5

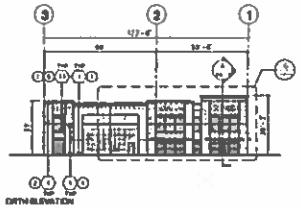
Project Number: 14101
Drawn by: ML
Date: 00/00/16
Revision:

Sheet

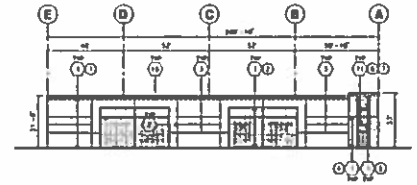
A2.5



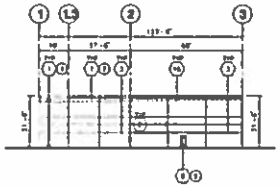
WEST ELEVATION (D)



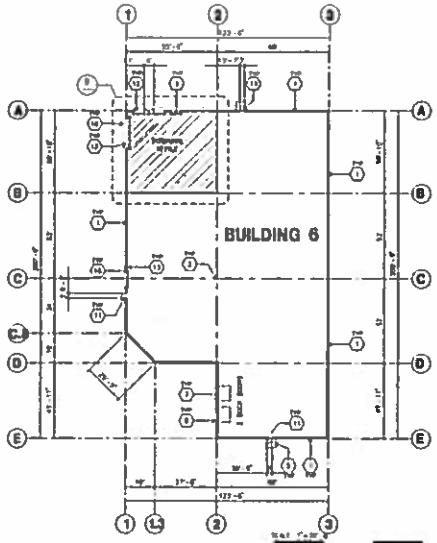
NORTH ELEVATION (C)



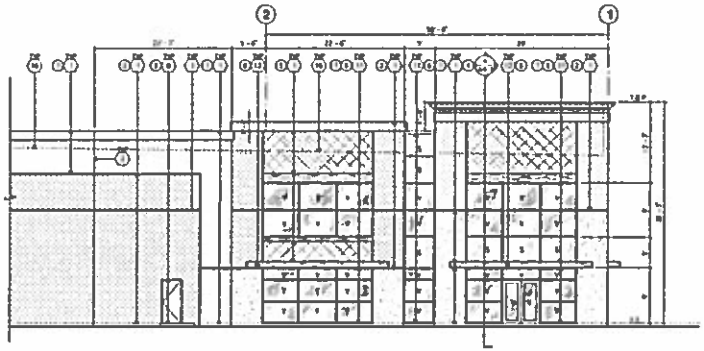
EAST ELEVATION (F)



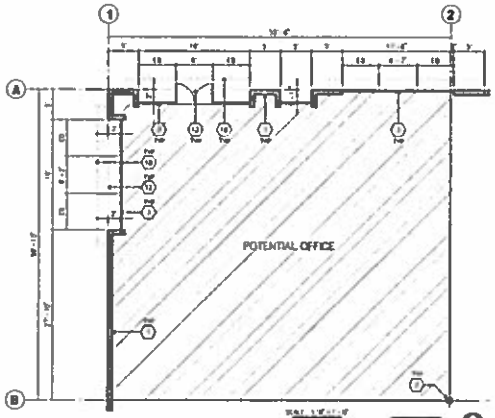
SOUTH ELEVATION (E)



OVERALL FLOOR PLAN (A)



ENLARGED NORTH ELEVATION (G)



ENLARGED FLOOR PLAN (B)

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE ELEVATION AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL ON BUILDING WALL ON BOTH SIDE OF RAMP
5. 5'-0"X5'-0"x4" THICK CONCRETE EXTERIOR LANDING PAD TOP OF ALL EXTERIOR DOOR RAMPS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE SAMPLE TO PUBLIC WORKS FOR REVIEW PRIOR TO PLACEMENT OF CAP MATERIAL
6. EXTERIOR CONCRETE SLAB W/ 42"HIGH CONC TILT-UP GUARD WALL ON BUILDING WALL ON BOTH SIDE OF RAMP
7. 8' X 10' PANEL DOOR, SECTIONAL TYP., STANDARD GRADE
8. 8' X 8' LOADING OPENING FOR VENTILATION
9. DOCK BUMPER TYPICAL
10. 12' X 14' DOME SKIN SECTIONAL DR., STANDARD GRADE
11. 2' X 2' HOLLOW METAL INTERIOR DOOR BUMP
12. SOFFIT LINE ABOVE
13. CONC FILLED GUARD POST 8" DIA X 4'-0" A.F.G.
14. EMPLOYEE BREAK/SMOKING AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. 2 GAUGE
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE
19. METAL DOOR FRAME TYPICAL

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR MEAN FREE STANDARD WORK FOR ACCESS AND SHORTS AT THE DISPOSAL D.C. & SEPARATE PERMIT SHALL BE REQUIRED FOR ANY MECHANICAL/CONVEYOR SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WHERE INSIDE SURFACE CONCRETE WALLS ARE PAINTED WHITE COLORING ARE TO ALIGNS PANELS WITH ALL DOT DO WALLS IN WHICH HAVE TO RECEIVE 1 COAT OF PAINT TO COVER
5. SLOPE FLOOR SLAB 1/2" TO EXTERIOR AT ALL MANDOOR EXPT. SEE "S" DRAWINGS FOR FLOOR SLAB LOCATION
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, ENGLAND, OR FACE OF STUD WALL
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES, CONNECTION TO VERIFY ALIGN, UTILITY LOCATIONS, PLUMBING/ELECTRICAL CONNECTIONS
8. SEE FLOOR PLANS AND [illegible] DETAIL SHEET - NOTE ALL DOORS PER DOOR SCHEDULE AND FINISH SCHEDULE.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN ALL EQUIPMENT TO BE REMOVED INCLUDING, CARS AND TRAILS
10. ALL FIRE HOSE BOXES TO BE REMOVED TO THE ELEVATIONS FOR SLAB PATCHING
11. NON-FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR FIRE DOOR SHALL BE SUPPORTED BY A RACKLE FIRE SEAL WITH THE HORIZ "LIN" THE MAXIMUM HEIGHT FOR SLAB BALANCE SHALL BE 30" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SEAL
13. NON-ATTENDANT DOOR PROVIDE [illegible] SHA LOCATED IN THE OFFICE SEE PLAN CODE 11.1.1.1
14. ALL DOOR HARDWARE BUILDING SHALL BE FULLY SCREENED FROM PUBLIC VIEW THE APPROVED OFFICE DESIGN

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY BRIEF REQUIREMENT SEE "S" SHEET FOR ADDITIONAL REQUIREMENTS

1. FLOOR CONNECTION - TYP
2. MEDIUM CONNECTION - SAME
3. BUILDING FLOOR SLAB
   A. 6" THICK NON-REINFORCED CONCRETE OVER COMPACTED SOIL
   B. 3/4" - NO LONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
   3/4" - NO LONG @ 24" O.C. DOWELS IN DOWEL SHOWN AT ALL CONTROL JOINTS
   C. 4,000 P.S.I. REQUIREMENT
   D. SLUMP TO BE 4" +/- 1"
   E. JOINT SPACING PER ACI 302-1-96
   F. SAW-CUT DEPTH 1/4 TO 1/3 SAW-CUTTING WITHIN 2 HRS OF FINISHING
4. CONTRACTOR TO SAND FOR CLASS 4 FLOOR PER ACI 302-1-96
5. CONCRETE SLAB TO HAVE STEEL FLOOR HARD DENSIFIER FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING WHEN DURING FOR 7 DAYS MIN
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DRAINED
8. NO LOADS, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FITTED FLOW WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. [illegible] HOWEVER, PROVIDE WATER BARRIER [illegible] ON BOTH SIDES OF DOWELS WHERE THE CONCRETE SLAB PROVIDE SAND PLY BOTH ENCAPSULATED BY MANUFACTURER'S RECOMMENDATION

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER HEAVIER ARE REQUIRED, SHALL BE HORIZONTALLY GROOVED BEFORE USE OF BUFFING. CURING COMPOUND, OR BUILDING PAPER.

CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-SHRINK JOINT FILLER IN FUTURE OFFICE AREAS.

12. SEAL CONCRETE SLAB W/ "PROSEAL" SEALER

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL - ALL REVEALS TO HAVE A MIN OF 3/8" CONCRETE REVEAL COLOR TO MATCH ADJACENT BUILDING. [illegible] COLOR
4. 12" X 14" DOUBLE DOOR O DOOR. DOOR PROVIDE COMPLETE HARDWARE STRIPPING, PROTECTION ALL HARDWARE
5. 8' X 10' DOUBLE DOOR O DOOR. DOOR PROVIDE COMPLETE HARDWARE LOCKSTRIP PROTECTION ALL HARDWARE
6. CONCRETE SHAPE, LANDING AND CONDITIONS W/ METAL PIPE HANDRAIL PROVIDE MEDIUM SAND HOLDING TO MEET ADA REQUIREMENTS PROVIDE CONTRASTING COLORED 8" WIDE DIAGONAL LINES YELLOW TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS
7. 8' X 8' METAL LOUVER OPENING FOR VENTILATION PROVIDE TO MATCH
8. BUILDING COLOR
9. HOLLOW METAL DOORS. PROVIDE COMPLETE HARDWARE STRIPPING ALL PAINTED DOOR
10. VERTICAL DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS
11. DOCK BUMPER TYPICAL
12. A CONTINUOUS STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, OPENINGS, ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION
13. METAL CANOPY
14. MASONRY SOLE PANEL
15. METAL POST DOWN W/ 2 OVERFLOW SCUPPERS
16. CONC. FILLED GUARD POST, 8" DIA X 4'-0" A.F.G.
17. ROOF LINE BEYOND
18. NOT USED

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT MAJOR CORNERS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. F.O.P. EL = TOP OF PARAPET ELEVATION
4. F.F. = FINISH FLOOR ELEVATION
5. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LABELS SHALL BE DELIVERED TO WORK - WITH A SEPARATE "C" WORK CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONTRACTOR SHALL FILL PAINT AND CONCRETE PANEL W/ SELECTED COLORS APPROVED AND SHALL SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING
7. DACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH CLEARCOAT PAINT
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO DRAIN.
9. USE REMOVING DACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL COLOR - [illegible]
2. CONCRETE TILT-UP PANEL COLOR - [illegible]
3. CONCRETE TILT-UP PANEL COLOR - [illegible]
4. CONCRETE SAND BLAST FINISH
5. CONCRETE TILT-UP PANEL COLOR - [illegible]
6. GLAZING COLOR - BLUE REFLECTIVE GLAZING
7. BUILDING COLOR - CLEAR ANODIZED
8. CANOPY MATERIAL - METALLICS [illegible] CLEAR
9. DOOR COLORS - MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS — VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING: ONE BALANCED (2) INCHES + BEARDED OF (3) CLEAR [illegible] 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" BALANCED ANODIZED SPANDREL W/ INTERIOR GRAY SPECTRUM PANELS ON REFLECTING.

MULLIONS: ANODIZED CLEAR

KEY MAP

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

HPA architecture

HPA, INC.
[illegible]
[illegible]
TEL: [illegible]
email: hpa@hpaarch.com

Owner:

RICHARD DICK & ASSOCIATES

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NEWPORT BEACH, CA 92660
TEL: 949-642-8840

Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA
INTER, CA

Consultants:

Civil	MAGDLE & ASSOCIATES
Structural	-
Mechanical	-
Plumbing	-
Electrical	-
Landscape	SPLAN INC.
Fire Protection	-
Soils Engineer	-

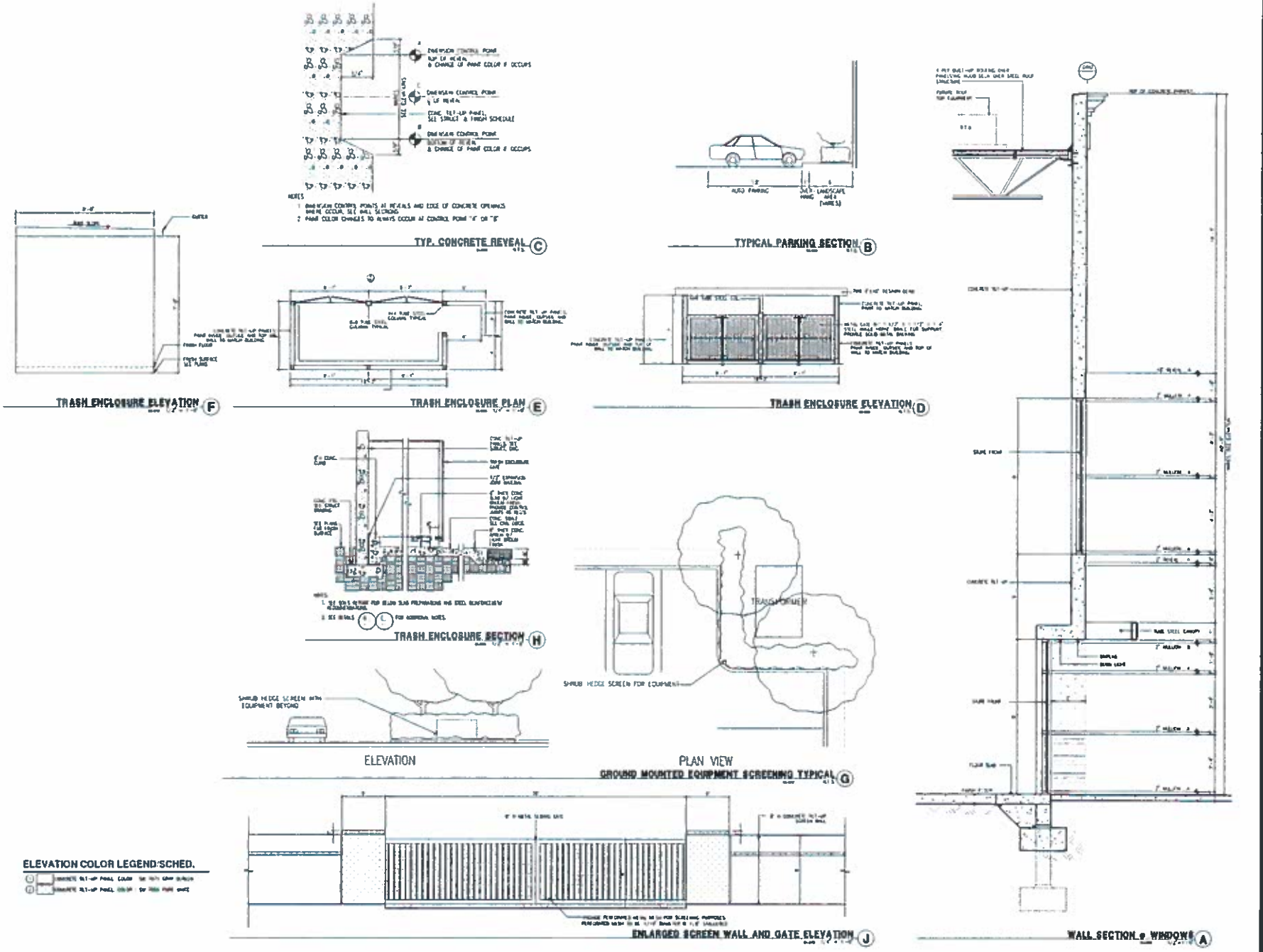
Title: overall bldg 6

Project Number: [illegible]
Drawn by: [illegible]
Date: [illegible]
Revisions

Sheet

A2.6

D,E,F-13



HPA architecture

Owner:

RICHARD DICK & ASSOCIATES

Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA 91730, CA

Consultants:

MADOLE & ASSOCIATES

SPLAN INC.

A4.1

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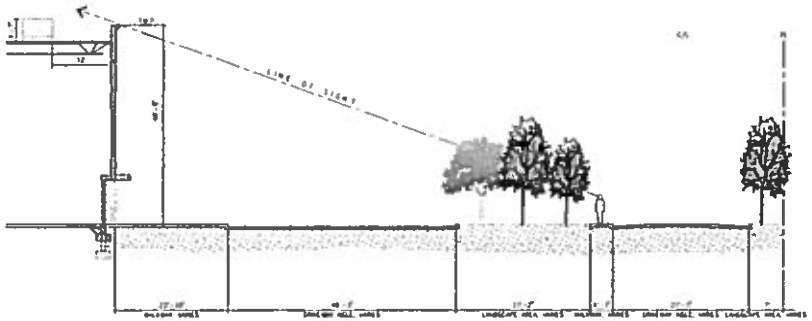

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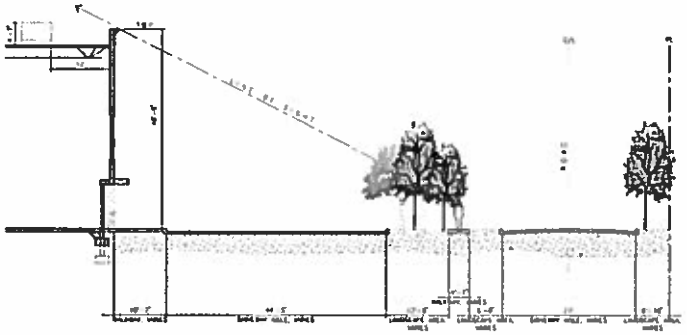
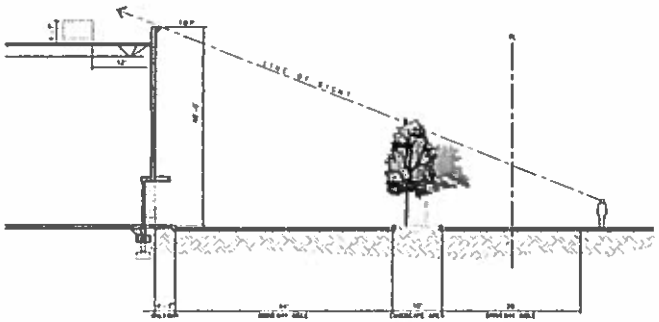


OFFICE SECTION STUDY (A)



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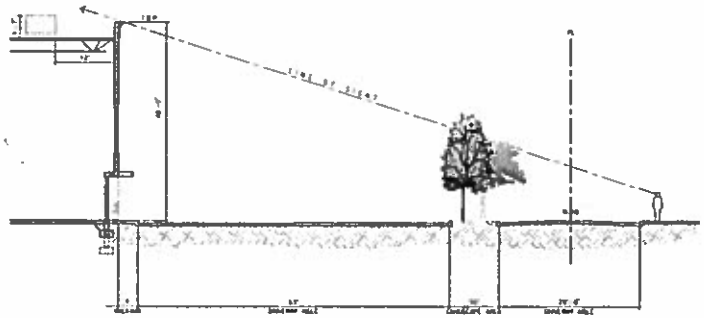
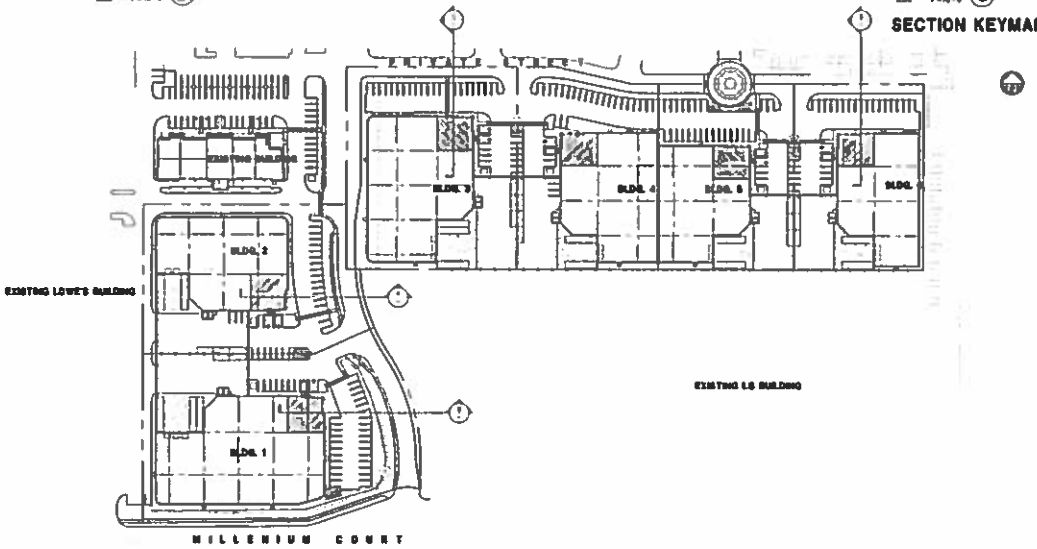


OFFICE SECTION STUDY (C)

SECTION KEYMAP



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

HPA architecture

Owner:

RICHARD DICK & ASSOCIATES

Project:

RANCHO CUCAMONGA BUSINESS PARK

RANCHO CUCAMONGA

Consultants:

Civil: MADDLE & ASSOCIATES

Structural:

Mechanical:

Plumbing:

Electrical:

Landscape: SPLAN INC.

Fire Protection:

Soils Engineer:

Title: section

Project Number: 14101

Drawn by: ML

Date: 09/05/16

Revision

Sheet

A4.2

EXHIBIT D

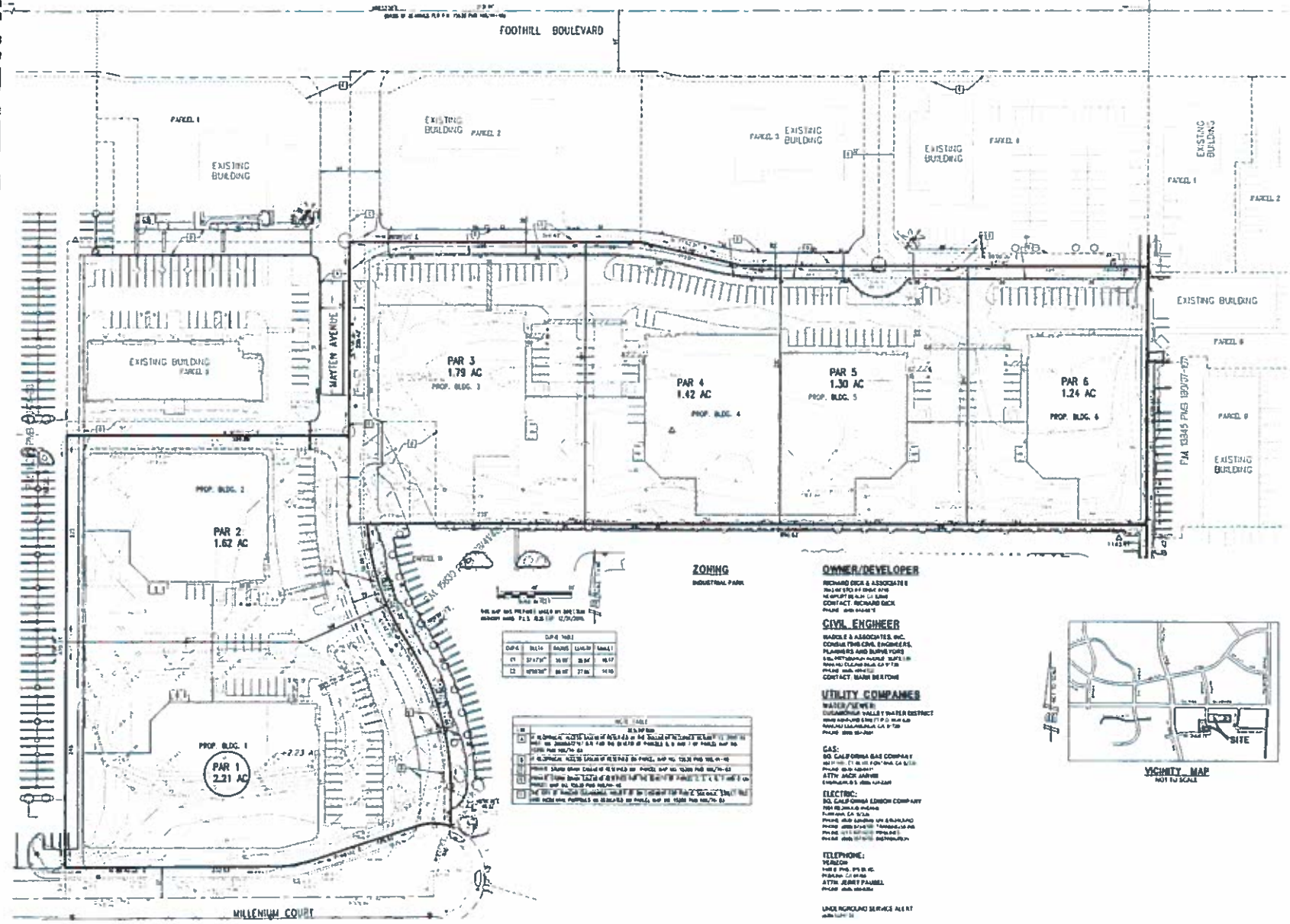
D,E,F-16

TENTATIVE PARCEL MAP
PARCEL MAP NO. 19669

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

PARCELS 6, 7, 8, 9 AND 10 OF PARCEL MAP 13830 AS PER MAP RECORDED IN BOOK 198, PAGES 41 THROUGH 46, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

9.10 AC NET & GROSS — AUGUST, 2015



ZONING
INDUSTRIAL PARK

OWNER/DEVELOPER
RICHARD DICK & ASSOCIATES
CONTACT: RICHARD DICK

CIVIL ENGINEER
MADOLE & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS AND SURVEYORS
CONTACT: MARK BERTONE

UTILITY COMPANIES
WATER/SEWER:
CUCAMONGA VALLEY WATER DISTRICT

GAS:
SO. CALIFORNIA GAS COMPANY
ATTN: JACK JARVIS

ELECTRIC:
SO. CALIFORNIA EDISON COMPANY

TELEPHONE:
VERIZON
ATTN: JERRY PAUSELL

UNDERGROUND SERVICE ALERT

VICINITY MAP
NOT TO SCALE

PREPARED BY: MADOLE

PREPARED FOR: RICHARD DICK & ASSOCIATES
2343 WEST COAST HIGHWAY, #210
NEWPORT BEACH, CA 92663
CONTACT: RICHARD DICK
PHONE: (949) 642-85-5

PLAN CHANGES

PROJECT

DRAWING CONTENTS: TENTATIVE PARCEL MAP
PARCEL MAP NO. 19669

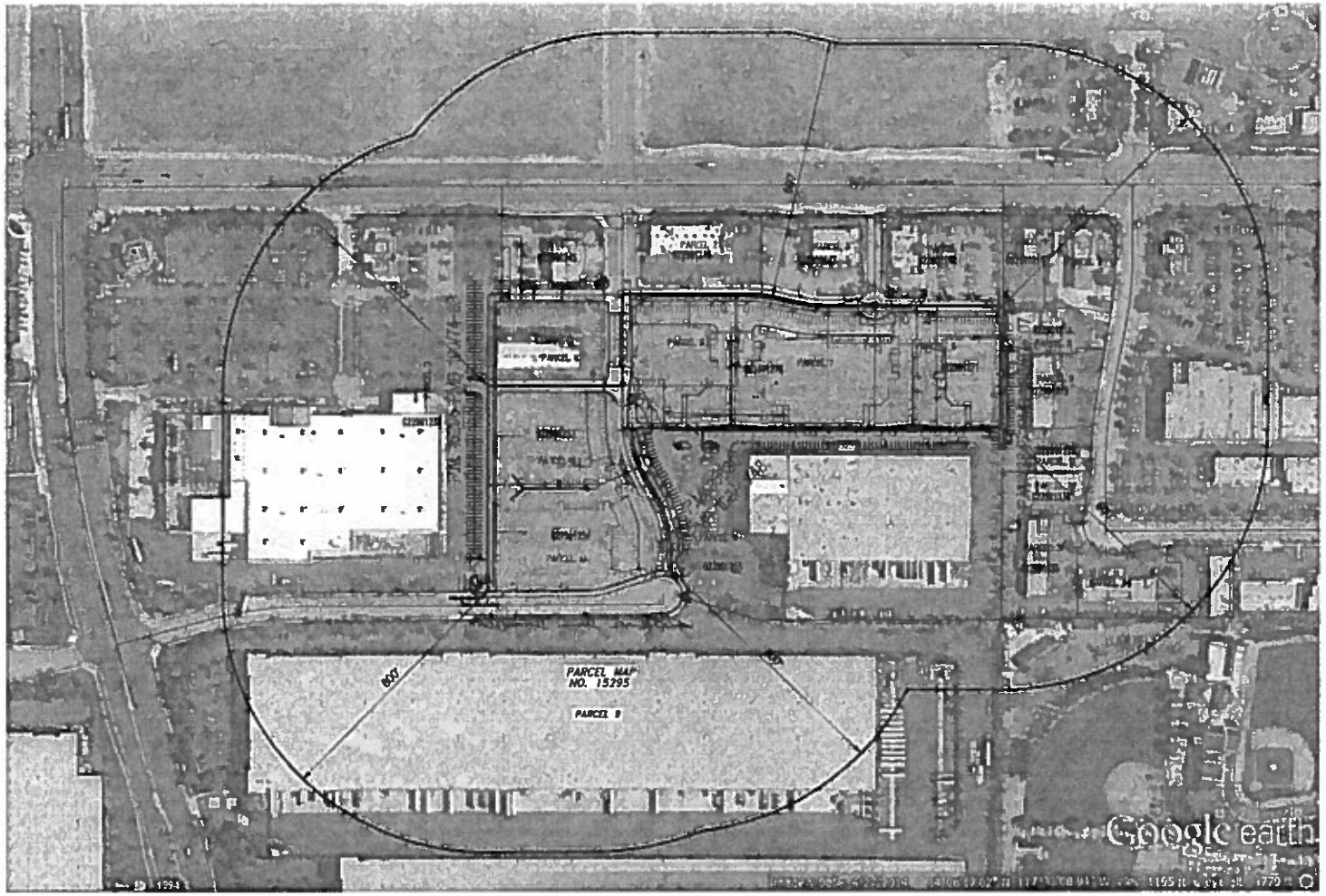
DESIGNED BY: SAM
DRAWN BY: SC
DATE: AUG. 2015
JOB NO. 461-2075
DRAWING NO. TPM-01

SITE UTILIZATION MAP
PARCEL MAP NO. 19669

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

PARCELS 6, 7, 8, 9 AND 10 OF PARCEL MAP 19630 AS PER MAP RECORDED IN BOOK 198, PAGES 41 THROUGH 46, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

9160 ACENEL & GROSS AUGUST, 2015



SCALE IN FEET

OWNER/DEVELOPER
RICHARD DICK & ASSOCIATES
CONTACT: RICHARD DICK

CIVIL ENGINEER
MADOLE & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS AND SURVEYORS
CONTACT: MARK BERTONE

OWNER/DEVELOPER
RICHARD DICK & ASSOCIATES
CONTACT: RICHARD DICK

CIVIL ENGINEER
MADOLE & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS AND SURVEYORS
CONTACT: MARK BERTONE

UTILITY COMPANIES

WATER/SEWER:
CUCAMONGA VALLEY WATER DISTRICT

GAS:
SO. CALIFORNIA GAS COMPANY
ATTN: JACK BARNES

ELECTRIC:
SO. CALIFORNIA EDISON COMPANY

TELEPHONE:
VERIZON
ATTN: JERRY PALMER

UNDERGROUND SERVICE ALERT

PREPARED BY: MADOLE

PREPARED FOR: RICHARD DICK & ASSOCIATES
9160 WEST BIRCH STREET
RANCHO CUCAMONGA, CA 91730
CONTACT: RICHARD DICK
PHONE: (949) 362-8515

PLAN CHANGES	

PROJECT

DRAWING CONTENTS: SITE UTILIZATION MAP
PARCEL MAP NO. 19669

DESIGNED BY: RAM
DRAWN BY: SC
DATE: AUG. 2015
JOB NO. 201-2076
DRAWING NO. SU-01
OF DRAWINGS

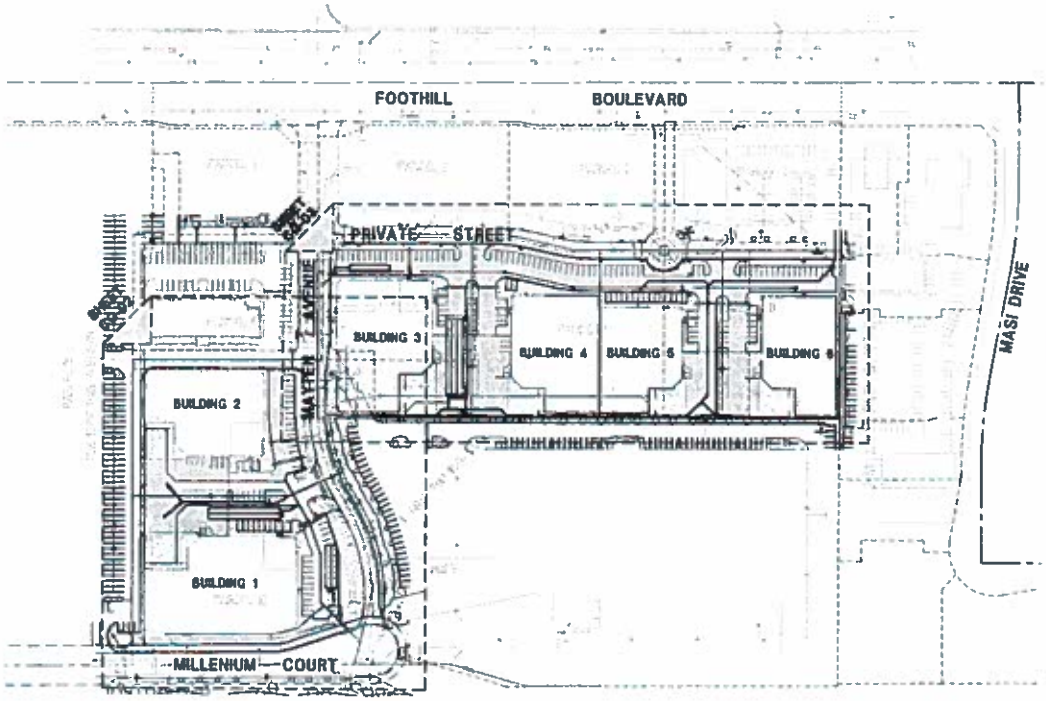
CONCEPTUAL GRADING PLAN
PARCEL MAP NO. 19669

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

PARCELS 6, 7, 8, 9 AND 10 OF PARCEL MAP 19638 AS PER MAP RECORDED IN BOOK 186, PAGES 41 THROUGH 46, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

9.60 AC NET & GROSS AUGUST, 2015

VICINITY MAP
NOT TO SCALE



LEGEND:

EARTHWORK QUANTITIES:

OWNER/DEVELOPER
RICHARD DICK & ASSOCIATES
CONTACT: RICHARD DICK

CIVIL ENGINEER
MADOLE & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS AND SURVEYORS
CONTACT: MARK BERTONE

UTILITY COMPANIES
WATER/SEWER:
CUCAMONGA VALLEY WATER DISTRICT

GAS:
SO. CALIFORNIA GAS COMPANY
ATTN: JACK JAPINS

ELECTRIC:
SO. CALIFORNIA EDISON COMPANY

TELEPHONE:
VERIZON
ATTN: JERRY PAUBEL

UNDERGROUND SERVICE ALERT

OWNER/DEVELOPER
RICHARD DICK & ASSOCIATES
CONTACT: RICHARD DICK

CIVIL ENGINEER
MADOLE & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS AND SURVEYORS
CONTACT: MARK BERTONE

PREPARED BY MADOLE

PREPARED FOR RICHARD DICK & ASSOCIATES
2343 WEST CLIFF DRIVE #210
NEWPORT BEACH CA 92660
CONTACT: RICHARD DICK
PHONE: (949) 642-8515

PLAN CHANGES	PROJECT	DRAWING CONTENTS
		CONCEPTUAL GRADING PLAN PARCEL MAP NO. 19669

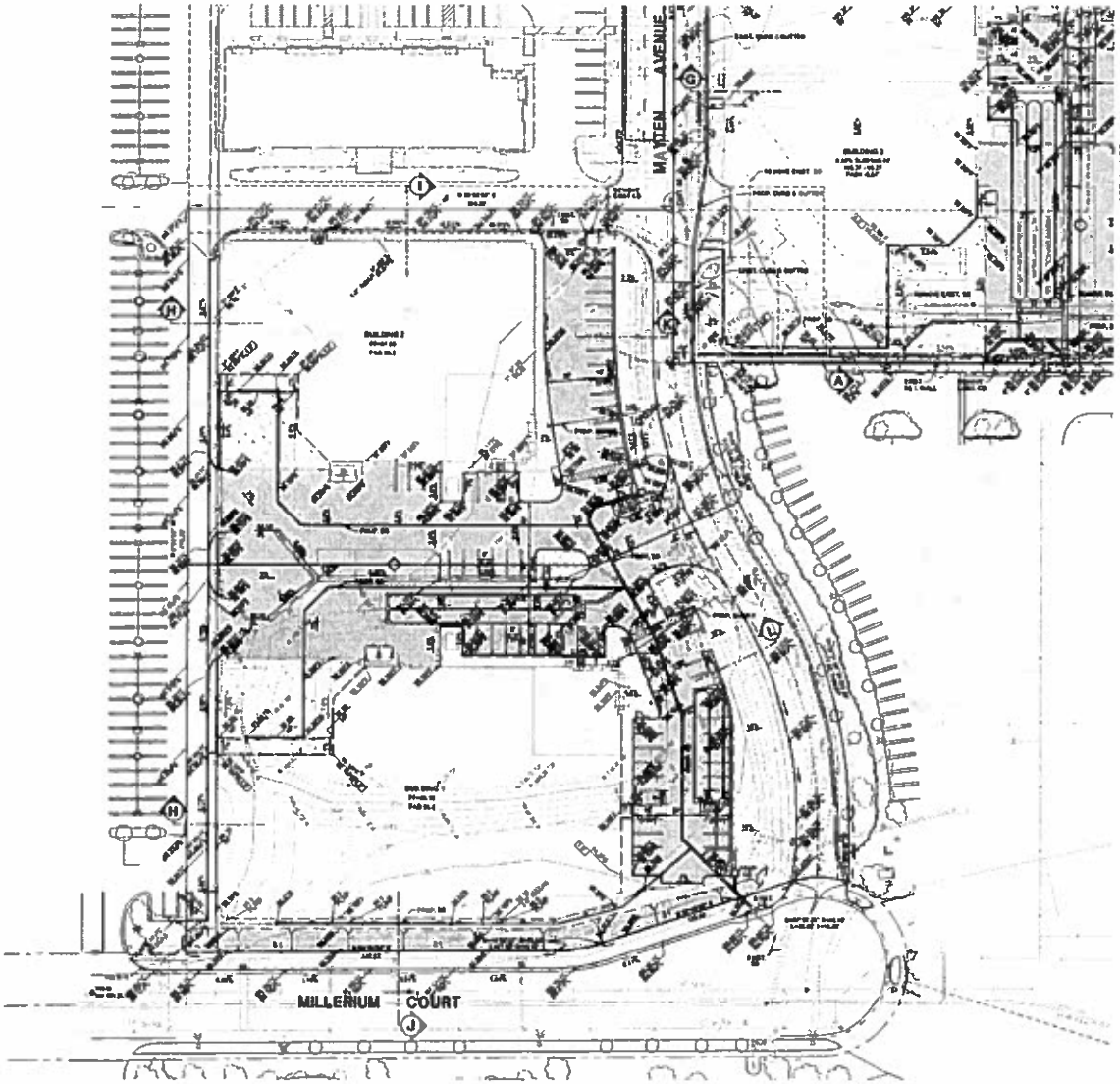
DESIGNED BY	DATE
SAM	AUG. 2015
DRAWN BY SC	
JOB NO. 001-2676	
DRAWING NO. CG-01	
OF 4 DRAWINGS	

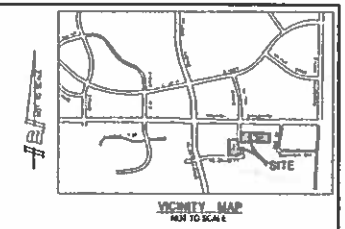
CONCEPTUAL GRADING PLAN
PARCEL MAP NO. 19669

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

PARCELS 6, 7, 8, 9 AND 10 OF PARCEL MAP 19669 AS PER MAP RECORDED IN BOOK 190, PAGES 41 THROUGH 46, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

9.10 AC NET & GROSS AUGUST, 2013





SCALE IN FEET

LEGEND

PREPARED BY MADDLE

PREPARED FOR RICHARD DICK & ASSOCIATES
2043 WESTCLIFF DRIVE #210
NEWPORT BEACH, CA 92660
CONTACT: RICHARD DICK
PHONE: (949) 642-6215

PLAN CHANGES	PROJECT	DRAWING CONTENTS
		CONCEPTUAL GRADING PLAN PARCEL MAP NO. 19669

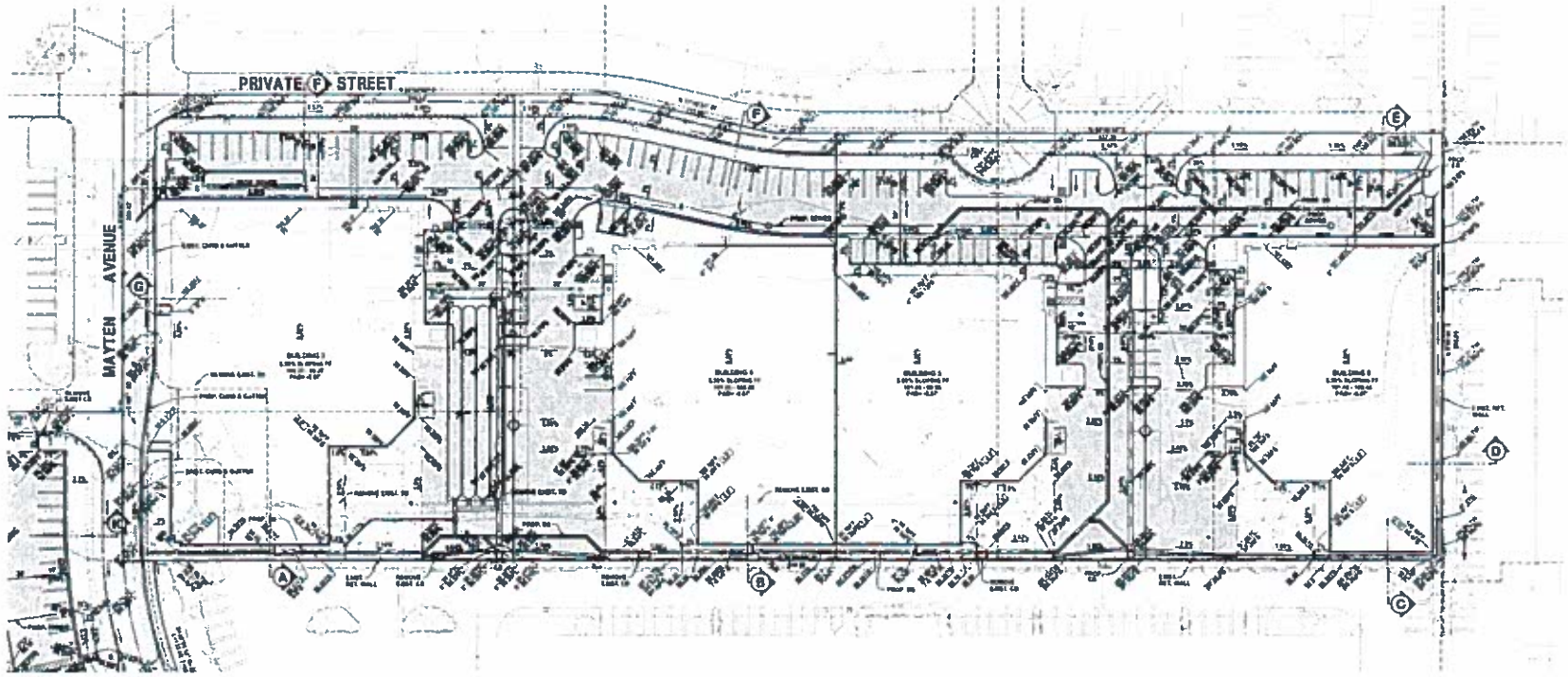
DESIGNED BY	DATE
RAM	AUG. 2013
DRAWN BY SC	
JOB NO. 001-2076	
DRAWING NO. CG-02	

CONCEPTUAL GRADING PLAN
PARCEL MAP NO. 19669

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

PARCELS 6, 7, 8, 9 AND 10 OF PARCEL MAP 19639 AS PER MAP RECORDED IN BOOK 196, PAGES 41 THROUGH 48, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

9.0 AC NET & GROSS AUGUST 2015



VICINITY MAP
NOT TO SCALE

SCALE IN FEET

LEGEND:

PREPARED BY

MADOLE

PREPARED FOR RICHARD DICK & ASSOCIATES
2343 WESTCLIFF DRIVE #210
NEWPORT BEACH, CA 92660
CONTACT: RICHARD DICK
PHONE: (949) 642-6515

DRAWING CONTENTS	PROJECT	PLAN CHANGES
CONCEPTUAL GRADING PLAN PARCEL MAP NO. 19669		

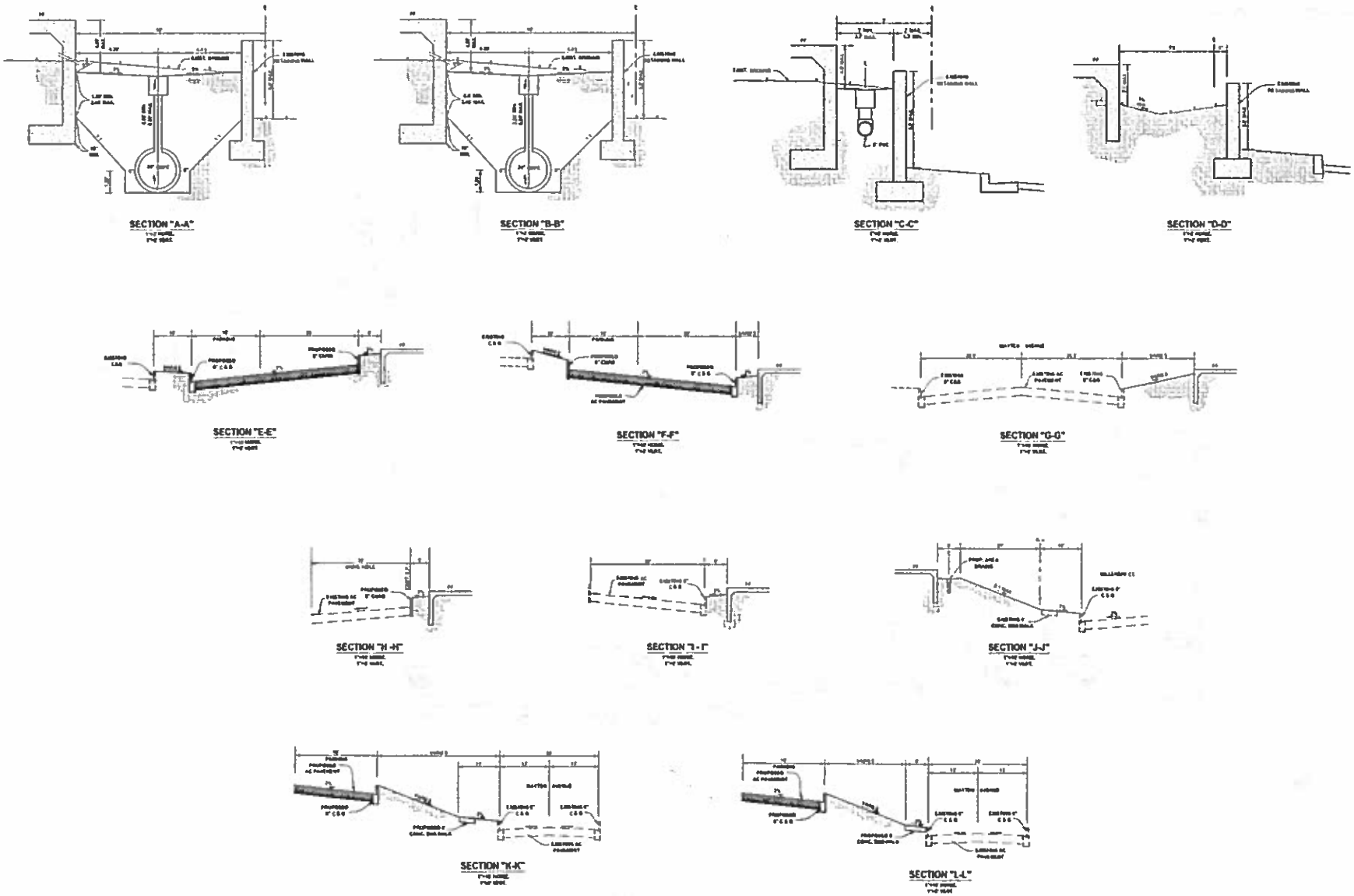
DESIGNED BY RAM	DATE
DRAWN BY SC	AUG. 2015
JOB NO. 881-2876	
DRAWING NO. CG-03	

CONCEPTUAL GRADING PLAN
PARCEL MAP NO. 19669

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

PARCELS 6, 7, 8, 9 AND 10 OF PARCEL MAP 19630 AS PER MAP RECORDED IN BOOK 190, PAGES 41 THROUGH 48, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

9.60 AC NET & GROSS AUGUST 2015



PREPARED BY MADOLE

PREPARED FOR RICHARD DICK & ASSOCIATES
2043 WESTCLIFF DRIVE #210
NEWPORT BEACH, CA 92660
CONTACT: RICHARD DICK
PHONE: (949)642-2515

DRAWING CONTENTS	PROJECT	PLAN CHANGES
CONCEPTUAL GRADING PLAN PARCEL MAP NO. 19669		

DESIGNED BY	DATE
RAM	AUG. 2015
DRAWN BY	
SC	

JOB NO. 051-2570

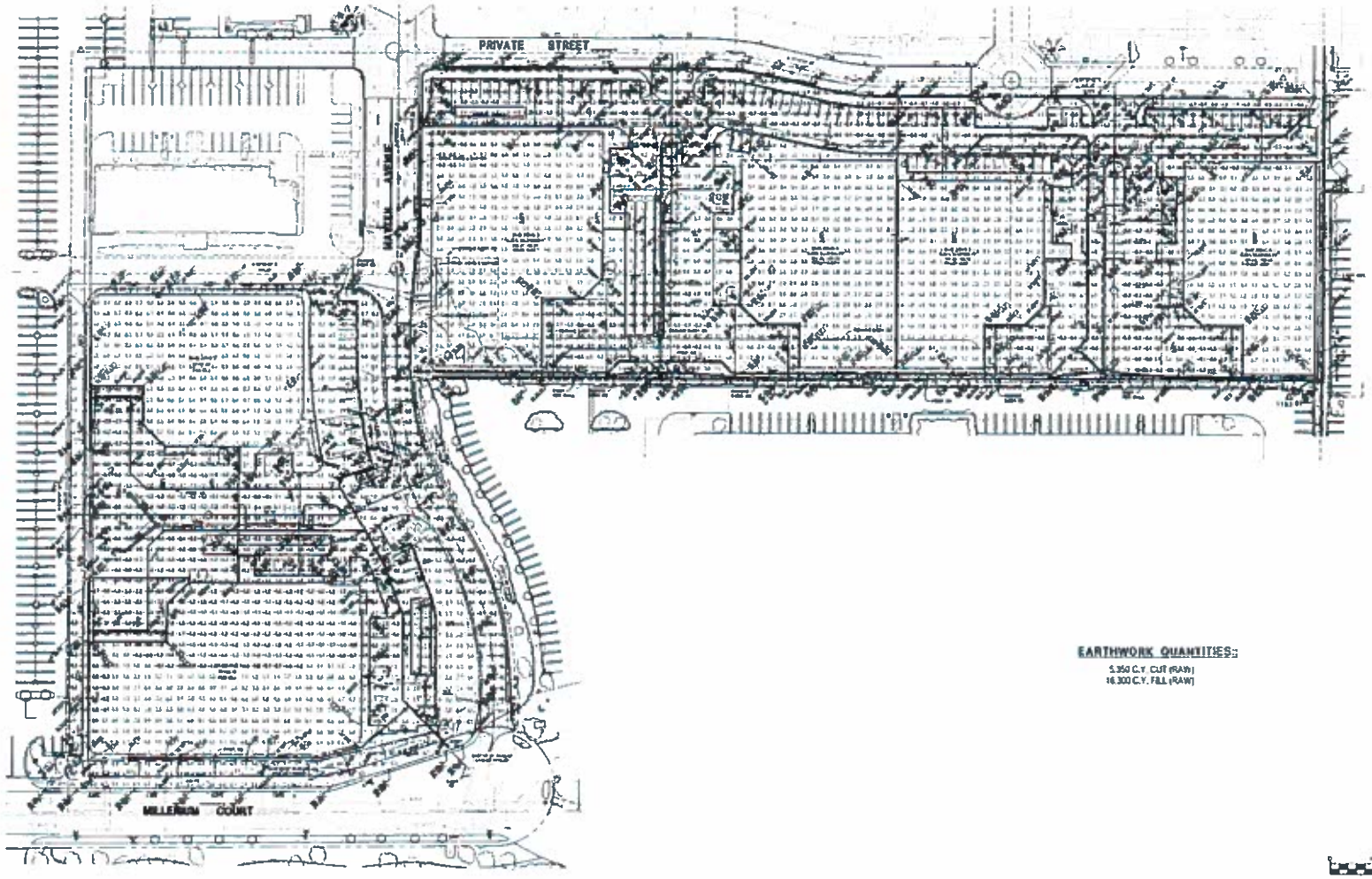
DRAWING NO.
CG-04

CUT / FILL MAP
PARCEL MAP NO. 19669

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

PARCELS 6, 7, 8, 9 AND 10 OF PARCEL MAP 19639 AS PER MAP RECORDED IN BOOK 198, PAGES 41 THROUGH 48, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN COUNTY.

[illegible] AUGUST, 2015



VICINITY MAP
NOT TO SCALE

EARTHWORK QUANTITIES:

5,350 C.Y. CUT (RAW)
16,300 C.Y. FILL (RAW)

SCALE IN FEET

PREPARED BY MADOLE

PREPARED FOR RICHARD DICK & ASSOCIATES
2043 WESTCLIFF DRIVE #210
NEWPORT BEACH, CA 92660
CONTACT: RICHARD DICK
PHONE: (949) 642-8515

PLAN CHANGES

PROJECT

DRAWING CONTENTS

CUT / FILL MAP
PARCEL MAP NO. 19669

DESIGNED BY SAM
DRAWN BY SC
DATE AUG. 2015
JOB NO. 001-2676
DRAWING NO. CF-01
OF 1 DRAWINGS

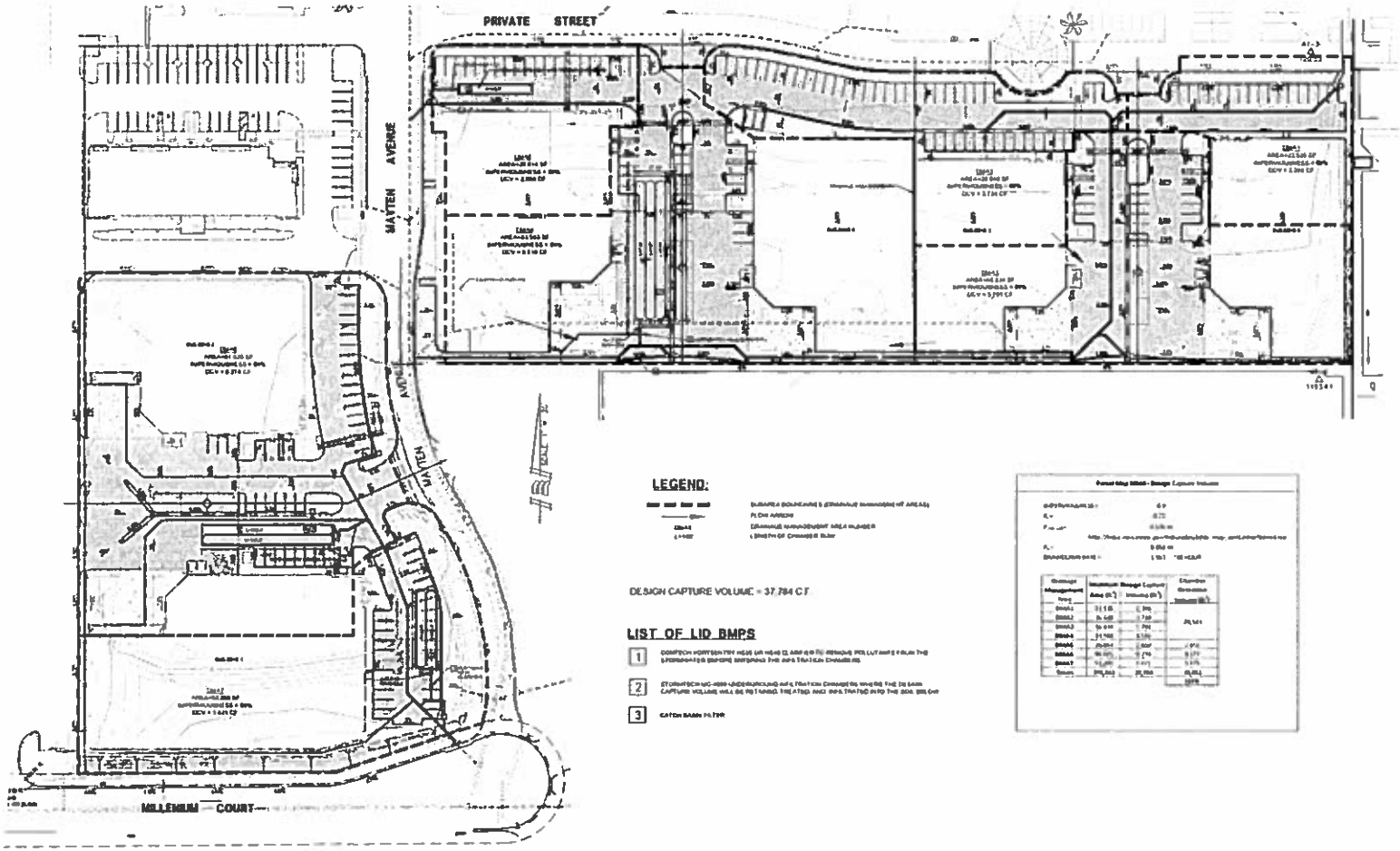
PRELIMINARY WATER QUALITY MANAGEMENT PLAN
DRAINAGE MAP AND BMP LOCATIONS
PARCEL MAP NO. 19669

IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

PARCELS 6, 7, 8, 9 AND 10 OF PARCEL MAP 19638 AS PER MAP RECORDED IN BOOK 198, PAGES 41 THROUGH 48, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

9.60 AC NET & GROSS AUGUST, 2015

VICINITY MAP
NOT TO SCALE



LEGEND:

DESIGN CAPTURE VOLUME = 37,784 C.F.

LIST OF LID BMPS

1. COMPOSTING PORTION HERE OR HERE CLEARING TO REMOVE POLLUTANTS FROM THE STORMWATER BEFORE INFILTRATING THE INFILTRATION CHAMBERS.
2. STORMTECH MC-4500 UNDERGROUND INFILTRATION CHAMBERS WHERE THE DESIGN CAPTURE VOLUME WILL BE RETAINED, TREATED AND INFILTRATED INTO THE SOIL BELOW.
3. CATCH BASIN FILTER

OWNER/DEVELOPER

RICHARD DICK & ASSOCIATES
2043 WESTCLIFF DRIVE #210
NEWPORT BEACH, CA 92660
CONTACT: RICHARD DICK
PHONE:

CIVIL ENGINEER

MADDLE & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS, PLANNERS AND SURVEYORS
5400 PITTSBURGH AVENUE, SUITE 220
RANCHO CUCAMONGA, CA 91739
PHONE: (909) 581-0527
CONTACT: MARK BERTONE

RESPONSIBLE PARTY FOR MAINTENANCE & INSPECTIONS:

RICHARD DICK & ASSOCIATES
2043 WESTCLIFF DRIVE #210
NEWPORT BEACH, CA 92660

WQMP BMP AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE NECESSARY WATER QUALITY MANAGEMENT PLAN BEST MANAGEMENT PRACTICE DEVICES HAVE BEEN CONSTRUCTED UNDER MY SUPERVISION AND ARE FUNCTIONAL TO THE BEST OF MY KNOWLEDGE AS OF THE DATE BELOW.

SIGNATURE _____ DATE _____

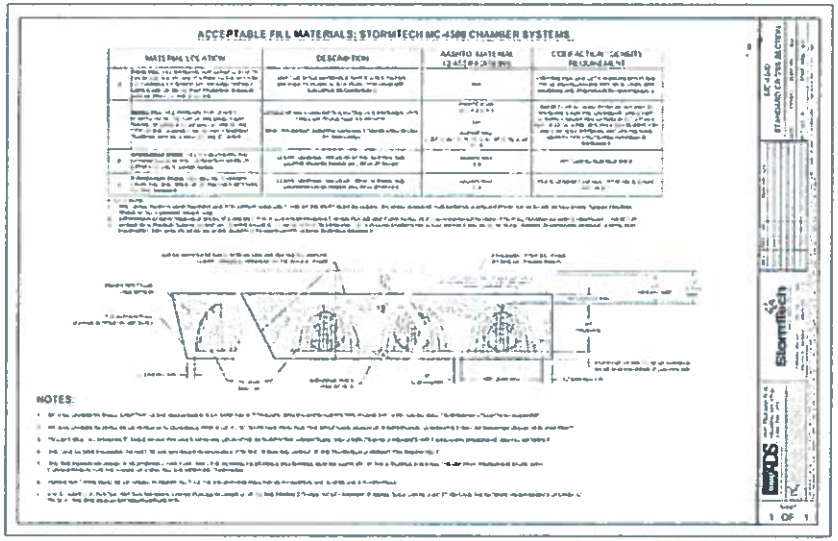
PREPARED BY MADDLE

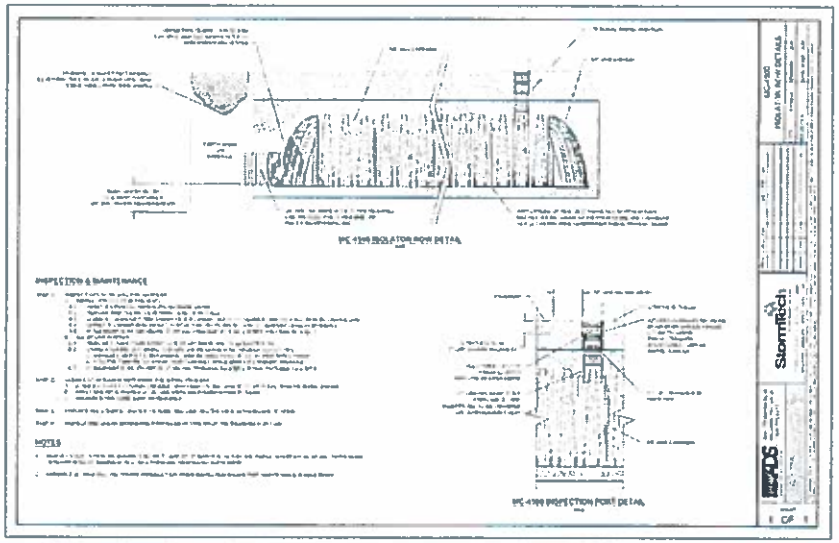
PREPARED FOR RICHARD DICK & ASSOCIATES
2043 WESTCLIFF DRIVE #210
NEWPORT BEACH, CA 92660
CONTACT: RICHARD DICK
PHONE: (949) 642-6515

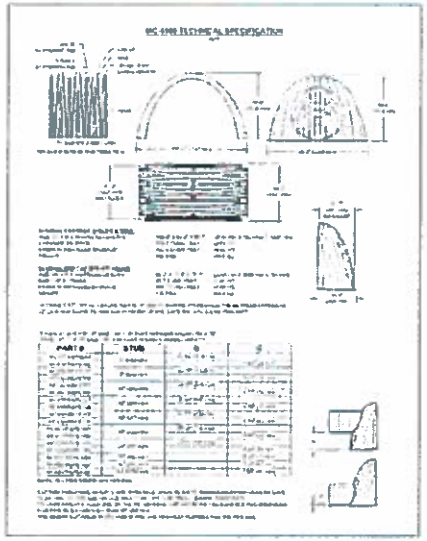
PLAN CHANGES	PROJECT	DRAWING CONTENTS
		PRELIMINARY WATER QUALITY MANAGEMENT PLAN BMP LOCATIONS PARCEL MAP NO. 19669

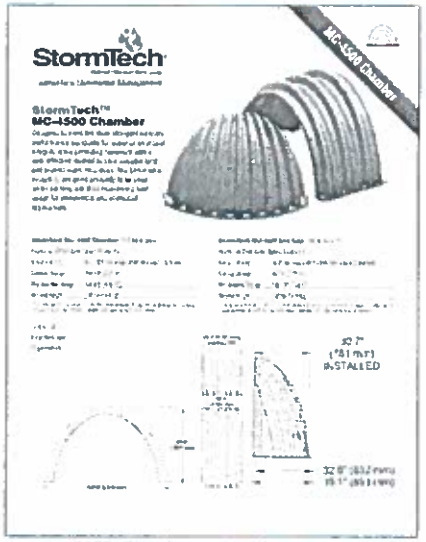
DESIGNED BY: VG
DRAWN BY: VG
DATE: AUG. 2015
JOB NO. 001-2676
DRAWING NO. WQ-01
OF 1 DRAWINGS

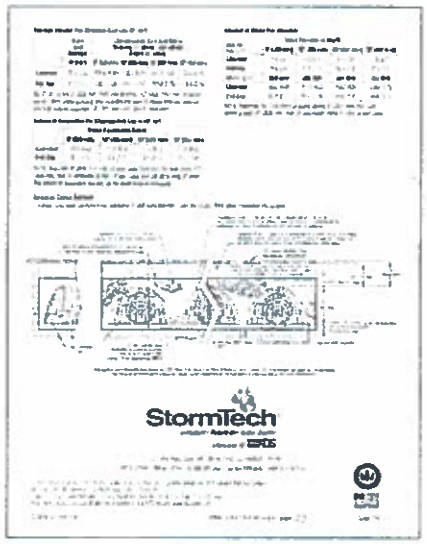
PRELIMINARY WATER QUALITY MANAGEMENT PLAN
BMP DETAILS











INSPECTION AND MAINTENANCE SCHEDULES

(REFER TO SECTIONS 4.1.1 AND 4.1.2 OF THE WQMP)

UNDERGROUND STORMTECH MC-4500 INFILTRATION CHAMBERS

INSPECTION	QUARTERLY	
SERVICED	MIN. 2-TIMES/YEAR	ADDITIONAL PRIOR TO RAINY SEASON
RECOMMENDED SERVICE	SUMMARY OF RECOMMENDED PROCEDURE AND MANUFACTURE'S RECOMMENDED PROCEDURE	

*NOTE: SEE "ISOLATOR ROW DETAILS" FOR MAINTENANCE INSTRUCTIONS

RESPONSIBLE PARTY FOR MAINTENANCE & INSPECTIONS

RICHARD DICK & ASSOCIATES
2043 WEST CLIFF DRIVE #210
NEWPORT BEACH, CA 92660

PREPARED BY: MADOLE

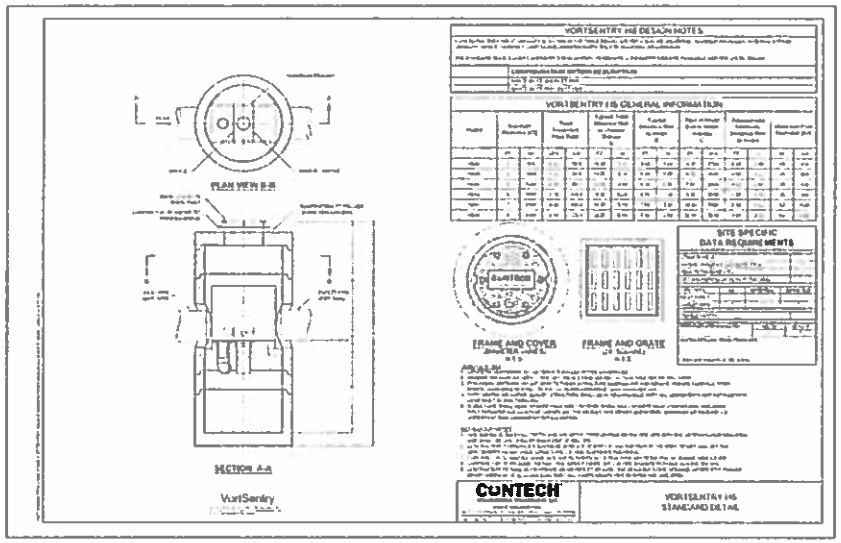
PREPARED FOR: RICHARD DICK & ASSOCIATES
2043 WEST CLIFF DRIVE #210
NEWPORT BEACH, CA 92660
CONTACT: RICHARD DICK
PHONE: (949) 842-4515

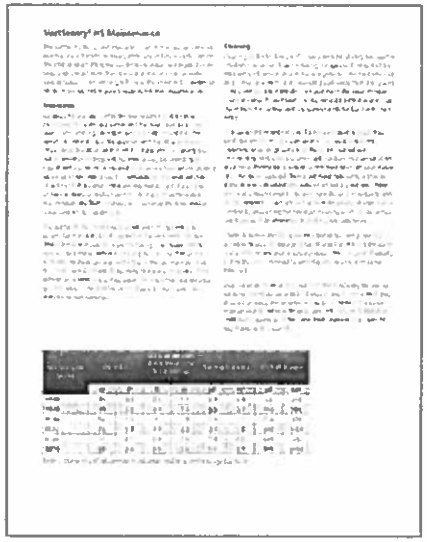
PLAN CHANGES	PROJECT	DRAWING CONTENTS
		PRELIMINARY WATER QUALITY MANAGEMENT PLAN BMP DETAILS PARCEL MAP NO. 19669

DESIGNED BY: TG | DATE: AUG. 2015
DRAWN BY: TG
JOB NO. 001-2670
DRAWING NO. WQ-02
OF 1 DRAWING

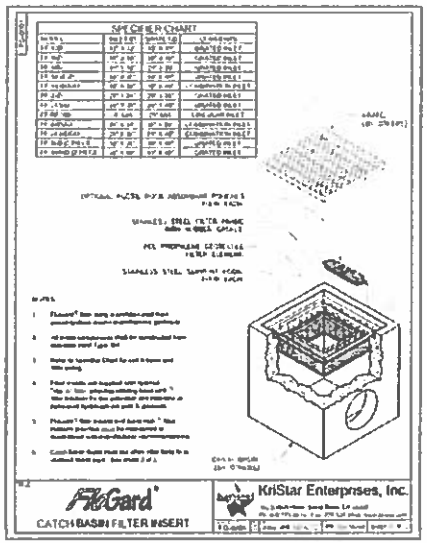
PRELIMINARY WATER QUALITY MANAGEMENT PLAN
BMP DETAILS

VORTSENTRY HS48 CLARIFIER





RESPONSIBLE PARTY FOR MAINTENANCE & INSPECTIONS:
RICHARD DICK & ASSOCIATES
2043 WEST CLIFF DRIVE, #210
NEWPORT BEACH, CA 92660



INSPECTION AND MAINTENANCE SCHEDULES
(REFER TO SECTIONS 4.1.1 AND 4.1.2 OF THE WQMP)
FLO-GUARD CATCH BASIN FILTER INSERT

INSPECTION	QUARTERLY	
SERVICED	MIN. 2-TIMES/YEAR	ADDITIONAL PRIOR TO RAINY SEASON
RECOMMENDED SERVICE	REMOVE LINER AND DISPOSE OF COLLECTED MATERIALS PER MANUFACTURER'S DIRECTIONS	

PREPARED BY MADDLE

PREPARED FOR RICHARD DICK & ASSOCIATES
2043 WEST CLIFF DRIVE #210
NEWPORT BEACH, CA 92660
CONTACT: RICHARD DICK
PHONE: (949) 642-6515

PLAN CHANGES

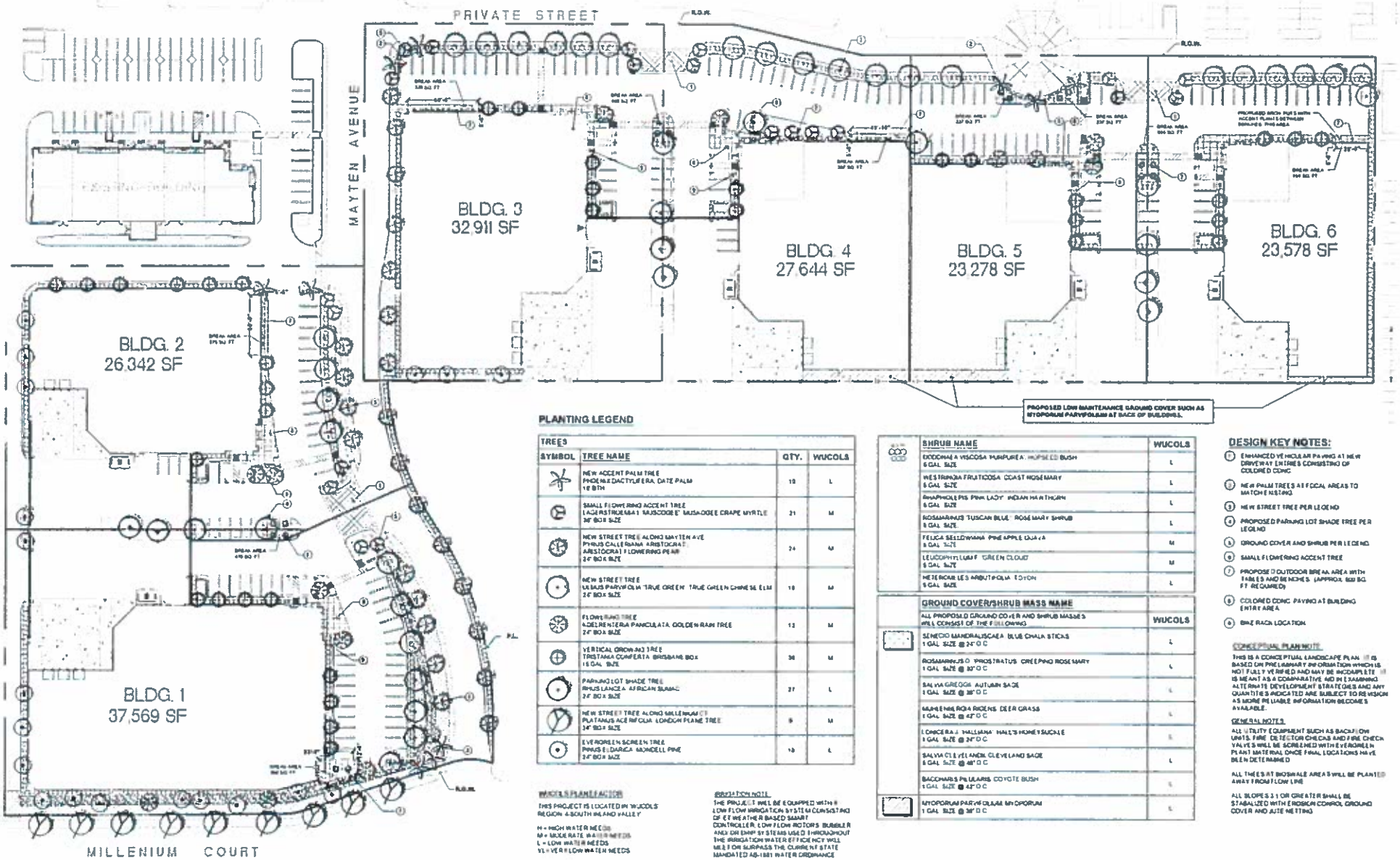
PROJECT

DRAWING CONTENTS
PRELIMINARY WATER QUALITY MANAGEMENT PLAN
BMP DETAILS
PARCEL MAP NO. 19569

DESIGNED BY TG
DRAWN BY TG
DATE AUG. 2015
JOB NO. 001-2070
DRAWING NO.
WQ-03
of 1 Drawings

EXHIBIT E

D,E,F –26



PLANTING LEGEND

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	NEW ACCENT PALM TREE PHOENIX DACTYLIFERA DATE PALM 18' BTH	10	L
	SMALL FLOWERING ACCENT TREE LAGERSTROEMIA I 'MUSCOGEE' MUSKOGEE CRAPE MYRTLE 36" BOX SIZE	21	M
	NEW STREET TREE ALONG MAYTEN AVE PYRUS CALLERIANA ARISTOCRAT ARISTOCRAT FLOWERING PEAR 24" BOX SIZE	24	M
	NEW STREET TREE ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE ELM 24" BOX SIZE	10	M
	FLOWERING TREE KOELREUTERIA PANICULATA GOLDEN RAIN TREE 24" BOX SIZE	13	M
	VERTICAL GROWING TREE TRISTANIA CONFERTA BRISBANE BOX 15 GAL SIZE	30	M
	PARKING LOT SHADE TREE RHUS LANCEA AFRICAN SUMAC 24" BOX SIZE	27	L
	NEW STREET TREE ALONG MILLENIUM CT PLATANUS ACERIFOLIA LONDON PLANE TREE 24" BOX SIZE	9	M
	EVERGREEN SCREEN TREE PINUS ELDARICA MONDELL PINE 24" BOX SIZE	10	L

SHRUBS

SYMBOL	SHRUB NAME	WUCOLS
	DODONAEA VISCOSA 'PURPUREA' PURPLE LEAF HOPSEED BUSH 5 GAL SIZE	L
	WESTRINGIA FRUTICOSA COAST ROSEMARY 5 GAL SIZE	L
	RHAPHIOLEPIS 'PINK LADY' INDIAN HAWTHORN 5 GAL SIZE	L
	ROSMARINUS 'TUSCAN BLUE' ROSEMARY SHRUB 5 GAL SIZE	L
	FEIJOA SELLOWIANA PINEAPPLE GUAVA 5 GAL SIZE	M
	LEUCOPHYLLUM F. 'GREEN CLOUD' 5 GAL SIZE	M
	HETEROMELES ARBUTIFOLIA TOYON 5 GAL SIZE	L

GROUND COVER/SHRUB MASS NAME

SYMBOL	ALL PROPOSED GROUND COVER AND SHRUB MASSES WILL CONSIST OF THE FOLLOWING	WUCOLS
	SENECIO MANDRALISCAE BLUE CHALK STICKS 1 GAL SIZE @ 24" O.C.	L
	ROSMARINUS O. 'PROSTRATUS' CREEPING ROSEMARY 1 GAL SIZE @ 30" O.C.	L
	SALVIA GREGGII AUTUMN SAGE 1 GAL SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS DEER GRASS 1 GAL SIZE @ 42" O.C.	L
	LONICERA J. 'HALLIANA' HALL'S HONEYSUCKLE 1 GAL SIZE @ 24" O.C.	L
	SALVIA CLEVELANDII CLEVELAND SAGE 5 GAL SIZE @ 48" O.C.	L
	BACCHARIS PILULARIS COYOTE BUSH 1 GAL SIZE @ 42" O.C.	L
	MYOPORUM PARVIFOLIUM MYOPORUM 1 GAL SIZE @ 36" O.C.	L

DESIGN KEY NOTES:

1. ENHANCED VEHICULAR PAVING AT NEW DRIVEWAY ENTRIES CONSISTING OF COLORED CONC.
2. NEW PALM TREES AT FOCAL AREAS TO MATCH EXISTING.
3. NEW STREET TREE PER LEGEND
4. PROPOSED PARKING LOT SHADE TREE PER LEGEND
5. GROUND COVER AND SHRUB PER LEGEND
6. SMALL FLOWERING ACCENT TREE
7. PROPOSED OUTDOOR BREAK AREA WITH TABLES AND BENCHES. (APPROX. 600 SQ. FT. REQUIRED)
8. COLORED CONC. PAVING AT BUILDING ENTRY AREA
9. BIKE RACK LOCATION

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION 4-SOUTH INLAND VALLEY

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

IRRIGATION NOTE

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE

CONCEPTUAL PLAN NOTE

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

GENERAL NOTES

ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED

ALL TREES AT BIOSWALE AREAS WILL BE PLANTED AWAY FROM FLOW LINE

ALL SLOPES 3:1 OR GREATER SHALL BE STABALIZED WITH EROSION CONTROL GROUND COVER AND JUTE NETTING

Conceptual Landscape Plan

Richard Dick Business Park

Rancho Cucamonga, CA

north

RICHARD DICK & ASSOCIATES

FEBRUARY 17, 2016

HPA architecture
16831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

SPLA SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
5256 S. MISSION RD.
SUITE NO. 121
BONSALL, CA 92003
PH: 760-842-8993

THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE
ACTION AGENDA

February 2, 2016 - 7:00 P.M.

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

I. CALL TO ORDER

Roll Call — *7:00 p.m.*

Regular Members: Richard Fletcher _X_ Francisco Oaxaca _X_
Candyce Burnett ___ Donald Granger _X_

Alternates: Ray Wimberly ___ Lou Munoz___
Rich Macias___

Additional Staff Present: Tabe van der Zwaag, Associate Planner and Mike Smith, Senior Planner

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 DESIGN REVIEW DRC2015-00402 – FULLMER CONSTRUCTION FOR FREWING DEVELOPMENT - A request for site plan and architectural review of a 45,797 square foot warehouse building on a 2.32 acre lot located on the west side of Pittsburgh Avenue and approximately 570 feet south of 6th street in the Industrial Park (IP) District - APN: 0229-341-15.

A. DRC2015-00402 Committee recommended approval and forwarded project to PC.

EXHIBIT F

DESIGN REVIEW COMMITTEE
ACTION AGENDA
February 2, 2016

B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00782 - CONSOLIDATED CONSULTING - A request for site plan and architectural review of 6 industrial buildings totaling 168,204 square feet on 9.6 acres of land located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71. Related Files: Tentative Tract Map SUBTPM19669 and Master Plan (Amendment) DRC2015-01018.	*B. DRC2015-00782 Committee recommended approval and forwarded project to PC with recommended changes to consolidate, expand and pop out the faux tower elements on the south elevation of Bldg. 1, north elevation of Bldg. 2 and west elevation of Bldg. 3. Also, rectify the outdoor eating area deficiency.*
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	*8:31 p.m.*
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 January 21, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.*	

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: _____

Project Title: Mayten and Foothill

Name & Address of project owner(s): Rancho 11 llc & Bam Investments, LLC
190 Newport Center Dr. #220, Newport Beach, CA 92660

Name & Address of developer or project sponsor: Charlie Buquet
12223 Highland Ave. #106-295, Rancho Cucamonga, CA 91739

EXHIBIT E

Contact Person & Address: Charlie Buquet

12223 Highland Ave. #106-295, Rancho Cucamonga, CA 91739

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

Telephone Number: 855-937-6527

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): S/O Foothill Blvd.; W/O Mayten Ave,.

4) Assessor's Parcel Numbers (attach additional sheet if necessary): 0229-012-54, 53, 70, and 71

**5) Gross Site Area (ac/sq. ft.):* 9.2 AC

**6) Net Site Area (total site size minus area of public streets & proposed dedications):* 7.5 AC

7) Describe any proposed general plan amendment or zone change which would affect the project site (attach additional sheet if necessary):

None

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:*

Grading Permit & Building Permits.

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 property is currently graded, with utilites and storm drain installed. Existing paved parking lot with drive aisles along mayten.

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

There are no known cultural or historical aspects of this site.

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

There are no impacts of said noises on this site.

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 site will be used for a industrial business park

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.):*

North- Existing Retail

East - Existing Industrial Retail and service park

West- Existing Industrial Retail

South- 80,000 sf Industrial "LG" Building

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

The proposed project will be consistent use of the surrounding area and clean up and will improve the existing property and surrounding property.

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?*

Short term during construction along with on going business operations upon completion.

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

See attached photo survey

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

n/a

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)* _____ *Peak use (gal/Day)* _____

b. *Commercial/Ind. (gal/day/ac)* 1,750.00 *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)* _____

b. *Commercial/Industrial (gal/day/ac)* _____

RESIDENTIAL PROJECTS:

20) *Number of residential units:* 0

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

n/a

Attached (indicate whether units are rental or for sale units): n/a

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

Sale Price(s) $_____ *to* $_____

Rent (per month) $_____ *to* $_____

22) *Specify number of bedrooms by unit type:* n/a

23) *Indicate anticipated household size by unit type:* n/a

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:* _____

b. *Junior High:* _____

c. *Senior High* _____

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS

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

Speculative Industrial building per development code uses allowed.

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

Office warehouse sq ft 418,131

27) *Indicate hours of operation:* 24 hours a day, 7 days a week anticipated.

28) *Number of employees:*

Total: TBD

Maximum Shift:

Time of Maximum Shift:

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):*

TBD

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

*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):*

TBD

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.*

All utilities have indicated ability to service the proposed 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 known

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.*

None anticipated

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 tot he 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: 8-6-15 *Signature:*

Title: President

City of Rancho Cucamonga
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY PART II

BACKGROUND

1. **Project File:** Design Review DRC2015-00782, Tentative Parcel Map SUBTPM19669 and Master Plan Amendment DRC2015-01018.

2. **Related Files:** None

3. **Description of Project:** The applicant proposes to construct 6 industrial buildings totaling 171,322 on 9.6 acres of land located on the south side of Foothill Boulevard at Mayten Avenue that is part of the "Rancho Cucamonga Corporate Park." The request includes a 6 lot parcel map (SUBTPM19669) and an amendment (DRC2015-01018) to the approved Master Plan (DRCDR 99-11(MOD)) to reduce the required setback for two buildings. The project site is currently vacant and is accessed from Mayten Avenue, Millennium Court and multiple drive access points shared with the adjacent commercial development. The project site is zoned Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71.

4. **Project Sponsor Name and Address:**

   Consolidated Consulting
   12223 Highland Avenue, Units 106-295
   Rancho Cucamonga, CA 91739

5. **General Plan Designation:** Industrial Park

6. **Zoning:** Industrial Park

7. **Surrounding Land Uses and Setting:** The project site is made up of 4 disturbed vacant lots exposed to recent and long-standing discing/mowing activities. The site is dominated by non-native grassland and weedy vegetation. Vegetative cover is estimated at between 80 and 90 percent of the overall project site. Existing driveways provide access to the project site from Foothill Boulevard and Millennium Court. There is existing commercial development to the north, east and west of the project site, with industrial development to the south.

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:**
   Tabe van der Zwaag, Associate Planner
   (909) 477-2750, extension 4316

10. **Other agencies whose approval is required:** N/A

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_{10} – 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.

(✓) Aesthetics	(✓) Agricultural Resources	(✓) Air Quality
(✓) Biological Resources	(✓) Cultural Resources	(✓) Geology & Soils
(✓) Greenhouse Gas Emissions	( ) Hazards & Waste Materials	(✓) Hydrology & Water Quality
( ) Land Use & Planning	( ) Mineral Resources	(✓) Noise
( ) Population & Housing	( ) Public Services	( ) Recreation
( ) Transportation/Traffic	( ) Utilities & Service Systems	(✓) 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: 3/18/16

Reviewed By: DONALD GEPNER Date: 4/17/16

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1.	**AESTHETICS.** *Would the project:*				
	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. No adverse impacts are expected.

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. No adverse impacts are expected.

c) The site is located on the south side of Foothill Boulevard at Mayten Avenue and is characterized by commercial development to the north, east and west and by industrial development to the south. The visual quality of the area will not degrade as a result of this project, as the project will be of similar design quality to the existing development in the surrounding area. Design review 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. No adverse impacts are expected.

d) The project would increase the number of streetlights and security lighting used in the immediate vicinity. The design and placement of light fixtures will be shown on site plans which require review for consistency 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. No adverse impacts are expected.

2.	**AGRICULTURAL RESOURCES.** *Would the project:*				
	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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 site is located on the south side of Foothill Boulevard at Mayten Avenue and is characterized by commercial development to the north, east and west and by industrial development to the south. 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. No adverse impacts are expected.

b) There is no agriculturally zoned land within the City of Rancho Cucamonga. There are no Williamson Act contracts within the City. No adverse impacts are expected.

c) There are no lands within the City of Rancho Cucamonga that is 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. No adverse impacts are expected.

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. No adverse impacts are expected.

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

e) The site is located on the south side of Foothill Boulevard at Mayten Avenue and is characterized by commercial development to the north, east and west and by industrial development to the south. The nearest agricultural use is more than 1.43 miles to the northeast from the project site. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land. Therefore, there is no potential for conversion of forest land to a non-forest use. Therefore, no adverse impacts are anticipated.

3. AIR QUALITY. *Would the project:*				
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) pollutants. Therefore, the project is consistent with the 2003 AQMP. No adverse impacts are expected.

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_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM_{10} and $PM_{2.5}$) 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_2S), 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

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

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_3), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), 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_{10} and $PM_{2.5}$.

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 Impact Analysis was prepared by Vista Environmental (October, 2015) 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.

Short Term (Construction): Project Emissions and Impacts

The project proposes to construct 6 industrial buildings totaling 171,322 on 9.6 acres of land. The project site is currently undeveloped and covered in non-native grasses. The potential emissions associated with construction of the project are described in the following sections.

Summary of Peak Construction Emissions (Emissions Summary of Overall Construction with Best Available Control Measures)

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

Construction Emissions:

Table H – Construction-Related Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Site Preparation[1]						
Onsite[2]	5.08	54.63	41.11	0.04	9.98	6.58
Offsite[3]	0.13	0.64	1.84	0.00	0.25	0.07
Total	**5.21**	**55.27**	**42.95**	**0.04**	**10.23**	**6.65**
Grading[1]						
Onsite	3.67	38.45	26.08	0.03	4.75	3.34
Offsite	0.12	0.62	1.63	0.00	0.22	0.06
Total	**3.79**	**39.07**	**27.71**	**0.03**	**4.97**	**3.40**
Building Construction						
Onsite	3.41	28.51	18.51	0.03	1.97	1.85
Offsite	0.88	4.68	12.39	0.03	1.64	0.49
Total	**4.29**	**33.19**	**30.90**	**0.06**	**3.61**	**2.34**
Paving						
Onsite	2.22	20.30	14.73	0.02	1.14	1.05
Offsite	0.06	0.08	0.93	0.00	0.17	0.05
Total	**2.28**	**20.38**	**15.66**	**0.02**	**1.31**	**1.10**
Architectural Coatings						
Onsite	36.31	2.19	1.87	0.00	0.17	0.17
Offsite	0.09	0.12	1.42	0.00	0.26	0.07
Total	**36.40**	**2.31**	**3.29**	**0.00**	**0.43**	**0.24**
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Site Preparation and grading emissions based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.
[2] Onsite emissions from equipment not operated on public roads.
[3] Offsite emissions from vehicles operating on public roads.
Source: CalEEMod Version 2013.2.2.

Construction activities associated with the project will result in emissions of CO, VOCs, NO_x, SO_x, PM_{10} and $PM_{2.5}$ and are expected from the following construction activities: demolition, grading (including soil import), building construction, painting (architectural coatings) paving (curb, gutter, flatwork, and parking lot), and construction worker commuting.

<u>Localized Significance Summary (Construction Emissions with Best Available Control Measures)</u>

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

Construction Emissions: Localized Significant Thresholds:

Table I – Local Criteria Pollutant Construction Emissions at the Nearest Receptors

Phase	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Preparation[1]	54.63	41.11	9.98	6.58
Grading[1]	38.45	26.08	4.75	3.34
Building Construction	28.51	18.51	1.97	1.85
Paving	20.30	14.73	1.14	1.05
Architectural Coatings	2.19	1.87	0.17	0.17
SCAQMD Thresholds[2]	270	2,193	167	63
Exceeds Threshold?	No	No	No	No

Notes:
[1] Site preparation and grading emissions based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.
[2] For PM10 and PM2.5 the thresholds are based on 244 meters, which is the distance to the nearest homes to the north. For NOx and CO the thresholds are based on 25 meters, since all receptors closer than 25 meters are based on the 25 meter threshold and the nearest offsite workers are as near as 1.5 meter to the east of the project site.
Source: Vista Environmental, calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for five acres in Southwest San Bernardino Valley.

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 (Vista Environmental - October, 2015), the amount will not exceed any threshold of significance.

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_3 precursors. Based on the proposed project, it is estimated that the proposed project will result in a maximum of approximately 36.40 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.

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

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, no serpentine or ultramafic rock has been 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 Impact Analysis (Name of firm/date) 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.**

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_2), Ozone (O_3), and Particulate Matter ($PM_{2.5}$ and PM_{10}) would exceed SCAQMD thresholds for

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

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.

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.**

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.**

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

- **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_{10} 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_{10} emissions.

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 (Vista Environmental - October, 2015), 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

Operational Regional Criteria Air Pollutant Emissions

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

Table J – Operational Regional Criteria Air Pollutant Emissions

	Pollutant Emissions (pounds/day)					
Activity	VOC	NOx	CO	SO_2	PM10	PM2.5
Area Sources[1]	6.50	0.00	0.04	0.00	0.00	0.00
Energy Usage[2]	0.01	0.07	0.06	0.00	0.01	0.01
Mobile Sources[3]	2.20	7.30	27.55	0.07	4.94	1.39
Off-Road Equipment[4]	0.71	6.30	4.84	0.01	0.50	0.46
Total Emissions	**9.42**	**13.67**	**32.49**	**0.08**	**5.45**	**1.86**
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[2] Energy usage consist of emissions from natural gas usage.
[3] Mobile sources consist of emissions from vehicles and road dust.
[4] Off-road equipment consist of emissions from equipment utilized onsite.
Source: Vista Environmental, calculated from CalEEMod Version 2013.2.2.

Local Operations Criteria Pollutant Emission Levels at the Nearest Homes

Table K – Local Operations Criteria Pollutant Emission Levels at the Nearest Homes

	Pollutant Emissions (pounds/day)			
On-Site Emission Source	NOx	CO	PM10	PM2.5
Area Sources[1]	0.00	0.04	0.00	0.00
Energy Usage[2]	0.07	0.06	0.01	0.01
On-Road Vehicle Emissions[3]	0.91	3.44	0.62	0.17
Off-Road Equipment[4]	6.30	4.84	0.50	0.46
Total Emissions	**7.28**	**8.38**	**1.13**	**0.64**
SCAQMD Thresholds[5]	270	2,193	40	15
Exceeds Threshold?	No	No	No	No

Notes:
[1] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[2] Energy usage consist of emissions from onsite natural gas usage.
[3] Onsite vehicle emissions based on 1/8 of the gross vehicular emissions and road dust.
[4] Off-road equipment consist of emissions from equipment utilized onsite.
[5] For PM10 and PM2.5 the thresholds are based on 244 meters, which is the distance to the nearest homes to the north. For NOx and CO the thresholds are based on 25 meters, since all receptors closer than 25 meters are based on the 25 meter threshold and the nearest offsite workers are as near as 1.5 meter to the east side of the project site
Source: Calculated from CalEEMod2013 and SCAQMD's Mass Rate Look-up Tables for five acres in southwest San Bernardino Valley.

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

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

Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

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 industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).**

21) **All industrial and commercial facilities shall designate preferential parking for vanpools.**

22) **All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.**

23) **All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.**

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.

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

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 a senior housing development and an outdoor sports complex. The Air Quality study performed by Vista Environmental (October, 2015) discusses the potential construction and operational health impacts on sensitive receptors in the project area and concluded that the proposed project would result in a less than significant cumulative health impact on sensitive receptors.

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.

24) 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 $PM_{2.5}$ and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

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 not typically associated with the type of use. Odors from the proposed industrial/warehouse use would most likely be from activities such as trash storage; however, these odors would be minimal and not considered to be significant. No adverse impacts are anticipated.

4. BIOLOGICAL RESOURCES. *Would the project:*				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 in an area developed with commercial and industrial uses. The site has been previously disrupted during construction of infrastructure and surrounding developments/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, the site is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

A Habitat Suitability Evaluation was performed on the project site by Ecological Sciences (December, 2015). No special status plant or animal species were detected on the project site. There were also no jurisdictional resources observed on the project site. Although no native habitat types are present on the project site, and no listed species are expected to occur due to the absence of suitable habitat, the potential presence of special-status species (e.g., burrowing owl) may impose some degree of constraint to development depending upon the nature of both direct and indirect impact on these resources, as well as on the particular species and seasonal timing of construction activities. During permitting procedures, the following mitigation measures will further reduce potential project related impacts to sensitive biological resources to less than significant:

1) **Three days prior to the removal of vegetation or ground-disturbing activities, a breeding bird survey that is in conformance with the Migratory Bird Treaty 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 young.**

   If nests are discovered, they shall be avoided through the establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area shall be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in the area may resume.

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

2) Perform a Burrowing Owl Survey that is in conformance with the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and submit the written report outlining the findings to the California Department of Fish and Wildlife (CDFW) and the Planning Department within 30 days of groundbreaking activity. The survey shall include a habitat assessment, survey and impact analysis. The Burrowing Owl Survey shall follow the following protocol:

- **Burrowing Owl Survey methodology shall be based on Appendix D (Breeding and Non-breeding Season Surveys and Reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify burrowing owls on the project site, then no further mitigation is required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with CDFW to avoid impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and will at minimum include establishment of buffer setbacks from occupied burrows and owl monitoring. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls.**

- **During the non-breeding season from September 1 through January 31, if burrows are occupied by migratory or non-migratory resident burrowing owls during a pre-construction survey, burrow exclusion and/or closure may be used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines.**

- **During the avian nesting season from February 1 through August 31, if nests are discovered, they shall be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in the area may resume.**

b) The project site is located in an urban area with no natural communities. No riparian habitat exists on-site, meaning the project will not have any impacts. No adverse impacts are expected.

c) No wetland habitat is present on-site. As a result, project implementation would have no impact on these resources. No adverse impacts are expected.

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, therefore no adverse impacts are anticipated. No adverse impacts are expected.

e) There are no heritage trees on the project site; therefore, the proposed project is not in conflict with any local ordinance. No adverse impacts are expected.

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

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. No adverse impacts are expected.

5. CULTURAL RESOURCES. *Would the project:*				
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?	( )	( )	( )	(✓)
e) Directly or indirectly affect a Native American tribal cultural resource?	( )	( )	( )	(✓)

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). A Phase 1 Cultural Resources Assessment for the project was performed by Brian E. Smith and Associates (November, 2015). As part of the review, they requested a records search for the property from the South Central Coastal Information Center (SCCIC) at CSU Fullerton, which reported that four cultural resource sites and 21 reports have been recorded within a one-mile radius of the project site. They also performed an intensive pedestrian reconnaissance on the project site that employed a series of parallel survey transects spaced at five-meter intervals to locate archaeological sites within the project area. No artifacts or cultural resources were observed as a result of the survey. The study concluded the project site did not contain the presence of archaeological sites and the surveys did not identify any cultural resources within the project area. The study also concluded that there would be no potential impacts to cultural resources associated with the development of the project site. Based upon the absence of any cultural resources and the lack of potential for buried resources due to the level of previous disturbance, monitoring of any future grading is not recommended.

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**

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

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.**

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:

2) 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.**

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

- **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.**

d) The proposed project is in an area that has already been disturbed by development. The project site has already been disrupted by construction of infrastructure and surrounding developments/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.

e) In accordance with AB52, the Soboba Band of Luiseno Indians and the San Manuel Band of Mission Indians were contacted to determine interest in engaging in consultation related to the potential impact to cultural resources as result of the project. The City was contacted (letter dated October 28, 2015) by Joseph Ontiveros of the Soboba Band of Luiseno Indians who requested that any consultation be conducted with the San Manuel Band of Mission Indians, as they are closer in proximity to the project site. Daniel McCarthy of the San Manuel Band of Mission Indians requested that staff forward them a copy of the Cultural Resources Assessment for their review. In an email dated December 3, 2015, Daniel McCarthy stated that they concur with finding of the Cultural Resources Assessment and that they have no other comments or concerns with the project. As such, no adverse impacts are anticipated

6. GEOLOGY AND SOILS. *Would the project:*				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 2-1/4 miles northwest of the site, and the Cucamonga Fault Zone lies approximately 3 miles north. These faults are both capable of producing M_w 6.0-7.0 earthquakes. Also, the San Jacinto fault, capable of producing up to M_w 7.5 earthquakes is 10 miles northeasterly of the site and the San Andreas, capable of up to M_w 8.2 earthquakes, is 15 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.

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_{10} 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_{10} 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_{10} emissions from the site during such episodes.**

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

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_{10} 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 Tujunga Loamy Sand (TuB) Soil association according to General Plan FPEIR Exhibit 4.7-3. No adverse impacts are anticipated.

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 Tujunga Loamy Sand (TuB) Soil association according to General Plan FPEIR Exhibit 4.7-3. These soils generally occur on nearly level to gently sloping soil and runoff is slow to very slow. 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.

7. GREENHOUSE GAS EMISSIONS. *Would the project:*				
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 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_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)). The combined emissions of these well-mixed greenhouse gases from new motor vehicles and engines contribute to GHG pollution.

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

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_2 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_{10}, $PM_{2.5}$, and SO_2 which are monitored at the Fontana-Arrow Highway station. The ambient air quality in the project area for CO, NO_2, and SO_2 are consistently below the relevant State and Federal standards (based on ARB and EPA from 2007, 2008, and 2009 readings). Ozone, PM_{10}, and $PM_{2.5}$ levels all exceed State and Federal standards regularly.

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.

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

The City of Rancho Cucamonga has not adopted a threshold of significance for GHG emissions. However, a screening threshold of 3,000 MTCO2e 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 Greenhouse Gas Analysis performed by Vista Environmental (October, 2015), total project related emissions would be 1,363.69 $MTCO_2eq$/year, as shown in the following table:

GHG Emissions Table:

Table L – Greenhouse Gas Annual Emissions

	Greenhouse Gas Emissions (Metric Tons per Year)					
Category	**Bio-CO_2**	**NonBio-CO_2**	**Total CO_2**	**CH_4**	**N_2O**	**CO_2e**
Area Sources[1]	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage[2]	0.00	145.27	145.27	0.01	0.00	145.87
Mobile Sources[3]	0.00	953.36	953.36	0.03	0.00	954.08
Off-Road Equipment[4]	0.00	72.55	72.55	0.02	0.00	73.02
Solid Waste[5]	15.99	0.00	15.99	0.94	0.00	35.83
Water and Wastewater[6]	10.38	121.87	132.25	1.07	0.03	162.89
Construction[7]	0.00	21.91	21.91	0.00	0.00	21.99
Total Emissions	**26.37**	**1,314.97**	**1,341.34**	**2.07**	**0.03**	**1,393.69**
SCAQMD Draft Threshold of Significance						**3,000**

Notes:
[1] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment.
[2] Energy usage consist of GHG emissions from electricity and natural gas usage.
[3] Mobile sources consist of GHG emissions from vehicles.
[4] Off-road equipment consist of equipment utilized onsite.
[5] Waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
[6] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
[7] Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.
Source: CalEEMod Version 2013.2.2 for year 2017.

As shown in Table L (Vista Environmental - October, 2015) above, direct and indirect operational emissions associated with the project as compared to the SCAQMD's interim threshold of significance of 3,000 MTCO2e per year would result in a less than significant impact with respect to GHG emissions.

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_2). 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-

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

based fuels creates GHG's such as CO_2, Ch_4, and N_2O. CH_4 is emitted during the fueling of heavy equipment.

Based on the Greenhouse Gas Analysis performed by Vista Environmental (October, 2015), no significant impacts to GHGs from short-term construction impacts would occur as a result of the project as shown in Table H 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.

The project proposes to construct 6 industrial buildings totaling 171,322 on 9.6 acres of land 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

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

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 Greenhouse Gas Analysis performed by Vista Environmental (October, 2015), 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.**
   - **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;**

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

- **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 involves the development of 6 industrial buildings totaling 171,322 on 9.6 acres of land, 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 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 Greenhouse Gas Analysis performed by Vista Environmental (October, 2015), 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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND WASTE MATERIALS. *Would the project:*				
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?	( )	( )	( )	(✓)
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 City participates in a countywide interagency coalition, which is considered a full service Hazardous Materials Division that is more comprehensive that 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. The proposed industrial buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to

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

determine the potential impacts to the surrounding residential uses and elementary schools. No adverse impacts are expected.

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. The proposed industrial buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools. No adverse impacts are anticipated.

c) There are no schools located within 1/4 mile of the project site. The project site is located approximately 1/2 mile from Coyote Canyon Elementary school. No impacts are anticipated.

d) The proposed project is not listed as a hazardous waste or substance materials site. Recent site inspections did not reveal the presence of discarded drums or illegal dumping of hazardous materials. No impact is anticipated.

e) The site is located within an airport land use plan according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1, though is not within 2 miles of a public airport. The project site is located approximately 3 1/2 miles northerly of the Ontario Airport and is offset north of the flight path. The project does propose building of a height that would require FAA Height Notification. 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. 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 three 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.

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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. *Would the project:*				
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.

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

Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity for new development or 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 exhibit prepared by Madole and Associate (August, 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**

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

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.**

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 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. No impacts are anticipated.

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

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. The impact is not considered significant.

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.

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.

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, it is therefore 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) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by Madole and Associates (August, 2015) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

g) No housing units are proposed with this project. The project site is not located within a 100-year flood hazard area according to General Plan Figure PS-5. No adverse impacts are expected.

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

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

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

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. No adverse impacts are expected.

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.

10.	**LAND USE AND PLANNING.** *Would the project:*				
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 site is located on the south side of Foothill Boulevard at Mayten Avenue and is characterized by commercial development to the north, east and west and by industrial development to the south. This project will be of similar design and size to surrounding industrial development to the south. The project will become a part of the larger community. No adverse impacts are anticipated.

b) The project site land use designation is Industrial Park (IP). 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. As such, no impacts are anticipated.

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. As such, no impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES. *Would the project:*				
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, there is no impact.

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, there is no impact.

12. NOISE. *Would the project result in:*				
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 within an area of noise levels exceeding City standards according to General Plan Figure PS-9 at build-out. A Noise Impact Analysis was prepared for the project by Vista Environmental (October, 2015). The report reviewed the noise impact during both the construction and operational phases of the project. The report found that the project would potentially increase the noise and ground borne vibration levels during the construction phases of the project. The project would also potentially increase the ground borne vibration during the operational phases of the project from the use forklifts with internal combustion engines. The report stated that with the following mitigation

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

measures, the noise level during the construction phase and the ground borne vibrations during the operational phase of the project will be less than significant:

1) **The operation of any construction equipment that is powered by a greater than 150 horse power engine shall be prohibited from operating within 15 feet of any off-site structure.**

2) **The future tenants of the proposed buildings shall not operate any forklifts on the project site that are powered by an internal combustion engine. Only electric powered forklifts shall be used.**

3) **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.**

4) **Business operations shall maintain a noise level at 60dB or less during the hours of 10 p.m. until 7 p.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10 p.m. and 7 p.m. in a manner which would cause a noise disturbance to residential areas.**

b) The proposed industrial buildings are to be constructed as speculative with no definitive users at this time. The City's Development Code requires that all industrial uses be conducted within an enclosed building; hence, no adverse operational impact to nearby commercial uses is expected. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools. Construction and operation related vibrations may create short term noise and vibration impacts. With the mitigation measures outlined in section (a) above, any ground borne vibration should be less than significant.

c) The primary source of ambient noise levels in Rancho Cucamonga is traffic. 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. As such, no impacts are anticipated.

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:

5) **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.**

6) **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**

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

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:

7) **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.**

e) The site is located within an airport land use plan area, but is not within 2 miles of a public airport. The Project is located approximately 3.5 miles northerly of the Ontario Airport and is offset north of the flight path. The applicant has submitted an acoustical report, prepared by Vista Environmental (October, 2015), which finds that the project site is outside of the 65 dBA CNEL noise contours of the Ontario International Airport. Additionally, the proposed warehouse is not considered a noise sensitive land use. No impact is anticipated.

f) The nearest private airstrip, Cable Airport, is located approximately 2 1/2 miles to the west of the City's westerly limits. No impact is anticipated.

13. POPULATION AND HOUSING. *Would the project:*				
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 not induce population growth. Once constructed, the proposed project will have a limited number of employees; hence, will not create a demand for additional housing as a majority of the employees will likely be hired from within the City or surrounding communities. No significant impacts are anticipated.

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

b) Because the property is vacant there will be no displacement of housing or people. Therefore no adverse impact is expected.

c) Because the property is vacant there will be no displacement of housing or people. Therefore no adverse impact is expected.

14. PUBLIC SERVICES. *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:*				
a) Fire protection?	( )	( )	( )	(✓)
b) Police protection?	( )	( )	( )	(✓)
c) Schools?	( )	( )	( )	(✓)
d) Parks?	( )	( )	( )	(✓)
e) Other public facilities?	( )	( )	( )	(✓)

Comments:

a) The site, located on the south side of Foothill Boulevard at Mayten Avenue, would be served by Rancho Cucamonga Fire Station #174, at 11297 Jersey Boulevard, which is located less than 1 mile 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. No impacts are anticipated.

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.

c) The site is in a developed area currently served by the Cucamonga 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. No impacts are anticipated.

d) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest parks are, Milliken Park, Mountain View Park, Ralph M. Lewis Park and West Greenway Park. Located approximately 1/2 mile 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. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.

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

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

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 impact is expected.

15. RECREATION. *Would the project:*				
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, Mountain View Park, is located approximately 1/2 mile 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. No impacts are anticipated.

b) See a) response above.

16. TRANSPORTATION/TRAFFIC. *Would the project:*				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) A Trip Generation and Distribution Analysis (Transpogroup – October, 2015) was submitted for the project. The proposed 171,322 square foot warehouse project would generate approximately 596 daily trips, 50 (a.m.) peak hour trips (40 inbound and 10 outbound), and 53 (p.m.) peak hour trips (13 inbound and 40 outbound). It is assumed that a majority of the project's peak hour traffic would be associated with employees and visitors destined to/from the proposed project. Most warehousing truck related traffic occurs outside of the peak hours.

Table B – Project Trip Distribution and Assignment Volumes

Roadway – Direction or Intersection	Project Distribution	Project Assignment	
		AM Peak Hour	PM Peak Hour
DRIVEWAY DISTIRBUTION/ASSIGNMENT			
Foothill Boulevard eastbound (to I-15)	55 percent	28 trips	30 trips
Foothill Boulevard westbound (to Milliken Avenue and Upland)	10 percent	5 trips	5 trips
Milliken Avenue northbound (to I-210)	10 percent	5 trips	5 trips
Milliken Avenue southbound (to I-10)	25 percent	12 trips	13 trips
TOTAL	**100 percent**	**50 trips**	**53 trips**
ADJACENT INTERSECTION DISTRIBUTION/ASSIGNMENT			
Milliken Avenue/Foothill Boulevard	20 percent	10 trips	11 trips
Rochester Avenue/Foothill Boulevard	55 percent	28 trips	29 trips
Milliken Avenue/Arrow Boulevard	25 percent	12 trips	13 trips
TOTAL	**100 percent**	**50 trips**	**53 trips**

Based on the above trip generation, distribution and assignment analysis included in the Trip Generation and Distribution Analysis (see Table B above). The proposed project would not add 50 or more two-way trips to any major intersection, nor would it add 50 or more two-way peak hour trips to a nearby State highway facility. The project would add 10 (a.m.) and 11 (p.m.) trips to the Milliken Avenue/Foothill Boulevard intersection, 28 (a.m.) and 29 (p.m.) trips to the Rochester Avenue/Foothill Boulevard intersection and 12 (a.m.) and 13 (p.m.) trips to the Milliken Avenue/Arrow Route intersection. Projects that create less than 50 new two-way peak hour trips at any intersection are not considered to create a significant impact on the existing roadway system and do not require further analysis. The City Engineer has reviewed the Trip Generation and Distribution Analysis (Transpogroup – October, 2015) and concurs with the study's conclusions.

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

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. No impacts are anticipated.

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. No impacts are anticipated.

c) Located approximately 3 1/2 miles northerly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. No impacts are anticipated.

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. No 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. No impacts are anticipated.

f) The project is within 1/2 mile of an existing bus stop and will be conditioned to provide bicycle storage facilities. No impacts are anticipated.

17. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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. No 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. No 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. The impact is not considered significant.

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. No 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. No impacts are anticipated.

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

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. No impacts are anticipated.

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 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 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. A Habitat Suitability Evaluation was performed on the project site by Ecological Sciences (December, 2015). No special status plant or animal species were detected on the project site. There were also no jurisdictional resources observed on the project site. Although no native habitat types are present on the project site, and no listed species are expected to occur due to the absence of suitable habitat, the potential presence of special-status species (e.g., burrowing owl) may impose some degree of constraint to development depending upon the nature of both direct and indirect impact on these resources, as well as on the particular species and seasonal timing of construction activities. Based on previous development and street improvements, it is unlikely that any endangered or rare species would inhabit the site. Mitigation measures have been included requiring nesting bird and burrowing owl surveys to be conducted prior to approval of a grading plan. With the implementation of these mitigation measures, no impacts are anticipated.

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.

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. As prescribed by SCAQMD, an Air Quality Impact Analysis was prepared by Vista Environmental (October, 2015) 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. 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. The Initial Study identified potentially significant impacts associated with the exposure of people to increased noise levels. Mitigation measures contained in this Initial Study will ensure impacts are at less-than-significant levels.

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):

(T) General Plan FPEIR
(SCH#2000061027, Certified May 19, 2010)

(T) General Plan FEIR
(SCH#2000061027, Certified October 17, 2001)

(T) Master Environmental Assessment for the 1989 General Plan Update
(SCH #88020115, certified January 4, 1989)

(T) Industrial Area Specific Plan EIR
(Certified September 19, 1981)

(T) Air Quality and Greenhouse Gas Emissions Analysis (Vista Environmental – October 30, 2015)

(T) Habitat Suitability Evaluation (Ecological Services – December 16, 2015)

(T) Phase 1 Cultural Resources Assessment (Brian Smith and Associates – November 24, 2015)

(T) Noise Impact Analysis (Vista Environmental – October 30, 2015)

(T) Trip Generation and Distribution Analysis (Transpogroup – October 22, 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: _____ Date: 3-30-16

Print Name and Title: Charlie Buquet

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: DRC2015-00782, Tentative Parcel Map SUBTT19669 & DRC2015-01018 **Applicant:** Consolidated Consulting

Initial Study Prepared by: Charlie Bouquet **Date:** August 6, 2015

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Section 3 – Air Quality						
Short Term (Construction) Emissions						
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.	PD	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	PD/BO	C	Review of plans	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
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.	BO	B	Review of plans	A/C		2
7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.	BO	B	Review of plans	A/C		2
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.	PD	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:	BO	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	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
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 SCAQMD Rule 403 requirements.	BO	C	During construction	A		4
• Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.	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_{10}) 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_{10} emissions.	BO	C	During construction	A		4
Long Term Emissions						
13) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.	BO	C	During construction	A		4
14) Provide preferential parking to high occupancy vehicles and shuttle services.	BO	C	During construction	A		4
15) Schedule truck deliveries and pickups during off-peak hours.	BO	C	During construction	A		4
16) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	BO	C	During construction	A		4
17) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.	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
18) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.	BO	C	During construction	A		4
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.	BO	C	During construction	A		4
20) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).	BO	C	Review of plans	A		4
21) All industrial and commercial facilities shall designate preferential parking for vanpools.	PD	C	Review of plans	A/C		2/3
22) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.	PD	C	Review of plans	D		2/3
23) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.	PD	C	Review of plans	D		2/3
24) 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 PM2.5 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
Section 4 - Biological Resources						
1) Three days prior to the removal of vegetation or ground-disturbing activities, a breeding bird survey that is in conformance with the Migratory Bird Treaty Act shall be required to	PD	B	Review of report	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
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 young. If nests are discovered, they shall be avoided through the establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area shall be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in the area may resume.						
2) Perform a Burrowing Owl Survey that is in conformance with the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and submit the written report outlining the findings to the California Department of Fish and Wildlife (CDFW) and the Planning Department within 30 days of groundbreaking activity. The survey shall include a habitat assessment, survey and impact analysis. The Burrowing Owl Survey shall follow the following protocol: • Burrowing Owl Survey methodology shall be based on Appendix D (Breeding and Non-breeding Season Surveys and	PD	B	Review of report	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
Reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify burrowing owls on the project site, then no further mitigation is required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with CDFW to avoid Impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and will at minimum include establishment of buffer setbacks from occupied burrows and owl monitoring. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls. • During the non-breeding season from September 1 through January 31, if burrows are occupied by migratory or non-migratory resident burrowing owls during a pre-construction survey, burrow exclusion and/or closure may be used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines. • During the avian nesting season from February 1 through August 31, if nests are discovered, they shall be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its						

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in the area may resume.						
Section 5 – 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.	PD/BO	C	Review of report	A/D		3/4
• Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.	PD/BO	C	Review of report	A/D		3/4
• Pursue educating the public about the archaeological heritage of the area.	PD/BO	C	Review of report	A/D		3/4
• 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.	P/D	B/C	Review of Plans/Report During Construction	A/D		
• Prepare a technical resources management report, documenting the inventory, evaluation, and proposed	PD	C	Review of report	A/D		3/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
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) 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
• 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.	PD	B	Review of report	A/D		4
• 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.	BO	B/C	Review of report	A/D		4
• 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).	PD	D	Review of report	D		3
• Submit summary report to City of Rancho Cucamonga. Transfer collected	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
specimens with a copy to the report to San Bernardino County Museum.						
Section 6 – 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_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted 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_{10} 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_{10} 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_{10} emissions.	BO	C	During construction	A		4
Section 7 – Greenhouse Gas Emissions						
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.	BO	C	During construction	A		4
2) The construction contactor 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	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
be tuned and 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
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.	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: • 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 developed site utilizing shade, prevailing winds and landscaping • Install efficient lighting and lighting control systems • Install light colored "cool" roofs and cool pavements	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
• 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.	BO	A	During Construction	C		2
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.	CE	A	Review of plans		C	2
Section 9 – Hydrology and Water Quality						
Construction Activities						
1) Prior to issuance of grading permits, the permit applicant shall submit to 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	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
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.	BO	B/C/D	Review of plans	A/C		2/4
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

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
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.	BO	B/C/D	Review of plans	A/C		2/4
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
Grading Activities						
8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by (Madole and Associates (August, 2015) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of plans	A/C		2/4
Section 12 – Noise						
Exterior						
1) The operation of any construction equipment that is powered by a greater than 150 horse power engine shall be prohibited from operating within 15 feet of any off-site	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
structure.						
2) The future tenants of the proposed buildings shall not operate any forklifts on the project site that are powered by an internal combustion engine. Only electric powered forklifts shall be used.	BO	C	During construction	A		4
3) 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.	BO	C	During construction	A		4
4) Business operations shall maintain a noise level at 60dB or less during the hours of 10:00 p.m. until 7:00 p.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10:00 p.m. and 7:00 p.m. in a manner which would cause a noise disturbance to residential areas.	BO	C	During construction	A		4
Interior						
5) 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	C	During construction	A		4
6) Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. The 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	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
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.						
7) 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.	PO/BO	C	During construction	A		4/7

D,E,F –97

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

City of Rancho Cucamonga

MITIGATION MONITORING PROGRAM

Project File No.: Design Review DRC2015-00797

This Mitigation Monitoring Program (MMP) has been prepared for use in implementing the mitigation measures identified in the Mitigated Negative Declaration for the above-listed project. This program has been prepared in compliance with State law to ensure that adopted mitigation measures are implemented (Section 21081.6 of the Public Resources Code).

Program Components - This MMP contains the following elements:

1. Conditions of approval that act as impact mitigation measures are recorded with the action and the procedure necessary to ensure compliance. The mitigation measure conditions of approval are contained in the adopted Resolution of Approval for the project.

2. A procedure of compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.

3. The MMP has been designed to provide focused, yet flexible guidelines. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program.

Program Management - The MMP will be in place through all phases of the project. The project planner, assigned by the Planning Director, shall coordinate enforcement of the MMP. The project planner oversees the MMP and reviews the Reporting Forms to ensure they are filled out correctly and proper action is taken on each mitigation. Each City department shall ensure compliance of the conditions (mitigation) that relate to that department.

Procedures - The following steps will be followed by the City of Rancho Cucamonga.

1. A fee covering all costs and expenses, including any consultants' fees, incurred by the City in performing monitoring or reporting programs shall be charged to the applicant.

2. A MMP Reporting Form will be prepared for each potentially significant impact and its corresponding mitigation measure identified in the Mitigation Monitoring Checklist, attached hereto. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported. All monitoring and reporting documentation will be kept in the project file with the department having the original authority for processing the project. Reports will be available from the City upon request at the following address:

City of Rancho Cucamonga - Lead Agency
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

3. Appropriate specialists will be retained if technical expertise beyond the City staff's is needed, as determined by the project planner or responsible City department, to monitor specific mitigation activities and provide appropriate written approvals to the project planner.

4. The project planner or responsible City department will approve, by signature and date, the completion of each action item that was identified on the MMP Reporting Form. After each measure is verified for compliance, no further action is required for the specific phase of development.

5. All MMP Reporting Forms for an impact issue requiring no further monitoring will be signed off as completed by the project planner or responsible City department at the bottom of the MMP Reporting Form.

6. Unanticipated circumstances may arise requiring the refinement or addition of mitigation measures. The project planner is responsible for approving any such refinements or additions. An MMP Reporting Form will be completed by the project planner or responsible City department and a copy provided to the appropriate design, construction, or operational personnel.

7. The project planner or responsible City department has the authority to stop the work of construction contractors if compliance with any aspects of the MMP is not occurring after written notification has been issued. The project planner or responsible City department also has the authority to hold certificates of occupancies if compliance with a mitigation measure attached hereto is not occurring. The project planner or responsible City department has the authority to hold issuance of a business license until all mitigation measures are implemented.

8. Any conditions (mitigation) that require monitoring after project completion shall be the responsibility of the City of Rancho Cucamonga Planning Department. The Department shall require the applicant to post any necessary funds (or other forms of guarantee) with the City. These funds shall be used by the City to retain consultants and/or pay for City staff time to monitor and report on the mitigation measure for the required period of time.

9. In those instances requiring long-term project monitoring, the applicant shall provide the City with a plan for monitoring the mitigation activities at the project site and reporting the monitoring results to the City. Said plan shall identify the reporter as an individual qualified to know whether the particular mitigation measure has been implemented. The monitoring/reporting plan shall conform to the City's MMP and shall be approved by the Community Development Director or Planning Director prior to the issuance of building permits.

City of Rancho Cucamonga

MITIGATED NEGATIVE DECLARATION

The following Mitigated Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project File No.: Design Review DRC2015-00782, Tentative Parcel Map SUBTPM19669 and Master Plan Amendment DRC2015-01018.

Public Review Period Closes: May 11, 2016

Project Name:

Project Applicant: Consolidated Consulting
12223 Highland Avenue, Units 106-295
Rancho Cucamonga, CA 91739

Project Location (also see attached map): Located on the south side of Foothill Boulevard at Mayten Avenue.

Project Description: The applicant proposes to construct 6 industrial buildings totaling 171,322 on 9.6 acres of land located on the south side of Foothill Boulevard at Mayten Avenue that is part of the "Rancho Cucamonga Corporate Park." The request includes a 6 lot parcel map (SUBTPM19669) and an amendment (DRC2015-01018) to the approved Master Plan (DRCDR 99-11(MOD)) to reduce the required setback for two buildings. The project site is currently vacant and is accessed from Mayten Avenue, Millennium Court and multiple drive access points shared with the adjacent commercial development. The project site is zoned Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71.

FINDING

This is to advise that the City of Rancho Cucamonga, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Mitigated Negative Declaration based upon the following finding:

The Initial Study identified potentially significant effects but:

(1) Revisions in the project plans or proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence before the agency that the project, as revised, may have a significant effect on the environment.

If adopted, the Mitigated Negative Declaration means that an Environmental Impact Report will not be required. The factual and analytical basis for this finding is included in the attached Initial Study. The project file and all related documents are available for review at the City of Rancho Cucamonga Planning Department at 10500 Civic Center Drive (909) 477-2750 or Fax (909) 477-2847.

NOTICE

The public is invited to comment on the proposed Mitigated Negative Declaration during the review period.

Date of Determination

Adopted By

RESOLUTION NO. 16-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP SUBTPM19669, A REQUEST TO SUBDIVIDE 9.6 ACRES OF LAND INTO 6 PARCELS RELATED TO THE CONSTRUCTION OF 6 INDUSTRIAL BUILDINGS TOTALING 171,322 SQUARE FEET FOR A SITE LOCATED ON THE SOUTH SIDE OF FOOTHILL BOULEVARD AT MAYTEN AVENUE IN THE INDUSTRIAL PARK (IP) ZONING DISTRICT; AND MAKING FINDINGS IN SUPPORT THEREOF – 0229-012-53, 54, 70 AND 71.

A. Recitals.

1. Consolidated Consulting filed an application for the approval of Tentative Parcel Map SUPTPM19669 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 25th day of May, 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 May 25, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a 9.6 acre parcel of land located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; and

b. To the north and west are commercial businesses located within the Industrial Park (IP) Zoning District, to the east are automotive uses located within the Industrial Park (IP) Zoning District and to the south are industrial buildings within the Industrial Park (IP) Zoning District; and

c. The applicant is requesting to subdivide 9.6 acres of land in order to create 6 lot parcel map (SUBTPM19669).

d. The application includes the site plan and architectural review of 6 industrial buildings totaling 171,322 square feet and an amendment (DRC2015-01018) to the approved Master Plan (DRCDR 99-11 [MOD]); and

e. The project complies with all related design and development criteria, accept for the setback of Buildings #4 and #5 from the adjacent side property line, for which a Master Plan Amendment (DRC2015-01082) was submitted; and

f. The Floor Area Ratio (FAR) is 46 percent, below the maximum permitted 60 percent FAR; and

g. The project includes 205 standard vehicle parking spaces and 12 trailer parking spaces as required by the 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. That the tentative parcel map is consistent with the General Plan, Development Code, and any applicable specific plans. The proposed subdivision of 9.6 acres of land (SUBTPM19669) into 6 parcels for the purpose of constructing 6 industrial buildings is in accord with the purpose and intent of the Industrial Park (IP) zoning district in which the site is located; and

b. The design or improvements of the tentative tract is consistent with the General Plan, Development Code, and any applicable specific plans. The proposed subdivision and related Design Review (DRC2015-00782) comply with all related General Plan and Development Code requirements except for the setback of Buildings #4 and #5 from the side property line. The applicant has submitted a Master Plan Amendment to eliminate this setback requirement for abutting buildings (DRC2015-01018); and

c. The site is physically suitable for the type of development proposed. The project site is well suited for the proposed 6 parcel subdivision and the related industrial buildings, as the project site was part of a much larger industrial/commercial subdivision which envisioned the project site being used for industrial purposes; 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. The project includes an environmental review that determined that the project would not have a significant impact on the environment with the implementation of mitigation measures; and

e. The tentative parcel map is not likely to cause serious public health problems. The proposed use of the project site is for the wholesale/storage/warehousing of goods which are required to comply with all local State and Federal requirements for the storage of such items; 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. The proposed subdivision will not impact or modify any existing public easement or record, access through the site or use of the property.

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.

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 hereby adopts the Mitigated Negative Declaration.

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 adopts the Mitigation Monitoring Program for the project.

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, this Commission hereby approves the application subject to each and every condition set forth below and in the attached standard conditions incorporated herein by this reference.

<u>Planning Department</u>

1) Approval is for the subdivision of 9.6 acres of land into 6 parcels (SUBTPM19669) related to the development of 6 industrial buildings for a site located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71.

2) Approval is contingent of Planning Commission approval of Design Review DRC2015-00782 and Master Plan Amendment DRC2015-01018.

3) Approval of this request shall not waive compliance with any sections of the Development Code, State Fire Marshal's regulations, Uniform Building Code, or any other City Ordinances.

Environmental Conditions of Approval

Air Quality

Short Term (Construction) Emissions

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.

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 SCAQMD 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 Particulate Matter (PM_{10}) 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_{10} emissions.

<u>Long Term Emissions</u>

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 industrial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).

21) All industrial facilities shall designate preferential parking for vanpools.

22) All industrial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.

23) All industrial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.

24) 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 PM2.5 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) Three days prior to the removal of vegetation or ground-disturbing activities, a breeding bird survey that is in conformance with the Migratory Bird Treaty 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 young.

   If nests are discovered, they shall be avoided through the establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area shall be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in the area may resume.

2) Perform a Burrowing Owl Survey that is in conformance with the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and submit the written report outlining the findings to the California Department of Fish and Wildlife (CDFW) and the Planning Department within 30 days of groundbreaking activity. The survey shall include a habitat assessment, survey and impact analysis. The Burrowing Owl Survey shall follow the following protocol:

- Burrowing Owl Survey methodology shall be based on Appendix D (Breeding and Non-breeding Season Surveys and Reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify burrowing owls on the project site, then no further mitigation is required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with CDFW to avoid Impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and will at minimum include establishment of buffer setbacks from occupied burrows and owl monitoring. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls.

- During the non-breeding season from September 1 through January 31, if burrows are occupied by migratory or non-migratory resident burrowing owls during a pre-construction survey, burrow exclusion and/or closure may be used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines.

- During the avian nesting season from February 1 through August 31, if nests are discovered, they should be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in the area may resume.

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 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.

- 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) 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 to 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_{10} 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_{10} 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_{10} 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_{10} emissions.

Greenhouse Gas Emissions

<u>Short Term (Construction) GHG Emissions</u>

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.

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 construction crew.

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 developed 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 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.

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.

Grading Activities

6) 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.

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) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by Madole and Associates (August, 2015) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

1) The operation of any construction equipment that is powered by a greater than 150 horse power engine shall be prohibited from operating within 15 feet of any off-site structure.

2) The future tenants of the proposed buildings shall not operate any forklifts on the project site that are powered by an internal combustion engine. Only electric powered forklifts shall be used.

3) 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.

4) Business operations shall maintain a noise level at 60dB or less during the hours of 10 p.m. until 7 p.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10 p.m. and 7 p.m. in a manner which would cause a noise disturbance to residential areas.

5) 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.

6) 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.

7) 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 25TH DAY OF MAY 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 for 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 25th day of May 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

Community Development Department

Project #:	DRC2015-00782 DRC2015-01018 SUBTPM19669
Project Name:	Six Builidng Design Review With Related Tentative Parcel Map
Location:	-- - 022901254-0000
Project Type:	Design Review Master Plan Amendment Tentative Parcel Map

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

1. 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.
2. Approval of Tentative Parcel No SUBTPM19669 is granted subject to the approval of DRC2015-00782.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
9. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).
10. Plans for any security gates shall be submitted for the Planning Director, City Engineer, and Rancho Cucamonga Fire Protection District review and approval prior to issuance of Building Permits. For residential development, private gated entrances shall provide adequate turn-around space in front of the gate and a separate visitor lane with call box to avoid cars stacking into the public right-of-way.

Project #:	DRC2015-00782 DRC2015-01018
Project Name:	Six Builidng Design Review With Related Tentative Parcel Map
Location:	-- - 022901254-0000
Project Type:	Design Review Master Plan Amendment

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

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. For commercial and industrial projects, paint roll-up doors and service doors to match main building colors.
14. 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.
15. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
16. The final design of the perimeter parkways, walls, landscaping, and sidewalks shall be included in the required landscape plans and shall be subject to Planning Director review and approval and coordinated for consistency with any parkway landscaping plan which may be required by the Engineering Services Department.
17. Tree maintenance criteria shall be developed and submitted for Planning Director review and approval prior to issuance of Building Permits. These criteria shall encourage the natural growth characteristics of the selected tree species.
18. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.

Engineering Services Department

Please be advised of the following Special Conditions

1. Provide street trees per City Standards on Millenium Court.
2. Protect or replace curb and gutter and sidewalk, as required on Millenium Court.
3. The Developer shall execute a Line Extension Agreement for electric service and shall construct electrical distribution facilities in accordance with Rancho Cucamonga Municipal Utility requirements and dedicate such facilities to the Rancho Cucamonga Municipal Utility. The Rancho Cucamonga Municipal Utility shall be the electrical service provider for all project related development. .
4. Reciprocal access easements per Parcel Map 15630 shall be preserved and/or relocated.

Project #:	DRC2015-00782 DRC2015-01018
Project Name:	Six Builidng Design Review With Related Tentative Parcel Map
Location:	-- - 022901254-0000
Project Type:	Design Review Master Plan Amendment

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

5. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):

   a. General City Drainage Fee

   b. Transportation Fee

   c. Police Impact Fee

6. The proposed development is slated to be included in the City's Fiber Optic / Broadband service business plan that would provide a City owned Fiber-to-the-Home (FTTH) infrastructure. Proposed fiber optics on-site (conduits and fiber) will be placed underground within a duct and structure system to be installed by the Master Developer. The fiber and conduits along the backbone streets shall be installed in a joint trench by the developer as the last lane improvements are completed. In-tract fiber and conduit shall be installed by the developers in joint trench where possible. Maintenance of the installed system will be the responsibility of the City. Development of the Project requires the installation by the developers of all fiber optic infrastructure necessary to service the Project as a stand-alone development.
7. The reciprocal access easement 'D" on parcels 6 and 7 in favor of Parcel 11 of Parcel Map 15630 cannot be removed without permission from the owner of Parcel 11. If they need the access, it cannot be blocked by retaining walls or parking spaces.

Standard Conditions of Approval

8. 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.
9. 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, under City Hall; Engineering; Environmental Programs.
10. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of Building Permits, where no map is involved.

Project #:	DRC2015-00782 DRC2015-01018
Project Name:	Six Builidng Design Review With Related Tentative Parcel Map
Location:	-- - 022901254-0000
Project Type:	Design Review Master Plan Amendment

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

11. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or parking areas shall be provided by CC & R's or deeds and shall be recorded prior to, or concurrent with, the final parcel map.
12. Private drainage easements for cross-lot drainage shall be provided and shall be delineated or noted on the final map.
13. 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.
14. Construct the following perimeter street improvements including, but not limited to:

    Millenium Court
    Street Trees

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

15. 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.

16. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

17. Millenium Court
    Botanical Name - Pistacia chinensis
    Common Name - Chinese Pistache
    Min. Grow Space - 5'
    Spacing - 50' O.C.
    Size - 15 Gallon

    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.
    4) Street trees are to be planted per public improvement plans only.
18. 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.
19. The developer shall be responsible for the relocation of existing utilities as necessary.
20. 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.
21. 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.

Grading Section

Standard Conditions of Approval

1. DESIGN ISSUE: There is a technical issue regarding the Site and Drainage Plan. The "Technical Guidance Document for Water Quality Management Plans" in Section 3.2.2 Site Topography and Hydrography, a sentence reads "DMA's are portions of a site that drain to the same BMP's and/or conveyance facility". As such DMA's 5 and 6 need to be combined into one DMA. DMA's 1, 2 and 3 need to be combined into one DMA. The intent of the Preliminary Water Quality Management Plan is shown as submitted for review/approval. During the preparation of the Final Project-Specific Water Quality Management Plan these corrections need to be made. Should the engineer of record have any questions, please make an appointment with Matthew Addington, Associate Engineer, to discuss this design issue.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
11. It shall be the responsibility of the applicant to obtain written permission from the adjacent property owner(s) to construct wall on property line or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
12. 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.
13. 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.
14. All slopes shall be a minimum 2-foot offset from the public right of way or adjacent private property.
15. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code.
16. The maximum parking stall gradient is 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

17. 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.
18. 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.
19. This project shall comply with the accessibility requirements of the current adopted California Building Code.
20. The precise grading and drainage plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit".
21. 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.
22. 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.
23. The Water Quality Management Plan (WQMP) shall include a copy of the project Conditions of Approval.
24. 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.
25. The Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

26. 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.
27. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID).
28. All roof drainage flowing to the public right of way (Millennium Court) must drain under the sidewalk through a parkway culvert approved by the Engineering Department.
29. The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
30. 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.
31. 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.
32. 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).
33. 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.
34. 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
35. 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.
36. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
37. Prior to the start of landscaping operations, the landscape architect and the landscape contractor shall provide a sample of the weed fabric barrier to the Project Planner, City of Rancho Cucamonga Planning Department. The weed barrier shall be permeable.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

38. The final project-specific water quality management plan (WQMP) shall include maintenance agreements along with the maintenance guidelines for all proprietary structural storm water treatment devices (BMP's).
39. All private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.
40. The Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans.
41. The proposed Mayten Avenue is a private street. Prior to issuance of a grading permit the private street plans shall shown as part of the permitted precise grading plan for all proposed work between Foothill Boulevard and Millennium Court.

RESOLUTION NO. 16-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DESIGN REVIEW DRC2015-00782, A REQUEST FOR SITE PLAN AND ARCHITECTURAL REVIEW OF 6 INDUSTRIAL BUILDINGS TOTALING 171,322 SQUARE FEET ON 9.6 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF FOOTHILL BOULEVARD AT MAYTEN AVENUE IN THE INDUSTRIAL PARK (IP) ZONING DISTRICT; AND MAKING FINDINGS IN SUPPORT THEREOF – 0229-012-53, 54, 70 AND 71.

A. Recitals.

1. Consolidated Consulting filed an application for the approval of Design Review DRC2015-00782 as described in the title of this Resolution. Hereinafter in this Resolution, the subject Design Review request is referred to as "the application."

2. On the 25th day of May, 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 May 25, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a 9.6 acre parcel of land located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; and

b. To the north and west are commercial businesses located within the Industrial Park (IP) Zoning District, to the east are automotive uses located within the Industrial Park (IP) Zoning District and to the south are industrial buildings within the Industrial Park (IP) Zoning District; and

c. The applicant is requesting site plan and architectural review of 6 industrial buildings totaling 171,322 square feet on 9.6 acres of land; and

d. The request includes a 6 lot parcel map (SUBTPM19669) and an amendment (DRC2015-01018) to the approved Master Plan (DRCDR 99-11[MOD]); and

e. The project complies with all related design and development criteria, accept for the setback of Buildings #4 and #5 from the adjacent side property line; and

f. The project includes a Master Plan Amendment (DRC2015-01018) to permit Buildings #4 and #5 to share a common property line without the required 5-foot setback from property line. The Development Code permits the reduction in development standards through the Master Plan process. The Master Plan Amendment will also modify the previously approved site layout by increasing the number of buildings from 4 to 6. Staff supports the proposed Amendment as it will permit the efficient use of the project site without creating a 10 foot "no man's land" between abutting buildings. The proposed site plan change from the approved Master Plan is minor and is well suited for the project site, providing direct connection to the existing circulation system; and

g. The Floor Area Ratio (FAR) is 46 percent, below the maximum permitted 60 percent FAR; and

h. The project includes 205 standard vehicle parking spaces and 12 trailer parking space as required by the 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 project is in accord with the General Plan and the objectives of the Development Code, and the purposes of the district in which it is located. The General Plan states that the General Industrial (GI) designation permits a wide range of industrial activities that include wholesale, supply and office uses. The 6 proposed industrial buildings are designed for office/warehouse/storage uses and has a Floor Area Ratio (FAR) of 46 percent, below the maximum FAR of 60 percent.

b. The proposed development is compatible with the existing and proposed land uses in the surrounding area. The proposed industrial buildings are designed to take access from the existing roadway system within the Master Plan area and to screen all industrial activities from the adjacent commercial uses.

c. The proposed development will comply with each of the applicable provisions of the Development Code. The proposed development is designed to comply with all standards outlined in the Development Code except for the required side setback from the adjacent properties between Buildings #4 and #5. The applicant has filed a Master Plan Amendment (DRC2015-01018) to eliminate the setback required for these two abutting buildings. The project complies with all other design and land use requirements including building and parking setbacks, average landscape depth, floor area ratio, parking, dock and storage area screening, landscape coverage, site planning, and architecture.

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. All activities will take place within an enclosed building and will comply with related local, State and Federal requirements.

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.

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 hereby adopts the Mitigated Negative Declaration.

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 adopts the Mitigation Monitoring Program for the project.

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, this Commission hereby approves the application subject to each and every condition set forth below and in the attached standard conditions incorporated herein by this reference.

Planning Department

1) Approval is for the site plan and architectural review of 6 industrial buildings totaling 171,322 square feet on 9.6 acres of land for a site located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71.

2) Approval is contingent of Planning Commission approval of Tentative Parcel Map SUBTPM19669 and Master Plan Amendment DRC2015-01018.

3) The screening of Fire District Connections and Double Check Devices shall be in compliance with Development Code Section 17.48.050-4.

4) All parallel parking spaces shall include the required 1 tree per three parking spaces.

5) The outdoor eating areas shall include overhead shade structures. The final design of the shade structures shall be reviewed and approved by the Planning Director prior to installation.

6) Approval of this request shall not waive compliance with any sections of the Development Code, State Fire Marshal's regulations, Uniform Building Code, or any other City Ordinances.

Environmental Conditions of Approval

Air Quality

Short Term (Construction) Emissions

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.

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 SCAQMD 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 Particulate Matter (PM_{10}) 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_{10} emissions.

<u>Long Term Emissions</u>

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 industrial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).

21) All industrial facilities shall designate preferential parking for vanpools.

22) All industrial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.

23) All industrial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.

24) 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 PM2.5 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) Three days prior to the removal of vegetation or ground-disturbing activities, a breeding bird survey that is in conformance with the Migratory Bird Treaty 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 young.

If nests are discovered, they shall be avoided through the establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area shall be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in the area may resume.

2) Perform a Burrowing Owl Survey that is in conformance with the Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation and submit the written report outlining the findings to the California Department of Fish and Wildlife (CDFW) and the Planning Department within 30 days of groundbreaking activity. The survey shall include a habitat assessment, survey and impact analysis. The Burrowing Owl Survey shall follow the following protocol:

- Burrowing Owl Survey methodology shall be based on Appendix D (Breeding and Non-breeding Season Surveys and Reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify burrowing owls on the project site, then no further mitigation is required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with CDFW to avoid Impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and will at minimum include establishment of buffer setbacks from occupied burrows and owl monitoring. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls.

- During the non-breeding season from September 1 through January 31, if burrows are occupied by migratory or non-migratory resident burrowing owls during a pre-construction survey, burrow exclusion and/or closure may be used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines.

- During the avian nesting season from February 1 through August 31, if nests are discovered, they should be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and have left the nest, construction in the area may resume.

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 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.

   - 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) 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 to 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_{10} 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_{10} 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_{10} 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_{10} emissions.

Greenhouse Gas Emissions

<u>Short Term (Construction) GHG Emissions</u>

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.

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 construction crew.

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 developed 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 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.

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.

Grading Activities

6) 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.

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) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by Madole and Associates (August, 2015) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

1) The operation of any construction equipment that is powered by a greater than 150 horse power engine shall be prohibited from operating within 15 feet of any off-site structure.

2) The future tenants of the proposed buildings shall not operate any forklifts on the project site that are powered by an internal combustion engine. Only electric powered forklifts shall be used.

3) 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.

4) Business operations shall maintain a noise level at 60dB or less during the hours of 10 p.m. until 7 p.m. No loading and unloading activities including opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10 p.m. and 7 p.m. in a manner which would cause a noise disturbance to residential areas.

5) 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.

6) 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.

7) 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 25TH DAY OF MAY 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 for 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 25th day of May 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

RANCHO CUCAMONGA

Community Development Department

Project #:	DRC2015-00782 DRC2015-01018 SUBTPM19669
Project Name:	Six Builidng Design Review With Related Tentative Parcel Map
Location:	-- - 022901254-0000
Project Type:	Design Review Master Plan Amendment Tentative Parcel Map

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

1. 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.
2. Approval of Tentative Parcel No SUBTPM19669 is granted subject to the approval of DRC2015-00782.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
9. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).
10. Plans for any security gates shall be submitted for the Planning Director, City Engineer, and Rancho Cucamonga Fire Protection District review and approval prior to issuance of Building Permits. For residential development, private gated entrances shall provide adequate turn-around space in front of the gate and a separate visitor lane with call box to avoid cars stacking into the public right-of-way.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

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. For commercial and industrial projects, paint roll-up doors and service doors to match main building colors.
14. 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.
15. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
16. The final design of the perimeter parkways, walls, landscaping, and sidewalks shall be included in the required landscape plans and shall be subject to Planning Director review and approval and coordinated for consistency with any parkway landscaping plan which may be required by the Engineering Services Department.
17. Tree maintenance criteria shall be developed and submitted for Planning Director review and approval prior to issuance of Building Permits. These criteria shall encourage the natural growth characteristics of the selected tree species.
18. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.

Engineering Services Department

Please be advised of the following Special Conditions

1. Provide street trees per City Standards on Millenium Court.
2. Protect or replace curb and gutter and sidewalk, as required on Millenium Court.
3. The Developer shall execute a Line Extension Agreement for electric service and shall construct electrical distribution facilities in accordance with Rancho Cucamonga Municipal Utility requirements and dedicate such facilities to the Rancho Cucamonga Municipal Utility. The Rancho Cucamonga Municipal Utility shall be the electrical service provider for all project related development. .
4. Reciprocal access easements per Parcel Map 15630 shall be preserved and/or relocated.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

5. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):

   a. General City Drainage Fee

   b. Transportation Fee

   c. Police Impact Fee

6. The proposed development is slated to be included in the City's Fiber Optic / Broadband service business plan that would provide a City owned Fiber-to-the-Home (FTTH) infrastructure. Proposed fiber optics on-site (conduits and fiber) will be placed underground within a duct and structure system to be installed by the Master Developer. The fiber and conduits along the backbone streets shall be installed in a joint trench by the developer as the last lane improvements are completed. In-tract fiber and conduit shall be installed by the developers in joint trench where possible. Maintenance of the installed system will be the responsibility of the City. Development of the Project requires the installation by the developers of all fiber optic infrastructure necessary to service the Project as a stand-alone development.
7. The reciprocal access easement 'D" on parcels 6 and 7 in favor of Parcel 11 of Parcel Map 15630 cannot be removed without permission from the owner of Parcel11. If they need the access, it cannot be blocked by retaining walls or parking spaces.

Standard Conditions of Approval

8. 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.
9. 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, under City Hall; Engineering; Environmental Programs.
10. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of Building Permits, where no map is involved.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

11. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or parking areas shall be provided by CC & R's or deeds and shall be recorded prior to, or concurrent with, the final parcel map.
12. Private drainage easements for cross-lot drainage shall be provided and shall be delineated or noted on the final map.
13. 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.
14. Construct the following perimeter street improvements including, but not limited to:

    Millenium Court
    Street Trees

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

15. 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.

16. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

17. Millenium Court
    Botanical Name - Pistacia chinensis
    Common Name - Chinese Pistache
    Min. Grow Space - 5'
    Spacing - 50' O.C.
    Size - 15 Gallon

    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.
    4) Street trees are to be planted per public improvement plans only.
18. 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.
19. The developer shall be responsible for the relocation of existing utilities as necessary.
20. 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.
21. 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.

Grading Section

Standard Conditions of Approval

1. DESIGN ISSUE: There is a technical issue regarding the Site and Drainage Plan. The "Technical Guidance Document for Water Quality Management Plans" in Section 3.2.2 Site Topography and Hydrography, a sentence reads "DMA's are portions of a site that drain to the same BMP's and/or conveyance facility". As such DMA's 5 and 6 need to be combined into one DMA. DMA's 1, 2 and 3 need to be combined into one DMA. The intent of the Preliminary Water Quality Management Plan is shown as submitted for review/approval. During the preparation of the Final Project-Specific Water Quality Management Plan these corrections need to be made. Should the engineer of record have any questions, please make an appointment with Matthew Addington, Associate Engineer, to discuss this design issue.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
11. It shall be the responsibility of the applicant to obtain written permission from the adjacent property owner(s) to construct wall on property line or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
12. 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.
13. 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.
14. All slopes shall be a minimum 2-foot offset from the public right of way or adjacent private property.
15. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code.
16. The maximum parking stall gradient is 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

17. 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.
18. 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.
19. This project shall comply with the accessibility requirements of the current adopted California Building Code.
20. The precise grading and drainage plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit".
21. 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.
22. 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.
23. The Water Quality Management Plan (WQMP) shall include a copy of the project Conditions of Approval.
24. 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.
25. The Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

26. 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.
27. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID).
28. All roof drainage flowing to the public right of way (Millennium Court) must drain under the sidewalk through a parkway culvert approved by the Engineering Department.
29. The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
30. 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.
31. 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.
32. 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).
33. 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.
34. 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
35. 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.
36. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
37. Prior to the start of landscaping operations, the landscape architect and the landscape contractor shall provide a sample of the weed fabric barrier to the Project Planner, City of Rancho Cucamonga Planning Department. The weed barrier shall be permeable.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

38. The final project-specific water quality management plan (WQMP) shall include maintenance agreements along with the maintenance guidelines for all proprietary structural storm water treatment devices (BMP's).
39. All private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.
40. The Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans.
41. The proposed Mayten Avenue is a private street. Prior to issuance of a grading permit the private street plans shall shown as part of the permitted precise grading plan for all proposed work between Foothill Boulevard and Millennium Court.

RESOLUTION NO. 16-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING MASTER PLAN AMENDMENT DRC2015-01018, A REQUEST TO MODIFY THE RANCHO CUCAMONGA CORPORATE PARK MASTER PLAN (DR99-11) FOR 9.6 ACRES OF LAND TO CHANGE THE PROJECT SITE LAYOUT AND TO ELIMINATE THE PROPERTY LINE SETBACKS FOR TWO ABUTTING BUILDINGS FOR A SITE LOCATED ON THE SOUTH SIDE OF FOOTHILL BOULEVARD AT MAYTEN AVENUE IN THE INDUSTRIAL PARK (IP) ZONING DISTRICT; AND MAKING FINDINGS IN SUPPORT THEREOF – 0229-012-53, 54, 70 AND 71.

A. Recitals.

1. Consolidated Consulting filed an application for the approval of Master Plan Amendment DRC2015-01082 as described in the title of this Resolution. Hereinafter in this Resolution, the subject Master Plan Amendment request is referred to as "the application."

2. On the 25th day of May, 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 May 25, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a 9.6 acre parcel of land located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; and

b. To the north and west are commercial businesses located within the Industrial Park (IP) Zoning District, to the east are automotive uses located within the Industrial Park (IP) Zoning District and to the south are industrial buildings within the Industrial Park (IP) Zoning District; and

c. The applicant is requesting site plan and architectural review of 6 industrial buildings totaling 171,322 square feet on 9.6 acres of land; and

d. The related Design Review (DRC2015-00782) and Tentative Parcel Map (SUBTPM19669) include a Master Plan Amendment (DRC2015-01018) to modify the originally approved site layout (Master Plan DRCDR 99-11) and to permit Buildings #4 and #5 of the related Design Review to share a common property line without the required 5-foot setback from the side

property line. The Development Code permits the reduction in development standards through the Master Plan process.

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 Master Plan Amendment is in accord with the General Plan and the objectives of the Development Code, and the purposes of the district in which it is located. The proposed Amendment will modify the approved Rancho Cucamonga Corporate Park Master Plan Master Plan DRCDR 99-11(MOD)) to allow 6 industrial buildings rather the approved 2 office buildings and 2 industrial buildings. This change is in keeping with the intent of the Industrial Park (IP) Land Use and Zoning District. The Amendment will also reduce the required 5 foot side setback from the property line for abutting buildings. The Development Code permits relaxing development standards through the Master Plan process.

b. The proposed Master Plan Amendment is in accord with the objective of the Development Code and the purposes of the district in which the site is located. The modification of the originally approved Master Plan from 4 buildings to 6 buildings and the reduction in the required 5 foot setback from the property line for Buildings #4 and #5 are in keeping with the intent the Industrial Park (IP) Zoning District. The project site is well-suited for the proposed 6 industrial buildings and the reduction in the required setback for two abutting buildings will allow for the efficient use of the project site without creating an unusable "no-man's-land."

c. The proposed Master Plan Amendment, 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. The proposed Amendment will permit the construction of 6 industrial buildings on the project site whose use will comply with related local, State and Federal requirements. The reduction in the required 5 foot side setback for Buildings #4 and #5 will allow abutting buildings to share a common property line and will not change the projects impact on the surrounding parcels of land.

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.

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 hereby adopts the Mitigated Negative Declaration.

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 adopts the Mitigation Monitoring Program for the project.

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, this Commission hereby approves the application subject to each and every condition set forth below and in the attached standard conditions incorporated herein by this reference.

Planning Department

1) Approval is to Amend Master Plan (Modification) DRCDR99-11 to increase the number of buildings on the project site from 4 to 6 and to eliminate the side yard setback between Buildings #4 and #5 related to the site plan and architectural review of 6 industrial buildings totaling 171,322 square feet on 9.6 acres of land for a site located on the south side of Foothill Boulevard at Mayten Avenue in the Industrial Park (IP) Zoning District; APNs: 0229-012-53, 54, 70 and 71.

2) Approval is contingent of Planning Commission approval of Design Review DRC2015-00782 and Tentative Parcel Map SUBTPM19669.

3) Approval of this request shall not waive compliance with any sections of the Development Code, State Fire Marshal's regulations, Uniform Building Code, or any other City Ordinances.

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

APPROVED AND ADOPTED THIS 25TH DAY OF MAY 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 for 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 25th day of May 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

RANCHO CUCAMONGA

Community Development Department

Project #:	DRC2015-00782 DRC2015-01018 SUBTPM19669
Project Name:	Six Builidng Design Review With Related Tentative Parcel Map
Location:	-- - 022901254-0000
Project Type:	Design Review Master Plan Amendment Tentative Parcel Map

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

1. 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.
2. Approval of Tentative Parcel No SUBTPM19669 is granted subject to the approval of DRC2015-00782.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
9. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).
10. Plans for any security gates shall be submitted for the Planning Director, City Engineer, and Rancho Cucamonga Fire Protection District review and approval prior to issuance of Building Permits. For residential development, private gated entrances shall provide adequate turn-around space in front of the gate and a separate visitor lane with call box to avoid cars stacking into the public right-of-way.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

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. For commercial and industrial projects, paint roll-up doors and service doors to match main building colors.
14. 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.
15. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
16. The final design of the perimeter parkways, walls, landscaping, and sidewalks shall be included in the required landscape plans and shall be subject to Planning Director review and approval and coordinated for consistency with any parkway landscaping plan which may be required by the Engineering Services Department.
17. Tree maintenance criteria shall be developed and submitted for Planning Director review and approval prior to issuance of Building Permits. These criteria shall encourage the natural growth characteristics of the selected tree species.
18. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.

Engineering Services Department

Please be advised of the following Special Conditions

1. Provide street trees per City Standards on Millenium Court.
2. Protect or replace curb and gutter and sidewalk, as required on Millenium Court.
3. The Developer shall execute a Line Extension Agreement for electric service and shall construct electrical distribution facilities in accordance with Rancho Cucamonga Municipal Utility requirements and dedicate such facilities to the Rancho Cucamonga Municipal Utility. The Rancho Cucamonga Municipal Utility shall be the electrical service provider for all project related development. .
4. Reciprocal access easements per Parcel Map 15630 shall be preserved and/or relocated.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

5. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):

   a. General City Drainage Fee

   b. Transportation Fee

   c. Police Impact Fee

6. The proposed development is slated to be included in the City's Fiber Optic / Broadband service business plan that would provide a City owned Fiber-to-the-Home (FTTH) infrastructure. Proposed fiber optics on-site (conduits and fiber) will be placed underground within a duct and structure system to be installed by the Master Developer. The fiber and conduits along the backbone streets shall be installed in a joint trench by the developer as the last lane improvements are completed. In-tract fiber and conduit shall be installed by the developers in joint trench where possible. Maintenance of the installed system will be the responsibility of the City. Development of the Project requires the installation by the developers of all fiber optic infrastructure necessary to service the Project as a stand-alone development.
7. The reciprocal access easement 'D" on parcels 6 and 7 in favor of Parcel 11 of Parcel Map 15630 cannot be removed without permission from the owner of Parcel11. If they need the access, it cannot be blocked by retaining walls or parking spaces.

Standard Conditions of Approval

8. 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.
9. 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, under City Hall; Engineering; Environmental Programs.
10. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of Building Permits, where no map is involved.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

11. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or parking areas shall be provided by CC & R's or deeds and shall be recorded prior to, or concurrent with, the final parcel map.
12. Private drainage easements for cross-lot drainage shall be provided and shall be delineated or noted on the final map.
13. 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.
14. Construct the following perimeter street improvements including, but not limited to:

    Millenium Court
    Street Trees

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

15. 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.

16. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

17. Millenium Court
    Botanical Name - Pistacia chinensis
    Common Name - Chinese Pistache
    Min. Grow Space - 5'
    Spacing - 50' O.C.
    Size - 15 Gallon

    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.
    4) Street trees are to be planted per public improvement plans only.
18. 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.
19. The developer shall be responsible for the relocation of existing utilities as necessary.
20. 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.
21. 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.

Grading Section

Standard Conditions of Approval

1. DESIGN ISSUE: There is a technical issue regarding the Site and Drainage Plan. The "Technical Guidance Document for Water Quality Management Plans" in Section 3.2.2 Site Topography and Hydrography, a sentence reads "DMA's are portions of a site that drain to the same BMP's and/or conveyance facility". As such DMA's 5 and 6 need to be combined into one DMA. DMA's 1, 2 and 3 need to be combined into one DMA. The intent of the Preliminary Water Quality Management Plan is shown as submitted for review/approval. During the preparation of the Final Project-Specific Water Quality Management Plan these corrections need to be made. Should the engineer of record have any questions, please make an appointment with Matthew Addington, Associate Engineer, to discuss this design issue.

Project #:	DRC2015-00782 DRC2015-01018
Project Name:	Six Builidng Design Review With Related Tentative Parcel Map
Location:	-- - 022901254-0000
Project Type:	Design Review Master Plan Amendment

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
11. It shall be the responsibility of the applicant to obtain written permission from the adjacent property owner(s) to construct wall on property line or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
12. 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.
13. 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.
14. All slopes shall be a minimum 2-foot offset from the public right of way or adjacent private property.
15. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code.
16. The maximum parking stall gradient is 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

17. 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.
18. 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.
19. This project shall comply with the accessibility requirements of the current adopted California Building Code.
20. The precise grading and drainage plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit".
21. 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.
22. 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.
23. The Water Quality Management Plan (WQMP) shall include a copy of the project Conditions of Approval.
24. 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.
25. The Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

26. 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.
27. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID).
28. All roof drainage flowing to the public right of way (Millennium Court) must drain under the sidewalk through a parkway culvert approved by the Engineering Department.
29. The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
30. 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.
31. 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.
32. 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).
33. 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.
34. 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
35. 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.
36. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
37. Prior to the start of landscaping operations, the landscape architect and the landscape contractor shall provide a sample of the weed fabric barrier to the Project Planner, City of Rancho Cucamonga Planning Department. The weed barrier shall be permeable.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

38. The final project-specific water quality management plan (WQMP) shall include maintenance agreements along with the maintenance guidelines for all proprietary structural storm water treatment devices (BMP's).
39. All private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.
40. The Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans.
41. The proposed Mayten Avenue is a private street. Prior to issuance of a grading permit the private street plans shall shown as part of the permitted precise grading plan for all proposed work between Foothill Boulevard and Millennium Court.

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

DATE: May 25, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Dominick Perez, Associate Planner

SUBJECT: ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00797 – RGA OFFICE OF ARCHITECTURE AND DESIGN - A proposal to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) District located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue; APNs: 0229-271-24, 25, and 26. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

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

- Adopt the Mitigated Negative Declaration of environmental impacts; and
- Adopt the Resolution approving Design Review DRC2016-00797

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:
North - Burlington Northern Santa Fe (BNSF)/Metrolink rail line and Storage Yard and Auction Facility (Copart) - Heavy Industrial (HI) District
South - SCE Corridors with Power Transmission Lines and Towers - General Industrial (GI) District
East - Burlington Northern Santa Fe (BNSF) Rail Line and Southern California Edison (SCE) Facility - Heavy Industrial (HI) District
West - SCE Corridors with Power Transmission Lines and Towers - General Industrial (GI) District

B. General Plan Designations:
Project Site - General Industrial
North - Heavy Industrial
South - General Industrial
East - Heavy Industrial
West - General Industrial

Site Characteristics: The project site is comprised of three (3) vacant parcels with a combined area of 696,465 square feet (15.99 acres). The site is approximately 880 feet (east to west) by approximately 594 feet (north to south). The site is vacant with limited vegetation and is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side

of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. The zoning of the abutting properties to the north, south, east and west is General Industrial (GI) District. The site generally slopes from north to south with a gradient of less than 2 percent and an elevation at the north and south sides of approximately 1,127 to 1,108, respectively.

ANALYSIS:

A. General: The applicant, RGA Office of Architecture and Design, proposes to construct a logistics building with a floor area of 339,000 square feet. The building will consist of two (2) office areas (15,000 square feet), manufacturing (15,000 square feet) and warehousing (309,000 square feet). The offices will be located at the southwest and southeast corners of the building. The dock loading area, with 36 dock doors, will be located on the south side of the building. There will be a trailer storage area located adjacent to the loading dock. The dock and trailer storage areas will be screened by a concrete tilt-up wall of 8 feet in height. This wall will have textured concrete accents to match the architecture of the building. There will be an employee break area located near each office. Each will be a minimum of 500 square feet in area, as required by the Development Code, and include an overhead shade structure. Landscape coverage is 15.4 percent (107,400 square feet); the minimum requirement is 10 percent (69,647 square feet) for this development district.

The proposed building will be of concrete tilt-up construction, painted with a pallet of colors (red, white and grey shades). The building will have formliner textured concrete accents. The building will have secondary building materials consisting of blue reflective glass with anodized aluminum mullions. Clerestory reflective blue glass will be incorporated along the upper level of the south, west, and east elevations. Anodized aluminum trellises are provided along the first floor office windows and above the primary entrances to both office areas. Downspouts will not be visible from the exterior on any elevation of the building as they will be routed through the interior of the building.

As previously mentioned, the site is located south of and adjacent to a BNSF rail line. The Development Code requires properties which adjoin existing or proposed lead or spur lines to provide rail service access. Upon obtaining the current Industrial Track Guidelines from BNSF that specify standards for railway designs, the applicant's engineer was unable to meet the guidelines as the vertical curves and grade requirements necessary could not be achieved for this site. Furthermore, on April 17, 2015, staff received correspondence from a project engineer with BNSF Railway Co. indicating multiple issues with this site's suitability for rail service. Due to the multiple noted engineering obstacles, including the lack of ability to meet current Industrial Track Guidelines, the BNSF project engineer stated that it is very unlikely to be approved for rail service. Therefore, the site will not be developed to incorporate rail service.

Primary access to the site will be provided via an extension of Santa Anita Avenue, an existing public street that currently terminates about 395 feet south of the southern property line of the project site. The extension will be approximately 510 feet in length, and will terminate with a cul-de-sac bulb. Three (3) driveways will be constructed for vehicle access to the property. The project includes the construction of a secondary, emergency access road. This road will connect the project site (at the northwest corner) to an existing road that was constructed as a

condition of approval for an existing logistics building located about 815 feet to the west of the project site. Both the extension of Santa Anita Avenue and the emergency access road will cross through the aforementioned SCE properties/easements. The applicant has contacted SCE and is in the process of preparing the necessary access agreements.

B. Floor Area Analysis: Per Chapter 2, Figure LU-2 Land Use Plan of the General Plan, the maximum Floor Area Ratio (FAR) in the General Industrial land use category is 60 percent. As the proposed building will have a floor area of 339,000 square feet and the project site has an area of 696,465 square feet, the calculated FAR for the project will be approximately 49 percent.

C. Parking Calculations: Per Table 17.64.050-1 of the Development Code, the parking calculations for the proposed project, based on the proposed mix of office and warehouse floor areas in the building, are as follows:

Type of Use	Floor Area (Square Feet)	Parking Ratio	Number of Spaces Provided
Proposed Building (overall)	339,000		
Office	15,000	1/250 SF	60
Manufacturing	15,000	1/500 SF	30
Warehouse	309,000	Varies[1]	100
Total Required/Total Provided			**188/190[2]**

[1]For warehouse uses, the parking calculations are 1 space per 1,000 square feet for the first 20,000 square feet; 1 space per 2,000 square feet for the second 20,000 square feet; and 1 space per 4,000 square feet for additional floor area in excess of the first 40,000 square feet.

[2]The trailer parking requirement is calculated separately from the standard parking requirement and is based on a ratio of one stall per dock door. The number of trailer parking spaces that is required is 36 spaces and the number that is provided is 36 spaces.

D. Technical Review Committee: The project was reviewed by the Technical Review Committee on February 16, 2016. Preliminary conditions were discussed. The Committee accepted the proposal and recommended approval. The Committee's conditions of approval, including dedication and construction of the northerly extension of Santa Anita Avenue, have been incorporated in the Resolution of Approval.

E. Design Review Committee: The project was reviewed by the Design Review Committee (Fletcher, Oaxaca, and Granger) on February 16, 2016. No major issues were discussed in the Comments prepared by Staff (Exhibit K). However, there were several policy issues that were discussed involving equipment screening, employee break areas, fencing, walls, and gates, decorative paving and paint color. To address these, the Committee added conditions of approval requiring each of the items discussed to be incorporated into the final design of the project. The Committee then recommended approval of the project to the Planning Commission. The conditions of approval that were added during the DRC meeting are incorporated in the attached Resolution with Conditions of Approval.

F. AB52 Compliance: In accordance with AB52, native communities were contacted to determine interest in engaging in consultation related to the potential impact to cultural resources as a

result of the project. The City was contacted via email on March 7, 2016, by the San Manuel Band of Mission Indians, in reference to the Cultural Resource Assessment. A representative of San Manuel stated they have reviewed the report and concur with the findings and recommendations with the addition of *should tribal cultural resources be uncovered during construction, that our office is notified for consultation.* The City was also contacted (letter dated March 10, 2016) by the Soboba Band of Luiseno Indians who stated they do not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies. They also requested that *approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project.* The Soboba Band wishes to defer to the San Manuel Band of Mission Indians who are in closer proximity to the project. Therefore, staff has included a mitigation that states, "Prior to issuance of any grading permit, the applicant/permitee shall contact the San Manuel Band of Mission Indians Cultural Resources Department to coordinate tribal participation in the archaeological monitoring of the project. Tribal participants shall coordinate with the Project Archaeologist to ensure that tribal cultural resources that may be encountered during ground disturbances are identified, assessed and either protected in place or mitigated accordingly". With this mitigation measure, impacts to the cultural resources will be less than significant.

G. Environmental Assessment: 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 related to Aesthetics, Biological Resources, Greenhouse Gas Emissions, Agricultural Resources, Cultural Resources, Air Quality, Geology and Soils, 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, the 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 radius of the project site. No correspondence has been received in response to these notices.

Respectfully submitted,

Candyce Burnett
Planning Director

CB:DP/ls

Attachments:
- Exhibit A - Aerial Photo
- Exhibit B - Site Utilization Plan
- Exhibit C - Site Plan and Details
- Exhibit D - Floor Plan
- Exhibit E - Roof Plan
- Exhibit F - Architectural Elevations
- Exhibit G - Conceptual Grading, Drainage and Utility Plan
- Exhibit H - Preliminary WQMP
- Exhibit I - Conceptual Landscape Plan
- Exhibit J - Photometric Plan
- Exhibit K - Design Review Committee Agenda & Comments
- Exhibit L - Initial Study (Parts I, II & III)

Draft Resolution of Approval for Design Review DRC2015-00797

Design Review DRC2015-00797

Aerial Photo

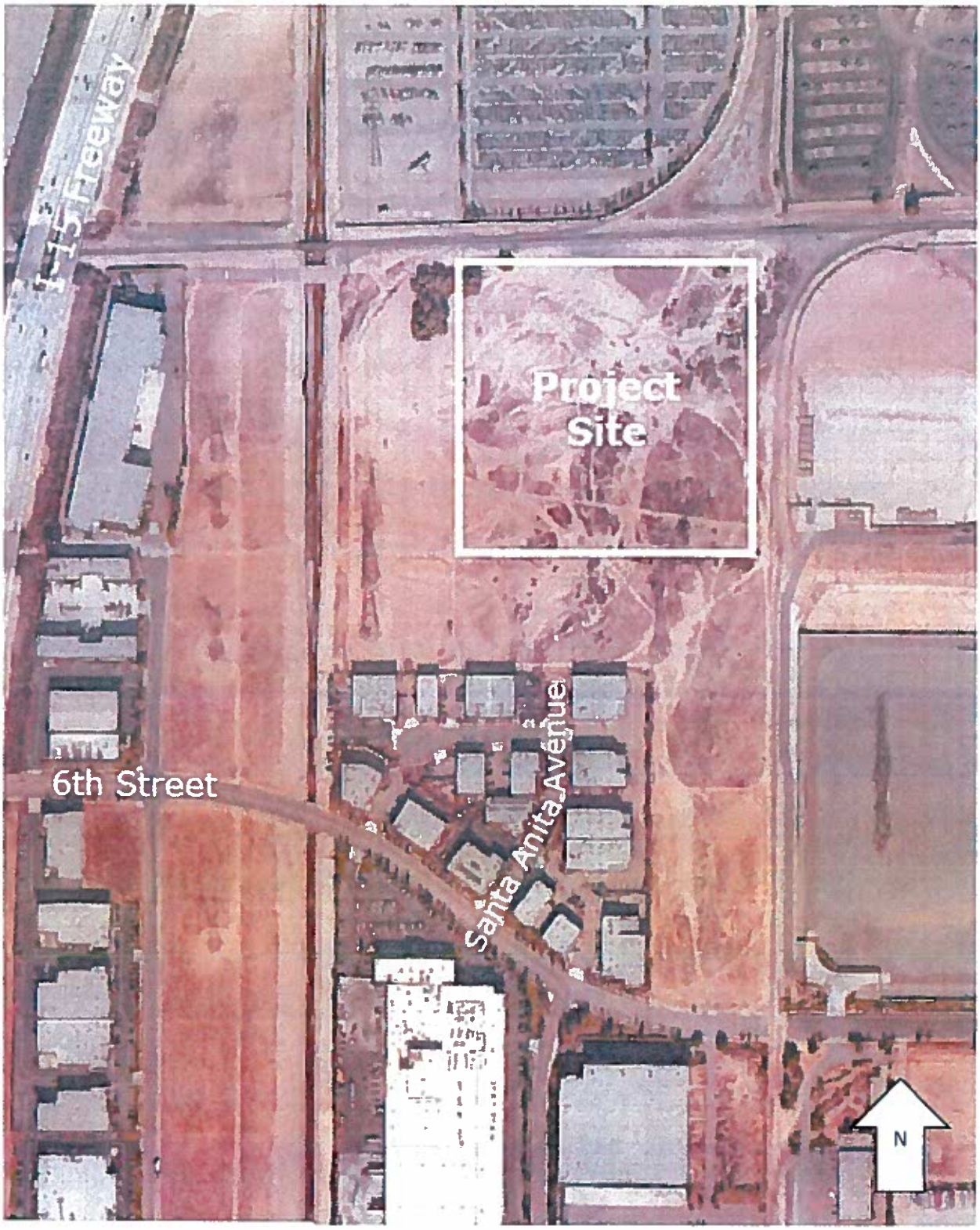
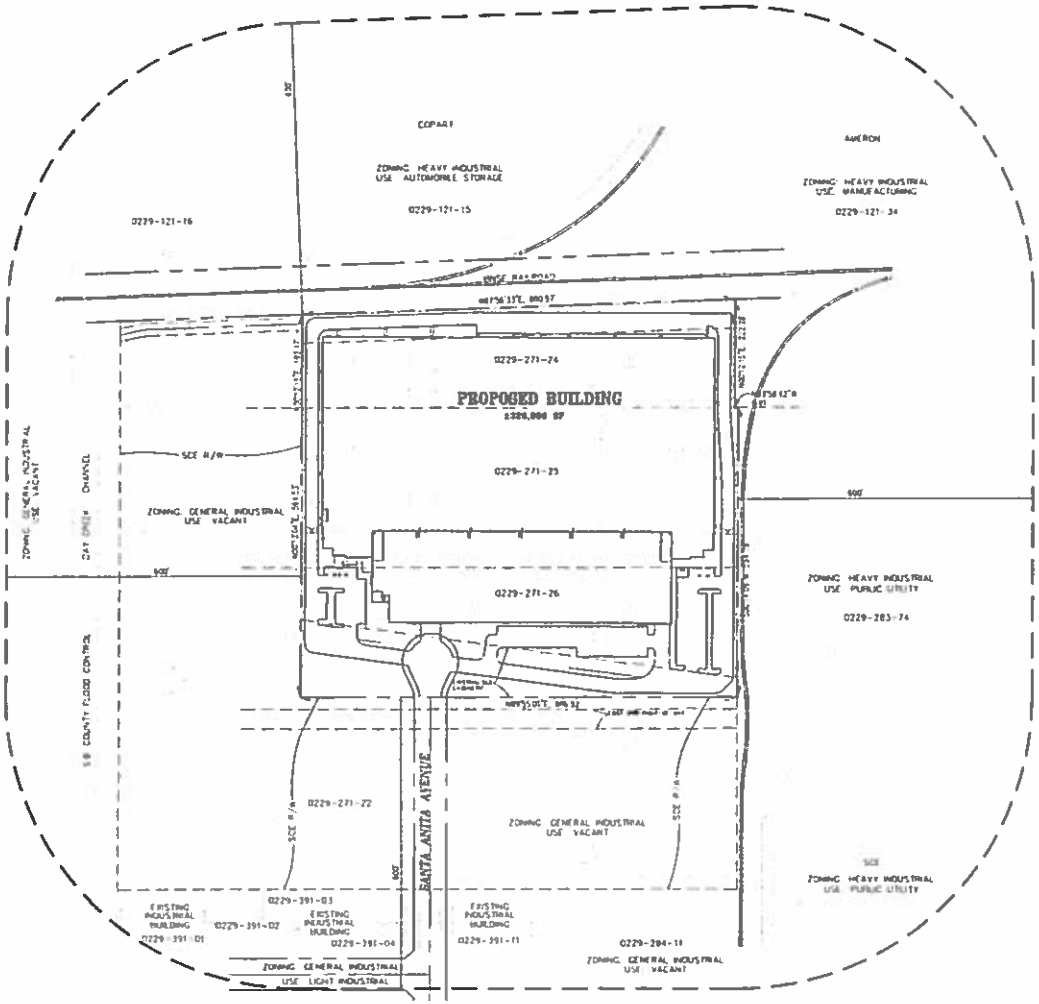
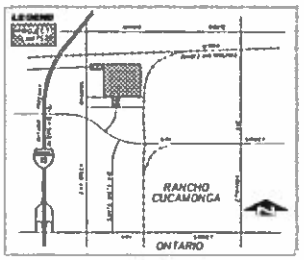


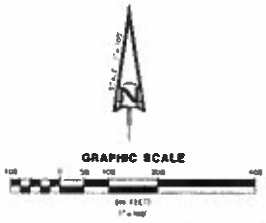
EXHIBIT A

EXHIBIT B





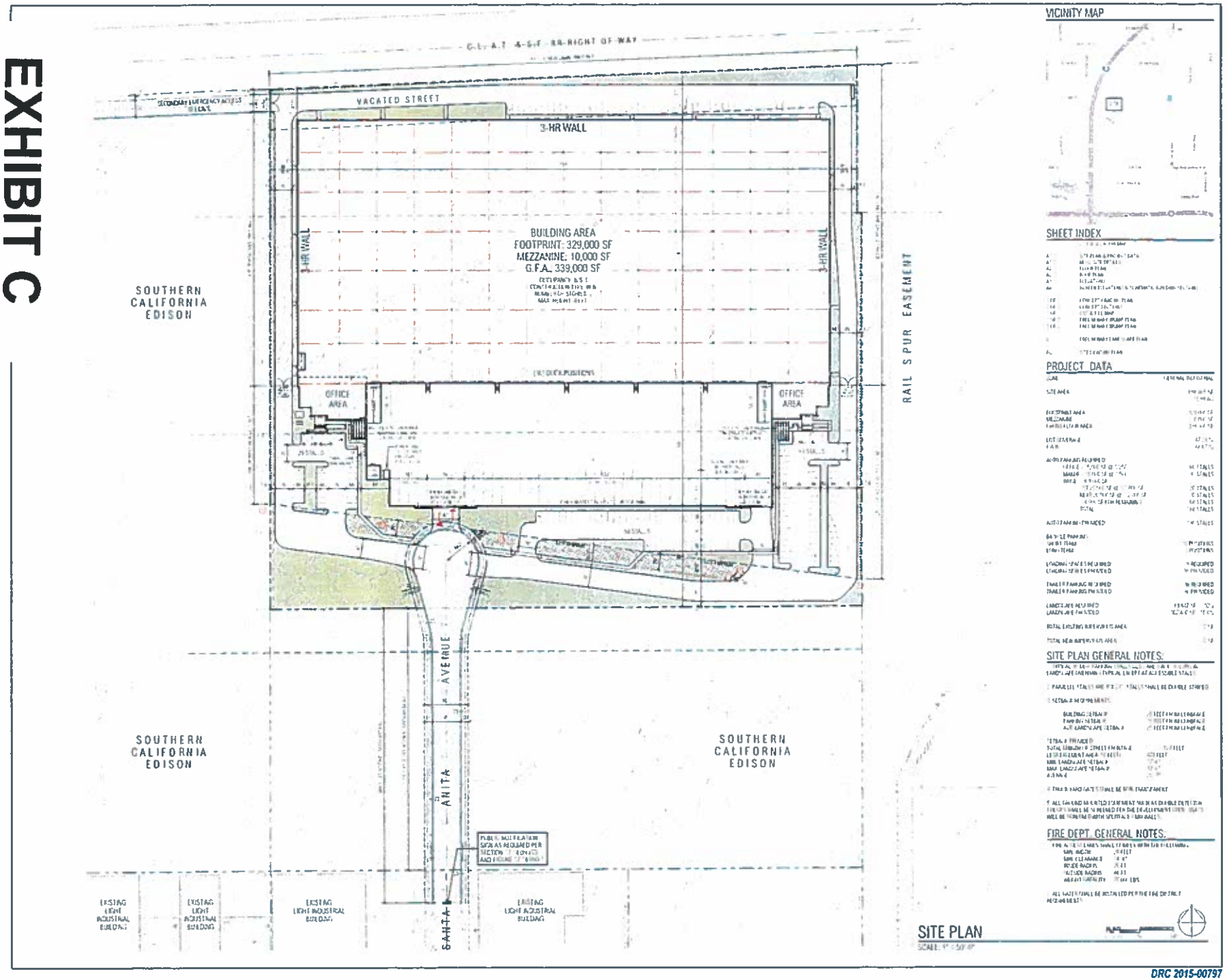
VICINITY MAP
NOT TO SCALE



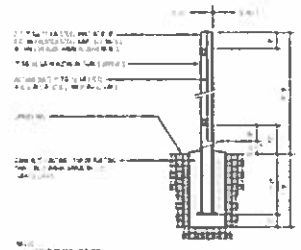
SITE UTILIZATION MAP
FOR
SANTA ANITA INDUSTRIAL WAREHOUSE
SANTA ANITA AVENUE
CITY OF RANCHO CUCAMONGA

HUITT-ZOLLARS

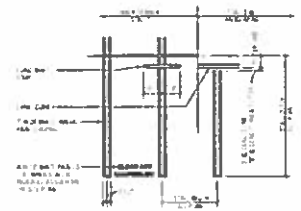
EXHIBIT C



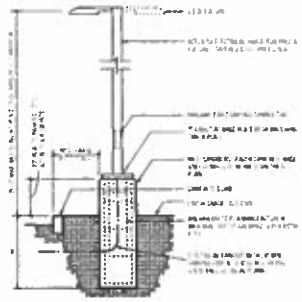
DRC 2015-00797



STEEL FENCE 1



STALL STRIPING 2



LIGHT POLE & BASE 3

RGA

Office of Architectural Design

NEW INDUSTRIAL BUILDING

SANTA ANITA STREET
RANCHO CUCAMONGA, CA

APPLICANT:

DEVELOPER:

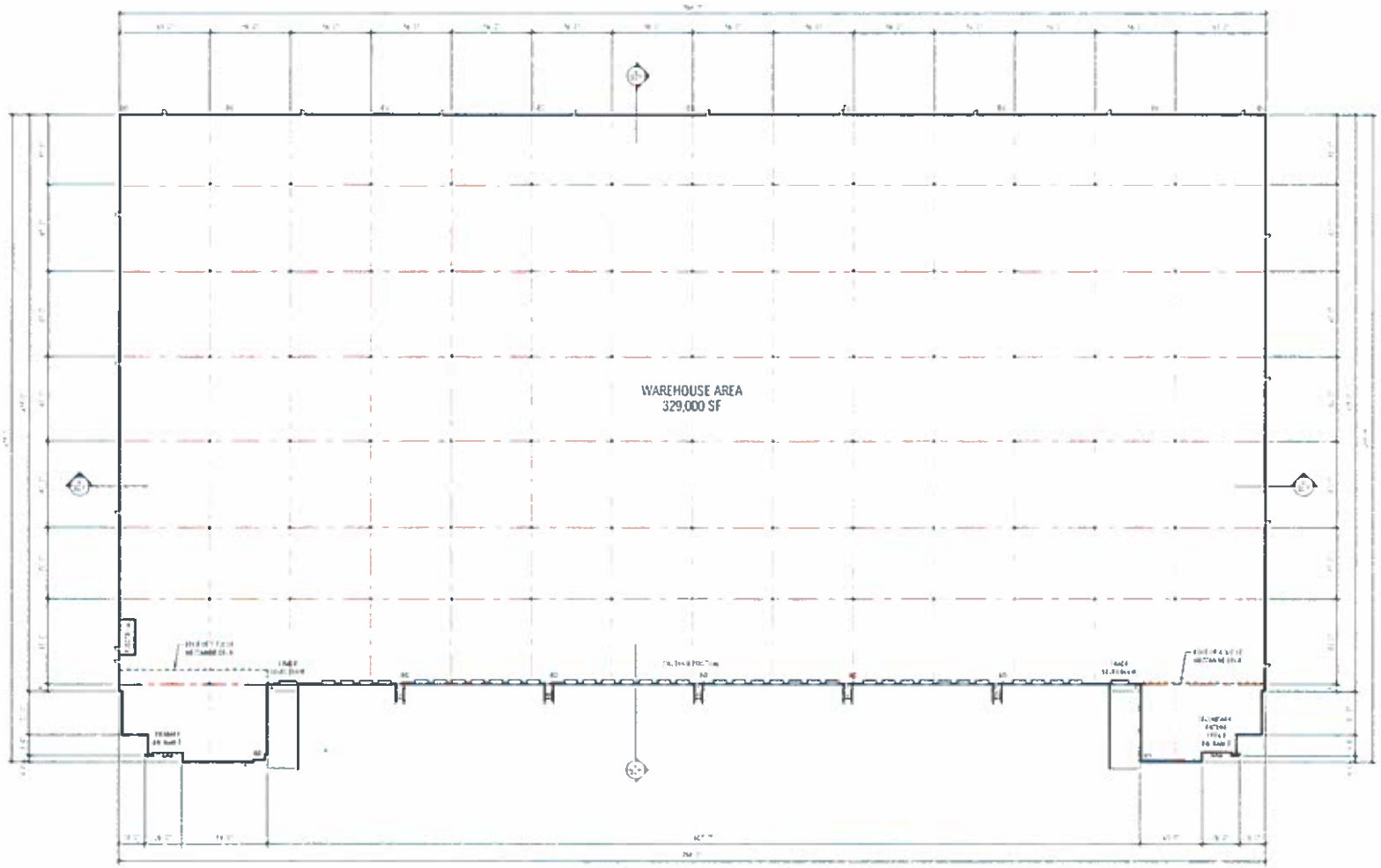
MISCELLANEOUS DETAILS

A1-2

DRC 2015-00797

Item G – 9

EXHIBIT D



FLOOR PLAN

RGA
Office of Architectural Design

NEW INDUSTRIAL BUILDING

SANTA ANITA STREET
RANCHO CUCAMONGA, CA

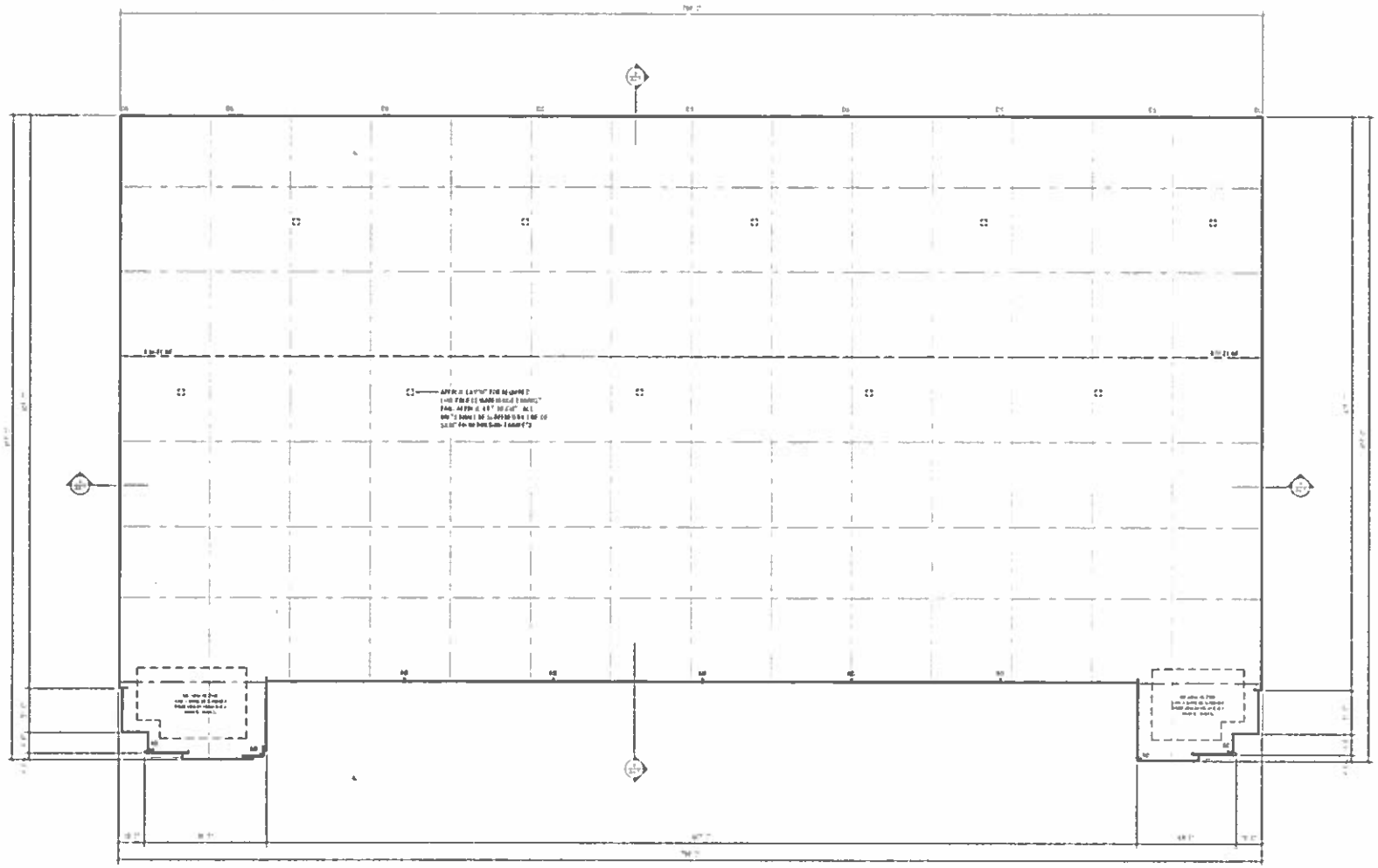
APPLICANT:

DEVELOPER:

A2-1

DRC 2015-00797

EXHIBIT E



ROOF PLAN

SCALE: 1" = 30'-0"

RGA

Office of Architectural Design

NEW INDUSTRIAL BUILDING

SANTA ANITA STREET
RANCHO CUCAMONGA, CA

APPLICANT:

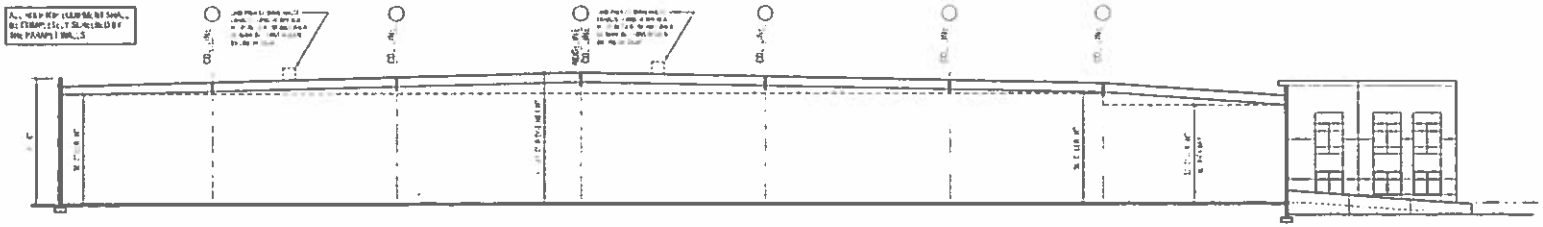
DEVELOPER:

A2-2

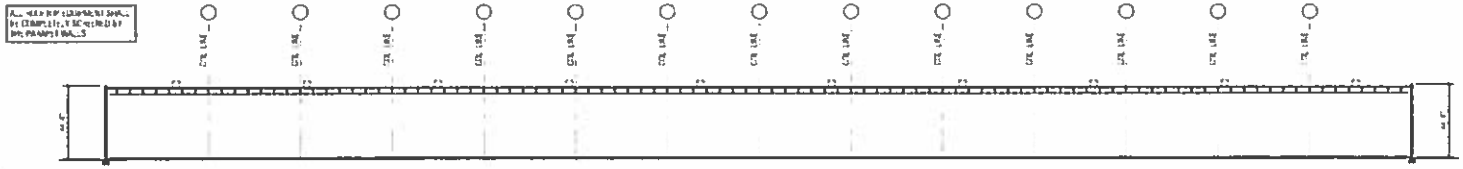
DRC 2015-00797

EXHIBIT F

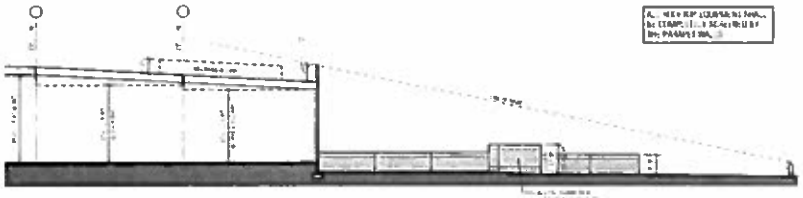
DRC 2015-00797



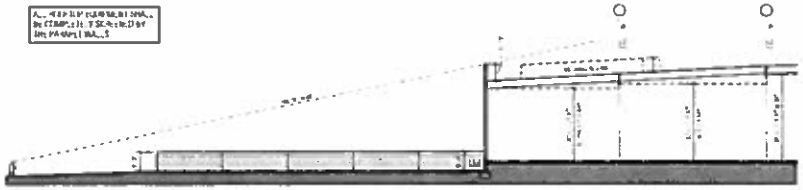
SECTION B-B: NORTH-SOUTH BUILDING SECTION



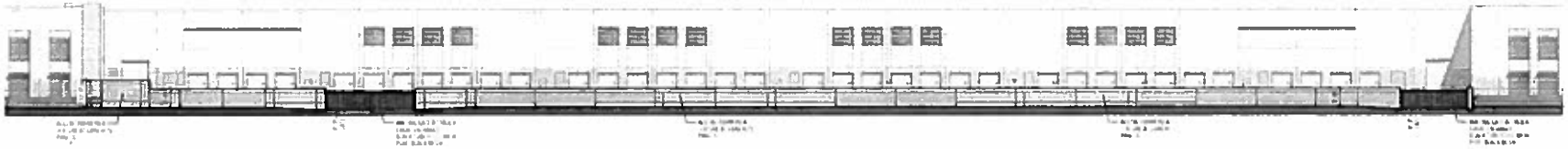
SECTION A-A: EAST-WEST BUILDING SECTION



WEST ELEVATION & LINE OF SIGHT



EAST ELEVATION LINE OF SIGHT



SCREENWALL ELEVATIONS

RGA

Office of Architectural Design

NEW INDUSTRIAL BUILDING

SANTA ANITA STREET
RANCHO CUCAMONGA, CA

APPLICANT:

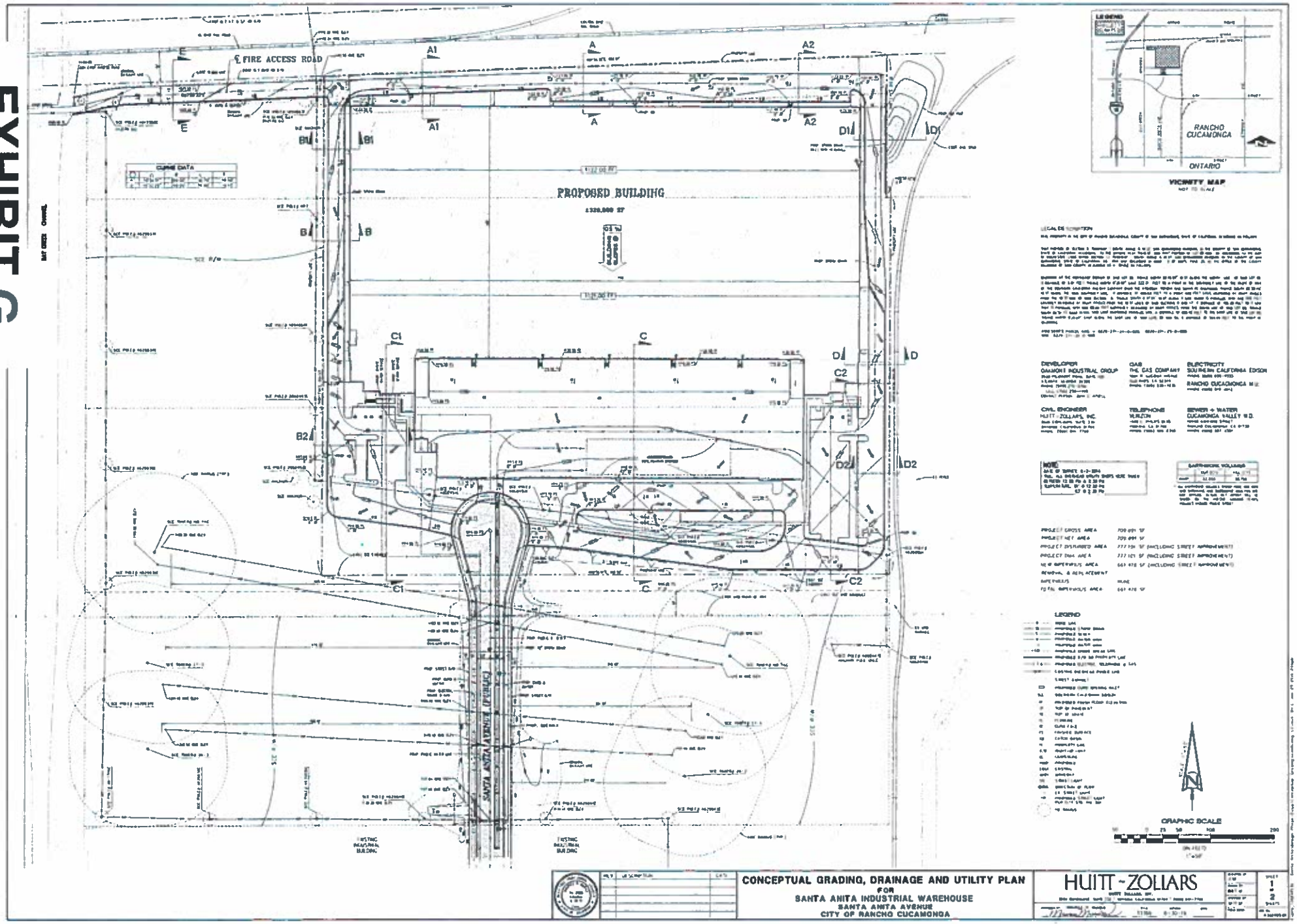
DEVELOPER:

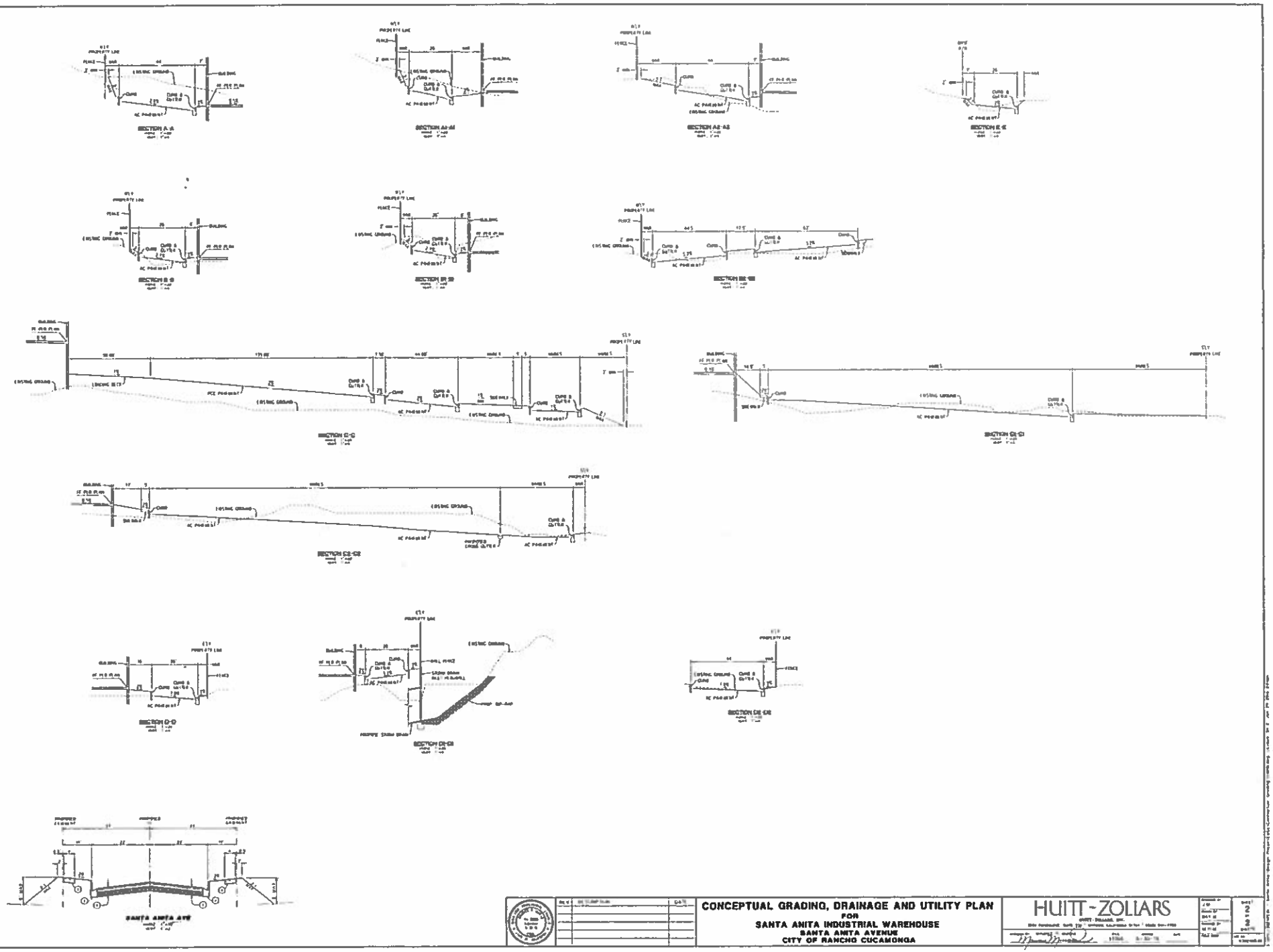
SCHEMATIC BUILDING SECTIONS

A4-1

DRC 2015-00797

EXHIBIT G


FIRE ACCESS ROAD
PROPOSED BUILDING
SANTA ANITA AVENUE (PUBLIC)
EXISTING INDUSTRIAL BUILDING
EXISTING INDUSTRIAL BUILDING
CURVE DATA
VICINITY MAP
RANCHO CUCAMONGA
ONTARIO
DEVELOPER
DIAMOND INDUSTRIAL GROUP
GAS
THE GAS COMPANY
ELECTRICITY
SOUTHERN CALIFORNIA EDISON
RANCHO CUCAMONGA
CIVIL ENGINEER
HUITT-ZOLLARS, INC.
TELEPHONE
VERIZON
SEWER + WATER
CUCAMONGA VALLEY W.D.
NOTE
LEGEND
GRAPHIC SCALE
CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN
FOR
SANTA ANITA INDUSTRIAL WAREHOUSE
SANTA ANITA AVENUE
CITY OF RANCHO CUCAMONGA
HUITT-ZOLLARS


CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN
FOR
SANTA ANITA INDUSTRIAL WAREHOUSE
SANTA ANITA AVENUE
CITY OF RANCHO CUCAMONGA
HUITT-ZOLLARS

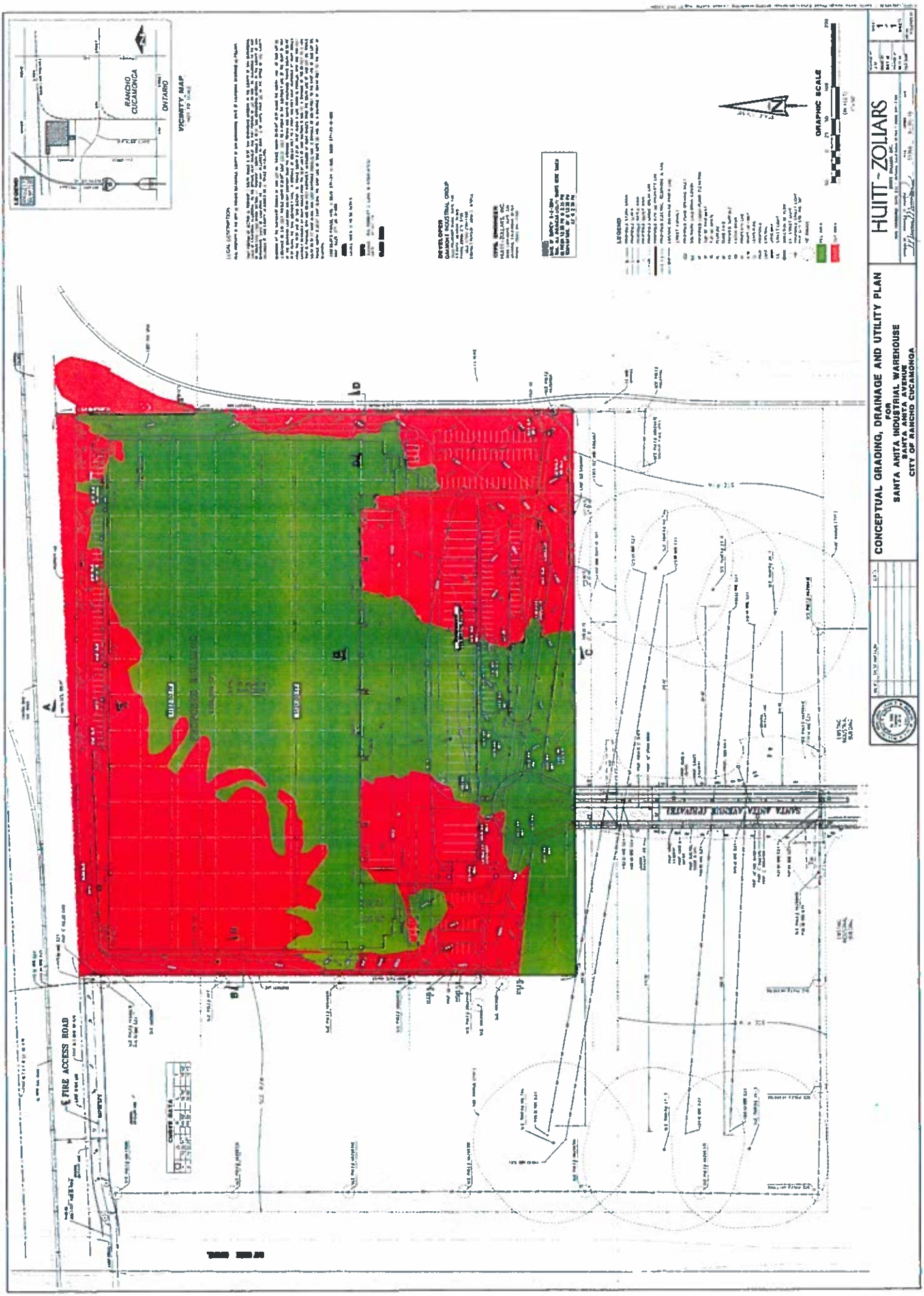
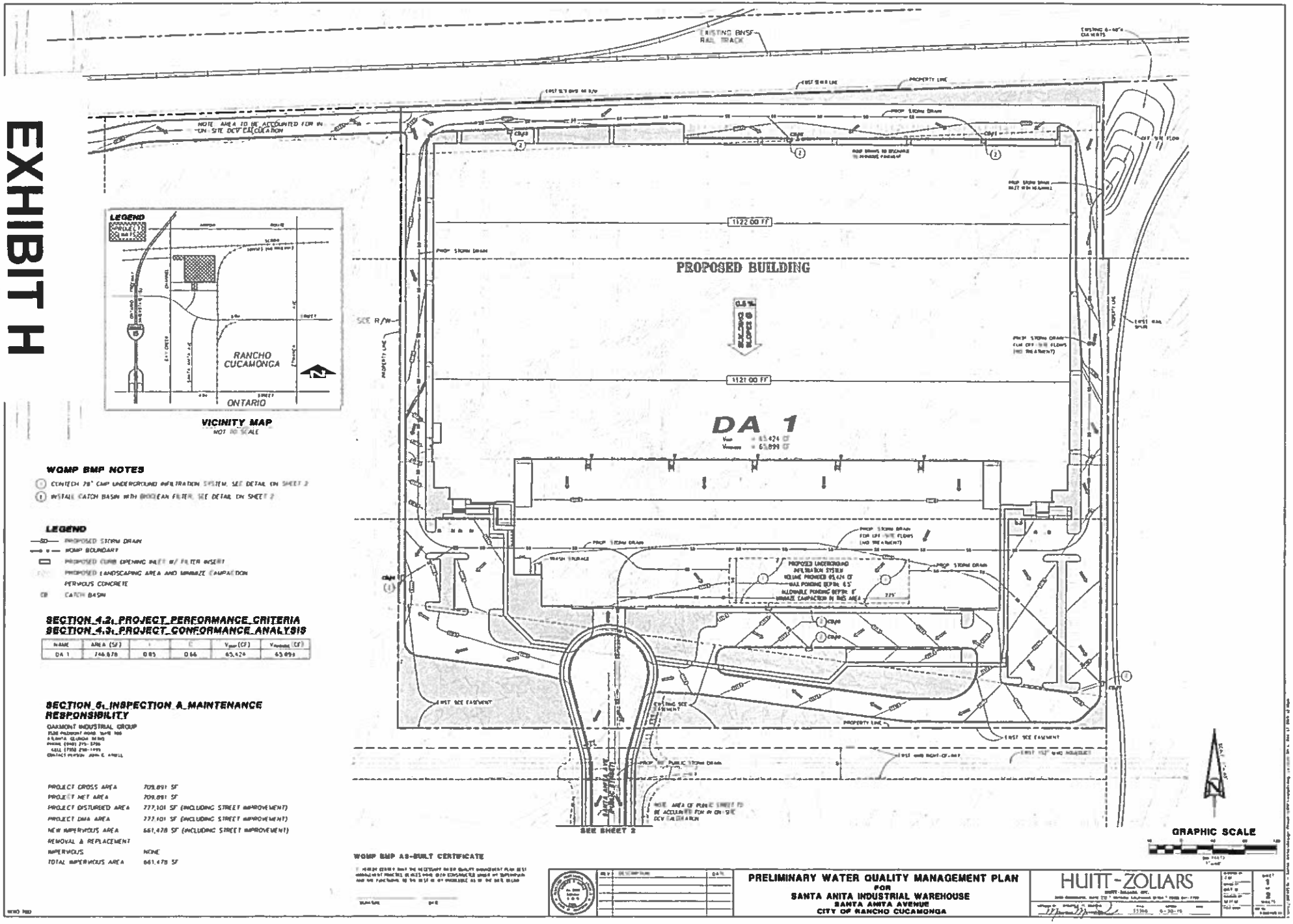
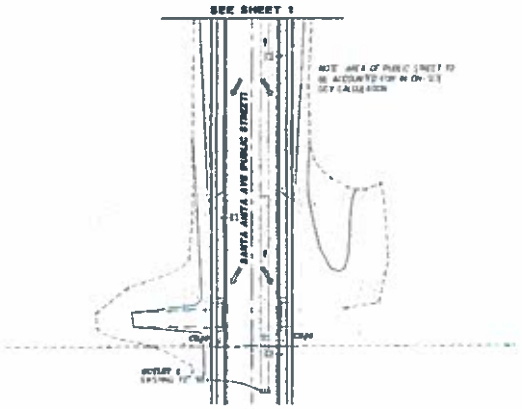

CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN
FOR
SANTA ANITA INDUSTRIAL WAREHOUSE
SANTA ANITA AVENUE
CITY OF RANCHO CUCAMONGA
HUITT-ZOLLARS
GRAPHIC SCALE
VICINITY MAP
RANCHO CUCAMONGA
ONTARIO
FIRE ACCESS ROAD
SANTA ANITA AVENUE (PRIVATE)

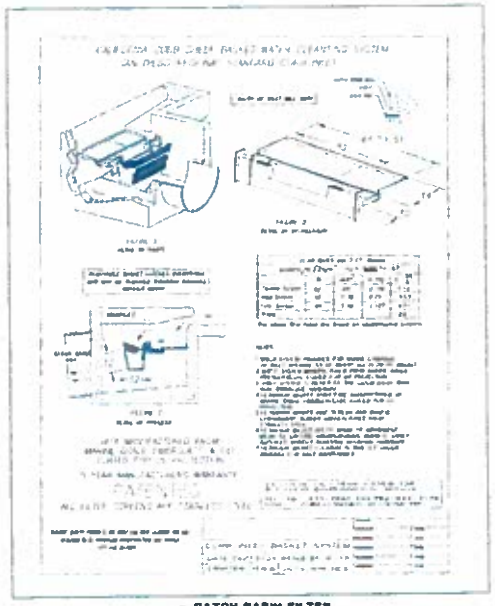
EXHIBIT H


EXISTING BNSF RAIL TRACK
PROPERTY LINE
PROPOSED BUILDING
1122.00 FF
1121.00 FF
DA 1
SEE R/W
SEE SHEET 2
GRAPHIC SCALE
RANCHO CUCAMONGA
ONTARIO
VICINITY MAP
NOT TO SCALE
LEGEND
WQMP BMP NOTES
CONTECH 78" CMP UNDERGROUND INFILTRATION SYSTEM, SEE DETAIL ON SHEET 2
INSTALL CATCH BASIN WITH BIOCLEAN FILTER, SEE DETAIL ON SHEET 2
LEGEND
PROPOSED STORM DRAIN
WQMP BOUNDARY
PROPOSED CURB OPENING INLET W/ FILTER INSERT
PROPOSED LANDSCAPING AREA AND MINIMIZE COMPACTION
PERVIOUS CONCRETE
CATCH BASIN
SECTION 4.2.1 PROJECT PERFORMANCE CRITERIA
SECTION 4.3.1 PROJECT CONFORMANCE ANALYSIS
SECTION 5.1 INSPECTION & MAINTENANCE RESPONSIBILITY
OAKMONT INDUSTRIAL GROUP
PROJECT GROSS AREA 709,891 SF
PROJECT NET AREA 709,891 SF
PROJECT DISTURBED AREA 777,101 SF (INCLUDING STREET IMPROVEMENT)
PROJECT DMA AREA 777,101 SF (INCLUDING STREET IMPROVEMENT)
NEW IMPERVIOUS AREA 661,478 SF (INCLUDING STREET IMPROVEMENT)
REMOVAL & REPLACEMENT
IMPERVIOUS NONE
TOTAL IMPERVIOUS AREA 661,478 SF
WQMP BMP AS-BUILT CERTIFICATE
PRELIMINARY WATER QUALITY MANAGEMENT PLAN
FOR
SANTA ANITA INDUSTRIAL WAREHOUSE
SANTA ANITA AVENUE
CITY OF RANCHO CUCAMONGA
HUITT-ZOLLARS

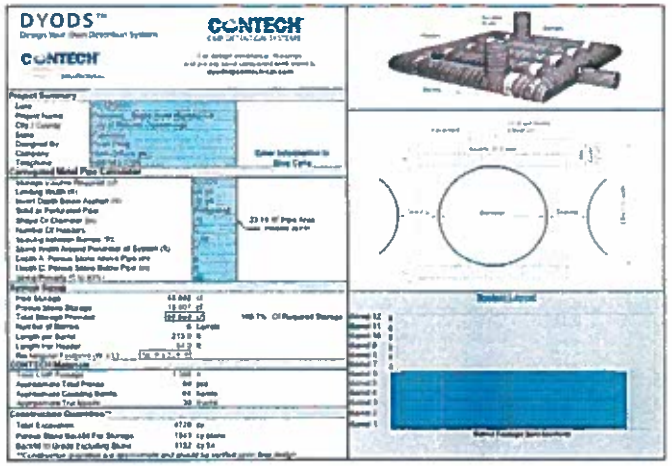


LEGEND

- PROPOSED STORM DRAIN
- BSMP BOUNDARY
- PROPOSED LANDSCAPING AREA
- CB CATCH BASIN



CATCH BASIN FILTER



UNDERGROUND INFILTRATION SYSTEM

BMP Inspection and Maintenance Schedule

	BMP #	BMP or Pollution Control Device	Latitude	Longitude	Inspection Maintenance Activities Required	Maintenance Provided By	Frequency
Treatment Control BMP	1	Catch Basin 1	34.0911°N	117.5914°W	1. Inspect and remove catch basin filter media as needed 2. Inspect catch basin bottom for debris. Remove debris and dispose as required	Owner	Quarterly
	2	Catch Basin 2	34.0911°N	117.5914°W			
	3	Catch Basin 3	34.0911°N	117.5914°W			
	4	Catch Basin 4	34.0911°N	117.5914°W			
	5	Catch Basin 5	34.0911°N	117.5914°W			
	6	Catch Basin 6	34.0911°N	117.5914°W			
	7	Catch Basin 7	34.0911°N	117.5914°W			
	8	Catch Basin 8	34.0911°N	117.5914°W			
	9	Catch Basin 9	34.0911°N	117.5914°W			
	10	Underground Infiltration System	34.0911°N	117.5914°W	1. Inspect Underground Infiltration System 2. Remove trash, debris and debris by pick up and pump and dispose of trash, sediments and debris in approved manner 3. Inspect system for standing water. If system is standing water, pump or inspection within 48 hours. If system still has standing water then the system shall be pump out and pumped and removed debris shall be disposed of in a legal manner	Owner	Bi-monthly and Prior to storm events and 48 hours after storm has passed
Housekeeping Source Control	11	Impervious Area (Impervious/Pervious Pavement)	34.0911°N 34.0911°N	117.5914°W 117.5914°W	1. Remove trash or debris on the surface of the pervious pavement area or have other that may make pervious lot maintenance of the area. No debris should be removed by pick up and or approved equal. Sediment or debris should be disposed of in a legal manner 2. Monitoring is complete of [illegible] has been removed, document the location of cracks and assess the cracks in future inspections 3. Maintenance of the pervious pavement may be needed if ponding on the surface of the pervious pavement occurs. All sections of the pervious pavement shall be subject to inspection and maintenance as being part of the surface of the surface but be repaired to help remove any cracks and potholes or other that may be causing the ponding on the surface	Owner	Quarterly
Source Control BMP	12	Site & Drainage Area and Litter Control	34.0911°N	117.5914°W	Inspect trash enclosure lids, screens and, if not trash storage area.	Owner	Bi-monthly
	13	Fleet and Equipment*	N/A	N/A	1. Inspect equipment for illegal and unsafe and discovery 2. Repair damaged equipment and drip equipment here if needed 3. Perform equipment during the quarterly or more frequently and if required	Owner	Bi-monthly
	14	Vacant Lot or Vacant Buildings*	N/A	N/A	Inspect all trash signage for broken or missing signs or replace as needed	Owner	Annual
Non Structural Source Control BMP	15	Truck Dock	N/A	N/A	Inspect loading dock for trash, debris and sediments. Inspect loading dock for evidence of spills and broken containers. Clean up spills and dispose of debris and inspect on a quarterly basis	Owner	Bi-monthly, Daily
	16	Planting*	N/A	N/A	Inspect for lack of planting and removal of landscape [illegible] and replace when needed	Owner	Bi-monthly
	17, 18, 19	Employee Training Education Program*	N/A	N/A	Training is made to provide BMP training and level and educational [illegible]	Owner	Annually or upon hire
	20, 21	Loading Dock and Parking Lot Sweeping*	N/A	N/A	Sweep loading dock and parking lot and truck courts	Owner	Monthly, As needed
		[illegible]*	N/A	N/A	Inspect [illegible] and clean	Owner	Quarterly

* Indicates Long Term Control Measure & not applicable

GRAPHIC SCALE

PRELIMINARY WATER QUALITY MANAGEMENT PLAN
FOR
SANTA ANITA INDUSTRIAL WAREHOUSE
SANTA ANITA AVENUE
CITY OF RANCHO CUCAMONGA

HUITT-ZOLLARS

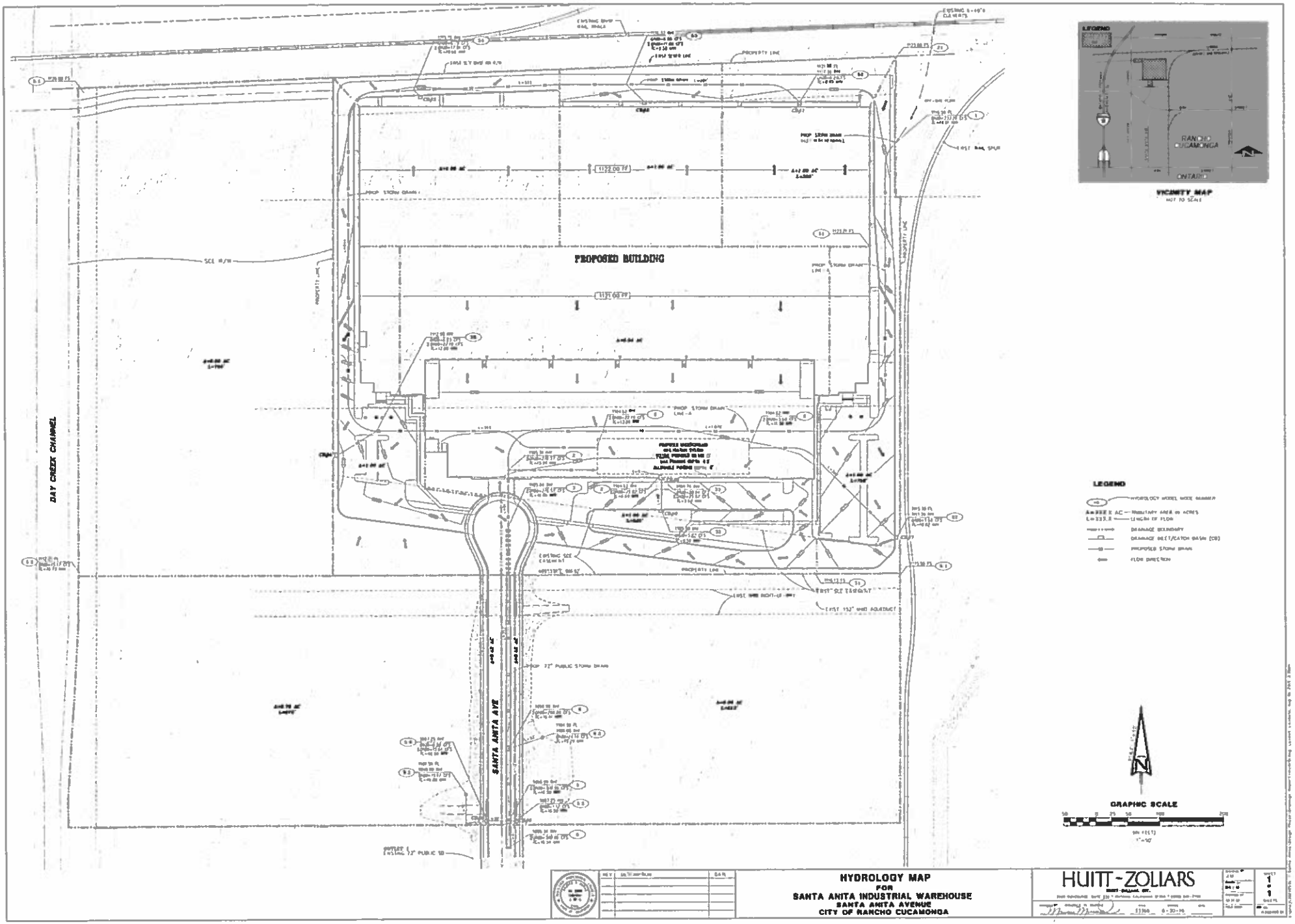

PROPOSED BUILDING
DAY CREEK CHANNEL
SANTA ANITA AVE
PROPERTY LINE
VICINITY MAP
NOT TO SCALE
RANCHO CUCAMONGA
ONTARIO
LEGEND
GRAPHIC SCALE
HYDROLOGY MAP
FOR
SANTA ANITA INDUSTRIAL WAREHOUSE
SANTA ANITA AVENUE
CITY OF RANCHO CUCAMONGA
HUITT-ZOLLARS

EXHIBIT I

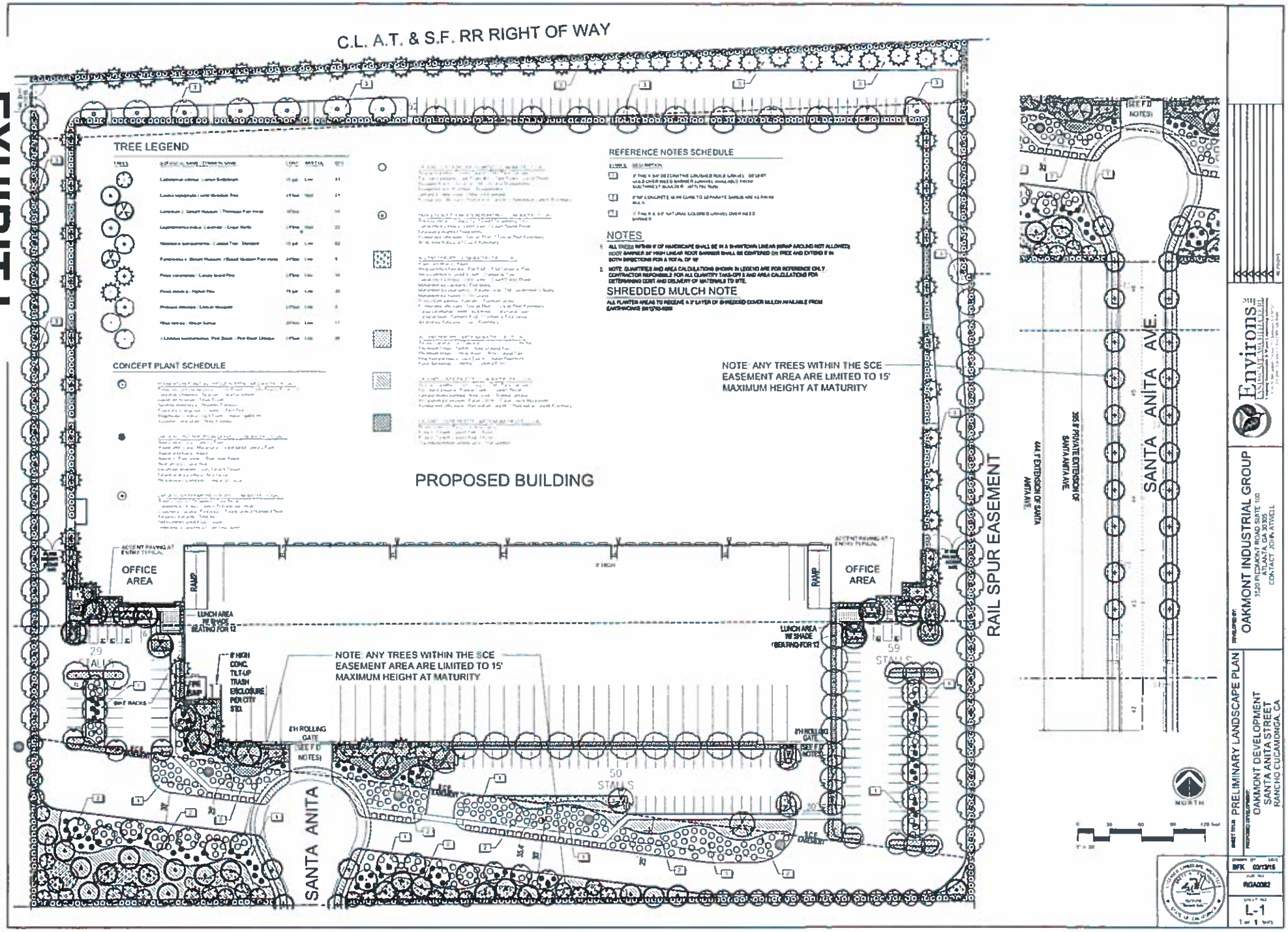
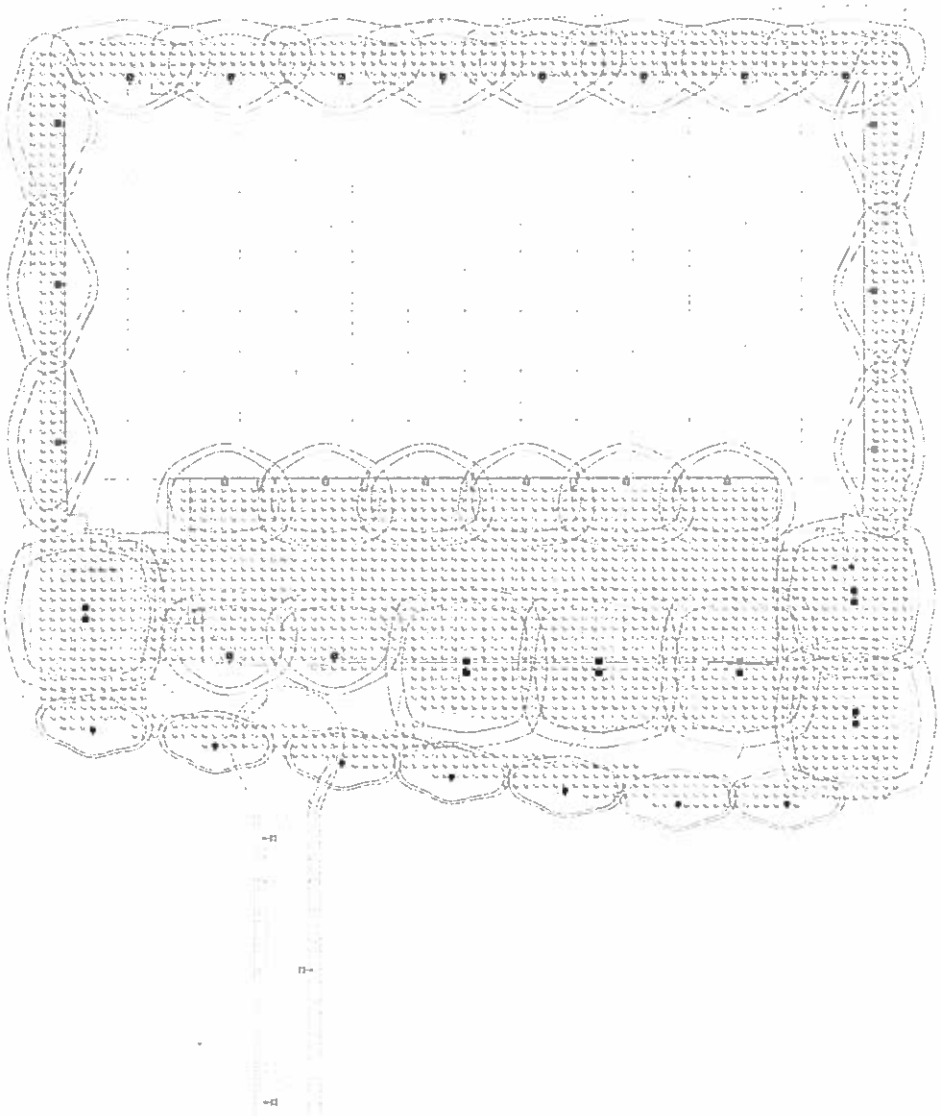

C.L. A.T. & S.F. RR RIGHT OF WAY
TREE LEGEND
REFERENCE NOTES SCHEDULE
NOTES
SHREDDED MULCH NOTE
CONCEPT PLANT SCHEDULE
NOTE: ANY TREES WITHIN THE SCE EASEMENT AREA ARE LIMITED TO 15' MAXIMUM HEIGHT AT MATURITY
PROPOSED BUILDING
OFFICE AREA
RAMP
LUNCH AREA W/ SHADE SEATING FOR 12
29 STALLS
59 STALLS
50 STALLS
8' HIGH CONC. TILT-UP TRASH ENCLOSURE PER CITY STD.
8' HIGH ROLLING GATE (SEE F.0 NOTES)
SANTA ANITA
RAIL SPUR EASEMENT
SANTA ANITA AVE.
NORTH
Environs
OAKMONT INDUSTRIAL GROUP
PRELIMINARY LANDSCAPE PLAN
OAKMONT DEVELOPMENT
SANTA ANITA STREET
RANCHO CUCAMONGA, CA
L-1

EXHIBIT J



SITE PHOTOMETRICS PLAN

SCALE

1"=50'-0"

RPM

NEW INDUSTRIAL BUILDING
SANTA ANITA STREET
RANCHO CUCAMONGA, CA

APPLICANT:

DEVELOPER:

PHOTOMETRICS PLAN

FC

DRC 2015-XXXXX

THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE
ACTION AGENDA

February 16, 2016 - 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 ___
Candyce Burnett ___ Donald Granger _X_

Alternates: Ray Wimberly ___ Lou Munoz___
Rich Macias___

Additional Staff Present: Tom Grahn, Associate Planner and Dominick Perez, Associate Planner

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 DESIGN REVIEW DRC2015-00797 – RGA OFFICE OF ARCHITECTURE AND DESIGN: A proposal to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) District located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue; APNs: 0229-271-24, 25, and 26. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

A. DRC2015-00797 Committee recommended approval and forwarded project to PC.

EXHIBIT K

DESIGN REVIEW COMMITTEE
ACTION AGENDA
February 16, 2016

B. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR HOMES - A Design Review for 10 lots within the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Tentative Tract Map SUBTT19968.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19968 - GFR HOMES - A request to subdivide 5.0 acres into 11 lots in the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Design Review DRC2015-00589.

B. DRC2015-00589 & SUBTT19968 Committee recommended approval and forwarded project to PC.

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

7:23 p.m.

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 February 4, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.

DESIGN REVIEW COMMENTS

7:00 p.m. Dominick Perez February 16, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00797 – RGA OFFICE OF ARCHITECTURE AND DESIGN: A proposal to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) District located approximately 1,100 feet north of 6th Street and feet north of the terminus of Santa Anita Avenue; APNs: 0229-271-24, 25, and 26. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

Design Parameters: The project site is comprised of three (3) vacant parcels with a combined area of 696,465 square feet (15.99 acres). The site is approximately 880 feet (east to west) by approximately 594 feet (north to south). The site is vacant with limited vegetation and is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. The zoning of the abutting properties to the north, south, east and west is General Industrial (GI) District. The site generally slopes from north to south with a gradient of less than 2 percent and an elevation at the north and south sides of approximately 1,127 to 1,108, respectively.

The applicant proposes to construct a logistics building with a floor area of 339,000 square feet. The building will consist of two (2) office areas (15,000 square feet), manufacturing (15,000 square feet) and warehousing (309,000 square feet). The offices will be located at the southwest and southeast corners of the building. The dock loading area, with 36 dock doors, will be located on the south side of the building. There will be a trailer storage area with 36 trailer parking spaces located adjacent to the loading dock. The dock and trailer storage areas will be screened by a concrete tilt-up wall of 8 feet in height. This wall will have textured concrete accents to match the architecture of the building. There will be an employee break area located near each office. Each will be a minimum of 500 square feet in area, as required by the Development Code, and include an overhead shade structure. The building is required to have 188 passenger vehicle parking stalls; 190 parking stalls will be provided. Landscape coverage is 15.4 percent (107,400 square feet); the minimum requirement is 10 percent (69,647 square feet) for this development district.

The proposed building will be of concrete tilt-up construction, painted with a pallet of colors (red, white and grey shades). The building will have formliner textured concrete accents. The building will have secondary building materials consisting of blue reflective glass with anodized aluminum mullions. Clerestory reflective blue glass will be incorporated along the upper level of the south, west, and east elevations. Anodized aluminum trellises are provided along the first floor office windows and above the primary entrances to both office areas. Downspouts will not be visible from the exterior on any elevation of the building as they will be routed through the interior of the building.

As previously mentioned, the site is located south of and adjacent to a BNSF rail line. The Development Code requires properties which adjoin existing or proposed lead or spur lines to provide rail service access. Upon obtaining the current Industrial Track Guidelines from BNSF that specify standards for railway designs, the applicant's engineer was unable to meet the guidelines as the vertical curves and grade requirements necessary could not be achieved for

this site. Furthermore, on April 17, 2015, staff received correspondence from a project engineer with BNSF Railway Co. indicating multiple issues with this site's suitability for rail service. Due to the multiple noted engineering obstacles, including the lack of ability to meet current Industrial Tract Guidelines, the BNSF project engineer stated that it is very unlikely to be approved for rail service. Therefore, because of the multiple noted issues, the site will not be developed to incorporate rail service.

Primary access to the site will be provided via an extension of Santa Anita Avenue, an existing public street that currently terminates about 395 feet south of the southern property line of the project site. The extension will be approximately 510 feet in length, and will terminate with a cul-de-sac bulb. Three (3) driveways will be constructed for vehicle access to the property. The project includes the construction of a secondary, emergency access road. This road will connect the project site (at the northwest corner) to an existing road that was constructed as a condition of approval for an existing logistics building located about 815 feet to the west of the project site. Both the extension of Santa Anita Avenue and the emergency access road will cross through the aforementioned SCE properties/easements. The applicant has contacted SCE and is in the process of preparing the necessary access agreements.

Staff Comments: The following comments are intended to provide an outline for Committee discussion.

Major Issues: None.

Secondary Issues: None.

Policy Issues: The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion.

1. All Double Detector Checks (DDC) and Fire Department Connections (FDC) required and/or proposed shall be installed at locations that are not within direct view or line-of-sight of the main entrance. The specific locations of each DDC and FDC shall require the review and approval of the Planning Department and Fire Construction Services/Fire Department. All Double Detector Checks (DDC) and Fire Department Connections (FDC) shall be screened behind a 4-foot high block wall. These walls shall be constructed of decorative masonry block such as slumpstone or stackstone to match the building.

2. All ground-mounted equipment, including utility boxes, transformers, and back-flow devices, shall be surrounded by a minimum of two rows of shrubs spaced a minimum of 18 inches on-center. All ground-mounted equipment shall be painted dark green except as directed otherwise by the Fire Department.

3. The employee break area shall have an overhead trellis with cross members spaced no more than 18 inches on center with minimum dimensions of 4 inches by 12 inches. Each support column shall have a decorative base that incorporates the architectural design and finishes/trim used on the building. The trellis shall be painted to match the building, and tables, chairs/benches, and waste receptacles shall be provided.

4. All wrought iron fences and sliding gates shall be painted black or similarly dark color.

5. All walls, including retaining walls, exposed to public view shall be constructed of decorative masonry blocks, i.e. slump stone, split-face, or have a decorative finish such as stucco.

6. Decorative paving shall be provided at each vehicle entrance to the site, behind the public right-of-way. These decoratively paved areas shall extend from the front property line to the 25-foot setback line and have a width equal to that of the driveway.

7. All doors (roll-up, dock doors, emergency access) shall be painted to match the color of the adjacent wall or glass panel.

Staff Recommendation: Staff recommends that the Committee recommend approval of the project to the Planning Commission, and forward it to the Planning Commission for review and action.

Design Review Committee Action:

The Committee recommended approval and forwarded project to Planning Commission.

Staff Planner:
Dominick Perez, Associate Planner

Members Present:
Commissioner Rich Fletcher & Donald Granger, Senior Planner

Additional Staff Present:
Tom Grahn, Associate Planner

Print Form

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: _____

Project Title: Oakmont Santa Anita

Name & Address of project owner(s): CRP Oakmont Santa Anita, LLC
3520 Piedmont Rd., Suite 100, Atlanta, GA 30305

Name & Address of developer or project sponsor: Oakmont Industrial Group
3520 Piedmont Rd., Suite 100, Atlanta, GA 30305

EXHIBIT L

Contact Person & Address: John Atwell, 3520 Piedmont Rd., Suite 100, Atlanta, GA 30305

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

Telephone Number: 775-250-1495

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):

The project is located on Santa Anita Avenue north of 6th Street in the City of Rancho Cucamonga.

4) Assessor's Parcel Numbers (attach additional sheet if necessary): 0229-271-24-0000 thru 0229-271-26-0000

**5) Gross Site Area (ac/sq. ft.):* 16.295 acres

**6) Net Site Area (total site size minus area of public streets & proposed dedications):* 16.295 acres

7) Describe any proposed general plan amendment or zone change which would affect the project site (attach additional sheet if necessary):

N/A

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:*

Design Review and Environmental Assessment

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):*

Please refer to attached Environmental Summary prepared by MIG Hogle-Ireland on 4/3/2015.

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

There are no known cultural or historical aspects of the site.

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

Please refer to the Noise Study in the attached Environmental Summary prepared by MIG Hogle-Ireland dated April 3, 2015.

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 includes construction of a high cube, logistics warehouse that includes approximately 10,000 square feet of office for a total building area of 339,000square feet on 16.295 acres. The proposed building will be constructed as a Concrete Tilt Up building. The project includes 190 parking spaces where 188 are required.

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.):*

The project site is surrounded by industrial uses or vacant land on all sides. All of the land adjacent to the project site are zoned industrial. The location is infill in nature and the site has been heavily disturbed.

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

No, the project is of a similar use, scale and character of the surrounding properties.

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?*

Please refer to the Noise Study in the attached Environmental Summary prepared by MIG Hogle-Ireland dated April 3, 2015.

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

There are no scenic trees on site and multiple new trees will be planted both on the project site.

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

None.

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)* _____ *Peak use (gal/Day)* _____

b. *Commercial/Ind. (gal/day/ac)* 2,020 *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)* _____

b. *Commercial/Industrial (gal/day/ac)* 2,020

RESIDENTIAL PROJECTS:

20) *Number of residential units:* _____

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

_____

_____

_____

Attached (indicate whether units are rental or for sale units): _____

_____

_____

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

Sale Price(s) $_____ *to* $_____

Rent (per month) $_____ *to* $_____

22) *Specify number of bedrooms by unit type:* _____

_____

_____

_____

_____

_____

23) *Indicate anticipated household size by unit type:* _____

_____

_____

_____

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:* _____

b. *Junior High:* _____

c. *Senior High* _____

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS

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

Industrial warehouse and corporate office.

_____

_____

_____

_____

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

329,000 SF of warehouse, 10,000 SF of office.

27) *Indicate hours of operation:* Unknown at this time.

28) *Number of employees:*

Total: Unknown at this time.

Maximum Shift:

Time of Maximum Shift:

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):*

Unknown at this time.

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

*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):*

Please refer to the Air Quality Study in the attached Environmental Summary prepared by MIG Hogle-Ireland dated April 3, 2015.

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, and they all were affirmative.

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.*

No.

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 tot he 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: 7/10/15 *Signature:* [illegible]

Title: Senior V. P.

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

City of Rancho Cucamonga
ENVIRONMENTAL CHECKLIST FORM
INITIAL STUDY PART II

BACKGROUND

1. **Project File:** DRC2015-00797

2. **Related Files:** N/A

3. **Description of Project:** ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00797 – RGA OFFICE OF ARCHITECTURE AND DESIGN: A proposal to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) District located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue; APNs: 0229-271-24, 25, and 26.

4. **Project Sponsor Name and Address:**

   RGA Office of Architecture and Design
   Attn: Chris Savage
   15231 Alton Parkway, Suite 100
   Irvine, CA 92618

5. **General Plan Designation:** General Industrial

6. **Zoning:** General Industrial (GI) District

7. **Surrounding Land Uses and Setting:** The project site is comprised of three (3) vacant parcels with a combined area of 696,465 square feet (15.99 acres). The site is approximately 880 feet (east to west) by approximately 594 feet (north to south). The site is vacant with limited vegetation and is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. The zoning of the abutting properties to the north, south, east and west is General Industrial (GI) District. The site generally slopes from north to south with a gradient of less than 2 percent and an elevation at the north and south sides of approximately 1,127 to 1,108, respectively.

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:**
   Dominick Perez
   Associate Planner
   (909) 477-2750, extension 4315

10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement): N/A

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_{10} – 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.

(x) Aesthetics	(x) Agricultural Resources	(x) Air Quality
(x) Biological Resources	(x) Cultural Resources	(x) Geology & Soils
(x) Greenhouse Gas Emissions	( ) Hazards & Waste Materials	(x) Hydrology & Water Quality
( ) Land Use & Planning	( ) Mineral Resources	(x) Noise
( ) Population & Housing	( ) Public Services	( ) Recreation
( ) Transportation/Traffic	( ) Utilities & Service Systems	(x) 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: 4/20/16

Reviewed By: _____ Date: 4/29/16

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1.	**AESTHETICS.** *Would the project:*				
	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.

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.

c) The site is located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26). The site is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. The visual quality of the area will not degrade as a result of this project. The site will be developed with a logistics building that will be similar to other logistics buildings in the City. Staff has determined that the architecture of the building is consistent with the design standards, guidelines, and policies established by the Planning Commission and City Council. The project complies with the City's technical requirements including floor area ratio; minimum building, parking lot, and wall setbacks; dock and storage area screening; and landscape coverage as described in the Development Code. Approval by the Design Review Committee and Planning Commission is required prior to construction of the subject building. 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.

d) The project would increase the number of streetlights and security lighting used in the immediate vicinity. The design and placement of light fixtures will be shown on site plans which require review for consistency 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. The impact is not considered significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURAL RESOURCES. *Would the project:*				
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 site is located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26). The site is characterized by is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. 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.

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

b) There is no agriculturally zoned land within the City of Rancho Cucamonga. There are no Williamson Act contracts within the City.

c) There are no lands within the City of Rancho Cucamonga that is 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. No mitigation is required.

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.

e) The site is located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26). The site is generally characterized by industrial development to the north, east, as well as on the south and west, opposite of the existing Southern California Edison easement area. There are no agricultural uses within one mile of the project site. Furthermore, there are no lands within the City of Rancho Cucamonga that qualify as forest land. Therefore, there is no potential for conversion of forest land to a non-forest use. Therefore, no adverse impacts are anticipated.

3. AIR QUALITY. *Would the project:*				
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.

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

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_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM_{10} and $PM_{2.5}$) 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_2S), 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_3), coarse particulate matter with a diameter or 10 microns or less (PM_{10}), fine particulate matter less than 2.5 ($PM_{2.5}$) microns in diameter, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), 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_{10} and $PM_{2.5}$.

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 Climate Change Assessment (March 2015) was prepared by MIG Hogle-Ireland that utilizes CalEEMod (Version 2013.2.2) to evaluate short-term construction emissions and short-term construction emissions for localized significant thresholds, long-

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

term operational emissions, operation emissions for localized significant thresholds, and Greenhouse Gas Emissions.

Short Term (Construction): Project Emissions and Impacts

The project proposes to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) Zoning District located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26). The project site is currently undeveloped. The potential emissions associated with construction of the project are described in the following sections.

Summary of Peak Construction Emissions (Emissions Summary of Overall Construction with Best Available Control Measures)

Maximum Daily Construction Emissions (lbs/day)						
Source	**ROG**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Summer						
2016	8.71	74.92	59.14	0.11	7.25	4.76
2017	5.19	37.43	47.68	0.10	1.84	2.97
Winter						
2016	8.84	74.93	59.90	0.11	7.25	4.76
2017	5.30	37.81	48.60	0.09	6.18	2.97
Threshold	75	100	550	150	150	55
Substantial?	No	No	No	No	No	No

ROG = reactive organic gases; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_2 = oxides of sulfur; PM_{10} and $PM_{2.5}$ = particulate matter

Source: Air Quality and Climate Change Assessment - (Table 9) (CalEEMod Output) MIG/Hogle-Ireland, March 2015

Construction activities associated with the project will result in emissions of CO, VOCs, NO_x, SO_x, PM_{10} and $PM_{2.5}$ and are expected from the following construction activities: demolition, grading (including soil import), 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)

According to the Air Quality and Climate Change Assessment prepared by MIG/Hogle-Ireland in March 2015, maximum daily oxides of nitrogen (NOX), carbon monoxide (CO), and particulate matter (PM_{10} and $PM_{2.5}$) emissions will occur during construction of the project, grading of the project site, and paving of facility parking lots and drive aisles. Emissions from construction activities will not exceed any localized threshold.

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

Localized Significance Threshold Analysis (lbs/day)				
Phase	**CO**	**NO_x**	**PM_{10}**	**$PM_{2.5}$**
Grading	49.14	74.81	6.97	4.70
Building Construction (2016) & Santa Anita Extension	25.80	39.14	2.63	2.46
Building Construction (2017)	18.13	26.41	1.78	1.67
Paving On Site	14.73	20.30	1.14	1.05
Architectural Coating	1.87	2.19	0.17	0.17
Threshold	**2,193**	**270**	**16**	**9**
Potentially Substantial?	**No**	**No**	**No**	**No**

CO = carbon monoxide; NO_x = oxides of nitrogen; PM_{10} and $PM_{2.5}$ = particulate matter

Source: Air Quality and Climate Change Assessment - (Table 11) (CalEEMod Output) MIG/Hogle-Ireland, March 2015

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.

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_3 precursors. Based on the proposed project, it is estimated that the proposed project will result in a maximum of approximately *8.84 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.

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

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 Impact Analysis (MIG Hogle-Ireland, March 2015) as mitigation measures, short-term, construction impacts will be less-than-significant:

1) **Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of the Planning Department, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the CRP. The CRP measures shall be implemented to the satisfaction of City Building Director. These may include the following:**

   - **That volatile organic compounds (VOC) of proposed architectural coatings not exceed zero grams per liter for interior and exterior applications.**

   This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings.

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

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

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_2), Ozone (O_3), and Particulate Matter ($PM_{2.5}$ and PM_{10}) 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.

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:

2) **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.**

3) **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.**

4) **The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.**

5) **The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.**

6) **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.**

7) **All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.**

8) **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.**

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

9) **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.**

10) **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_{10} emissions, in accordance with SCAQMD Rule 403.**

11) **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_{10} emissions.**

<u>Project Long Term (Operational) Emissions and Impacts</u>

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.

<u>Summary of Peak Operational Emissions</u>

Maximum Operational Daily Emissions (lbs/day)

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

Source	ROG	NOX	CO	SO2	PM10	PM2.5
Summer						
Area Sources	17.65	0.00	0.08	0.00	0.00	0.00
Energy Demand	0.50	4.58	3.85	0.03	0.35	0.35
Mobile Sources	2.80	26.76	35.71	0.11	5.83	1.85
On-Site Equipment	2.17	19.84	17.39	0.03	9.14	3.42
Summer Total	23.12	51.18	57.03	0.17	15.32	5.62
Winter						
Area Sources	17.65	0.00	0.08	0.00	0.00	0.00
Energy Demand	0.50	4.58	3.85	0.03	0.35	0.35
Mobile Sources	2.94	27.70	39.02	0.11	5.83	1.86
On-Site Equipment	2.17	19.84	17.39	0.03	9.14	3.42
Winter Total	23.26	52.12	60.34	0.17	15.32	5.63
Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Substantial?	**No**	**No**	**No**	**No**	**No**	**No**

ROG = reactive organic gases; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_2 = oxides of sulfur; PM_{10} and $PM_{2.5}$ = particulate matter

Source: Air Quality and Climate Change Assessment - (Table 10) (CalEEMod Output) MIG/Hogle-Ireland, March 2015

Localized Significance Thresholds Analysis for Operations (lbs/day)				
Source	**CO**	**NOx**	**PM_{10}**	**$PM_{2.5}$**
Landscaping	0.03	0.00	0.00	0.00
Natural Gas	0.16	0.19	0.01	0.01
On-Site Idling	0.06	0.49	0.00	0.00
On-Site Equipment	17.39	19.84	1.30	1.21
Total	17.64	20.52	1.31	1.22
Threshold	**1,708**	**248**	**4**	**2**
Significant?	**No**	**No**	**No**	**No**

CO = carbon monoxide; NO_x = oxides of nitrogen; PM_{10} and $PM_{2.5}$ = particulate matter

Source: Air Quality and Climate Change Assessment - (Table 12) (CalEEMod Output) MIG/Hogle-Ireland, March 2015

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

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.

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:

12) Provide preferential parking to high occupancy vehicles and shuttle services.

13) Schedule truck deliveries and pickups during off-peak hours.

14) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.

15) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

16) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

17) 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.

18) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).

19) All industrial and commercial facilities shall designate preferential parking for vanpools.

20) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.

21) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.

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

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

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.

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 not located within ¼ mile of the following sensitive receptors. The nearest sensitive receptor is the Rancho Cucamonga Adult Sports Park at 8408 Rochester Avenue located about 0.62-mile to the northwest of the project site.

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 $PM_{2.5}$ and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

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 not typically associated with office and logistics related uses. No adverse impacts are anticipated.

4. BIOLOGICAL RESOURCES. *Would the project:*				
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 any 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?	( )	(✓)	( )	( )

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 site is located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26). The site is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. 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.

Per the Biological Resource Assessment (BRA) prepared by Salix Consulting, Inc. in November of 2015, special-status plants and wildlife are discussed. The report provides findings and recommendations based on the review of existing literature, known occurrences of species within the surrounding region, and observations made during the field assessment. *The site contains habitat for three regionally occurring special-status plant species* (Parry's spineflower, Brand's star phacelia and Mesa horkelia). *None of these plants have federal or state status, but they are listed with the California Native Plant Society as "Rank 1B," and are thus, typically under CEQA consideration. Wildlife observed in the study area was scant during the site assessments. Birds observed included red-tailed hawk (Buteo jamaicensis), American kestrel (Falco mexicanus), mourning dove (Zenaida macroura), killdeer (Charadrius vociferus), Anna's hummingbird (Calypte anna), American crow (Corvus brachyrhynchos), northern mockingbird (Mimus polyglottos), European starling (Sturnus vulgaris), California towhee (Melozone crissalis), white-crowned sparrow (Zonotrichia leucophrys), and house finch (Haemorhous mexicanus). One reptile, the common side-blotched lizard (Uta stansburiana) was observed, and rabbit droppings were observed, although no rabbits or hares were*

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

observed. The site is not considered a corridor for wildlife movement due to development of all surrounding areas. Several sensitive wildlife species were determined to have some potential for occurring within the study area, including two mammals (Los Angeles Pocket Mouse and San Diego black-tailed jack rabbit), two reptiles (Silvery legless lizard and Coast horned lizard), and two birds (Burrowing owl and Coastal California gnatcatcher). The Los Angeles pocket mouse and San Diego black-tailed jack rabbit have potential to occur in the Study Area.

Since there is habitat at the project site suitable to support special status plant species below are mitigations that will reduce the impacts to the noted sensitive plant and wildlife species that may potentially occur onsite to a less-than-significant level:

1) **Prior to soil disturbance and/or issuance of a grading permit, focused surveys for special-status and sensitive plant species shall be conducted, during the appropriate blooming periods for the subject species, to document the presence or absence of those species. The survey shall be conducted by a qualified biologist using methodology based on the most current CDFW and CNPS rare plant survey protocols. The biologist shall consult with CDFW and USFWS, as appropriate depending on species status, to develop and execute a mitigation plan to relocate plants, gather seeds from the plants, and distribute to a suitable conserved habitat area. The applicant shall submit to the City the results of the surveys and the results of the consultation with CDFW.**

2) **Prior to soil disturbance and/or issuance of a grading permit, focused surveys to identify and flag pocket mouse burrows shall be conducted The survey shall be conducted by a qualified biologist using methodology based on the most current CDFW protocols. The applicant shall submit to the City the results of the surveys and the results of the consultation with CDFW.**

3) **A qualified biologist shall be present during initial site preparation to relocate any Los Angeles pocket mice, coast horned lizards, or silvery legless lizards found during construction. Following the site visit(s), a report summarizing the results of this relocation shall be submitted to the City.**

<u>Burrowing Owl</u>

Per the BRA, *approximately four ground squirrel burrows were observed during the field visit. Although no burrowing owl sign was noted, it is recommended that a clearance survey for burrowing owls prior to any site disturbance in accordance with the California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (March 2012) is conducted.* Therefore, the following mitigation measure will reduce any potential impact to less-than-significant levels:

4) **Avoidance during the breeding season - Breeding season avoidance measures, including but not limited to those as follows shall be implemented. A pre-construction survey for resident burrowing owls shall be conducted by a qualified biologist within 30 days prior to soil disturbance and/or issuance of a grading permit. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site will be**

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

resurveyed for owls. Pre-construction survey methodology shall be based on Appendix D (Breeding and Non-breeding Season Surveys and Reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify burrowing owls on the project site, then no further mitigation would be required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with CDFW to avoid impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and would minimally include establishment of buffer setbacks from occupied burrows and owl monitoring.

Burrow exclusion and/or closure during the non-breeding season - During the non-breeding season (September 1 through January 31), if burrows occupied by migratory or non-migratory resident burrowing owls are detected during a pre-construction survey, then burrow exclusion and/or closure may be used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines.

Nesting Birds - If vegetation removal, soil disturbance, or any other construction related activity is to occur during the avian nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted prior to soil disturbance and/or issuance of a grading permit. Results of the pre-construction survey shall be provided to CDFW and the City. If nests are discovered, they should be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and left the nest, then construction in the area could resume. If initial ground disturbing activities or site clearing is proposed to occur outside of the nesting season (September 1 through January 31), then a preconstruction survey would not be required and construction could commence unimpeded.

Migratory Birds

The BRA also recommended a clearance survey for nesting birds prior to any site disturbance in accordance with the Migratory Bird Treaty Act and California Department of Fish and Wildlife Code. Therefore, the following mitigation measure will reduce any potential impact to less-than-significant levels:

5) **If vegetation removal, soil disturbance, or any other construction related activity is to occur during the avian nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted prior to soil disturbance and/or issuance of a grading permit. If nests are discovered, they should be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist and consistent with CDFW protocols. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife**

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

biologist. Once the nest cycle is complete and all nestlings have fledged and left the nest, then construction in the area could resume. If initial ground disturbing activities or site clearing is proposed to occur outside of the nesting season (September 1 through January 31), then a pre-construction survey would not be required and construction could commence unimpeded.

b) 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. Per the BRA, *two primary habitat types are present in the study area, alluvial scrub and ruderal, and a third, small habitat type is also present, a Peruvian pepper tree grove. The study area has a very high and ongoing degree of disturbance from off-road vehicles and from vegetation management by Southern California Edison along the power line easement from the neighboring power plant.*

Because of the ruderal nature of the site, the scrub vegetation component does not fall into a classic habitat type, such as "Riversidean alluvial fan sage scrub" or "coastal sage scrub." Those habitats contain more structure and diversity, which is lacking in the study area. The scrub habitat is considered "alluvial scrub" as it depicts the generic and low diversity nature of this habitat type.

The alluvial scrub community occupies a 7-acre portion of the eastern half of the study area and is generally associated with the ephemeral stream. It is characterized by a few species of shrubs in a fairly sparse arrangement. The most common component of the alluvial scrub community is California buckwheat (Eriogonum fasciculatum). Other components include sandbar willow (Salix exigua), scalebroom (Lepidospartum squamatum), pine goldenbush (Ericameria pinifolia), tree tobacco (Nicotiana glauca), and giant reed (Arundo donax). The willow component of this habitat type is a remnant of the area when water was more readily available, several decades ago prior to the diversion of surface waters into the Day Creek Channel. It is possible that the presence of this species is supported by the availability of groundwater (many feet below the surface). Willows are phreatophytes, meaning they are deep rooted and obtain their water from deep sources, and once established, can sustain existence even though surface waters are no longer available. This is likely the case with these willows as no other hydrophytic species occur in the study area, and in fact, the availability of water in this area is extremely low. These willows do not constitute a riparian condition and are merely a part of the alluvial scrub habitat.

The most abundant habitat type in the study area is non-woody ruderal (29-acres). The ruderal plant community is dominated by shortpodded mustard (Hirschfeldia incana). Other common species include common sunflower (Helianthus annuus), brittlebush (Encelia farinosa), golden crownbeard (Verbesina encelioides), California croton (Croton californicus), horehound (Marrubium vulgare), western ragweed (Ambrosia psilostachya), telegraphweed (Heterotheca grandiflora), and Spanish lotus (Acmispon americanus). Much of the ruderal habitat type is devoid of vegetation, primarily due to activity on dirt roads and from off-road vehicle traffic.

The BRA states the site contains habitat for three regionally occurring special-status plant species, Parry's spineflower, Brand's star phacelia and Mesa horkelia. Based on this, the following mitigation is included to reduce the impact to any potentially occurring riparian habitat or other sensitive natural community to a level of less than significant.

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

6) **Prior to soil disturbance and/or issuance of a grading permit, the applicant shall consult with, and obtain a Jurisdictional Determination from, the U.S. Army Corps of Engineers and submit the results of the consultation and copy of the determination to the City. If the onsite ephemeral stream is deemed to be jurisdictional waters, activities that affect this waterway will require a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the federal Clean Water Act. The project will also be required to obtain a water quality certification from the California Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act. The applicant shall provide proof to the City that this process has concluded and all required permits have been obtained or were not required.**

7) **Prior to disturbance and/or issuance of a grading permit, the applicant shall consult with the California Department of Fish and Wildlife (CDFW) and submit the results of the consultation to the City. Impacts to the bed, bank, or channel of streams or ponds may require a Streambed Alteration Agreement (1602 Agreement) with the CDFW.**

c) Per the wetland delineation prepared by Salix Consulting, Inc., in November of 2015, there is a stream that flows through the site that is *mapped as an ephemeral stream (*other *waters), and bisects the eastern portion of the site from north to south. The feature occupies 0.25 acre on the proposed project site and an additional 0.14-acre in the study area outside of the project site. The total area of this feature in the study area is 0.39 acre. There are no wetlands on the site. The ephemeral stream is a remnant channel that likely carried more water prior to development of the region (many decades ago). The feature now carries only low flows during large storm events, as most of the water that this drainage used to carry is now diverted to the nearby Day Creek Channel. The length of the ephemeral stream in the study area is approximately 2000 feet long and ranges from 5-10 feet in width.*

The applicant is currently in communication with the U.S. Army Corps of Engineers for the appropriate review and determination of the status of the subject ephemeral stream. Based on feedback provided from the Army Corps of Engineers on February 1, 2016, a preliminary determination was made that waters of the U.S. may be present onsite. In order to finalize this determination, the appropriate mitigations are included in section b) above that requires consultation with the Corps and CDFW to ensure that impacts to potential wetlands onsite will be at a level of less than significant.

d) Based on the BRA, *wildlife was observed in the study area during the site assessments. Birds observed included red-tailed hawk (Buteo jamaicensis), American kestrel (Falco mexicanus), mourning dove (Zenaida macroura), killdeer (Charadrius vociferus), Anna's hummingbird (Calypte anna), American crow (Corvus brachyrhynchos), northern mockingbird (Mimus polyglottos), European starling (Sturnus vulgaris), California towhee (Melozone crissalis), white-crowned sparrow (Zonotrichia leucophrys), and house finch (Haemorhous mexicanus). One reptile, the common side-blotched lizard (Uta stansburiana) was observed, and rabbit droppings were observed, although no rabbits or hares were observed. The site is not considered a corridor for wildlife movement due to development of all surrounding areas. Several sensitive wildlife species were determined to have some potential for occurring within the study area, including two mammals (Los Angeles Pocket Mouse and San Diego black-tailed jack rabbit), two reptiles (Silvery legless lizard and Coast horned lizard), and two birds (Burrowing owl and Coastal*

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California gnatcatcher). Due to the potential for wildlife to occur onsite, the project may interfere with native resident or migratory wildlife species. To combat any potential significant effects to the native resident or migratory wildlife and reduce them to a level of less than significant, mitigations are included in section a) above.

e) Per the Biological Resource Assessment prepared by Salix Consulting, Inc. in November of 2015, *a small grove (1-acre) of non-native Peruvian pepper (Schinus molle) occur near the northwest corner of the project site*. The applicant has indicated, based on a site visit following the preparation of the BRA, that the trees do not meet the definition of heritage tree listed in the Development Code as the trees do not exceed the minimum required height of 30 feet and minimum circumference of 20 inches at breast height. Therefore, there are no heritage trees on the project site and the proposed project is not in conflict with any local ordinance.

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.

5. CULTURAL RESOURCES. *Would the project:*				
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?	( )	( )	( )	(✓)
e) Directly or indirectly affect a Native American tribal cultural resource:	( )	(✓)	( )	( )

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). There will be no impact.

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:

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

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.**

On September 25, 2015, MIG Hogle-Ireland conducted a phase I cultural resources assessment of the Study Area to determine the potential impacts to cultural resources (including archaeological, historical, and paleontological resources) for the purpose of complying with the California Environmental Quality Act (CEQA) and the local cultural resource regulations. The scope of work for this assessment included a cultural resources records search through the California Historical Resources Information System-Eastern Information Center (CHRIS-SCCIC), a Sacred Lands File (SLF) search through the California Native American Heritage Commission (NAHC) and follow-up Native American consultation, land use history research, a paleontological resources records search through the San Bernardino County Museum (SBCM), a pedestrian survey, eligibility evaluations for resources identified within the Study Area, impact analyses, and the recommendation of additional work and mitigation measures. The cultural resources records search results from the South Central Coastal Information Center (CHRIS-SCIC) indicated that there were no archaeological resources located within the Study Area and none were identified during the pedestrian survey. Therefore, the proposed project would result in no substantial adverse change in the significance of a historical resource as defined in §15064.5. Despite the heavy disturbances of the Study Area that may have displaced archaeological resources on the surface, it is possible that intact archaeological resources exist at depth. As a result, recommended mitigation measures are provided below to reduce potentially significant impacts to previously undiscovered archaeological resources that may be accidentally encountered during project implementation to a less than significant level.

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

2) **Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who shall conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session, shall be carried out by a cultural resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, will focus on how to identify archaeological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event. The training session will include a Power Point presentation and/or handouts for all attendees. The basic topics to be addressed in the session include: a brief cultural and archaeological history of the area and the Applicant's and City's cultural resource compliance obligations; training in potential resources that may be encountered through the use of photographs or other illustrations; the duties of archaeological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps that would be followed to conduct a salvage investigation if one is necessary.**

3) **Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts are determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. Treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. The landowner, in consultation with the archaeologist, shall designate repositories in the event that archaeological material is recovered.**

4) **Monitor Construction Excavations Monitor Construction Excavations for Archeological Resources in Younger Alluvial Sediments. The Applicant shall retain a qualified archaeological monitor, who will work under the direction and guidance of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can**

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

be reduced to part-time inspections if determined adequate by the project archaeologist

5) **Prepare Report Upon Completion of Monitoring Services. The archaeological monitor under the direction of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted to the Applicant and the South Central Costal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.**

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:

6) **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.**

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

The cultural resources assessment prepared by MIG Hogle-Ireland on September 25, 2015, indicates that no vertebrate fossil localities from the San Bernardino County Museum records have been previously recorded within the study area or within a one-mile radius. Additionally, MIG Hogle-Ireland identified no paleontological resources during the pedestrian survey. However, because these findings do not preclude the existence of undiscovered paleontological resources located below the ground surface and lacking surface manifestation, which may be encountered during construction excavations associated with the proposed project. As a result, the following mitigation measures are provided to reduce potential significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level.

7) **Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session, shall be carried out by a cultural resources professional with expertise in paleontology, will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event. The training session will include a Power Point presentation and/or handouts for all attendees. The basic topics to be addressed in the session include: a brief cultural and geologic history of the area and the City cultural resource compliance obligations; training in potential resources that may be encountered through the use of photographs or other illustrations; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps that would be followed to conduct a salvage investigation if one is necessary.**

8) **Monitor Construction Excavations for Paleontological Resources in Older Pleistocene Alluvial Deposits. The Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.**

9) **Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological resources are encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted**

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

away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of taxonomic identification and catalogued and curated to a suitable museum or other repository with a research interest in the materials, such as the San Bernardino County Museum or Western Science Center. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school.

10) Prepare Report Upon Completion of Monitoring Services. Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the Applicant, City, the San Bernardino County Natural History Museum, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

d) The site is located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26). The site is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. The site is highly disturbed and is utilized by off-road vehicles that have created numerous dirt-road tracks and berms. 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.

e) In accordance with AB52, native communities were contacted to determine interest in engaging in consultation related to the potential impact to cultural resources as a result of

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

the project. The City was contacted via email on March 7, 2016, by the San Manuel Band of Mission Indians, in reference to the Cultural Resource Assessment. A representative of San Manuel stated they have reviewed the report and concur with the findings and recommendations with the addition of should tribal cultural resources be uncovered during construction, that our office is notified for consultation. The City was also contacted (letter dated March 10, 2016) by the Soboba Band of Luiseno Indians who stated they do not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies. They also requested that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to the San Manuel Band of Mission Indians who are in closer proximity to the project. With the following mitigation measure, impacts to the cultural resources will be less than significant.

11) **Prior to issuance of any grading permit, the applicant/permitee shall contact the San Manuel Band of Mission Indians Cultural Resources Department to coordinate tribal participation in the archaeological monitoring of the project. Tribal participants shall coordinate with the Project Archaeologist to ensure that tribal cultural resources that may be encountered during ground disturbances are identified, assessed and either protected in place or mitigated accordingly.**

6. **GEOLOGY AND SOILS.** *Would the project*:				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 3 miles northwest of the site, and the Cucamonga Fault Zone lies approximately 5.5 miles north. These faults are both capable of producing M_w 6.0-7.0 earthquakes. Also, the San Jacinto fault, capable of producing up to M_w 7.5 earthquakes is 17 miles northeasterly of the site, and the San Andreas Fault, capable of up to M_w 8.2 earthquakes, is about 19 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.

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_{10} 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_{10} 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_{10} 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_{10} 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

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

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 Tujunga Loamy Sand (TuB) Soil association according to General Plan FPEIR Exhibit 4.7-3. No adverse impacts are anticipated.

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 Tujunga Loamy Sand (TuB) Soil association according to General Plan FPEIR Exhibit 4.7-3. These soils are typically stable. 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 impacts are anticipated.

7. **GREENHOUSE GAS EMISSIONS.** *Would the project:*				
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 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_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)). 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_2 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

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

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_{10}, $PM_{2.5}$, and SO_2 which are monitored at the Fontana-Arrow Highway station. The ambient air quality in the project area for CO, NO_2, and SO_2 are consistently below the relevant State and Federal standards (based on ARB and EPA from 2007, 2008, and 2009 readings). Ozone, PM_{10}, and $PM_{2.5}$ levels all exceed State and Federal standards regularly.

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 MTCO2e 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 Climate Change Assessment (MIG Hogle-Ireland, March 2015)**, total project related emissions would be 7,128.87 $MTCO_2eq$/year, as shown in the following table:

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

Greenhouse Gas Emissions Inventory	
Source	**GHG Emissions (MT/YR)***
	TOTAL*
Construction^	44.10
Operation	7,962.36
Total	8,006.46

* MTCO2E/YR
Note: Slight variations may occur due to rounding
^ Construction impacts amortized over 30-years

Source: Air Quality and Climate Change Assessment - (Table 15) (CalEEMod Output) MIG/Hogle-Ireland, March 2015

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 10,000 MTCO2e per year would result in a less than significant impact with respect to GHG emissions.

<u>Cumulative Short Term (Construction) GHG Emissions</u> – 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_2). 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_2, Ch_4, and N_2O. CH_4 is emitted during the fueling of heavy equipment.

Construction Greenhouse Gas Emissions	
Construction Year	**GHG Emissions (MT/YR)***
	TOTAL*
2016	1,022.11
2017	300.90
*AMORTIZED TOTAL^*	44.10

* MTCO2E
Note: Slight variations may occur due to rounding
^ Amortized over 30-years

Source: Air Quality and Climate Change Assessment - (Table 13) (CalEEMod Output) MIG/Hogle-Ireland, March 2015

Based on the Air Quality and Climate Change Assessment (MIG Hogle-Ireland, March 2015), 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

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

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.

The project involves the construction of an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) 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

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

several design features including: water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks **(list other if applicable)**. 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.

Operational Greenhouse Gas Emissions	
Source	**GHG Emissions (MT/YR)**
	TOTAL*
Area	0.02
Energy	4,874.13
Mobile – Off Site	1,688.67
Mobile – On Site	877.59
Solid Waste	140.46
Water/Wastewater	381.49
TOTAL	7962.36

* MTCO2E/YR
Note: Slight variations may occur due to rounding

Source: Air Quality and Climate Change Assessment - (Table 14) (CalEEMod Output) MIG/Hogle-Ireland, March 2015

Based on the Air Quality and Climate Change Assessment (MIG Hogle-Ireland, March 2015), 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

- **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 involves the construction of an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) Zoning District located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26), 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 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 Climate Change Assessment (MIG Hogle-Ireland, March 2015), no significant impacts to GHGs from short-term, construction impacts or long-term, operational impacts would occur as a result of the project. Because

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

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.

8. HAZARDS AND WASTE MATERIALS. *Would the project:*				
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?	( )	( )	( )	(✓)
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,

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

and oils. These materials would be stored and used at individual sites. 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. The proposed industrial building is to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools. No adverse impacts are expected.

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. The proposed industrial building is to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding uses. No adverse impacts are anticipated.

c) There are no schools located within 1/4 mile of the project site. The nearest school is Perdew Elementary School at 13051 Miller Avenue located about 1.60 miles northeast of the project site. The proposed buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools. No impacts are anticipated.

d) The proposed project is not listed as a hazardous waste or substance materials site. Section 4.8.6 Threshold 4.8.d of the PEIR indicates the project site is not on an identified hazardous site. Furthermore, recent site inspections did not reveal the presence of discarded drums or illegal dumping of hazardous materials. No impact is anticipated.

e) The site is 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 3.25 miles northeasterly of the Ontario Airport and is offset north of the flight path. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. 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. No impact is anticipated.

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

g) The City has a developed roadway network that provides emergency access and evacuation routes to existing development. The proposed industrial development will be located on a site that is surrounded by undeveloped land. Adequate access will be provided as part of the project approval. The City's Emergency Operation Plan, which is updated every three 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 access and is required to comply with all applicable City codes, including local fire ordinances, no adverse impacts are anticipated.

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. No impact is anticipated.

9. HYDROLOGY AND WATER QUALITY. *Would the project:*				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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, prepared by Huitt-Zollars (January 20, 2016), 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:

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

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**

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

of two years, shall be submitted to the City for review and approval prior to the issuance of grading permits.

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 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. No impacts are anticipated.

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. The impact is not considered significant.

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.

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.

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; 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.

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

8) **The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by Huitt-Zollars (January 20, 2016), to reduce construction pollutants from entering the storm drain system to the maximum extent practical.**

g) No housing units are proposed with this project. No adverse impacts are expected.

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

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. No adverse impacts are expected.

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.

10.	**LAND USE AND PLANNING.** *Would the project:*				
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 site is located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26). The site is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. The visual quality of the area will not degrade as a result of this

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

project. The site will be developed with a logistics building that will be similar to other logistics buildings in the City. This project will be of similar design and size to surrounding industrial development to the south and west. The project will become a part of the larger existing industrial area. No adverse impacts are anticipated.

b) The project site land use designation is General Industrial. 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. The proposal is for the construction of an industrial building of about 328,000 square feet on a parcel of about 696,465 square feet (15.99 acres). This project will be of similar design and size to surrounding industrial development. The development of the site will be consistent with the land use designations as described in the Development Code and General Plan. The minimum building, parking lot, and wall setbacks; dock and storage area screening; and landscape coverage are consistent with the Development Code and the General Plan. As such, no impacts are anticipated.

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.

11. MINERAL RESOURCES. *Would the project:*				
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, there is no impact.

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, there is no impact.

12. NOISE. *Would the project result in:*				
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?	( )	( )	(✓)	( )

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The principal source of noise that would impact the project site is traffic. Generally, warehouse/distribution operations are not sensitive to noise impacts. The office use associated with such operations would be the most sensitive to noise impacts. However, due to the concrete wall construction of the buildings and the setbacks between the buildings and the street southerly property line, noise impacts will be less than significant.

Noise from the site will most likely be generated by truck traffic and dock area activities – all other activities will be conducted within the buildings. Per the Noise Study prepared by MIG/Hogle-Ireland in March 2015, *existing without and with project exterior noise levels will not exceed the 70 dBA CNEL standard* [and] *traffic noise levels at the proposed facility will not exceed the 70 dBA CNEL standard established by the City for Class A Industrial uses.*

In any event, the mitigation measures listed below will further reduce exterior noise levels to less-than-significant levels:

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.**

The measures listed under 12.d also will further reduce exterior and interior noise levels to less-than-significant levels.

b) The proposed industrial building is to be constructed as speculative with no definitive users at this time. The City's Development Code requires that all industrial uses be conducted within an enclosed building; hence, no adverse operational impact to nearby uses is expected. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding uses. Per the Noise Study prepared by MIG/Hogle-Ireland in March 2015, *vibration from use of heavy construction equipment for the proposed project would be below the thresholds to cause damage to nearby structures and result in barely*

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

perceptible vibration. The Noise Impact Analysis then goes on to state, *Construction of the project does not require rock blasting, pile driving, or the use of a jack hammer, but will use a vibratory roller, small bulldozer, and loaded trucks. All of the receptors will experience barely perceptible vibration from construction of the proposed project. Furthermore, these construction activities will be limited to the hours of 7:00 AM to 8:00 PM Mondays through Saturdays. With regard to long-term operational impacts, activities associated with the project will not result in any vibration-related impacts to adjacent or on-site properties.* In any event, the measures listed under 12.d will further reduce exterior and interior noise levels to less-than-significant levels.

c) The primary source of ambient noise levels in Rancho Cucamonga is traffic. Because the project will not significantly increase traffic as analyzed in Section 16 Transportation/Traffic; it will likely not increase ambient noise levels beyond a less than significant amount within the vicinity of the project.

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:

2) **Construction or grading shall not take place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a national holiday.**

3) **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.**

4) **Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.**

5) **Construction staging areas must be located as far from noise sensitive land uses as feasible. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.**

6) **Throughout construction, the contractor shall ensure all construction equipment is equipped with included noise attenuating devices and are properly maintained. This mitigation measure shall be periodically monitored**

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

by the Director of Community and Economic Development, or designee during routine inspections.

7) **Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.**

8) **Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.**

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:

9) **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.**

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 3.25 miles northeasterly of the Ontario Airport and is offset north of the flight path. No impact is anticipated.

f) The nearest private airstrip, Cable Airport, is located approximately 2 1/2 miles to the west of the City's westerly limits. No impact is anticipated.

13. POPULATION AND HOUSING. *Would the project:*				
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 not induce population growth. Once constructed, the proposed project will have a limited number of employees; hence, will not create a demand for additional housing as a majority of the employees will

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

likely be hired from within the City or surrounding communities. No significant impacts are anticipated.

b) The project site is vacant industrial land and therefore contains no existing housing units. No adverse impact expected.

c) The project site is vacant industrial land and therefore contains no existing housing units. No adverse impact expected.

14. PUBLIC SERVICES. *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:*				
a) Fire protection?	( )	( )	( )	(✓)
b) Police protection?	( )	( )	( )	(✓)
c) Schools?	( )	( )	( )	(✓)
d) Parks?	( )	( )	( )	(✓)
e) Other public facilities?	( )	( )	( )	(✓)

Comments:

a) The site, located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26), would be served by Fire Station #174 located at 11297 Jersey Avenue approximately 1 mile 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. No impacts are anticipated.

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. No impacts are anticipated.

c) The site is in a developed area currently served by the Cucamonga 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. No impacts are anticipated.

d) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park is Garcia Park, which is located at 13150 Garcia Drive approximately 1.65 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. A standard condition of approval will require the developer to pay Park Development Fees. No impacts are anticipated.

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

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 impact is expected.

15. RECREATION. *Would the project:*				
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 is Garcia Park, which is located at 13150 Garcia Drive approximately 1.65 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. No impacts are anticipated.

b) See a) response above.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. *Would the project:*				
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 proposed project is the construction of an industrial building of about 339,000 square feet. Per the Traffic Impact Analysis prepared by Kunzman Associates, Inc. on February 27, 2015, implementation of the proposed project will generate 712 vehicle trips daily, 48 of which will occur during the morning peak hour and 51 of which will occur during the evening 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. No impacts are anticipated.

b) Per the Traffic Impact Analysis prepared by Kunzman Associates, Inc. on February 27, 2015, implementation of the proposed project will generate 712 vehicle trips daily, 48 of

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

which will occur during the morning peak hour and 51 of which will occur during the evening peak hour. 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. No impacts are anticipated.

c) Located approximately 3.25 miles northeasterly of the Ontario Airport, the site is offset north of the flight path and will not change air traffic patterns. The project is located within the Airspace Protection Area according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1. Development within this protection area will comply with FAR Part 77 regarding height limitations in order to prevent obstruction to aircraft operations. No impacts are anticipated.

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. No 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. The project is designed to include the extension of Santa Anita Avenue, which will provide primary access to the site from the southerly perimeter. The project also include the addition of an emergency access road at the northwesterly corner of the site. No impacts are anticipated.

f) The design of the project includes, or the project will be conditioned to provide, features supporting transportation and vehicle trip reduction including bicycle racks at the office area, preferential parking for car/vanpools, pedestrian connections to the public sidewalks, etc. No impacts are anticipated.

17. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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. No 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. No 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. The impact is not considered significant.

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. No 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. No impacts are anticipated.

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

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. No impacts are anticipated.

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 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 site is located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue (APNs: 0229-271-24, 25, and 26). The site is bound on the north by a Burlington Northern Santa Fe (BNSF) and Metrolink rail line. To the north beyond this railway is a vehicle storage yard and auction facility (Copart). To the east is a facility operated by Southern California Edison (SCE) while to the south and west are SCE corridors with associated power transmission lines and towers. To the south beyond the SCE corridor is an industrial office complex comprised of multiple buildings. There is an easement in favor of SCE along the south side of the site. This easement crosses the site from east to west and is about 40 feet and 160 feet in width. There is also an easement for a railroad spur located within the property to the east and aligned parallel to the east property line of the site. The site is not located in an area of sensitive biological resources as identified on the City of Rancho Cucamonga General Plan Figure RC-4.

Per the Biological Resource Assessment, based on review of existing literature, known occurrences of species within the surrounding region, and observations made during the field assessments, several sensitive wildlife species were determined to have some potential for occurring within the study area, including two mammals, two reptiles, and two birds. The Los Angeles pocket mouse and San Diego black-tailed jack rabbit have

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

potential to occur in the Study Area. To offset the potential loss of the sensitive wildlife species, mitigation is provided in Section 4 (Biological Resources) above.

The site also contains habitat for three regionally occurring special-status plant species; Parry's spineflower, Brand's star phacelia and Mesa horkelia. None of these plants have federal or state status, but they are listed with the California Native Plant Society as "Rank 1B," and are thus, typically under CEQA consideration. Removal of on-site vegetation would result in the loss of potential habitat. Standard Condition 4.4-1 in Section 4.4 (Biological Resources) of the City's 2010 EIR (City of Rancho Cucamonga, 2010) states:

... Any CEQA project that involves the removal of habitat must consider if any special status species (e.g., Threatened or Endangered species, CNPS List 1B and 2 plants, or species protected under Section 15380 of CEQA) are potentially present on the project site and if the project impacts could be considered significant by the City. If potential habitat is present in an area, focused surveys shall be conducted prior to construction activities in order to document the presence or absence of a species on the project site. Botanical surveys shall be conducted during the appropriate blooming period for a species. If no special status species are found on the project site, no additional action is warranted. If special status species are found, appropriate mitigation would be required in coordination with the City as described in Section 4 (Biological Resources) above.

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.

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. The Initial Study identified potentially significant impacts associated with the exposure of people to increased noise levels. Mitigation measures contained in this Initial Study will ensure impacts are at less-than-significant levels.

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):

(T) General Plan FPEIR
(SCH#2000061027, Certified May 19, 2010)

(T) General Plan FEIR
(SCH#2000061027, Certified October 17, 2001)

(T) Master Environmental Assessment for the 1989 General Plan Update
(SCH #88020115, certified January 4, 1989)

(T) Air Quality and Climate Change Assessment
MIG Hogle-Ireland, March 2016

(T) Bioligical Resource Assessment
Salix Consulting, Inc., November 2015

(T) Pase I Cultural Resource Assessment
MIG Hogle-Ireland, December 10, 2015

(T) Noise Study
MIG Hogle-Ireland, March 2015

(T) Traffic Impact Analysis
Kunzman Associates, Inc., February 27, 2015

(T) Air Quality and Climate Change Assessment
MIG Hogle-Ireland, March 2016

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: J. C. Atwell Date: 4/18/16

Print Name and Title: John C. Atwell Senior U.P.

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Design Review DRC2015-00797 **Applicant:** RGA Office of Architecture and Design
Initial Study Prepared by: Dominick Perez **Date:** April 18, 2016

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Section 3 – Air Quality						
Short Term (Construction) Emissions						
1) Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of the Planning Department, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the CRP. The CRP measures shall be implemented to the satisfaction of City Building Director. These may include the following: • That volatile organic compounds (VOC) of proposed architectural coatings not exceed zero grams per liter for interior and exterior applications. This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings	PD/BO	C	Review of Plans	A/C		2/4
2) 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	PD	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
manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.						
3) 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.	PD/BO	C	Review of Plans	C		2
4) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.	BO	C	Review of Plans	A/C		4
5) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use	BO	C	Review of Plans	A/C		2/4
6) 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
7) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B	Review of Plans	A/C		2
8) 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	PD	C	Review of Plans	A/C		2/4
9) All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally,	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
contractors shall include the following provisions:						
• 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 construction.	BO	C	During Construction	A		4
• Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with SCAQMD Rule 403 requirements.	BO	C	During Construction	A		4
• Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.	BO	C	During Construction	A		4
10) 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_{10}) emissions, in accordance with SCAQMD Rule 403.	BO	C	During Construction	A		4
11) 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_{10}	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
emissions.						
Long Term Emissions and Impacts						
12) Provide preferential parking to high occupancy vehicles and shuttle services.	BO	C	During Construction	A		4
13) Schedule truck deliveries and pickups during off-peak hours.	BO	C	During Construction	A		4
14) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	BO	C	During Construction		A	4
15) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.	BO	C	During Construction		A	4
16) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.	BO	C	During Construction		A	4
17) 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.	BO	C	During Construction		A	4
18) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).	BO	C	Review of Plans	A		4
19) All industrial and commercial facilities shall designate preferential parking for vanpools.	PD	C	Review of Plans	A/C		2/3
20) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.	PD	C	Review of Plans	D		2/3
21) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.	PD	C	Review of Plans	D		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
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 PM2.5 and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.	BO	C/D	Review of Plans	C		2/4
Section 4 - Biological Resources						
1) Prior to soil disturbance and/or issuance of a grading permit, focused surveys for special-status and sensitive plant species shall be conducted, during the appropriate blooming periods for the subject species, to document the presence or absence of those species. The survey shall be conducted by a qualified biologist using methodology based on the most current CDFW and CNPS rare plant survey protocols. The biologist shall consult with CDFW and USFWS, as appropriate depending on species status, to develop and execute a mitigation plan to relocate plants, gather seeds from the plants, and distribute to a suitable conserved habitat area. The applicant shall submit to the City the results of the surveys and the results of the consultation with CDFW.	PD	B	Review of Report	D		2
2) Prior to soil disturbance and/or issuance of a grading permit, focused surveys to identify and flag pocket mouse burrows shall be conducted The survey shall be conducted by a qualified biologist using methodology based on the most current CDFW protocols. The applicant shall submit to the City the results of the surveys and the results of the consultation with CDFW.	PD	C	Review of Plans	A/C		2/4
3) A qualified biologist shall be present during initial site preparation to relocate any Los Angeles pocket mice, coast horned lizards, or	PD	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
silvery legless lizards found during construction. Following the site visit(s), a report summarizing the results of this relocation shall be submitted to the City.						
4) Avoidance during the breeding season - Breeding season avoidance measures, including but not limited to those as follows shall be implemented. A pre-construction survey for resident burrowing owls shall be conducted by a qualified biologist within 30 days prior to soil disturbance and/or issuance of a grading permit. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site will be resurveyed for owls. Pre-construction survey methodology shall be based on Appendix D (Breeding and Non-breeding Season Surveys and Reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify burrowing owls on the project site, then no further mitigation would be required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with CDFW to avoid impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and would minimally include establishment of buffer setbacks from occupied burrows and owl monitoring. Burrow exclusion and/or closure during the non-breeding season - During the non-breeding season (September 1 through January 31), if burrows occupied by migratory or non-migratory resident burrowing owls are detected during a pre-construction survey, then burrow exclusion and/or closure may be	PD	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
used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines. Nesting Birds - If vegetation removal, soil disturbance, or any other construction related activity is to occur during the avian nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted prior to soil disturbance and/or issuance of a grading permit. Results of the pre-construction survey shall be provided to CDFW and the City. If nests are discovered, they should be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and left the nest, then construction in the area could resume. If initial ground disturbing activities or site clearing is proposed to occur outside of the nesting season (September 1 through January 31), then a preconstruction survey would not be required and construction could commence unimpeded.						
5) If vegetation removal, soil disturbance, or any other construction related activity is to occur during the avian nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted prior to soil disturbance and/or issuance of a grading permit. If nests are discovered, they should be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist and consistent	PD	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
with CDFW protocols. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and left the nest, then construction in the area could resume. If initial ground disturbing activities or site clearing is proposed to occur outside of the nesting season (September 1 through January 31), then a pre-construction survey would not be required and construction could commence unimpeded.						
6) Prior to soil disturbance and/or issuance of a grading permit, the applicant shall consult with, and obtain a Jurisdictional Determination from, the U.S. Army Corps of Engineers and submit the results of the consultation and copy of the determination to the City. If the onsite ephemeral stream is deemed to be jurisdictional waters, activities that affect this waterway will require a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the federal Clean Water Act. The project will also be required to obtain a water quality certification from the California Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act. The applicant shall provide proof to the City that this process has concluded and all required permits have been obtained or were not required.	PD	B	Review of Plans	B		2
7) Prior to disturbance and/or issuance of a grading permit, the applicant shall consult with the California Department of Fish and Wildlife (CDFW) and submit the results of the consultation to the City. Impacts to the bed, bank, or channel of streams or ponds may require a Streambed Alteration Agreement (1602 Agreement) with the CDFW.	PD	B	Review of Plans	B		2

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Section 5 – 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.	PD/BO	C	Review of Report	A/D		3/4
• Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.	PD/BO	C	Review of Report	A/D		3/4
• Pursue educating the public about the archaeological heritage of the area.	PD/BO	C	Review of Report	A/D		3/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
• 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.	PD	B/C	Review of report and plans during construction	A/D		2/4
• 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.	PD	C	Review of Report	A/D		3/4
2) Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who shall conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session, shall be carried out by a cultural resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, will focus on how to identify archaeological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event. The training session will include a Power Point presentation and/or handouts for all attendees. The basic topics to be addressed in the session include: a brief cultural and archaeological history of the area and the Applicant's and City's cultural resource compliance obligations; training in potential resources that may be encountered	PD/BO	B/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
through the use of photographs or other illustrations; the duties of archaeological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps that would be followed to conduct a salvage investigation if one is necessary.						
3) Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts are determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. Treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. The landowner, in consultation with the archaeologist, shall designate repositories in the event that archaeological material is recovered.	PD/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
4) Monitor Construction Excavations Monitor Construction Excavations for Archeological Resources in Younger Alluvial Sediments. The Applicant shall retain a qualified archaeological monitor, who will work under the direction and guidance of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the project archaeologist.	BO	B/C	During Construction	A		4
5) Prepare Report Upon Completion of Monitoring Services. The archaeological monitor under the direction of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted to the Applicant and the South Central Costal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources	PD	C	Review of Report	A/D		3/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.						
6) 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
• 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.	PD	B	Review of Report	A/D		4
• 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.	BO	B/C	Review of Report	A/D		4
• 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).	PD	D	Review of Report	D		3
• Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County Museum.	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
7) Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session, shall be carried out by a cultural resources professional with expertise in paleontology, will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event. The training session will include a Power Point presentation and/or handouts for all attendees. The basic topics to be addressed in the session include: a brief cultural and geologic history of the area and the City cultural resource compliance obligations; training in potential resources that may be encountered through the use of photographs or other illustrations; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps that would be followed to conduct a salvage investigation if one is necessary.	PD/BO	B/C	During Construction	A		4
8) Monitor Construction Excavations for Paleontological Resources in Older Pleistocene Alluvial Deposits. The Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill older Pleistocene alluvial deposits.	BO	B/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
Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.						
9) Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological resources are encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for	PD/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
initial processing. Any fossils encountered and recovered shall be prepared to the point of taxonomic identification and catalogued and curated to a suitable museum or other repository with a research interest in the materials, such as the San Bernardino County Museum or Western Science Center. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school.						
10) Prepare Report Upon Completion of Monitoring Services. Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the Applicant, City, the San Bernardino County Natural History Museum, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	PD	C	Review of Report	A/D		3/4
11) Prior to issuance of any grading permit, the applicant/permitee shall contact the San Manuel Band of Mission Indians Cultural Resources Department to coordinate tribal participation in the archaeological monitoring of the project. Tribal participants shall coordinate with the Project Archaeologist to ensure that tribal cultural resources that may be encountered during ground disturbances are identified, assessed and either protected in place or mitigated accordingly.	PD/BO	B/C	Prior to Construction	A/B		2/4
Section 6 – Geology and Soils						
1) The site shall be treated with water or other	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
soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} 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_{10} 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_{10} 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_{10} emissions.	BO	C	During Construction	A		4
Section 7 – Greenhouse Gas Emissions						
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.	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 maintained in accordance with the manufactures' specification.	BO	C	During Construction	A		4
3) Trucks shall not idle continuously for more than 5 minutes.	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
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
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.	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: • 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.	BO	C	During Construction	A		4
9) Prepare a comprehensive water conservation strategy appropriate for the project and	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
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.	CE	A	Review of Plans	C		2
Section 9 – Hydrology and Water Quality						
Construction Activities						
1) Prior to issuance of grading permits, the permit applicant shall submit to 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.	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	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
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.	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
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	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
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.	BO	B/C/D	Review of Plans	A/C		2/4
Grading Activities						
8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by Huitt-Zollars (January 20, 2016), to reduce construction pollutants from entering the storm drain system to the maximum extent practical.	BO	B/C/D	Review of Plans	A/C		2/4
Section 12 – 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.	PD/BO	B	Review of Plans	C/A		4
Interior						
2) Construction or grading shall not take place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays, including Saturday, or at any	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
time on Sunday or a national holiday.						
3) Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. The 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.	BO	C	During Construction	A		4
4) Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.	PO/BO	C	During Construction	A		4/7
5) Construction staging areas must be located as far from noise sensitive land uses as feasible. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.	PO/BO	C	During Construction	A		4/7
6) Throughout construction, the contractor shall ensure all construction equipment is equipped with included noise attenuating devices and are properly maintained. This mitigation	PO/BO	C	During Construction	A		4/7

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
measure shall be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.						
7) Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.	PO/BO	C	During Construction	A		4/7
8) Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.	PO/BO	C	During Construction	A		4/7
9) 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.	PO/BO	C	During Construction	A		4/7

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

City of Rancho Cucamonga

MITIGATION MONITORING PROGRAM

Project File No.: Design Review DRC2015-00797

This Mitigation Monitoring Program (MMP) has been prepared for use in implementing the mitigation measures identified in the Mitigated Negative Declaration for the above-listed project. This program has been prepared in compliance with State law to ensure that adopted mitigation measures are implemented (Section 21081.6 of the Public Resources Code).

Program Components - This MMP contains the following elements:

1. Conditions of approval that act as impact mitigation measures are recorded with the action and the procedure necessary to ensure compliance. The mitigation measure conditions of approval are contained in the adopted Resolution of Approval for the project.

2. A procedure of compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.

3. The MMP has been designed to provide focused, yet flexible guidelines. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program.

Program Management - The MMP will be in place through all phases of the project. The project planner, assigned by the Planning Director, shall coordinate enforcement of the MMP. The project planner oversees the MMP and reviews the Reporting Forms to ensure they are filled out correctly and proper action is taken on each mitigation. Each City department shall ensure compliance of the conditions (mitigation) that relate to that department.

Procedures - The following steps will be followed by the City of Rancho Cucamonga.

1. A fee covering all costs and expenses, including any consultants' fees, incurred by the City in performing monitoring or reporting programs shall be charged to the applicant.

2. A MMP Reporting Form will be prepared for each potentially significant impact and its corresponding mitigation measure identified in the Mitigation Monitoring Checklist, attached hereto. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported. All monitoring and reporting documentation will be kept in the project file with the department having the original authority for processing the project. Reports will be available from the City upon request at the following address:

City of Rancho Cucamonga - Lead Agency
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

3. Appropriate specialists will be retained if technical expertise beyond the City staff's is needed, as determined by the project planner or responsible City department, to monitor specific mitigation activities and provide appropriate written approvals to the project planner.

4. The project planner or responsible City department will approve, by signature and date, the completion of each action item that was identified on the MMP Reporting Form. After each measure is verified for compliance, no further action is required for the specific phase of development.

5. All MMP Reporting Forms for an impact issue requiring no further monitoring will be signed off as completed by the project planner or responsible City department at the bottom of the MMP Reporting Form.

6. Unanticipated circumstances may arise requiring the refinement or addition of mitigation measures. The project planner is responsible for approving any such refinements or additions. An MMP Reporting Form will be completed by the project planner or responsible City department and a copy provided to the appropriate design, construction, or operational personnel.

7. The project planner or responsible City department has the authority to stop the work of construction contractors if compliance with any aspects of the MMP is not occurring after written notification has been issued. The project planner or responsible City department also has the authority to hold certificates of occupancies if compliance with a mitigation measure attached hereto is not occurring. The project planner or responsible City department has the authority to hold issuance of a business license until all mitigation measures are implemented.

8. Any conditions (mitigation) that require monitoring after project completion shall be the responsibility of the City of Rancho Cucamonga Planning Department. The Department shall require the applicant to post any necessary funds (or other forms of guarantee) with the City. These funds shall be used by the City to retain consultants and/or pay for City staff time to monitor and report on the mitigation measure for the required period of time.

9. In those instances requiring long-term project monitoring, the applicant shall provide the City with a plan for monitoring the mitigation activities at the project site and reporting the monitoring results to the City. Said plan shall identify the reporter as an individual qualified to know whether the particular mitigation measure has been implemented. The monitoring/reporting plan shall conform to the City's MMP and shall be approved by the Community Development Director or Planning Director prior to the issuance of building permits.

City of Rancho Cucamonga

MITIGATED NEGATIVE DECLARATION

The following Mitigated Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project File No.: DRC2015-00797

Public Review Period Closes: May 25, 2016

Project Name:

Project Applicant: RGA Office of Architecture and Design
Attn: Chris Savage
15231 Alton Parkway, Suite 100
Irvine, CA 92618

Project Location (also see attached map): Located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue.

Project Description: ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00797 – RGA OFFICE OF ARCHITECTURE AND DESIGN: A proposal to construct an industrial building of 339,000 square feet on a parcel of 696,465 square feet (15.99 acres) in the General Industrial (GI) District; APNs: 0229-271-24, 25, and 26.

FINDING

This is to advise that the City of Rancho Cucamonga, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Mitigated Negative Declaration based upon the following finding:

The Initial Study identified potentially significant effects but:

(1) Revisions in the project plans or proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence before the agency that the project, as revised, may have a significant effect on the environment.

If adopted, the Mitigated Negative Declaration means that an Environmental Impact Report will not be required. The factual and analytical basis for this finding is included in the attached Initial Study. The project file and all related documents are available for review at the City of Rancho Cucamonga Planning Department at 10500 Civic Center Drive (909) 477-2750 or Fax (909) 477-2847.

NOTICE

The public is invited to comment on the proposed Mitigated Negative Declaration during the review period.

Date of Determination

Adopted By

RESOLUTION NO. 16-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT REVIEW DRC2015-00797 FOR A PROPOSAL TO CONSTRUCT AN INDUSTRIAL BUILDING OF 339,000 SQUARE FEET ON A PARCEL OF 696,465 SQUARE FEET (15.99 ACRES) IN THE GENERAL INDUSTRIAL (GI) DISTRICT LOCATED APPROXIMATELY 1,100 FEET NORTH OF 6TH STREET AND 395 FEET NORTH OF THE TERMINUS OF SANTA ANITA AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0229-271-24, 25, AND 26

A. Recitals.

1. RGA Office of Architecture and Design filed an application for the approval of Development Review DRC2015-00797, 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 25th day of May 2016, the Planning Commission of the City of Rancho Cucamonga conducted a meeting on the application and concluded said meeting 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 May 25, 2015, including written and oral staff reports, this Commission hereby specifically finds as follows:

a. The application applies to property located approximately 1,100 feet north of 6th Street and 395 feet north of the terminus of Santa Anita Avenue. The project site is comprised of three (3) vacant parcels with a combined area of 696,465 square feet (15.99 acres); and

b. The abutting properties to the north of the subject site contain Burlington Northern Santa Fe (BNSF)/Metrolink rail line and Storage Yard and Auction Facility (Copart) and are located within the Heavy Industrial (HI) District; the properties to the east consists of Burlington Northern Santa Fe (BNSF) Rail Line and Southern California Edison (SCE) Facility that are located within the Heavy Industrial (HI) District; the properties to the south and west contain SCE Corridors with Power Transmission Lines and Towers and are located within the General Industrial (GI) District; and

c. The applicant proposes to construct a logistics building with a floor area of 339,000 square feet. The building will consist of two (2) office areas (15,000 square feet), manufacturing (15,000 square feet) and warehousing (309,000 square feet). The offices will be located at the southwest and southeast corners of the building; and

d. The site will contain a dock loading area, with 36 dock doors, that will be located on the south side of the building. There will be a trailer storage area with 36 trailer parking spaces located adjacent to the loading dock. The dock and trailer storage areas will be screened by a concrete tilt-up wall of 8 feet in height; and

e. Per Chapter 2, Figure LU-2 Land Use Plan of the General Plan, the maximum Floor Area Ratio (FAR) in the General Industrial land use category is 60 percent. As the proposed building will have a floor area of 339,000 square feet and the project site has an area of 696,465 square feet, the calculated FAR for the project will be approximately 49 percent.

f. A review and request for approval of land uses are not included in this application.

g. The building is required to have 188 passenger vehicle parking stalls; 190 parking stalls will be provided; and

h. Landscape coverage is 15.4 percent (107,400 square feet); the minimum requirement is 10 percent (69,647 square feet) for this zoning district; and

i. The building will be of concrete tilt-up construction, painted with a pallet of colors. The building will have formliner textured concrete accents. The building will have secondary building materials consisting of blue reflective glass with anodized aluminum mullions. Clerestory reflective blue glass will be incorporated along the upper level of the south, west, and east elevations.

j. The site is located south of and adjacent to a BNSF rail line. The Development Code requires properties which adjoin existing or proposed lead or spur lines to provide rail service access. Upon obtaining the current Industrial Track Guidelines from BNSF that specify standards for railway designs, the applicant's engineer was unable to meet the guidelines as the vertical curves and grade requirements necessary could not be achieved for this site. Staff received correspondence from BNSF Railway Co. indicating multiple issues with the suitability for rail service at this site. Due to the multiple noted engineering obstacles, including the lack of ability to meet current Industrial Track Guidelines, BNSF stated that it is very unlikely to be approved for rail service. Therefore, because of the multiple noted issues, the site will not be developed to incorporate rail service; and

k. Primary access to the site will be provided via an extension of Santa Anita Avenue, an existing public street that currently terminates about 395 feet south of the southern property line of the project site. The extension will be approximately 510 feet in length, and will terminate with a cul-de-sac bulb. Three (3) driveways will be constructed for vehicle access to the property. The project includes the construction of a secondary, emergency access road. This road will connect the project site (at the northwest corner) to an existing road that was constructed as a condition of approval for an existing logistics building located about 815 feet to the west of the project site. Both the extension of Santa Anita Avenue and the emergency access road will cross through the aforementioned SCE properties/easements. The applicant has contacted SCE and is in the process of preparing the necessary access agreements; and

l. In accordance with AB52, native communities were contacted to determine interest in engaging in consultation related to the potential impact to cultural resources as a result of the project. The City was contacted via email on March 7, 2016, by the San Manuel Band of Mission Indians, in reference to the Cultural Resource Assessment. A representative of San Manuel stated they have reviewed the report and concur with the findings and recommendations with the addition

of should tribal cultural resources be uncovered during construction, their office be notified for consultation. The City was also contacted (letter dated March 10, 2016) by the Soboba Band of Luiseno Indians who stated they do not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies. They also requested that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to the San Manuel Band of Mission Indians who are in closer proximity to the project. Therefore, staff has included a mitigation that states, "Prior to issuance of any grading permit, the applicant/permitee shall contact the San Manuel Band of Mission Indians Cultural Resources Department to coordinate tribal participation in the archaeological monitoring of the project. Tribal participants shall coordinate with the Project Archaeologist to ensure that tribal cultural resources that may be encountered during ground disturbances are identified, assessed and either protected in place or mitigated accordingly". With this mitigation measure, impacts to the cultural resources will be less than significant.

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. The proposal is to construct an industrial building of 339,000 square feet. The underlying General Plan designation is General Industrial (GI) District. Furthermore, it is a goal of the General Plan to encourage diverse employment generating land uses; 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. The applicant proposes to construct an industrial building on a 15.99-acre parcel. The underlying General Plan designation is General Industrial and the site is located within the General Industrial (GI) Zoning District, which allows for the proposed development; and

c. The proposed use is in compliance with each of the applicable provisions of the Development Code. The proposal is to construct an industrial building of 339,000 square feet. The required parking and other applicable development standards will comply with 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. The potential land uses that would be associated with this project are consistent with the land uses within the vicinity where it is located and the expectations of the community. The subject property as well as the properties to the north, south, east, and west are zoned General Industrial (GI) District.

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.

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 hereby adopts the Mitigated Negative Declaration.

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 adopts the Mitigation Monitoring Program for the project.

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 Manager 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 attached Conditions of Approval and the Mitigation Measures listed below incorporated herein.

<u>Environmental Mitigation</u>

Air Quality

1) Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of the Planning Department, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the CRP. The CRP measures shall be implemented to the satisfaction of City Building Director. These may include the following:

- That volatile organic compounds (VOC) of proposed architectural coatings not exceed zero grams per liter for interior and exterior applications.

This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings.

2) 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.

3) 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.

4) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.

5) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

6) 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.

7) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

8) 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.

9) 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.

10) 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 PM10 emissions, in accordance with SCAQMD Rule 403.

11) 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 PM10 emissions.

12) Provide preferential parking to high occupancy vehicles and shuttle services.

13) Schedule truck deliveries and pickups during off-peak hours.

14) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.

15) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

16) Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

17) 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.

18) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).

19) All industrial and commercial facilities shall designate preferential parking for vanpools.

20) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.

21) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.

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 PM2.5 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 soil disturbance and/or issuance of a grading permit, focused surveys for special-status and sensitive plant species shall be conducted, during the appropriate blooming periods for the subject species, to document the presence or absence of those species. The survey shall be conducted by a qualified biologist using methodology based on the most current CDFW and CNPS rare plant survey protocols. The biologist shall consult with CDFW and USFWS, as appropriate depending on species status, to develop and execute a mitigation plan to relocate plants, gather seeds from the plants, and distribute to a suitable conserved habitat area. The applicant shall submit to the City the results of the surveys and the results of the consultation with CDFW.

2) Prior to soil disturbance and/or issuance of a grading permit, focused surveys to identify and flag pocket mouse burrows shall be conducted The survey shall be conducted by a qualified biologist using methodology based on the most current CDFW protocols. The applicant shall submit to the City the results of the surveys and the results of the consultation with CDFW.

3) A qualified biologist shall be present during initial site preparation to relocate any Los Angeles pocket mice, coast horned lizards, or silvery legless lizards found during construction. Following the site visit(s), a report summarizing the results of this relocation shall be submitted to the City.

4) Avoidance during the breeding season - Breeding season avoidance measures, including but not limited to those as follows shall be implemented. A pre-construction survey for resident burrowing owls shall be conducted by a qualified biologist within 30 days prior to soil disturbance and/or issuance of a grading permit. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-

construction survey, the site will be resurveyed for owls. Pre-construction survey methodology shall be based on Appendix D (Breeding and Non-breeding Season Surveys and Reports) of the CDFW Staff Report. Results of the pre-construction survey shall be provided to CDFW and the City. If the pre-construction survey does not identify burrowing owls on the project site, then no further mitigation would be required. If burrowing owls are found to be utilizing the project site during the pre-construction survey, measures shall be developed by the qualified biologist in coordination with CDFW to avoid impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and would minimally include establishment of buffer setbacks from occupied burrows and owl monitoring.

Burrow exclusion and/or closure during the non-breeding season - During the non-breeding season (September 1 through January 31), if burrows occupied by migratory or non-migratory resident burrowing owls are detected during a pre-construction survey, then burrow exclusion and/or closure may be used to exclude owls from those burrows. Burrow exclusion and/or closure should only be conducted by a qualified wildlife biologist in coordination with CDFW using the most current CDFW guidelines.

Nesting Birds - If vegetation removal, soil disturbance, or any other construction related activity is to occur during the avian nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted prior to soil disturbance and/or issuance of a grading permit. Results of the pre-construction survey shall be provided to CDFW and the City. If nests are discovered, they should be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and left the nest, then construction in the area could resume. If initial ground disturbing activities or site clearing is proposed to occur outside of the nesting season (September 1 through January 31), then a preconstruction survey would not be required and construction could commence unimpeded.

5) If vegetation removal, soil disturbance, or any other construction related activity is to occur during the avian nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted prior to soil disturbance and/or issuance of a grading permit. If nests are discovered, they should be avoided through establishment of an appropriate buffer setback, as determined by a qualified wildlife biologist and consistent with CDFW protocols. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and left the nest, then construction in the area could resume. If initial ground disturbing activities or site clearing is proposed to occur outside of the nesting

season (September 1 through January 31), then a pre-construction survey would not be required and construction could commence unimpeded.

6) Prior to soil disturbance and/or issuance of a grading permit, the applicant shall consult with, and obtain a Jurisdictional Determination from, the U.S. Army Corps of Engineers and submit the results of the consultation and copy of the determination to the City. If the onsite ephemeral stream is deemed to be jurisdictional waters, activities that affect this waterway will require a permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the federal Clean Water Act. The project will also be required to obtain a water quality certification from the California Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act. The applicant shall provide proof to the City that this process has concluded and all required permits have been obtained or were not required.

7) Prior to disturbance and/or issuance of a grading permit, the applicant shall consult with the California Department of Fish and Wildlife (CDFW) and submit the results of the consultation to the City. Impacts to the bed, bank, or channel of streams or ponds may require a Streambed Alteration Agreement (1602 Agreement) with the CDFW.

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) Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who shall conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session, shall be carried out by a cultural resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, will focus on how to identify archaeological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event. The training session will include a Power Point presentation and/or handouts for all attendees. The basic topics to be addressed in the session include: a brief cultural and archaeological history of the area and the Applicant's and City's cultural resource compliance obligations; training in potential resources that may be encountered through the use of photographs or other illustrations; the duties of archaeological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps that would be followed to conduct a salvage investigation if one is necessary.

3) Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts are determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. Treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. The landowner, in consultation with the archaeologist, shall designate repositories in the event that archaeological material is recovered.

4) Monitor Construction Excavations Monitor Construction Excavations for Archeological Resources in Younger Alluvial Sediments. The Applicant shall retain a qualified archaeological monitor, who will work under the direction and guidance of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-

moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the project archaeologist.

5) Prepare Report Upon Completion of Monitoring Services. The archaeological monitor under the direction of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted to the Applicant and the South Central Costal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.

6) 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.

7) Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, shall

conduct a Paleontological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session, shall be carried out by a cultural resources professional with expertise in paleontology, will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event. The training session will include a Power Point presentation and/or handouts for all attendees. The basic topics to be addressed in the session include: a brief cultural and geologic history of the area and the City cultural resource compliance obligations; training in potential resources that may be encountered through the use of photographs or other illustrations; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps that would be followed to conduct a salvage investigation if one is necessary.

8) Monitor Construction Excavations for Paleontological Resources in Older Pleistocene Alluvial Deposits. The Applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.

9) Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological resources are encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of taxonomic identification and catalogued and curated to a suitable museum or other repository with a research

interest in the materials, such as the San Bernardino County Museum or Western Science Center. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school.

10) Prepare Report Upon Completion of Monitoring Services. Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the Applicant, City, the San Bernardino County Natural History Museum, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

11) Prior to issuance of any grading permit, the applicant/permitee shall contact the San Manuel Band of Mission Indians Cultural Resources Department to coordinate tribal participation in the archaeological monitoring of the project. Tribal participants shall coordinate with the Project Archaeologist to ensure that tribal cultural resources that may be encountered during ground disturbances are identified, assessed and either protected in place or mitigated accordingly.

Geology and Soils

1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM10 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 PM10 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 PM10 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 PM10 emissions.

Greenhouse Gas 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.

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 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.

Hydrology and Water Quality

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.

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) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by Huitt-Zollars (January 20, 2016), to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

9) 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.

10) Construction or grading shall not take place between the hours of 8:00 p.m. and 6:00 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) Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses. This mitigation measure must be implemented throughout construction and may be periodically monitored by the

Director of Community and Economic Development, or designee during routine inspections.

13) Construction staging areas must be located as far from noise sensitive land uses as feasible. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.

14) Throughout construction, the contractor shall ensure all construction equipment is equipped with included noise attenuating devices and are properly maintained. This mitigation measure shall be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.

15) Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.

16) Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.

17) 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 25TH DAY OF MAY 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 25th day of May 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

RANCHO CUCAMONGA

Community Development Department

Project #:	DRC2015-00797 CEQA2015-00032, DRC2016-00318
Project Name:	Design Review
Location:	8889 SANTA ANITA AVE - 022927124-0000
Project Type:	Design Review CEQA Review, Sign Permit Notice of Filing

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. All Double Detector Checks (DOC) and Fire Department Connections (FDC) required and/or proposed shall be installed at locations that are not within direct view or line-of-sight of the main entrance. The specific locations of each DOC and FDC shall require the review and approval of the Planning Department and Fire Construction Services/Fire Department. All Double Detector Checks (DOC) and Fire Department Connections (FDC) shall be screened behind a 4-foot high block wall. These walls shall be constructed of decorative masonry block such as slumpstone or stackstone to match the building.
2. All ground-mounted equipment, including utility boxes, transformers, and back-flow devices, shall be surrounded by a minimum of two rows of shrubs spaced a minimum of 18 inches on- center. All ground-mounted equipment shall be painted dark green except as directed otherwise by the Fire Department.
3. Each employee break area shall have a minimum size of 500 square feet, seating for at least 10% of the anticipated workforce, and an overhead trellis with cross members spaced no more than 18 inches on center with minimum dimensions of 4 inches by 12 inches. Each support column shall have a decorative base that incorporates the architectural design and finishes/trim used on the building. The trellis shall be painted to match the building, and tables, chairs/benches, and waste receptacles shall be provided.
4. All wrought iron fences and sliding gates shall be painted black or similarly dark color.
5. All walls, including retaining walls, exposed to public view shall be constructed of decorative masonry blocks, i.e. slump stone, split-face, or have a decorative finish that is compatible with the primary building onsite.
6. Fences and gates approved for screening purposes in Industrial or Commercial Districts shall be metal, tubular steel, or wrought iron (open fencing shall be backed by solid or perforated metal sheeting painted to match the fence or gate).
7. Downspouts shall not be visible from the exterior on any elevations of the buildings. All downspouts shall be routed through the interior of the building walls.
8. The output surface (face) of all lamp heads on wall-mounted light fixtures and the light standards shall be parallel to the ground in order to eliminate glare and minimize lighting on adjacent properties. The maximum height of light standards, including the base, measured from the finished surface is 25 feet.
9. All materials, supplies, equipment, and operating trucks shall be stored within an enclosed building or area screened from public view.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

10. The outdoor furniture shall be provided in the outdoor employee break areas. All outdoor furniture (tables, benches, trash receptacles, bollards, etc.) shall be permanent, uniform, and of durable materials.
11. Bicycle storage spaces shall be provided at a rate equivalent to 5 percent of all required motorized vehicle parking, with a minimum of one rack with a capacity for two bicycles.

Standard Conditions of Approval

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Department, the conditions and environmental mitigations contained herein, and the Development Code regulations.
19. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

20. All parkways, open areas, and landscaping shall be permanently maintained by the property owner, 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.
21. 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.
22. 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.
23. 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 approved use has commenced, whichever comes first.
24. 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.
25. Trash receptacle(s) are required and shall meet City standards. The final design, locations, and the number of trash receptacles shall be subject to Planning Director review and approval prior to the issuance of Building Permits.
26. For commercial and industrial projects, all doors (roll-up, dock doors, emergency access) shall be painted to match the color of the adjacent wall or glass panel.
27. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

28. 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.
29. 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.
30. A detailed landscape and irrigation plan 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.
31. 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.
32. A minimum of 20 percent of trees planted within industrial projects, and a minimum of 30 percent within commercial and office projects, shall be specimen size trees - 24-inch box or larger.
33. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
34. The final design of the perimeter parkways, walls, landscaping, and sidewalks shall be included in the required landscape plans and shall be subject to Planning Director review and approval and coordinated for consistency with any parkway landscaping plan which may be required by the Engineering Services Department.
35. Tree maintenance criteria shall be developed and submitted for Planning Director review and approval prior to issuance of Building Permits. These criteria shall encourage the natural growth characteristics of the selected tree species.
36. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
37. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
38. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).
39. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

40. Decorative paving shall be provided at each vehicle entrance to the site, behind the public right--of-way. These decoratively paved areas shall extend from the front property line to the 25-foot setback line and have a width equal to that of the driveway.

Engineering Services Department

Please be advised of the following Special Conditions

1. Santa Anita Avenue frontage improvements to be in accordance with City "Industrial Collector" standards as required and including:

   a. Provide curb and gutter, sidewalk, street lights, signing and striping as required.

   b. Minimum driveway approach widths to be in accordance with the City Driveway Policy.

   c. The cul-de-sac shall be per attached City Standard Plan 111 for Industrial Street.
2. Obtain the following from Southern California Edison Company:

   a. Agreement regarding street right-of-way necessary to extend Santa Anita Avenue.

   b. Agreement regarding street lights shown within said street right-of-way.

   c. A 26-foot minimum width emergency access easement from the northwest corner of this development to the Flood Control District right-of-way and bridge.
3. Street improvement plans, prepared by a registered Civil Engineer, shall be submitted to and approved by the City Engineer. Alternatively, a revision can be made to existing street improvement plans Drawing Number 1924 Sheet Nos. 1 and 5, to the satisfaction of the City Engineer.
4. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):

   a. Transportation Fee (Warehouse) $ 4,501.00 per 1,000 SF

   b. Transportation Fee (Office) $ 10,802.00 per 1,000 SF

   c. Police Impact Fee (Industrial) $ 46.10 per 1000 SF

   d. Police Impact Fee (Office) $ 122.38 per 1000 SF

   e. General City Drainage Fee $ 19,401.00 per net acre

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

5. The storm drain serving this development within Santa Anita Avenue shall be private, the limits of the private portion shall be as determined by the City Engineer. A manhole shall be installed at the private/public transition of the storm drain. Developer shall enter into an encroachment agreement declaring the maintenance responsibility of the private portion.
6. The property owner and successors in-interest shall be responsible to fulfill all obligations of the Southern California Edison easement terms and conditions for the Santa Anita Street right-of-way.
7. Obtain appropriate right of entry and permits for property owner of the offsite emergency access at the northwest corner of this development.

Standard Conditions of Approval

8. 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.
9. A non-refundable deposit shall be paid to the City, covering the estimated operating costs for all new streetlights for the first six months of operation, prior to Building Permit issuance.
10. 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, under City Hall; Engineering; Environmental Programs.
11. Dedication shall be made of the following rights-of-way on the perimeter streets (measured from street centerline): 66 total feet on Santa Anita Avenue
12. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

13. Construct the following perimeter street improvements including, but not limited to:

    Santa Anita Avenue
    Curb & Gutter
    A.C. Pavement
    Sidewalk
    Drive Approach
    Street Lights
    Street Trees

14. 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.

15. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

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.

    Santa Anita Avenue
    Botanical Name - Brachychiton populneus
    Common Name - Bottle Tree
    Min. Grow Space - 6'
    Spacing - 35'
    Size - 15 gallon

    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.
    4) Street trees are to be planted per public improvement plans only.
17. A final drainage study shall be submitted to and approved by the City Engineer prior to issuance of Building Permits. All drainage facilities shall be installed as required by the City Engineer.
18. 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.
19. The developer shall be responsible for the relocation of existing utilities as necessary.
20. 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.
21. Approvals have not been secured from all utilities and other interested agencies involved. Approval of the building permit will be subject to any requirements that may be received from them.
22. The separate parcels contained within the project boundaries shall be legally combined into one parcel prior to issuance of Building Permits.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

1. DESIGN ISSUE: The plan view of the conceptual grading and drainage plan along with the associated sections along the north and west boundaries shows that existing off-site storm water will flow onto the project site. These off-site storm waters will comingle with the on-site storm water which will require treatment. As storm waters comingle the drainage area boundary shall be extended off-site to include all off-site flows which comingle with the storm waters which shall be treated. The civil engineer of record shall show these off-site drainage area boundaries on the preliminary water quality management plan. As a condition of approval of the project the final project-specific water quality management plan shall include within the Drainage Area all off-site storm water flows which directly flow onto the project site, and these off-site storm water flows which comingle with the on-site storm water flows shall be treated with the on-site storm water flows.
2. The conceptual grading and drainage plan and the accompanying cut-fill map show many areas where grading is required outside the property limits of the project onto the adjacent properties. Prior to issuance of a grading permit the applicant shall provide signed and notarized letters and/or recorded easements from the adjacent property owners providing permission to allow grading and construction activities on their property or properties. These signed and notarized letters shall be scanned and pasted onto the grading plans.
3. The proposed public street, Santa Anita Avenue, shall comply with the current adopted Municipal Separate Storm Sewers System (MS4) Permit and shall have and storm water flows treated to the maximum extent practicable using low impact development (LID) principles.
4. The permitted grading and drainage plans shall show driveway and access road centerline profiles on each side of Santa Anita Avenue for access to the Southern California Edison and the MWD right-of-ways and easements.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

11. 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.
12. 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.
13. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
14. 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.
15. 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.
16. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
17. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code. Storm drain improvements shall be shown on the grading and drainage plan.
18. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
19. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
20. 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.
21. This project shall comply with the accessibility requirements of the current adopted California Building Code.
22. The precise grading and drainage plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit".

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

23. 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.
24. 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.
25. The Water Quality Management Plan (WQMP) shall include a copy of the project Conditions of Approval.
26. 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.
27. The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit. This form shall be scanned and pasted onto the final project-specific water quality management plan's Site and Drainage Plan.
28. 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.
29. 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
30. Southern California Edison (SCE) shall approve all plans that impact their easement, including utilities, storm drain, slopes, and street trees and landscaping prior to issuance of a grading permit. A note shall be included on all pertinent plans requiring Southern California Edison Operations Branch to be notified two working days prior to starting any work in the vicinity of their easement. Copies of all comments and letters from SCE shall be scanned and pasted onto the permitted grading plan set.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

31. A permit shall be obtained from Southern California Edison (SCE) for any work within their right-of-way, including grading prior to issuance of a grading permit. Copies of all comments and letters / permit from SCE shall be scanned and pasted onto the permitted grading plan set.
32. The applicant shall obtain written comments from Southern California Edison (SCE) regarding site design restrictions within their easement and provide a copy of said comments to the Building and Safety Official for review. Copies of all comments and letters from SCE shall be scanned and pasted onto the permitted grading plan set.
33. 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.
34. Metropolitan Water District (MWD) shall approve all plans that impact their easement, including utilities, storm drain, slopes, and street trees and landscaping prior to issuance of a grading permit. A note shall be included on all pertinent plans requiring Metropolitan Water District Operations Maintenance Branch to be notified two working days prior to starting any work in the vicinity of their easement. Copies of all comments and letters from MWD shall be scanned and pasted onto the permitted grading plan set.
35. A permit shall be obtained from Metropolitan Water District (MWD) for any work within their right-of-way, including grading prior to issuance of a grading permit. Copies of all comments and letters / permits from MWD shall be scanned and pasted onto the permitted grading plan set.
36. The applicant shall obtain written comments from MWD regarding site design restrictions within their easement and provide a copy of said comments to the Building and Safety Official for review. Copies of all comments and letters from MWD shall be scanned and pasted onto the permitted grading plan set.
37. Prior to the start of landscaping operations, the landscape architect and the landscape contractor shall provide a sample of the weed fabric barrier to the Project Planner, City of Rancho Cucamonga Planning Department. The weed barrier shall be permeable.
38. The final project-specific water quality management plan (WQMP) shall include executed maintenance agreements along with the maintenance guidelines for all proprietary structural storm water treatment devices (BMP's).
39. Prior to issuance of a grading permit and approval of the project specific water quality management plan all private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

40. Prior to issuance of a grading permit the Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans.
41. Prior to approval of the final project-specific water quality management plan the applicant shall have a soils engineer prepare a project-specific infiltration study for the project for the purposes of storm water quality treatment. The infiltration study and recommendations shall follow the guidelines in the current adopted "San Bernardino County Technical Guidance Document for Water Quality Management Plans".
42. Prior to issuance of a grading permit and approval of the final project-specific water quality management plan, the inlet(s) and the outlet(s) for the structural storm water treatment device referred to as "Underground Infiltration System" on the preliminary water quality management plan, shall be spaced at least 100-feet apart.
43. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

Date: May 25, 2016

To: Chairman and Members of the Planning Commission

From: Candyce Burnett, Planning Director

By: Nikki Cavazos, Assistant Planner

Subject: DESIGN REVIEW MODIFICATION DRC2016-00182 - KB HOME - A review of the revised plotting and architecture for 25 single-family residences within a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the 210-Freeway; APN's: 0225-452-13 through -17, -19, 0225-465-01 through -03, -15, -16, -18, 0225-085-06 through -09, -11, -12, and 0225-062-02 through -08. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, Tree Removal Permit DRC2009-00224 and Design Review DRC2013-00743. On November 9, 2011 a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. California Environmental Quality Act Section 15162 (a) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

RECOMMENDATION: Staff recommends approval of Design Review Modification DRC2016-00182 by adoption of the attached Resolution of Approval with conditions.

BACKGROUND: A tentative tract map for the purpose of subdividing the property into seventy-six (76) lots for single-family residential development, filed by Chaffey Joint Union High School District, was approved for this project site by the Planning Commission on November 9, 2011 (Related file: Tentative Tract Map SUBTT18122). Following KB Home's purchase of the property, they submitted an application for a review of the plotting and architecture for the house product. That application was approved by the Planning Commission on April 23, 2014 (related file: Design Review DRC2013-00743). The subdivision is currently under construction, and about 50% of the houses are completed and occupied.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:
North - Single-Family Residences; Very Low (VL) Residential District, Etiwanda Specific Plan
South - Access road for San Bernardino Flood Control District and Foothill Freeway (SR-210)
East - Vacant; Very Low (VL) Residential District, Etiwanda Specific Plan
West - Single-Family Residences (Part) and Vacant (Part); Very Low (VL) Residential District, Etiwanda Specific Plan

B. General Plan Designations:
Project Site - Very Low Residential
North - Very Low Residential
South - n/a
East - Very Low Residential
West - Very Low Residential

C. Site Characteristics: The project site consists of seventy-six (76) parcels located on the east side of East Avenue, about 150 feet north of the 210-Freeway. The project site has an overall area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south). To the north, there are single-family residences, including recently constructed single-family residences within Tract 17651. To the west of the project site, are single-family residences and a single, vacant parcel. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the 210-Freeway. The properties to the east are vacant. The City is currently reviewing a proposed subdivision of those properties (related file: Tentative Tract Map SUBTT19917). The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan. The subject property is generally level with a southeasterly slope; the elevations at the northwest and southeast corners are approximately 1,455 feet and 1,400 feet, respectively.

ANALYSIS:

General: The applicant proposes three (3) new footprints – Plans 5, 6, and 7 – to be added to the set of previously approved Plans 1, 2, 2x, 3, and 4 that are currently under construction (Exhibits D and G of Exhibit J). The changes to the house product include three new smaller floor plans and one new elevation theme. The applicant has stated that home buyers have requested smaller floor plans with a lower base price. The smaller floor plans will reduce the purchase price of the homes by about $80,000 to $90,000. The new floor plans will be one-story. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan. The previously approved house product had floor plans which ranged between 3,381 and 4,506 square feet in area. The proposed floor plans will range between 2,400 and 3,115 square feet in area. No revisions are proposed to the size and/or dimensions of the lots on which these new floor plans will be constructed. The smaller floor plans will remain in compliance with all development standards including setbacks, lot coverage, and height standards. The garages of forty (40) of the houses (53 percent of the total number of proposed houses) will be setback from the front part of the house or will not face towards the street, i.e., they are "side entry" garages. This will comply with Section 5.42.606 of the Etiwanda Specific Plan that requires 50 percent of the garages to be oriented or situated in a manner that minimizes the visual presence (as seen from the street). Fifty-one (51) of the houses will be one-story, while the houses on the remainder of the lots will be two-story. This equates to 67 percent of the lots having single-story houses. This mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses be single-story.

The subdivision is currently comprised of four (4) types of architectural themes (elevations), Spanish Colonial, Craftsman, Cottage, and Farmhouse. The applicant proposes to add a fifth architectural theme – Italianate. This theme will be used on the houses at five of the remaining vacant lots. The other 20 houses will have (proposed) variations of the previously approved Spanish Colonial, Craftsman, and Farmhouse themes. Staff has reviewed the revised architecture of each theme and believe that they are consistent with the Committee's original approval. Depending on the theme, there will also be details such as wood brackets/rafter tails at the roof eaves, decorative trim and shutters around the windows, wrought iron accent features, corbels, molding along the top of the stone veneer wainscots, wood shingle siding, and decorative garage doors. The Cottage theme is not proposed for any of the remaining 25 lots. The architecture of each house will be consistent with the general design requirements outlined in Section 5.42.600 of

the Etiwanda Specific Plan and will incorporate a variety of materials to varying degrees. Due to the nature of the theme, the Italianate design elevations will include a low profile S-tile roof, decorative brackets and frieze board, some square tower entries with arched openings, narrower windows with a rounded top, and windows with divided lights. The roof forms will be predominantly hipped with a roof pitch which ranges from 4:12 to 5:12. The Italianate design will have a stucco finish.

A. Neighborhood Meeting: A neighborhood meeting for Tentative Tract Map SUBTT18122 was conducted to gather input and comments from the owners of the surrounding properties within 660 feet of the project site. That meeting was held at Etiwanda High School at 9161 Base Line Road on October 16, 2009. Another meeting for the Development Review DRC2013-00743 was conducted for the same purpose at Etiwanda Colony Elementary School, located at 13144 Banyan Street on January 29, 2014. None of the participants in attendance at either meeting had any significant objections to the project. As the subject project is limited to modifications of the architecture of the homes and reducing the size of the floor plans on the remaining lots, an additional neighborhood meeting for this application was determined to be not necessary.

B. Technical Review Committee: Tentative Tract Map SUBTT18122 was reviewed by the Technical Review Committee on December 15, 2009. To ensure that the grading and technical aspects of the project were still in compliance with City standards and guidelines, the proposed house product associated with Design Review DRC2013-00743 was reviewed by the Technical Review Committee on January 28, 2014 and March 4, 2014. The Committee accepted overall project and their conditions of approval were subsequently incorporated into the Resolutions of Approval for the tentative tract map and development review (Resolutions No. 11-56 and 14-14, respectively). As the subject application is limited to modifications of the architecture of the homes and reducing the size of the floor plans on the remaining lots, an additional review of this application was determined to be not necessary.

C. Design Review Committee: The Design Review Committee (Munoz, Wimberly, and Nicholson) reviewed Tentative Tract Map SUBTT18122 on December 15, 2009. The Committee accepted the subdivision layout as proposed and their conditions of approval were subsequently incorporated into the Resolution of Approval for the tentative tract map (Resolution No. 11-56). On January 28, 2014, the Design Review Committee reviewed the architecture of the house product associated with Development Review DRC2013-00743 (Exhibit F). The Committee generally accepted the proposal as submitted with some exceptions. The applicant subsequently revised the architecture and submitted the proposal for a follow-up review by the Committee (Fletcher and Granger) at a meeting held on March 4, 2014 (Exhibit G). The Committee accepted the proposal and their conditions of approval were subsequently incorporated into the Resolution of Approval for the development review (Resolution No. 14-14). On April 5, 2016 the Design Review Committee (Fletcher, Oaxaca, and Smith) reviewed the subject application (Exhibit H). The Committee generally approved the proposal as submitted with minor exceptions to be reviewed by staff. They directed the applicant to revise the Italianate themed rear elevations to match the details on the front elevations. The applicant revised the elevations as requested. Staff reviewed the revised elevations and forwarded them to the Design Review Committee. The Committee accepted the revisions and recommended approval to the Planning Commission.

D. Trails Advisory Committee: The Trails Advisory Committee reviewed Tentative Tract Map SUBTT18122 on December 9, 2009, and September 8, 2010. All of the design and technical aspects of the trails within the proposed subdivision were analyzed at that time. The Committee accepted the proposal and their conditions of approval were subsequently incorporated into the

Resolution of Approval for the tentative tract map (Resolution No. 11-56). As the subject application is limited to modifications of the architecture of the homes and reducing the size of the floor plans on the remaining lots, an additional review by this Committee of this application was determined to be not necessary.

E. Environmental Assessment: Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City adopted a Mitigated Negative Declaration on November 9, 2011, in connection with the City's approval of Tentative Tract Map SUBTT18122. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project. The subject application is limited to modifications of the architecture of the homes and reducing the size of the floor plans on the remaining lots. No substantial changes are proposed to the project that indicate new or more severe impacts on the environment; no substantial changes have occurred in the circumstances under which the project was previously reviewed that indicates new or more severe environmental impacts; no new important information shows the project will have new or more severe impacts than previously considered; and no additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. There have been no substantial changes to the project or the circumstances surrounding the project which would create new or more severe impacts than those evaluated in the previous Negative Declaration. Staff further finds that the project will not have one or more significant effects not discussed in the previous Negative Declaration, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less-than-significant.

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 radius of the project site and property owners which have recently moved into the new subject tract. No correspondence has been received.

Respectfully submitted,

Candyce Burnett
Planning Director

CB:NC/ls

Attachments:

- Exhibit A - Location Map
- Exhibit B - \Aerial Photo
- Exhibit C - Site Utilization Map
- Exhibit D - Site Plan
- Exhibit E - Elevations and Floor Plans (Plan 5, 6, and 7)
- Exhibit F - Design Review Committee Action Comments, (January 28, 2014)
- Exhibit G - Design Review Committee Action Comments (March 4, 2014)
- Exhibit H - Design Review Committee Action Agenda (April 5, 2016)
- Exhibit I - Staff Report (without exhibits) and Resolution of Approval No. 11-56 for Tentative Tract Map SUBTT18122
- Exhibit J - Staff Report dated April 23, 2014 (with Exhibits D and G only) and Resolution of Approval No. 14-14 for Development Review DRC2013-00743
- Draft Resolution of Approval for Design Review Modification DRC2016-00182

EXHIBIT A

Design Review Modification DRC2016-00182

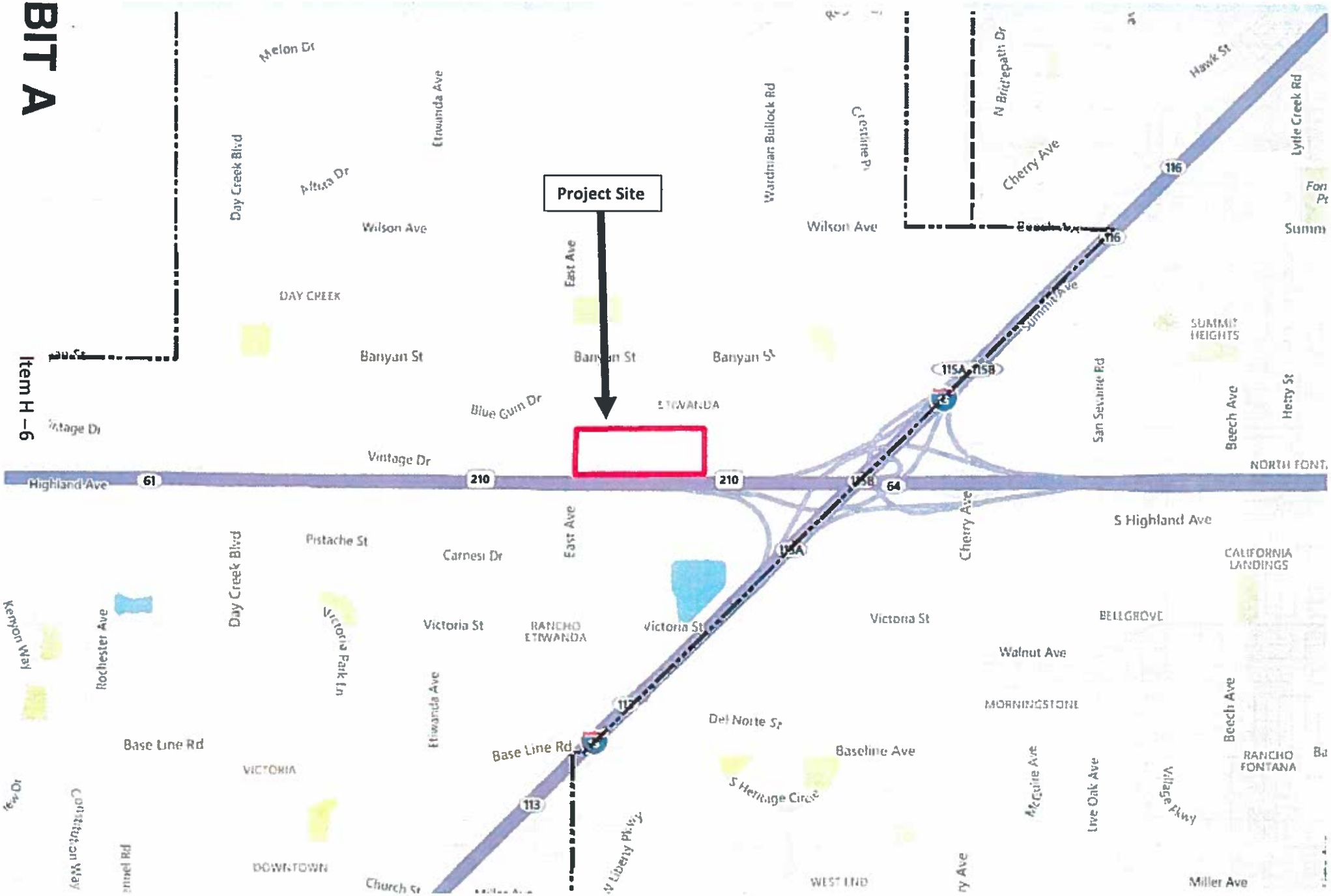
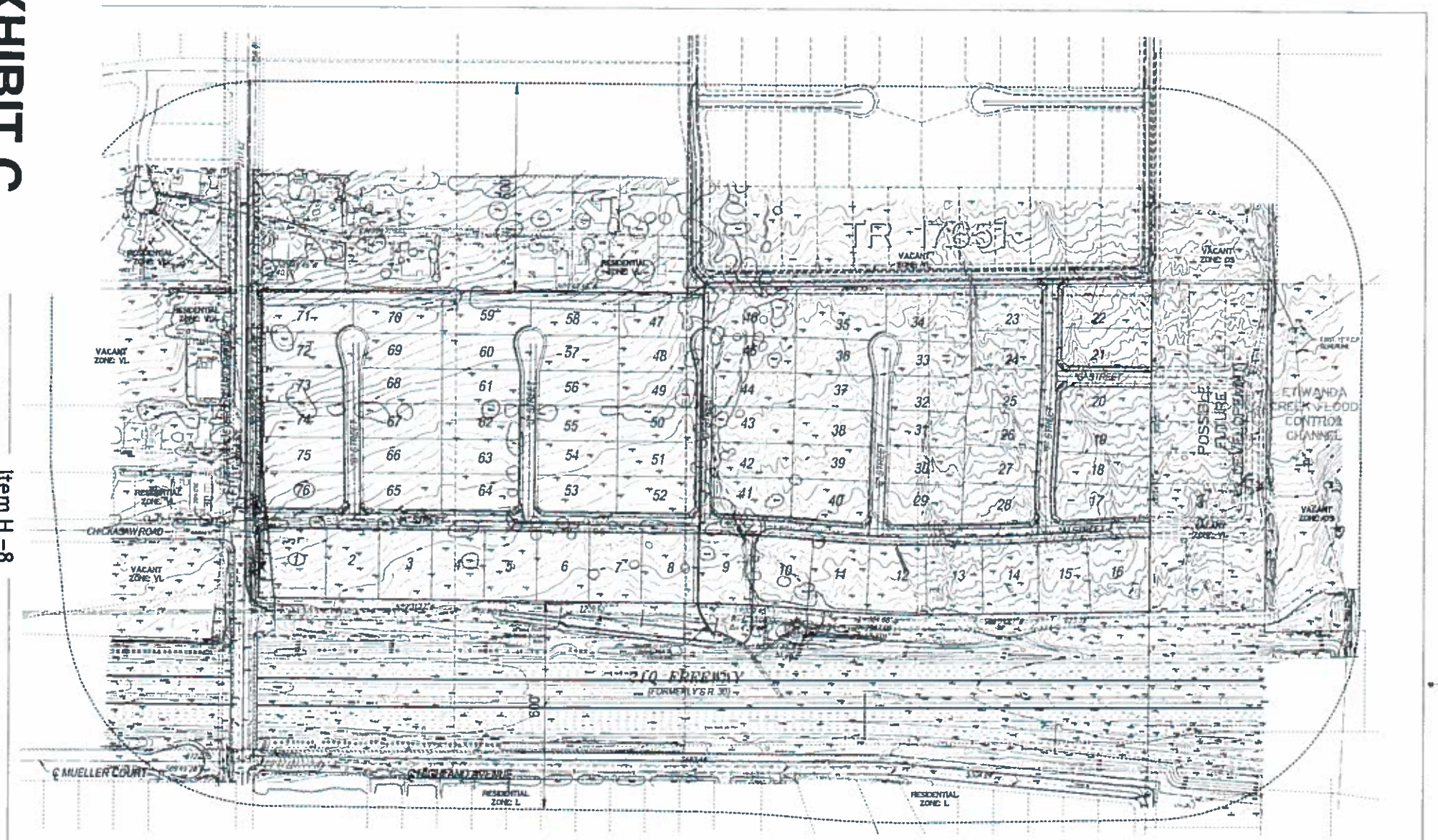


EXHIBIT B

Design Review Modification DRC2016-00182

EXHIBIT C



NOTE: PROPOSED STRUCTURES FOR RESIDENTIAL LOTS ARE UNAVAILABLE AT THIS TIME.

UTILITIES PROVIDER

BENCH MARK:

PROPERTY ADDRESS

DEVELOPER/APPLICANT/OWNER

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

ASSESSOR'S PARCEL NUMBERS

DATE OF MAP

SITE UTILIZATION MAP

DRC2008-00793
CASE#: SUBTT18122
TENTATIVE TRACT MAP NO
18122

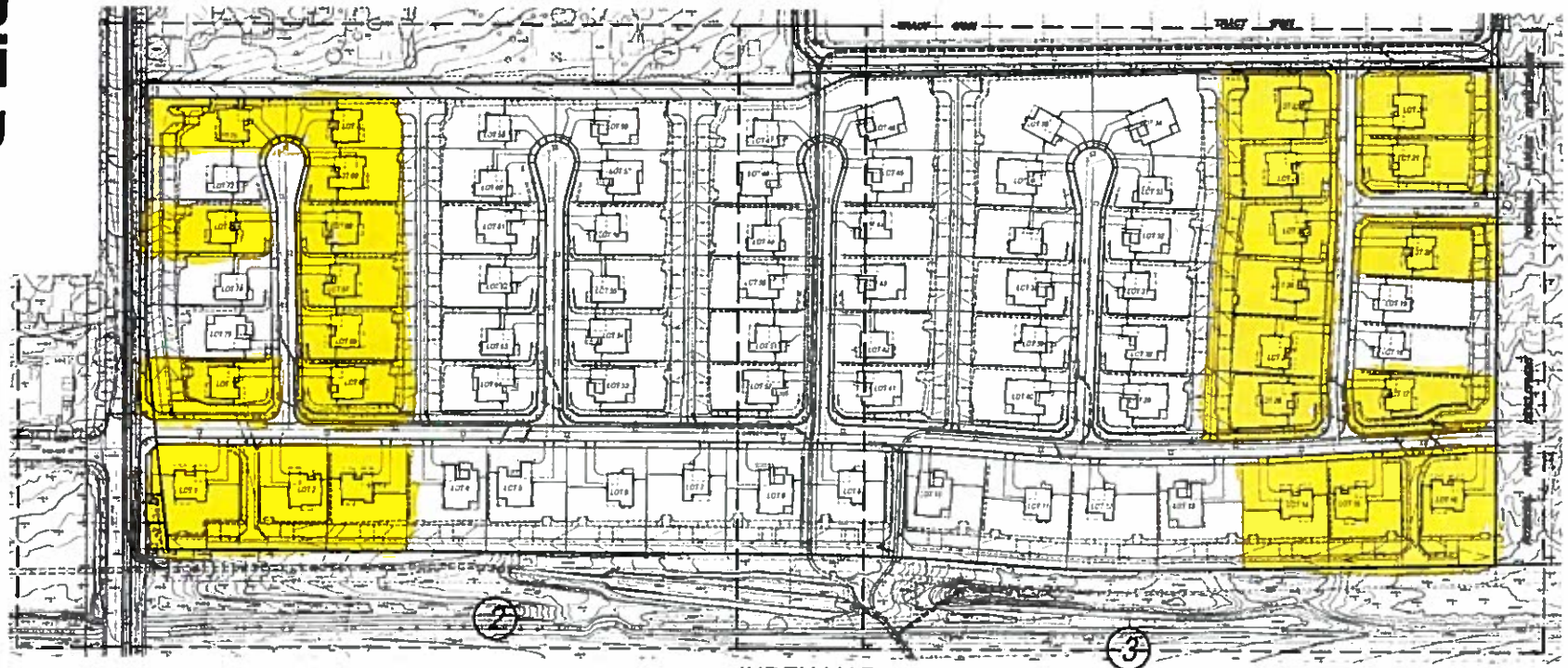
IN THE CITY OF RANCHO CUCAMONGA, CALIFORNIA

DAVID JEFFERS CONSULTING INC
19 SPECTRUM POINTE DRIVE, SUITE 609
LAKE FOREST, CA 92630
(949) 586 5778 FAX (949) 586 5527

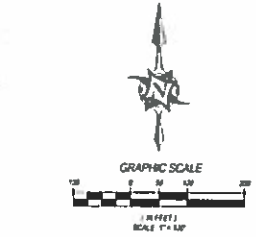
SHEET 1 OF 1

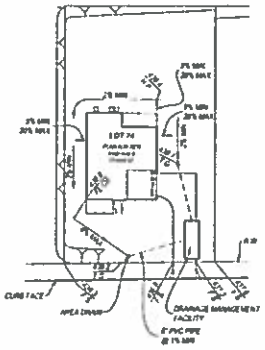
EXHIBIT D

SITE PLAN for TRACT 18122

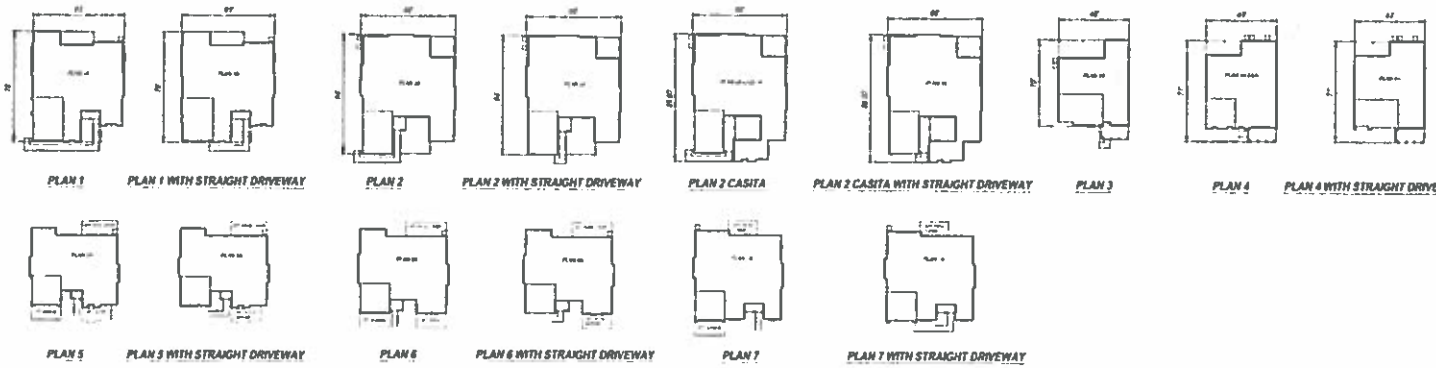


INDEX MAP





TYPICAL FINISHED LOT GRADING



DATE OF MAP

SITE PLAN MIX

	A	B	C	D	E	
1	1	1	1	2	0	5
2	2	2	3	0	0	7
2A	4	3	2	5	0	14
3	3	2	2	5	0	12
4	2	4	3	4	0	13
5	2	2	2	0	0	6
5A	1	0	0	0	2	3
6	1	1	1	0	0	3
6A	1	0	0	0	0	1
7	2	3	2	0	0	7
	19	18	16	16	5	76

GARAGE TREATMENTS

IN LINE ENTRY	36	47.4%
SET BACK ENTRY	19	25.0%
SIDE ENTRY	21	27.6%

BUILDING SET BACKS

IMPERVIOUS AREA

PREPARED BY:
MAYERS & ASSOCIATES
CIVIL ENGINEERING, INC.
PLANNING • ENGINEERING • SURVEYING

PREPARED FOR:
KB HOME
36310 INLAND VALLEY DRIVE
WILDOMAR, CA 92595
TEL: (951) 691-5241

WDID NO. 8 36C368362
DRC2013-00743

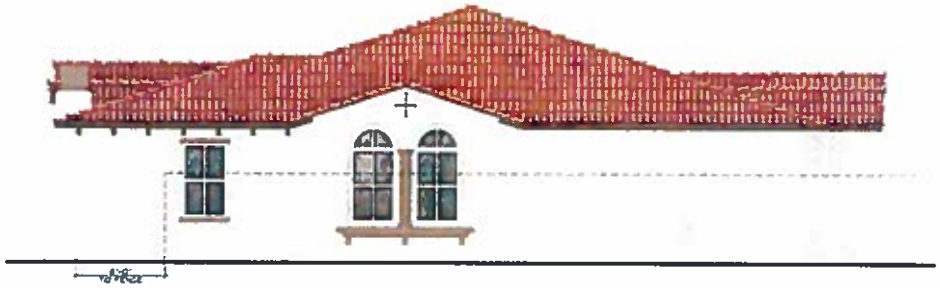
SITE PLAN
FOR
TRACT 18122
IN THE CITY OF RANCHO CUCAMONGA, CALIFORNIA

SHEET 1 of 3

EXHIBIT F

Left Elevation 'A' (Spanish Colonial)

Front Elevation 'A' (Spanish Colonial)



Right Elevation 'A' (Spanish Colonial)

Rear Elevation 'A' (Spanish Colonial)

PLAN 5

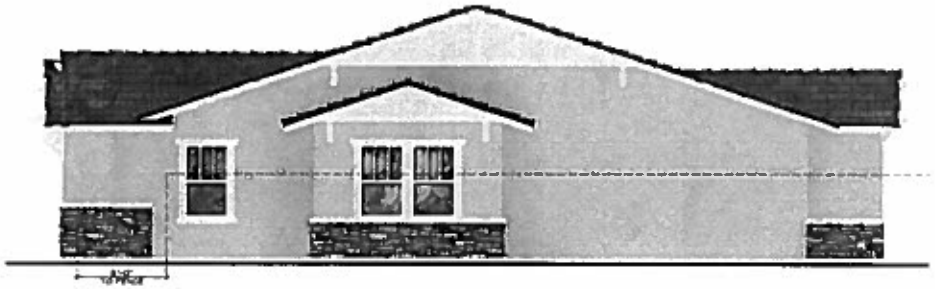
KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'B' (Craftsman)

Front Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)

Rear Elevation 'B' (Craftsman)

PLAN 5

KB HOME

[illegible]
CITY OF RANCHO CUCAMONGA

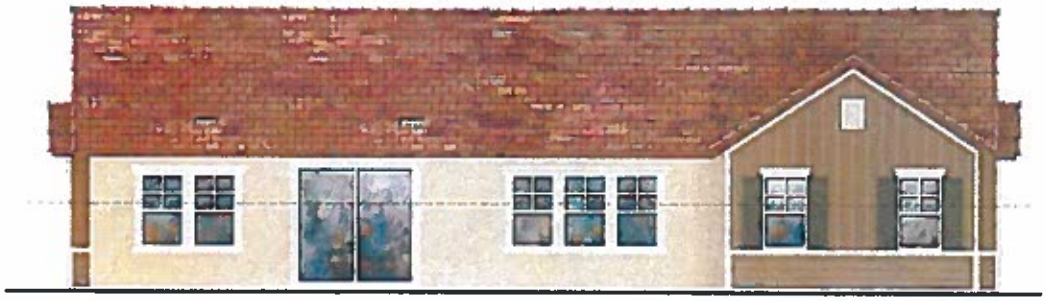
RANCHO CHAFFEY

PLAN No [illegible]
JOB No [illegible]
STORY [illegible]
March 18, 2016

Left Elevation 'C' (Farmhouse)

Front Elevation 'C' (Farmhouse)

Right Elevation 'C' (Farmhouse)



Rear Elevation 'C' (Farmhouse)

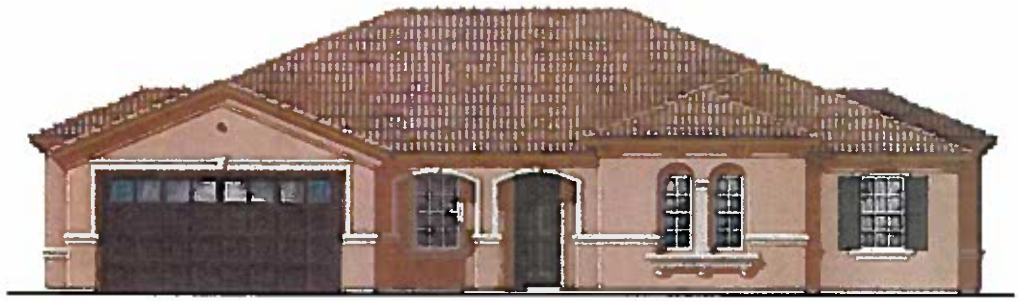
PLAN 5

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'E' (Italianate)



Front Elevation 'E' (Italianate)

Right Elevation 'E' (Italianate)

Rear Elevation 'E' (Italianate)

PLAN 5

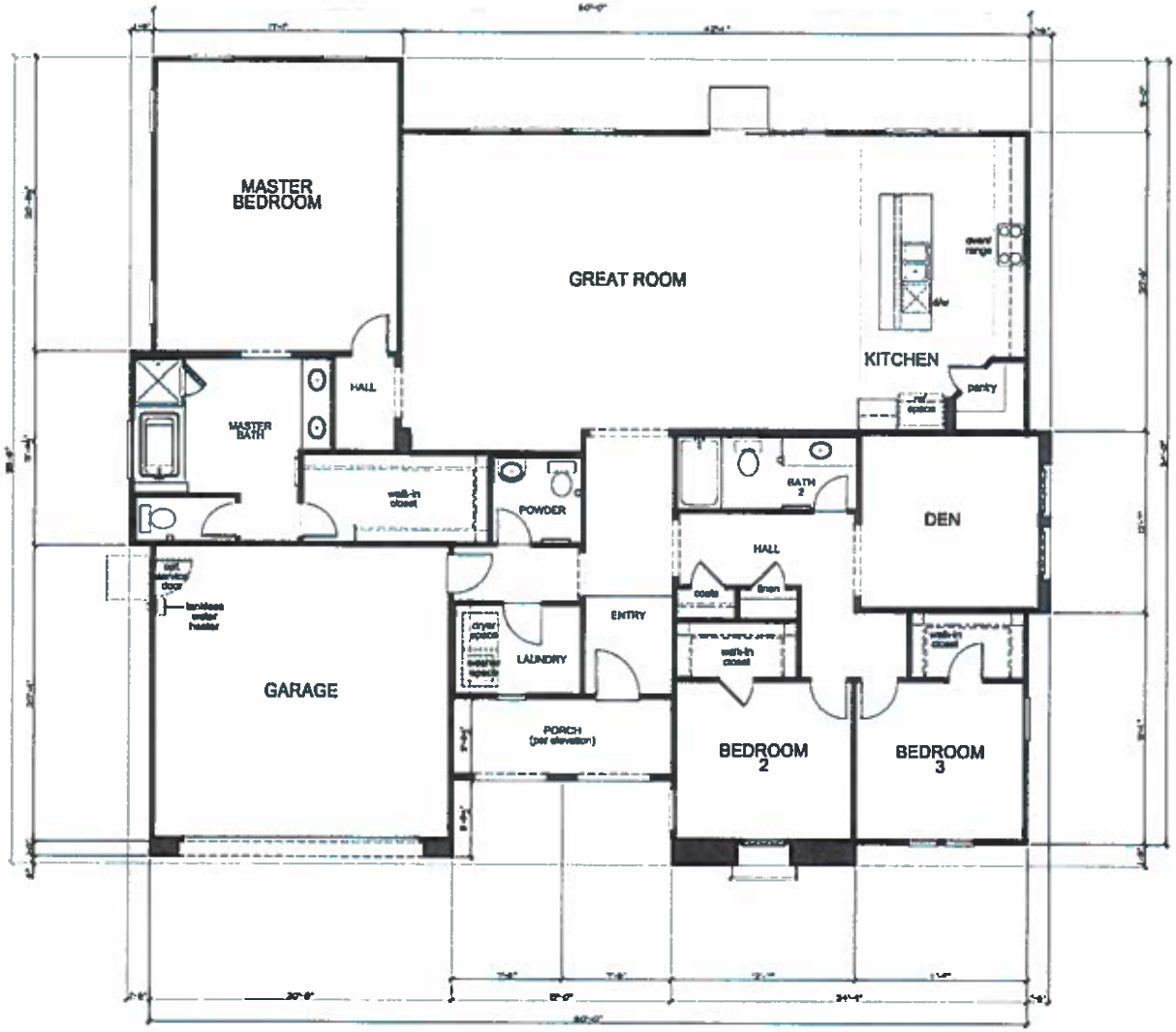
KB HOME

KB Home Southern California Coastal
30310 Inland Valley Drive
Wildomar, CA 92595
(951) 601-5700

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No. [illegible]
JOB No. [illegible]
STORY [illegible]
March 10 2016



SQUARE FOOTAGE					
PLAN 1682491					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	2441	2441	2441	2441	SQ. FT.
TOTAL AREA	2441	2441	2441	2441	SQ. FT.

First Floor Plan 'A'

PLAN 5

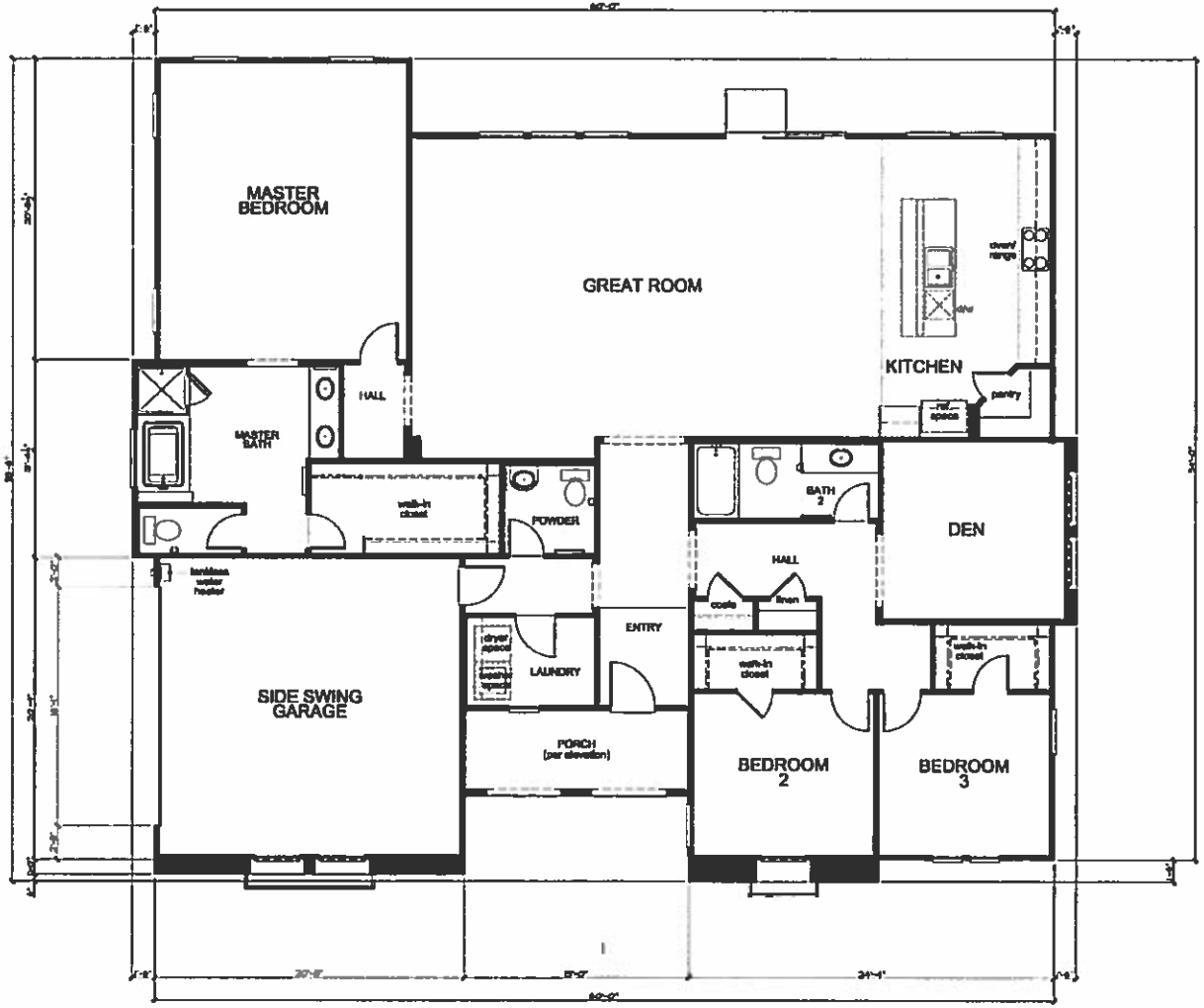
RANCHO CHAFFEY

KB HOME

KB Home Southern California/Coastal
34119 Inland Valley Drive
Wildomar, CA 92595
(951) 691-4300

CITY OF RANCHO CUCAMONGA

PLAN No.: 1682491
JOB No.: 130671
STORY: 1-STORY
March 01 2016



First Floor Plan 'A'
w/ Side Swing Garage
at Selected Lots Only

SQUARE FOOTAGE					
PLAN 188.2491					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	2491	2497	2497	2497	SQ. FT.
TOTAL AREA	2491	2497	2497	2497	SQ. FT.

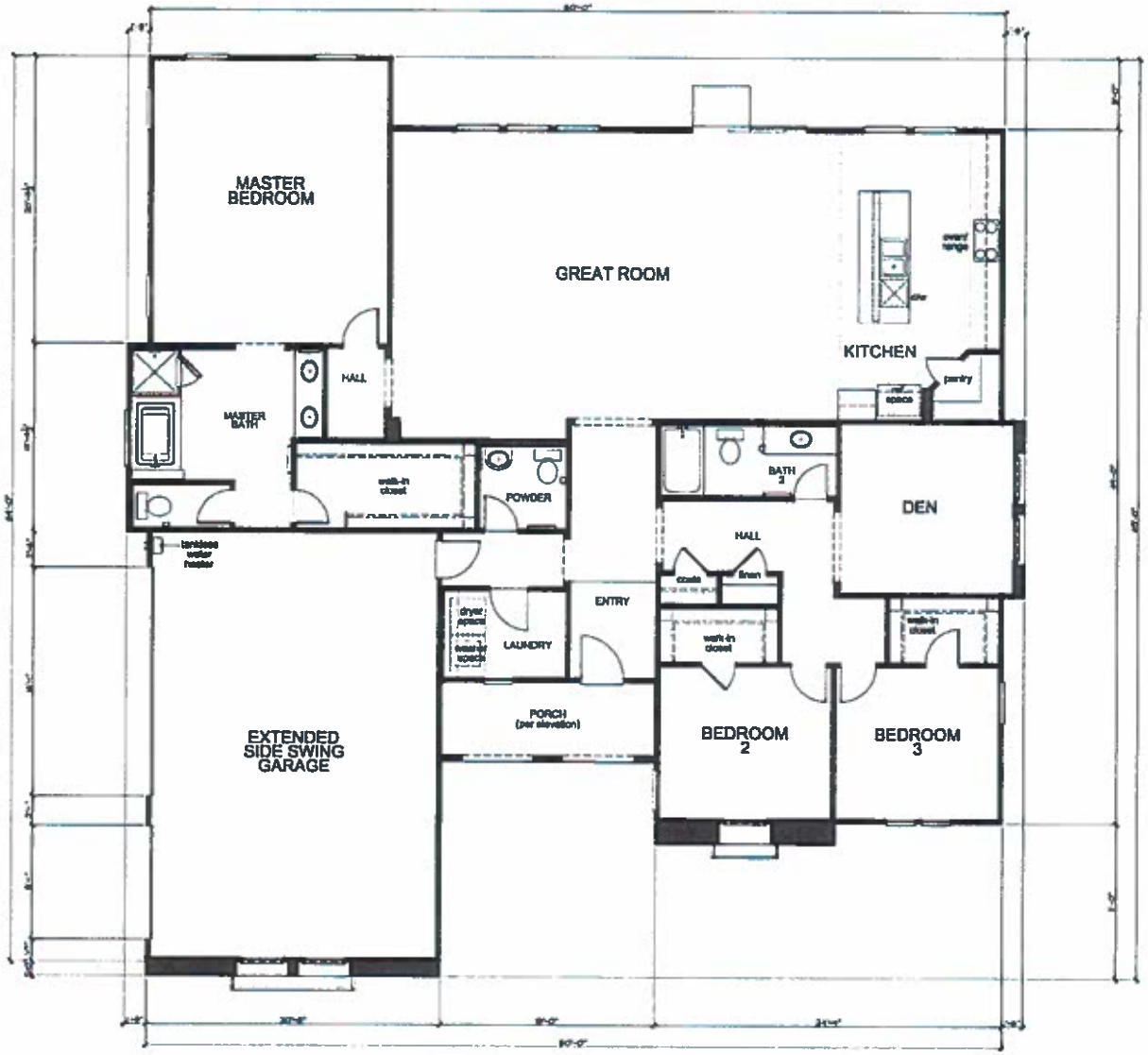
PLAN 5

RANCHO CHAFFEY

CITY OF RANCHO CUCAMONGA

PLAN No. : 188.2491
JOB No. : 250671
STORY: 1-STORY
March 13 2014

Item H – 15



First Floor Plan 'A'
w/ Optional Extended Side Swing Garage
at Selected Lots Only

SQUARE FOOTAGE					
PLAN 168.3491					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	3491	3491	3491	3491	SQ. FT.
TOTAL AREA	3491	3491	3491	3491	SQ. FT.

PLAN 5

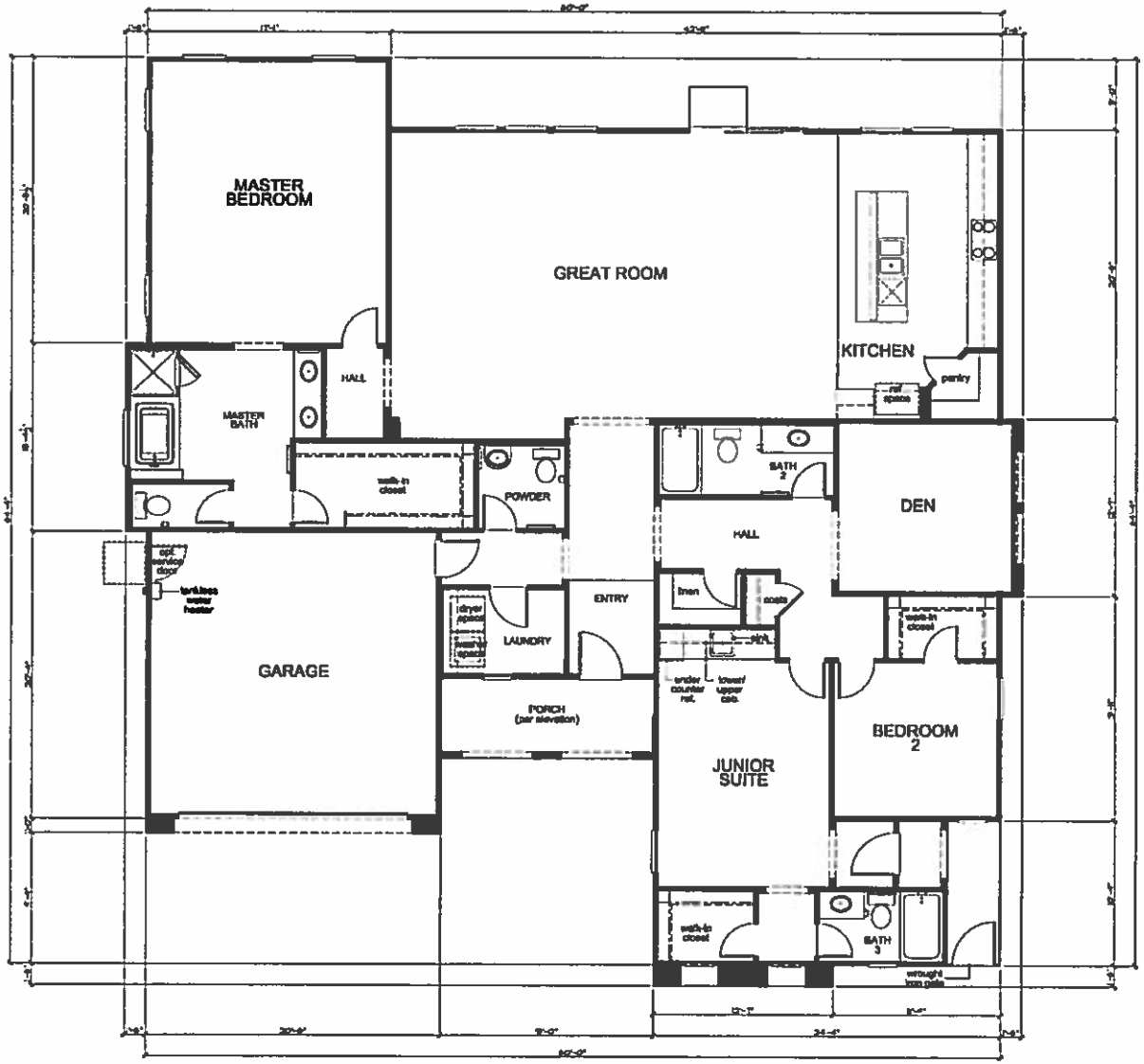
KB HOME

KB Home Southern California/Central
34310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No.: 168.3491
JOB No.: 330021
STORY: 1-STORY
March 10 2010



First Floor Plan 'A'
w/ Optional Junior Suite

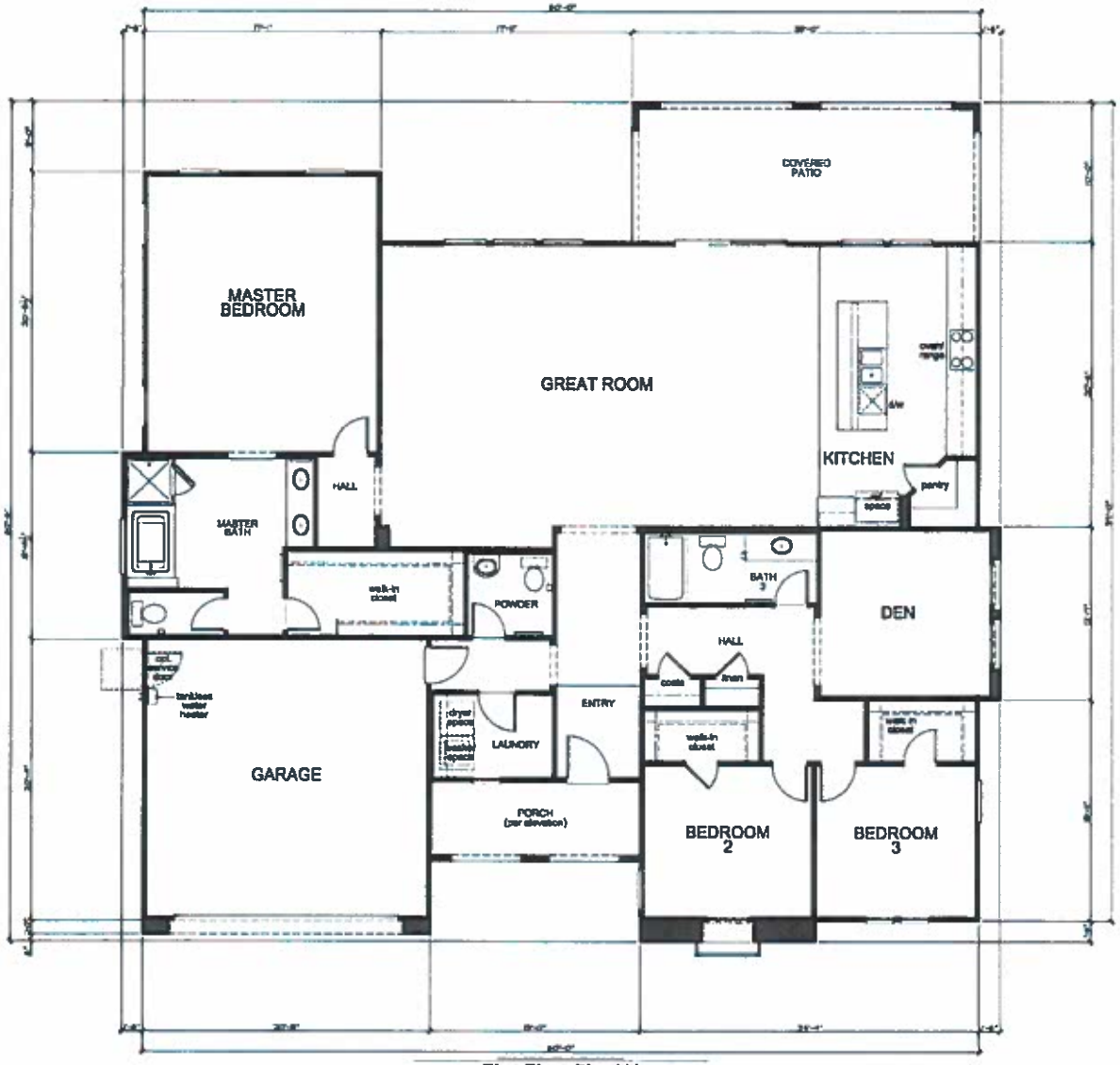
SQUARE FOOTAGE					
PLAN 1483491 WITH OPTIONAL JUNIOR SUITE					
	'A'	'B'	'C'	'E'	
UNDER FLOOR AREA	2691	2691	2691	2691	SQ. FT.
TOTAL AREA	2687	2687	2687	2687	SQ. FT.

PLAN 5

KB HOME
KB Home Southern California/Central
30010 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No.: 1483491
JOB No.: 139671
STORY: 1-STORY
March 10 2014



First Floor Plan 'A'
w/ Optional Covered Patio

SQUARE FOOTAGE					
PLAN 168.2491					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	[illegible]	[illegible]	[illegible]	[illegible]	SQ. FT.
TOTAL AREA	[illegible]	[illegible]	[illegible]	[illegible]	SQ. FT.

PLAN 5

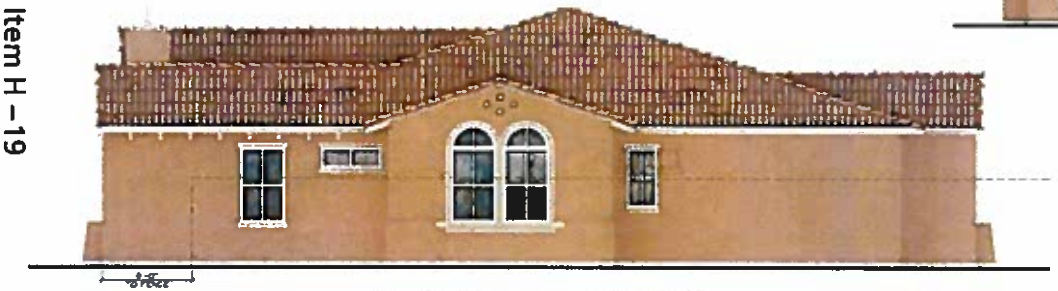
RANCHO CHAFFEY

CITY OF RANCHO CUCAMONGA

PLAN No.: 168.2491
JOB No.: 350471
STORY: 1-STORY

Left Elevation 'A' (Spanish Colonial)

Front Elevation 'A' (Spanish Colonial)



Right Elevation 'A' (Spanish Colonial)

Rear Elevation 'A' (Spanish Colonial)

PLAN 6

KB HOME

KB Home Southern California Coastal
30210 Inland Valley Drive
Wildomar, CA 92595
(951) 601-5700

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No. 16R2778
JOB No. 350673
STORY 1-STORY
March 10, 2016

Left Elevation 'B' (Craftsman)

Front Elevation 'B' (Craftsman)

Right Elevation 'B' (Craftsman)

Rear Elevation 'B' (Craftsman)

PLAN 6

KB HOME

KB Home Southern California Coastal
10510 Inland Valley Drive
Wildomar CA 92595
(951) 601-5700

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No
BHR No
March 18, 2016

Left Elevation 'C' (Farmhouse)

Front Elevation 'C' (Farmhouse)

Right Elevation 'C' (Farmhouse)

Rear Elevation 'C' (Farmhouse)

PLAN 6

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No.
BIB No.
STORY
March 18, 2016

Item H –21

Left Elevation 'E' (Italianate)

Front Elevation 'E' (Italianate)

Right Elevation 'E' (Italianate)

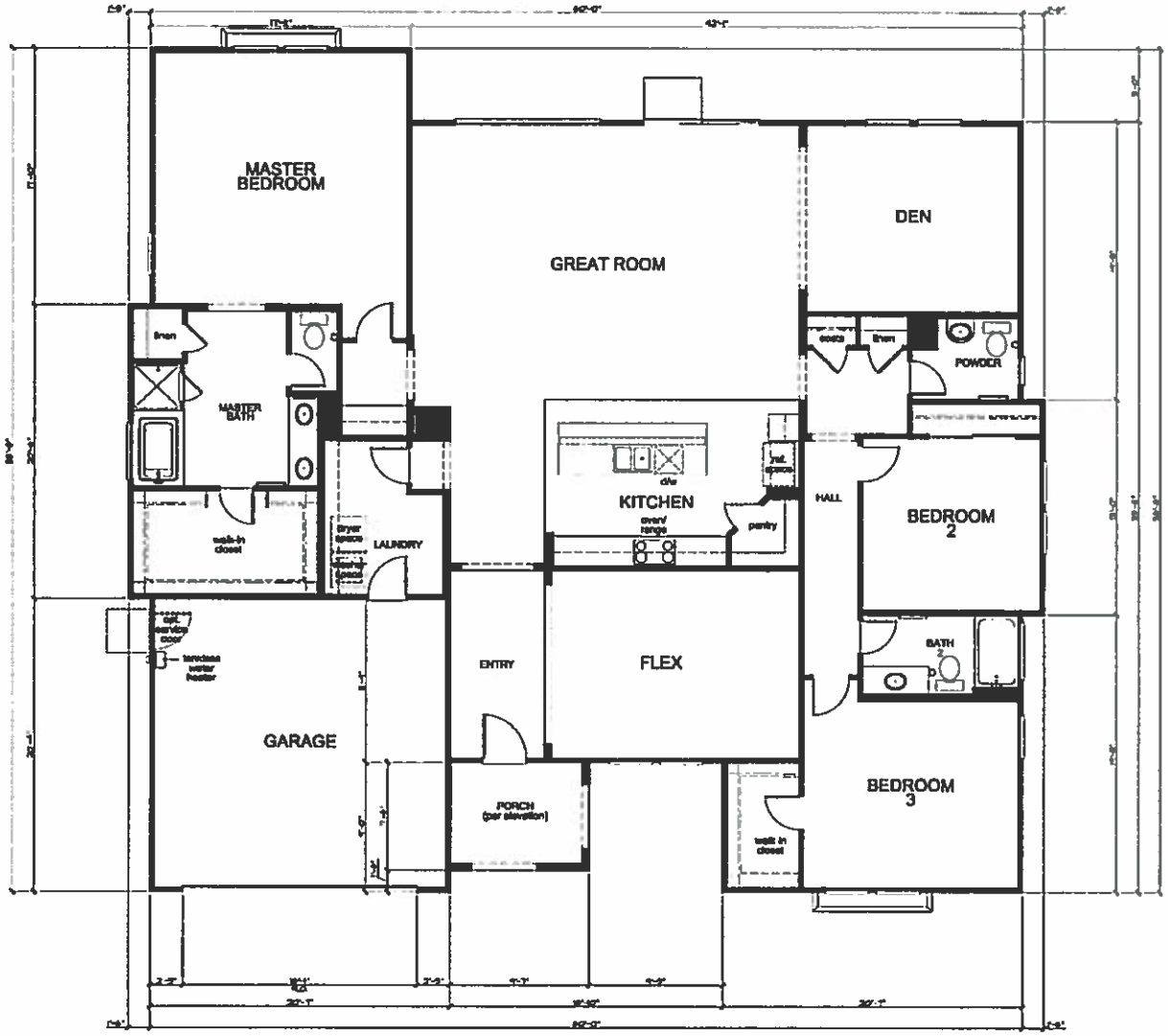
Rear Elevation 'E' (Italianate)

PLAN 6

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



SQUARE FOOTAGE					
PLAN 168.2778					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	2778	2778	2778	2778	SQ. FT.
TOTAL AREA	2778	2778	2778	2778	SQ. FT.

First Floor Plan 'A'

PLAN 6

RANCHO CHAFFEY

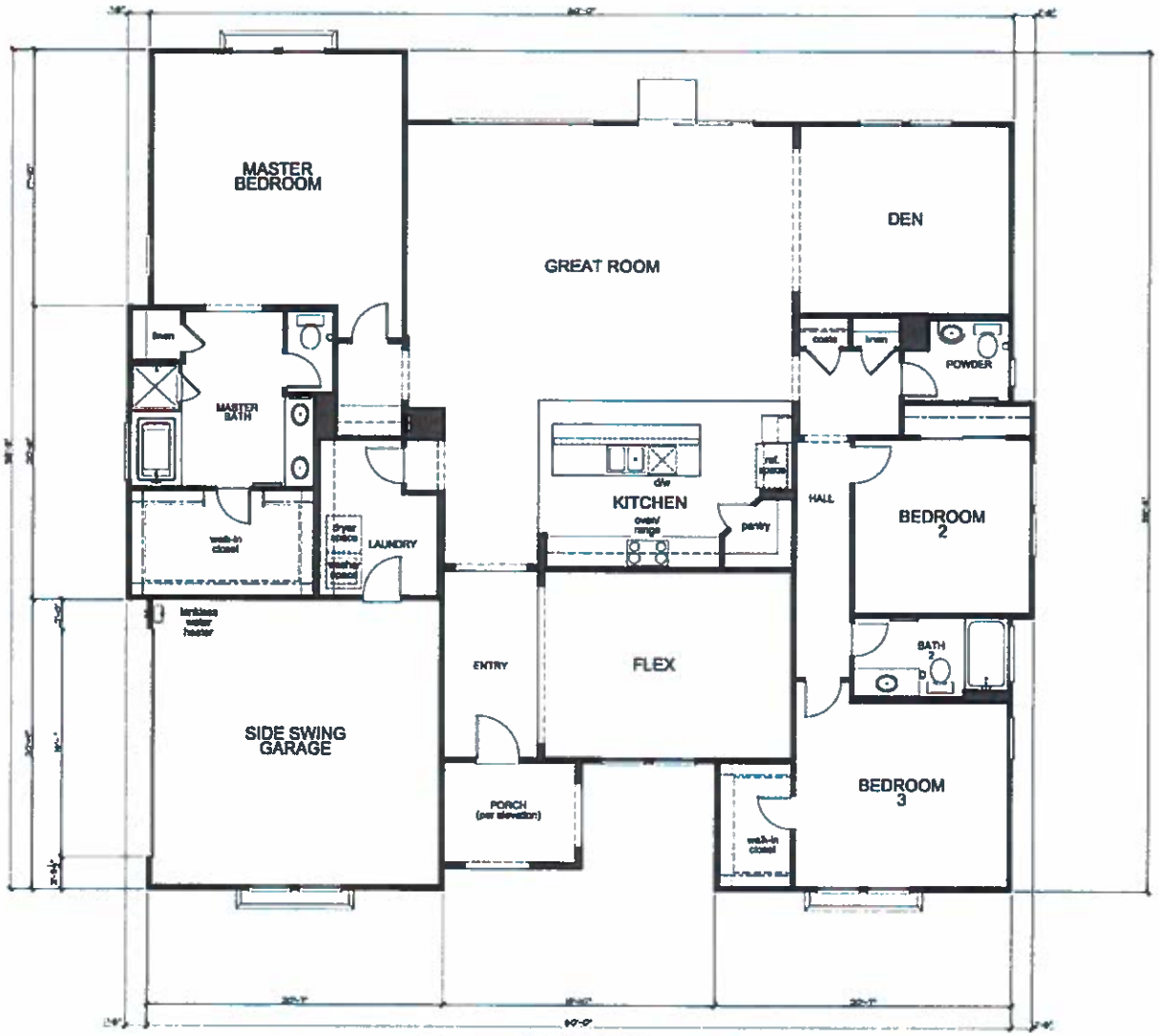
KB HOME

KB Home Southern California/Coastal
36010 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300

CITY OF RANCHO CUCAMONGA

PLAN No.: 168.2778
JOB No.: 350673
STORY: 1-STORY
March 16, 2016

Item H – 23



First Floor Plan 'A'
w/ Side Swing Garage
at Selected Lots Only

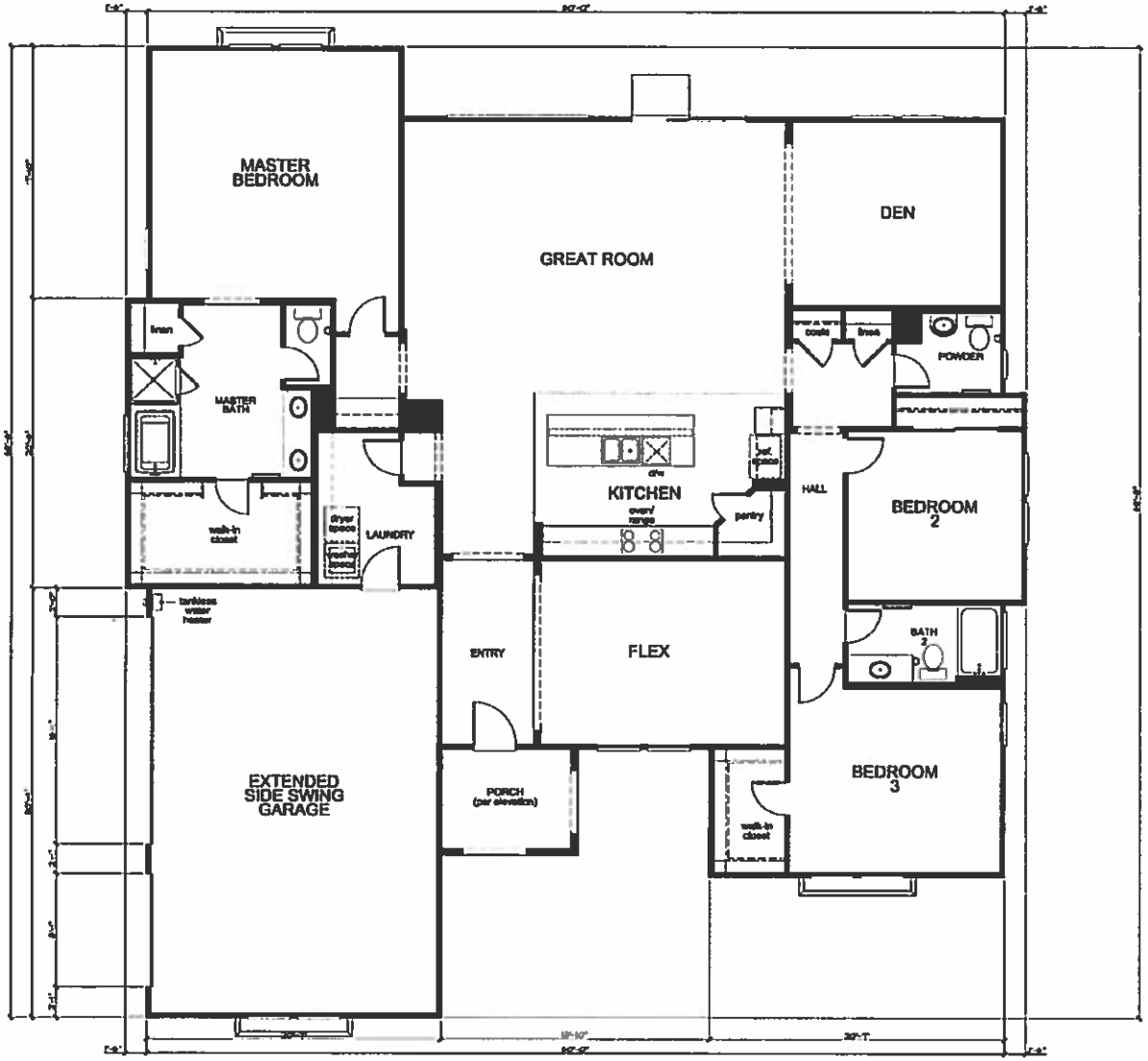
SQUARE FOOTAGE					
PLAN 168.2778					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	2778	2778	2778	2778	SQ. FT.
TOTAL AREA	2778	2778	2778	2778	SQ. FT.

PLAN 6

RANCHO CHAFFEY

KB HOME
KB Home Southern California/Coastal
24310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-3000
CITY OF RANCHO CUCAMONGA

PLAN No.: 168.2778
JOB No.: 330671
STORY: 1-STORY
March 18, 2016



First Floor Plan 'A'
w/ Optional Extended Side Swing Garage
at Selected Lots Only

SQUARE FOOTAGE					
PLAN 160.2778					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	2778	2778	2778	2778	SQ. FT.
TOTAL AREA	2778	2778	2778	2778	SQ. FT.

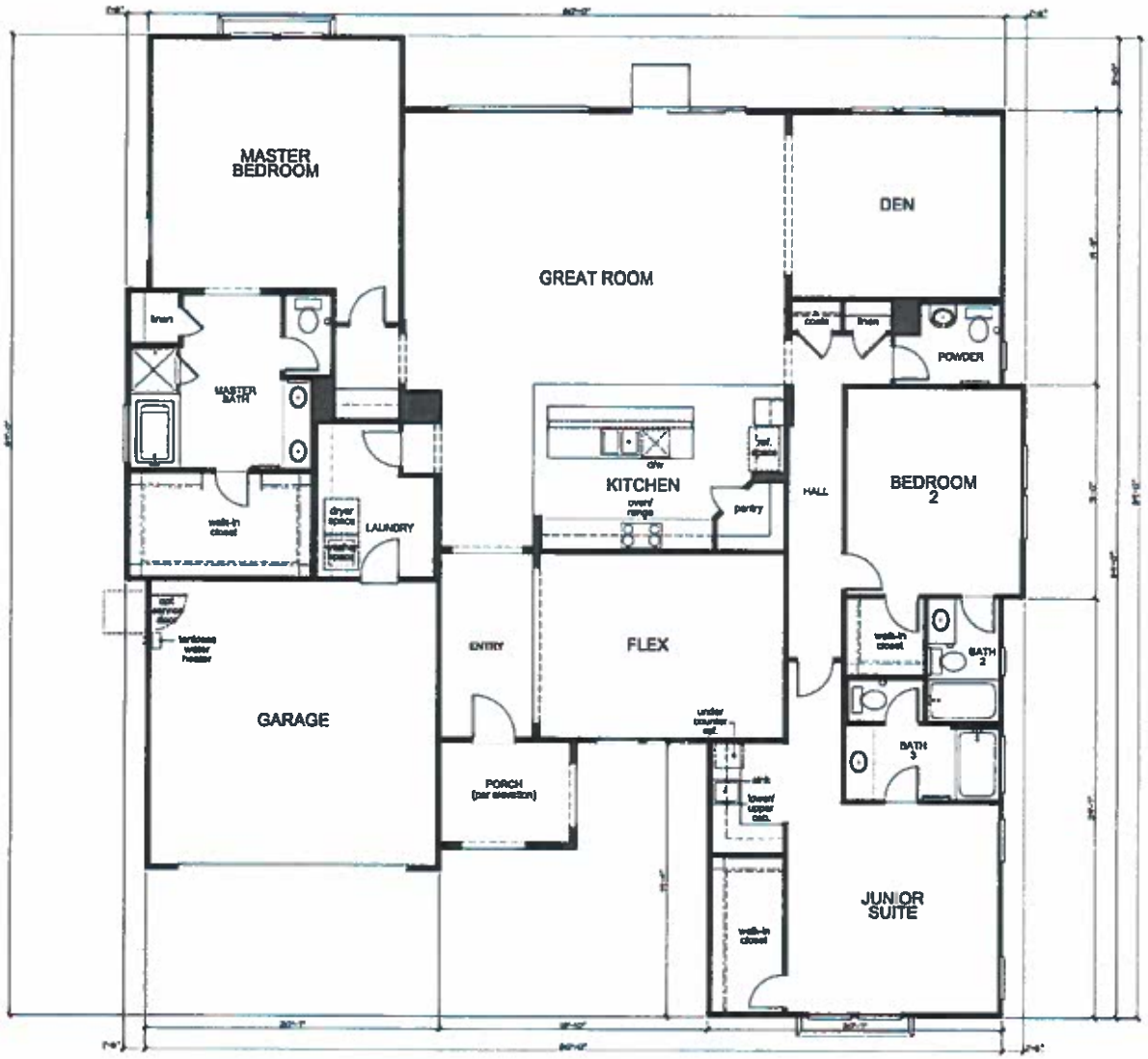
PLAN 6

RANCHO CHAFFEY

KB HOME
CITY OF RANCHO CUCAMONGA

PLAN No.: 160.2778
JOB No.: 150071
STORY: 1-STORY
March 18, 2016

Item H – 25



First Floor Plan 'A'
w/ Optional Junior Suite

SQUARE FOOTAGE					
PLAN 160.2778 WITH OPTIONAL JUNIOR SUITE					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	[illegible]	[illegible]	[illegible]	[illegible]	SQ. FT
TOTAL AREA	2441	2441	2441	2441	SQ. FT

PLAN 6

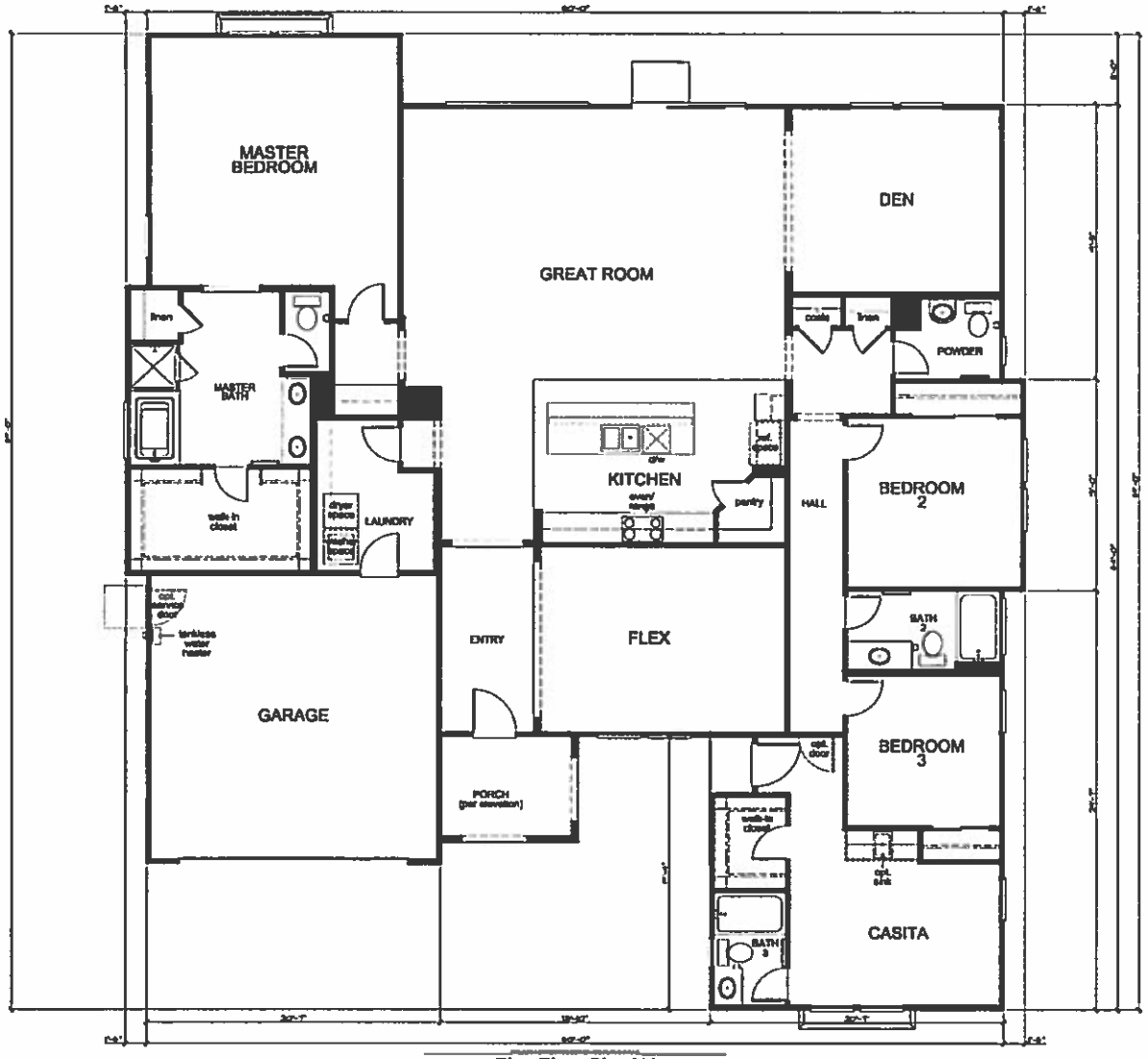
RANCHO CHAFFEY

KB HOME

KB Home Southern California/Coastal
36100 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300

CITY OF RANCHO CUCAMONGA

PLAN No.: 160.2778
JOB No.: 130671
STORY: 1-STORY
March 15, 2016



First Floor Plan 'A'
w/ Optional Casita

SQUARE FOOTAGE					
PLAN 168.2778 WITH OPTIONAL CASITA					
	'A'	'B'	'C'	'D'	
FIRST FLOOR AREA	2441	2441	2441	2441	SQ. FT.
TOTAL AREA	2441	2441	2441	2441	SQ. FT.

PLAN 6

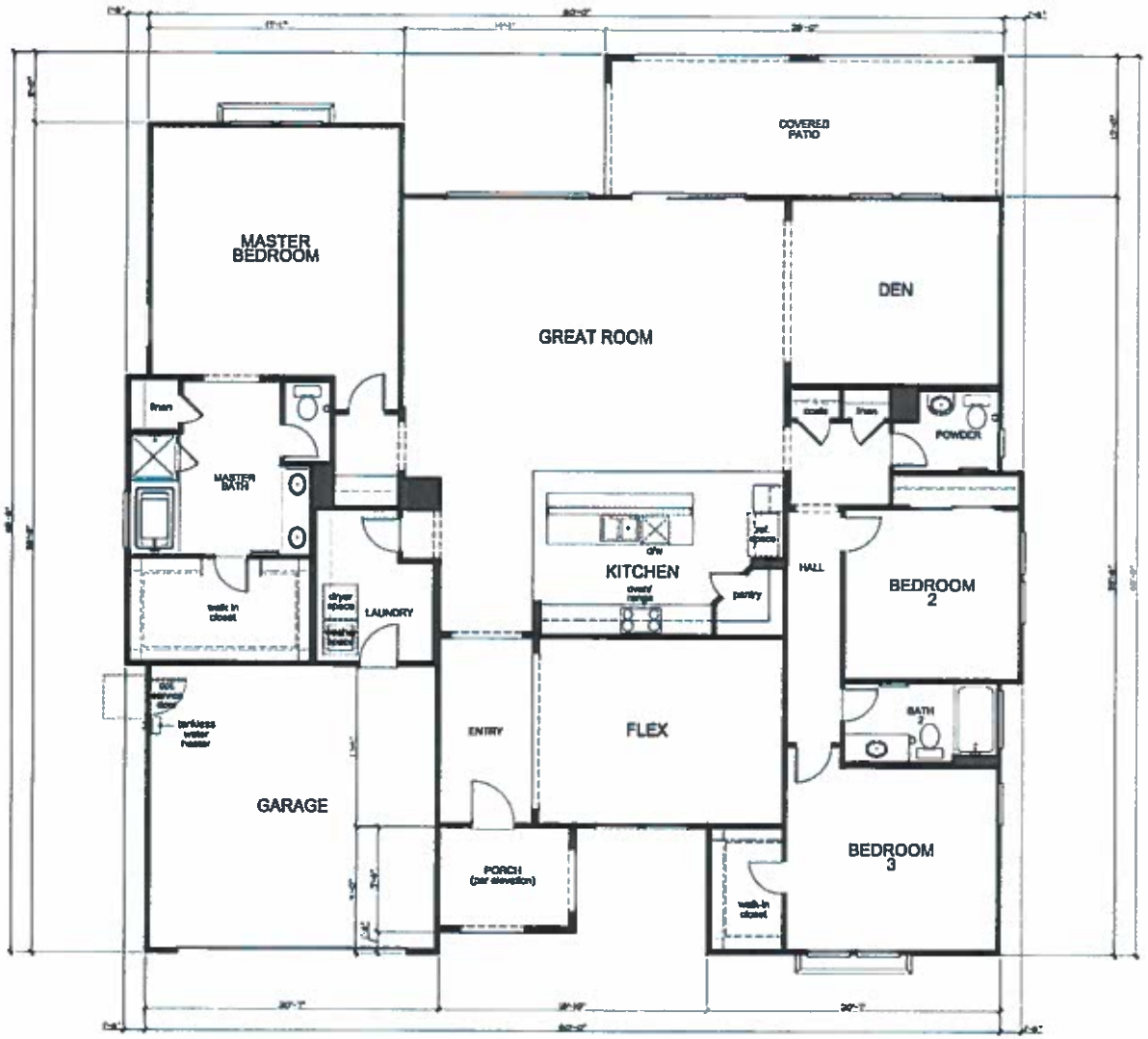
KB HOME

KB Home Southern California/Central
34310 Inland Valley Drive
Wildomar, CA 92595
(951) 651-5300

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No.: 168.2778
JOB No.: 350471
STORY: 1-STORY
March 18, 2016



First Floor Plan 'A'
w/ Optional Covered Patio

SQUARE FOOTAGE					
PLAN 150.2778					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	2778	2778	2778	2778	SQ. FT
TOTAL AREA	2778	2778	2778	2778	SQ. FT

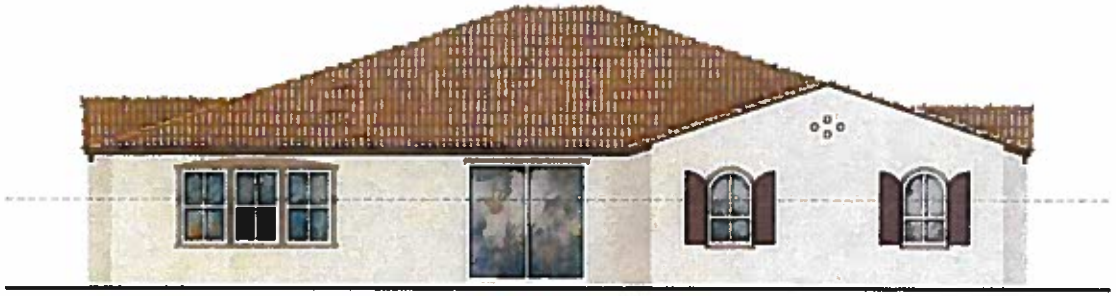
PLAN 6

RANCHO CHAFFEY

KB HOME
KB Home Southern California/Central
34300 Inland Valley Drive
Wildomar, CA 92595
(951) 693-5300
CITY OF RANCHO CUCAMONGA

PLAN No.: 150.2778
JOB No.: 150471
STORY: 1-STORY
March 12, 2016

Front Elevation 'A' (Spanish Colonial)



Rear Elevation 'A' (Spanish Colonial)

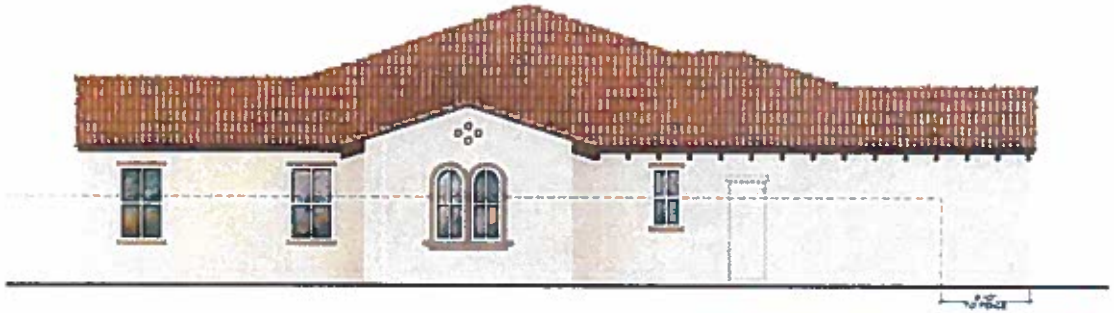
PLAN 7

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No
SHEET
March 16, 2010



Left Elevation 'A' (Spanish Colonial)

Right Elevation 'A' (Spanish Colonial)

PLAN 7

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Front Elevation 'B' (Craftsman)

Rear Elevation 'B' (Craftsman)

PLAN 7

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'B' (Craftsman)

Right Elevation 'B' (Craftsman)

PLAN 7

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Front Elevation 'C' (Farmhouse)

Rear Elevation 'C' (Farmhouse)

PLAN 7

KB HOME

KB Home Southern California Council
36310 Inland Valley Drive
Wildomar CA 92595
(951) 691-5300

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No. 166.5115
RIB No. 350671
STORY 1-STORY
March 16, 2016

Left Elevation 'C' (Farmhouse)

Right Elevation 'C' (Farmhouse)

PLAN 7

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Front Elevation 'E' (Italianate)

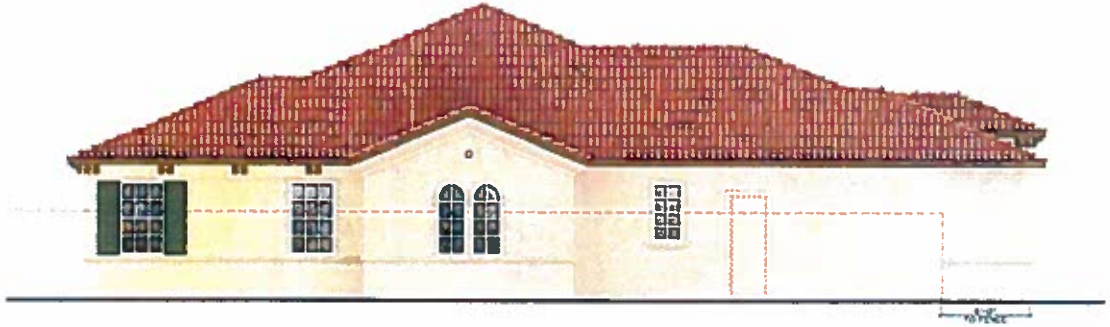
Rear Elevation 'E' (Italianate)

PLAN 7

KB HOME
KB Home Southern California Council
36310 Inland Valley Drive
Wildomar, CA 92595
(951) 641-5500
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No. 160.3115
BOB No. 350671
STORY 1-STORY
March 18, 2016



Left Elevation 'E' (Italianate)

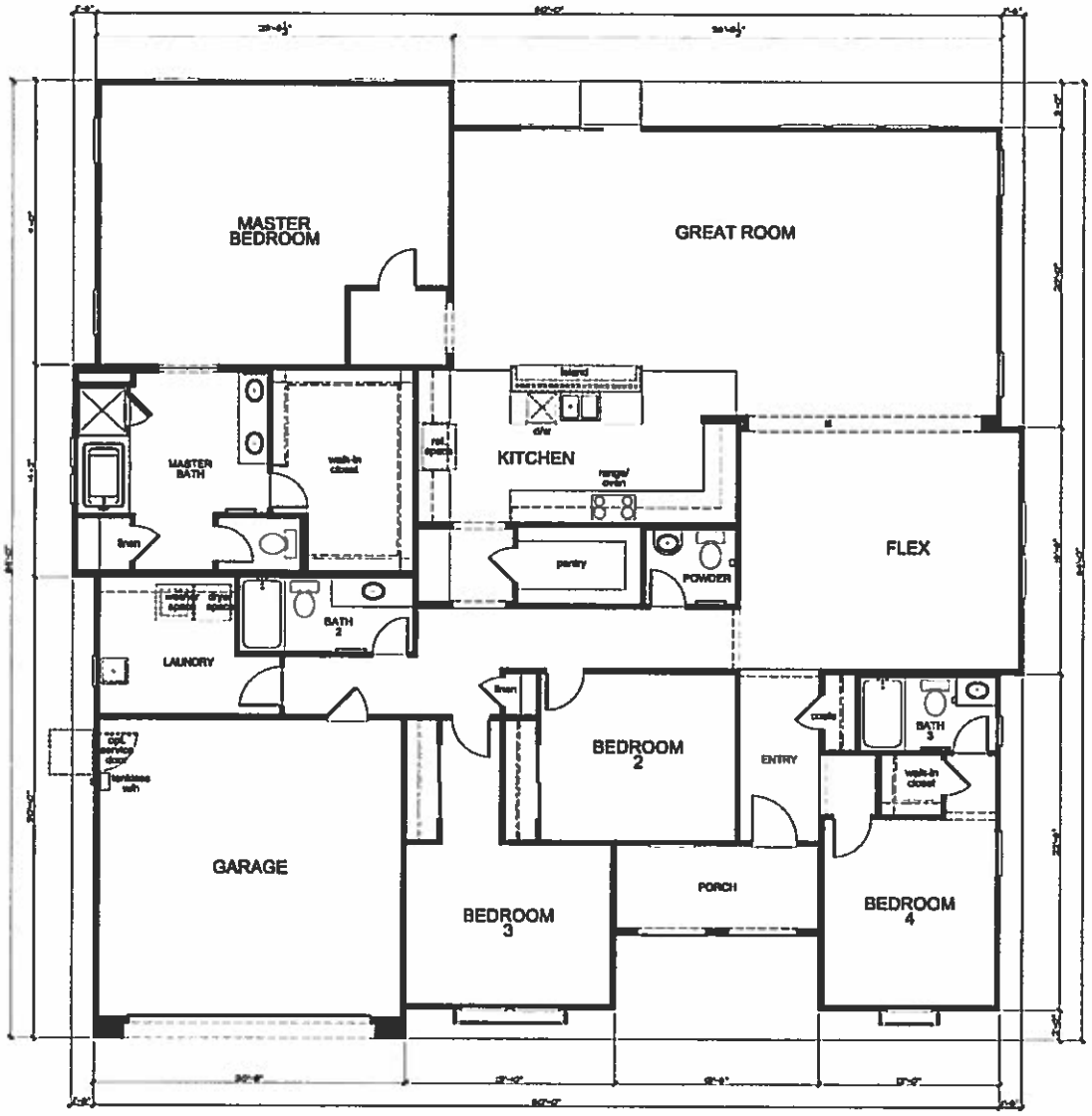
Right Elevation 'E' (Italianate)

PLAN 7

KB HOME
KB Home Southern California Coastal
30310 Inland Valley Drive
Wildomar, CA 92595
(951) 661-5700
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No. 360-3119
JOB No. 350673
STORY 1-STORY
March 18, 2016



Floor Plan

SQUARE FOOTAGE					
PLAN 168.3115					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	SHS	SHS	SHS	SHS	SQ. FT.
TOTAL AREA	3115	3115	3115	3115	SQ. FT.

PLAN 7

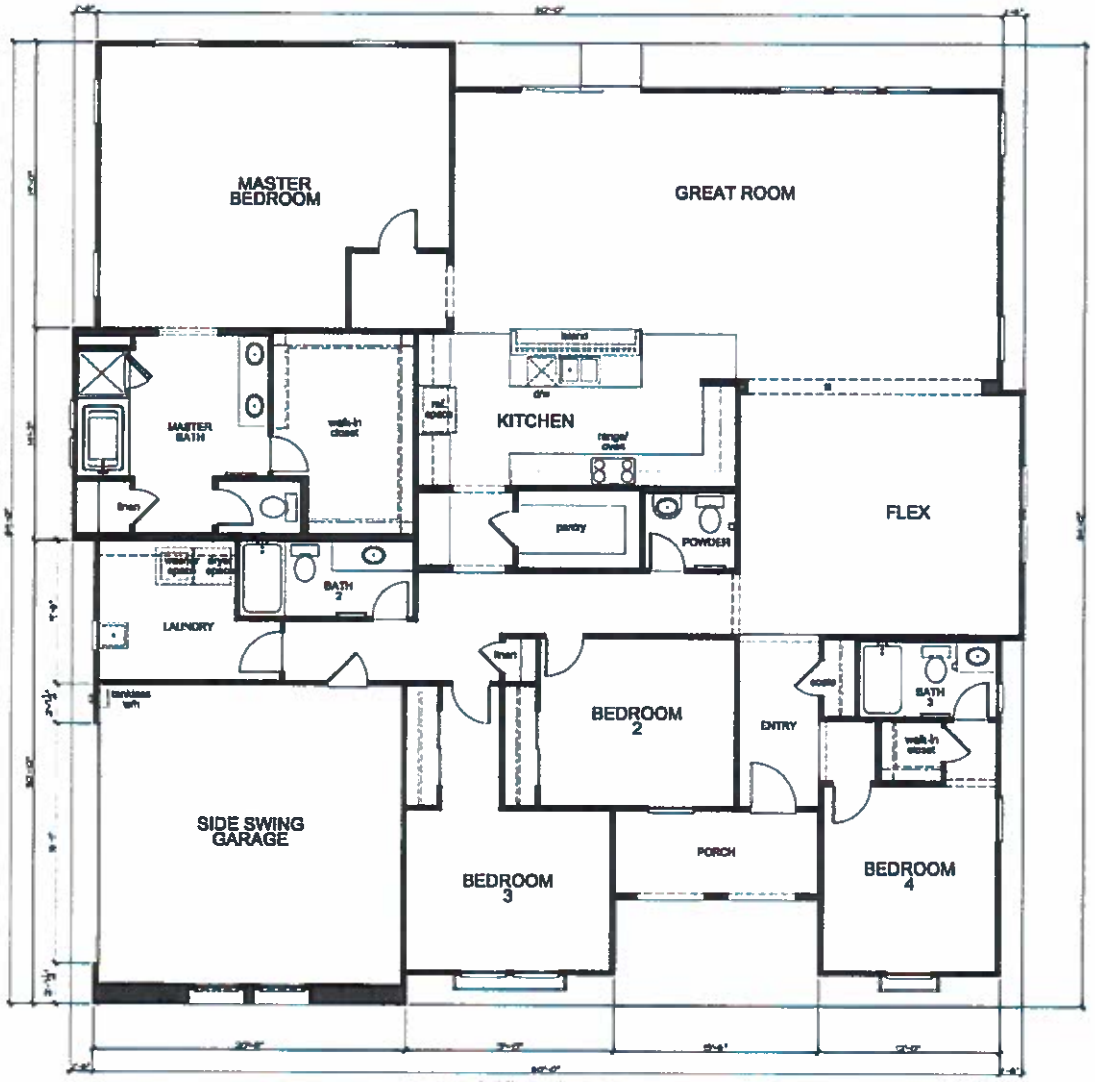
KB HOME

KB Home Southern California/Canada
34310 Inland Valley Drive
Wildomar, CA 92595
(951) 691-5300

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No.: 168.3115
JOB No.: 339673
STORY: 1-STORY
March 16, 2016



First Floor Plan 'A'
w/ Side Swing Garage
at Selected Lots Only

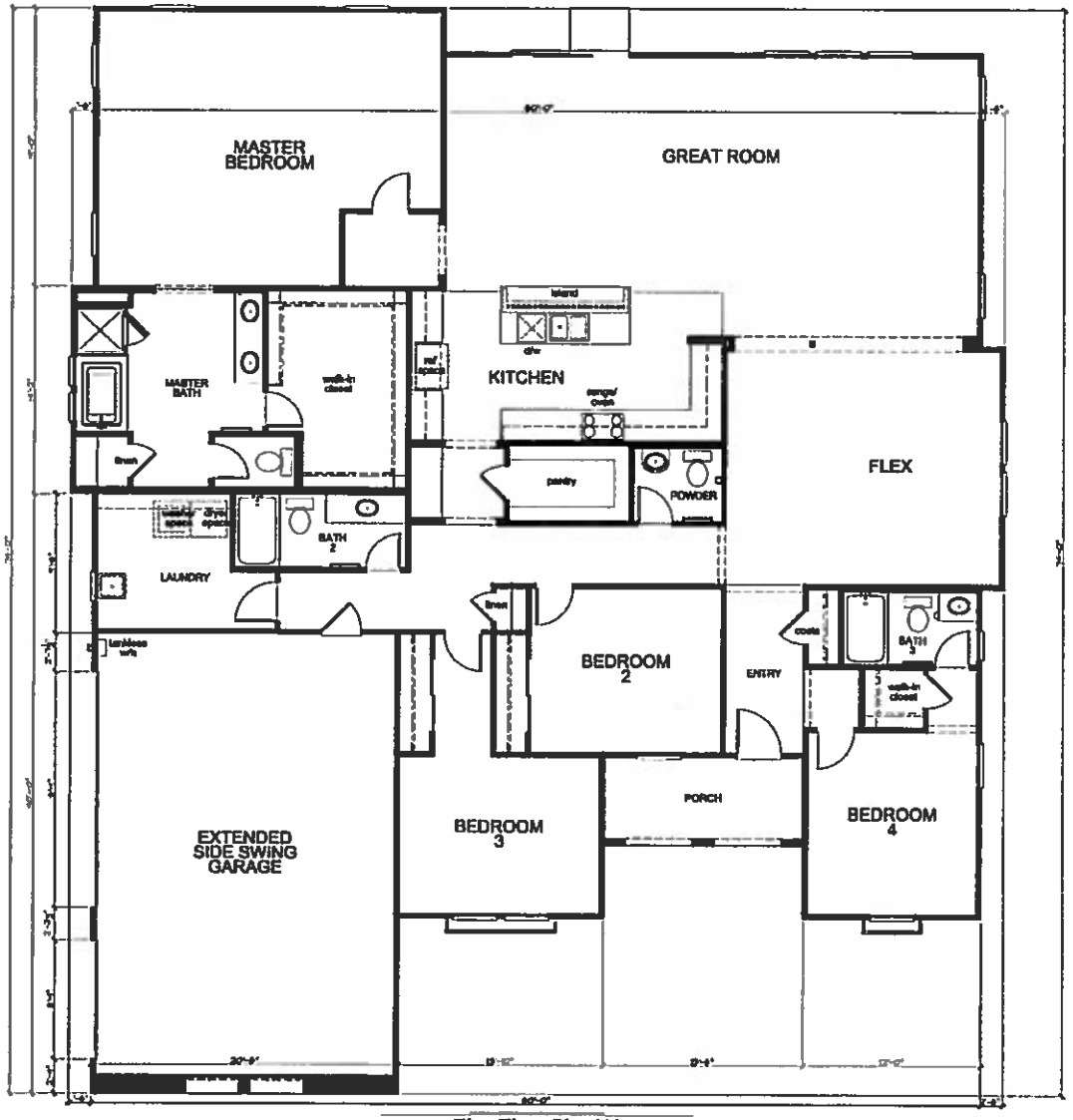
SQUARE FOOTAGE					
PLAN 1&3115					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	5115	5115	5115	5115	SQ. FT.
TOTAL AREA	5115	5115	5115	5115	SQ. FT.

PLAN 7

RANCHO CHAFFEY

KB HOME
KB Home Southern California/Central
14110 Inland Valley Drive
Wildomar, CA 92595
(951) 697-5300
CITY OF RANCHO CUCAMONGA

PLAN No.: 1&3115
JOB No.: 330671
STORY: 1-STORY
March 18, 2016



SQUARE FOOTAGE					
PLAN 160.3115					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	[illegible]	[illegible]	[illegible]	[illegible]	SQ. FT.
TOTAL AREA	515	515	515	515	SQ. FT.

First Floor Plan 'A'
w/ Optional Extended Side Swing Garage at Selected Lots Only

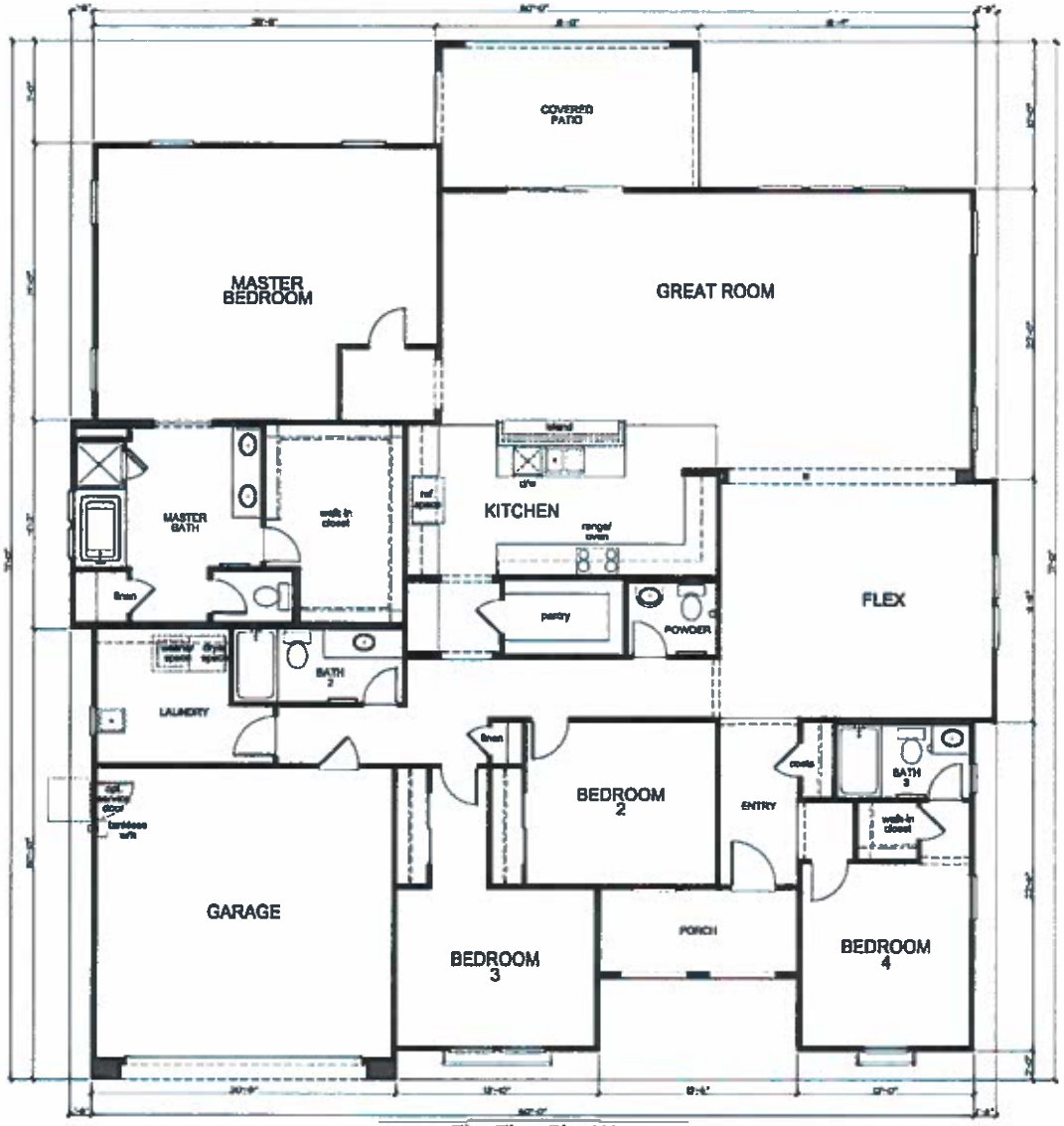
PLAN 7

RANCHO CHAFFEY

KB HOME
CITY OF RANCHO CUCAMONGA

PLAN No.: 160.3115
JOB No.: 330471
STORY: 1-STORY
March 18, 2016

Item H –39



SQUARE FOOTAGE					
FLAN 160315					
	'A'	'B'	'C'	'E'	
FIRST FLOOR AREA	SQ FT	SQ FT	SQ FT	SQ FT	SQ. FT
TOTAL AREA	3115	3115	3115	3 15	SQ. FT

First Floor Plan 'A'
w/ Optional Covered Patio

PLAN 7

KB HOME

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN No.: 160.3115
JOB No.: 130671
STORY: 1-STORY
March 18, 2016

THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE
AGENDA

JANUARY 28, 2014 - 7:00 P.M.

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

I. CALL TO ORDER

ACTION

Roll Call

Regular Members: Richard Fletcher _X_ Francisco Oaxaca _X_ *7:00 p.m.*
Candyce Burnett __ Donald Granger _X_

Alternates: Ray Wimberly __ Frances Howdyshell__
Lou Munoz __

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. DEVELOPMENT REVIEW DRC2013-00743 - KB HOME - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APN: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, and Tree Removal Permit DRC2009-00224. On November 9, 2011, a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. The California Environmental Quality Act provides that no

A. Generally accepted with corrections to come back for a follow-up review by the Committee.

EXHIBIT F

further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

III. PUBLIC COMMENTS

None.

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

7:35 p.m.

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.

DESIGN REVIEW COMMENTS

7:00 p.m. Mike Smith January 28, 2014

DEVELOPMENT REVIEW DRC2013-00743 - KB HOME - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APN: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, and Tree Removal Permit DRC2009-00224. On November 9, 2011, a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

Background: A tentative tract map for the purpose of subdividing the property into seventy-six (76) lots for single-family residential development, filed by Chaffey Joint Union High School District, was approved for this project site by the Planning Commission on November 9, 2011 (Related file: Tentative Tract Map SUBTT18122). To date, the final map has not been recorded. The property has since been sold to KB Home for the development/construction of the homes.

Site Characteristics: The project site is a vacant, rectangular-shaped property with an area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south). The area of the lots that will comprise the above-noted subdivision range between 21,780 square feet to 36,890 square feet (the minimum lot area is 20,000 square feet). The minimum average lot area is 25,230 square feet (the minimum average lot area is 25,000 square feet). The depth of each lot will be at least 200 feet, and the width of each lot will meet the required 90-foot dimension. All lots will be conventional, i.e. rectangular in shape, which will allow conventional house plotting.

To the north and west of the project site, are single-family residences. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the Foothill Freeway (SR-210). The properties to the east are vacant. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan.

General: The applicant proposes to construct a single-family residence on each lot of the above-noted subdivision for a total of seventy-six (76) single-family residences. The floor areas of the houses will range between 3,381 square feet (Plan 1) to 4,506 square feet (Plan 4). Thirty-eight (38) of the houses will be one-story, while the houses on the remainder of the lots will be two-story. This equates to 50 percent of the lots having single-story houses. This mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses be single-story. The garages of sixty-four (64) of the houses (60.6 percent of the total number of proposed houses) will be setback from the front part of the house or will not face towards the street, i.e., they are "side entry" garages. This will comply with Section 5.42.606 of the Etiwanda Specific Plan which requires that 50 percent of the garages be oriented or situated in a manner that minimizes its visual presence (as seen from the street). The houses on all corner lots (Lots 1, 17, 20 through 23, 28, 29, 40, 41, 52, 53, 64, 65, and 76) will be single-story as required per Section 5.42.608 of the Etiwanda Specific Plan.

The architecture of each house will be consistent with the general design requirements outlined in Section 5.42.600 of the Etiwanda Specific Plan. The applicant proposes four (4) types of architectural themes (elevations) – Spanish, Colonial, Cottage, and Farmhouse. Each house will incorporate a variety of materials to varying degrees. Depending on the theme, the Colonial, Cottage, and Farmhouse will have a combination of stone veneer, board and batt siding, lap siding, and stucco finish. Because of the nature of the theme, the Spanish elevation will be exclusively finished with stucco. The roofing will be either flat or barrel concrete tile.

Each house will have an articulated footprint/floor plan and profile. The applicant proposes four (4) distinct footprints – Plans 1, 2, 2x, 3, and 4 – and reverse footprints of each for a total of ten (10) footprints. Plans 1, 2, and 2x will be one-story while the others will be two-story. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan. Because the footprints and profiles of each house differ, there will be a variety of movement in the wall planes and roof lines. Each house will have a front entrance comprised of either an enclosed courtyard or a covered porch. Potential homeowners have the option of a casita attached to the house (Plan 2x). Depending on the theme, there will also be details such as wood brackets/rafters tails at the roof eaves, decorative trim and shutters around the windows, wrought iron accent features, corbels, molding along the top of the stone veneer wainscots, wood shingle siding, and decorative garage doors. Chimneys are not proposed.

Staff Comments: The following comments are intended to provide an outline for Committee discussion.

Major Issues: The following broad design issues will be the focus of Committee discussion regarding this project.

None.

Secondary Issues: Once all of the major issues have been addressed, and time permitting, the Committee will discuss the following secondary design issues.

None.

Staff Recommendation: Staff recommends that the project be approved and forwarded to the Planning Commission for review and action.

Design Review Committee Action:

Staff presented a brief overview and background of the project and summarized the design characteristics of the proposed houses. The Committee generally accepted the proposal as submitted with some exceptions. The Committee directed the applicant to revise the Spanish Colonial themed elevations so that they incorporated more features that are characteristic of Spanish Colonial architecture. The features that were requested include arched and/or recessed windows, shutters with curved top edges that match the corresponding arched window, and arched trim above the garage doors. The Committee requested that the stackstone veneer be comprised of blocks that were thicker, i.e. the vertical dimension of each stack should be increased. Also, the Committee requested that the applicant vary the type of rock veneers on the Craftsman themed elevations. The applicant proposed a

stackstone veneer for all houses that had the Craftsman theme. The Committee wanted the houses to have a stone veneer constructed of either fieldstone, river rock, brick, or stackstone veneer.

The applicant was directed to revise the proposal as noted and submit the proposal for a follow-up review by the Committee prior to forwarding the application to the Planning Commission for review.

Lastly, the Committee directed the applicant to add decorative windows on the garage doors.

Members Present: Fletcher, Oaxaca, Granger

Staff Planner: Mike Smith

THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE AGENDA

MARCH 4, 2014 - 7:00 P.M.

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

I. CALL TO ORDER

ACTION

Roll Call — *7:00 P.M.*

Regular Members: Richard Fletcher _X_ Francisco Oaxaca _A_
Candyce Burnett ___ Donald Granger _X_

Alternates: Ray Wimberly ___ Frances Howdyshell___
Lou Munoz ___

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. DEVELOPMENT REVIEW DRC2013-00743 - KB HOME - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue about 150 feet north of the Foothill Freeway (SR-210) - APNs: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance DRC2009-00020, and Tree Removal Permit DRC2009-00224.

A. The project was approved as presented with the direction of the Committee to add arches to the front entryway at the front elevations of Plans 1 and 1x.

EXHIBIT G

DESIGN REVIEW COMMITTEE AGENDA

MARCH 4, 2014

RANCHO CUCAMONGA

III. PUBLIC COMMENTS	*None.*
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	*7:29 P.M.*
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.	

DESIGN REVIEW COMMENTS

7:00 p.m. Mike Smith March 4, 2014

DEVELOPMENT REVIEW DRC2013-00743 - KB HOME: - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue about 150 feet north of the Foothill Freeway (SR-210) - APNs: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance DRC2009-00020, and Tree Removal Permit DRC2009-00224.

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Background: The proposed project was reviewed by the Committee on January 28, 2014. The Committee generally accepted the proposal as submitted with some exceptions. The Committee directed the applicant to do the following and submit the proposal for a follow-up review prior to forwarding the application to the Planning Commission for review (Exhibit A):

1. Revise the Spanish Colonial-themed elevations so that they incorporated more features that are characteristic of Spanish Colonial architecture. The features that were requested include arched and/or recessed windows, shutters with curved top edges that match the corresponding arched window, and arched trim above the garage doors;

2. Use stackstone veneer comprised of blocks that have a vertical dimension greater than originally proposed so that each stack is visually 'thicker';

3. Vary the type of rock veneers on the Craftsman-themed elevations. The applicant proposed a stackstone veneer for all houses that had the Craftsman theme. The Committee wanted the houses to have a stone veneer constructed of either fieldstone, river rock, brick, or stackstone veneer; and

4. Add decorative windows on the garage doors.

Staff Comments: The applicant agreed to complete the revisions as directed by the Committee. With the exception of Revision #1 as listed above, the revisions can be included as conditions of approval and verified during review of the construction plans by Staff during plan check. Those conditions of approval will read as follows:

1. The minimum vertical dimension of each stack of stackstone rows/blocks shall be 4 inches.

2. The rock veneers on the Craftsman themed elevations shall be varied so that the houses with this theme will have either fieldstone, river rock, brick, or stackstone veneer. The ratio of the veneers that are applied shall be equal throughout the subdivision, i.e. no particular veneer that is used shall be the dominant veneer. Adjoining Craftsman-themed houses shall not have the same type of veneer.

3. All garage doors shall have decorative windows that match the theme of the corresponding house.

For Revision #1, the applicant has prepared a new set of plans (for the Spanish Colonial theme only) showing the revisions as directed. Staff conducted a side-by-side comparison of the original and revised plans and has concluded that the applicant has completed the revisions as discussed at the Design Review Committee meeting on January 28, 2014. The applicant has made the following revisions (staff

will provide a set of both the original and revised plans and show the changes that were made to the Committee during the meeting):

1. The majority of the windows that are located beneath a gable roof on all elevations have been revised so that the horizontal edge at the top of each window has been changed to an arc.

2. At windows there were proposed to be recessed into the building wall, then the horizontal soffit above the window now has been changed to an arched soffit.

3. At some of the windows that are located beneath a gable roof on all elevations, the top edge of the rectangular foam trim has been changed to include a curvilinear/arced top edge.

4. Where there were rectangular shutters at the above-noted windows, the shutters now have an arced top edge that 'reflects' the adjoining window.

5. At garages that are located beneath a gable roof, the top edge of the rectangular foam trim has been changed to include a curvilinear/arced top edge, or, if recessed, the top edge of the soffit is now arched.

Staff Recommendation: Staff recommends that the project be approved with the above-noted revisions incorporated by the applicant and those recommended by staff and forwarded to the Planning Commission for review and action.

Design Review Committee Action:

The project as approved as presented with the direction of the Committee to add arches to the front entryway at the front elevations of Plans 1 and 1x.

Members Present: Fletcher, Granger

Staff Planner: Mike Smith

THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE
ACTION AGENDA

APRIL 5, 2016 - 7:00 P.M.

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

I. CALL TO ORDER

Roll Call — *7:00 P.M.*

Regular Members: Richard Fletcher _X_ Francisco Oaxaca _X_
Candyce Burnett __ Donald Granger _A_

Alternates: Ray Wimberly __ Lou Munoz__
Rich Macias__

Additional Staff Present: Mike Smith, Senior Planner; Nikki Cavazos, Assistant Planner; Dominick Perez, Associate Planner; Tom Grahn, Associate Planner

II. PUBLIC COMMENT

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.

III. 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.

EXHIBIT H

DESIGN REVIEW COMMITTEE AGENDA

APRIL 5, 2016

A. DESIGN REVIEW MODIFICATION DRC2016-00182 - KB HOME - A review of the revised plotting and architecture for 25 single-family residences within a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the 210-Freeway; APN's: 0225-452-13 through -17, -19, 0225-465-01 through -03, -15, -16, -18, 0225-085-06 through -09, -11, -12, and 0225-062-02 through -08. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, Tree Removal Permit DRC2009-00224 and Design Review DRC2013-00743. On November 9, 2011 a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. California Environmental Quality Act Section 15162 (a) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

A. DRC2016-00182 Committee recommended approval of the project, subject to additional revisions on Plan 5, 6 and 7.

B. MINOR DESIGN REVIEW DRC2015-00950 - LYFE COMPANY, LLC. - A request to modify the exterior of an existing building of 85,000 square feet and to add an outdoor patio area of 21,000 square feet for a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Related Cases: Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187, Uniform Sign Program Modification DRC2015-01198 and Minor Exception DRC2016-00202.

C. MINOR EXCEPTION DRC2016-00202 - LYFE COMPANY, LLC. - A request to reduce the amount of required parking spaces by less than 25% for a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Related Cases: Minor Design Review DRC2015-00950, Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187 and Uniform Sign Program Modification DRC2015-01198.

D. UNIFORM SIGN PROGRAM AMENDMENT DRC2015-01198 - LYFE COMPANY, LLC. - A request to modify Uniform Sign Program #28 in conjunction with a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial

B, C, D. DRC2015-00950, DRC2016-00202 and DRC2015-01198 Committee recommended approval of the project, subject to additional sample graphics be provided in the Uniform Sign Program.

DESIGN REVIEW COMMITTEE AGENDA

APRIL 5, 2016

Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Minor Design Review DRC2015-00950, Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187 and Minor Exception DRC2016-00202.

E. DESIGN REVIEW DRC2015-00811 – DCI INVESTMENTS - A request to develop 12 single-family homes on 4.36 acres of land in the Low (L) Residential District of the Etiwanda North Specific Plan located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court; APN: 1087-261-12. Related Files: Tentative Tract Map SUBTT18960.

E. DRC2015-00811 Committee recommended approval and forwarded project to PC.

IV. ADJOURNMENT

8:15 p.m.

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 March 24, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.

DESIGN REVIEW COMMENTS

7:00 p.m. Nikki Cavazos April 5, 2016

DESIGN REVIEW MODIFICATION DRC2016-00182 - KB HOME - A review of the revised plotting and architecture for 25 single-family residences within a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the 210-Freeway; APN's: 0225-452-13 through -17, -19, 0225-465-01 through -03, -15, -16, -18, 0225-085-06 through -09, -11, -12, and 0225-062-02 through -08. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, Tree Removal Permit DRC2009-00224 and Design Review DRC2013-00743. On November 9, 2011 a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. California Environmental Quality Act Section 15162 (a) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

Background: A tentative tract map for the purpose of subdividing the property into seventy-six (76) lots for single-family residential development, filed by Chaffey Joint Union High School District, was approved for this project site by the Planning Commission on November 9, 2011 (Related file: Tentative Tract Map SUBTT18122). KB Home bought the property in order to develop/construct homes. KB Home submitted an application to construct house product. The project was reviewed by the Design Review Committee on March 4, 2014 and was approved by the Planning Commission on April 23, 2014 (related file: Design Review DRC2013-00743). The approval was for a variety of floor plans and four different architectural themes, Spanish Colonial, Craftsman, Farmhouse and Cottage. The subdivision is currently under construction and about 50% of the houses are completed and occupied.

Design Parameters: The project site consists of seventy-six (76) parcels located on the east side of East Avenue, about 150 feet north of the 210-Freeway. The project site has an overall area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south). To the north, there are single-family residences, including recently constructed single-family residences within Tract 17651. To the west of the project site, are single-family residences and a single, vacant parcel. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the 210-Freeway. The properties to the east are vacant. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan. The subject property is generally level with a southeasterly slope; the elevations at the northwest and southeast corners are approximately 1,455 feet and 1,400 feet, respectively.

On January 5, 2016, the applicant submitted plans to revise the house product on twenty-five (25) of the uncompleted lots. The changes to the house product include three new smaller floor plans and one new elevation theme. The applicant has stated that home buyers have requested smaller floor plans with a lower base price. The smaller floor plans will reduce the purchase price of the homes by about $80,000 to $90,000.

The applicant proposes three (3) new footprints – Plans 5, 6, and 7 – to be added to the set of previously approved Plans 1, 2, 2x, 3, and 4 that are currently under construction. The new floor plans will be one-story. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan. The previously approved house product have floor plans which range between 3,381 and 4,506 square feet in area. The proposed floor plans will range between 2,400 and 3,115 square feet in area. No revisions are proposed to the size and/or dimensions of the lots on which these new floor plans will be constructed. The smaller floor plans will remain in compliance with all development standards including setbacks, lot coverage, and height standards. The garages of forty (40) of the houses (53 percent of the total number of proposed

houses) will be setback from the front part of the house or will not face towards the street, i.e., they are "side entry" garages. This will comply with Section 5.42.606 of the Etiwanda Specific Plan that requires 50 percent of the garages to be oriented or situated in a manner that minimizes the visual presence (as seen from the street). Fifty-one (51) of the houses will be one-story, while the houses on the remainder of the lots will be two-story. This equates to 67 percent of the lots having single-story houses. This mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses be single-story.

The subdivision is currently comprised of four (4) types of architectural themes (elevations), Spanish Colonial, Craftsman, Cottage, and Farmhouse, which were reviewed and approved by the Design Review Committee on January 28 and March 4, 2014. The applicant proposes to add a fifth architectural theme – Italianate. This theme will be used on the houses at five of the remaining vacant lots. The other 20 houses will have (proposed) variations of the previously approved Spanish Colonial, Craftsman, and Farmhouse themes. Staff has reviewed the revised architecture of each theme and believe that they are consistent with the Committee's original approval. Depending on the theme, there will also be details such as wood brackets/rafter tails at the roof eaves, decorative trim and shutters around the windows, wrought iron accent features, corbels, molding along the top of the stone veneer wainscots, wood shingle siding, and decorative garage doors. The Cottage theme is not proposed for any of the remaining 25 lots. The architecture of each house will be consistent with the general design requirements outlined in Section 5.42.600 of the Etiwanda Specific Plan and will incorporate a variety of materials to varying degrees. Due to the nature of the theme, the Italianate design elevations will include a low profile S-tile roof, decorative brackets and frieze board, some square tower entries with arched openings, narrower windows with a rounded top, and windows with divided lights. The roof forms will be predominantly hipped with a roof pitch which ranges from 4:12 to 5:12. The Italianate design will have a stucco finish.

Major Issues: None

Secondary Issues: None

Policy Issues: None

Staff Recommendation: Staff recommends that the project be approved and forwarded to the Planning Commission for review and action.

Design Review Committee Action:

The Design Review Committee approved the project (DRC2016-00182) with two revisions:

- *On Plan 5, the arch window design shall be wrapped to the rear elevation instead of just the front and side elevations.*
- *On Plan 5, 6, and 7, add double trim and keystone to sliding glass door on rear elevation.*

After the applicant makes these revisions they are to submit them to the Planning Department and after staff has reviewed the revisions, the project may be forwarded to the Planning Commission.

Staff Planner: Nikki Cavazos, Assistant Planner

Members Present:

Additional Staff Present: Mike Smith, Senior Planner; Dominick Perez, Associate Planner; Tom Grahn, Associate Planner

Attachments:
- Exhibit A - Site Plan (lots subject to this application are highlighted)
- Exhibit B - Planning Commission Staff Report for Development Review DRC2013-00743, dated April 23, 2014
- Exhibit C - Design Review Committee Action Comments, dated March 4, 2014
- Exhibit D - Design Review Committee Action Comments, dated January 28, 2014

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

Date: November 9, 2011

To: Chairman and Members of the Planning Commission

From: James R. Troyer, AICP, Planning Director

By: Mike Smith, Associate Planner

Subject: ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT18122 - CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT - A proposal to subdivide five (5) vacant parcels with a combined area of approximately 53 acres into 76 lots in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, approximately 150 feet north of the Foothill Freeway (SR-210) - APN: 0225-191-03, 04, 13, 15, and 20. Related files: Preliminary Review DRC2006-00793, Variance 2009-00020, and Tree Removal Permit DRC2009-00224. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

VARIANCE DRC2009-00020 - CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT - A request to allow perimeter walls in excess of 6 feet, the maximum wall height permitted in residential districts, for noise attenuation purposes along the perimeter of a proposed 76-lot subdivision with a combined area of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APN: 0225-191-03, 04, 13, 15, and 20. Related files: Preliminary Review DRC2006-00793, Tentative Tract Map SUBTT18122, and Tree Removal Permit DRC2009-00224.

TREE REMOVAL PERMIT DRC2009-00224 - CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT: A request to remove trees in conjunction with a proposal to subdivide five (5) vacant parcels with a combined area of about 53 acres into 76 lots in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APN: 0225-191-03, 04, 13, 15, and 20. Related files: Preliminary Review DRC2006-00793, Tentative Tract Map SUBTT18122, and Variance DRC2009-00020.

BACKGROUND: The applications were scheduled for review and action at the Planning Commission meeting to be conducted on May 25, 2011. However, during the week preceding the public hearing staff and the applicant received correspondence from various agencies (Exhibits L – O) regarding the Initial Study (IS) and Mitigated Negative Declaration (MND) that was circulated per the notification and comment requirements of the California Environmental Quality Act (CEQA). These agencies concluded that more information was required and requested more documentation and/or data that would support the City's environmental determination. The public hearing was subsequently continued to the Planning Commission meeting on July 13, 2011.

Shortly thereafter, it was deemed unlikely that there would be enough time to prepare for the July 13, 2011, Planning Commission public hearing. The Planning Commission public hearing was subsequently continued to a future, undetermined date. In the interim period since then, the applicant and his consultant updated their environmental reports and analyses and submitted them to the City for

EXHIBIT I

review. Using these documents, staff revised the Initial Study to include additional data and revised the Mitigated Negative Declaration to include new mitigations. The Initial Study and Mitigated Negative Declaration were re-circulated as required per CEQA guidelines.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:
North - Single-Family Residences (Part) and Grading/Construction of New Single-Family Residences (Part, Tract 17651); Very Low (VL) Residential District, Etiwanda Specific Plan
South - Access road for San Bernardino Flood Control District and Foothill Freeway (SR-210)
East - Vacant; Very Low (VL) Residential District, Etiwanda Specific Plan
West - Single-Family Residences (Part) and Vacant (Part); Very Low (VL) Residential District, Etiwanda Specific Plan

B. General Plan Designations:
Project Site - Very Low Residential
North - Very Low Residential
South - n/a
East - Very Low Residential
West - Very Low Residential

C. Site Characteristics: The project area consists of five (5) parcels with a combined area of approximately 2,350,000 square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south) (Exhibit B). The site is vacant. There are numerous trees within and along the property lines of the individual parcels that comprise the project site. The eastern half of the combined property is mostly low vegetation. To the north of the western half of the project site, there are single-family residences. To the north of the eastern half of the site, there is ongoing grading and construction of new homes (Related file: Tract 17651). To the west, are additional single-family residences and a single vacant parcel. To the south, is a road used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this road, is the Foothill Freeway (SR-210). To the east, are vacant parcels. The zoning of the property and all surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan (Exhibit C). The subject property is generally level with a southeasterly slope; the elevations at the northwest and southeast corners are approximately 1,455 feet and 1,400 feet, respectively.

ANALYSIS:

A. General: The applicant proposes to subdivide the property into 76 lots for single-family residential development (Exhibit D). Development/construction of the homes following the subdivision of the property will be by others, as it is not the intent of the applicant to do so themselves. All of the lots will comply with the development standards applicable to this zoning district as described in Figure 5-2 of the Etiwanda Specific Plan. Individual lot areas will range between 21,780 square feet to 36,890 square feet, which are in excess of the minimum of 20,000 square feet that is required. The minimum average lot area is 25,230 square feet which is in excess of the minimum 25,000 that is required. The depth of each lot will be at least 200 feet, and the width of each lot will meet the required 90-foot dimension. All of the lots will be conventional, i.e. rectangular in shape, which will allow conventional house plotting. Included in the proposal are several streets, including one that

will link East Avenue and adjacent future residential development at Tract 17651 to the north and the vacant parcel to the east.

As the subject property is located within the Equestrian Overlay, each lot will have a dedicated corral area of 24 feet by 24 feet for horse-keeping, and equestrian trails will be provided along the rear of each lot per Section 5.25.500 of the Etiwanda Specific Plan. Along the north perimeter of the project site, a 20-foot wide Community Trail will be constructed per Figure 5-18 of the Etiwanda Specific Plan. From East Avenue to a point approximately 1,200 feet to the east, at the north side of Lots 47, 58, 59, 70, and 71, the alignment of the trail will be located entirely within the proposed subdivision. From that point to the northeast corner of the subject site, the alignment of the trail shifts northward, and only 8 feet of the required 20 feet width of the trail, at the north side of Lots 22, 23, 34, 35, and 46, will be within the proposed subdivision. The other 12 feet will be on the neighboring property to the north (Tract 17651).

B. 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 Etiwanda High School at 9161 Base Line Road on October 16, 2009 (Exhibit J). Several individuals from the surrounding community attended. None of them had any specific objections to the project. Most of the comments were related to off-site improvements as a result of the project including street widening, installation of utilities (natural gas and sewer), undergrounding of existing power lines, removal of trees, and construction of new walls (including the noise attenuation wall). The applicant answered these questions to the satisfaction of those present. Some of their questions could not be answered because the subject of the inquiry, such as obtaining a connection to a natural gas line, could only be addressed by the applicable utility. There were concerns about impacts related to construction activity including fugitive dust and noise. Staff stated to the attendees that the applicant's proposal does not include house product, therefore, grading would be limited to rough grading, and there would not be any construction activity associated with this application. Nevertheless, there are mitigation measures that must be followed by developers to control dust and noise. Measures to control dust will include the use of a water truck to stabilize soil and prevent it from becoming airborne, ceasing construction during strong winds, and a variety of barriers to prevent water runoff. The principal means to control noise will be to limit the hours of construction. Staff also noted to the attendees that in the event such measures were not being followed, they could contact the City (or other agencies like the Air Quality Management District) to investigate the problem and, if there is a violation, require the applicant to correct the violation.

C. Grading and Technical Review Committees: The Grading Review Committee (Addington and Miller) and Technical Review Committee reviewed the application on December 15, 2009. The Committees accepted the proposal and recommends approval. Their conditions have been incorporated into the Resolution of Approval.

D. Design Review Committees: The Design Review Committee (Munoz, Wimberly, and Nicholson) reviewed the application on December 15, 2009 (Exhibit H). The Committee reviewed the proposed subdivision and accepted it as submitted after concluding that the design/layout of the tract is standard for the zoning district and area of the project site. The height of the noise attenuating walls was identified as standard for residential projects along the Foothill Freeway (SR-210). Staff indicated that the design and construction of the wall would be per Caltrans standard. The Committee noted that the house product would be reviewed later when the developer of the site submitted the plans and that the opportunity for additional comments would

occur at that time. The Committee's conditions have been incorporated into the Resolution of Approval.

E. Trails Advisory Committee: The Trails Advisory Committee reviewed the application on December 9, 2009 (Exhibit I). In general, the Committee reviewed the proposed subdivision and accepted it as submitted with several relatively minor revisions including enlarging the corner cut-offs at trail intersections, providing block walls along the perimeter of trails throughout the subdivision (instead of PVC fencing), and providing safety/identification signs and striping. The Committee also requested that staff research two (2) significant revisions relating to the proposed 20-foot wide Community Trail. The first was the possibility of allowing horse-keeping related vehicles access to the trail, i.e. drive on it, to facilitate the movement of such horse-keeping related vehicles in a forward-facing direction through the trail system. The second was the planting of the replacement Eucalyptus windrow in order to enhance the aesthetics along the trail on the north side of the proposed north perimeter wall of the subdivision that will be located adjacent and parallel to the trail.

Staff discussed the requests with the Engineering and Public Works Departments, and it was determined that neither request could be accommodated. The first request could not be granted as a) there was a potential for safety to be compromised because of motorized horse-keeping related vehicles sharing the same path of travel as pedestrian, bicycle, and equestrian traffic, b) the surface of the trail was not designed to support such traffic and would be subject to damage, and c) motorized horse-keeping related vehicles are not permitted on the Community Trail system anywhere else in the City. The second request could not be granted as long-term maintenance including tree pruning and watering would become the sole responsibility of the City. At a follow-up meeting with the Committee on September 8, 2010, alternate solutions were discussed. The Committee agreed to the two following solutions: 1) to address the first request, hammerhead turnarounds would be provided at the north ends of each north to south segment of Local Trails that intersect with the Community Trail to permit horse-keeping related vehicles to reverse direction (these will match the turnarounds near the east and west termini of the east to west trail along the south perimeter of the subdivision), and 2) to address the second request, the Eucalyptus windrow would be planted adjacent and parallel to the Local Trail and wall that will be located along the south perimeter of the subdivision. At this meeting, there was additional discussion regarding the wall along the rear of each property and its design. The applicant and the Committee agreed that the wall would be comprised of a solid lower portion constructed of decorative blocks and an open upper portion constructed of wrought iron fencing. These solutions and the Committee's other conditions have been incorporated into the Resolution of Approval.

F. Variance DRC2009-00020: The applicant submitted a Variance to allow the construction of noise attenuating walls along the south, east, and west perimeters of the proposed subdivision that will be in excess of 6 feet in height (Exhibit F). Noise attenuation walls were identified as the principal means for mitigating noise impacts generated by traffic on East Avenue and the Foothill Freeway (SR-210), according to the noise study prepared by Mestre Greves Associates on October 9, 2008. Per Section 17.08.060(K) of the Development Code, the maximum height of walls permitted in residential districts is 6 feet. The proposed walls will be approximately 6 to 15.5 feet above the pad elevations of the lots adjoining the walls as seen from the interior of the subdivision. Depending on the location, some walls will be constructed over retaining walls, i.e. a combination wall. Therefore, as seen from the outside, the height of the walls will be greater. The general area where the walls will be highest is near the southeast corner of the subdivision at Lot 16 where the wall, as seen from the freeway, will be approximately 22 feet high.

Facts for Findings: The purpose of a Variance is to provide flexibility from the strict application of development standards. In order to grant a request for a Variance, the Planning Commission must make a series of findings. Generally, these findings focus on unique or special circumstances applicable to a specific property. The following are facts to support the necessary findings:

1. Finding: That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objective of this Code.

   Fact/s: The proposed walls are for noise attenuation purposes to reduce the exterior noise levels at the lots along the perimeter of the proposed subdivision. The height of the walls is necessary to mitigate the noise impacts to a level that is less than 65 dBA CNEL (Community Noise Equivalent Level) as specified in the Development Code. If the walls were limited to 6 feet as specified in the Code, or if the walls were absent altogether, the exterior noise levels would not comply with the Code, nor be consistent with Public Health and Safety policies relating to noise (Goal PS-13 of the General Plan). There is no practical alternative to walls that will achieve the desired noise attenuation.

2. Finding : That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended use of the property that do not apply generally to other properties in the same zone.

   Fact/s: The project site is located approximately 150 feet north of the Foothill Freeway (SR-210) at the east side of East Avenue. As a result, it is exposed to noise generated by traffic that is generally not present near other residential properties in the City which are screened by existing development and/or sufficiently distant from these principal noise sources that noise impacts are negligible.

3. Finding: That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone.

   Fact/s: The purpose of the walls is to attenuate traffic noise. The exterior noise levels generated by traffic exceed the maximum limits established by the Development Code and would negatively affect a future homeowner's ability to enjoy and use the outdoor areas of his property in the absence of these walls. Furthermore, the effectiveness of noise attenuating materials used in the construction of the homes is augmented by the presence of the noise attenuating perimeter wall. The absence of the wall would reduce the effectiveness of noise mitigation measures and expose the occupants of the homes to elevated interior noise.

4. Finding: That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

   Fact/s: The Foothill Freeway (SR-210) corridor within the City is adjacent to numerous residential properties. Traffic noise impacts along the corridor must be mitigated to levels as described in the Development Code and consistent with the General Plan. The freeway corridor abuts various residential zoning districts including the

Very Low (VL) Residential District. Walls of this height or similar are common along the freeway corridor for noise attenuation purposes where residential properties are adjacent to the freeway.

5. Finding: The granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity.

Fact/s: The height of the walls as seen from East Avenue, will be 6 feet and will not be adjacent to any private property. In addition to appearing to have the typical height of a perimeter wall, the wall along with associated landscaping will be constructed per the decorative design shown in Figure 5-28A of the Etiwanda Specific Plan. The height of the wall as seen from the Foothill Freeway (SR-210) will be similar to the height of other noise attenuation walls along the freeway corridor within the City. This wall will be constructed per the decorative design established by Caltrans. The properties adjacent to the wall along the east perimeter of the proposed subdivision are vacant. This wall will be constructed of decorative block per the City's Design Guidelines. Upon development of the properties to the east of Lots 17 to 22, any residential structures, in compliance with the minimum rear yard setback standard, will be at least 60 feet from the wall. The lot immediately to the east of Lot 16 will likely have a matching pad elevation when it is developed to match the proposed subdivision (for grading, street alignment, and drainage purposes). Therefore, the retaining portion of the wall (approximately 7.5 feet in height) as seen from this lot would be buried, reducing the visible height of the wall.

G. Tree Removal Permit DRC2009-00224: The existing trees throughout the site will be removed as necessary, and a replacement Eucalyptus tree windrow will be planted with a spacing of 8 feet on center per Section 5.41.501 of the Etiwanda Specific Plan. The applicant has submitted a Tree Removal Permit for the removal of these trees. A set of replacement Eucalyptus windrows will be planted along the entire south perimeter and part of the east perimeter of the subdivision (Exhibit G). Originally, the windrow was to be installed along the north perimeter of the subdivision but was relocated to address the revisions requested by the Trails Advisory Committee, as noted above.

H. Environmental Assessment: Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, staff prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, staff determined that, with the imposition of mitigation measures related to biological resources, hydrology and water quality, noise, and air quality, 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, Staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration. During this comment period Staff and the applicant received correspondence from various agencies such as the South Coast Air Quality Management District (AQMD), Department of Fish and Game (DFG), California Regional Water Quality Control Board, and the Army Corp of Engineers. These agencies concluded that more information was required and requested more documentation and/or data that would support the City's environmental determination. The applicant and his consultant updated their environmental documents and analyses and submitted them to the City for review. Using these documents staff revised the Initial Study to include additional data relating to, and discussing, greenhouse gas emissions, air quality associated health risks, biological habitat, and jurisdictional waters. Similarly,

the Mitigated Negative Declaration was revised to include new mitigations. The Initial Study and Mitigated Negative Declaration were re-circulated as required per CEQA guidelines. The draft Resolutions of Approval were revised accordingly.

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 radius of the project site. No additional correspondence has been received other than the above-noted agency requests for more information related to the environmental documents.

RECOMMENDATION: Staff recommends approval of Tentative Tract Map SUBTT18122, Variance DRC2009-00020, and Tree Removal Permit DRC2009-00224 by the adoption of the attached Resolution of Approval with conditions and issuance of a Mitigated Negative Declaration of environmental impacts.

Respectfully submitted,

James R. Troyer, AICP
Planning Director

JRT:MS/ge

Attachments:
- Exhibit A - Location Map
- Exhibit B - Aerial Photo
- Exhibit C - Site Utilization Map
- Exhibit D - Conceptual Master Plan/Tentative Tract Map SUBTT18122
- Exhibit E - Grading Plan and Sections
- Exhibit F - Preliminary Wall and Fence Plan
- Exhibit G - Preliminary Tree Removal and Windrow Replacement Plan
- Exhibit H - Design Review Committee Action Comments (December 15, 2009)
- Exhibit I - Trails Advisory Committee Action Comments (December 9, 2009 and December 8, 2010)
- Exhibit J - Neighborhood Meeting Summary (prepared by the Applicant)
- Exhibit K - Planning Commission Staff Report (excerpt) (May 25, 2011)
- Exhibit L - Correspondence from South Coast Air Quality Management District (AQMD)
- Exhibit M - Correspondence from California Department of Fish and Game (CDFG)
- Exhibit N - Correspondence from California Regional Water Quality Control Board (CRWQCB)
- Exhibit O - Correspondence from United States Army Corp of Engineers (USACOE)
- Exhibit P - Initial Study Parts I and II
- Draft Resolution of Approval for Tentative Tract Map SUBTT18122
- Draft Resolution of Approval for Variance DRC2009-00020
- Draft Resolution of Approval for Tree Removal Permit DRC2009-00224

RESOLUTION NO. 11-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP SUBTT18122 TO SUBDIVIDE FIVE (5) VACANT PARCELS WITH A COMBINED AREA OF ABOUT 53 ACRES INTO 76 LOTS IN THE VERY LOW (VL) RESIDENTIAL DISTRICT, ETIWANDA SPECIFIC PLAN, LOCATED AT THE EAST SIDE OF EAST AVENUE, ABOUT 150 FEET NORTH OF THE FOOTHILL FREEWAY (SR-210); AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0225-191-03, 04, 13, 15, AND 20.

A. Recitals.

1. Chaffey Joint Union High School District (Chaffey JUHSD) filed an application for the issuance of Tentative Tract Map SUBTT18122, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Tentative Tract Map request is referred to as "the application."

2. On the 9th day of November 2011, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on said 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 November 9, 2011, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a vacant project site located at the east side of East Avenue, approximately 150 feet north of the Foothill Freeway (SR-210); and

b. The project area consists of five (5) parcels with a combined area of approximately 2,350,000 square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south); and

c. To the north of the western half of the project site, there are single-family residences. To the north of the eastern half of the site, there is ongoing grading and construction of new homes (Related file: Tract 17651). To the west, are additional single-family residences and a single vacant parcel. To the south, is a road used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this road, is the Foothill Freeway (SR-210). To the east, are vacant parcels; and

d. The zoning of the property and all surrounding properties is Very Low (VL) Residential District, of the Etiwanda Specific Plan; and

e. The proposal is to subdivide the property into 76 lots for single-family residential development. Development/construction of the homes following the subdivision of the property will be by others, as it is not the intent of the applicant to do so themselves; and

f. All lots will comply with the development standards applicable to this zoning district as described in Figure 5-2 of the Etiwanda Specific Plan. Individual lot areas will range between 21,780 square feet to 36,890 square feet, which are in excess of the minimum of 20,000 square feet that is required. The minimum average lot area is 25,230 square feet, which is in excess of the minimum 25,000 that is required; and

g. This application is in conjunction with Variance DRC2009-00020 and Tree Removal Permit DRC2009-00224.

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 development is in accord with the General Plan, the objectives of the Development Code and the Etiwanda Specific Plan, and the purposes of the district in which the site is located. The proposal is to subdivide a property consisting of five (5) parcels with a combined area of approximately 2,350,000 square feet (53 acres) into 76 lots for single-family residential development. The underlying General Plan designation is Very Low Residential.

b. The proposed development, 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. The project site is vacant; the proposed land use is consistent with the land uses within the vicinity where it is located and the expectations of the community. The zoning of the property and all surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan.

c. The proposed development complies with each of the applicable provisions of the Development Code and the Etiwanda Specific Plan except for the proposed noise attenuation walls along the perimeter of the proposed subdivision that will be in excess of 6 feet in height. The applicant has submitted a Variance request for consideration by the Planning Commission. The proposed development, otherwise, meets all standards outlined in the Development Code and the Etiwanda Specific Plan and the design and development standards and policies of the Planning Commission and the City.

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.

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 hereby adopts the Mitigated Negative Declaration.

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 adopts the Mitigation Monitoring Program for the project.

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, this Commission hereby approves the application subject to each and every condition set forth below and in the Standard Conditions, attached hereto and incorporated herein by this reference.

<u>Planning Department</u>

1) Approval is for the subdivision of a project site consisting of five (5) parcels with a combined area of approximately 2,350,000 square feet (53 acres) and with overall dimensions of approximately 2,500 feet (east to west) by approximately 940 feet (north to south) located at the east side of East Avenue, approximately 150 feet north of the Foothill Freeway (SR-210) - APN: 0225-191-03, 04, 13, 15, and 20.

2) Development of all lots shall be in accordance with the standards and requirements applicable to the Very Low (VL) Residential District as described in Figure 5-2 of the Etiwanda Specific Plan.

3) Approval of this request shall not waive compliance with any sections of the Development Code, Etiwanda Specific Plan, State Fire Marshal's regulations, Uniform Building Code, or any other City Ordinances.

4) Prior to recordation of the Final Map, all lots shall be rough graded to include building pads and interim improvements (for example, drainage) as deemed necessary by the City.

5) Prior to construction, all future homes and associated improvements shall require the review and approval by the City and the issuance of applicable Building Permits by the Building and Safety Department. The site plotting and architecture of these homes (and accessory structures) shall require the submittal of a Development Review application for Design Review Committee and Planning Commission review and approval.

6) Although a phasing plan has been submitted, this plan is conceptual as the applicant does not propose to construct the single-family residences and specific details of the phasing plan cannot be provided. Therefore, the eventual developer of the project site shall include a comprehensive phasing plan with the submittal of any Development Review application.

7) All setback lines shall be shown on the Final Map.

8) Equestrian uses and improvements shall be in accordance with the standards and requirements applicable to the properties within the Equestrian Overlay as described in Development Code Section 17.08 and the Trail Implementation Master Plan.

9) Enlarge the corner cut-offs at the intersection of the north to south and the east to west trails at Lots 15 and 16 so that they are 20 feet by 20 feet (instead of 10 feet by 10 feet).

10) Provide missing corner cut-off at the right-angle turn of the trail, located at Lot 17.

11) Drainage concrete V ditches shall be no more than 6 inches deep and a minimum of 5 feet wide with a medium broom finish.

12) The walls located at the rear of each lot and adjacent to the equestrian trails shall be comprised of a 2-foot high solid lower portion constructed of decorative blocks and a 4-foot high open upper portion constructed of wrought iron fencing. The fence pickets shall have a maximum spacing of 2 inches. Final design and construction details including materials shall be subject to approval of the Planning Director.

13) Provide PVC trail fencing at the south side of Lot 76.

14) Increase the width of the trail entrance at Lots 17 and 76 to facilitate vehicle access.

15) Provide striping in the street and signage at all horse trail crossings.

16) Reduce the length, and eliminate interim turnarounds of the east to west trail segments behind Lots 1 and 16.

17) Provide trail signage for the Community Trail at all trail intersections per City standards.

18) The noise attenuation wall along the south perimeter of the subdivision parallel to the Foothill Freeway (SR-210) shall be constructed per Caltrans standard.

19) The wall along the west perimeter of the subdivision, parallel to East Avenue shall be constructed per the decorative design shown in Figure 5-28A of the Etiwanda Specific Plan.

20) A neighborhood entry incorporating special landscape and design treatment per Figure 5-10 of the Etiwanda Specific Plan shall be provided at the southwest corner of the project site, near the northeast corner of the East Avenue overpass and the Foothill Freeway (SR-210).

21) All trail surfacing shall be of decomposed granite with 4-inch minimum base. Remove rocks and debris and grade surface smooth. The decomposed granite shall be the complete width of the trail up to the property boundary.

22) Provide City Standard "Unauthorized Vehicles Prohibited" signs at each street trail connection. The minimum dimension between the wood posts for a step through detail is 18 inches clear minimum between posts and maximum 14 inches above grade.

23) A detailed plan indicating trail widths, maximum slopes, physical conditions, fencing, and weed control in accordance with City Master Trail drawings shall be submitted for City Trails Coordinator review and approval prior to approval and recordation of the Final Tract Map and prior to approval of street improvement and Grading Plans. The developer shall upgrade and construct all trails, including fencing and drainage devices in conjunction with street improvements.

24) All Conditions of Approval for Variance DRC2009-00020 and Tree Removal Permit DRC2009-00224 shall apply.

<u>Building and Safety (Grading) Department</u>

1) The site shall be rough graded to eliminate all cross-lot drainage, (except in approved facilities adjacent to private trails). All slopes and retaining walls necessary to accomplish this shall be installed prior to final map approval.

2) 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.

3) 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.

4) All cross-lot drainage easements shall be concrete per City of Rancho Cucamonga requirements.

5) The rough grading and precise grading plans shall include an exhibit showing the locations of all Water Quality Management Plan Best Management Practices (BMPs).

6) All equestrian trails shall be constructed with a 2 percent cross-slope draining to a concrete swale.

7) In the equestrian trails water, bars shall be spaced accordingly:

Equestrian Trail Slope	Water Bar Interval Spacing
4% to 5.99%	50 feet
6% to 8.99%	40 feet
9% to 11.99%	30 feet
12% and greater	20 feet

8) Prior to issuance of a Grading Permit, the applicant shall submit a master private sewage disposal (septic) system plan for the entire project and each lot.

9) All proposed private sewage disposal (septic) systems shall be located in the front yard of each lot to allow for future connections to public sanitary sewer system located within the public street(s).

10) Prior to the issuance of a Grading Permit and approval of the Water Quality Management Plan, the applicant shall provide a waste discharge identification number (WDID) on the title sheet of the Grading and Drainage Plan.

11) Prior to issuance of a Grading Permit, the applicant shall record a copy of the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan."

Engineering Department

1) East Avenue frontage improvements to be in accordance with City "Secondary Arterial" standards as required including:

a) Curb and gutter, asphalt pavement, 5-foot sidewalk, and ADA access ramps.

b) Street trees, a minimum of 15-gallon size, shall be of a species and spaced per the street tree table in the Standard Conditions. Install street trees per the LMD plans, rather than street improvement plans.

c) No residential driveways to East Avenue.

d) Provide traffic striping and signage, as required.

e) Provide R26(S), "No Stopping" signs along frontage.

f) Provide 9500 lumen HPSV streetlights.

g) Relocate existing catch basin north of "A" Street.

h) Provide gated access for City maintenance vehicles to the interior Community Trail per City Standard 1006-A, including drive approach. All concrete that crosses the trails shall be medium broom finish.

2) Install Landscape Maintenance District improvements along project frontage on East Avenue.

a) East Avenue improvements shall conform to Figures 5-28 and 5-28A of the Etiwanda Specific Plan. Provide a 30-inch rock wall at the back of sidewalk wherever perimeter walls jog 10 feet behind the sidewalk. The minimum sidewalk width adjacent to walls shall be 5 feet.

b) Provide a concrete header to clearly delineate where public maintenance ends and private homeowner maintenance begins.

c) A separate set of landscape and irrigation plans per Engineering Public Works Standards shall be submitted to the Engineering Services Department for review and approval prior to final map approval. The perimeter landscaped parkways shall be annexed into the Landscape Maintenance District No. 7.

d) Dedicate Lots C and D to the City for public landscape purposes.

3) Process an application to vacate the extra, tapered right-of-way along the frontage of East Avenue at Lots 1 and 76.

4) When perimeter walls turn the corner onto "A" Street, a landscape strip should still be provided between the wall and sidewalk on the corner side yard of Lot 76. Provide at least 5 feet if trees will be planted there. Corner side yards will be maintained by the homeowners.

5) The Community Trails shall also be annexed into Landscape Maintenance District No. 7.

a) The Community Trail on the north property line of Lots 47, 58, 59, 70, and 71 shall be installed per Standard Drawing 1004, in a separate Lot "A" dedicated to the City. Access to East Avenue shall be per East Avenue conditions above.

b) The Community Trail on the north property line of Lots 22, 23, 34, 35 and 46 shall be installed per Standard Drawing 1002-A. Tract 17651 has already recorded and will either partially install the trail (12 of 20 feet) or pay a contribution in lieu of construction. This developer shall install or reconstruct the parkway community trail full width along Gypsum Place. If Tract 17651 is not completed for some reason, install a minimum 12-foot wide trail outside the north perimeter wall, with storm runoff protection, for portions without a street adjacent.

c) Drainage facilities shall protect Community Trails from runoff. (Adjacent streets can serve that purpose also.) Provisions shall be made for potential excessive siltation of public storm drains from such drainage facilities.

d) Install "pass-through" barriers (Standard Drawing 1007-B) at intersections between local and Community Trails. Install "Vehicle Gate with pass-through" barriers (Standard Drawing 1006-A) at intersections between streets and Community Trails. If directed by the Planning Director, provide "Vehicle Gate with pass-through" barriers (Standard Drawing 1006-B or -C) at intersections between streets and local trails.

e) Parkway Community Trails can be shown on street improvement plans. Include a trail plan for the interior Community Trail with the East Avenue LMD plans.

6) Revise Drawing 2219, prepared for Tract 17651, to include full width parkway Community Trail on the south side of Gypsum Drive.

7) All internal streets are to be improved in accordance with City "Local Street" standards including:

a) Local Streets per the Etiwanda Specific Plan shall have a 60-foot right-of-way with sidewalks on both sides.

b) Local Rural Streets per the Etiwanda Specific Plan allow for a 55-foot right-of-way with a sidewalk on one side only. Local Rural Streets are appropriate for cul-de-sacs. The sidewalk shall end at a drive approach.

c) Provide curb and gutter, sidewalk, drive approaches, street pavement, curbside drain outlets, and ADA access ramps.

d) Provide cross gutters across Street "A" at Street "B" and across Street "F" at Street "G," only. All remaining intersections, including those at East Avenue and at Gypsum Drive, shall have adjacent catch basins intercepting gutter runoff.

e) Provide 5800 Lumen HPSV street lights.

f) Provide traffic striping and signage including "All-Way Stop" signs at the intersections of "A" Street with "D" Street and "F" Street.

g) Provide street trees, a minimum of 15-gallon size, of a species and spaced per the street tree table in the Standard Conditions.

8) It is City Council policy that no tract shall have lots more than 600 feet from two means of access. Therefore, the streets of Tentative Tract 17651 connecting to Banyan Street must be completed before Building Permits can be issued for the bulk of your lots. Streets can be constructed by the Tract 17651 developer or by you.

a) Tract Map 17651 has recorded, therefore, the right-of-way is available for the Banyan-connecting streets.

b) You may request a reimbursement agreement to recover the cost for ultimate permanent off-site improvements from future development. If you fail to submit for said reimbursement agreement within 6 months of the public improvements being accepted by the City, all rights to reimbursement shall terminate. Only ultimate permanent street improvements are eligible for developer-to-developer reimbursement.

9) Temporary fencing at the ends of streets stubbed for future extension shall extend beyond the street right-of-way, to perimeter wall corners on side yards or building setback lines on front yards.

10) Master Plan Storm Drains for Area 5 of the Etiwanda/San Sevaine Area Drainage Policy are already in place. No reimbursement is applicable to this Master Plan Storm Drain. The developer is responsible for reimbursing his fair share of the costs for Tract 17651 constructing local storm drains to the Victoria Basin Master Plan Storm Drain System.

11) The cost of additional local storm drains connecting to the Victoria Basin Master Plan Storm Drain System shall be borne by development with no fee credit or developer-to-developer reimbursement.

a) Only closed system storm drains shall be constructed – once in a pipe, flows shall remain in pipes until discharging to concrete channels.

b) All sump catch basins and laterals shall be designed to handle two times Q100.

c) All storm drains in Street "A" shall be designed for Q100.

d) Extend the local storm drain system as far on-site as needed to contain Q25 within tops of curbs, Q100 within rights-of-way, and provide a 10-foot dry lane in Q10.

e) Dedicate a 25-foot wide public storm drain easement on the final Tract Map when the diameter of the pipe is 60 inches or greater, otherwise the easement shall be 12 feet wide.

12) All interior street runoff is to be collected by the local storm drain system.

13) Vehicular access to private local trails shall be from Local Streets only.

a) Where private local trail gradients exceed 4 percent, water bars, splash curbs, or other diversionary devices shall be used. Where a downstream end of a trail meets a street, the trail shall be graded at no more than 0.5 percent for a distance of 25 feet from the right-of-way line to prohibit the deposit of trail surface debris onto the sidewalk/street. Provide curbside drain outlets for adjacent drainage devices.

b) Where private cross-lot drainage facilities discharge to the public streets, inlets to curbside drain outlets, or public storm drains shall be designed to function (not become blocked) in the absence of regular maintenance. Show the private inlets on the public improvement plans for reference.

14) Driveway on Lot 1 shall be located as far as possible from the East Avenue intersection curb return. The corner side yard walls and slopes shall not encroach on the intersection line-of-sight.

15) The existing overhead utilities (telecommunications and electrical, except for the 66 kV electrical) shall be undergrounded along the entire project frontage as follows.

a) Overhead utilities on the project side of East Avenue, extending to the first poles off-site (north and south), prior to public improvement acceptance or occupancy, whichever occurs first. All services crossing East Avenue shall be undergrounded at the same time.

b) Overhead utilities on the project side of Foothill Freeway (SR-210), along FCD access road to San Sevaine basin outlet, extending to the first poles off-site (east and west), prior to public improvement acceptance or occupancy, whichever occurs first.

c) The developer may request a reimbursement agreement to recover one-half the City adopted cost for undergrounding from future development (or redevelopment) as it occurs on the opposite side of the street. If the developer fails to submit for said reimbursement agreement within 6 months of the public improvements being accepted by the City, all rights of the developer to reimbursement shall terminate.

d) Provide a separate 8 1/2-inch by 11-inch drawing of the existing utility poles per Section B of the "Existing Overhead Utility Requirements" Engineering Department handout along with the reimbursement agreement application.

16) The site shall be rough graded to eliminate all cross-lot drainage (except in approved facilities adjacent to private trails). Rough grading plan showing all slopes and retaining walls necessary to accomplish this shall be approved prior to final map approval.

17) Public improvement plans shall be 90 percent complete prior to the issuance of Grading Permits. Public improvement plans shall be 100 percent complete, signed by the City Engineer, and an improvement agreement and bonds executed by the developer, prior to Building Permit issuance.

Environmental Mitigation

Air Quality

1) 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.

2) 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.

3) 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.

4) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

5) 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 SCAQMD Rule 403 requirements.
- Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

6) 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 Fine Particulate Matter (PM_{10}) emissions, in accordance with SCAQMD Rule 403.

7) 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_{10} emissions.

8) The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible.

9) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

10) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

11) Provide lighter color roofing and road materials and tree planning programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.

12) All residential structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.

13) All residential structures shall be required to incorporate thermal pane windows and weather-stripping.

14) 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 $PM_{2.5}$ 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) The applicant shall purchase at a 1:1 ratio 2.9 acres of Riversidean alluvial fan sage scrub RAFSS habitat designated for conservation or pay in-lieu fees. Evidence of applicable mitigation agreements approved by CDFG shall be submitted to the City prior to issuance of grading permits.

2) The applicant shall conduct focused surveys to determine the presence/absence of the San Bernardino Kangaroo Rat (SBKR) following protocols established by the United States Fish and Wild Life Services (USFWS) prior to grading or other ground disturbance of the site. In the event that SBKR is detected or observed within the area of disturbance, avoidance, minimization, and/or mitigation measures shall be developed and implemented through consultation with the USFWS under Section 10 of the FESA (or Section 7 as appropriate). Mitigation measures shall include the purchase/conservation of off-site suitable habitat that is known to support SBKR at a minimum 1:1 ratio depending on the quality of habitat removed compared to the quality of habitat provided. Specific ratios will be determined in consultation with USFWS. Prior to the issuance of grading permits, the developer shall provide copies of applicable species mitigation agreements or permits to the City.

3) The applicant shall conduct focused surveys to determine the presence/absence of the California Gnatcatcher (CAGN) following protocols established by the USFWS prior to grading or other ground disturbance of the site. In the event that CAGN is detected or observed within the area of disturbance, avoidance, minimization, and/or mitigation measures shall be developed and implemented through consultation with the USFWS under Section 10 of the FESA (or Section 7 as appropriate). Mitigation measures shall include the timing of construction activities outside of the breeding season (February 15 to August 31) and/or purchase/conservation of off-site suitable habitat that is known to support CAGN at a minimum 1:1 ratio depending on the quality of habitat removed compared to the quality of habitat provided. Specific ratios will be determined in consultation with USFWS. Prior to the issuance of grading permits, the developer shall provide copies of applicable species mitigation agreements or permits to the City.

4) If vegetation removal, soil disturbance, or any other construction related activity is to occur during the avian nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted prior to initiation of construction. If nests are discovered,

they should be avoided by an appropriate buffer, as determined by a qualified wildlife biologist. The temporary "no construction" area would have to be maintained until the nest has completed its cycle, as determined by a qualified wildlife biologist. Once the nest cycle is complete and all nestlings have fledged and left the nest, then construction in the area could resume. If initial ground disturbing activities or site clearing is proposed to occur outside of the nesting season (September 1 through January 31), then a preconstruction survey would not be required and construction could commence unimpeded.

5) The applicant shall prepare a mitigation plan containing provisions requiring the transplantation and/or seeding of Plummer's mariposa lily plants to an off-site protected area suitable for supporting Plummer's mariposa lily. The number of transplants/seeding shall be equal or greater than the 175 plants existing on the property. This mitigation plan shall be submitted for review and approval by the City prior to the issuance of grading permits and shall be done in coordination with the CDFG.

6) Necessary permits from the relevant regulatory agencies (CDFG, RWQCB) must be obtained for impacts to jurisdictional features and/or waters. Required permits will likely include Section 1602 Streambed Alteration Agreement and processing a Report of Waste Discharge Requirements. Grading in non-jurisdictional areas of the site may be allowed prior to obtaining the permits, provided that such grading will not impact jurisdictional waters. Prior to the issuance of grading permits, the applicant shall provide evidence of applicable permits to the City.

7) Trees that are removed shall be replaced on a one-to-one basis with a matching species of a minimum 15-gallon size.

8) Tree planting shall follow the requirements established in the Etiwanda Specific Plan regarding windrow replacement.

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) 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_{10} 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_{10} 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_{10} 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_{10} emissions.

Greenhouse Gases

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.

2) The construction contactor 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 construction crew.

7) To conserve water and to be consistent with the City's General Plan and the California Air Resources Board Scoping Plan, the following measures shall be implemented:

   - The installation of recycled water irrigation systems, i.e. dual distribution systems, is required to allow for future use of recycled water.

   - Low flow appliances, i.e. toilets, dishwashers, showerheads, washing machines, etc. shall be installed if provided by the builder.

- A minimum of 50 percent of the landscape palette shall contain drought-resistant species.

- Turf (grass) shall not be used as a landscape feature in the common/public/shared areas; however, turf is allowed in the activity areas(s) in community parks (if any).

- The quantity of grass/turf shall be limited to a maximum of 30 percent of the landscaped portion in the front yards. There shall be no minimum amount of grass/turf imposed anywhere on the site.

8) The project shall incorporate enough points to be certified in Build-it-Green (builditgreen.org) or Leadership in Energy and Environmental Design (LEED). However, the project does not need to be officially 'certified' to reduce cost associated with the certification.

9) The project shall incorporate the following measures to reduce energy use:

- Plant shade trees within 40 feet of the south side or within 60 feet of the west sides of properties.

- All units shall be constructed to be able to easily convert to solar power, i.e. solar ready.

- Photovoltaic cells (solar panels), tankless water heaters, and solar powered water heaters shall be offered to the homebuyers as an option, or installed.

- Each appliance, i.e. washers, dryers refrigerators, stoves, etc. provided by the builder must be Energy Star qualified if an Energy Star designation is applicable for that appliance.

10) The following measures shall be included in the site plan to reduce motor vehicle emissions and to be consistent with the City of Rancho Cucamonga's General Plan:

- There is a Class II Bike Lane on East Avenue in the City of Rancho Cucamonga's General Plan Bicycle Plan. The project shall contribute 100 percent of the funds the City required to construct a Class II Bike Lane on the eastern portion of East Avenue adjacent to the project or the project applicant shall construct it.

- The project shall include appropriate and safe bicycle connections from the Bike Lane on East Avenue to the project site.

- There shall be pedestrian sidewalks on both sides of the streets in the project site.
- The project shall install a pedestrian sidewalk on the eastern portion of East Avenue adjacent to the project site.
- The project shall contain pedestrian connections to the uses adjacent to the project site.

11) 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.

12) 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 developed 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.

13) 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.

14) 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.

Hazards and Waste Materials

1) The project shall comply with Chapter 7A of the California Building Code (CBC), which includes building standards for the Wildland-Urban Interface Fire Area. The standards call for the use of ignition-resistant materials and design to inhibit the intrusion of flame or burning embers projected by a vegetation fire and help reduce losses resulting from repeated cycles of interface fire disasters.

Hydrology and Water Quality

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.

   a) 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.

   b) 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.

   c) The developer shall implement the BMPs identified in the Water Quality Management Plan (WQMP), prepared on October 20, 2008, by the applicant's representative to reduce pollutants during construction entering the storm drain system to the maximum extent practical.

3) The developer shall implement the BMPs identified in the Water Quality Management Plan (WQMP), prepared by the applicant's representative on October 20, 2008, to reduce pollutants after construction entering the storm drain system to the maximum extent practical.

4) 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.

5) Prior to issuance of Building Permits, the applicant shall submit to the Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying 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.

6) 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

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) The applicant shall construct an 8-foot – 22-foot high noise barrier block wall along the south, east, and west perimeters of the project site for noise attenuation purposes. The height and location of these walls shall be constructed per Exhibit 7 of the Preliminary Noise Assessment. These walls shall be fully constructed simultaneously with the development of the site and prior to occupancy of any of the homes.

3) When an application for the development of homes on the project site is submitted, the applicant (current or future) shall submit a noise

assessment to determine the required mitigations measures to reduce the noise impacts to levels of less significance.

4) 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.

5) Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.02.120-D, as measured at the property line. The developer shall hire a consultant to perform weekly noise level monitoring as specified in Development Code Section 17.02.120. 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.

6) The perimeter block wall shall be constructed as early as possible in the first phase.

7) 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.

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

APPROVED AND ADOPTED THIS 9TH DAY OF NOVEMBER 2011.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Luis Munoz, Jr., Chairman

ATTEST: _____
James R. Troyer, AICP, Secretary

I, James R. Troyer, AICP, 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 9th day of November 2011, by the following vote-to-wit:

AYES: COMMISSIONERS: FLETCHER, HOWDYSHELL, MUNOZ, OAXACA, WIMBERLY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

Date: April 23, 2014

To: Chairman and Members of the Planning Commission

From: Candyce Burnett, Planning Manager

By: Mike Smith, Associate Planner

Subject: DEVELOPMENT REVIEW DRC2013-00743 - KB HOME - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located on the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APNs: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, and Tree Removal Permit DRC2009-00224. On November 9, 2011, a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

RECOMMENDATION: Staff recommends approval of Development Review DRC2013-00743 by adoption of the attached Resolution of Approval with conditions.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:
North - Single-Family Residences; Very Low (VL) Residential District, Etiwanda Specific Plan
South - Access road for San Bernardino Flood Control District and Foothill Freeway (SR-210)
East - Vacant; Very Low (VL) Residential District, Etiwanda Specific Plan
West - Single-Family Residences (Part) and Vacant (Part); Very Low (VL) Residential District, Etiwanda Specific Plan

B. General Plan Designations:
Project Site - Very Low Residential
North - Very Low Residential
South - n/a
East - Very Low Residential
West - Very Low Residential

C. Background: A tentative tract map for the purpose of subdividing the property into seventy-six (76) lots for single-family residential development, filed by Chaffey Joint Union High School District, was approved for this project site by the Planning Commission on November 9, 2011 (Related file: Tentative Tract Map SUBTT18122). The recording of the final map is pending. The property has since been sold to KB Home for the development/construction of the homes.

EXHIBIT J

D. Site Characteristics: The project site consists of five (5) parcels located on the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) (Exhibit B). The project site has an overall area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south). The site is vacant. There are numerous trees within and along the property lines of the individual parcels that comprise the project site. The eastern half of the combined property is mostly low vegetation. To the north, there are single-family residences, including recently constructed single-family residences within Tract 17651. To the west of the project site, are single-family residences and a single, vacant parcel. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the Foothill Freeway (SR-210). The properties to the east are vacant. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan. The subject property is generally level with a southeasterly slope; the elevations at the northwest and southeast corners are approximately 1,455 feet and 1,400 feet, respectively.

ANALYSIS:

A. General: The applicant proposes to construct a single-family residence on each lot of the above-noted subdivision for a total of seventy-six (76) single-family residences. The floor areas of the houses will range between 3,381 square feet (Plan 1) to 4,506 square feet (Plan 4). Thirty-eight (38) of the houses will be one-story, while the houses on the remainder of the lots will be two-story. This equates to 50 percent of the lots having single-story houses. This mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses be single-story. The garages of sixty-four (64) of the houses (60.6 percent of the total number of proposed houses) will be setback from the front part of the house or will not face towards the street, i.e., they are "side entry" garages. This will comply with Section 5.42.606 of the Etiwanda Specific Plan that requires 50 percent of the garages to be oriented or situated in a manner that minimizes its visual presence (as seen from the street). The houses on all corner lots (Lots 1, 17, 20 through 23, 28, 29, 40, 41, 52, 53, 64, 65, and 76) will be single-story as required per Section 5.42.608 of the Etiwanda Specific Plan.

The architecture of each house will be consistent with the general design requirements outlined in Section 5.42.600 of the Etiwanda Specific Plan. The applicant proposes four (4) types of architectural themes (elevations) – Spanish, Colonial, Cottage, and Farmhouse. Each house will incorporate a variety of materials to varying degrees. Depending on the theme, the Colonial, Cottage, and Farmhouse will have a combination of stone veneer, board and batt siding, lap siding, and stucco finish. Due to the nature of the theme, the Spanish elevation will be exclusively finished with stucco. Roofing will be either flat or barrel concrete tile.

Each house will have an articulated footprint/floor plan and profile. The applicant proposes four (4) distinct footprints – Plans 1, 2, 2x, 3, and 4 – and reverse footprints of each for a total of ten (10) footprints. Plans 1, 2, and 2x will be one-story, while the others will be two-story. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan. Because the footprints and profiles of each house differ, there will be a variety of movement in the wall planes and roof lines. Each house will have a front entrance comprised of either an enclosed courtyard or

a covered porch. Potential homeowners have the option of a casita attached to the house (Plan 2x). Depending on the theme, there will also be details such as wood brackets/rafter tails at the roof eaves, decorative trim and shutters around the windows, wrought iron accent features, corbels, molding along the top of the stone veneer wainscots, wood shingle siding, and decorative garage doors. Chimneys are not proposed.

B. Neighborhood Meeting: A neighborhood meeting for Tentative Tract Map SUBTT18122 was conducted to gather input and comments from the owners of the surrounding properties within 660 feet of the project site. That meeting was held at Etiwanda High School at 9161 Base Line Road on October 16, 2009. Another meeting for the subject application was conducted for the same purpose at Etiwanda Colony Elementary School, located at 13144 Banyan Street on January 29, 2014. As with the tentative tract map, none of the participants in attendance had any objections to this part of the project, i.e. the architecture of the homes. Most questions were about the final status of the existing trees, and the design and alignments of the proposed walls and trails. Staff and the applicant were able to address these questions to the satisfaction of the attendees. The principal concerns presented were in relation to the increased traffic volume generated by the project that would pass through neighboring streets. There were also concerns regarding the design of, and traffic control (stop signs, signalization, etc.) at, the intersection of East Avenue and the proposed street near Lots 1 and 76. Staff indicated that the traffic-related issues were analyzed during the review of the tentative tract map, and it was determined that the traffic volumes were expected to be within acceptable levels and that the street intersection complied with City standards.

C. Grading and Technical Review Committees: The Grading Review Committee (Addington and Miller) and Technical Review Committee reviewed Tentative Tract Map SUBTT18122 on December 15, 2009. All of the grading and technical aspects of the overall project were analyzed at that time. The Committees accepted the proposal and their conditions of approval were subsequently incorporated into the Resolution of Approval for the tentative tract map (Resolution No. 11-56). Although the subject application is limited to a review of the architecture of the proposed homes, details that could impact the Grading Plan have now been firmly established. Therefore, to ensure that the grading and technical aspects of the project are still in compliance with the City's standards/guidelines within the context of potential revisions (changes to pad elevations, pad locations, flow lines, etc.) to accommodate the proposed homes, an additional review by these Committees occurred on January 28, 2014. Revisions/corrections were requested by the Committee and, following the completion of those revisions/corrections, the proposal was reviewed again by the Committee on March 4, 2014. The Committees accepted the proposal and recommended approval. Their conditions have been incorporated into the Resolution of Approval.

D. Design Review Committee: The Design Review Committee (Munoz, Wimberly, and Nicholson) reviewed Tentative Tract Map SUBTT18122 on December 15, 2009. The Committee accepted the subdivision layout as proposed and their conditions of approval were subsequently incorporated into the Resolution of Approval for the tentative tract map (Resolution No. 11-56). On January 28, 2014, the Design Review Committee reviewed the subject application (Exhibit I). The Committee generally accepted the proposal as submitted with some exceptions. They directed the applicant to revise the Spanish Colonial themed elevations so that they incorporated more features that are characteristic of Spanish Colonial architecture. The features that were requested include arched and/or recessed windows, shutters with curved top edges that match the corresponding

arched window, and arched trim above the garage doors. The Committee requested that the stackstone veneer be comprised of blocks that were thicker, i.e. the vertical dimension of each stack should be increased. Also, the Committee requested that the applicant vary the type of rock veneers on the Craftsman themed elevations. The applicant subsequently revised the architecture and submitted the proposal for a follow-up review by the Committee at a meeting held on March 4, 2014 (Exhibit J). The Committee reviewed the revised architecture and recommended approval. Their conditions have been incorporated into the Resolution of Approval.

E. Trails Advisory Committee: The Trails Advisory Committee reviewed Tentative Tract Map SUBTT18122 on December 9, 2009, and September 8, 2010. All of the design and technical aspects of the trail were analyzed at that time. The Committee accepted the proposal and recommended approval. As this application is limited to a review of the architecture of the proposed homes, an additional review by this Committee of this application was determined to be not necessary.

F. Environmental Assessment: Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City adopted a Mitigated Negative Declaration on November 9, 2011, in connection with the City's approval of Tentative Tract Map SUBTT18122. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project. No substantial changes are proposed to the project that indicate new or more severe impacts on the environment; no substantial changes have occurred in the circumstances under which the project was previously reviewed that indicates new or more severe environmental impacts; no new important information shows the project will have new or more severe impacts than previously considered; and no additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. There have been no substantial changes to the project or the circumstances surrounding the project which would create new or more severe impacts than those evaluated in the previous Negative Declaration. Staff further finds that the project will not have one or more significant effects not discussed in the previous Negative Declaration, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less-than-significant.

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 radius of the project site. No correspondence has been received.

Respectfully submitted,

Candyce Burnett
Planning Manager

CB:MS/ge

Attachments:

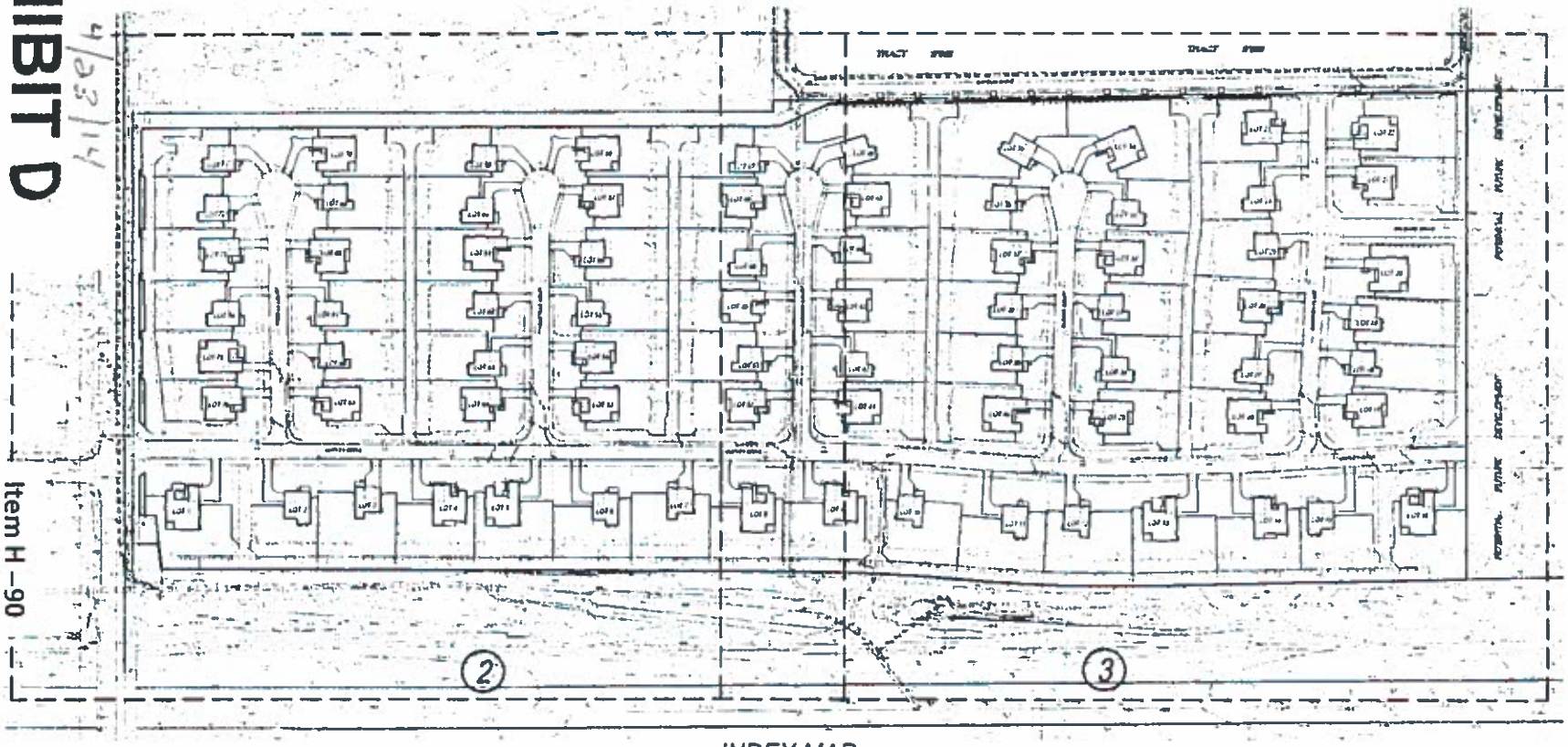
- Exhibit A - Location Map
- Exhibit B - Aerial Photo
- Exhibit C - Site Utilization Map
- Exhibit D - Site Plan
- Exhibit E - Tentative Tract Map SUBTT18122 (for reference only)
- Exhibit F - Conceptual Precise Grading Plan and Sections
- Exhibit G - Floor Plans and Elevations
- Exhibit H - Landscape Plans (typical)
- Exhibit I - Design Review Committee Action Comments (January 28, 2014)
- Exhibit J - Design Review Committee Action Comments (March 4, 2014)
- Exhibit K - Figure 5-2 (Etiwanda Specific Plan)
- Exhibit L - Staff Report (without exhibits) and Resolution of Approval No. 11-56 for Tentative Tract Map SUBTT18122
- Draft Resolution of Approval for Development Review DRC2013-00743

EXHIBIT D

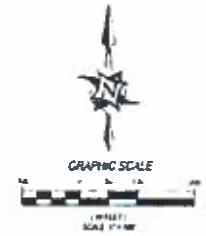
PC 4/23/14

Item H-90

SITE PLAN for TRACT 18122



INDEX MAP



SITE PLAN MIX

	A	B	C	D	
1	5	7	3	1	16
2	6	2	3	8	11
2A	0	2	1	6	9
3	5	3	4	6	18
4	4	4	7	5	20
	20	18	18	26	79

GARAGE TREATMENTS

BLUNT ENTRY	30	38.0%
SET BACK ENTRY	23	30.1%
SIDE ENTRY	23	30.7%

BUILDING SET BACKS

FRONT = 30' MIN
SIDE = 25' ON CORNER LOT
SIDE = 10 MIN 25' COMBINED

IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA 0 AC
TOTAL NEW IMPERVIOUS AREA 19.0 AC
TOTAL REMOVED IMPERVIOUS AREA 0 AC

PREPARED BY:
MAYERS & ASSOCIATES
CIVIL ENGINEERING, Inc.
PLANNING • ENGINEERING • SURVEYING

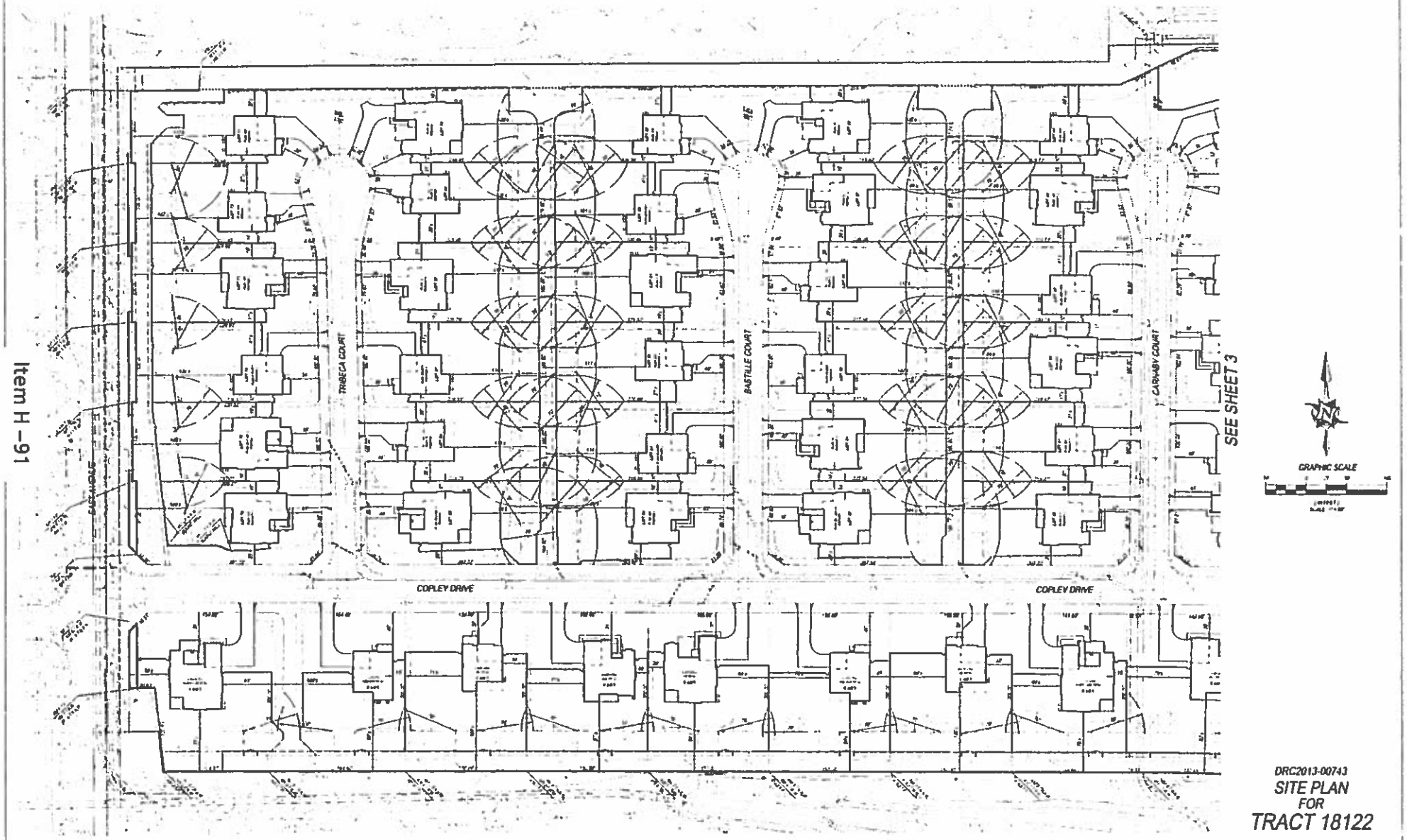
PREPARED FOR:
KB HOME
36310 INLAND VALLEY DRIVE
WILDOMAR, CA 92595
TEL. (951) 691-5241

DATE OF MAP

WDID NO 8 36C368362
DRC2013-00743

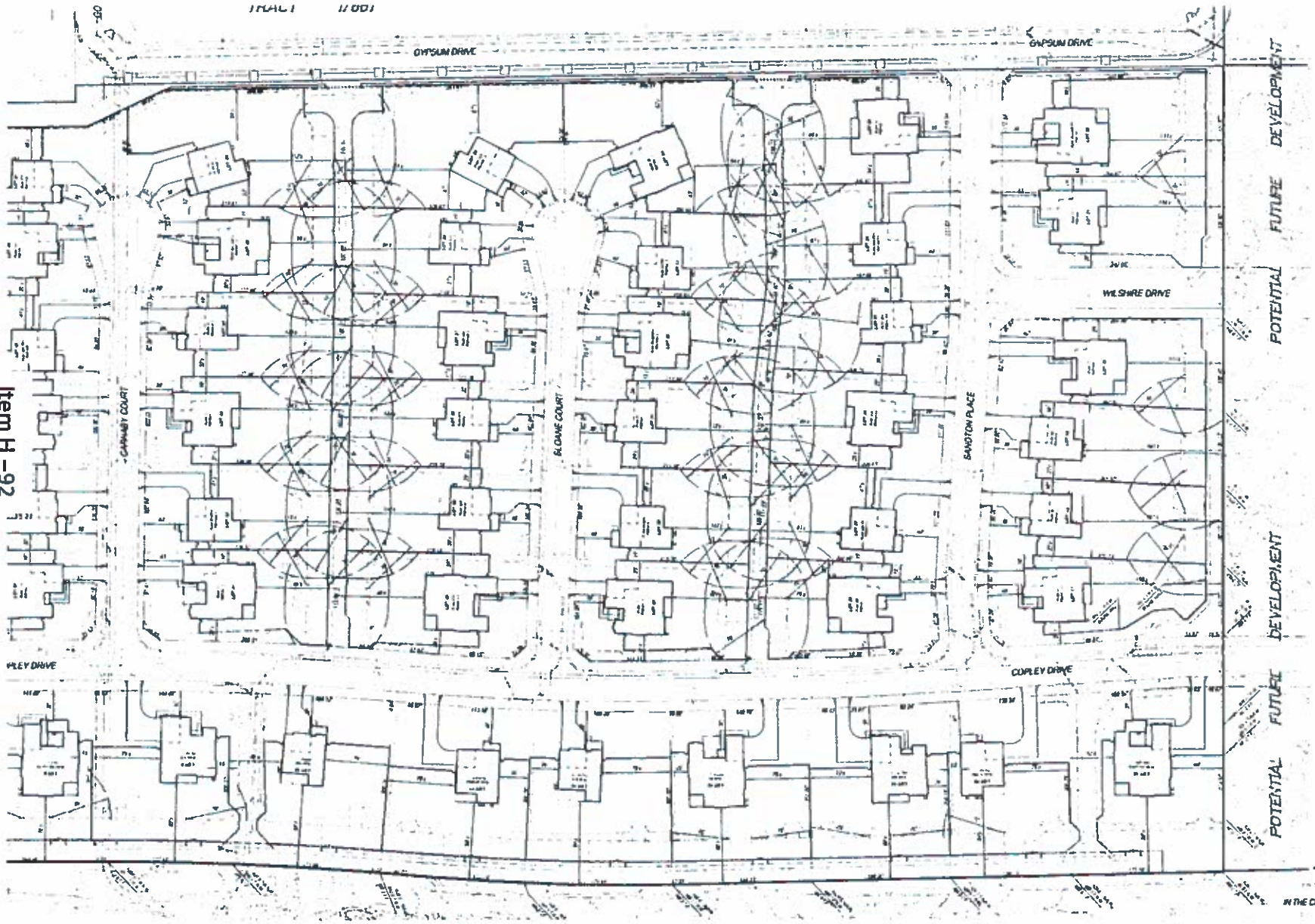
SITE PLAN
FOR
TRACT 18122
IN THE CITY OF RANCHO CUCAMONGA, CALIFORNIA
SHEET 2

SITE PLAN for TRACT 18122



DRC2013-00743
SITE PLAN
FOR
TRACT 18122
IN THE CITY OF RANCHO CUCAMONGA, CALIFORNIA
SHEET 3

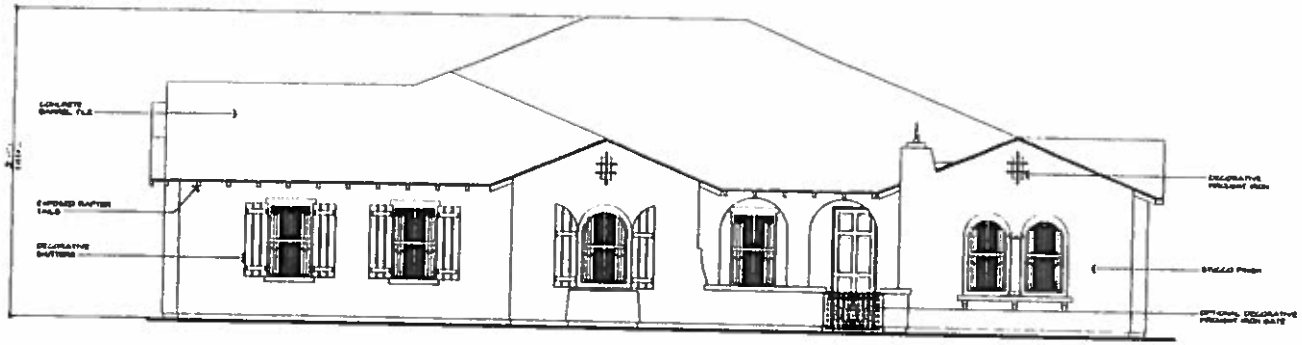
SITE PLAN for TRACT 18122



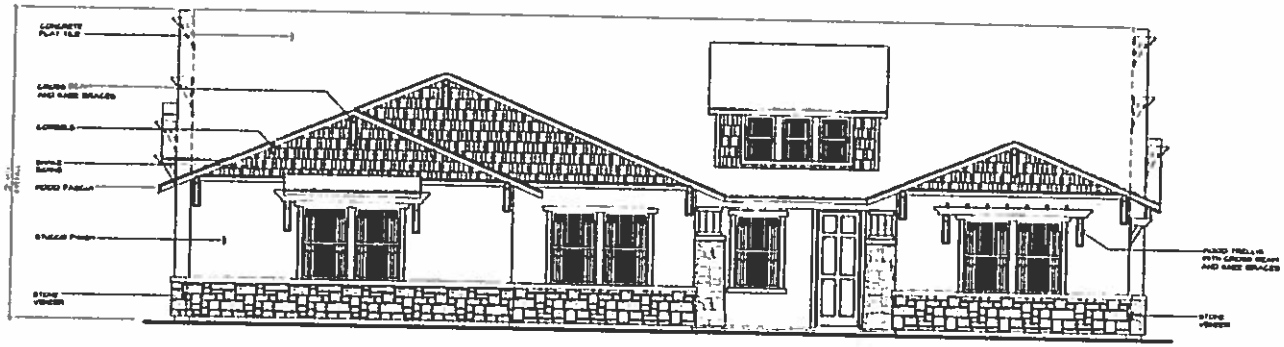
DRC2013-00743
SITE PLAN
FOR
TRACT 18122
IN THE CITY OF RANCHO CUCAMONGA, CALIFORNIA
SHEET 4

PC 4/23/14

EXHIBIT G



Elevation 'A' (Spanish Colonial)



Elevation 'B' (Craftsman)

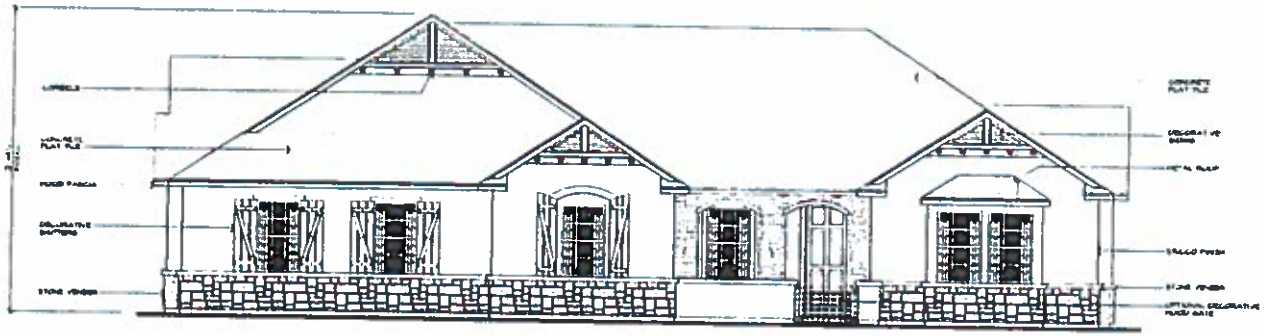
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN 1

Elevation 'C' (Farmhouse)



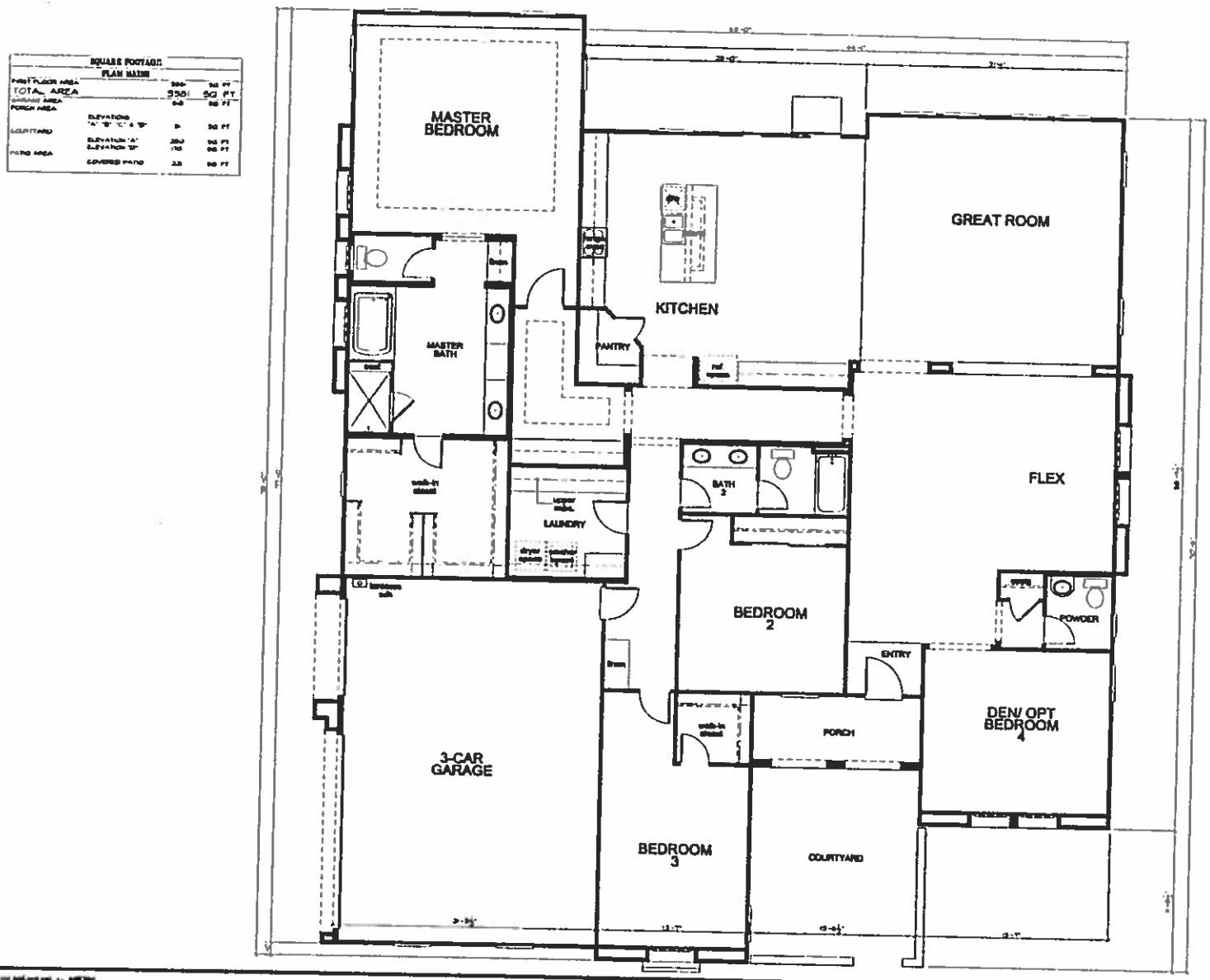
Elevation 'D' (Cottage)

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN 1



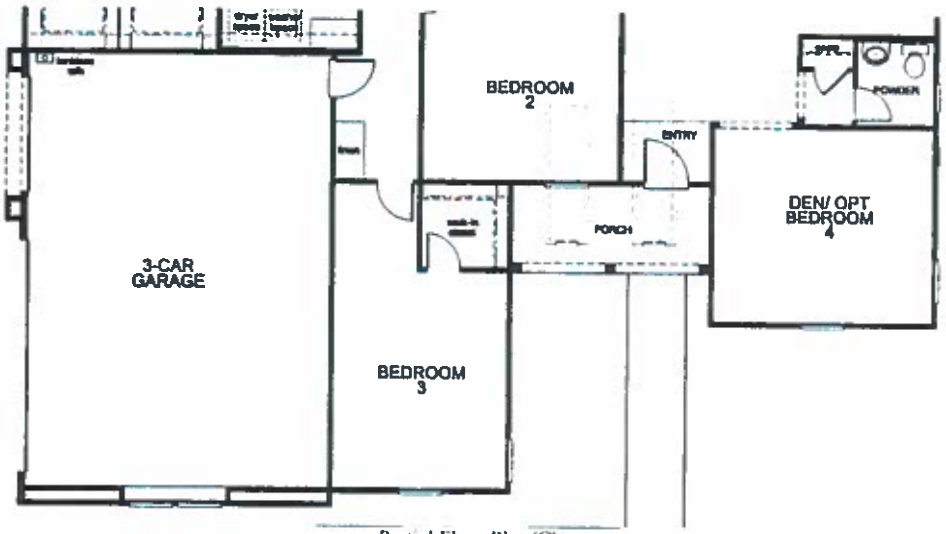
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

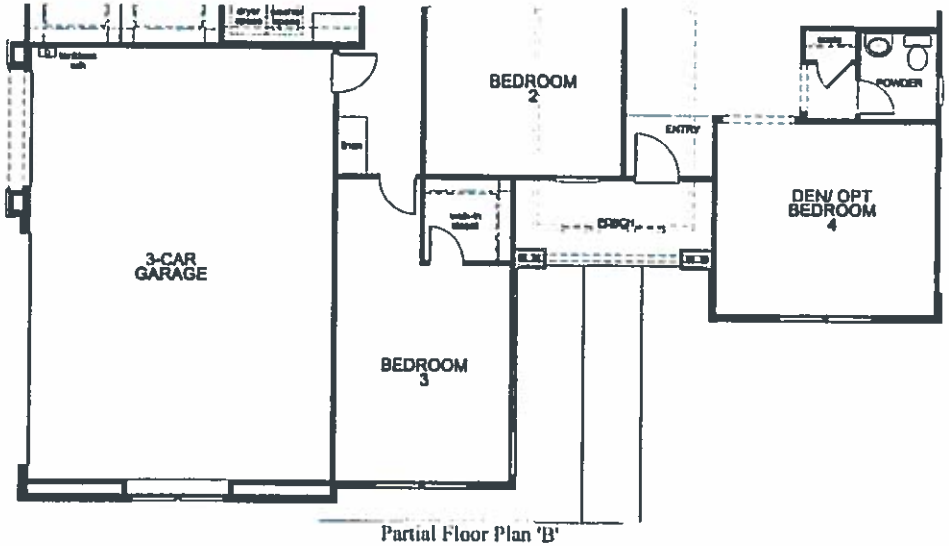
RANCHO CHAFFEY

First Floor Plan 'A'

PLAN I



Partial Floor Plan 'C'



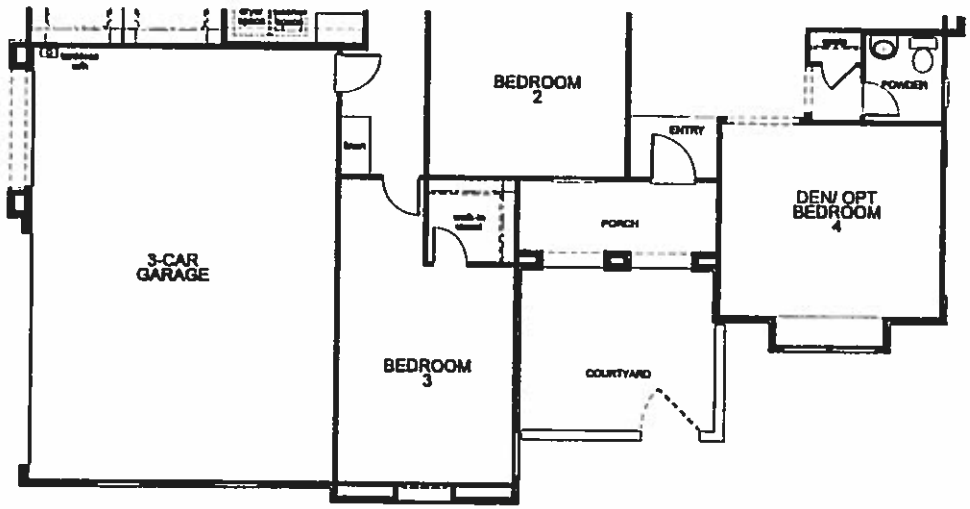
Partial Floor Plan 'B'

PLAN 1

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



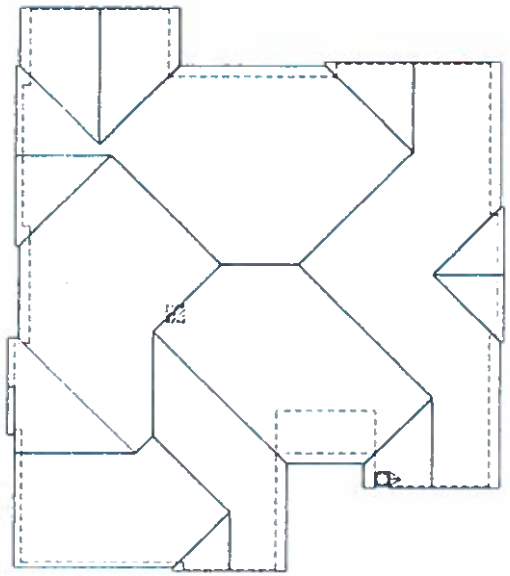
Partial Floor Plan 'D'

PLAN 1

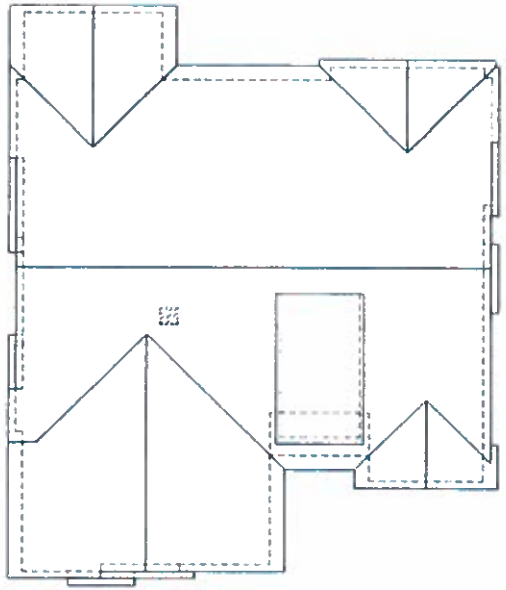
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



'A' Spanish Colonial



'B' Craftsman

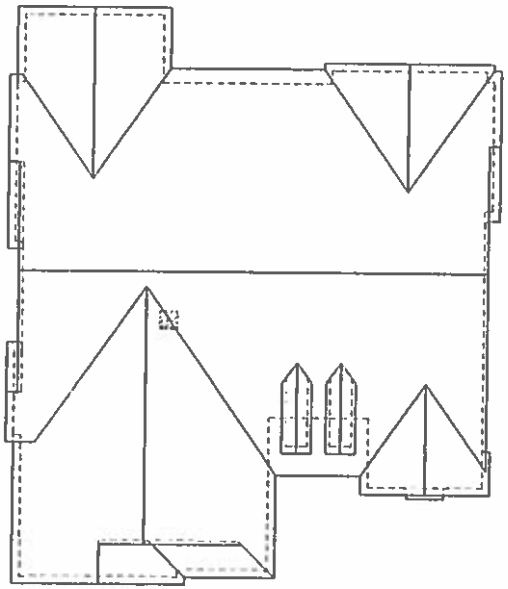
Roof Plans

PLAN 1

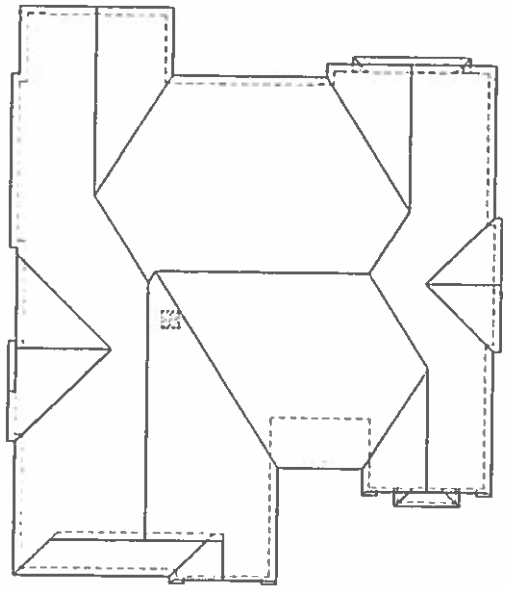
KB BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



'C' Farmhouse



'D' Cottage

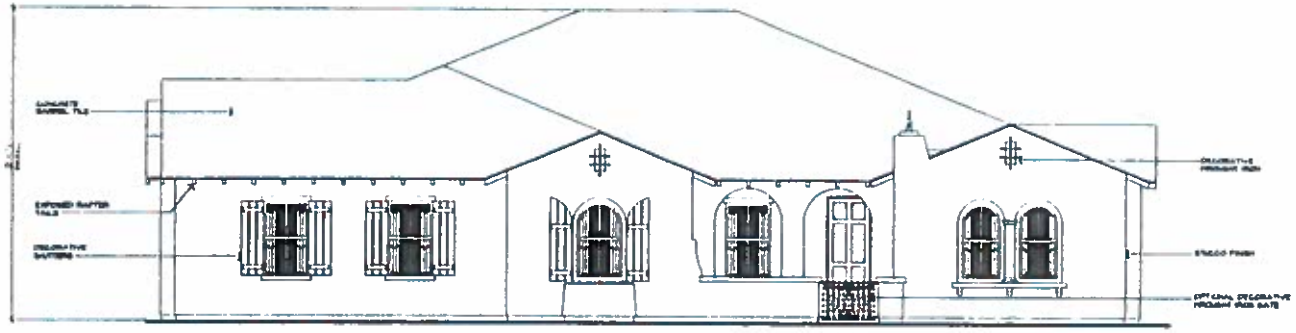
Roof Plans

PLAN 1

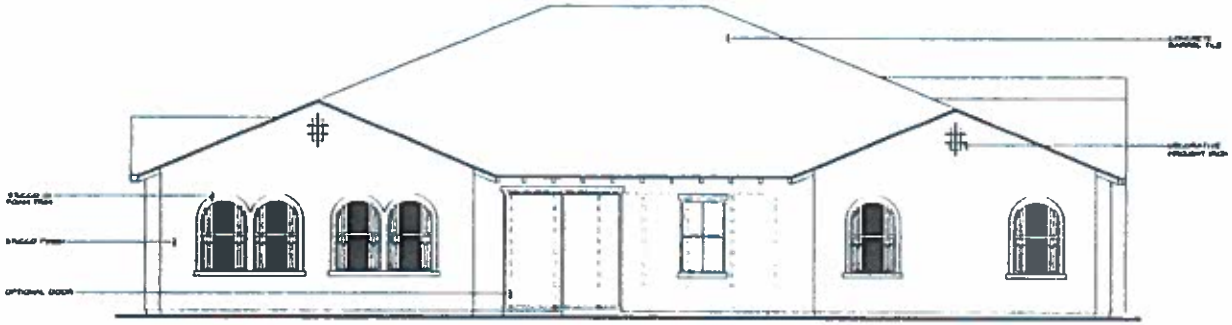
KB BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Front Elevation 'A' (Spanish Colonial)



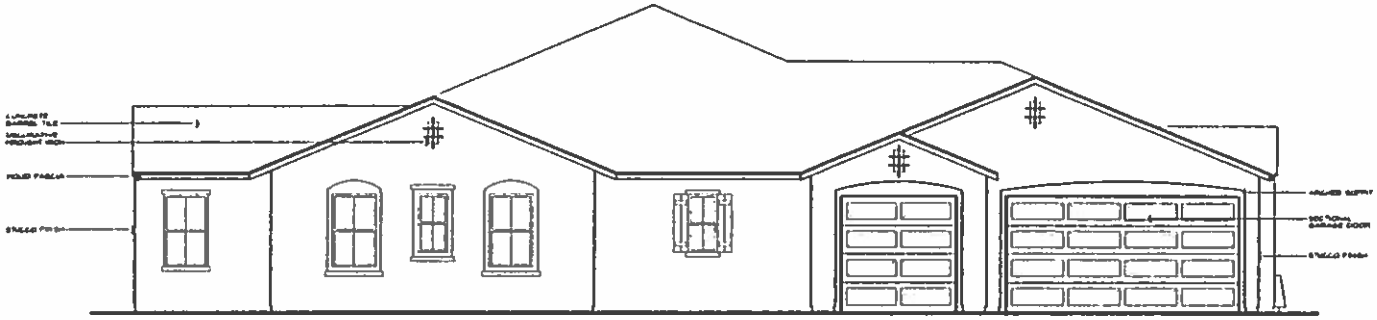
Rear Elevation 'A' (Spanish Colonial)

PLAN 1

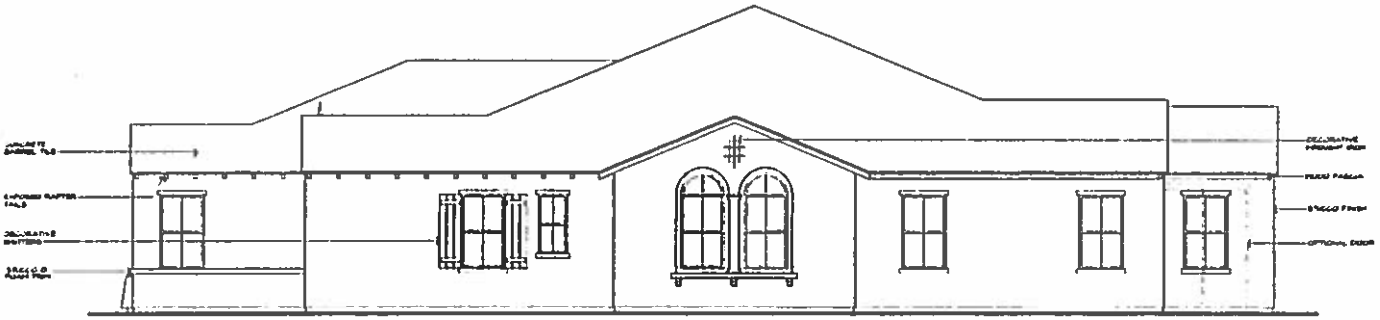
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'A' (Spanish Colonial)



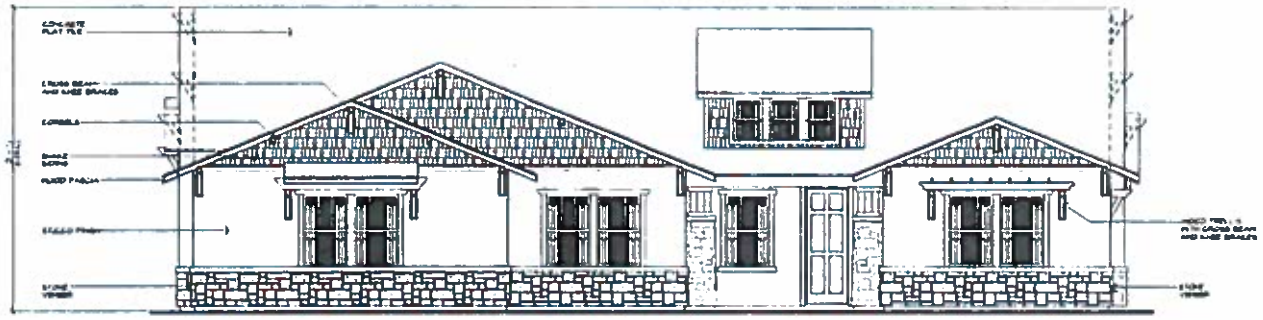
Right Elevation 'A' (Spanish Colonial)

PLAN 1

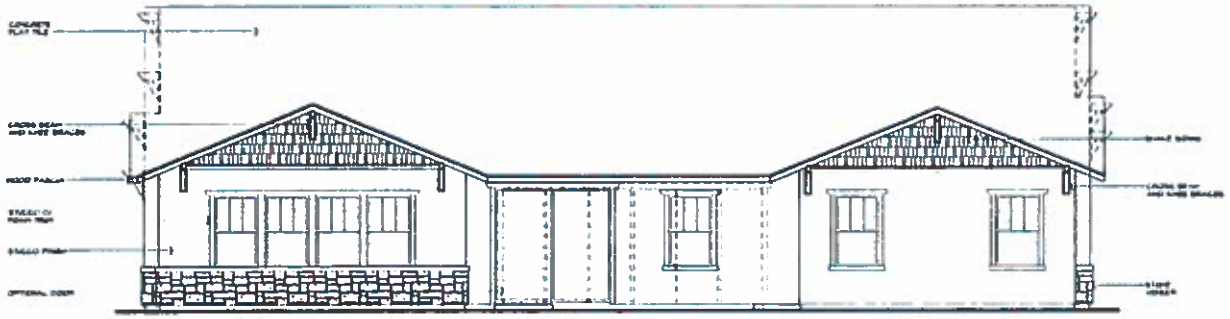
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Front Elevation 'B' (Craftsman)



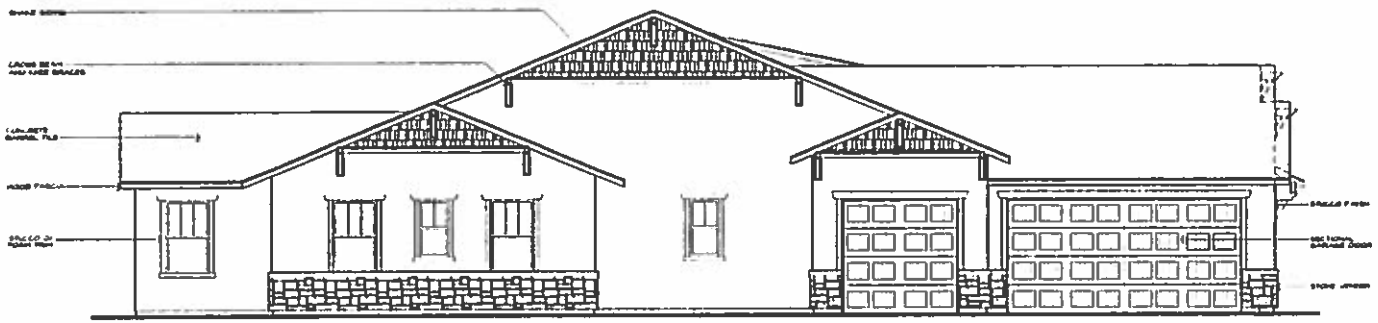
Rear Elevation 'B' (Craftsman)

PLAN I

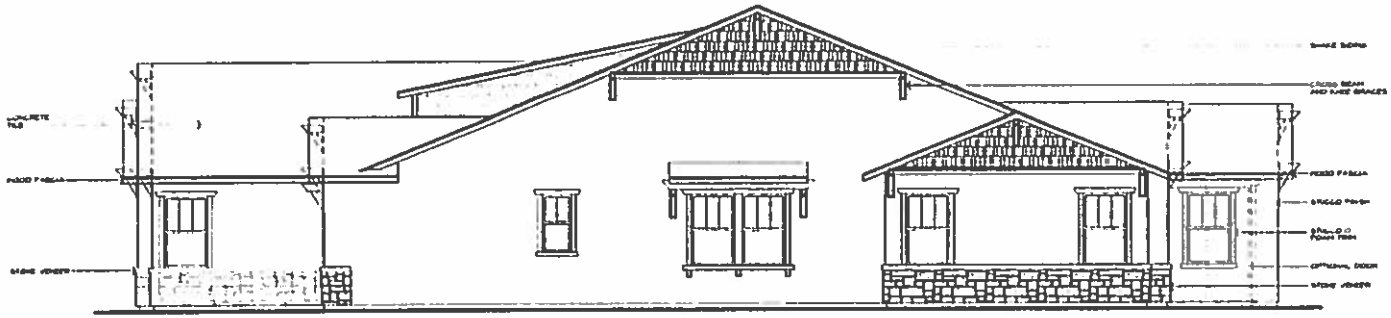
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)

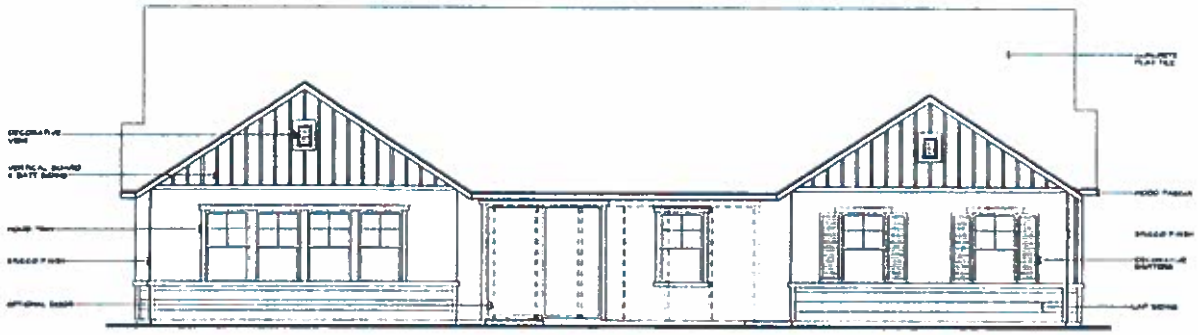
PLAN I

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Front Elevation 'C' (Farmhouse)



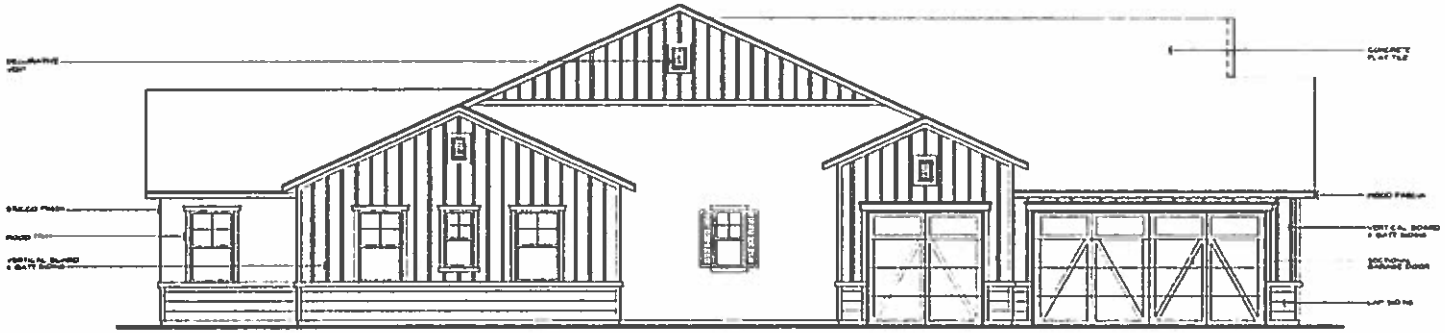
Rear Elevation 'C' (Farmhouse)

PLAN 1

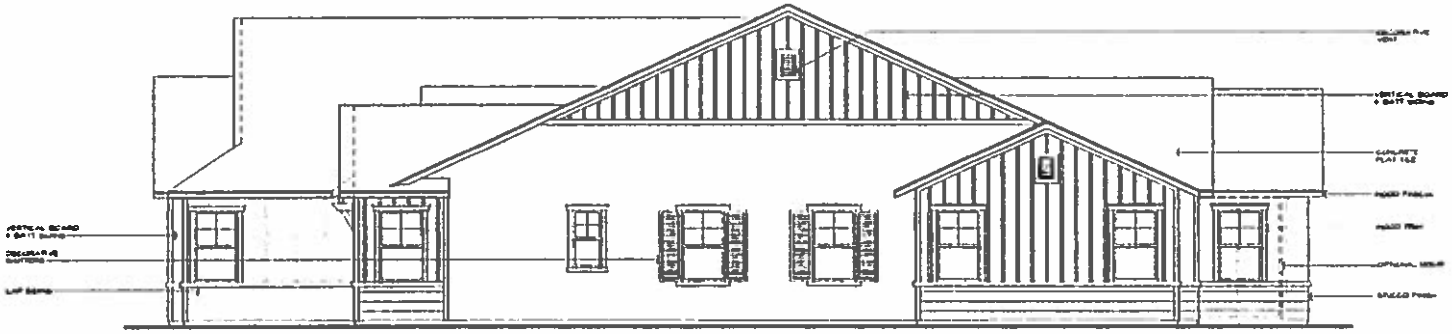
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'C' (Farmhouse)



Right Elevation 'C' (Farmhouse)

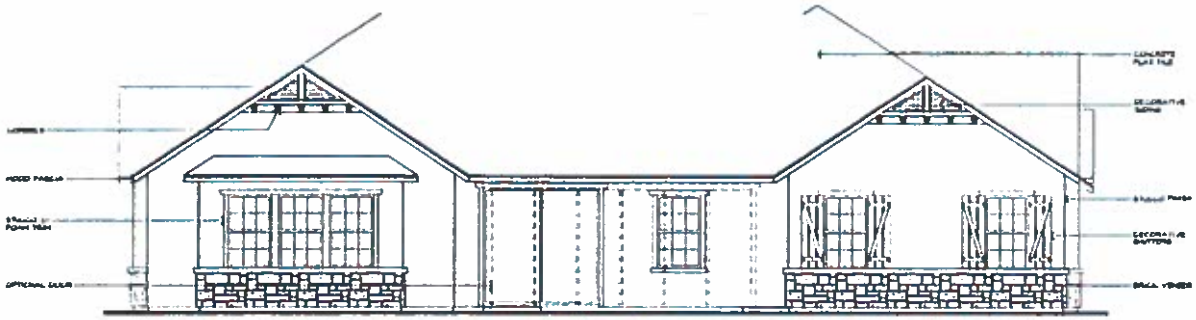
PLAN 1

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Front Elevation 'D' (Cottage)



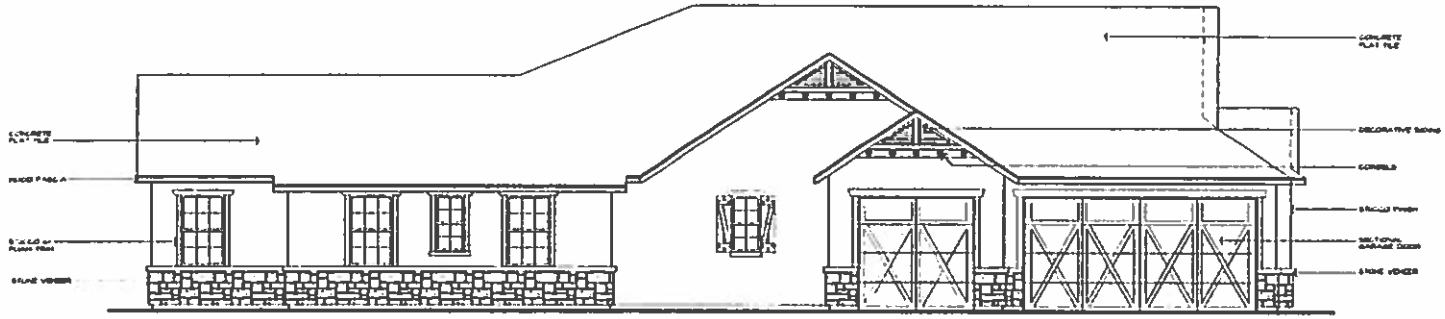
Rear Elevation 'D' (Cottage)

PLAN I

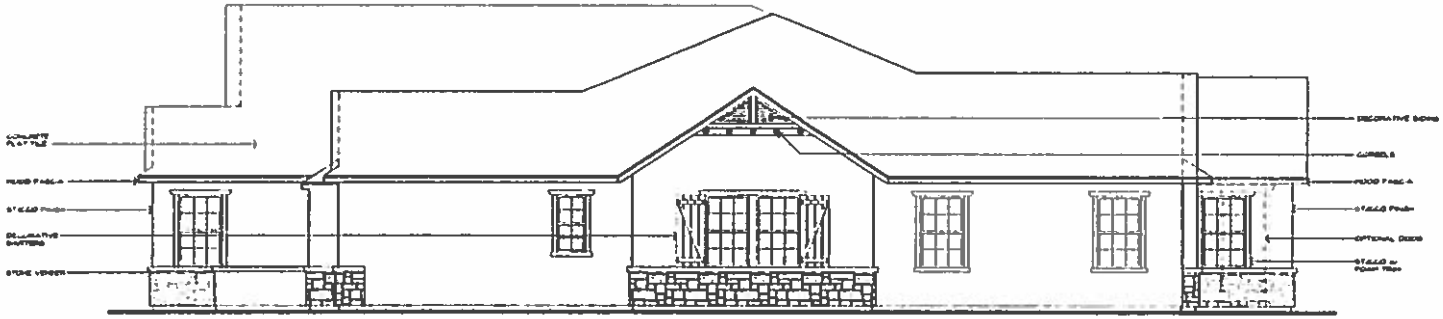
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'D' (Cottage)



Right Elevation 'D' (Cottage)

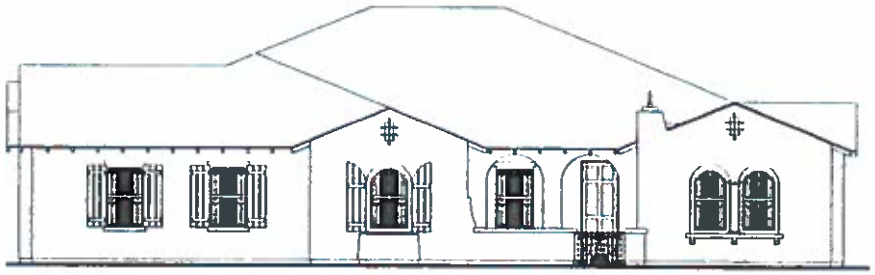
PLAN 1

KB HOME BUILT TO ORDER

RANCHO CHAFFEY

CITY OF RANCHO CUCAMONGA

Left Elevation 'A' (Spanish Colonial)



Front Elevation 'A' (Spanish Colonial)

Right Elevation 'A' (Spanish Colonial)

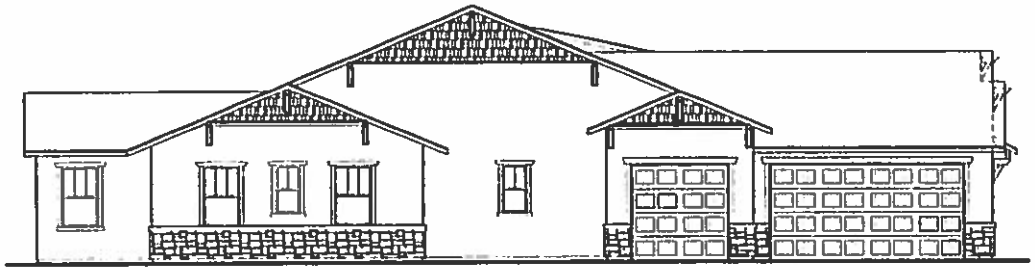
Rear Elevation 'A' (Spanish Colonial)

PLAN I

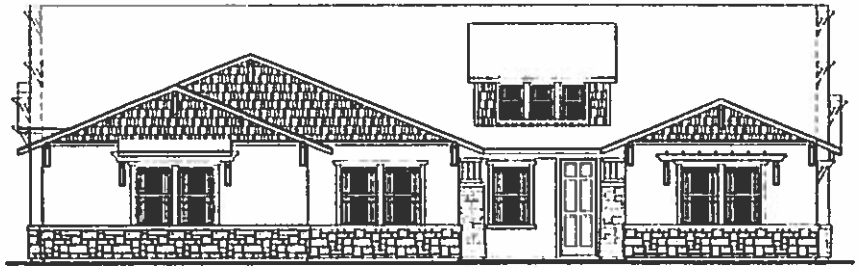
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

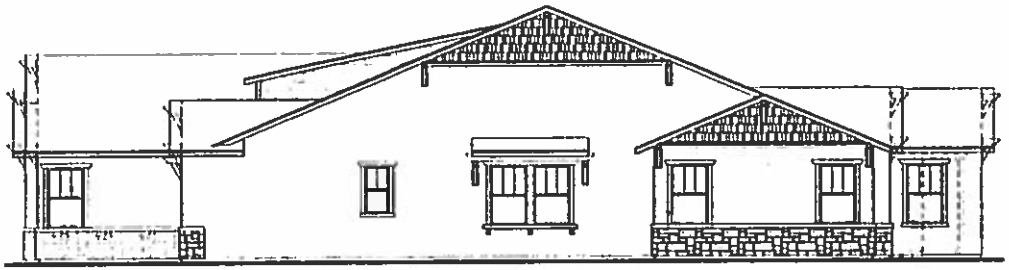
RANCHO CHAFFEY



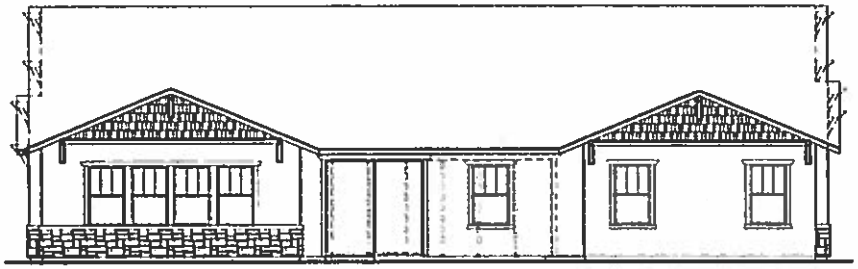
Left Elevation 'B' (Craftsman)



Front Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)



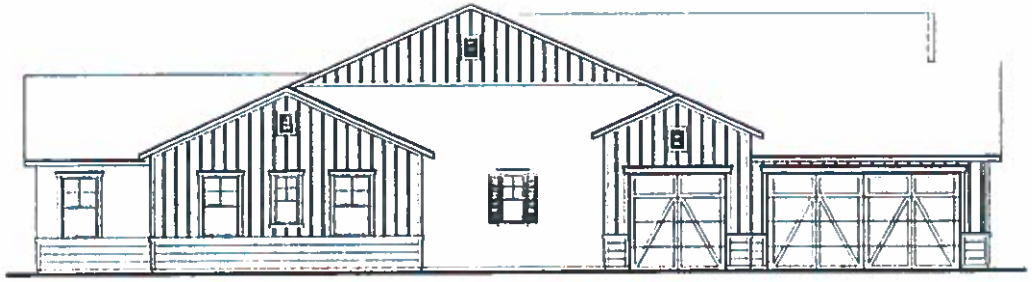
Rear Elevation 'B' (Craftsman)

PLAN 1

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

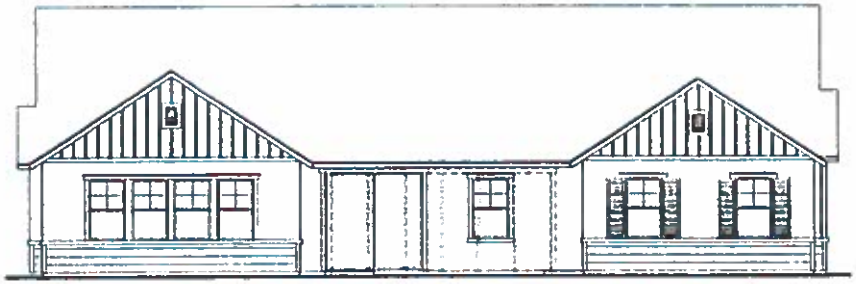
RANCHO CHAFFEY



Left Elevation 'C' (Farmhouse)

Front Elevation 'C' (Farmhouse)

Right Elevation 'C' (Farmhouse)



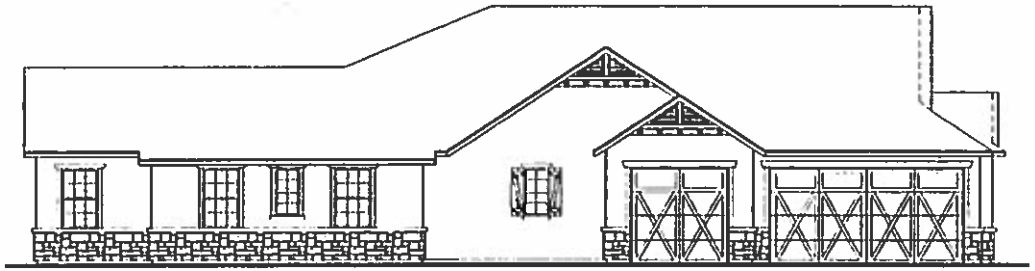
Rear Elevation 'C' (Farmhouse)

PLAN 1

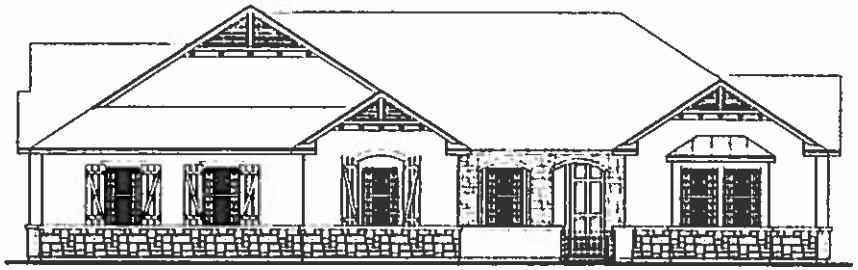
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

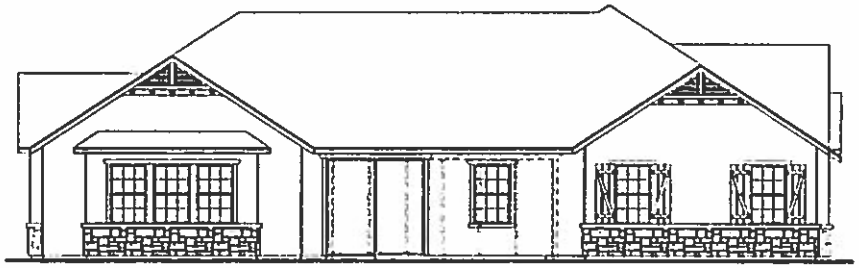


Left Elevation 'D' (Cottage)



Front Elevation 'D' (Cottage)

Right Elevation 'D' (Cottage)



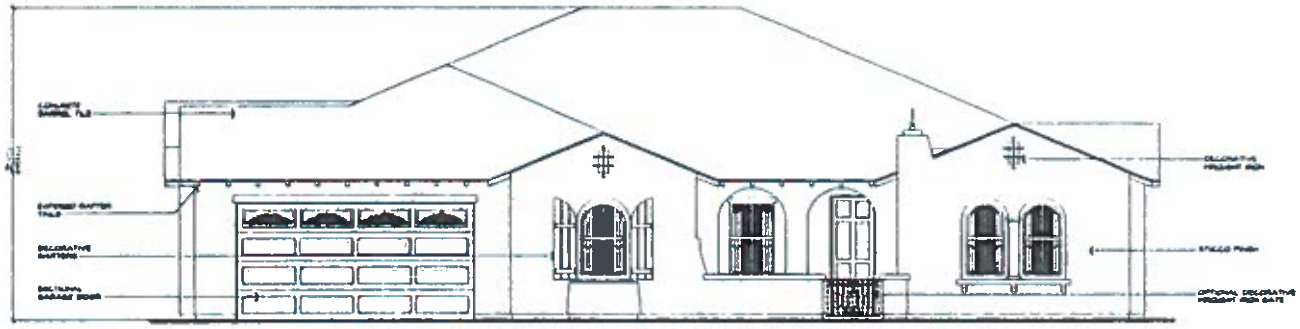
Rear Elevation 'D' (Cottage)

PLAN 1

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Elevation 'A' (Spanish Colonial)

Elevation 'B' (Craftsman)

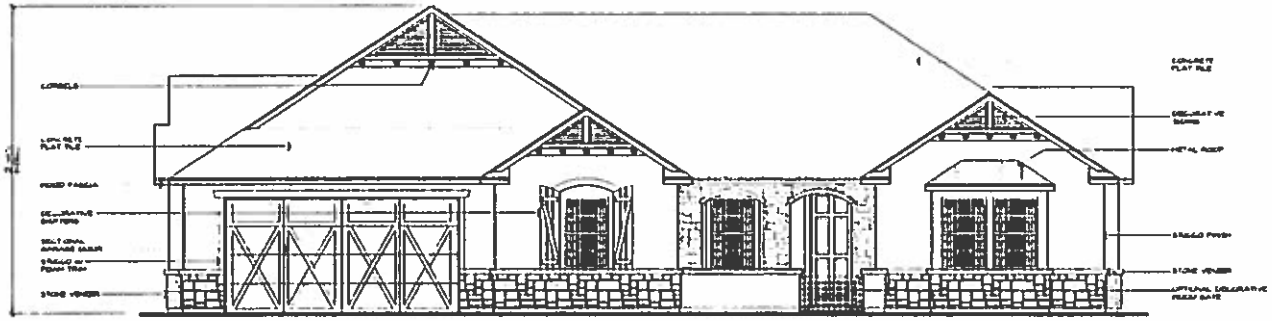
PLAN IX

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Elevation 'C' (Farmhouse)



Elevation 'D' (Cottage)

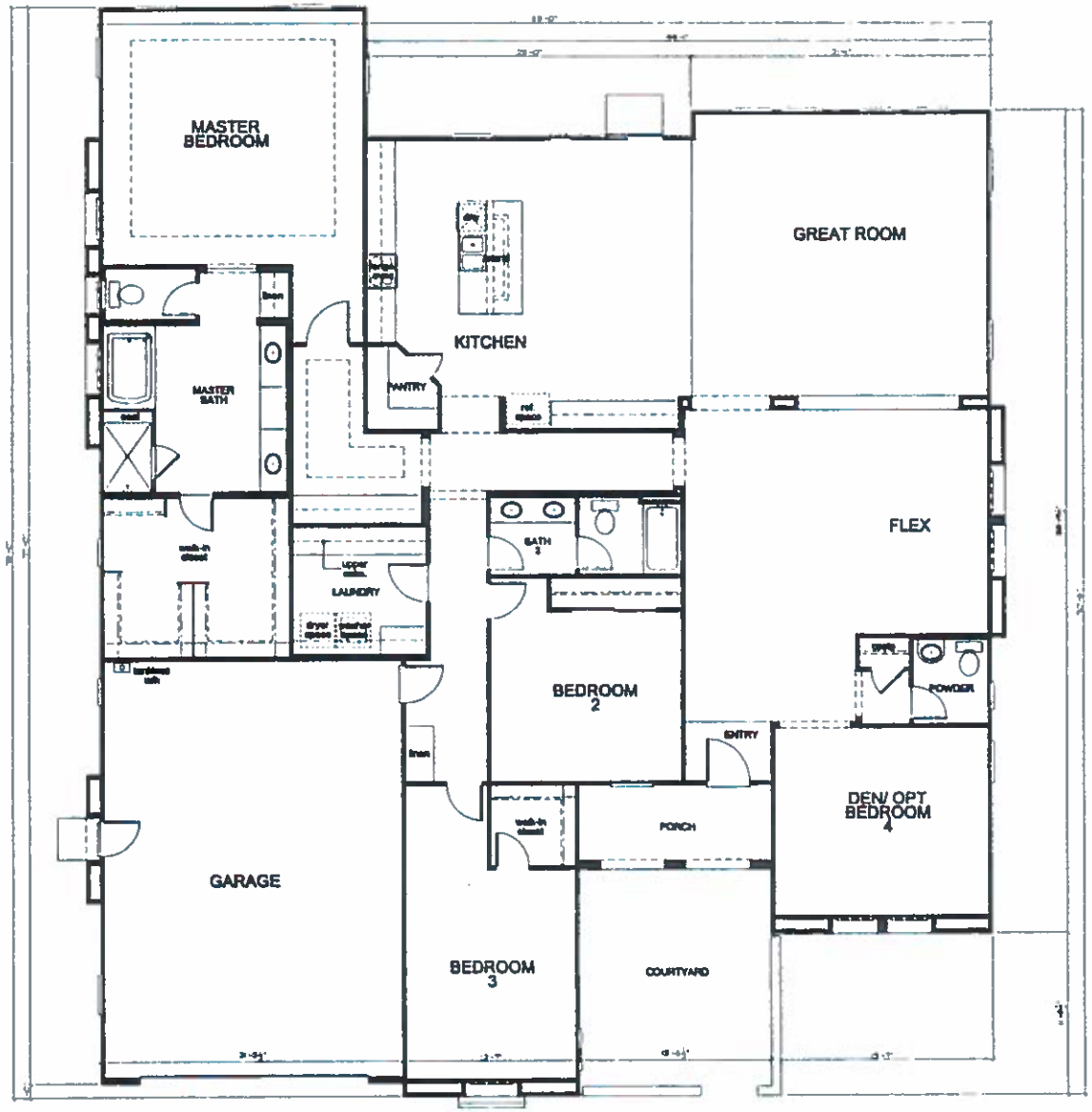
PLAN IX

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

SQUARE FOOTAGE PLAN MAIN			
FIRST FLOOR AREA		[illegible]	[illegible] FT
TOTAL AREA		5581	52 FT
GARAGE AREA		[illegible]	[illegible] FT
PORCH AREA			
	ELEVATIONS "A" "B" "C" & "D"	[illegible]	[illegible] FT
COURTYARD			
	ELEVATION "A"	[illegible]	[illegible] FT
	ELEVATION "D"	[illegible]	[illegible] FT
PATIO AREA			
	COVERED PATIO	[illegible]	[illegible] FT



PLAN IX

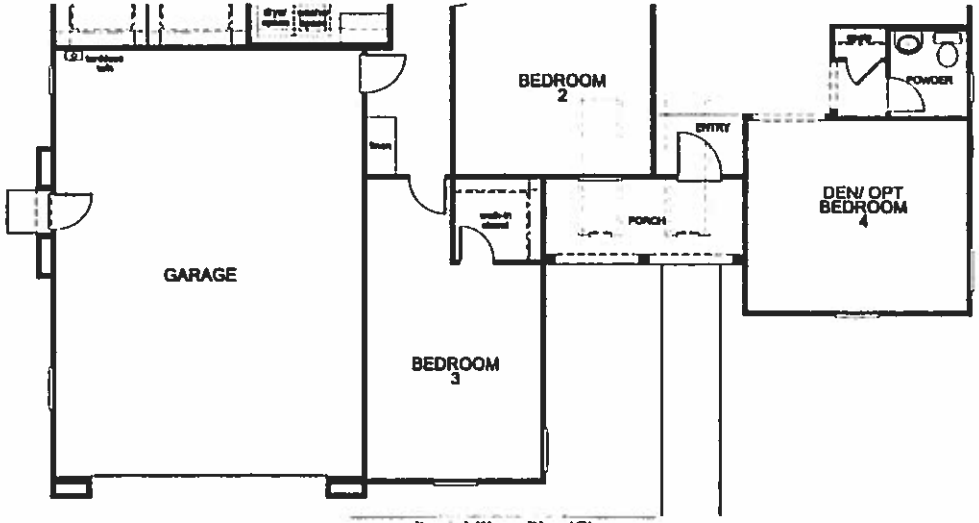
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

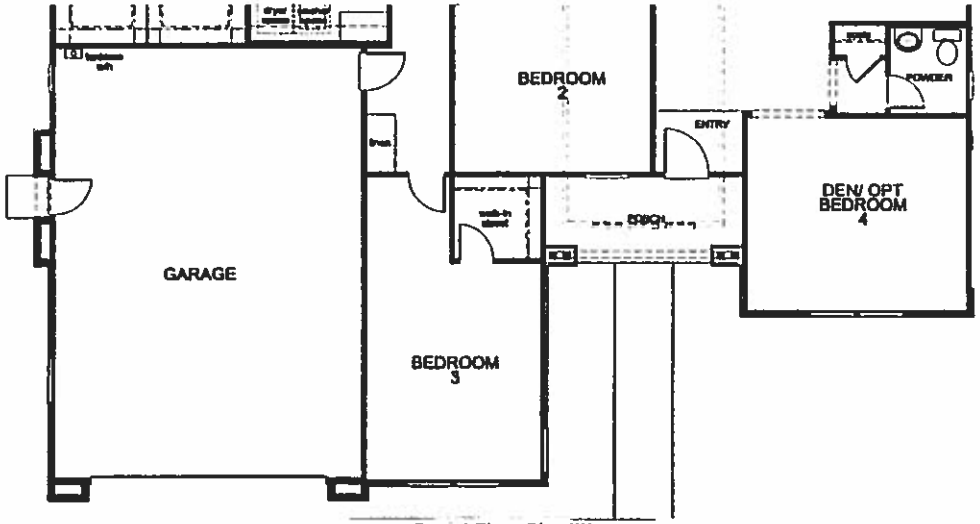
RANCHO CHAFFEY

First Floor Plan 'A'

Item H – 114



Partial Floor Plan 'C'



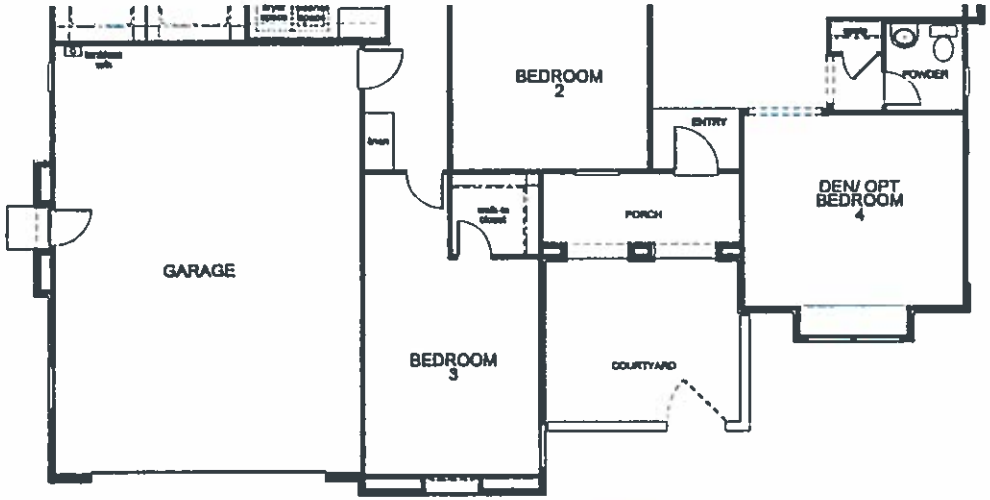
Partial Floor Plan 'B'

PLAN IX

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



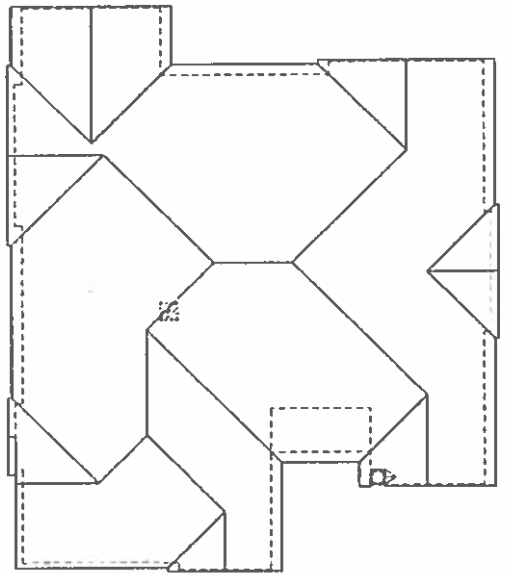
Partial Floor Plan 'D'

PLAN IX

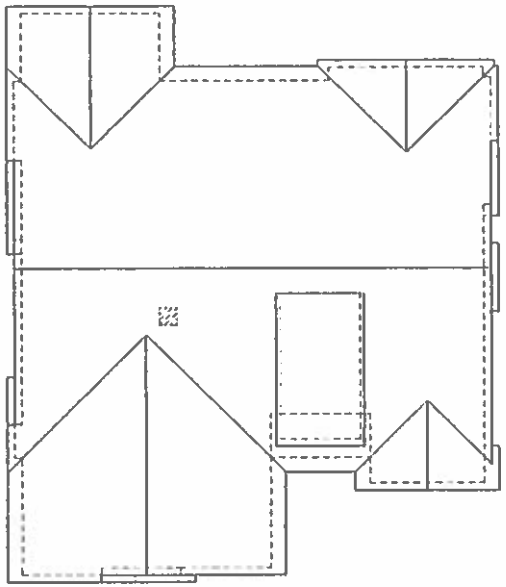
RANCHO CHAFFEY

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA



'A' Spanish Colonial



'B' Craftsman

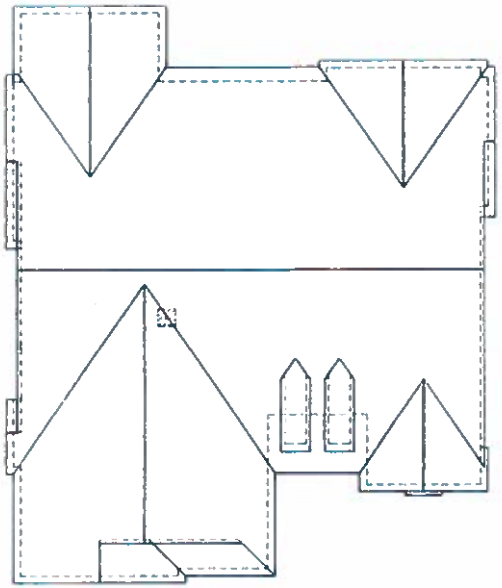
Roof Plans

PLAN IX

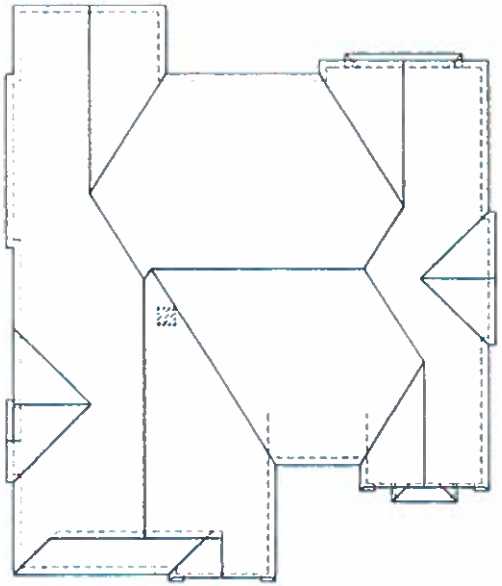
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



'C' Farmhouse



'D' Cottage

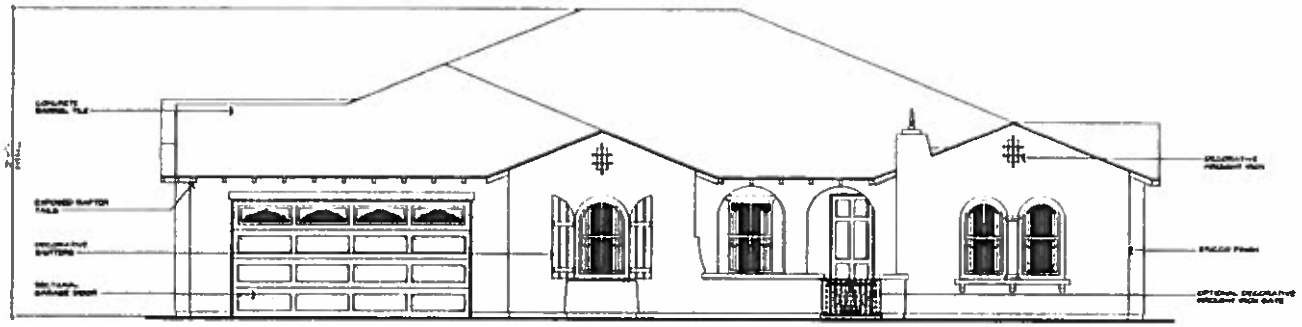
Roof Plans

PLAN IX

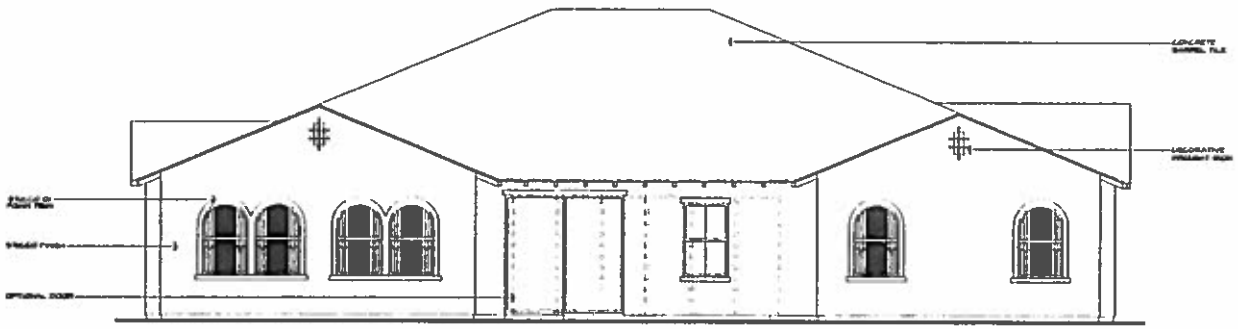
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Front Elevation 'A' (Spanish Colonial)



Rear Elevation 'A' (Spanish Colonial)

PLAN IX

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'A' (Spanish Colonial)

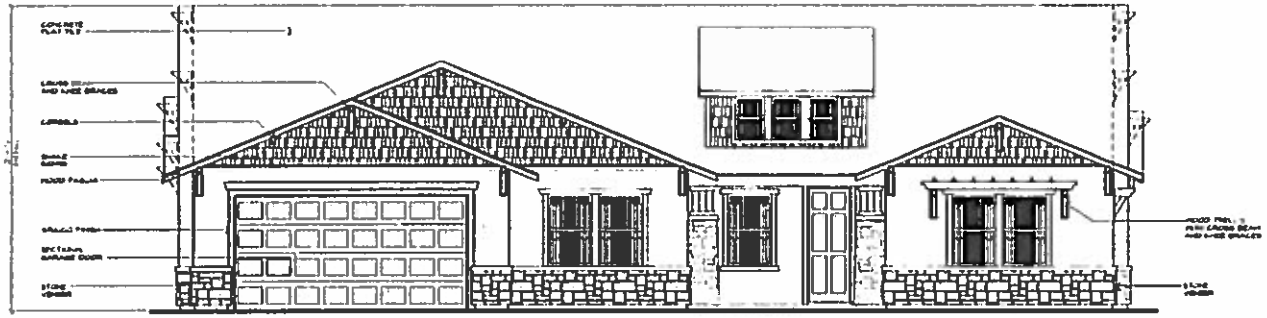
Right Elevation 'A' (Spanish Colonial)

PLAN IX

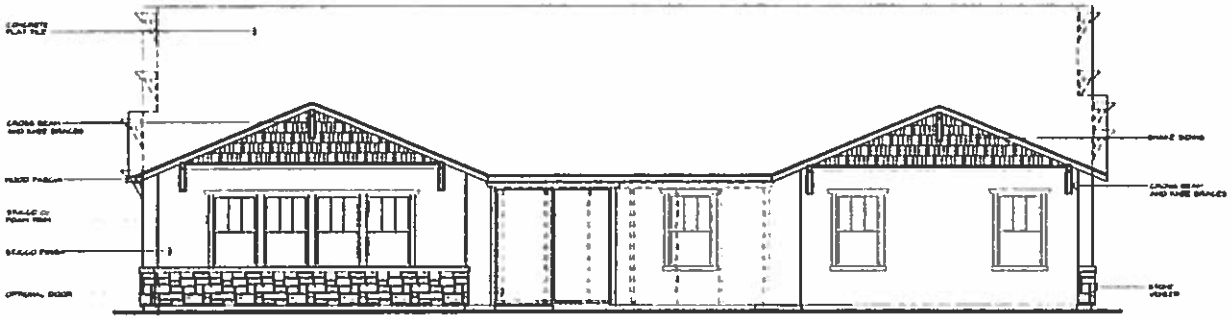
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Front Elevation 'B' (Craftsman)



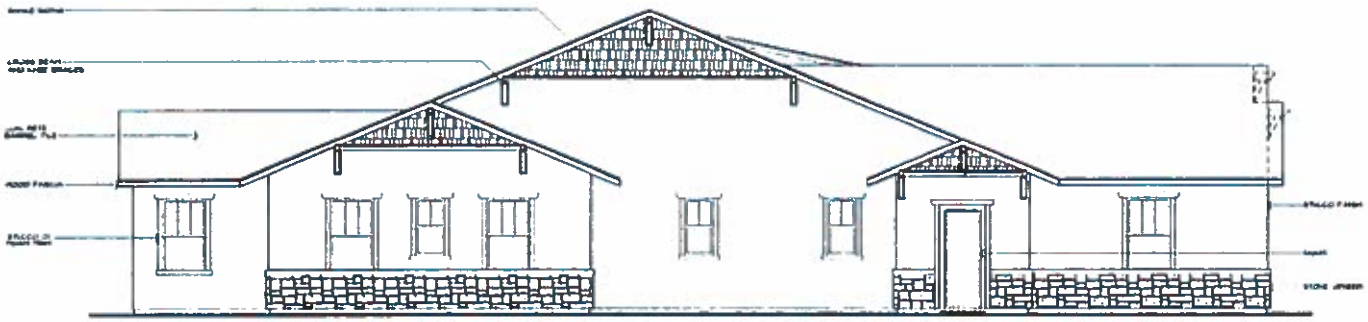
Rear Elevation 'B' (Craftsman)

PLAN IX

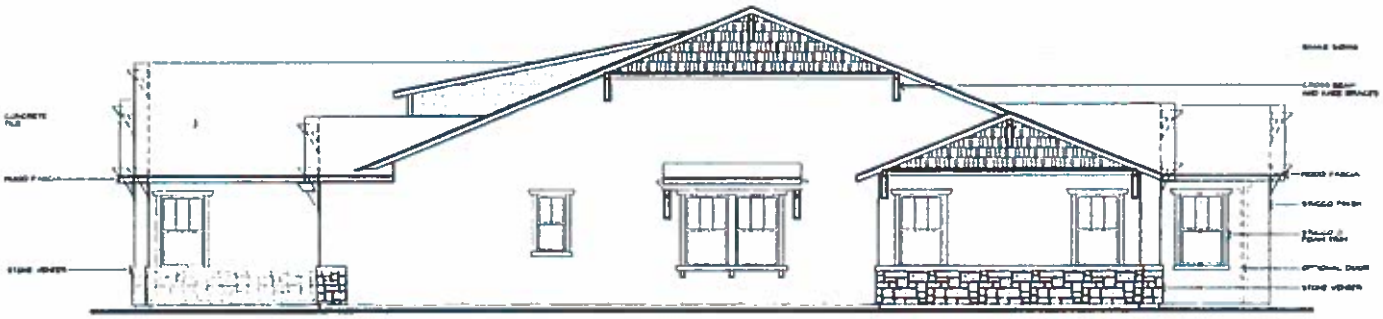
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)

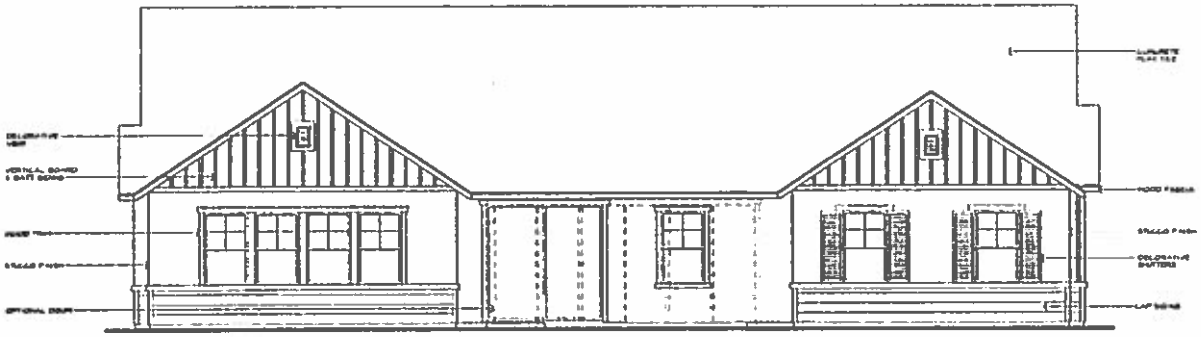
PLAN IX

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Front Elevation 'C' (Farmhouse)



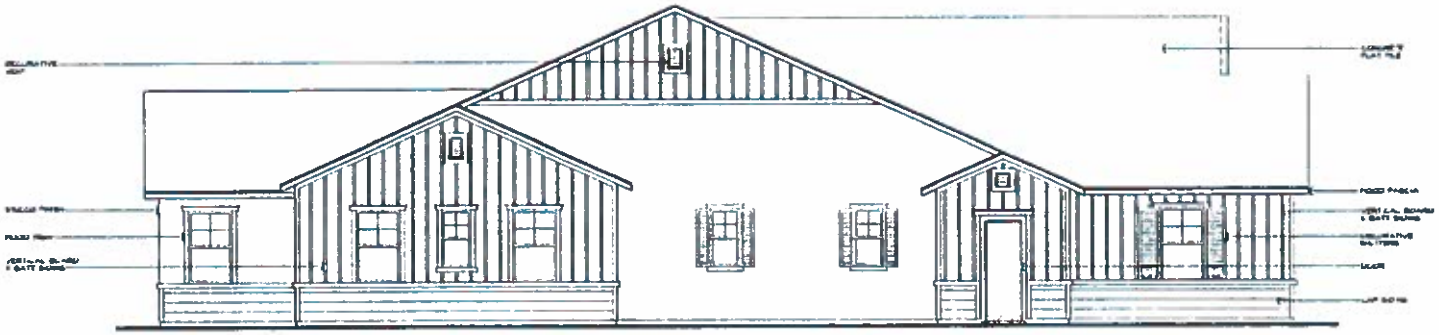
Rear Elevation 'C' (Farmhouse)

PLAN 1X

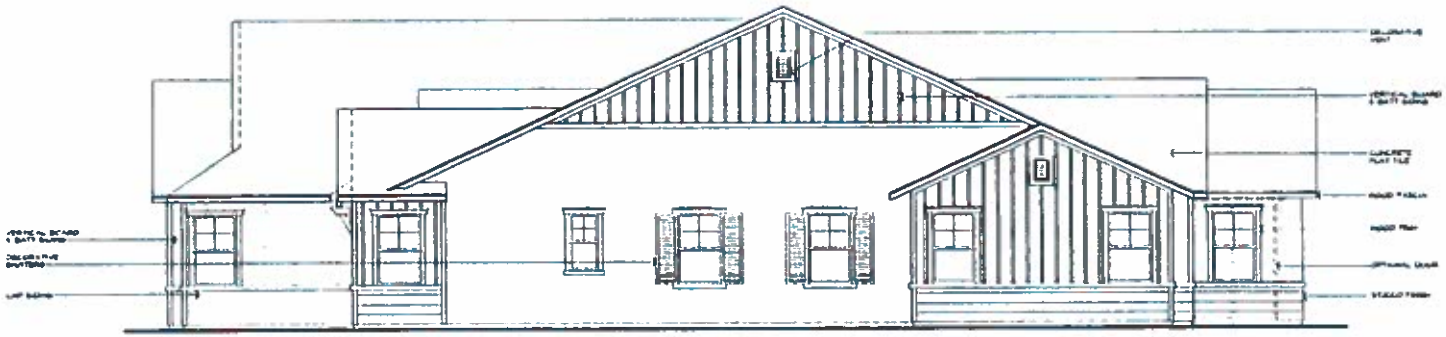
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'C' (Farmhouse)



Right Elevation 'C' (Farmhouse)

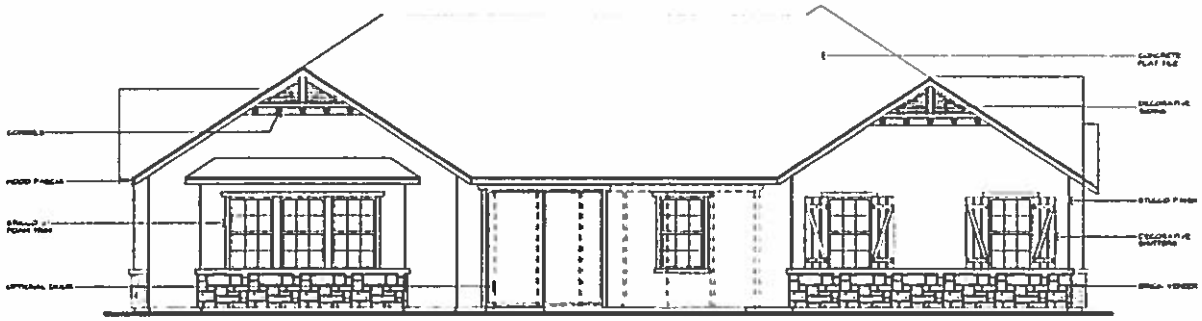
PLAN IX

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Front Elevation 'D' (Cottage)



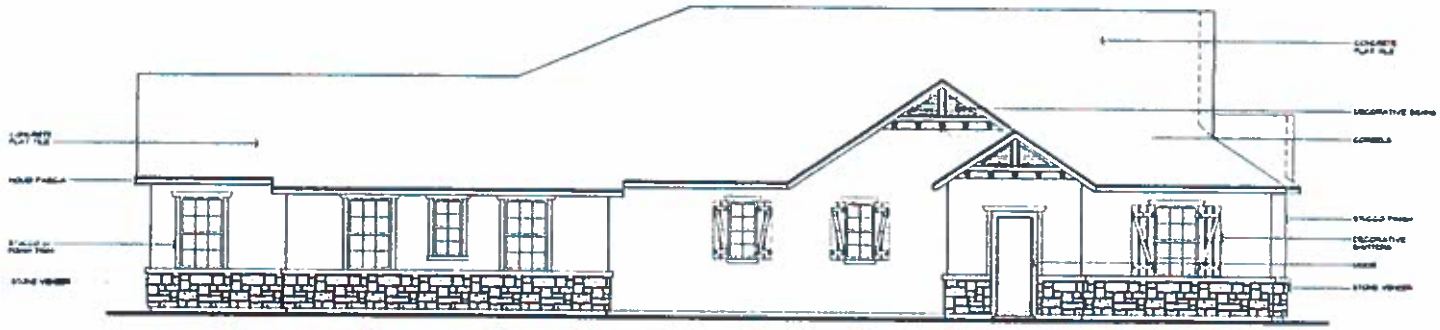
Rear Elevation 'D' (Cottage)

PLAN IX

KB BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'D' (Cottage)

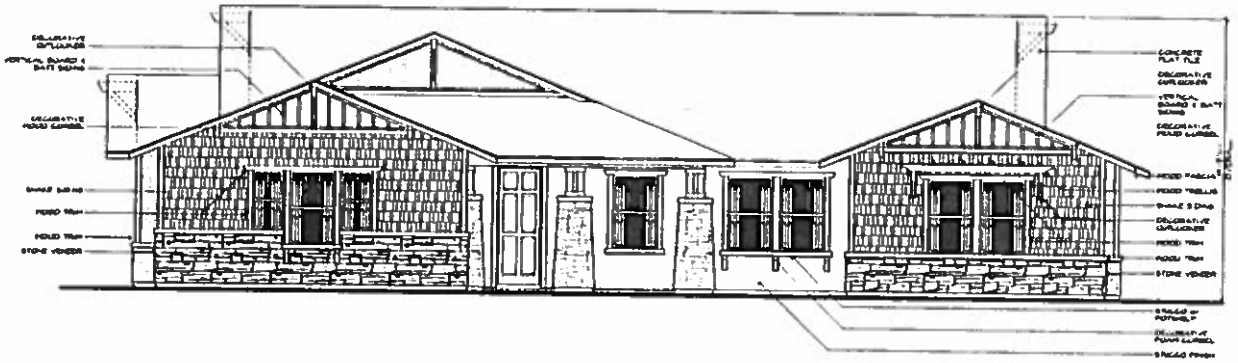
Right Elevation 'D' (Cottage)

PLAN IX

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Elevation 'B' (Craftsman)

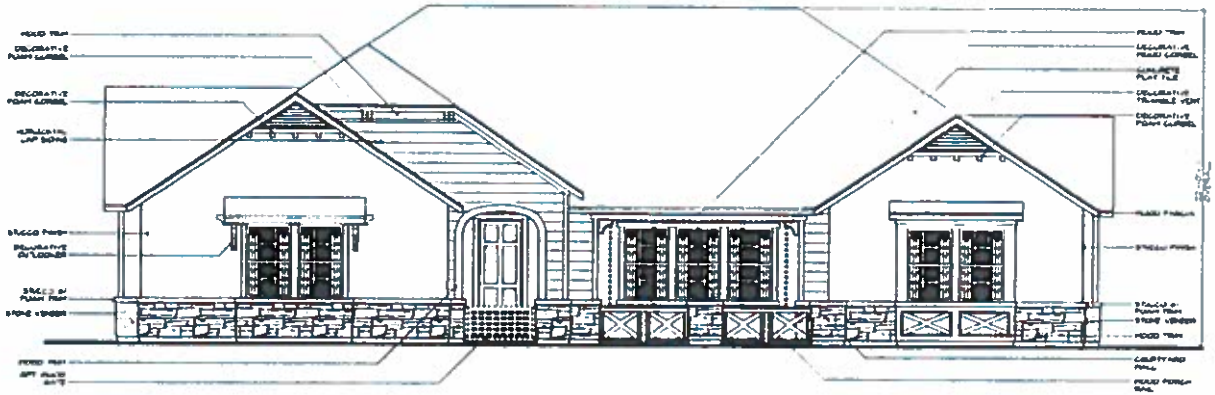
Elevation 'A' (Spanish Colonial)

PLAN 2

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Elevation 'D' (Cottage)

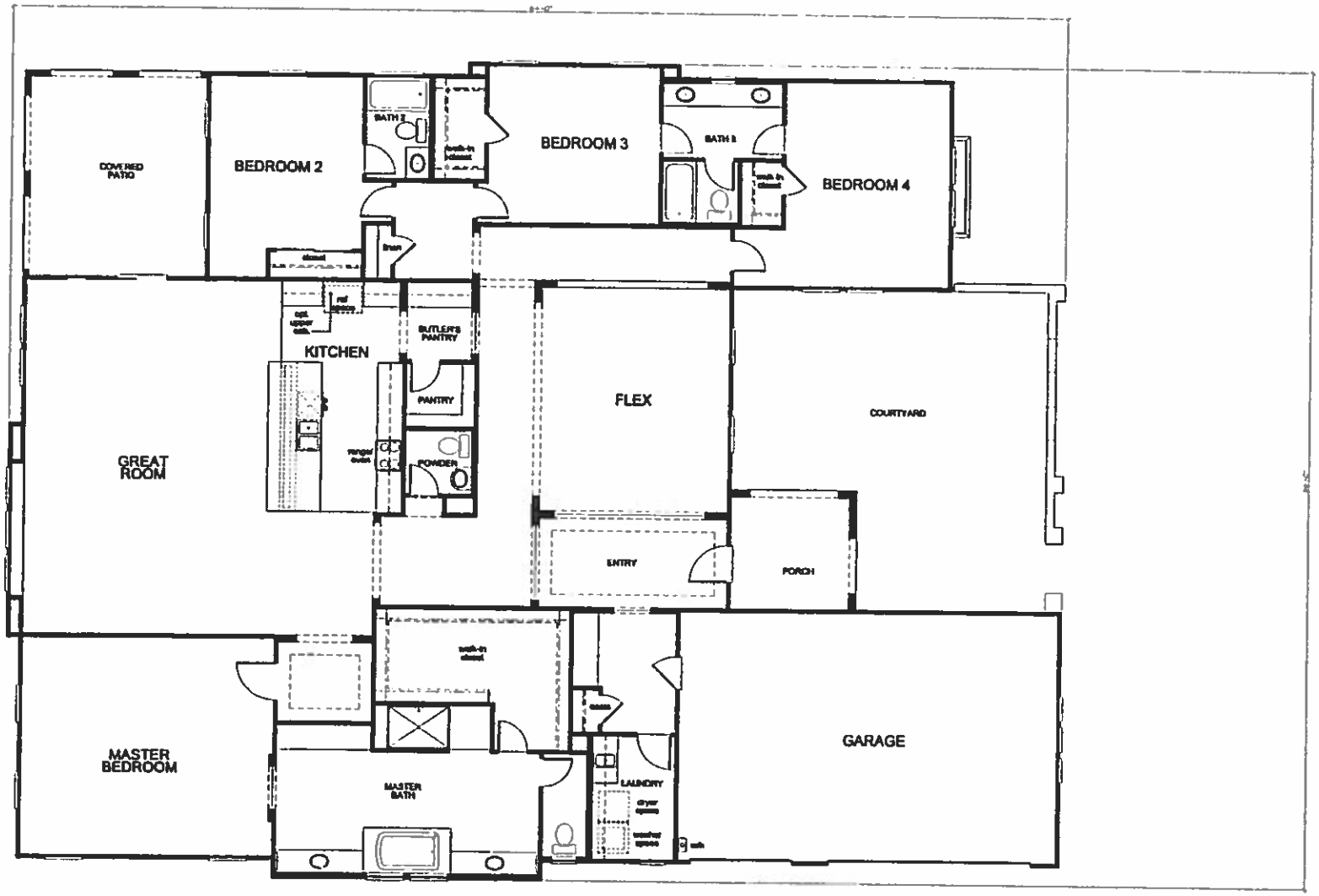
Elevation 'C' (Farmhouse)

PLAN 2

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



SQUARE FOOTAGE			
PLAN # [illegible]			
FIRST FLOOR AREA		[illegible]	SQ FT
TOTAL AREA		5620	SQ FT
GARAGE AREA		[illegible]	SQ FT
PORCH AREA	ELEVATION A	[illegible]	SQ FT
	ELEVATION B	[illegible]	SQ FT
	ELEVATION C	[illegible]	SQ FT
	ELEVATION D	[illegible]	SQ FT
COURTYARD AREA	ELEVATION A	[illegible]	SQ FT
	ELEVATION D	[illegible]	
PATIO AREA	COVERED PATIO	[illegible]	SQ FT
OPTIONAL CASITA	TOTAL AREA	[illegible]	SQ FT
CARTYARD		[illegible]	SQ FT
PORCH	ELEVATION A	[illegible]	SQ FT
	ELEVATION B	[illegible]	SQ FT
	ELEVATION C		SQ FT

First Floor Plan 'A'

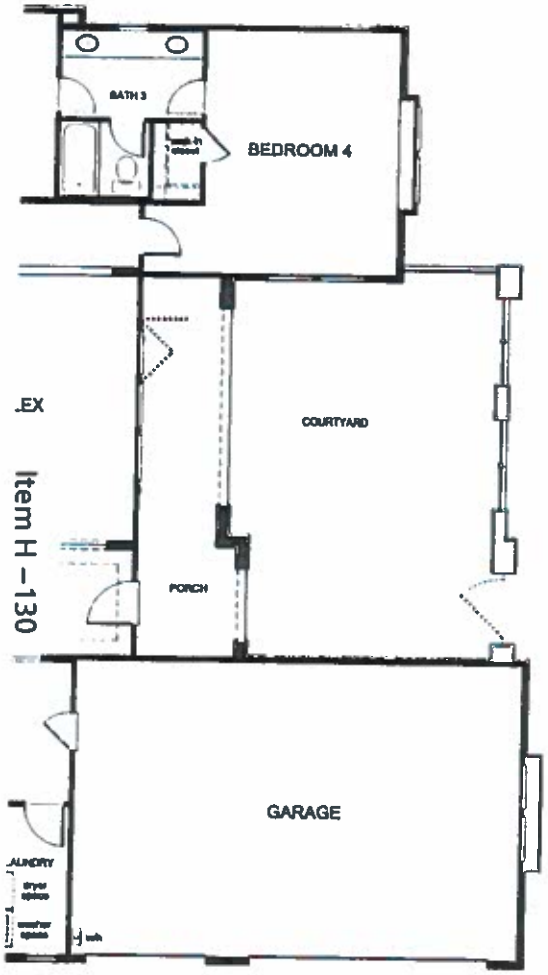
PLAN 2

KB HOME BUILT TO ORDER

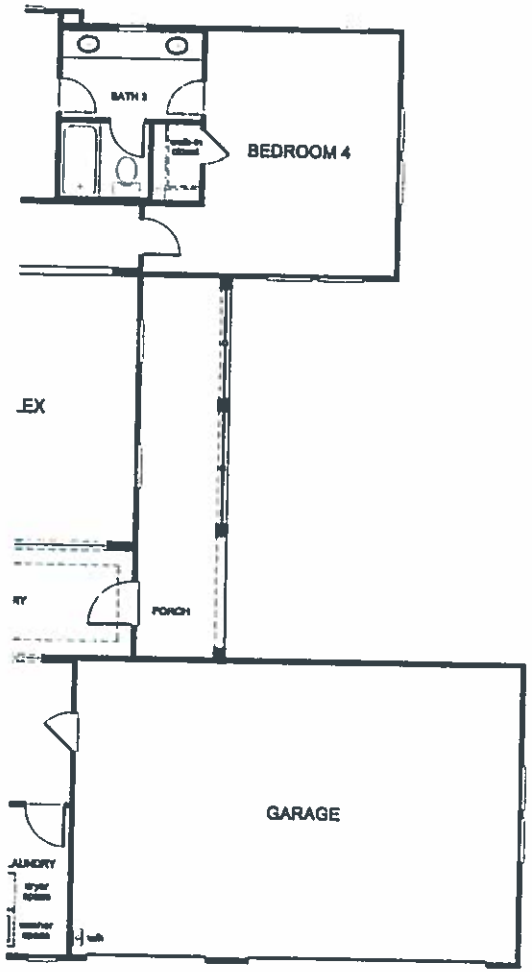
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

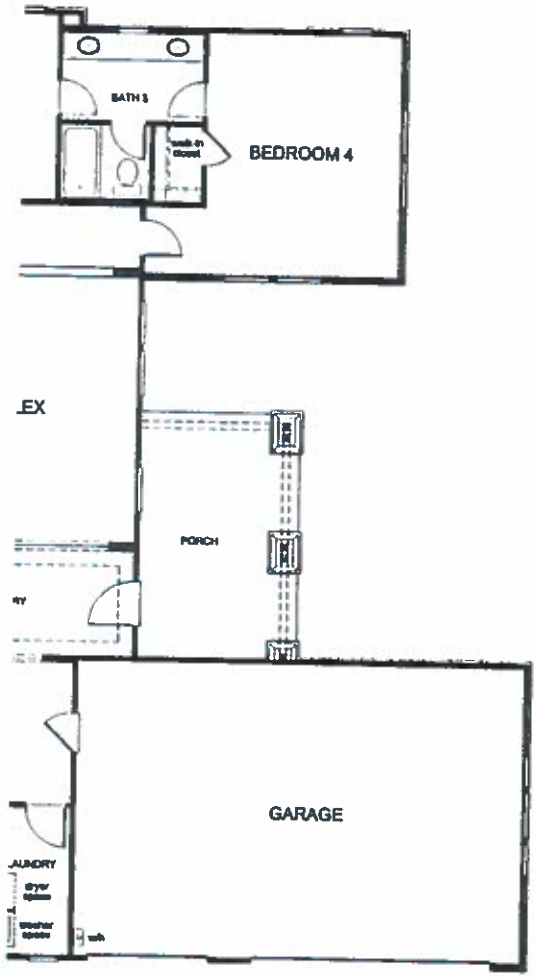
Item H – 129



Partial First Floor Plan 'D'



Partial First Floor Plan 'C'



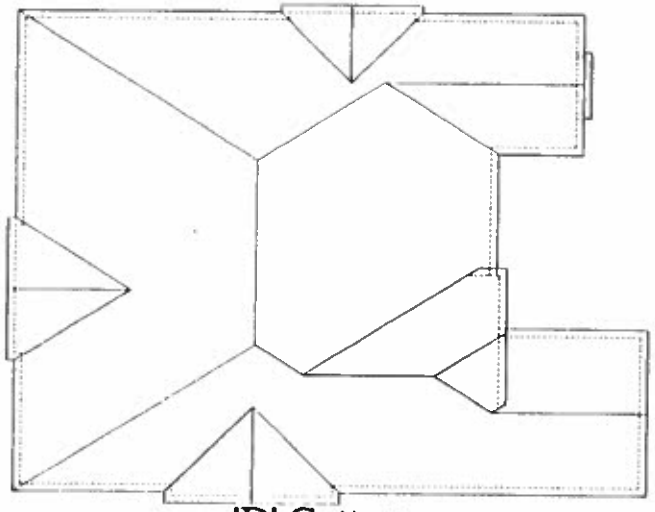
Partial First Floor Plan 'B'

KB HOME BUILT TO ORDER

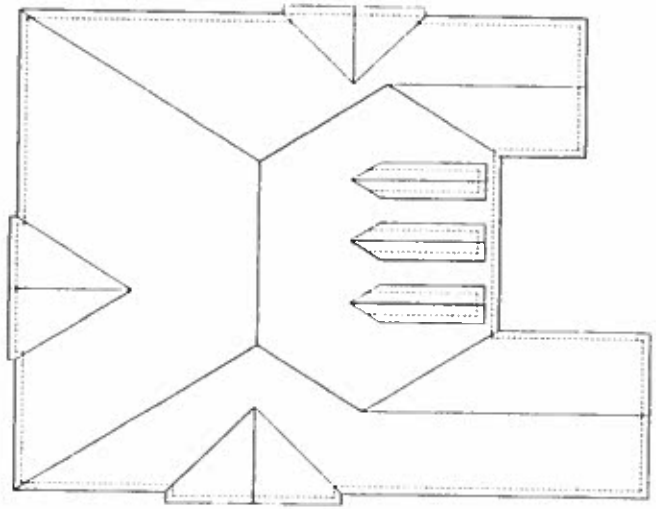
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

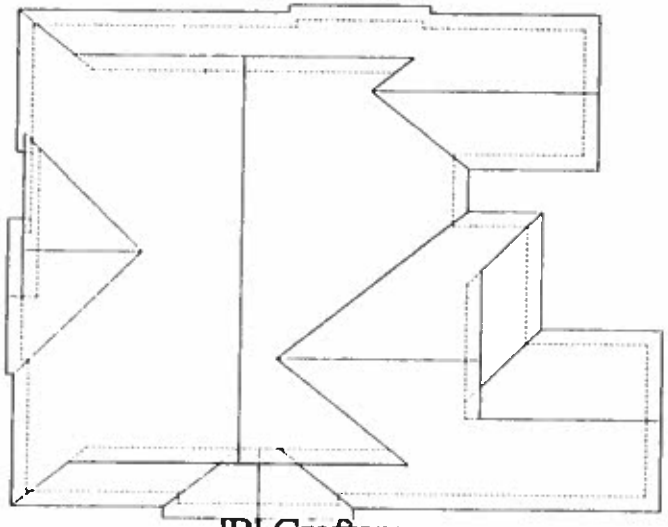
PLAN 2



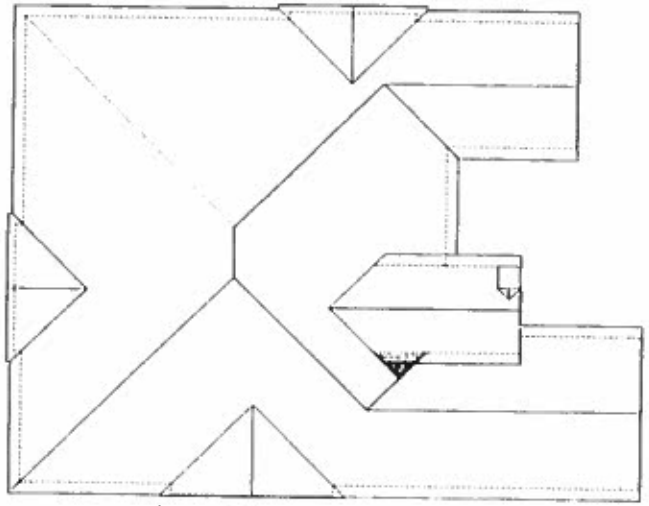
'D' Cottage



'C' Farmhouse

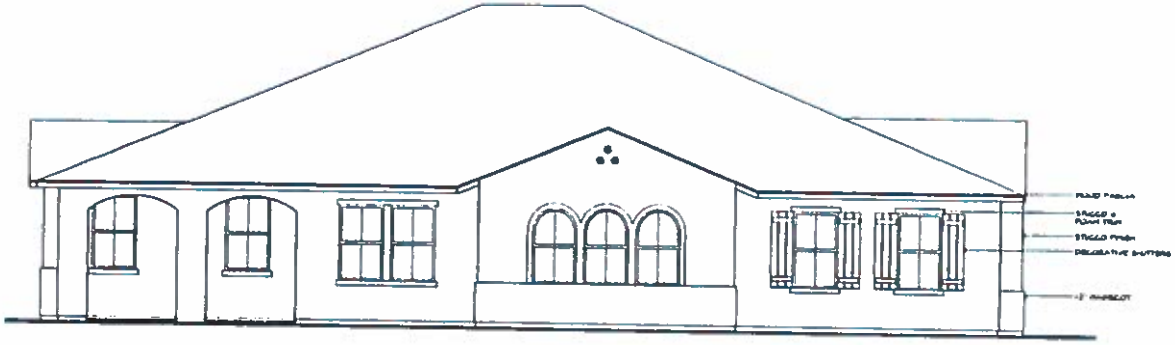


'B' Craftsman



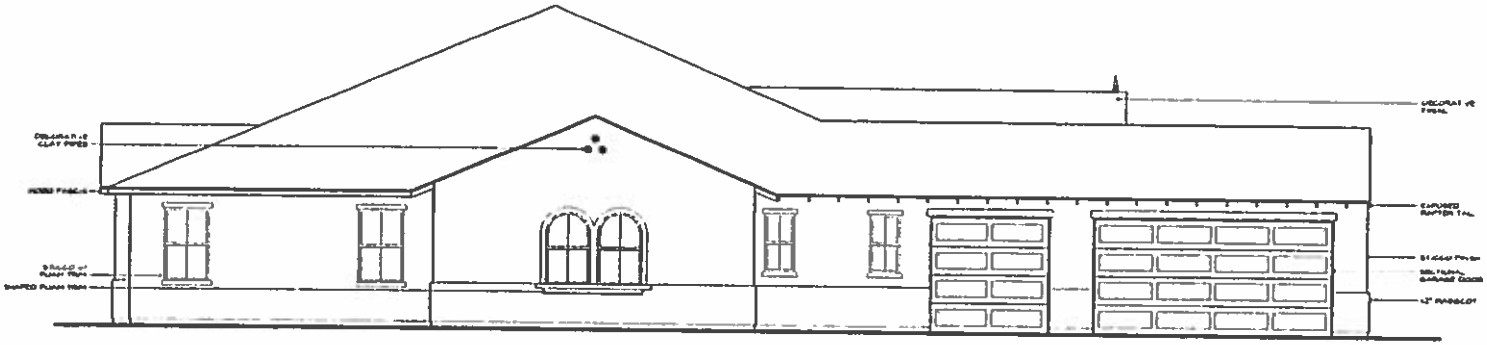
'A' Spanish Colonial

Roof Plans

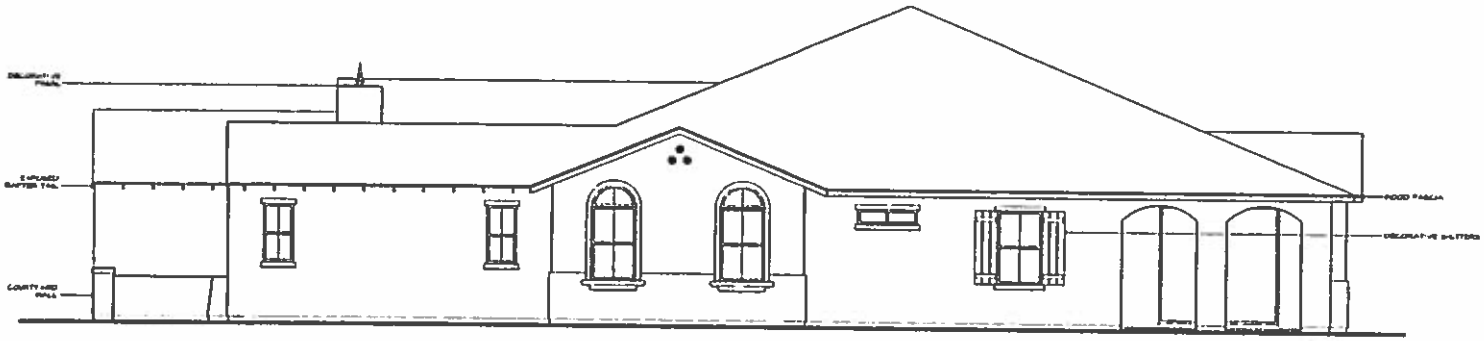


Rear Elevation 'A' (Spanish Colonial)

Front Elevation 'A' (Spanish Colonial)



Left Elevation 'A' (Spanish Colonial)



Right Elevation 'A' (Spanish Colonial)

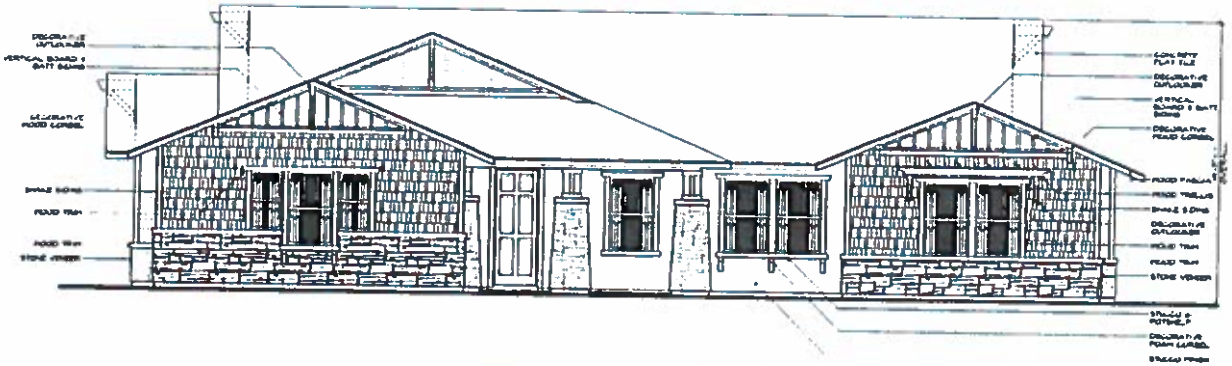
PLAN 2

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Rear Elevation 'B' (Craftsman)



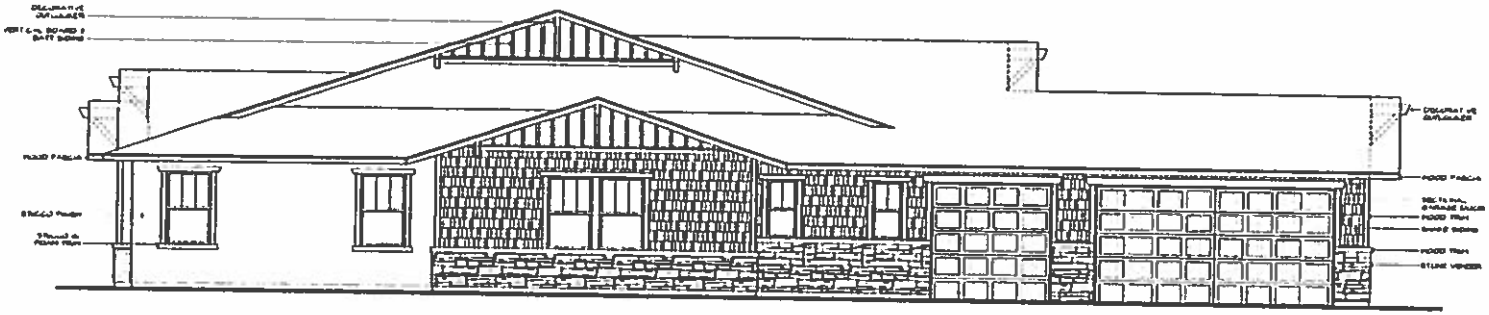
Front Elevation 'B' (Craftsman)

KB HOME BUILT TO ORDER

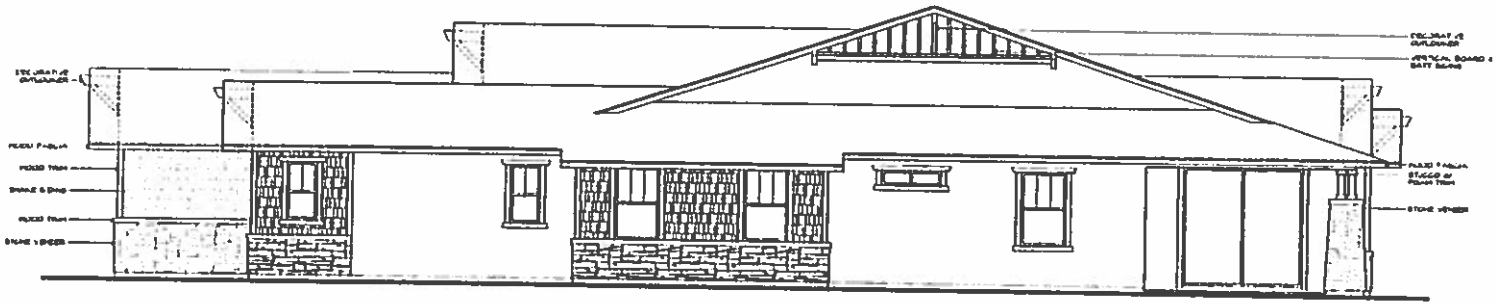
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN 2



Left Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)

PLAN 2

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Rear Elevation 'C' (Farmhouse)

Front Elevation 'C' (Farmhouse)

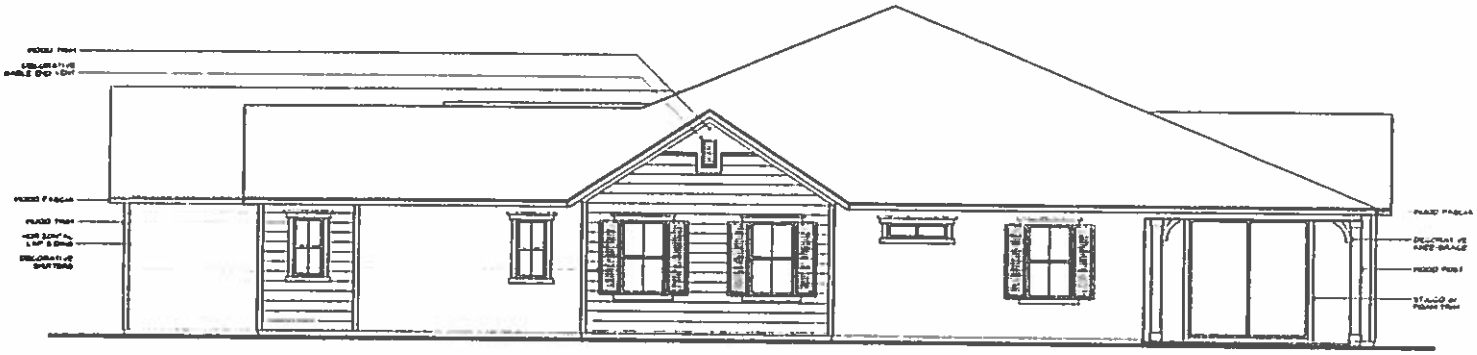
PLAN 2

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'C' (Farmhouse)



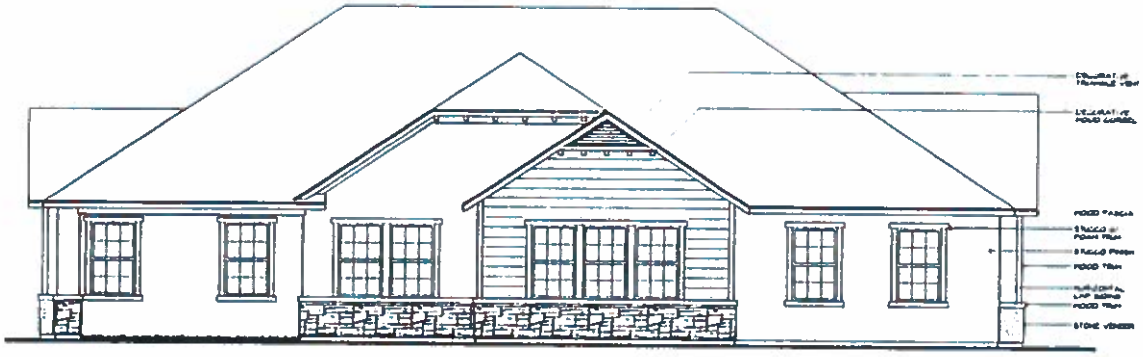
Right Elevation 'C' (Farmhouse)

PLAN 2

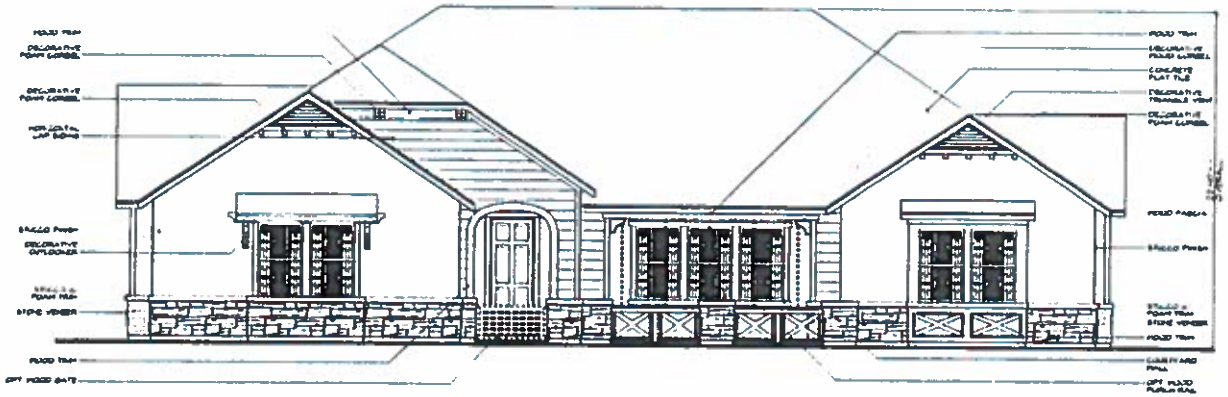
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Rear Elevation 'D' (Cottage)



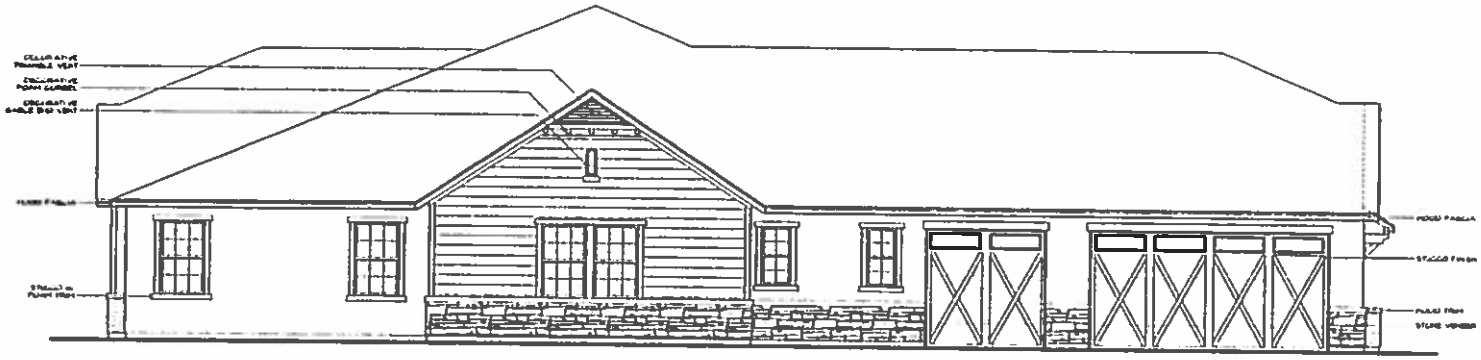
Front Elevation 'D' (Cottage)

PLAN 2

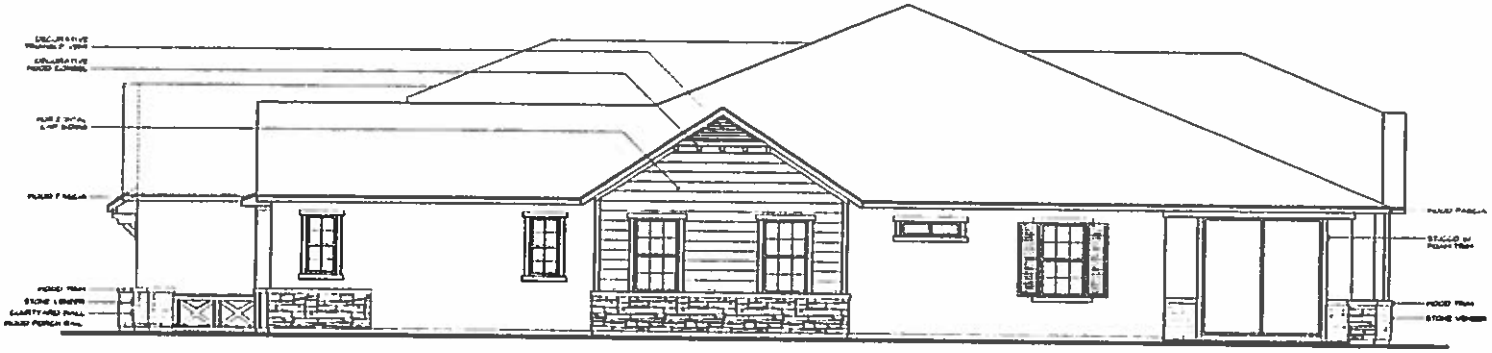
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'D' (Cottage)



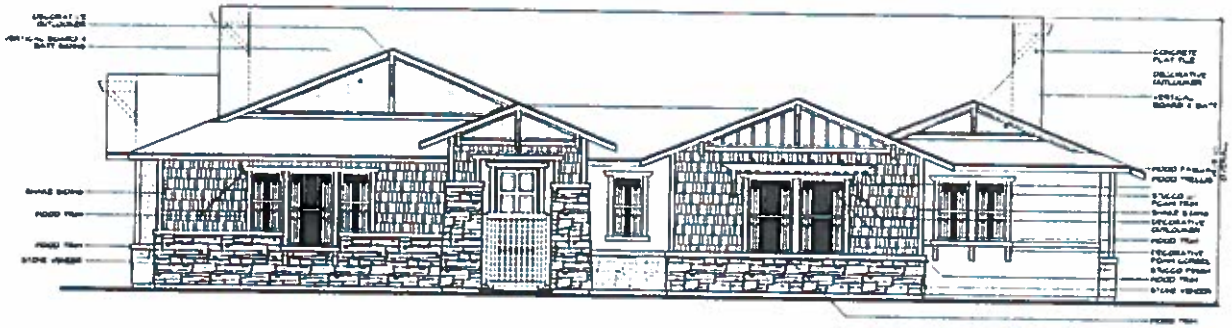
Right Elevation 'D' (Cottage)

PLAN 2

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Elevation 'B' (Craftsman)

Elevation 'A' (Spanish Colonial)

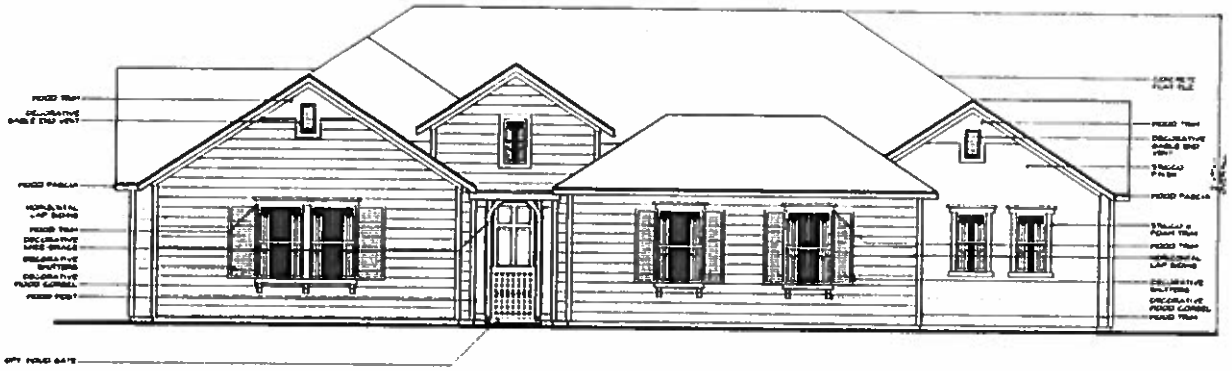
PLAN 2X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Elevation 'D' (Cottage)



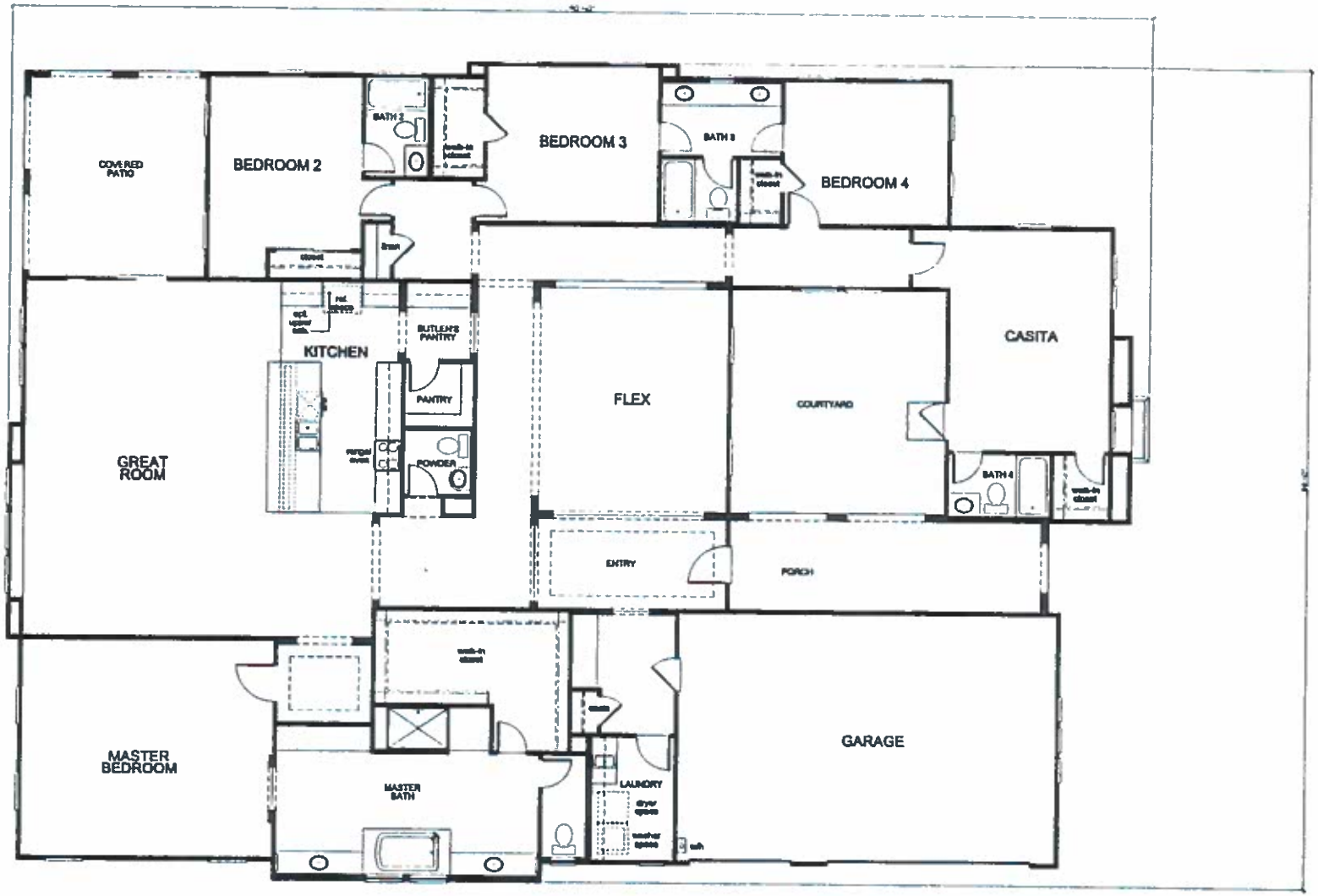
Elevation 'C' (Farmhouse)

PLAN 2X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



SQUARE FOOTAGE			
PLAN # [illegible]			
FIRST FLOOR AREA		[illegible]	[illegible] FT
TOTAL AREA		56.20	50 FT
GARAGE AREA		[illegible]	[illegible] FT
PORCH AREA	ELEVATION A	[illegible]	[illegible] FT
	ELEVATION B	[illegible]	[illegible] FT
	ELEVATION C	[illegible]	[illegible] FT
	ELEVATION D	[illegible]	[illegible] FT
COURTYARD AREA			
	ELEVATION A	[illegible]	[illegible] FT
	ELEVATION D	[illegible]	
PATIO AREA			
	COVERED PATIO	[illegible]	[illegible] FT
OPTIONAL CASITA			
	TOTAL AREA	[illegible]	[illegible] FT
COURTYARD PORCH		[illegible]	[illegible] FT
	ELEVATION A	[illegible]	[illegible] FT
	ELEVATION B	[illegible]	[illegible] FT
	ELEVATION C		[illegible] FT

First Floor Plan 'A' at Opt. Casita

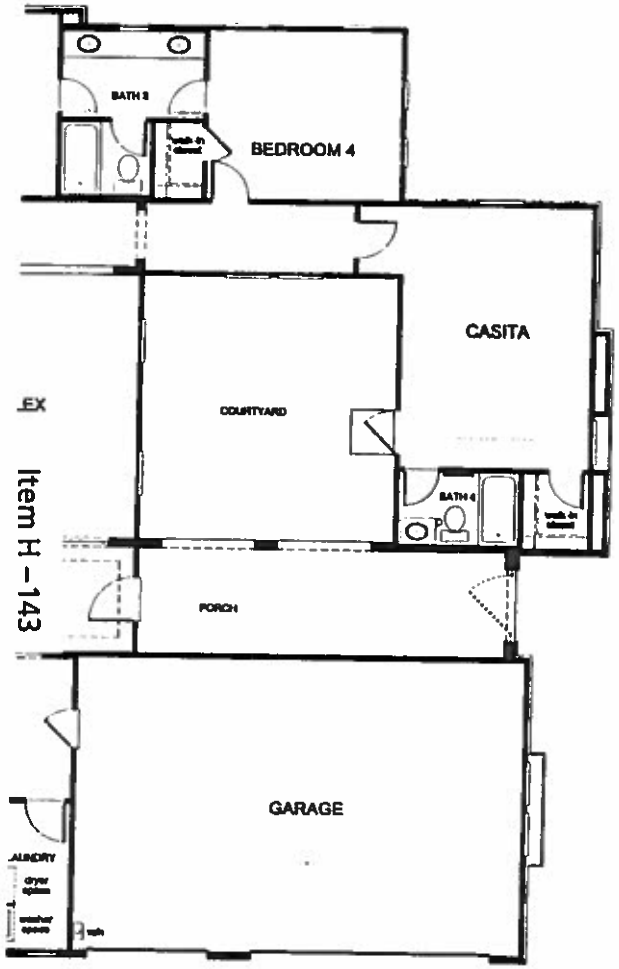
PLAN 2X

KB HOME BUILT TO ORDER

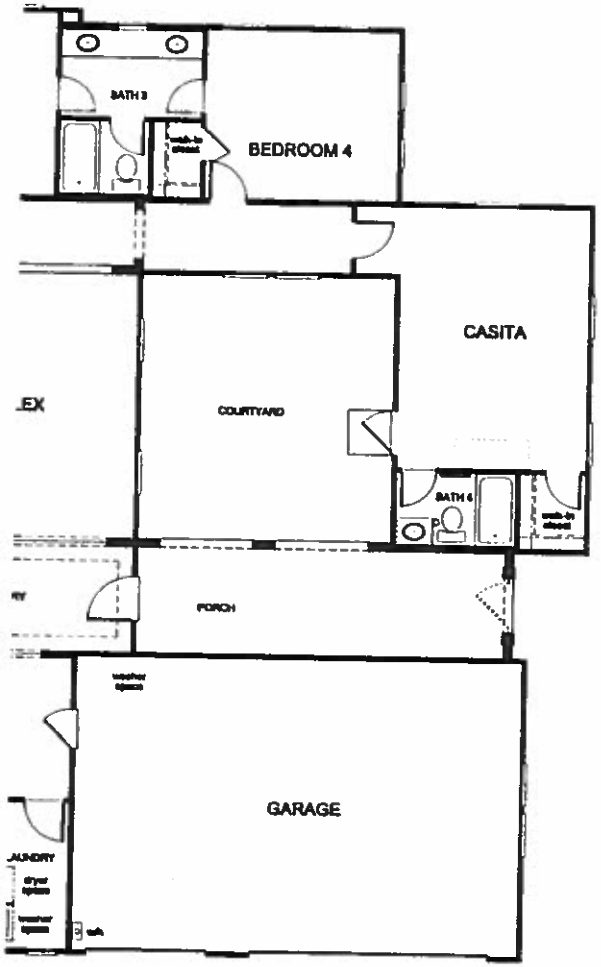
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

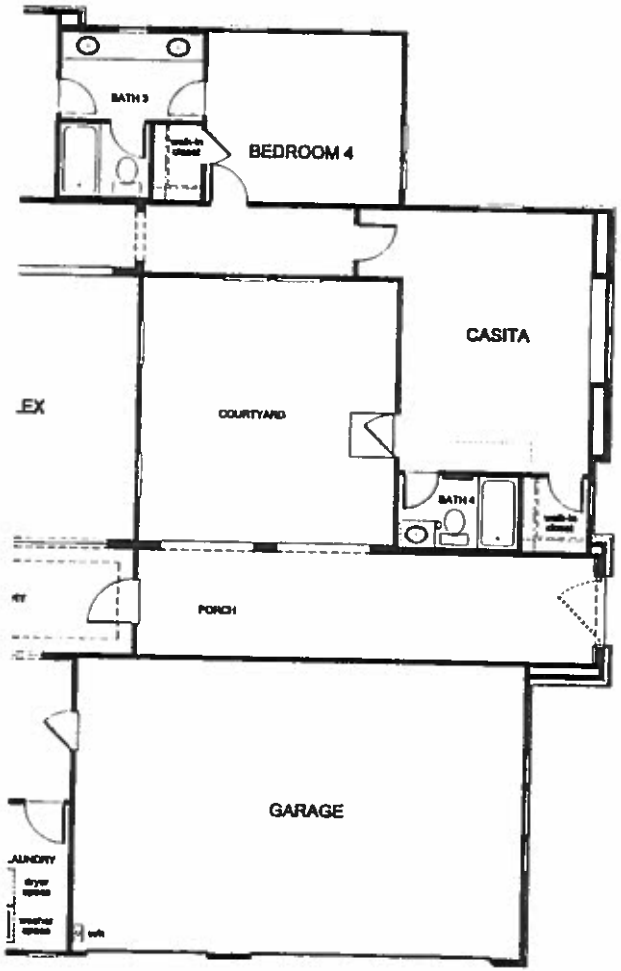
Item H – 142



Partial First Floor Plan 'D'



Partial First Floor Plan 'C'



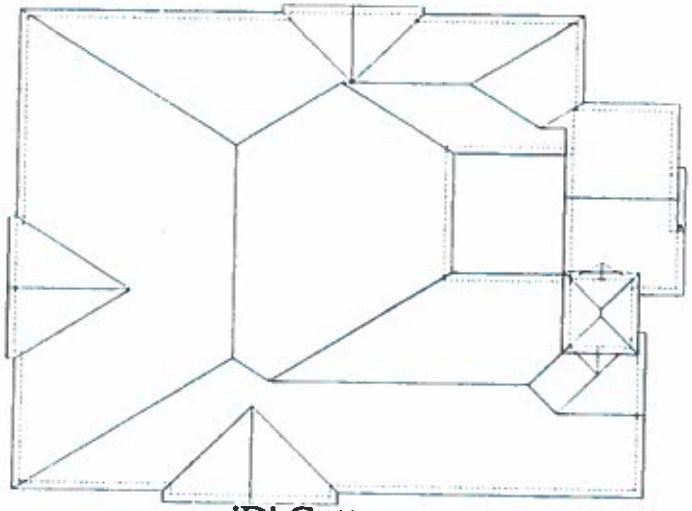
Partial First Floor Plan 'B'

KB HOME BUILT TO ORDER

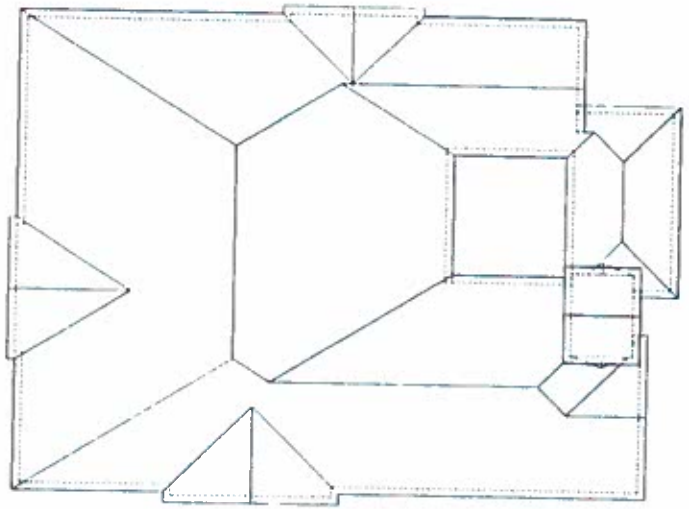
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

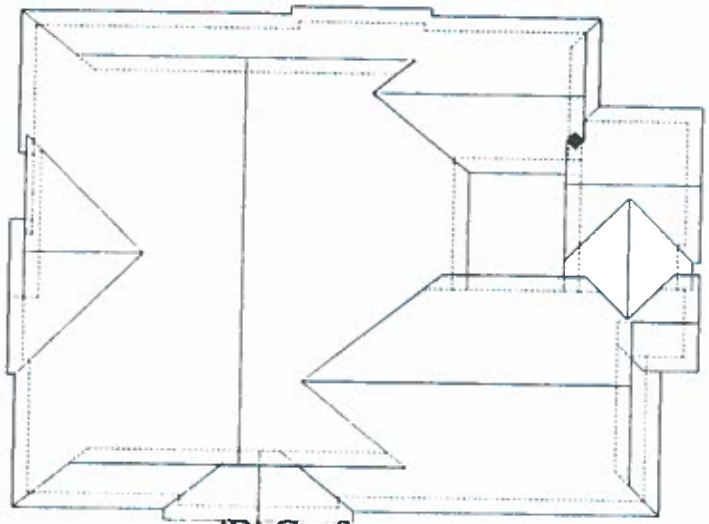
PLAN 2X



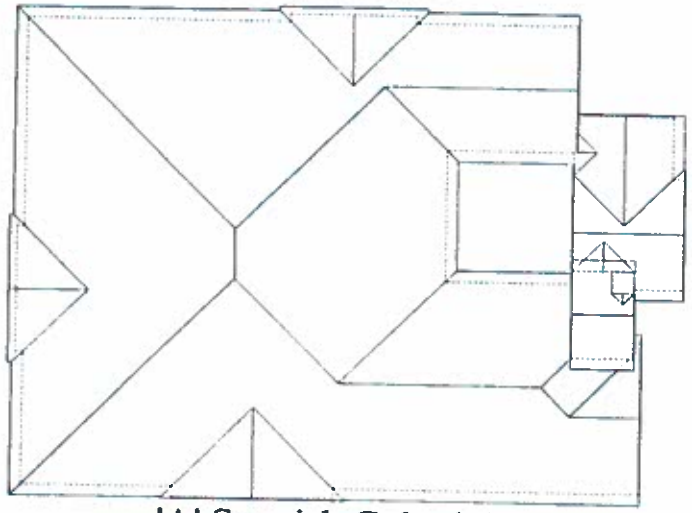
'D' Cottage



'C' Farmhouse

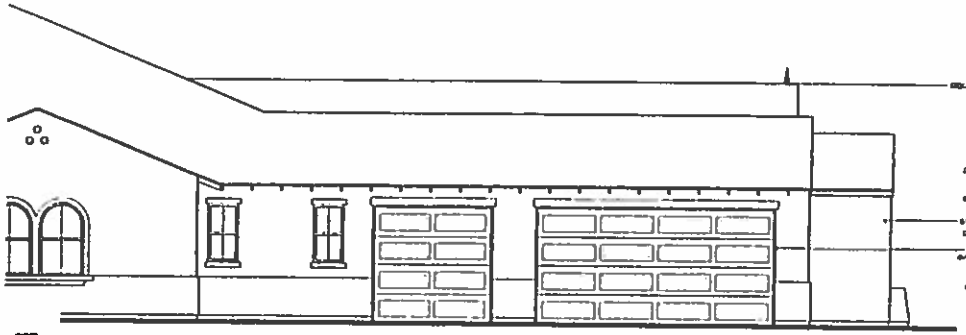


'B' Craftsman

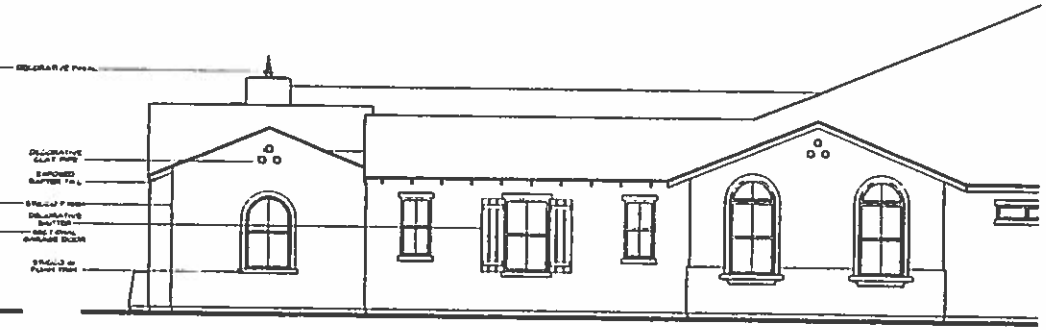


'A' Spanish Colonial

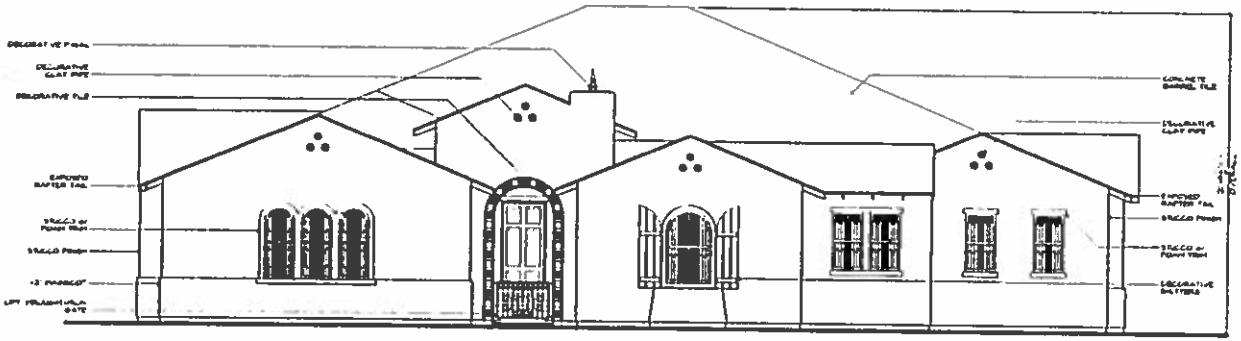
Roof Plans at Opt. Casita



Left Elevation 'A' (Spanish Colonial)



Right Elevation 'A' (Spanish Colonial)



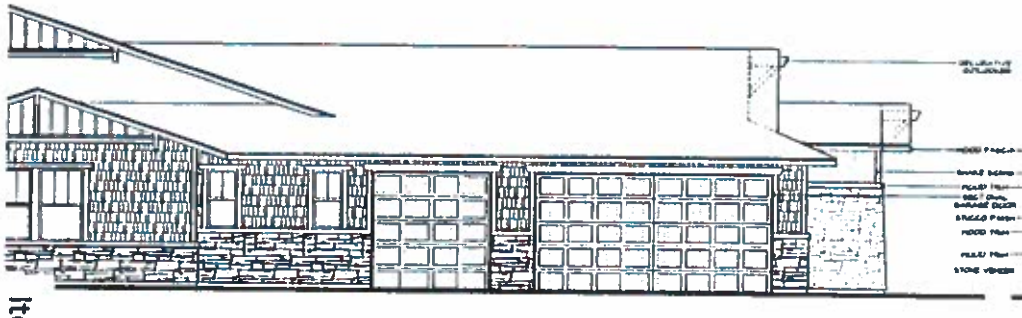
Front Elevation 'A' (Spanish Colonial)

PLAN 2X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'B' (Craftsman)

Right Elevation 'B' (Craftsman)

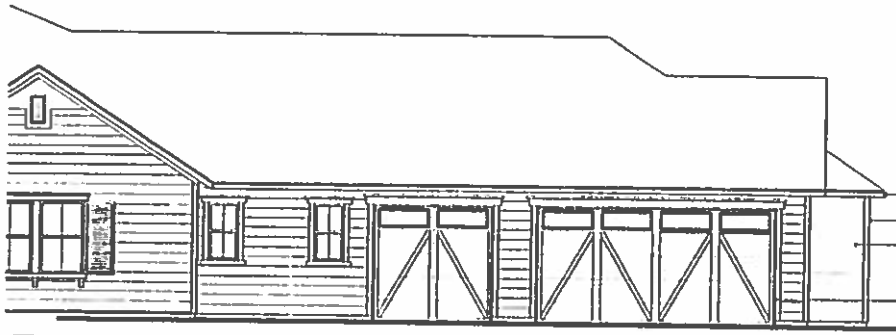
Front Elevation 'B' (Craftsman)

PLAN 2X

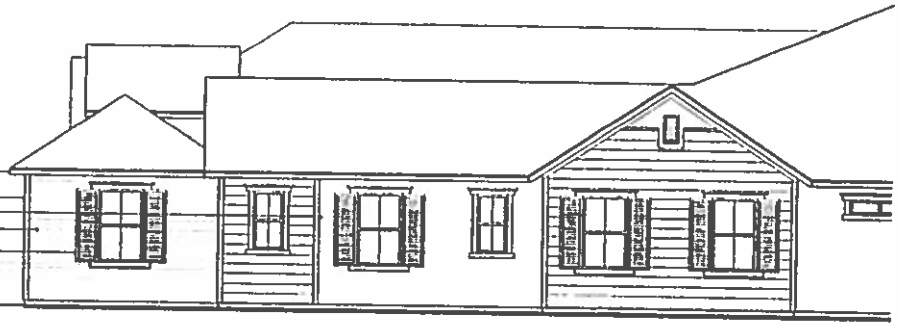
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

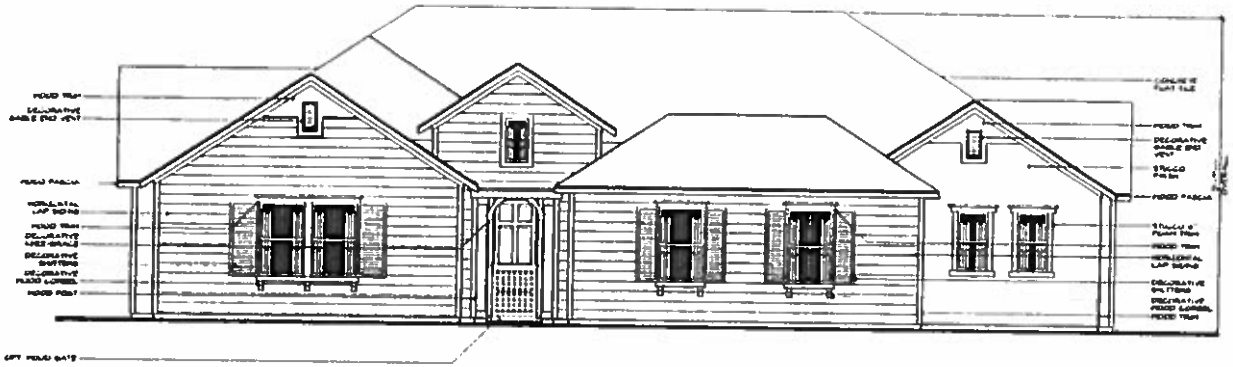
RANCHO CHAFFEY



Left Elevation 'C' (Farmhouse)



Right Elevation 'C' (Farmhouse)



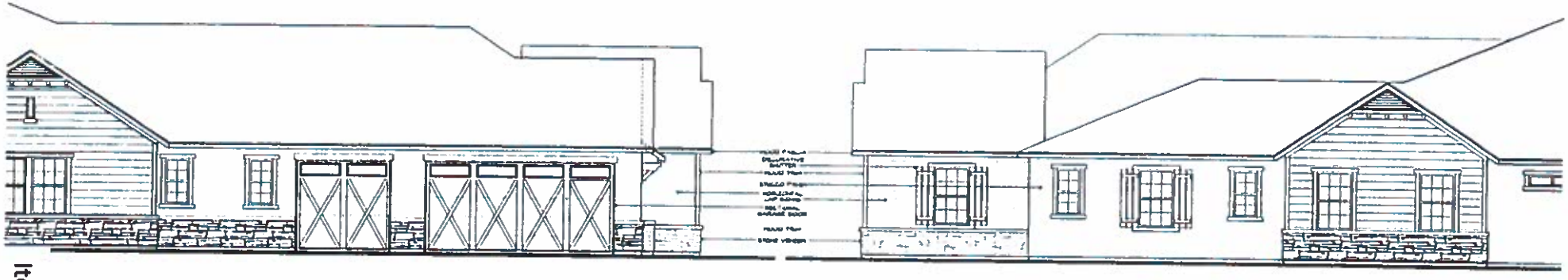
Front Elevation 'C' (Farmhouse)

PLAN 2X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'D' (Cottage)

Right Elevation 'D' (Cottage)

Front Elevation 'D' (Cottage)

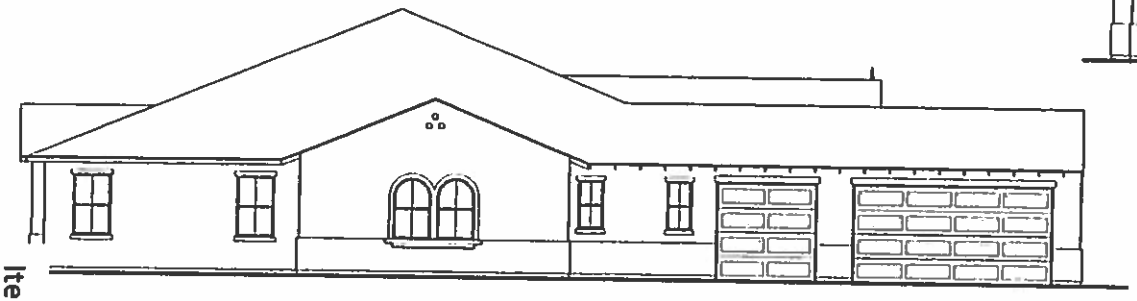
PLAN 2X

KB HOME BUILT TO ORDER

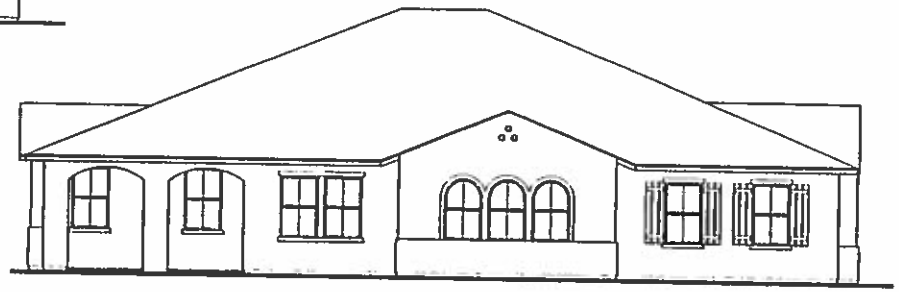
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

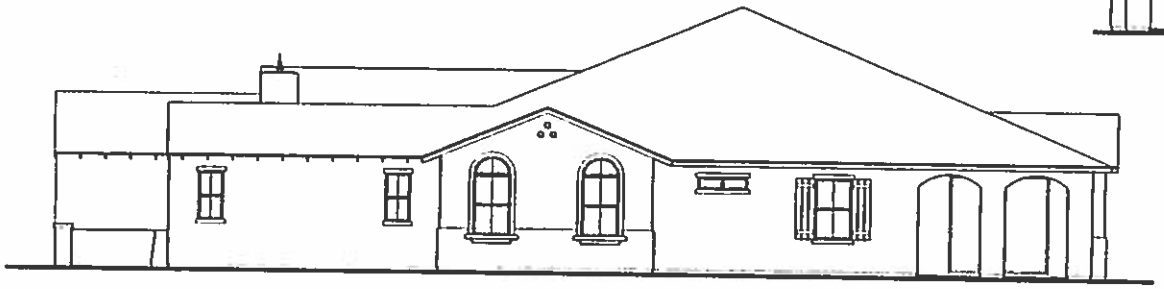
Front Elevation 'A' (Spanish Colonial)



Left Elevation 'A' (Spanish Colonial)

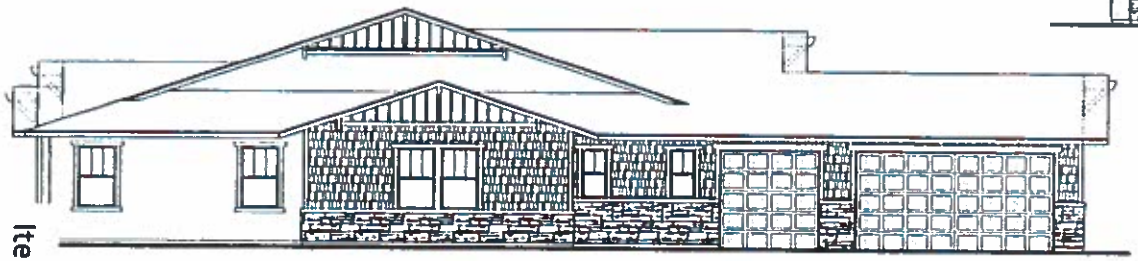


Rear Elevation 'A' (Spanish Colonial)



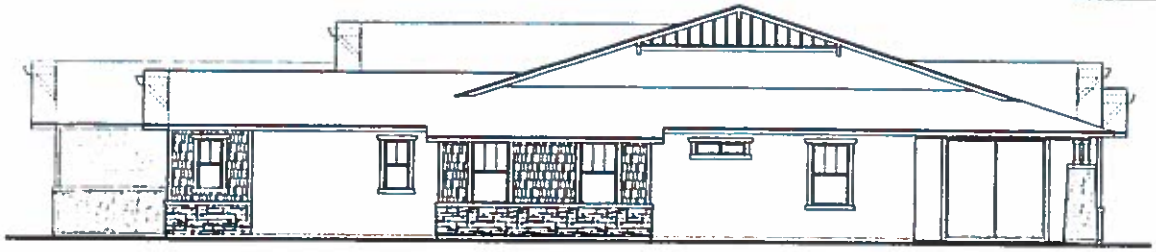
Right Elevation 'A' (Spanish Colonial)

Front Elevation 'B' (Craftsman)



Left Elevation 'B' (Craftsman)

Rear Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)

PLAN 2

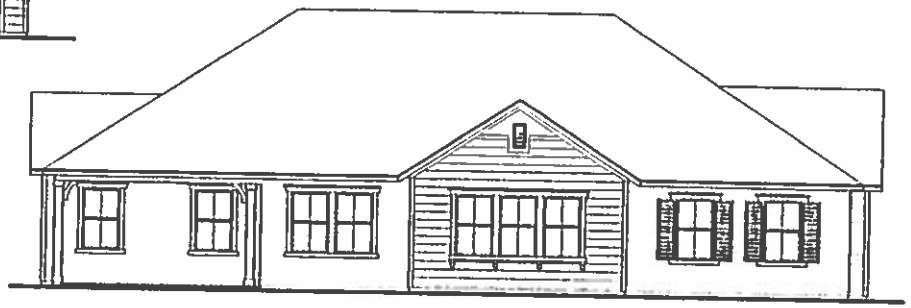
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

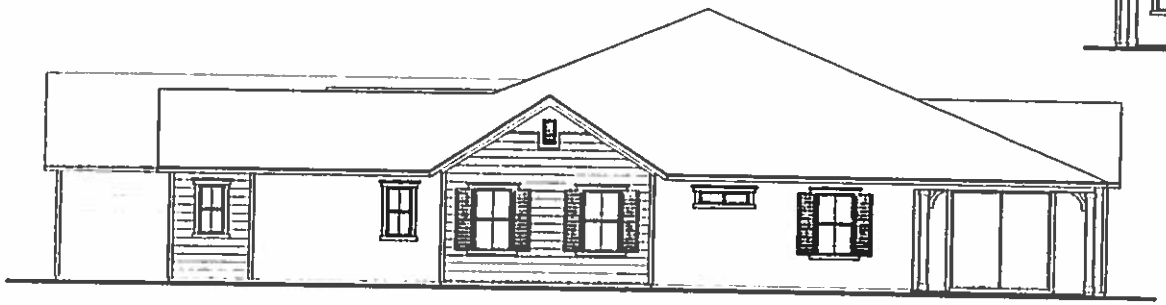
RANCHO CHAFFEY

Front Elevation 'C' (Farmhouse)

Left Elevation 'C' (Farmhouse)



Rear Elevation 'C' (Farmhouse)



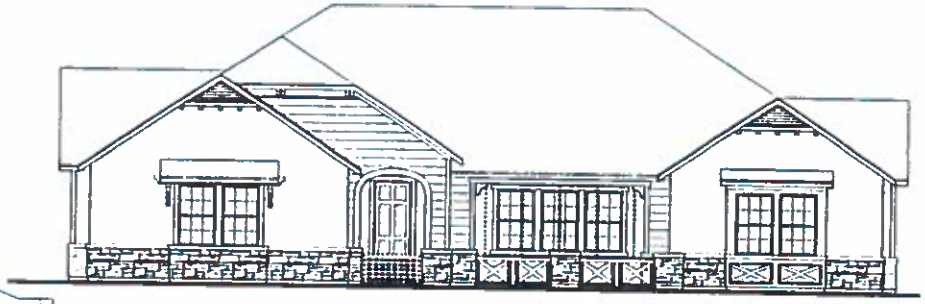
Right Elevation 'C' (Farmhouse)

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

PLAN 2



Front Elevation 'D' (Cottage)

Left Elevation 'D' (Cottage)

Rear Elevation 'D' (Cottage)

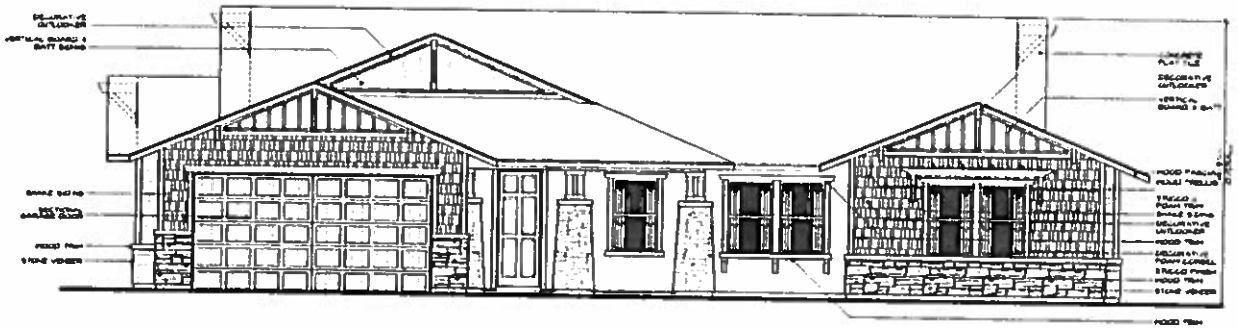
Right Elevation 'D' (Cottage)

PLAN 2

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Elevation 'B' (Craftsman)

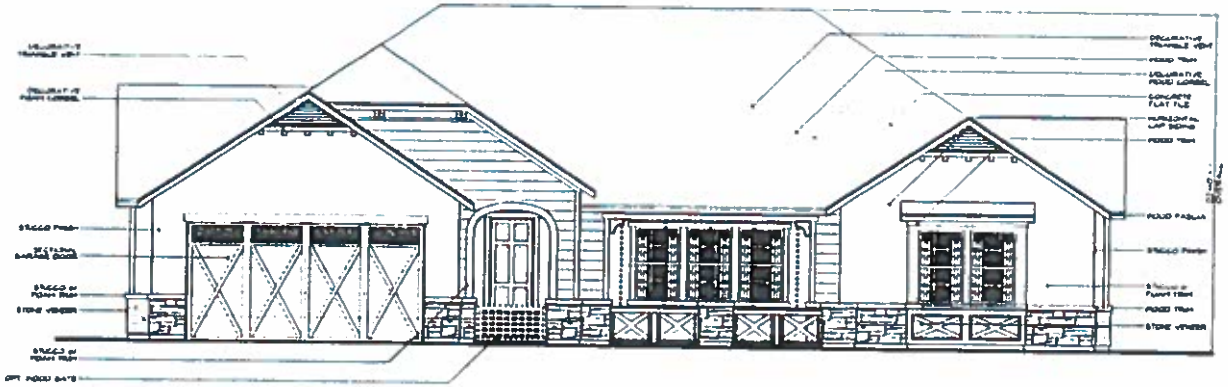
Elevation 'A' (Spanish Colonial)

PLAN 2X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Elevation 'D' (Cottage)

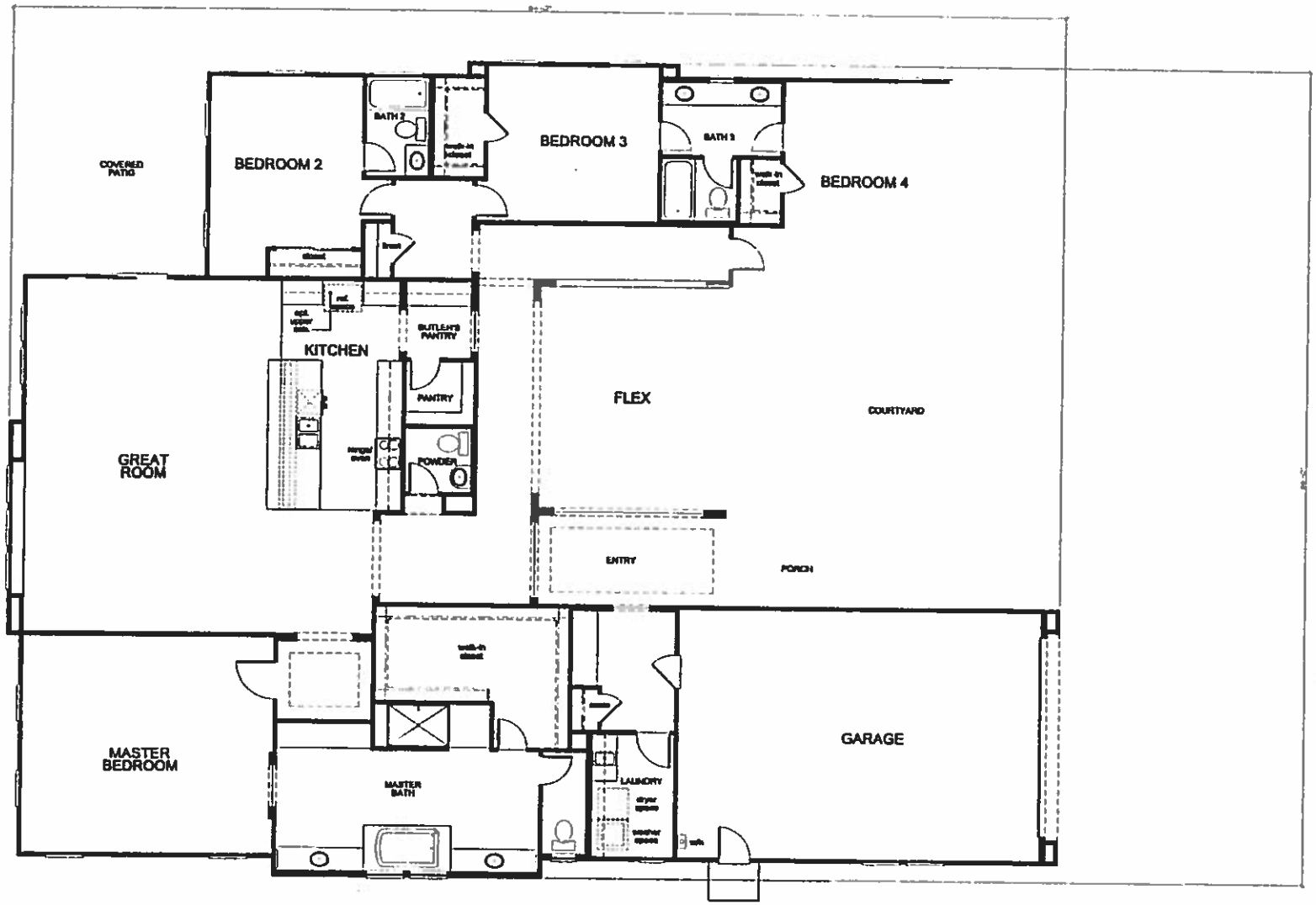
Elevation 'C' (Farmhouse)

PLAN 2X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



First Floor Plan 'A' at Opt. Garage

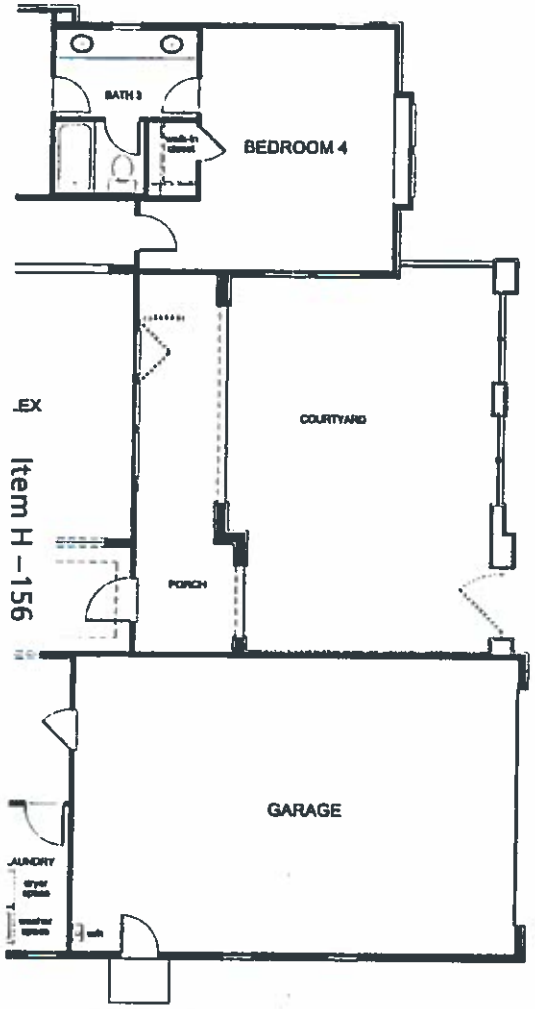
SQUARE FOOTAGE			
PLAN # [illegible]			
FIRST FLOOR AREA		[illegible]	SQ FT
TOTAL AREA		5620	SQ FT
GARAGE AREA		[illegible]	SQ FT
PORCH AREA	ELEVATION A	[illegible]	SQ FT
	ELEVATION B	[illegible]	SQ FT
	ELEVATION C	[illegible]	SQ FT
	ELEVATION D	[illegible]	SQ FT
COURTYARD AREA			
	ELEVATION A	[illegible]	SQ FT
	ELEVATION D	[illegible]	
PATIO AREA			
	COVERED PATIO	[illegible]	SQ FT
OPTIONAL CASITA			
	TOTAL AREA	[illegible]	SQ FT
COURTYARD		[illegible]	SQ FT
PORCH			
	ELEVATION A	[illegible]	SQ FT
	ELEVATION B	[illegible]	SQ FT
	ELEVATION C		SQ FT

PLAN 2X

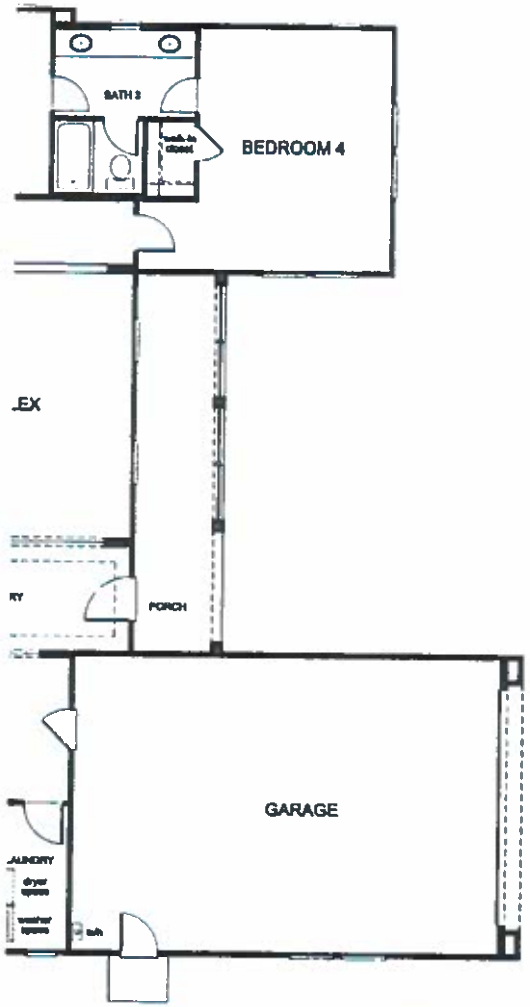
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

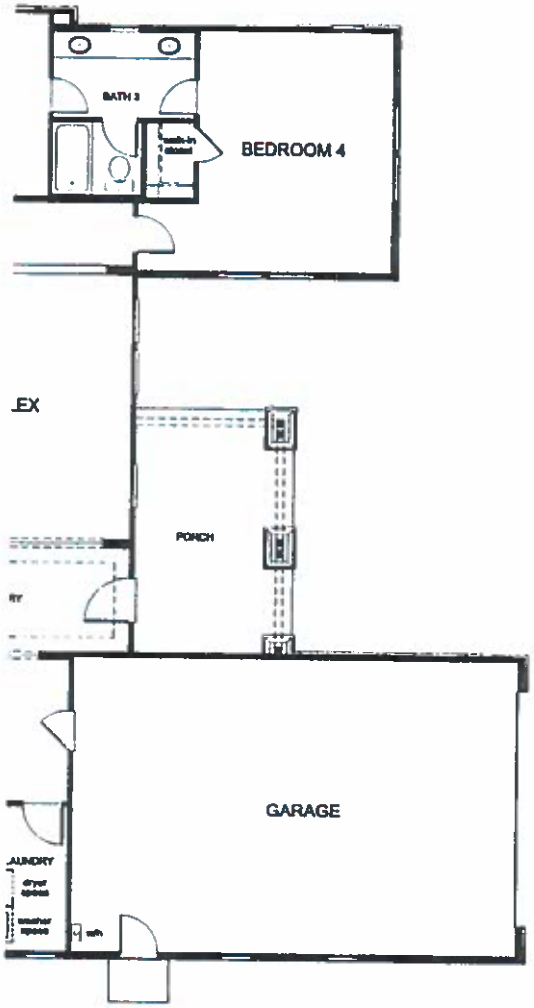
RANCHO CHAFFEY



Partial First Floor Plan 'D'



Partial First Floor Plan 'C'



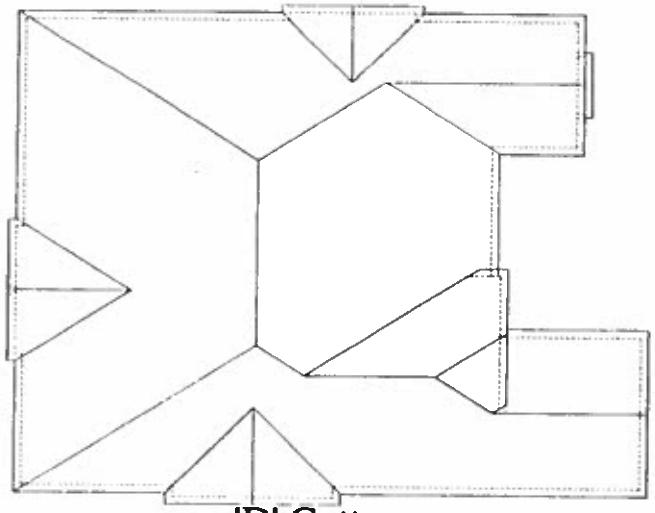
Partial First Floor Plan 'B'

PLAN 2X

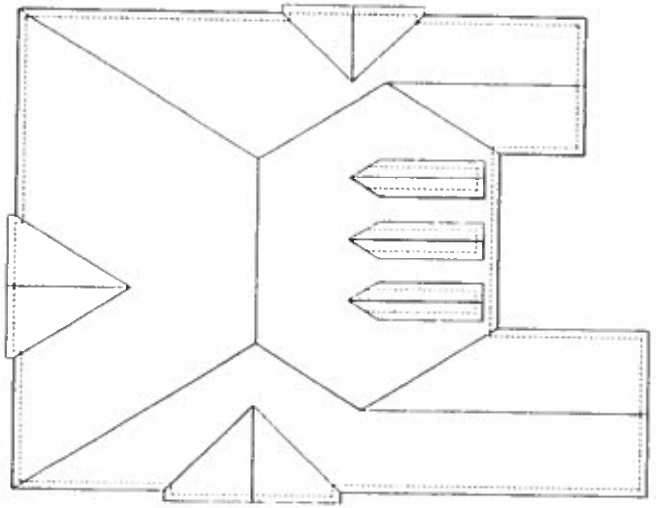
RANCHO CHAFFEY

KB HOME BUILT TO ORDER

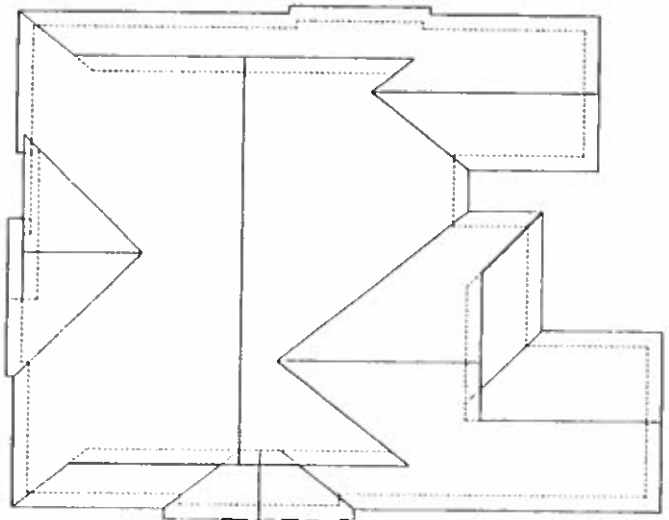
CITY OF RANCHO CUCAMONGA



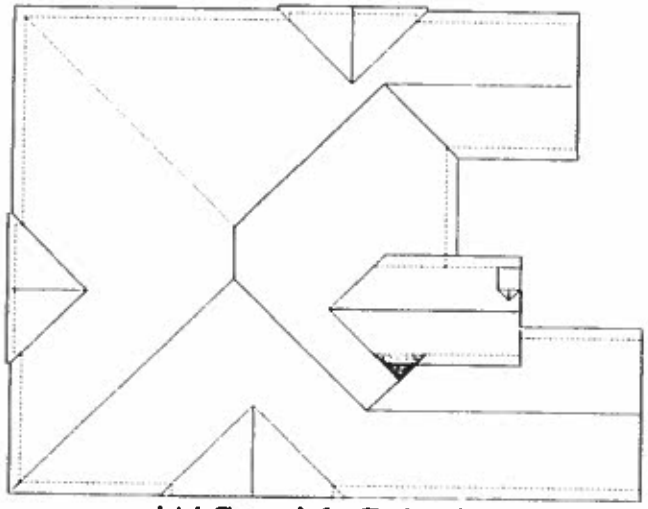
'D' Cottage



'C' Farmhouse



'B' Craftsman



'A' Spanish Colonial

Roof Plans at Opt. Garage

PLAN 2X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'A' (Spanish Colonial)

Right Elevation 'A' (Spanish Colonial)

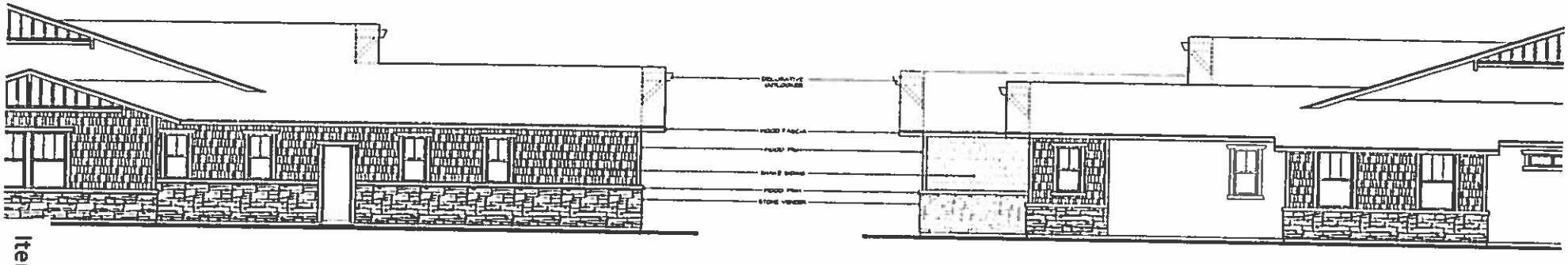
Front Elevation 'A' (Spanish Colonial)

PLAN 2X

KB HOME BUILT TO ORDER

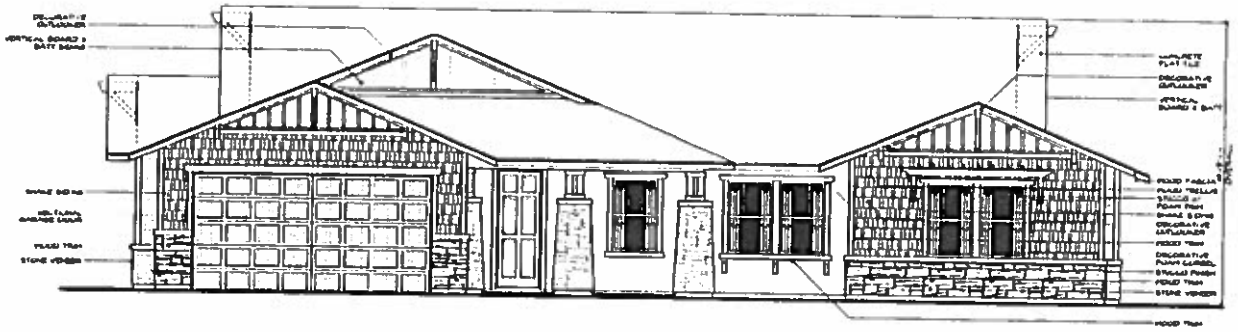
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'B' (Craftsman)

Right Elevation 'B' (Craftsman)



Front Elevation 'B' (Craftsman)

PLAN 2X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'C' (Farmhouse)

Right Elevation 'C' (Farmhouse)

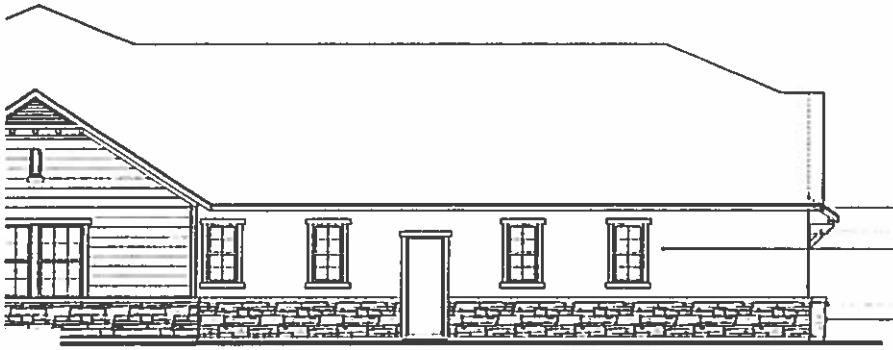
Front Elevation 'C' (Farmhouse)

PLAN 2X

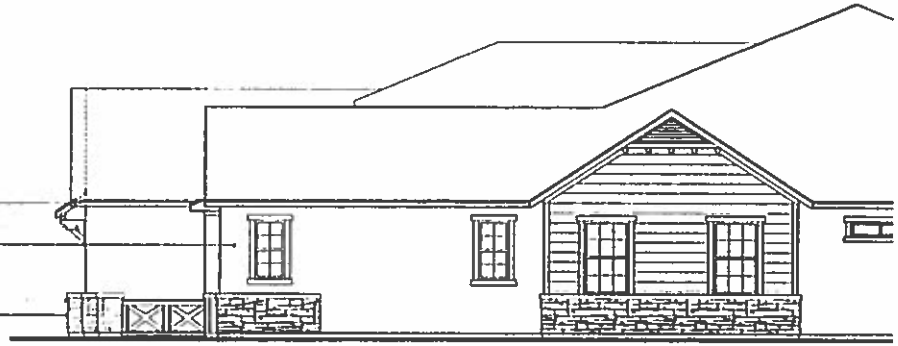
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

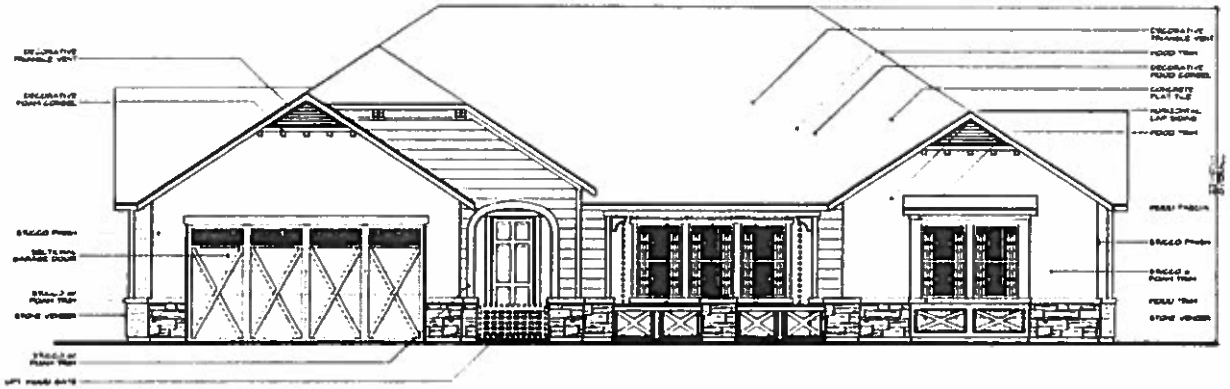
RANCHO CHAFFEY



Left Elevation 'D' (Cottage)



Right Elevation 'D' (Cottage)



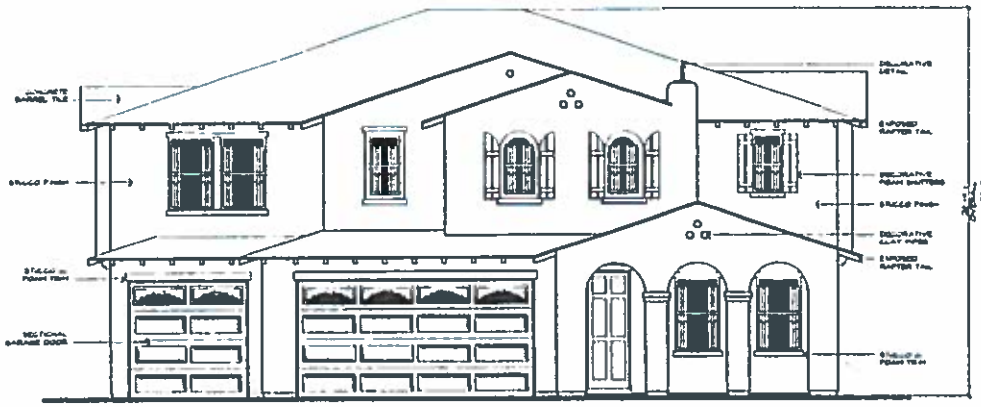
Front Elevation 'D' (Cottage)

PLAN 2X

KB HOME BUILT TO ORDER

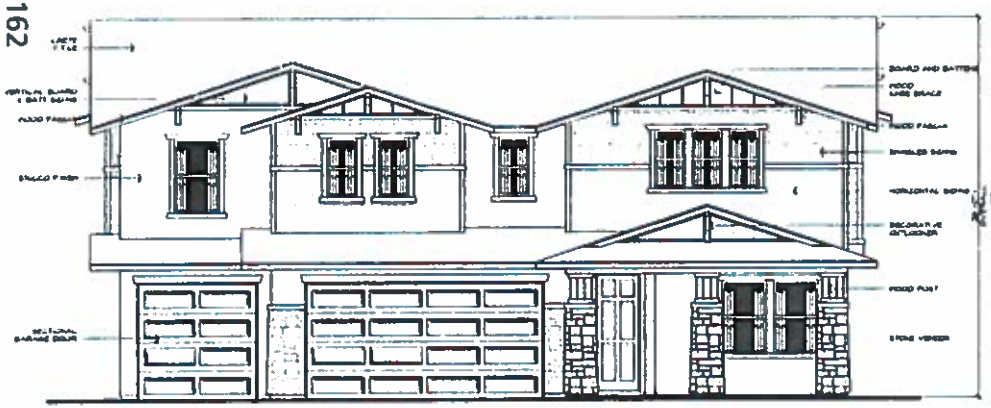
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Elevation 'A' (Spanish Colonial)

Elevation 'C' (Farmhouse)



Elevation 'B' (Craftsman)

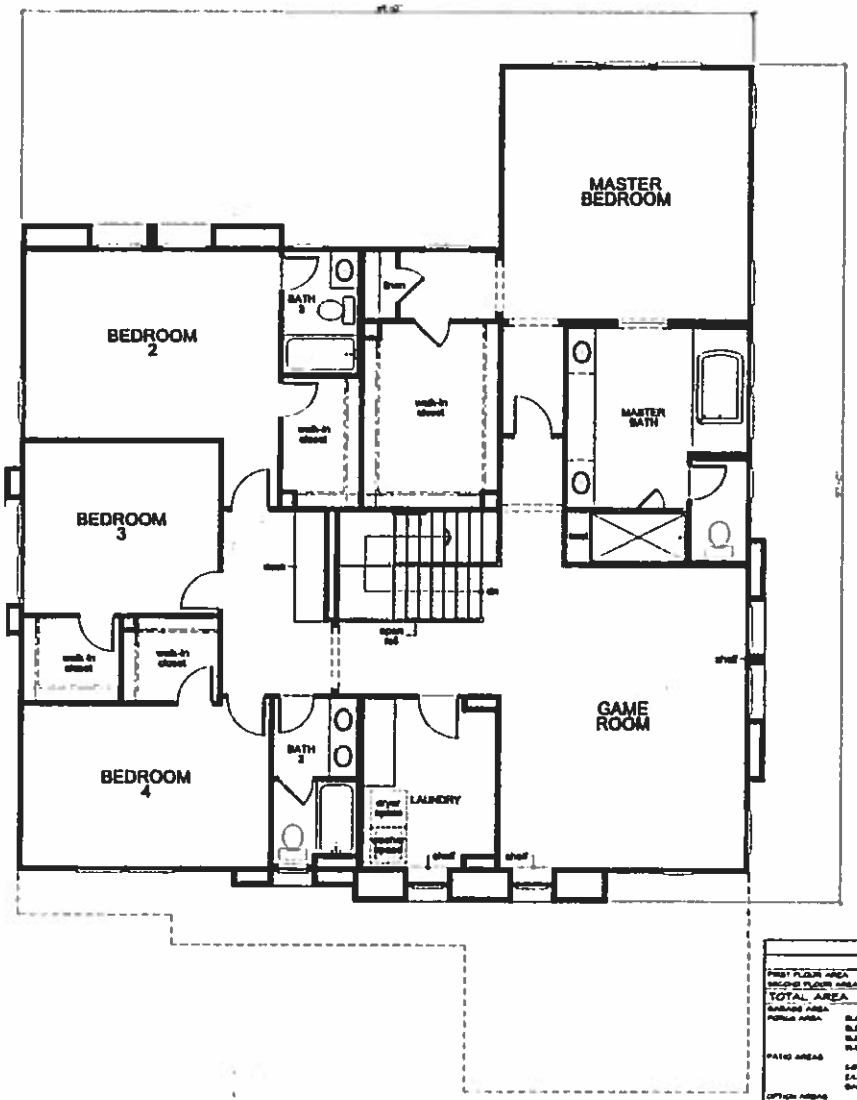
Elevation 'D' (Cottage)

PLAN 3

KB HOME BUILT TO ORDER

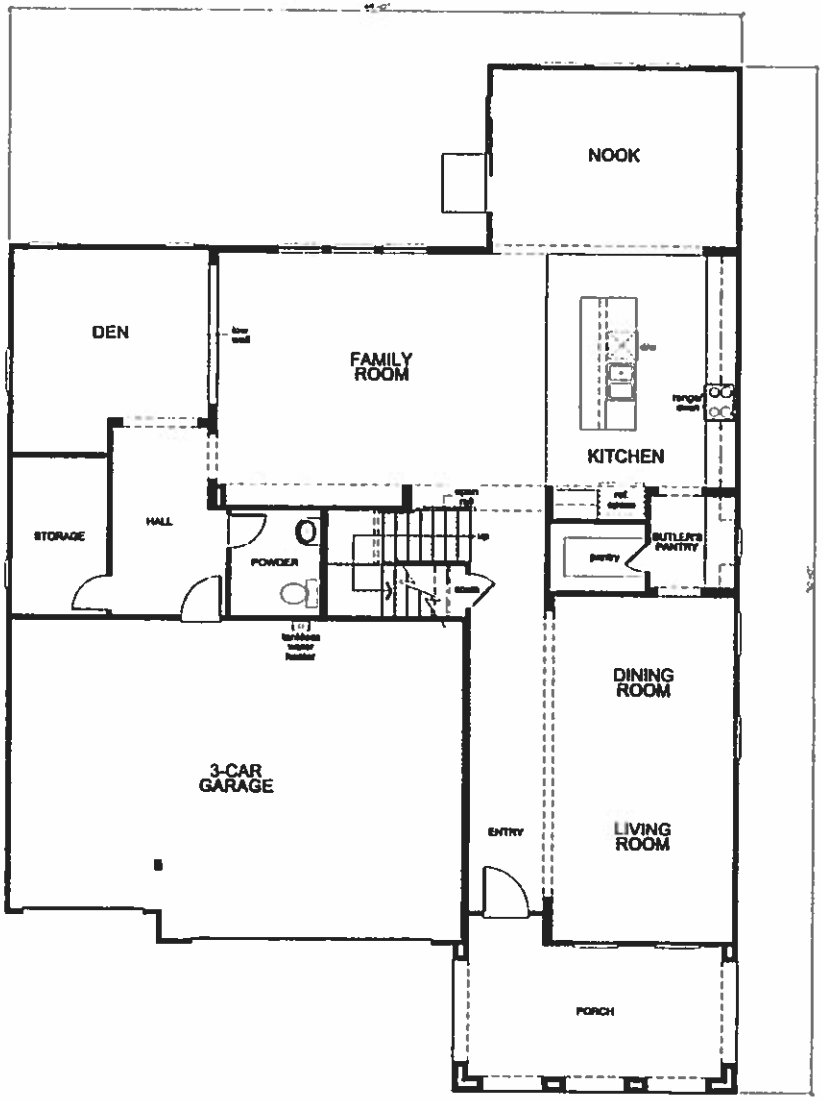
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Second Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 3 [illegible]			
FIRST FLOOR AREA		[illegible]	SQ. FT.
SECOND FLOOR AREA		[illegible]	SQ. FT.
TOTAL AREA		4076	SQ. FT.
GARAGE AREA		[illegible]	SQ. FT.
PORCH AREA	ELEVATION A	[illegible]	SQ. FT.
	ELEVATION B	[illegible]	SQ. FT.
	ELEVATION C	[illegible]	SQ. FT.
	ELEVATION D	[illegible]	SQ. FT.
PATIO AREAS			
	COVERED PATIO	[illegible]	SQ. FT.
	EA. COVERED PATIO	[illegible]	SQ. FT.
	BALCONY AT M. BORN	[illegible]	SQ. FT.
OPTION AREAS			
	BORN 3 IN SITTING	[illegible]	SQ. FT.
	BORN 4 & BATH 4	[illegible]	SQ. FT.
	OFFICE & BATH 4	[illegible]	SQ. FT.



First Floor Plan 'A'

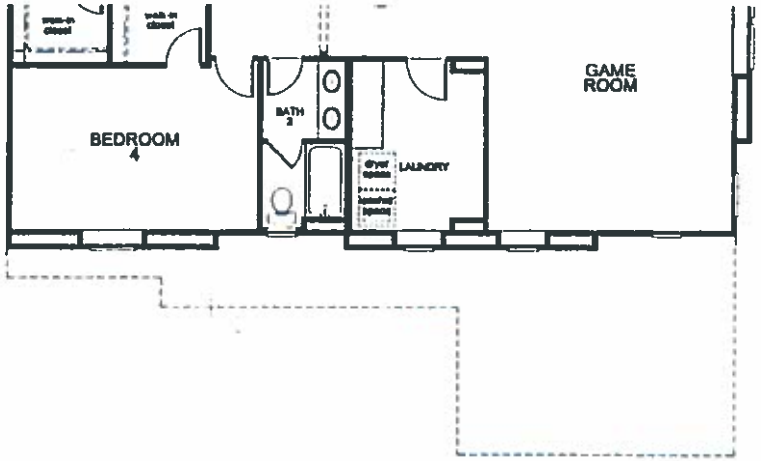
PLAN 3

RANCHO CHAFFEY

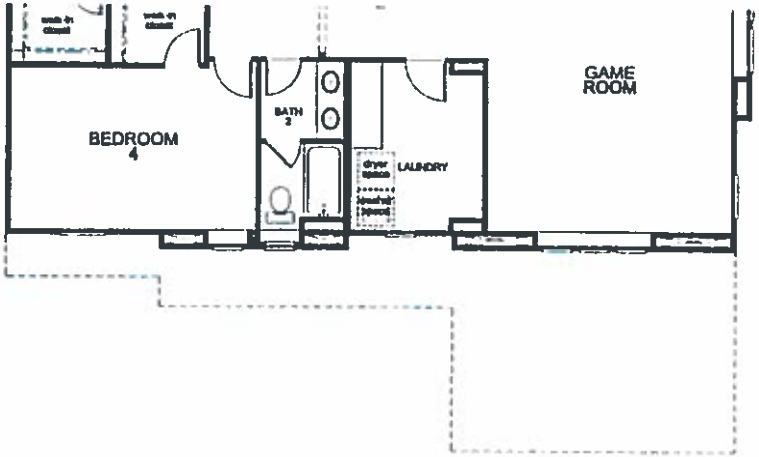
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

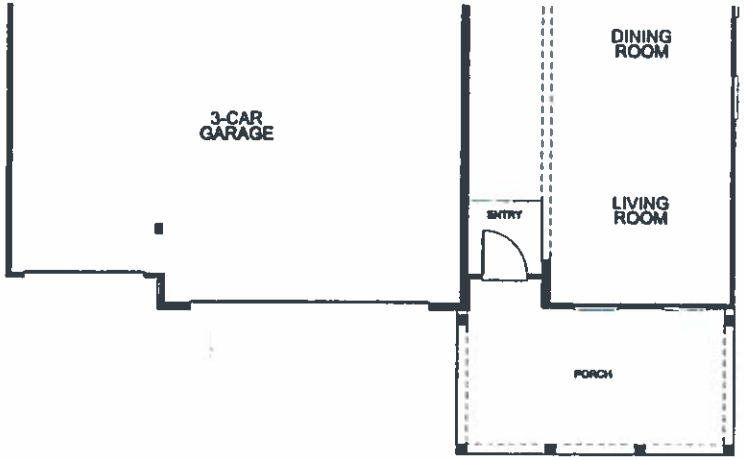
Item H – 163



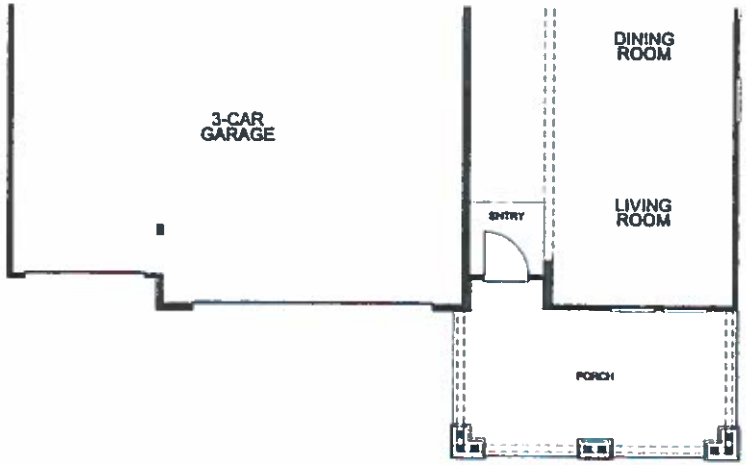
Partial Second Floor Plan 'C'



Partial Second Floor Plan 'B'



Partial First Floor Plan 'C'



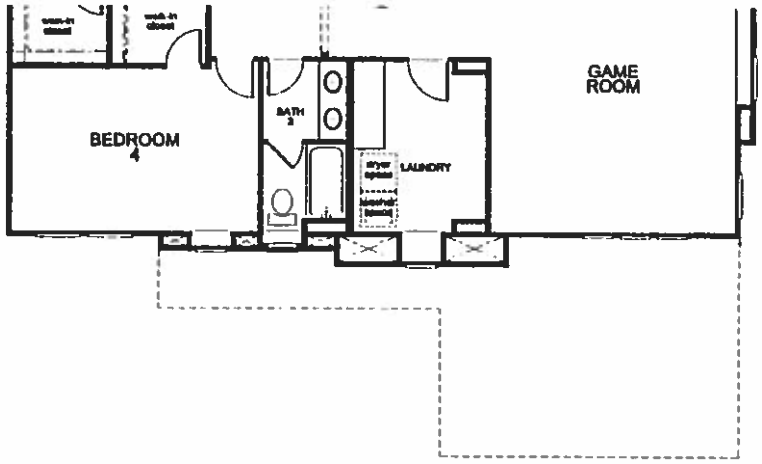
Partial First Floor Plan 'B'

PLAN 3

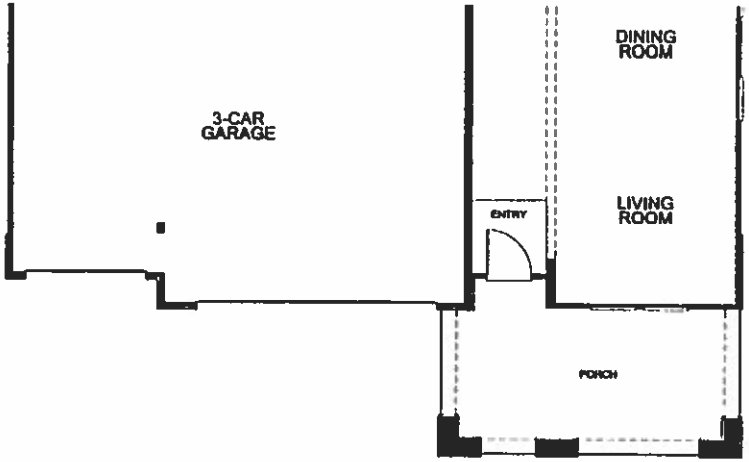
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Partial Second Floor Plan 'D'



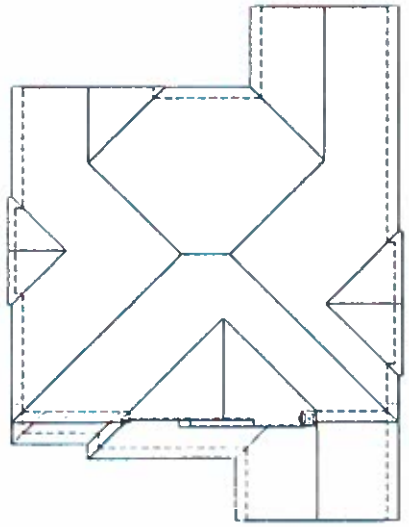
Partial First Floor Plan 'D'

PLAN 1

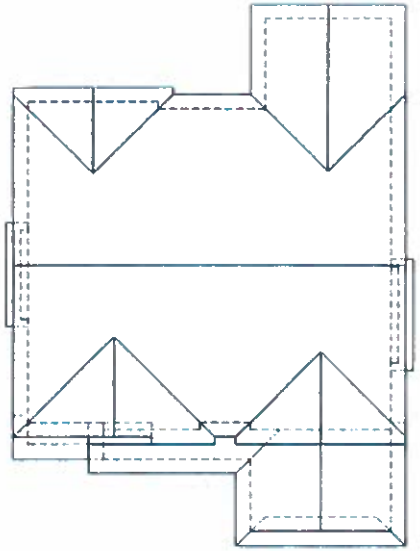
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

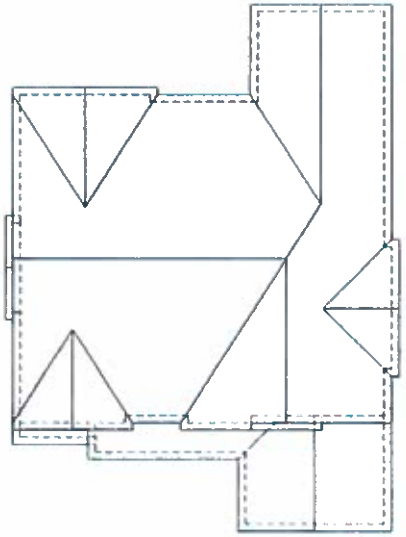
RANCHO CHAFFEY



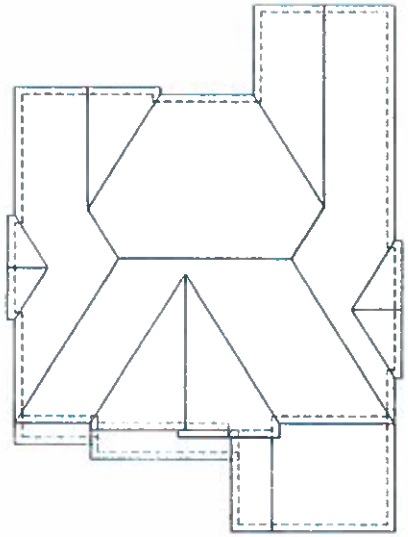
'A' Spanish Colonial



'B' Craftsman



'C' Farmhouse



'D' Cottage

Roof Plans

PLAN 3

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Rear Elevation 'A' (Spanish Colonial)

Front Elevation 'A' (Spanish Colonial)

PLAN 1

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'A' (Spanish Colonial)

Right Elevation 'A' (Spanish Colonial)

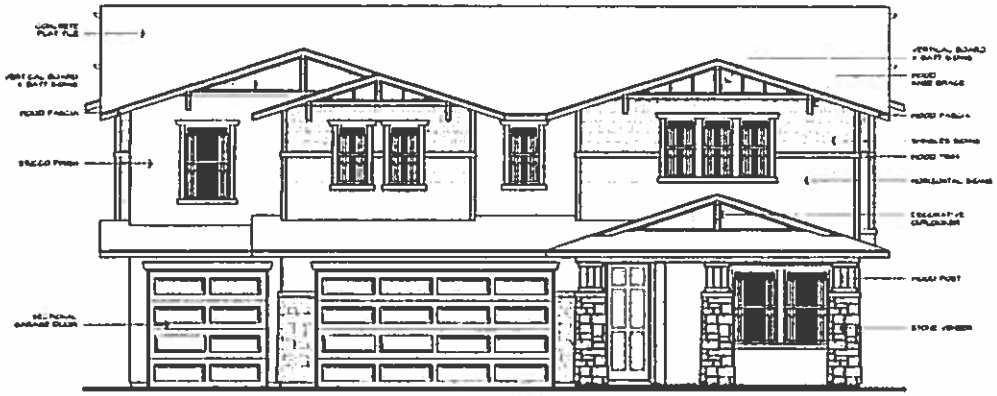
PLAN 3

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Rear Elevation 'B' (Craftsman)



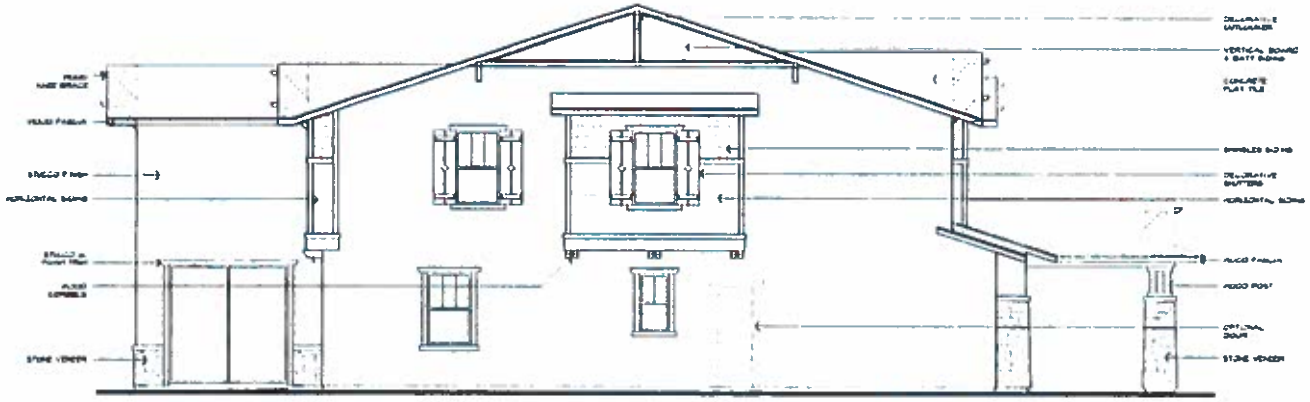
Front Elevation 'B' (Craftsman)

PLAN 1

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'B' (Craftsman)

Right Elevation 'B' (Craftsman)

PLAN 3

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Rear Elevation 'C' (Farmhouse)

Front Elevation 'C' (Farmhouse)

PLAN 3

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'C' (Farmhouse)

Right Elevation 'C' (Farmhouse)

Rear Elevation 'D' (Cottage)

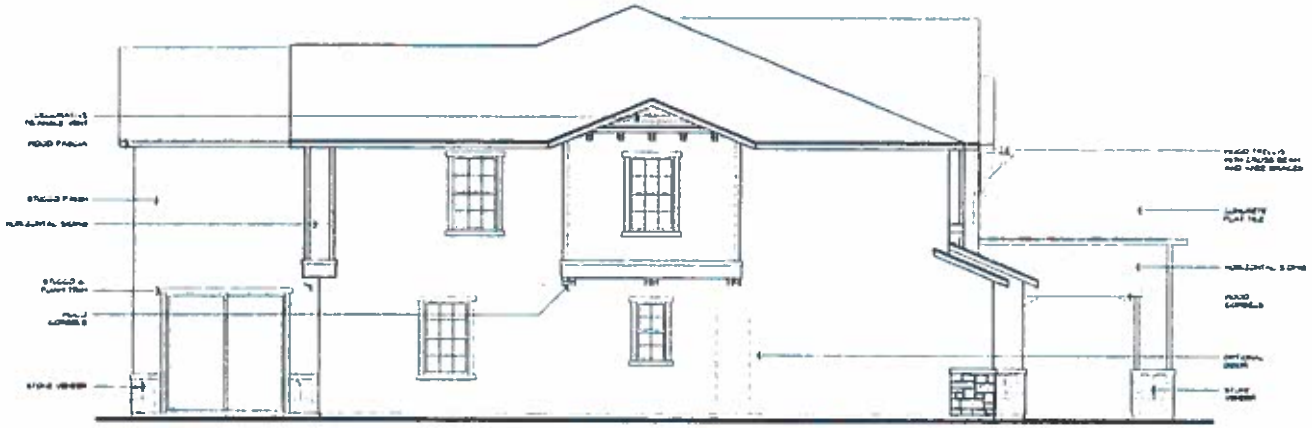
Front Elevation 'D' (Cottage)

PLAN 3

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'D' (Cottage)

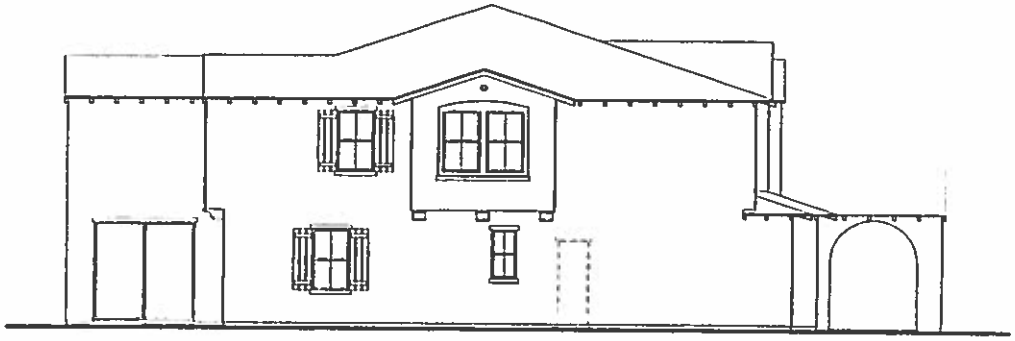
Right Elevation 'D' (Cottage)

PLAN 3

KB HOME BUILT TO ORDER

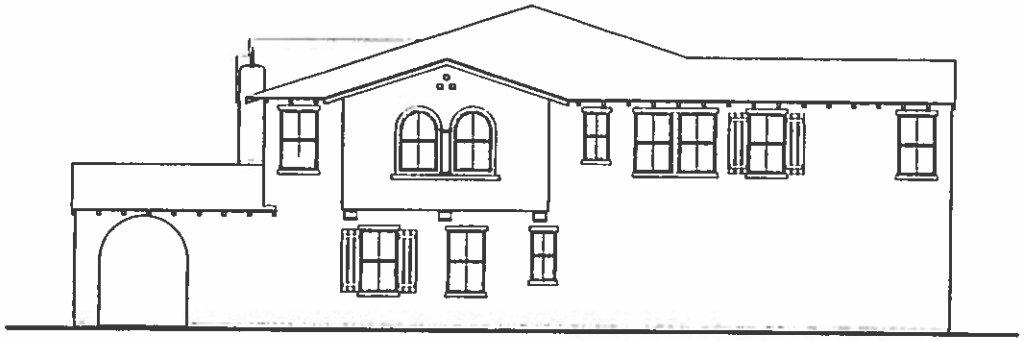
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'A' (Spanish Colonial)

Front Elevation 'A' (Spanish Colonial)



Right Elevation 'A' (Spanish Colonial)

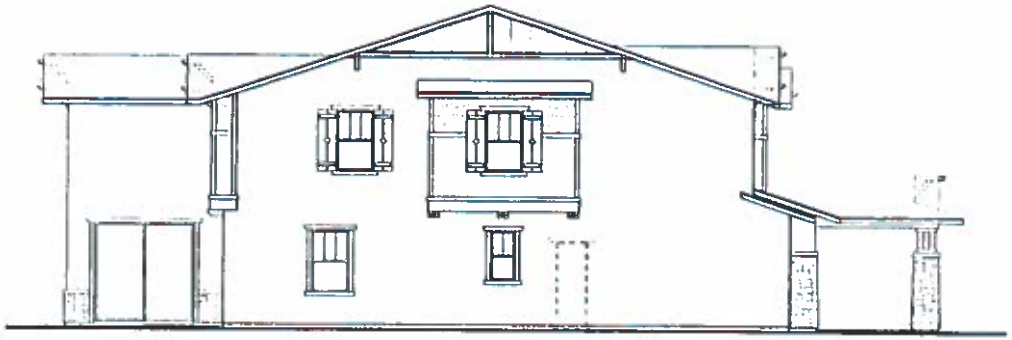
Rear Elevation 'A' (Spanish Colonial)

PLAN 3

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'B' (Craftsman)

Front Elevation 'B' (Craftsman)

Right Elevation 'B' (Craftsman)

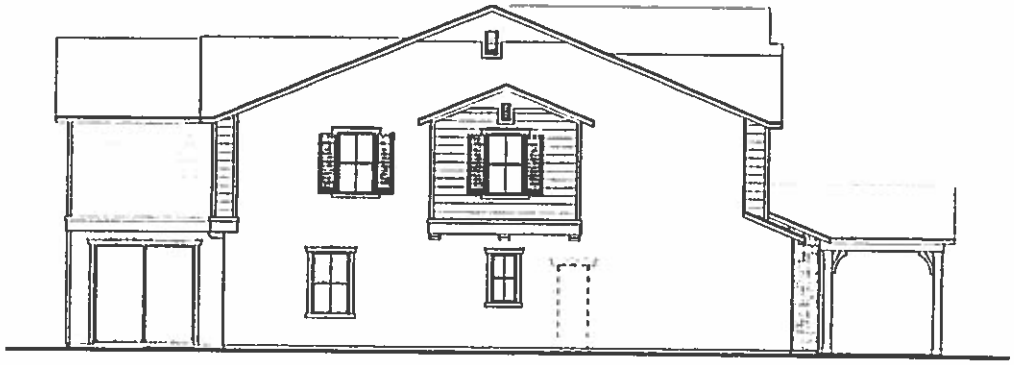
Rear Elevation 'B' (Craftsman)

PLAN 3

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'C' (Farmhouse)

Front Elevation 'C' (Farmhouse)

Right Elevation 'C' (Farmhouse)

Rear Elevation 'C' (Farmhouse)

PLAN 3

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'D' (Cottage)

Front Elevation 'D' (Cottage)

Right Elevation 'D' (Cottage)

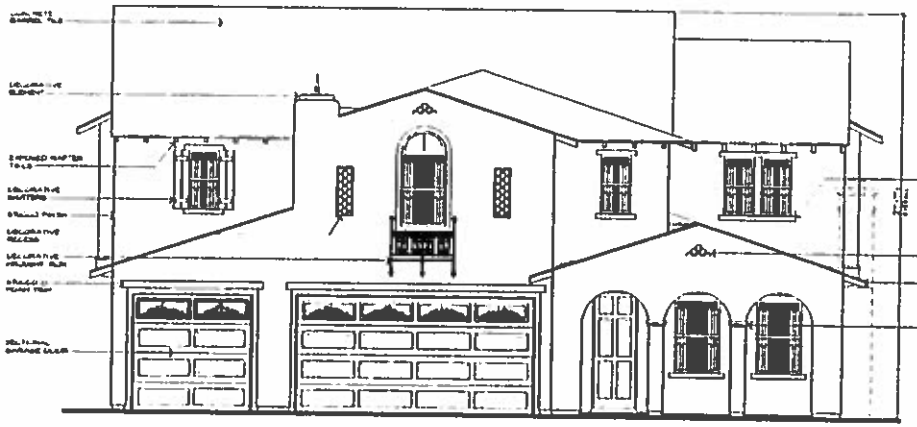
Rear Elevation 'D' (Cottage)

PLAN 3

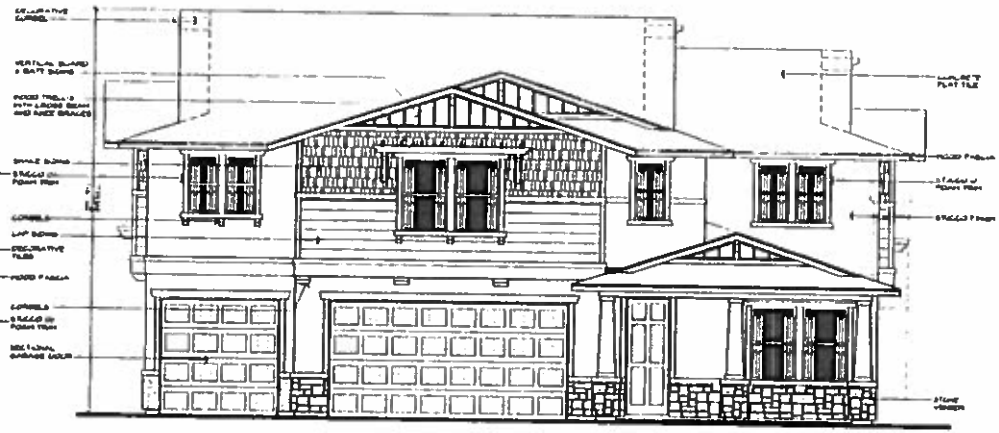
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

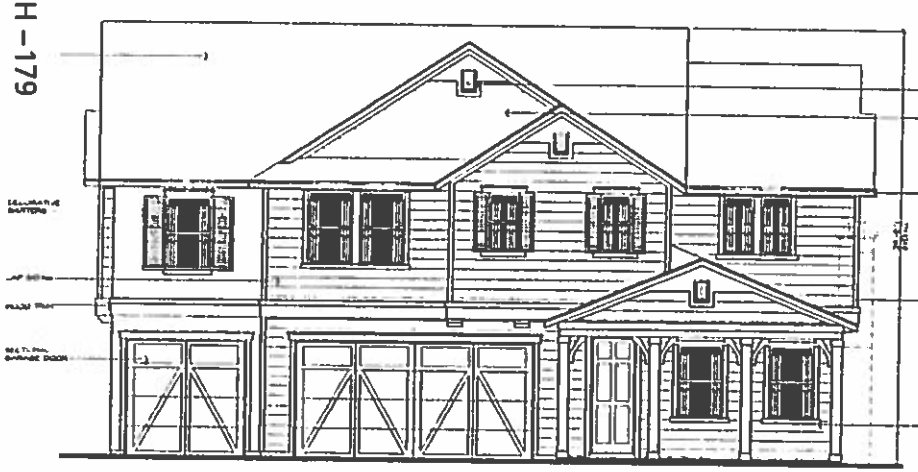
RANCHO CHAFFEY



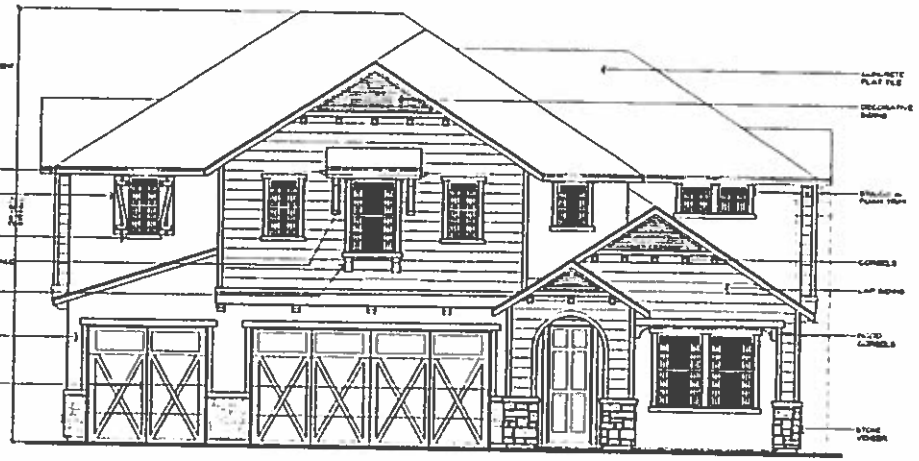
Elevation 'A' (Spanish Colonial)



Elevation 'B' (Craftsman)



Elevation 'C' (Farmhouse)



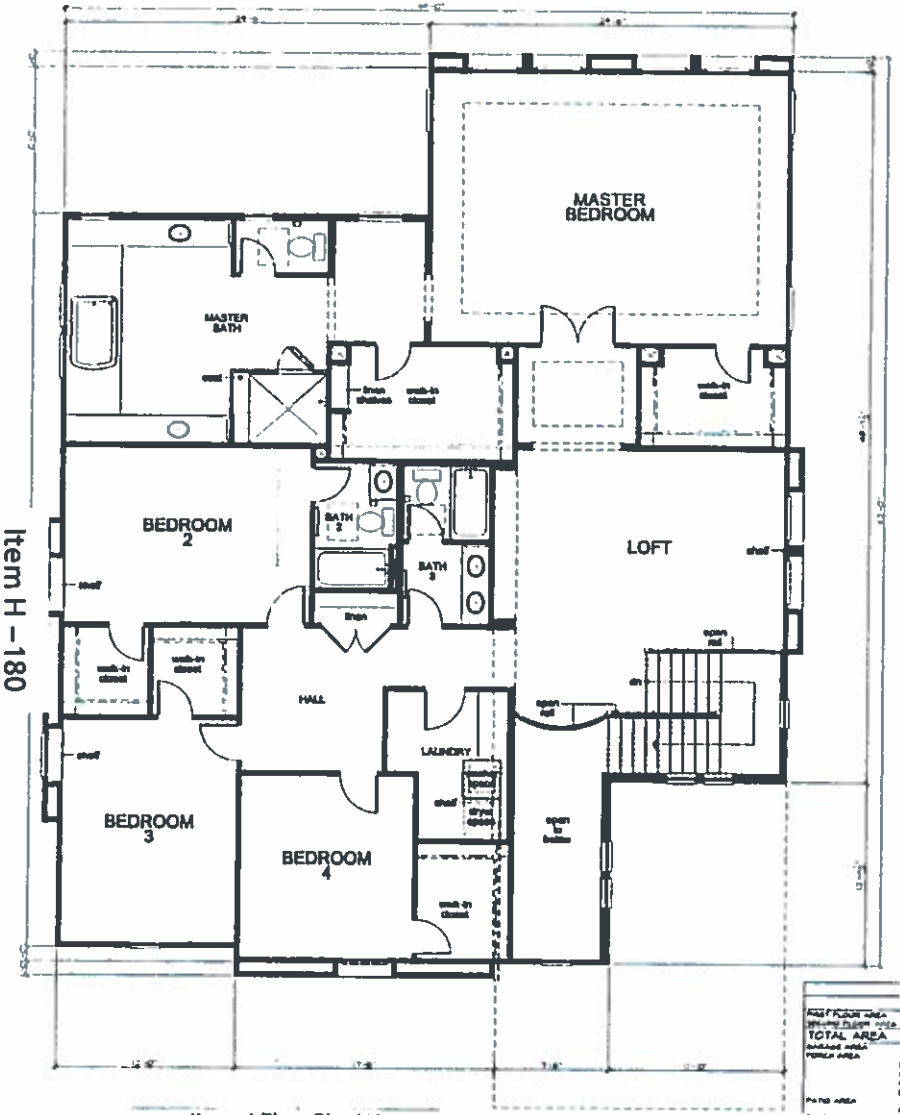
Elevation 'D' (Cottage)

PLAN 4

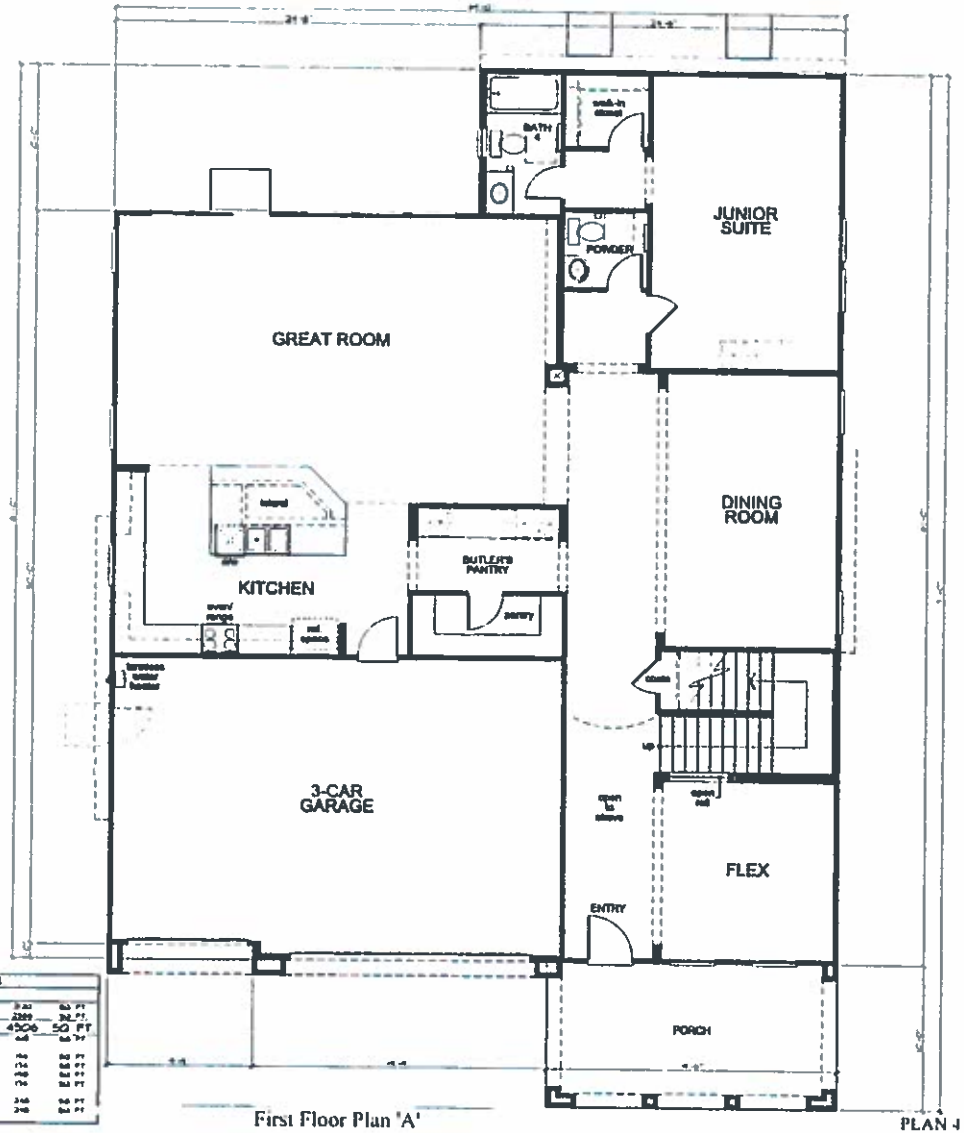
K8 HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Second Floor Plan 'A'



First Floor Plan 'A'

PLAN 4

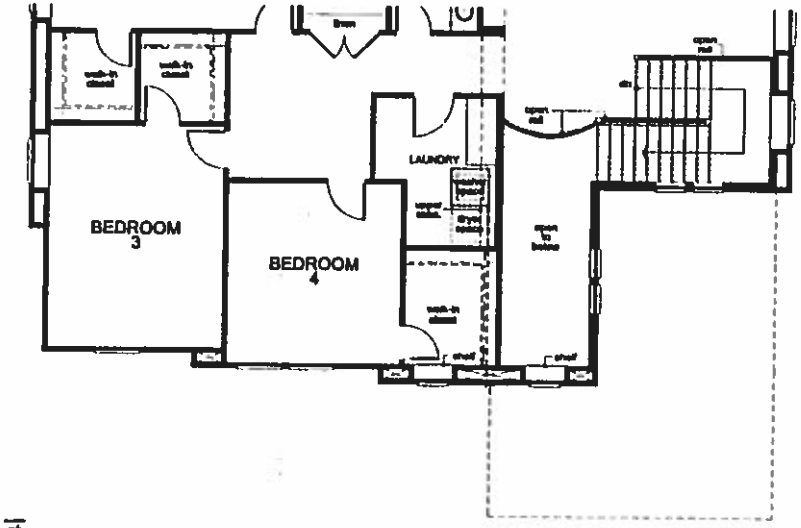
SQUARE FOOTAGE			
PLAN 3/4/5/6			
FIRST FLOOR AREA		[illegible]	[illegible] FT
SECOND FLOOR AREA		[illegible]	[illegible] FT
TOTAL AREA		4506	50 FT
GARAGE AREA		[illegible]	[illegible] FT
PORCH AREA			
	ELEVATION 'A'	[illegible]	[illegible] FT
	ELEVATION 'B'	[illegible]	[illegible] FT
	ELEVATION 'C'	[illegible]	[illegible] FT
	ELEVATION 'D'	[illegible]	[illegible] FT
PATIO AREA			
	COVERED PATIO	[illegible]	[illegible] FT
BALCONY AREA		[illegible]	[illegible] FT

KB HOME BUILT TO ORDER

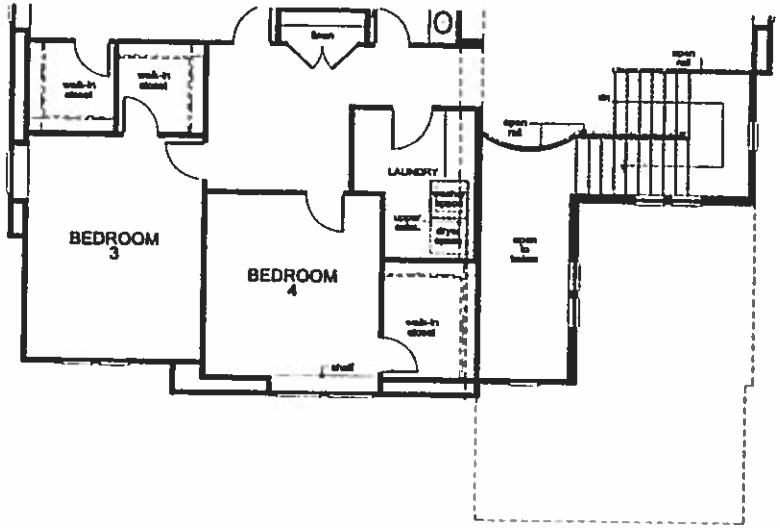
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

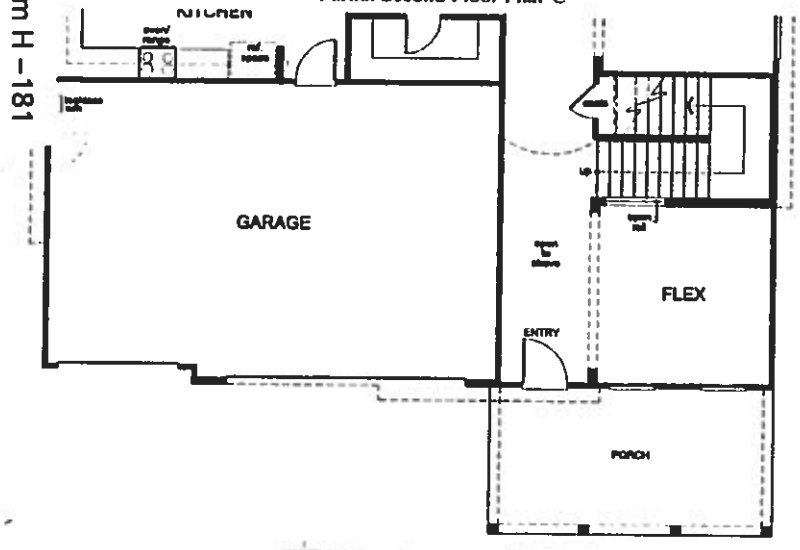
Item H – 180



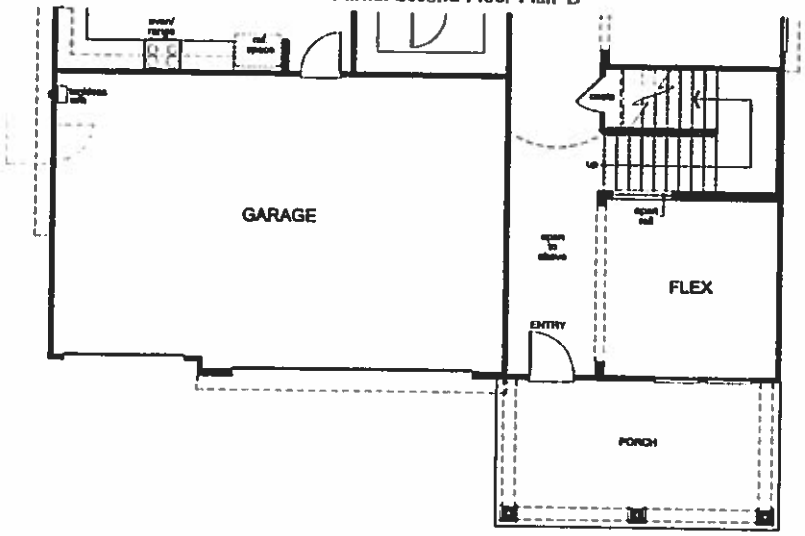
Partial Second Floor Plan 'C'



Partial Second Floor Plan 'B'



Partial First Floor Plan 'C'



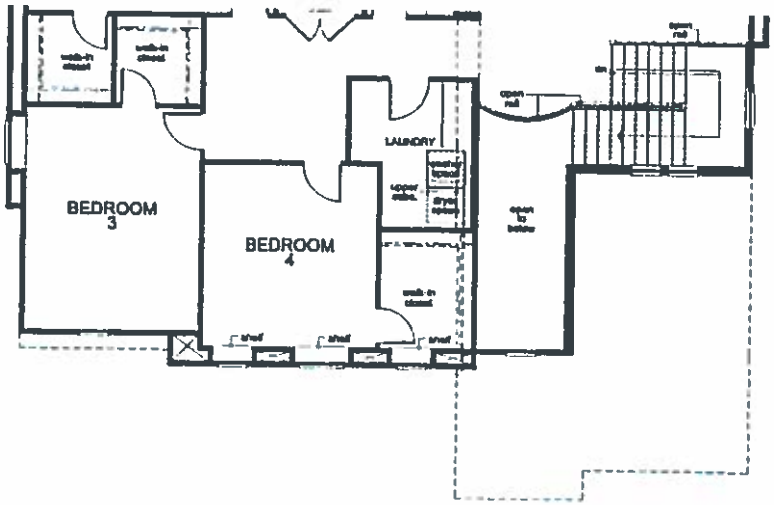
Partial First Floor Plan 'B'

PLAN 4

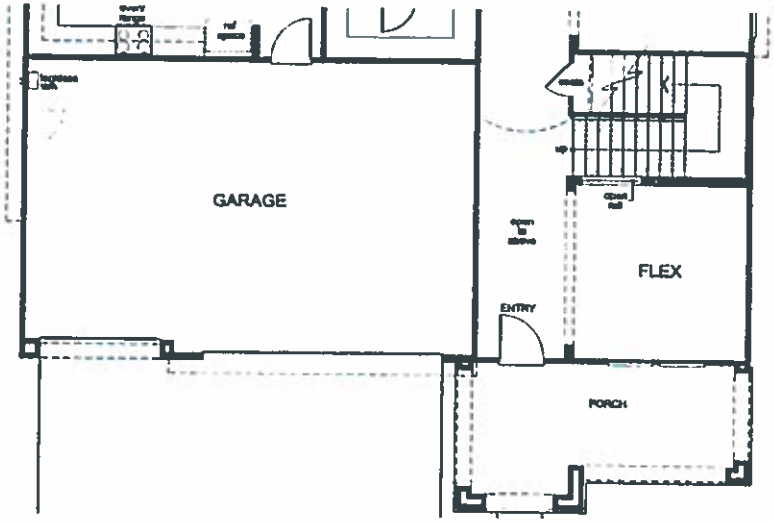
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Partial Second Floor Plan 'D'



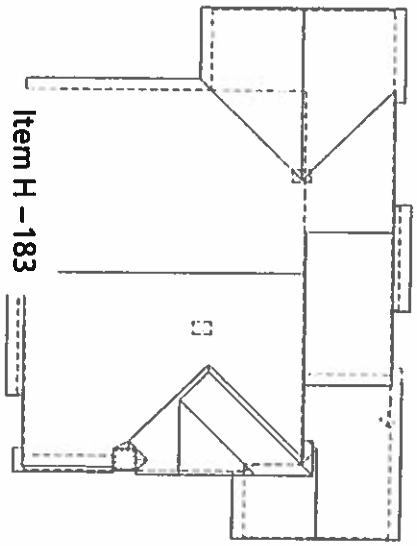
Partial First Floor Plan 'D'

PLAN 4

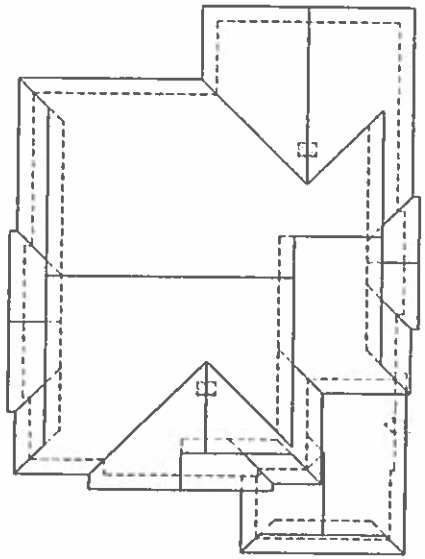
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

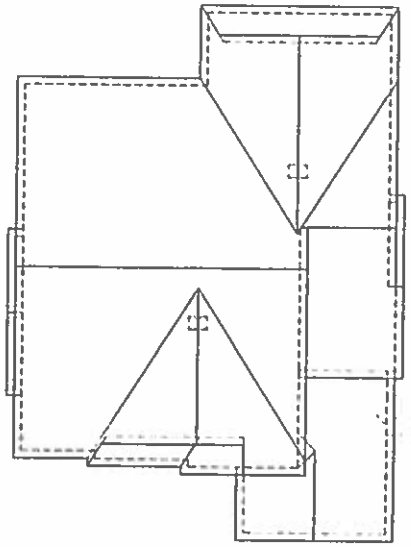
RANCHO CHAFFEY



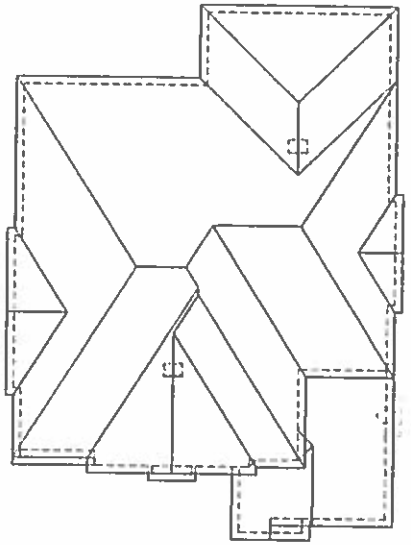
'A' Spanish Colonial



'B' Craftsman



'C' Farmhouse



'D' Cottage

Roof Plans

Rear Elevation 'A' (Spanish Colonial)

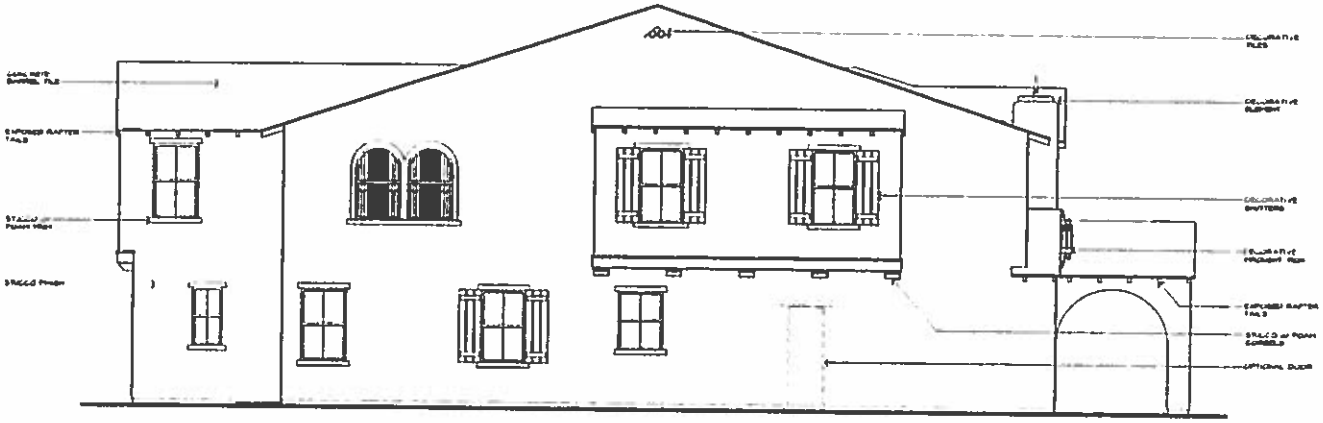
Front Elevation 'A' (Spanish Colonial)

PLAN 4

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'A' (Spanish Colonial)

Right Elevation 'A' (Spanish Colonial)

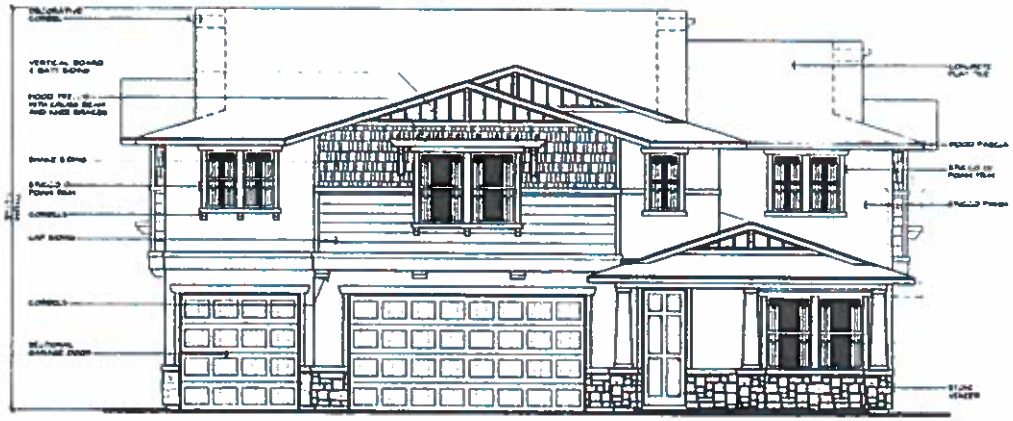
PLAN 4

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Rear Elevation 'B' (Craftsman)



Front Elevation 'B' (Craftsman)

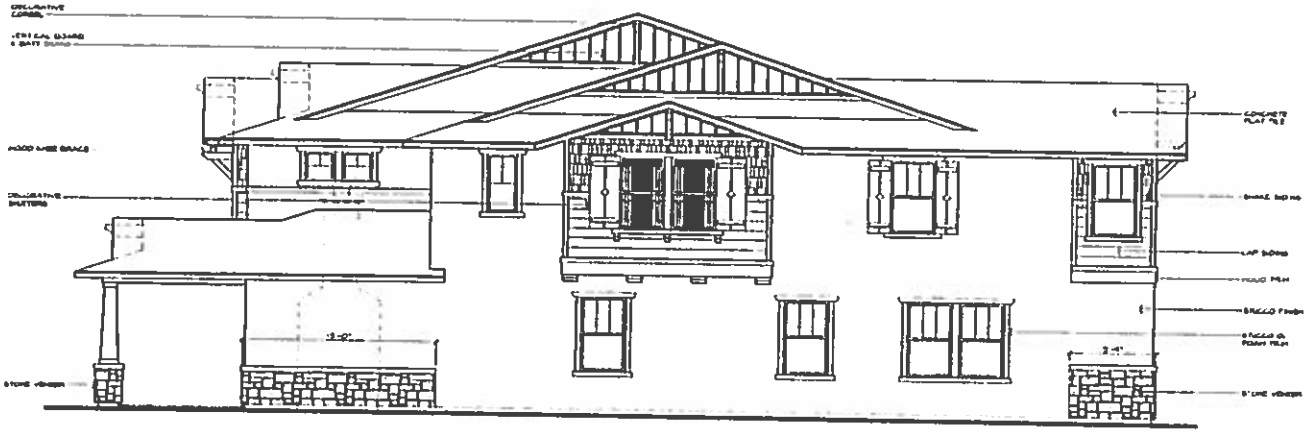
PLAN 4

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

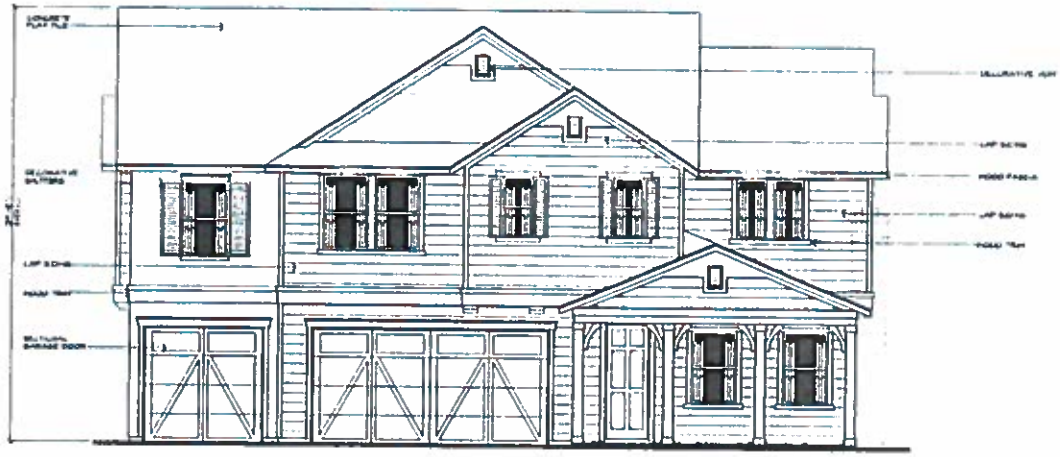
RANCHO CHAFFEY

Left Elevation 'B' (Craftsman)



Right Elevation 'B' (Craftsman)

Rear Elevation 'C' (Farmhouse)



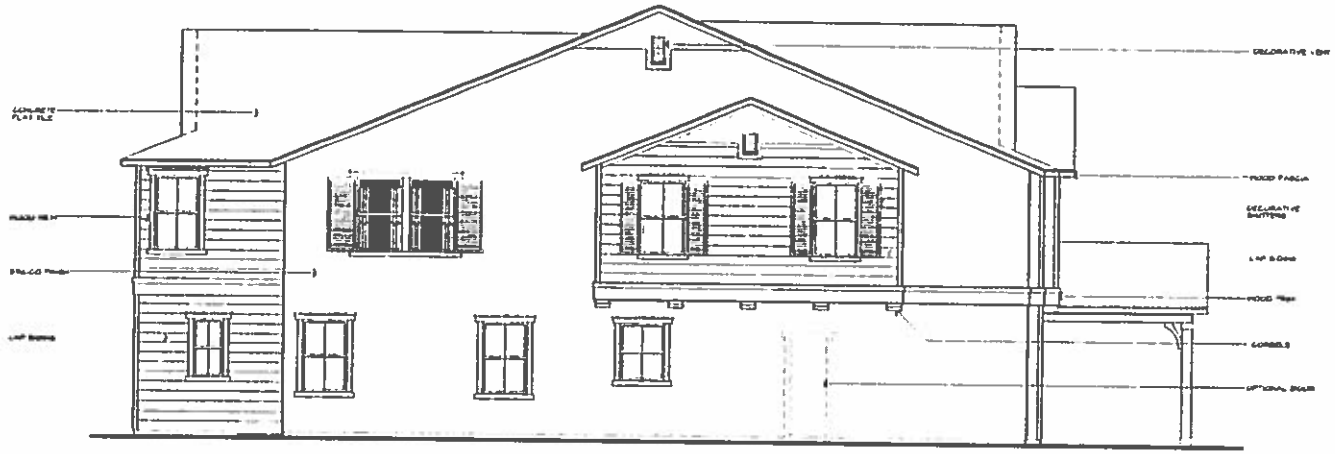
Front Elevation 'C' (Farmhouse)

PLAN 4

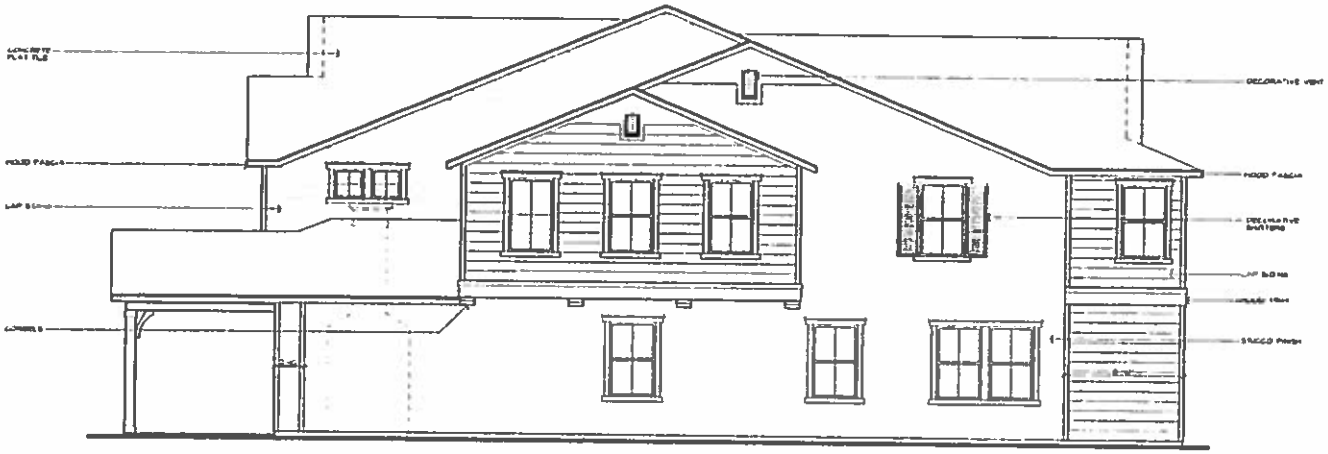
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'C' (Farmhouse)



Right Elevation 'C' (Farmhouse)

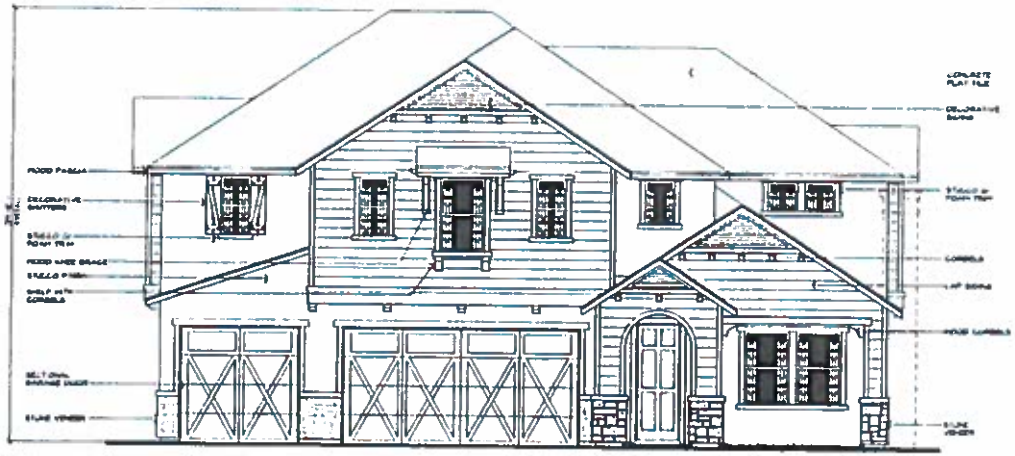
PLAN 4

RANCHO CHAFFEY

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

Rear Elevation 'D' (Cottage)



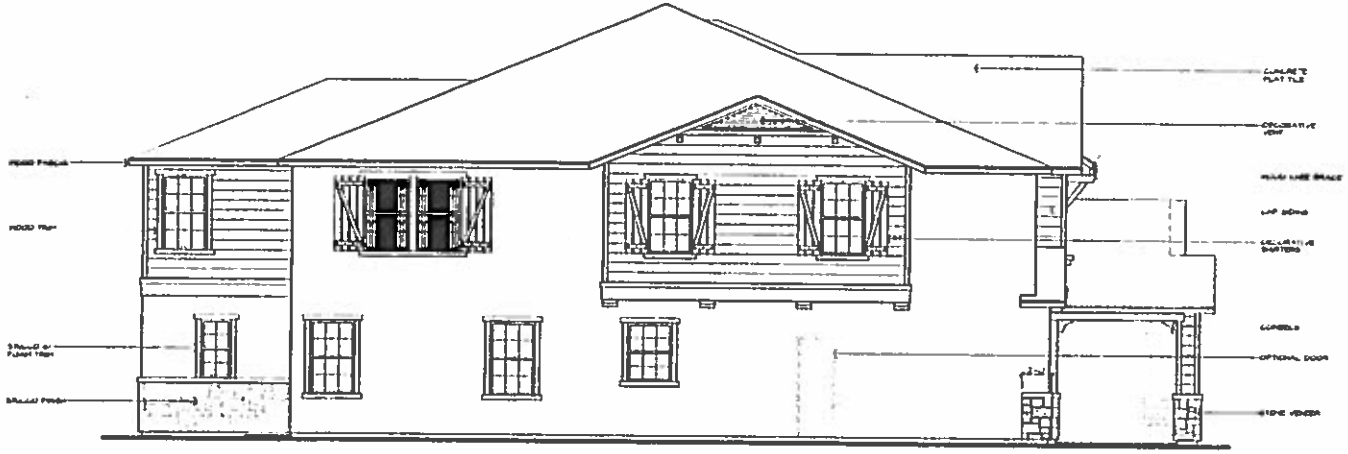
Front Elevation 'D' (Cottage)

PLAN 4

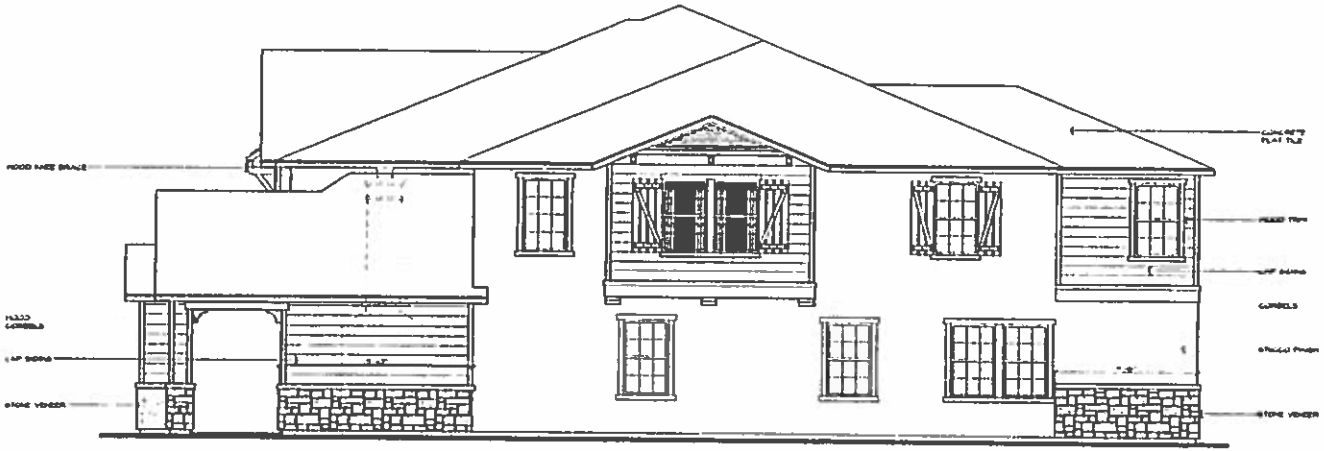
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'D' (Cottage)



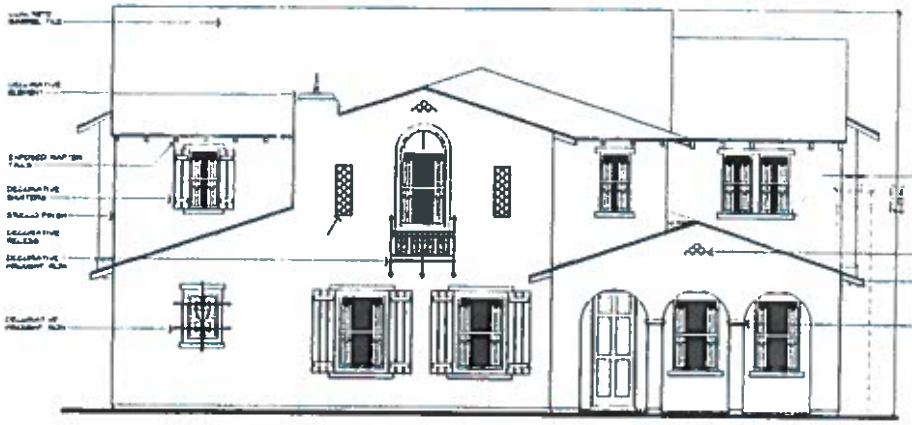
Right Elevation 'D' (Cottage)

PLAN 4

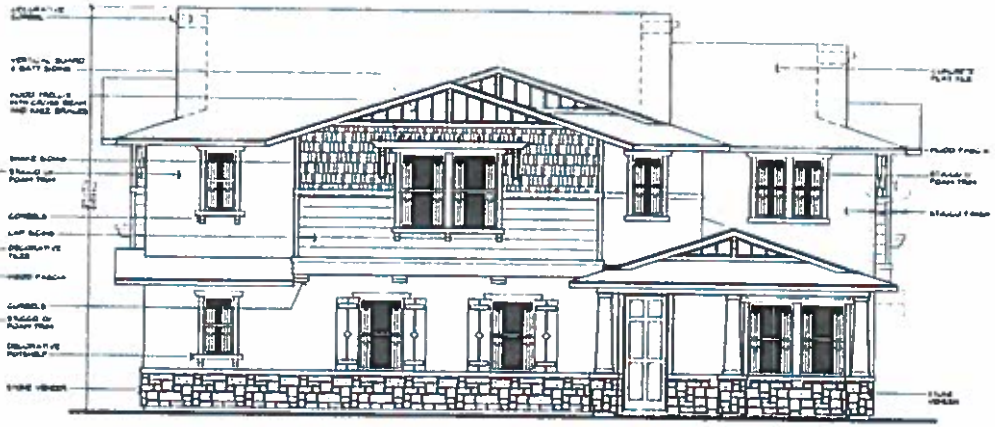
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

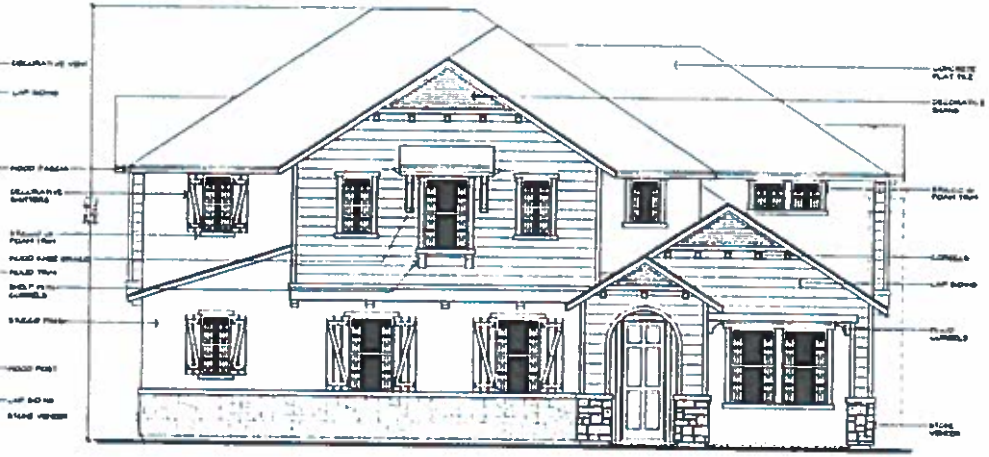


Elevation 'A' (Spanish Colonial)



Elevation 'B' (Craftsman)

Elevation 'C' (Farmhouse)



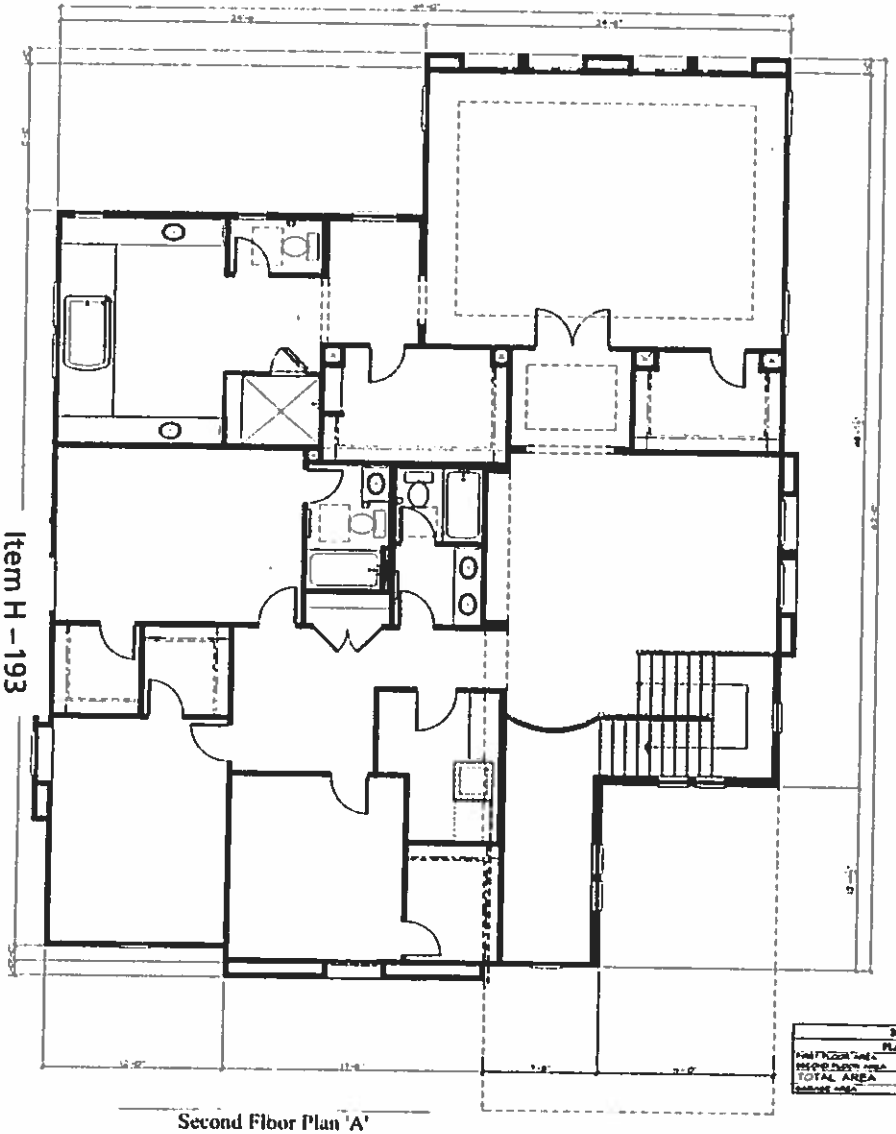
Elevation 'D' (Cottage)

PLAN 4X

KB HOME BUILT TO ORDER

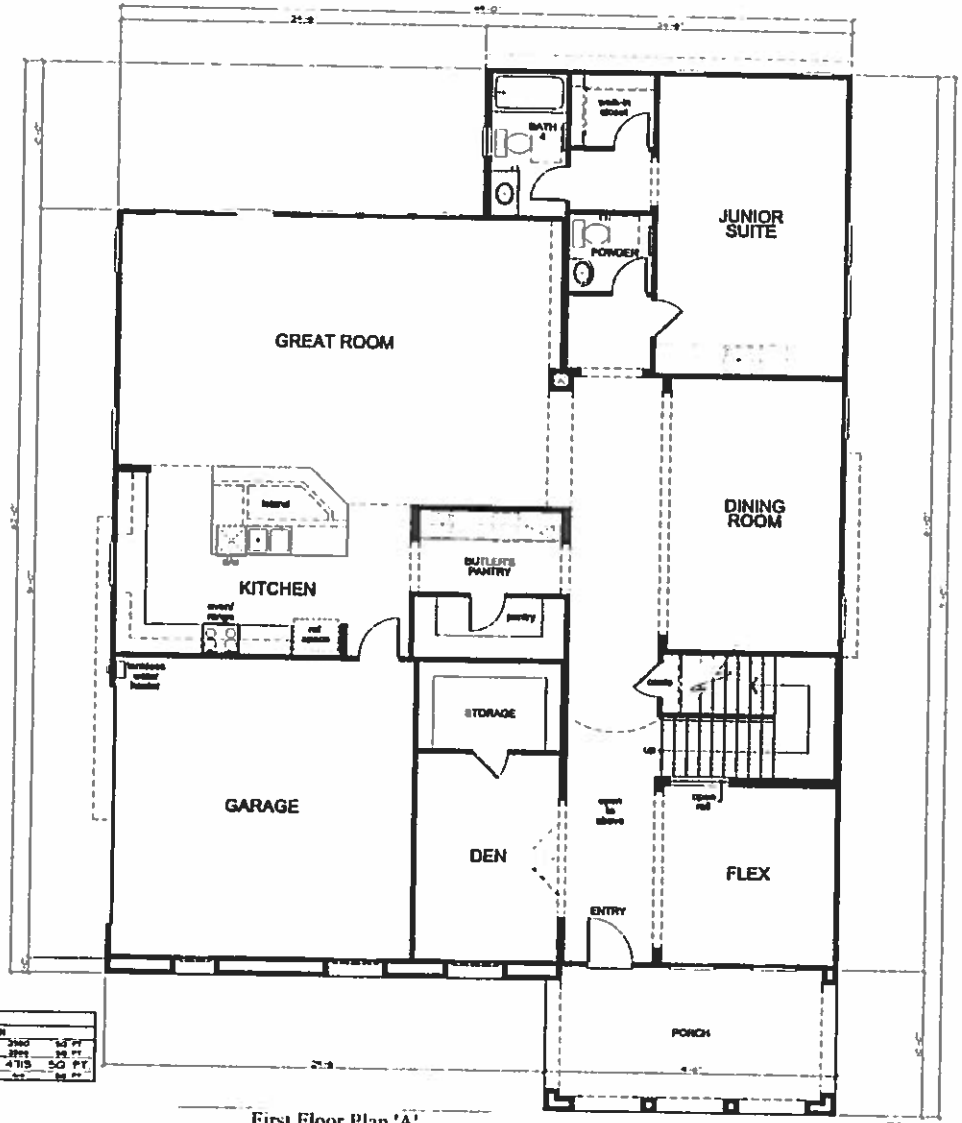
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Second Floor Plan 'A'

SQUARE FOOTAGE		
PLAN 3/4/4/4 W/ DEN		
FIRST FLOOR AREA	2360	SQ FT
SECOND FLOOR AREA	2355	SQ FT
TOTAL AREA	4715	SQ FT
GARAGE AREA	[illegible]	SQ FT



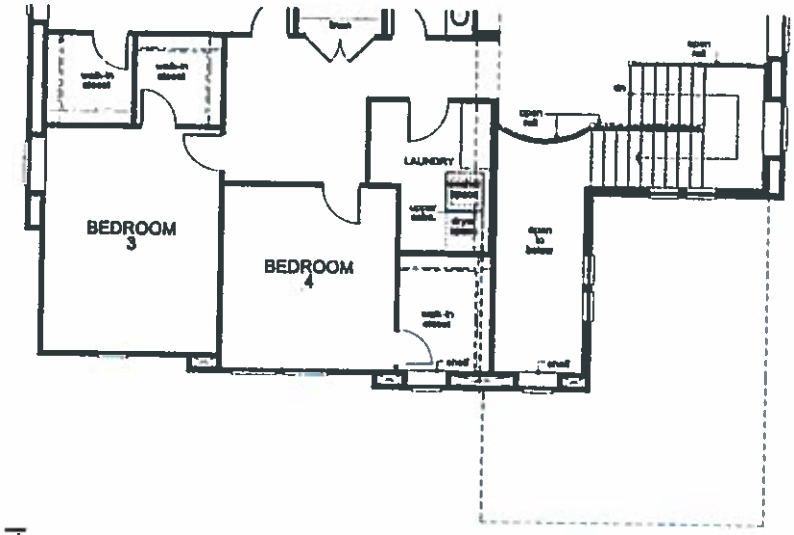
First Floor Plan 'A'

PLAN 4X

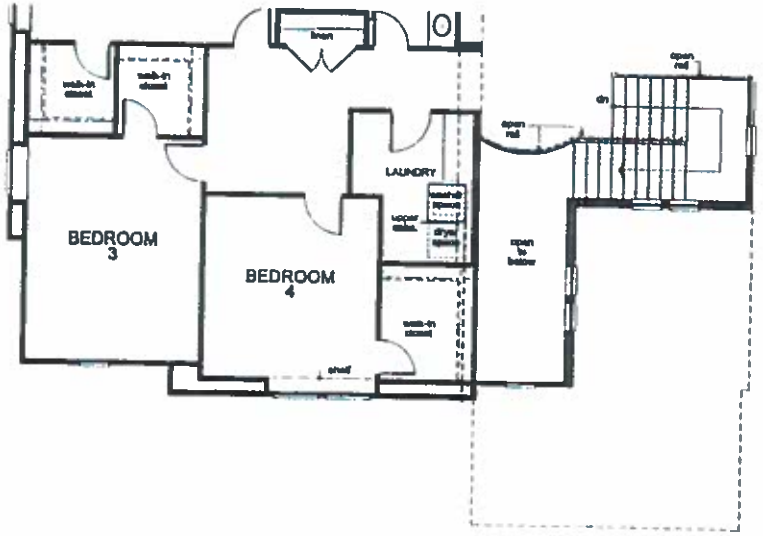
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

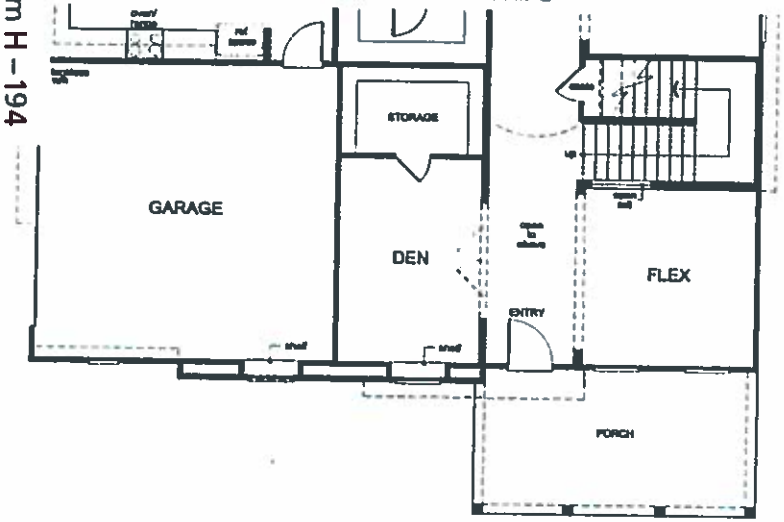
RANCHO CHAFFEY



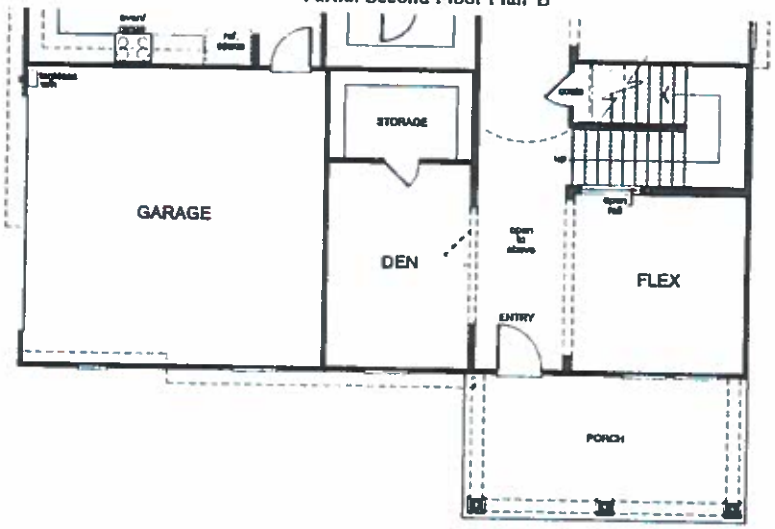
Partial Second Floor Plan 'C'



Partial Second Floor Plan 'B'



Partial First Floor Plan 'C'



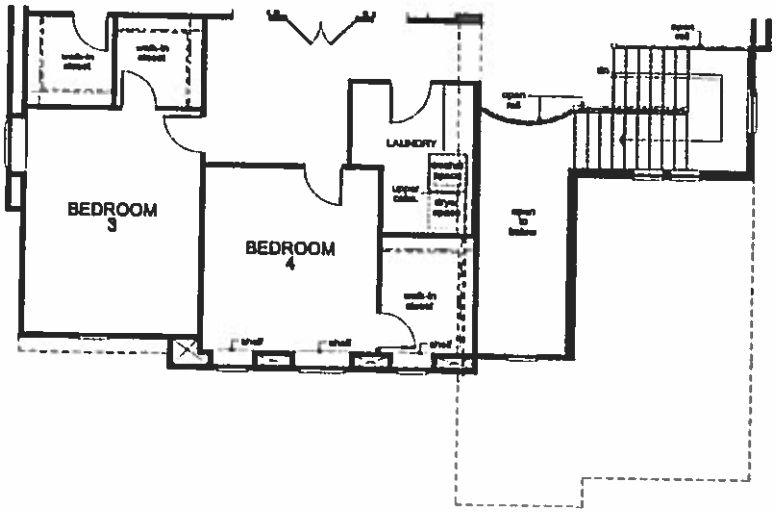
Partial First Floor Plan 'B'

PLAN 4X

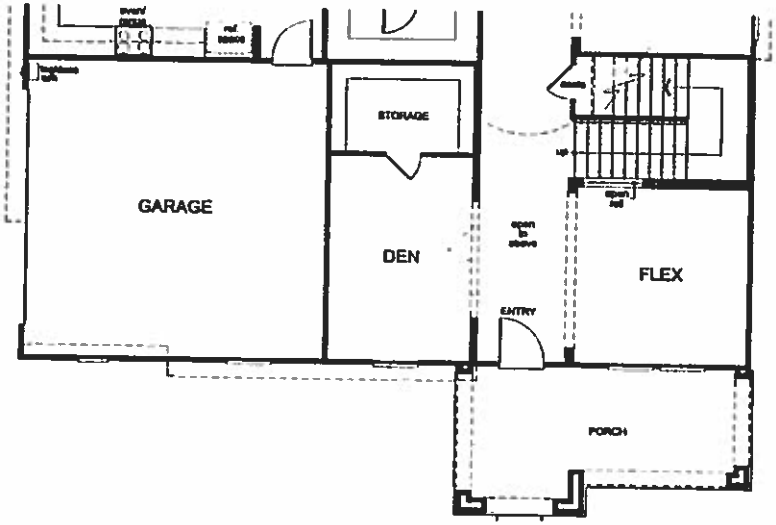
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Partial Second Floor Plan 'D'



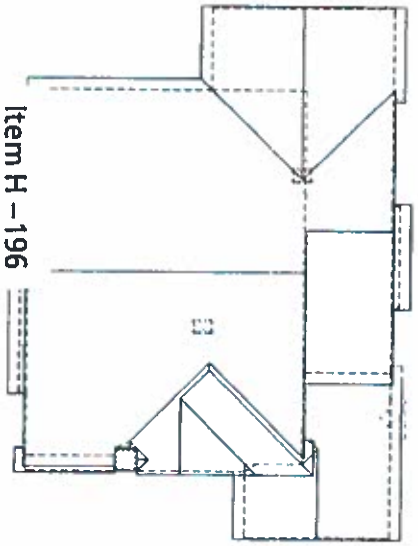
Partial First Floor Plan 'D'

PLAN 4X

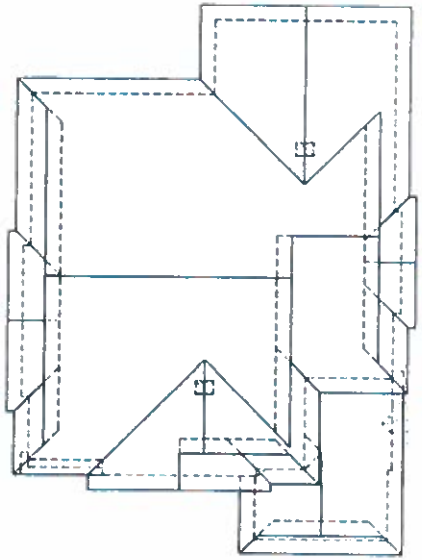
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

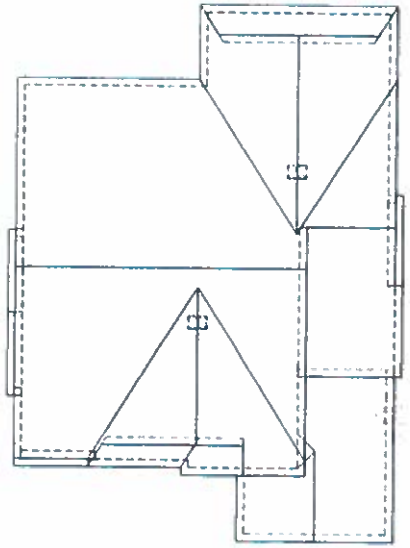
RANCHO CHAFFEY



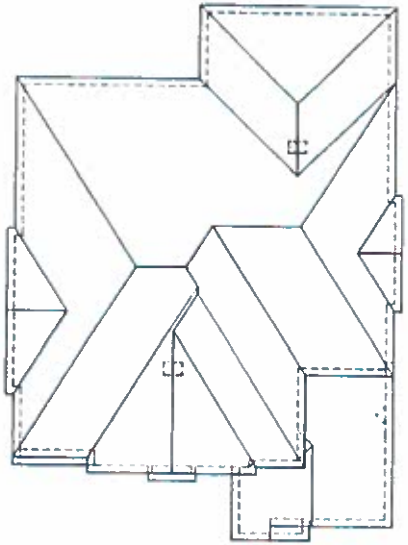
'A' Spanish Colonial



'B' Craftsman



'C' Farmhouse



'D' Cottage

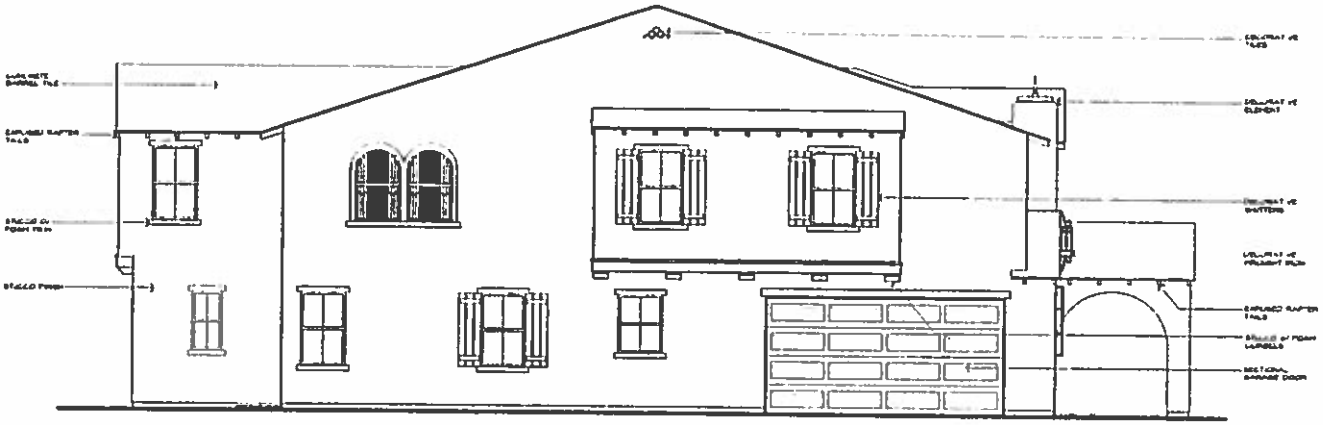
Roof Plans

PLAN 4X

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'A' (Spanish Colonial)

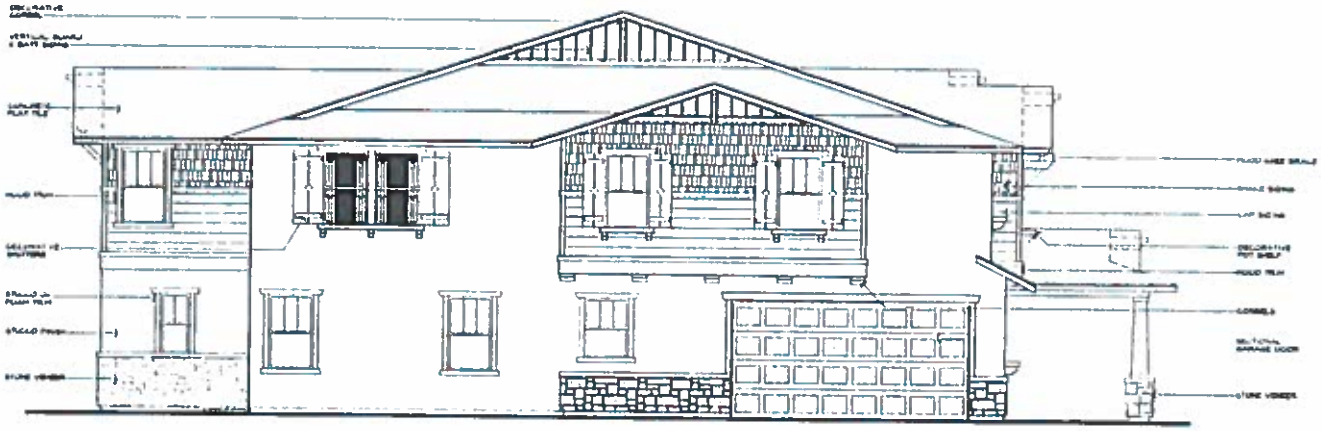
Front Elevation 'A' (Spanish Colonial)

PLAN 4X

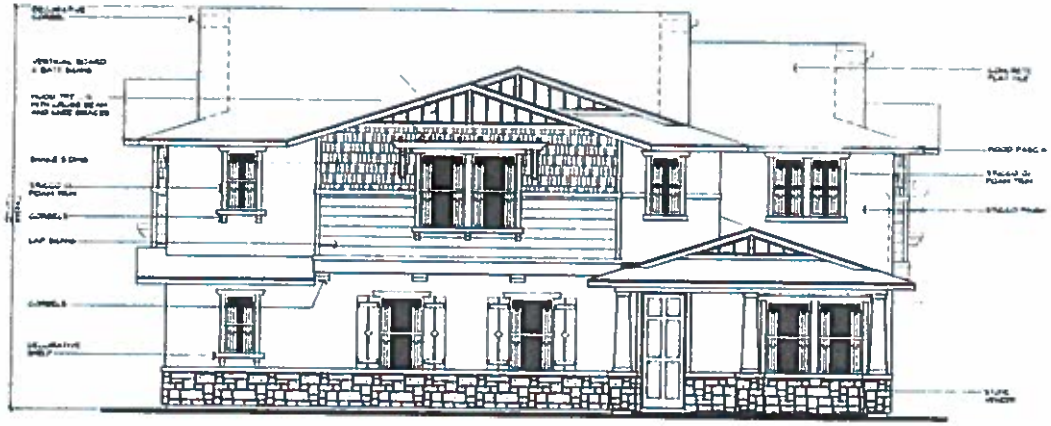
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

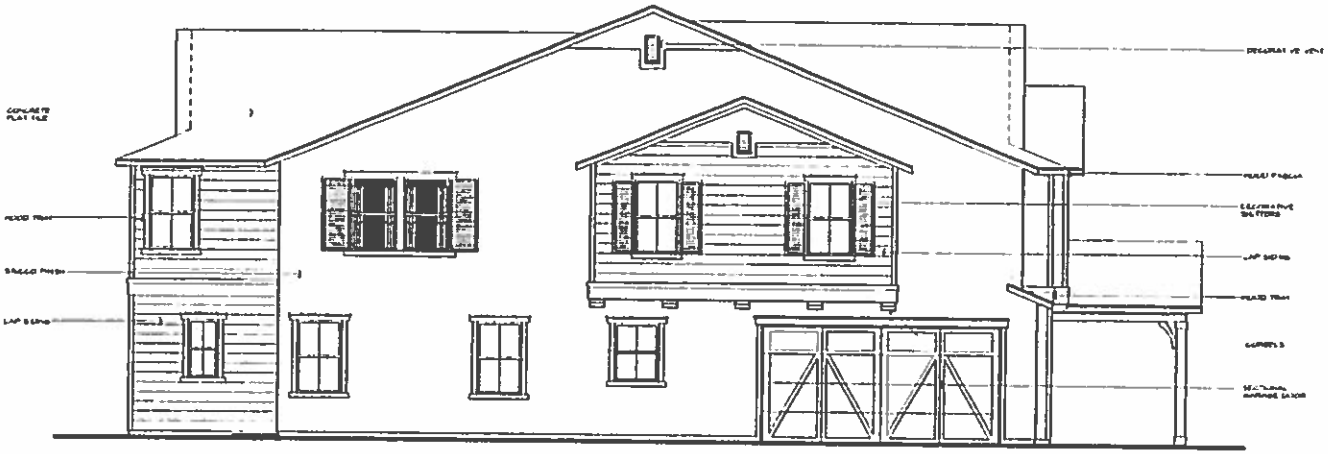
RANCHO CHAFFEY



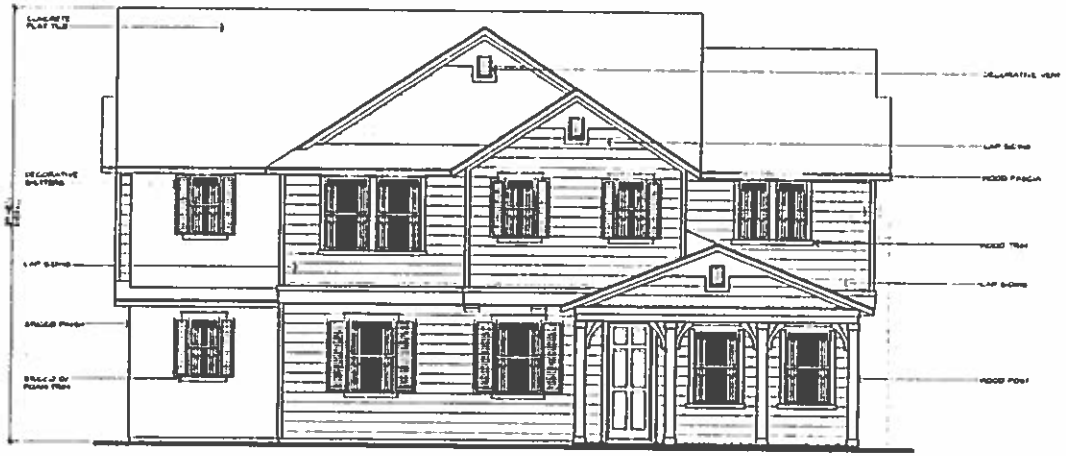
Left Elevation 'B' (Craftsman)



Front Elevation 'B' (Craftsman)



Left Elevation 'C' (Farmhouse)



Front Elevation 'C' (Farmhouse)

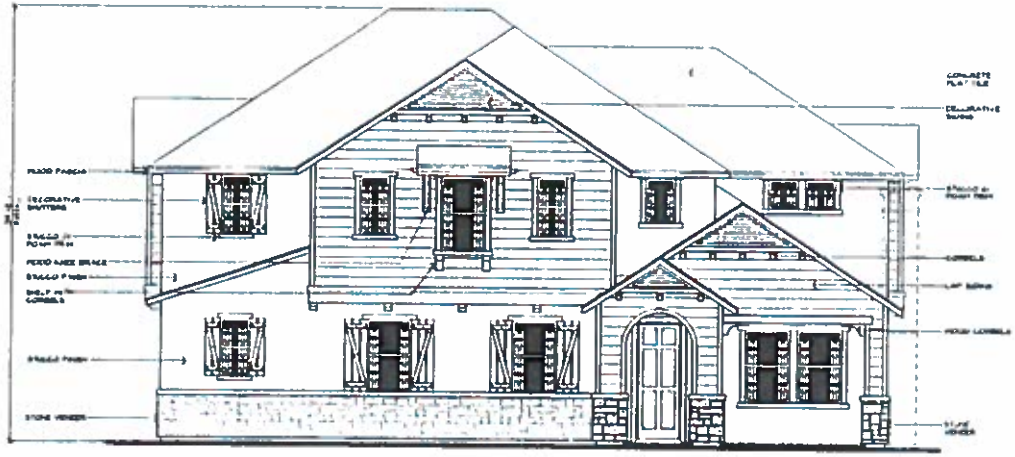
PLAN 4X

KB HOME BUILT TO ORDER

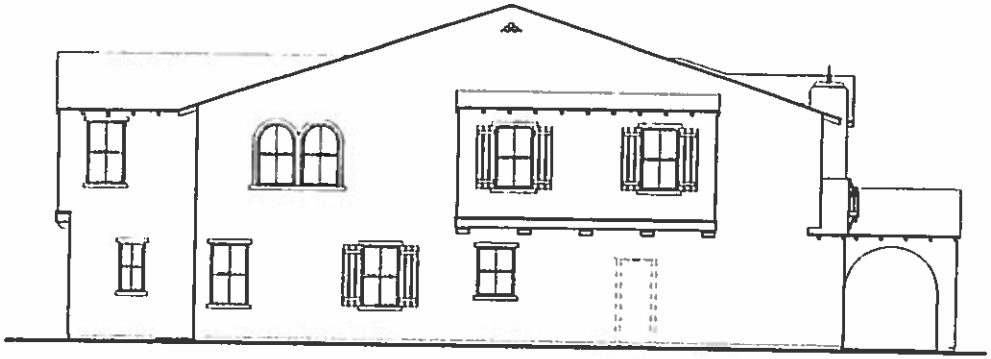
CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

Left Elevation 'D' (Cottage)

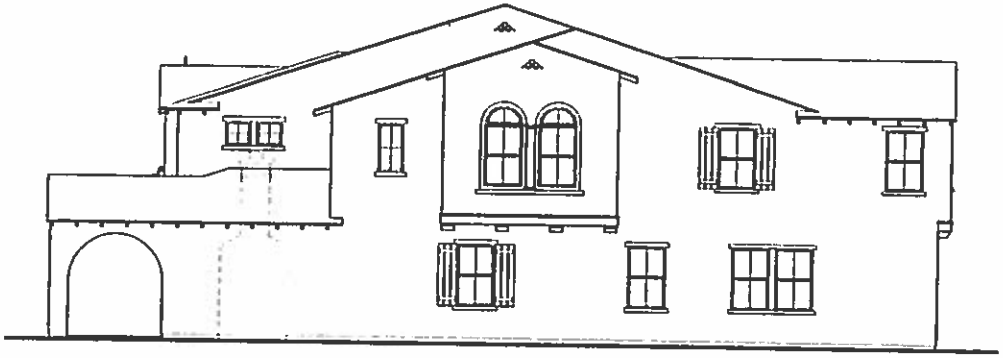


Front Elevation 'D' (Cottage)



Left Elevation 'A' (Spanish Colonial)

Front Elevation 'A' (Spanish Colonial)



Right Elevation 'A' (Spanish Colonial)

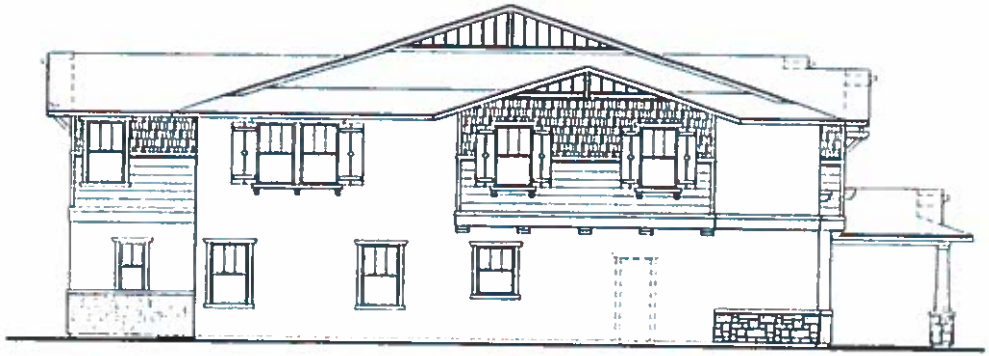
Rear Elevation 'A' (Spanish Colonial)

PLAN 4

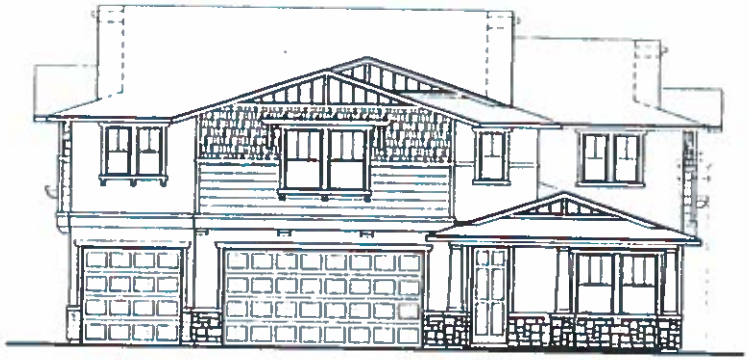
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY



Left Elevation 'B' (Craftsman)



Front Elevation 'B' (Craftsman)

Right Elevation 'B' (Craftsman)

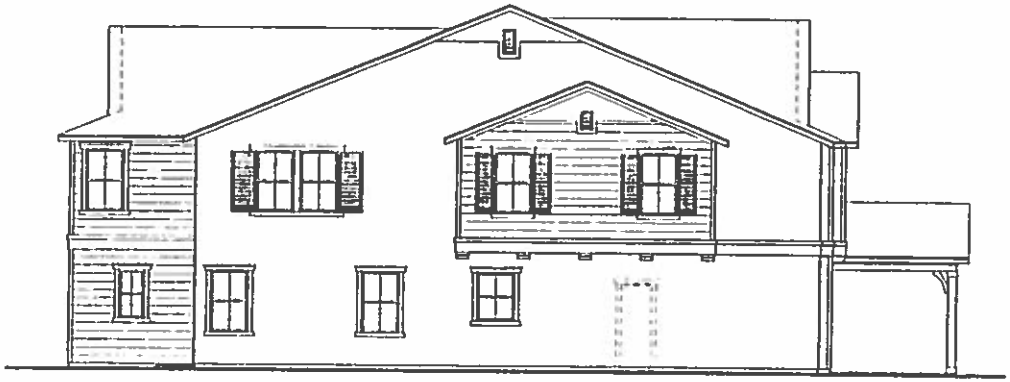
Rear Elevation 'B' (Craftsman)

PLAN 4

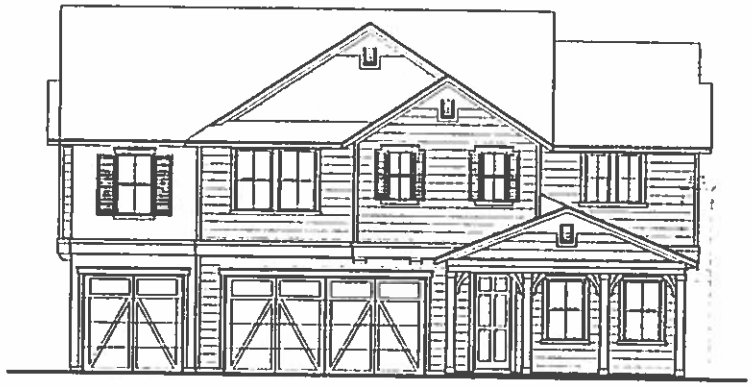
KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

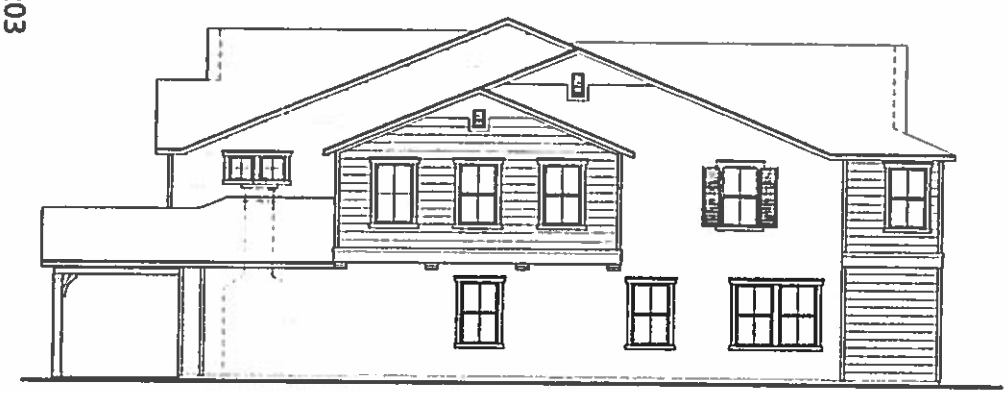
RANCHO CHAFFEY



Left Elevation 'C' (Farmhouse)



Front Elevation 'C' (Farmhouse)



Right Elevation 'C' (Farmhouse)

Rear Elevation 'B' (Craftsman)

PLAN 4

RANCHO CHAFFEY

K8 HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

Left Elevation 'D' (Cottage)

Front Elevation 'D' (Cottage)

Right Elevation 'D' (Cottage)

Rear Elevation 'B' (Craftsman)

PLAN 4

KB HOME BUILT TO ORDER

CITY OF RANCHO CUCAMONGA

RANCHO CHAFFEY

RESOLUTION NO. 14-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT REVIEW DRC2013-00743, A REVIEW OF A PROPOSAL FOR 76 SINGLE-FAMILY RESIDENCES IN CONJUNCTION WITH A PREVIOUSLY APPROVED 76-LOT SUBDIVISION OF ABOUT 53 ACRES WITHIN THE VERY LOW (VL) RESIDENTIAL DISTRICT, ETIWANDA SPECIFIC PLAN, LOCATED ON THE EAST SIDE OF EAST AVENUE, ABOUT 150 FEET NORTH OF THE FOOTHILL FREEWAY (SR-210); AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: 0225-191-03, -04, -13, -15, AND -20.

A. Recitals.

1. KB Home filed an application for the issuance of Development Review DRC2013-00743, 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 23rd day of April 2014, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on said 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 April 23, 2014, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to five (5) parcels located on the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210); and

b. The project site has an overall area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south); and

c. To the north there are single-family residences, including recently constructed single-family residences within Tract 17651. To the west of the project site, are single-family residences and a single, vacant parcel. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the Foothill Freeway (SR-210). The properties to the east are vacant; and

d. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan; and

e. The proposal is to construct a single-family residence on each lot of a 76-lot subdivision (Related file: Tentative Tract Map SUBTT18122) that was previously approved by the Planning Commission on November 9, 2011, for a total of 76 single-family residences; and

f. The applicant proposes four (4) distinct footprints – Plans 1, 2, 2x, 3, and 4 – and reverse footprints of each for a total of ten (10) footprints. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan; and

g. Plans 1, 2, and 2x will be one-story, while the others will be two-story. The mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses must be single-story. The houses on all corner lots (Lots 1, 17, 20 through 23, 28, 29, 40, 41, 52, 53, 64, 65, and 76) will be single-story as required per Section 5.42.608 of the Etiwanda Specific Plan; and

h. The project will comply with Section 5.42.606 of the Etiwanda Specific Plan that requires that 50 percent of the garages to be oriented or situated in a manner that minimizes the visual presence of the garage; and

i. The proposed houses will comply with the development standards applicable to this zoning district as described in Figure 5-2 of the Etiwanda Specific Plan. The architecture of each house will be consistent with the general design requirements outlined in the Development Code and the Etiwanda Specific Plan.

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 development is in accord with the General Plan, the objectives of the Development Code and the Etiwanda Specific Plan, and the purposes of the district in which the site is located. The proposal is to construct a single-family residence on each lot of a 76-lot subdivision (Related file: Tentative Tract Map SUBTT18122), that was previously approved by the Planning Commission on November 9, 2011, for a total of 76 single-family residences. The underlying General Plan designation is Very Low Residential.

b. The proposed development, 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. The project site is vacant; the proposed land use is consistent with the land uses within the vicinity where it is located and the expectations of the community. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan.

c. The proposed development complies with each of the applicable provisions of the Development Code and the Etiwanda Specific Plan. The proposed development meets all standards outlined in the Development Code and the Etiwanda Specific Plan and the design and development standards and policies of the Planning Commission and the City.

4. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City adopted a Mitigated Negative Declaration on November 9, 2011, in connection with the City's approval of Tentative Tract Map SUBTT18122. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project. No substantial changes

are proposed to the project that indicate new or more severe impacts on the environment; no substantial changes have occurred in the circumstances under which the project was previously reviewed that indicates new or more severe environmental impacts; no new important information shows the project will have new or more severe impacts than previously considered; and no additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. There have been no substantial changes to the project or the circumstances surrounding the project which would create new or more severe impacts than those evaluated in the previous Negative Declaration. Staff further finds that the project will not have one or more significant effects not discussed in the previous Negative Declaration, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less-than-significant.

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 Standard Conditions, attached hereto and incorporated herein by this reference.

Planning Department

1) Approval is for the development of 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 2.4 million square feet (53 acres) within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APNs: 0225-191-03, -04, -13, -15, and -20.

2) The development of all lots shall be in accordance with the standards and requirements applicable to the Very Low (VL) Residential District as described in Figure 5-2 of the Etiwanda Specific Plan.

3) The molding along the top of the stone or brick veneer wainscots shall also be stone or brick, not foam.

4) The rock veneers on the Craftsman themed elevations shall be varied so that the houses with this theme have either fieldstone, river rock, brick, or stackstone veneer. The ratio of the different types of veneers that are applied shall be equal throughout the subdivision, i.e. no particular veneer that is used shall be the dominant veneer. Adjoining Craftsman-themed houses shall not have the same type of veneer.

5) All garage doors shall have decorative windows that match the theme of the corresponding house.

6) Approval of this request shall not waive compliance with any sections of the Development Code, Etiwanda Specific Plan, State Fire Marshal's regulations, Uniform Building Code, or any other City Ordinances.

7) Model homes shall require the review of a separate Temporary Use Permit (Model Home) and fee prior to the submittal of documents for plan check and construction. Note: Parking in the street will not be permitted for this purpose. A temporary off-street parking area that

complies with all applicable parking requirements will be required and must be shown on the plans for this permit.

8) All Conditions of Approval for Tentative Tract Map SUBTT18122 (including all Mitigation Measures identified in the associated Mitigated Negative Declaration), Variance DRC2009-00020, and Tree Removal Permit DRC2013-00483 shall apply.

9) Consistent with Resolution No. 11-56, Noise Mitigation Measure #3, for Tentative Tract Map SUBTT18122, prior to the issuance of Building Permits, the applicant shall submit a noise assessment that analyzes the interior noise levels of the proposed homes and establishes mitigation measures to ensure that the interior noise levels are less than significant. Mitigation measures identified in the noise assessment shall be incorporated into the building construction plans for the houses that are determined to have interior noise levels that exceed City standards.

Engineering Services Department

1) All pertinent conditions of approval of Planning Commission Resolution No. 11-56 approving Tentative Tract Map 18122 shall apply.

Building and Safety (Grading) Department

1) The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Official prior to the issuance of the Grading Permit for any underground water quality management plan (WQMP) Best Management Practices (BMPs) devices which is 10 feet or deeper below the surface of the ground after construction.

2) The site shall be rough graded to eliminate all cross-lot drainage, (except in approved facilities adjacent to private trails). All slopes and retaining walls necessary to accomplish this shall be installed prior to final map approval.

3) 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.

4) 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.

5) 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 the issuance of a Grading Permit.

6) In the equestrian trails water bars shall be spaced accordingly:

Equestrian Trail Slope	Water Bar Interval Spacing
4% to 5.99%	50 feet
6% to 8.99%	40 feet
9% to 11.99%	30 feet
12% and greater	20 feet

7) 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.

8) If during construction the depths of the infiltration pits are dug 10 feet or greater below grade, the developer shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to the issuance of the Certificate of Occupancy.

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

APPROVED AND ADOPTED THIS 23RD DAY OF APRIL 2014.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Frances Howdyshell, Chairman

ATTEST: _____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission for 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 23rd day of April 2014, by the following vote-to-wit:

AYES: COMMISSIONERS: FLETCHER, HOWDYSHELL, MUNOZ, OAXACA, WIMBERLY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

RESOLUTION NO. 16-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT REVIEW DRC2016-00182, A REVIEW OF THE REVISED PLOTTING AND ARCHITECTURE FOR 25 SINGLE-FAMILY RESIDENCES WITHIN A PREVIOUSLY APPROVED 76-LOT SUBDIVISION OF ABOUT 53 ACRES IN THE VERY LOW (VL) RESIDENTIAL DISTRICT, ETIWANDA SPECIFIC PLAN, LOCATED AT THE EAST SIDE OF EAST AVENUE, ABOUT 150 FEET NORTH OF THE 210-FREEWAY; APN'S: 0225-452-13 THROUGH -17, -19, 0225-465-01 THROUGH -03, -15, -16, -18, 0225-085-06 THROUGH -09, -11, -12, AND 0225-062-02 THROUGH -08.

A. Recitals.

1. KB Home filed an application for the issuance of Development Review DRC2016-00182, 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 25th day of May 2016, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on said 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 May 25, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. A tentative tract map for the purpose of subdividing the property into seventy-six (76) lots for single-family residential development was approved for this project site by the Planning Commission on November 9, 2011 (Related file: Tentative Tract Map SUBTT18122) while the proposed plotting and architecture for the house product was approved by the Planning Commission on April 23, 2014 (related file: Design Review DRC2013-00743). The subdivision is currently under construction, and about 50% of the houses are completed and occupied; and

b. The project site has an overall area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south); and

c. To the north there are single-family residences, including recently constructed single-family residences within Tract 17651. To the west of the project site are single-family residences and a single, vacant parcel. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the Foothill Freeway (SR-210). The properties to the east are vacant; and

d. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan; and

e. The application applies to twenty five (25) parcels located at the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) within Tract 18122; and

f. The proposal is to revise the floor plans and architecture for 25 single-family residences within the previously approved subdivision; and

g. The applicant proposed "Italianate" as a new architectural theme in addition to the four previously approved Spanish Colonial, Cottage, Farmhouse and Craftsmen architectural themes. Italianate would be the architectural theme for five of the residences; and

h. The applicant proposes three (3) new floor plans (Plan 5, 6 and 7) in addition to the existing four (4) floor plans. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan; and

i. Plans 5, 6 and 7 will be one-story. The applicant proposed 51 one-story and 25 two-story homes which equates to 67% of the lots having one-story homes. The mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses must be single-story. The houses on all corner lots (Lots 1, 17, 20 through 23, 28, 29, 40, 41, 52, 53, 64, 65, and 76) will be single-story as required per Section 5.42.608 of the Etiwanda Specific Plan; and

j. The project will comply with Section 5.42.606 of the Etiwanda Specific Plan that requires that 50 percent of the garages to be oriented or situated in a manner that minimizes the visual presence of the garage; and

k. The proposed houses will comply with the development standards applicable to this zoning district as described in Figure 5-2 of the Etiwanda Specific Plan. The architecture of each house will be consistent with the general design requirements outlined in the Development Code and the Etiwanda Specific Plan.

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 development is in accord with the General Plan, the objectives of the Development Code and the Etiwanda Specific Plan, and the purposes of the district in which the site is located. The proposal is to revise the floor plans and architecture for 25 single-family residences within a previously approved 76-lot subdivision (related files: Tentative Tract Map SUBTT18122 and Development Review DRC2013-00743), that was previously approved by the Planning Commission on November 9, 2011 and April 23, 2014, for a total of 76 single-family residences. The underlying General Plan designation is Very Low Residential.

b. The proposed development, 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. The project site is vacant; the proposed land use is consistent with the land uses within the vicinity where it is located and the expectations of the community. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan.

c. The proposed development complies with each of the applicable provisions of the Development Code and the Etiwanda Specific Plan. The proposed development meets all standards outlined in the Development Code and the Etiwanda Specific Plan and the design and development standards and policies of the Planning Commission and the City.

4. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City adopted a Mitigated Negative Declaration on November 9, 2011 in connection with the City's approval of Tentative Tract Map SUBTT18122. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project. The subject application is limited to modifications of the architecture of the homes and reducing the size of the floor plans on the remaining lots. No substantial changes are proposed to the project that indicate new or more severe impacts on the environment; no substantial changes have occurred in the circumstances under which the project was previously reviewed that indicates new or more severe environmental impacts; no new important information shows the project will have new or more severe impacts than previously considered; and no additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. There have been no substantial changes to the project or the circumstances surrounding the project which would create new or more severe impacts than those evaluated in the previous Negative Declaration. Staff further finds that the project will not have one or more significant effects not discussed in the previous Negative Declaration, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less-than-significant.

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 Standard Conditions, attached hereto and incorporated herein by this reference.

Planning Department

1) Approval is for the revised plotting and architecture for 25 single-family residences within a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the 210-Freeway; APN's: 0225-452-13 through -17, -19, 0225-465-01 through -03, -15, -16, -18, 0225-085-06 through -09, -11, -12, and 0225-062-02 through -08.

2) Development of all lots shall be in accordance with the standards and requirements applicable to the Very Low (VL) Residential District as described in Figure 5-2 of the Etiwanda Specific Plan.

3) The molding along the top of the stone or brick veneer wainscots shall also be stone or brick, not foam.

4) On the "Italianate" architectural themed residences, all windows, doors, and garage doors shall be framed with double trim and where shown on elevations, a keystone.

5) All garage doors shall have decorative windows that match the theme of the corresponding house.

6) Approval of this request shall not waive compliance with any sections of the Development Code, Etiwanda Specific Plan, State Fire Marshal's regulations, Uniform Building Code, or any other City Ordinances.

7) All Conditions of Approval for Tentative Tract Map SUBTT18122 (including all Mitigation Measures identified in the associated Mitigated Negative Declaration), Variance DRC2009-00020, Tree Removal Permit DRC2013-00483 and Development Review DRC2013-00743 shall apply.

Engineering Services Department

1) All pertinent conditions of approval of Planning Commission Resolution No. 11-56 approving Tentative Tract Map 18122 and Planning Commission Resolution No. 14-14 approving Development Review DRC2013-00743 shall apply.

Building and Safety (Grading) Department

1) If the applicant changes the size or location of any of the storm water quality treatment devices (commonly referred to as BMP's), an amendment to the Tract 18122 project specific water quality management plan shall be submitted to the Building Official, or his designee, for review and approval prior to the issuance of any grading permits.

2) The applicant shall submit to the Building Official, or his designee, a set of precise grading plans for the lots described in the application for review and approval prior to issuance of a grading permit the proposed revisions.

3) All pertinent conditions of approval of Planning Commission Resolution No. 11-56 approving Tentative Tract Map 18122 and Planning Commission Resolution No. 14-14 approving Development Review DRC2013-00743 shall apply.

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

APPROVED AND ADOPTED THIS 25TH DAY OF MAY 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 for 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 25th day of May 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

RANCHO CUCAMONGA

Community Development Department

Project #:	DRC2016-00182
Project Name:	Design Review Modification
Location:	13635 COPLEY DR - 022508505-0000
Project Type:	Design Review Modification

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 the Development Code regulations.
6. 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.

Engineering Services Department

Please be advised of the following Special Conditions

1. All pertinent conditions of approval of Planning Commission Resolution No. 11-56 approving Tentative Parcel Map SUBTT18122 shall apply.

Grading Section

Standard Conditions of Approval

Project #:	DRC2016-00182
Project Name:	Design Review Modification
Location:	13635 COPLEY DR - 022508505-0000
Project Type:	Design Review Modification

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

1. The applicant shall submit to the Building Official, or his designee, a set of precise grading plans for the lots described in the application for review and approval prior to issuance of a grading permit the proposed revisions.
2. If the applicant changes the size or location of any of the storm water quality treatment devices (commonly referred to as BMP's), an amendment to the Tract 18122 project specific water quality management plan shall be submitted to the Building Official, or his designee, for review and approval prior to the issuance of any grading permits.
3. Prior to the issuance of any building permit the applicant shall submit a revised final project-specific Water Quality Management Plan to the Building Official, or his designee, for review and approval. The revision may be an appendix to the Tract 18122 approved Water Quality Management Plan.

STAFF REPORT

PLANNING DEPARTMENT

RANCHO CUCAMONGA

DATE: May 25, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Tom Grahn, Associate Planner

SUBJECT: DESIGN REVIEW DRC2015-00811 - DCI INVESTMENTS - A request to develop 12 single-family homes on 4.36 acres of land in the Low (L) Residential District of the Etiwanda North Specific Plan located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court; APN: 1087-261-12. Related Files: Tentative Tract Map SUBTT18960. The 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 Guidelines as a Class 32 (CEQA Guidelines Section 15332) exemption, which covers in-fill development.

RECOMMENDATION: Staff recommends that the Planning Commission approve Design Review DRC2015-00811 through the adoption of the attached Resolution of Approval with Conditions.

PROJECT AND SITE DESCRIPTION:

A. Project Density: 2.75 dwelling units/acre

B. Surrounding Land Use and Zoning:

North - Single-Family Residences, Low (L) Residential District of the Etiwanda North Specific Plan
South - Single-Family Residences, Low (L) Residential District of the Etiwanda North Specific Plan
East - Single-Family Residences, Low (L) Residential District of the Etiwanda North Specific Plan
West - Single-Family Residences, Low (L) Residential District of the Etiwanda North Specific Plan

C. General Plan Designations:

Project Site - Low Residential
North - Low Residential
South - Low Residential
East - Low Residential
West - Low Residential

D. Site Characteristics: The 4.36-acre project site is located at the southwest corner of Altura Drive and Tejas Court, which is located generally in the area north of Wilson Avenue between Day Creek Boulevard and Etiwanda Avenue. The site is located within the Low (L) Residential District of the Etiwanda North Specific Plan (ENSP) and is surrounded to the north, south, east, and west by existing quarter-acre, single-family developments that are also within the Low (L) Residential District of the ENSP. The site is triangular in shape with a dimension of approximately 661 feet along the southerly project boundary, approximately 614 feet along the westerly project boundary, and approximately 430 feet along the easterly project boundary. The project site is vacant and was previously used as an interim storm drain detention basin.

ANALYSIS:

A. General: The project site is located within the limits of Tract 13527, and was originally proposed for development under this subdivision. Tract 13527 is a 252 lot, 88-acre subdivision located on the north side of Wilson Avenue and west of Etiwanda Avenue; the project site is located in the extreme southwest corner of that subdivision. The development of Tract 13527 required the project site to be developed as an interim detention basin that was needed for storm drain purposes until downstream improvements were developed. The development of the San Sevaine basin, located approximately 1.25 miles east of the project site, made this interim detention basin unnecessary for storm drain purposes.

On October 28, 2015, the Planning Commission approved Tentative Tract Map SUBTT18960 for the subdivision of the 4.36-acre parcel into 12 lots for future residential development. The project site is located within the Low (L) Residential District of the Etiwanda North Specific Plan (ENSP), which permits a maximum of 4 dwelling units per acre, with an average lot size of 10,000 square feet, and a minimum net lot size of 7,200 square feet. Lots within SUBTT18960 range in size from 9,520 square feet to 25,278 square feet, with an average lot size of 12,439 square feet, and a project density of 2.75 dwelling units per acre.

B. Design Review: The ENSP requires four (4) foot prints with three (3) elevations per foot print for subdivisions of 11 to 20 units. The application proposes three (3) distinct floor plans for the 12 lots. Plans 1 and 2 include a reverse floor plan, resulting in a total of 5 foot prints. Plans 1 and 2 provide 3 elevations per floor plan; Plan 3 provides 1 elevation as only one Plan 3 is plotted. Architectural themes include Ranch, Spanish, and Craftsman styles. Floor plans range in size from 2,986 square feet to 4,028 square feet. Plan 1 is a two-story, Plans 2 and 3 are single-story.

Additionally, the project unit plotting is consistent with the Development Code requirement that 25% of all single-family detached units in any single-family residential subdivision consisting of 4 or more units should be single-story units; 50% of the proposed units within the subdivision are single-story. The Design Review application complies with all applicable development standards of the ENSP and the Rancho Cucamonga Development Code (RCDC).

C. Design Review Committee: The Design Review Committee reviewed the project on April 5, 2016 and recommended approval of the proposed subdivision to the Planning Commission.

D. Environmental Assessment: The 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 Guidelines. The project qualifies under as a Class 32 exemption under State CEQA Guidelines Section 15332 *(In-Fill Development Projects)* because the project meets all of the requirements stated in the CEQA Guidelines. The project is consistent with the applicable General Plan and zoning designation and regulations, which allows for a density of 4 dwelling units per acre. The proposed development occurs within City limits on a project site of no more than 5 acres substantially surrounded by urban uses. The site has been utilized as an interim detention basin and has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality. The 12 residential lots are below the threshold requiring a traffic study, and there are no noise or water quality impacts. Furthermore, the site can be adequately served by all required utilities and public services. With implementation of the

standard conditions and all applicable regulatory requirements, there is no substantial evidence that the project may have a significant effect on the environment.

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 radius of the project site. No correspondence has been received.

Respectfully submitted,

Candyce Burnett
Planning Director

CB:TG/jp

Attachments: Exhibit A – Site Utilization Map
Exhibit B – Tentative Tract Map
Exhibit C – Conceptual Grading Plan
Exhibit D – Landscape Plan
Exhibit E – Floor Plans
Exhibit F – Elevations
Exhibit G – Design Review Committee Action Agenda
Planning Commission Resolution of Approval for DRC2015-00811

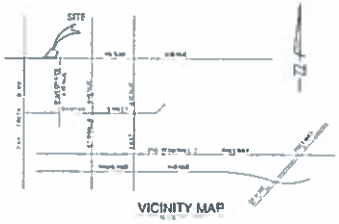
EXHIBIT A

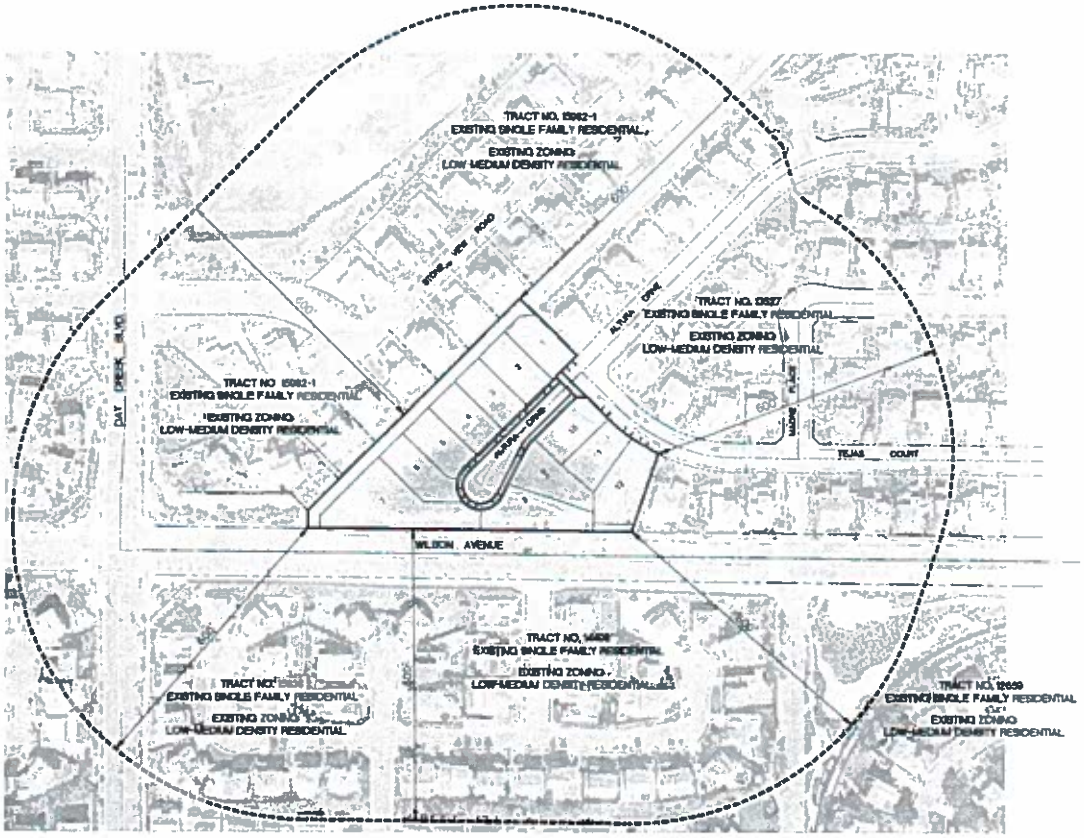
TENTATIVE TRACT NO. 18960

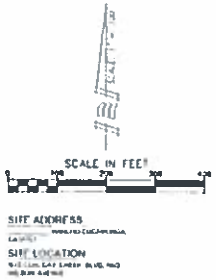
IN THE CITY OF RANCHO CUCAMONGA,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

DECEMBER 2014 | 4.36 ACRES GROSS, 3.77 ACRES NET | 12 NUMBERED LOTS, 5 LETTERED LOTS

SITE UTILIZATION MAP







PREPARED BY: MADOLE

PREPARED FOR: ROBIN INVESTMENT, INC.
1651 TORREA STREET # 100
TUSTIN, CA 92780
TEL (714) 368-9283

DRAWING CONTENTS	PROJECT	PLAN CHANGES
SITE UTILIZATION MAP	TENTATIVE TRACT MAP No. 18960 ROBIN INVESTMENT, INC. RANCHO CUCAMONGA, CALIFORNIA	

DRAWN BY	DATE
CR	DEC 2014

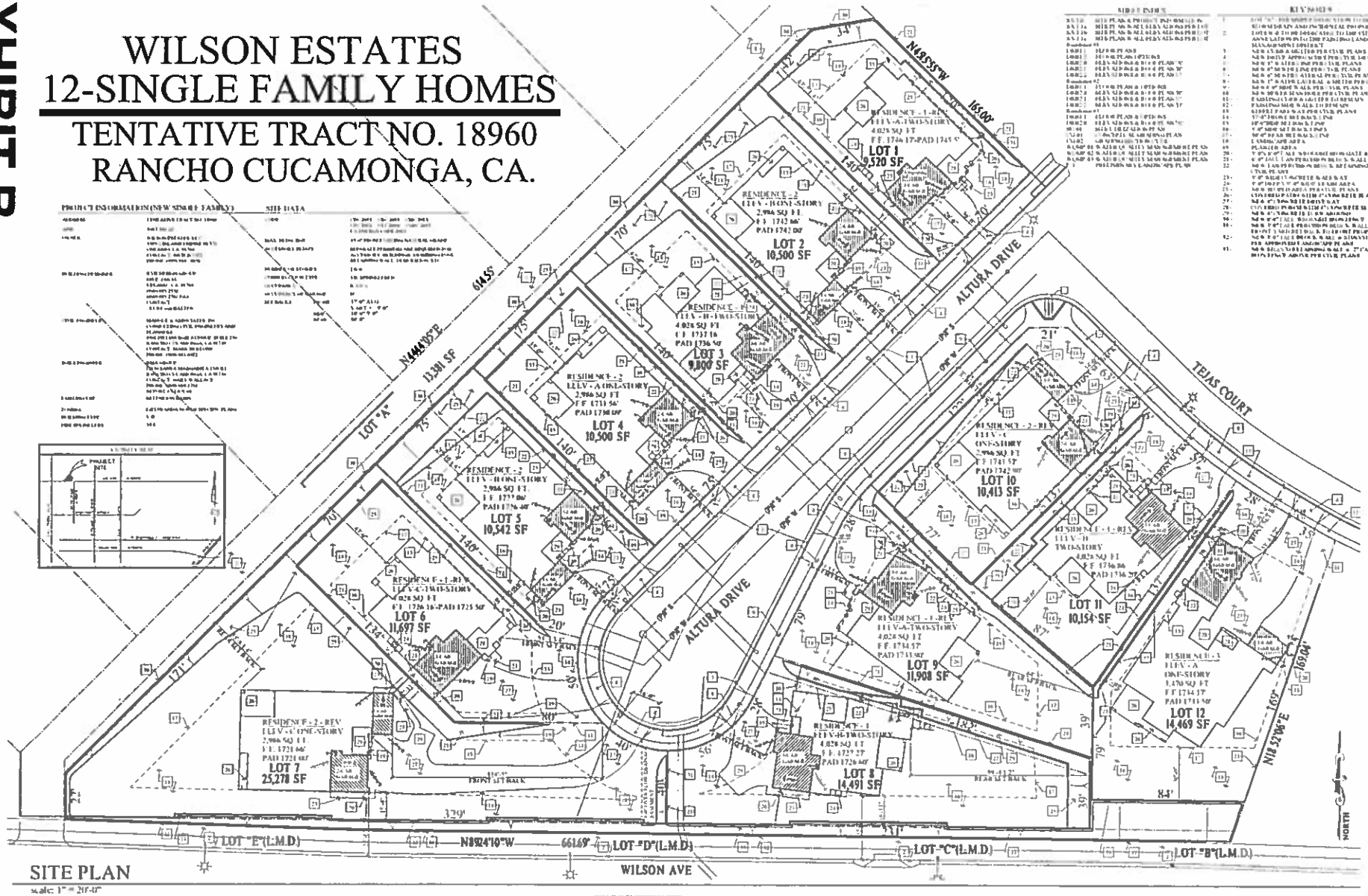
DRAWING NO. SU01

SHEET 1 OF 1 SHEETS

DRC NUMBER 2014-____
DRC NUMBER 2014-____
SUBTT 18960

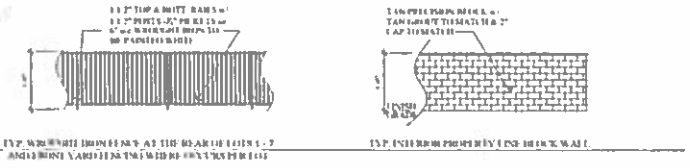
EXHIBIT B

WILSON ESTATES
12-SINGLE FAMILY HOMES
TENTATIVE TRACT NO. 18960
RANCHO CUCAMONGA, CA.



SITE PLAN

scale: 1" = 20'-0"



TYP. WROUGHT IRON FENCE AT THE REAR OF LOTS 1 - 2 AND FRONT YARD FENCING WHERE APPLICABLE

TYP. INTERIOR PROPERTY LINE BLOCK WALL

SINGLE FAMILY LOT TABULATION	
LOT NUMBER	AREA (SF)
1	9,520
2	10,500
3	9,800
4	10,500
5	10,542
6	11,697
7	25,278
8	14,491
9	11,908
10	10,413
11	10,154
12	14,469
GT (LOT "A")	11,391
LOT "A"	19,136
LOT "B"	1,360
LOT "C"	1,360
LOT "D"	1,360
LOT "E"	1,360
LOT "F"	1,360
LOT "G"	1,360
LOT "H"	1,360
LOT "I"	1,360
LOT "J"	1,360
LOT "K"	1,360
LOT "L"	1,360
LOT "M"	1,360
LOT "N"	1,360
LOT "O"	1,360
LOT "P"	1,360
LOT "Q"	1,360
LOT "R"	1,360
LOT "S"	1,360
LOT "T"	1,360
LOT "U"	1,360
LOT "V"	1,360
LOT "W"	1,360
LOT "X"	1,360
LOT "Y"	1,360
LOT "Z"	1,360
LOT "AA"	1,360
LOT "AB"	1,360
LOT "AC"	1,360
LOT "AD"	1,360
LOT "AE"	1,360
LOT "AF"	1,360
LOT "AG"	1,360
LOT "AH"	1,360
LOT "AI"	1,360
LOT "AJ"	1,360
LOT "AK"	1,360
LOT "AL"	1,360
LOT "AM"	1,360
LOT "AN"	1,360
LOT "AO"	1,360
LOT "AP"	1,360
LOT "AQ"	1,360
LOT "AR"	1,360
LOT "AS"	1,360
LOT "AT"	1,360
LOT "AU"	1,360
LOT "AV"	1,360
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LOT "AY"	1,360
LOT "AZ"	1,360
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LOT "BB"	1,360
LOT "BC"	1,360
LOT "BD"	1,360
LOT "BE"	1,360
LOT "BF"	1,360
LOT "BG"	1,360
LOT "BH"	1,360
LOT "BI"	1,360
LOT "BJ"	1,360
LOT "BK"	1,360
LOT "BL"	1,360
LOT "BM"	1,360
LOT "BN"	1,360
LOT "BO"	1,360
LOT "BP"	1,360
LOT "BQ"	1,360
LOT "BR"	1,360
LOT "BS"	1,360
LOT "BT"	1,360
LOT "BU"	1,360
LOT "BV"	1,360
LOT "BW"	1,360
LOT "BX"	1,360
LOT "BY"	1,360
LOT "BZ"	1,360
LOT "CA"	1,360
LOT "CB"	1,360
LOT "CC"	1,360
LOT "CD"	1,360
LOT "CE"	1,360
LOT "CF"	1,360
LOT "CG"	1,360
LOT "CH"	1,360
LOT "CI"	1,360
LOT "CJ"	1,360
LOT "CK"	1,360
LOT "CL"	1,360
LOT "CM"	1,360
LOT "CN"	1,360
LOT "CO"	1,360
LOT "CP"	1,360
LOT "CQ"	1,360
LOT "CR"	1,360
LOT "CS"	1,360
LOT "CT"	1,360
LOT "CU"	1,360
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LOT "CY"	1,360
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LOT "DH"	1,360
LOT "DI"	1,360
LOT "DJ"	1,360
LOT "DK"	1,360
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LOT "DO"	1,360
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LOT "DV"	1,360
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LOT "DX"	1,360
LOT "DY"	1,360
LOT "DZ"	1,360
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LOT "EB"	1,360
LOT "EC"	1,360
LOT "ED"	1,360
LOT "EE"	1,360
LOT "EF"	1,360
LOT "EG"	1,360
LOT "EH"	1,360
LOT "EI"	1,360
LOT "EJ"	1,360
LOT "EK"	1,360
LOT "EL"	1,360
LOT "EM"	1,360
LOT "EN"	1,360
LOT "EO"	1,360
LOT "EP"	1,360
LOT "EQ"	1,360
LOT "ER"	1,360
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LOT "ET"	1,360
LOT "EU"	1,360
LOT "EV"	1,360
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LOT "EY"	1,360
LOT "EZ"	1,360
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LOT "FJ"	1,360
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LOT "FN"	1,360
LOT "FO"	1,360
LOT "FP"	1,360
LOT "FQ"	1,360
LOT "FR"	1,360
LOT "FS"	1,360
LOT "FT"	1,360
LOT "FU"	1,360
LOT "FV"	1,360
LOT "FW"	1,360
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LOT "GQ"	1,360
LOT "GR"	1,360
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LOT "GW"	1,360
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LOT "GZ"	1,360
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LOT "HV"	1,360
LOT "HW"	1,360
LOT "HX"	1,360
LOT "HY"	1,360
LOT "HZ"	1,360
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LOT "ID"	1,360
LOT "IE"	1,360
LOT "IF"	1,360
LOT "IG"	1,360
LOT "IH"	1,360
LOT "II"	1,360
LOT "IJ"	1,360
LOT "IK"	1,360
LOT "IL"	1,360
LOT "IM"	1,360
LOT "IN"	1,360
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LOT "JH"	1,360
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LOT "JN"	1,360
LOT "JO"	1,360
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LOT "JQ"	1,360
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LOT "KQ"	1,360
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LOT "KU"	1,360
LOT "KV"	1,360
LOT "KW"	1,360
LOT "KX"	1,360
LOT "KY"	1,360
LOT "KZ"	1,360
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LOT "LC"	1,360
LOT "LD"	1,360
LOT "LE"	1,360
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LOT "LG"	1,360
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LOT "LI"	1,360
LOT "LJ"	1,360
LOT "LK"	1,360
LOT "LL"	1,360
LOT "LM"	1,360
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LOT "LO"	1,360
LOT "LP"	1,360
LOT "LQ"	1,360
LOT "LR"	1,360
LOT "LS"	1,360
LOT "LT"	1,360
LOT "LU"	1,360
LOT "LV"	1,360
LOT "LW"	1,360
LOT "LX"	1,360
LOT "LY"	1,360
LOT "LZ"	1,360
LOT "MA"	1,360
LOT "MB"	1,360
LOT "MC"	1,360
LOT "MD"	1,360
LOT "ME"	1,360
LOT "MF"	1,360
LOT "MG"	1,360
LOT "MH"	1,360
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LOT "MJ"	1,360
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LOT "ML"	1,360
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LOT "MO"	1,360
LOT "MP"	1,360
LOT "MQ"	1,360
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LOT "MS"	1,360
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LOT "MW"	1,360
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LOT "ND"	1,360
LOT "NE"	1,360
LOT "NF"	1,360
LOT "NG"	1,360
LOT "NH"	1,360
LOT "NI"	1,360
LOT "NJ"	1,360
LOT "NK"	1,360
LOT "NL"	1,360
LOT "NM"	1,360
LOT "NN"	1,360
LOT "NO"	1,360
LOT "NP"	1,360
LOT "NQ"	1,360
LOT "NR"	1,360
LOT "NS"	1,360
LOT "NT"	1,360
LOT "NU"	1,360
LOT "NV"	1,360
LOT "NW"	1,360
LOT "NX"	1,360
LOT "NY"	1,360
LOT "NZ"	1,360
LOT "OA"	1,360
LOT "OB"	1,360
LOT "OC"	1,360
LOT "OD"	1,360
LOT "OE"	1,360
LOT "OF"	1,360
LOT "OG"	1,360
LOT "OH"	1,360
LOT "OI"	1,360
LOT "OJ"	1,360
LOT "OK"	1,360
LOT "OL"	1,360
LOT "OM"	1,360
LOT "ON"	1,360
LOT "OO"	1,360
LOT "OP"	1,360
LOT "OQ"	1,360
LOT "OR"	1,360
LOT "OS"	1,360
LOT "OT"	1,360
LOT "OU"	1,360
LOT "OV"	1,360
LOT "OW"	1,360
LOT "OX"	1,360
LOT "OY"	1,360
LOT "OZ"	1,360
LOT "PA"	1,360
LOT "PB"	1,360
LOT "PC"	1,360
LOT "PD"	1,360
LOT "PE"	1,360
LOT "PF"	1,360
LOT "PG"	1,360
LOT "PH"	1,360
LOT "PI"	1,360
LOT "PJ"	1,360
LOT "PK"	1,360
LOT "PL"	1,360
LOT "PM"	1,360
LOT "PN"	1,360
LOT "PO"	1,360
LOT "PP"	1,360
LOT "PQ"	1,360
LOT "PR"	1,360
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LOT "PT"	1,360
LOT "PU"	1,360
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LOT "PW"	1,360
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LOT "PY"	1,360
LOT "PZ"	1,360
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LOT "QC"	1,360
LOT "QD"	1,360
LOT "QE"	1,360
LOT "QF"	1,360
LOT "QG"	1,360
LOT "QH"	1,360
LOT "QI"	1,360
LOT "QJ"	1,360
LOT "QK"	1,360
LOT "QL"	1,360
LOT "QM"	1,360
LOT "QN"	1,360
LOT "QO"	1,360
LOT "QP"	1,360
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LOT "QU"	1,360
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LOT "QY"	1,360
LOT "QZ"	1,360
LOT "RA"	1,360
LOT "RB"	1,360
LOT "RC"	1,360
LOT "RD"	1,360
LOT "RE"	1,360
LOT "RF"	1,360
LOT "RG"	1,360
LOT "RH"	1,360
LOT "RI"	1,360
LOT "RJ"	1,360
LOT "RK"	1,360
LOT "RL"	1,360
LOT "RM"	1,360
LOT "RN"	1,360
LOT "RO"	1,360
LOT "RP"	1,360
LOT "RQ"	1,360
LOT "RR"	1,360
LOT "RS"	1,360
LOT "RT"	1,360
LOT "RU"	1,360
LOT "RV"	1,360
LOT "RW"	1,360
LOT "RX"	1,360
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LOT "RZ"	1,360
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LOT "SB"	1,360
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LOT "TD"	1,360
LOT "TE"	1,360
LOT "TF"	1,360
LOT "TG"	1,360
LOT "TH"	1,360
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LOT "TJ"	1,360
LOT "TK"	1,360
LOT "TL"	1,360
LOT "TM"	1,360
LOT "TN"	1,360
LOT "TO"	1,360
LOT "TP"	1,360
LOT "TQ"	1,360
LOT "TR"	1,360
LOT "TS"	1,360
LOT "TT"	1,360
LOT "TU"	1,360
LOT "TV"	1,360
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LOT "TZ"	1,360
LOT "UA"	1,360
LOT "UB"	1,360
LOT "UC"	1,360
LOT "UD"	1,360
LOT "UE"	1,360
LOT "UF"	1,360
LOT "UG"	1,360
LOT "UH"	1,360
LOT "UI"	1,360
LOT "UJ"	1,360
LOT "UK"	1,360
LOT "UL"	1,360
LOT "UM"	1,360
LOT "UN"	1,360
LOT "UO"	1,360
LOT "UP"	1,360
LOT "UQ"	1,360
LOT "UR"	1,360
LOT "US"	1,360
LOT "UT"	1,360
LOT "UU"	1,360
LOT "UV"	1,360
LOT "UW"	1,360
LOT "UX"	1,360
LOT "UY"	1,360
LOT "UZ"	1,360
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LOT "VB"	1,360
LOT "VC"	1,360
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LOT "VG"	1,360
LOT "VH"	1,360
LOT "VI"	1,360
LOT "VJ"	1,360
LOT "VK"	1,360
LOT "VL"	1,360
LOT "VM"	1,360
LOT "VN"	1,360
LOT "VO"	1,360
LOT "VP"	1,360
LOT "VQ"	1,360
LOT "VR"	1,360
LOT "VS"	1,360
LOT "VT"	1,360
LOT "VU"	1,360
LOT "VV"	1,360
LOT "VW"	1,360
LOT "VX"	1,360
LOT "VY"	1,360
LOT "VZ"	1,360
LOT "WA"	1,360
LOT "WB"	1,360
LOT "WC"	1,360
LOT "WD"	1,360
LOT "WE"	1,360
LOT "WF"	1,360
LOT "WG"	1,360
LOT "WH"	1,360
LOT "WI"	1,360
LOT "WJ"	1,360
LOT "WK"	1,360
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LOT "WM"	1,360
LOT "WN"	1,360
LOT "WO"	1,360
LOT "WP"	1,360
LOT "WQ"	1,360
LOT "WR"	1,360
LOT "WS"	1,360
LOT "WT"	1,360
LOT "WU"	1,360
LOT "WV"	1,360
LOT "WW"	1,360
LOT "WX"	1,360
LOT "WY"	1,360
LOT "WZ"	1,360
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LOT "XC"	1,360
LOT "XD"	1,360
LOT "XE"	1,360
LOT "XF"	1,360
LOT "XG"	1,360
LOT "XH"	1,360
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LOT "XJ"	1,360
LOT "XK"	1,360
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LOT "XM"	1,360
LOT "XN"	1,360
LOT "XO"	1,360
LOT "XP"	1,360
LOT "XQ"	1,360
LOT "XR"	1,360
LOT "XS"	1,360
LOT "XT"	1,360
LOT "XU"	1,360
LOT "XV"	1,360
LOT "XW"	1,360
LOT "XX"	1,360
LOT "XY"	1,360
LOT "XZ"	1,360
LOT "YA"	1,360
LOT "YB"	1,360
LOT "YC"	1,360
LOT "YD"	1,360
LOT "YE"	1,360
LOT "YF"	1,360
LOT "YG"	1,360
LOT "YH"	1,360
LOT "YI"	1,360
LOT "YJ"	1,360
LOT "YK"	1,360
LOT "YL"	1,360
LOT "YM"	1,360
LOT "YN"	1,360
LOT "YO"	1,360
LOT "YP"	1,360
LOT "YQ"	1,360
LOT "YR"	1,360
LOT "YS"	1,360
LOT "YT"	1,360
LOT "YU"	1,360
LOT "YV"	1,360
LOT "YW"	1,360
LOT "YX"	1,360
LOT "YY"	1,360
LOT "YZ"	1,360
LOT "ZA"	1,360
LOT "ZB"	1,360
LOT "ZC"	1,360
LOT "ZD"	1,360
LOT "ZE"	1,360
LOT "ZF"	1,360
LOT "ZG"	1,360
LOT "ZH"	1,360
LOT "ZI"	1,360
LOT "ZJ"	1,360
LOT "ZK"	1,360
LOT "ZL"	1,360
LOT "ZM"	1,360
LOT "ZN"	1,360
LOT "ZO"	1,360
LOT "ZP"	1,360
LOT "ZQ"	1,360
LOT "ZR"	1,360
LOT "ZS"	1,360
LOT "ZT"	1,360
LOT "ZU"	1,360
LOT "ZV"	1,360
LOT "ZW"	1,360
LOT "ZX"	1,360
LOT "ZY"	1,360
LOT "ZZ"	1,360

DESIGNED BY: KVR DESIGN GROUP

FOR: DC INVESTMENTS

PROJECT DESCRIPTION: WILSON ESTATES: TENTATIVE TRACT #18960 RANCHO CUCAMONGA, CA 91701

SHEET TITLE: SITE PLAN & PROJECT INFORMATION

RANCHO CUCAMONGA

Bldg. Dept. Number

DATE: 08/04/2015

DRAWN BY: KVR, BHJA

PROJECT NO. A14-020

SHEET: SA-1.0

EXHIBIT C

TENTATIVE TRACT NO. 18960

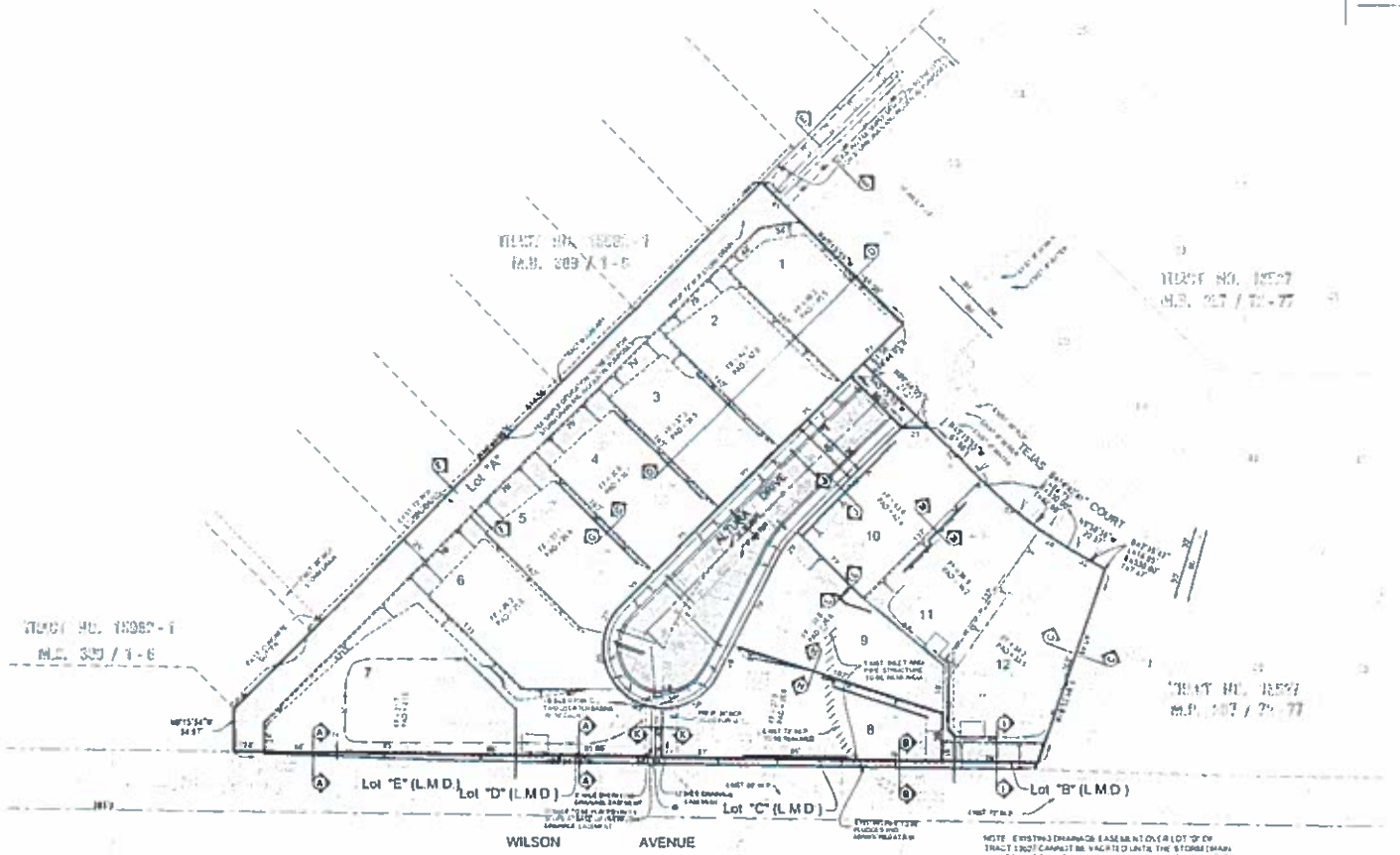
IN THE CITY OF RANCHO CUCAMONGA,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

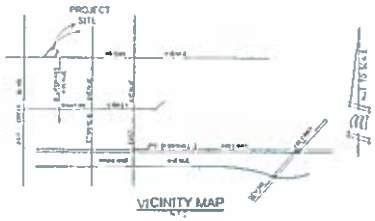
AUGUST 2015

4.36 ACRES GROSS
3.77 ACRES NET

12 NUMBERED LOTS
5 LETTERED LOT

CONCEPTUAL GRADING PLAN





LEGEND

- INDICATES PROPOSED POD ELEVATION
- SLOPE SYMBOL
- RETAINING WALL
- TOW TOP OF RETAINING WALL
- FG FINISHED GRADE
- TW TOP OF FOOTING
- TC TOP OF CURB
- FL FLOW LINE
- VC VERTICAL CURVE
- FS FINISHED SURFACE
- LM B LANDSCAPE MAINTENANCE DISTRICT
- D DETENTION BREAK DAM

NOTES

1. PRE LDMP ZONING IS SP DW DECOUPLING
2. SHOW USE PROPOSED SINGLE FAMILY
3. THIS TRACT CONTAINS 12 NUMBERED LOTS
4. THIS TRACT CONTAINS 5 LETTERED LOT
5. THIS TRACT CONTAINS 3.77 OF NEW PUBLIC STREETS
6. CONTOURS FROM DAN RIDD COMPUTATION DATED FEBRUARY 1, 2014
7. SEWING SERVICE: CUCAMONGA VALLEY WATER DISTRICT

ASSESSORS PARCEL NUMBER

APN 1087-261-13

NOTE: EXISTING DRAINAGE EASEMENT OVER LOT "D" OF TRACT 18957 CANNOT BE VACATED UNTIL THE STORM DRAIN IN LOT "A" OF TRACT 18960 HAS BEEN ACCEPTED BY THE CITY. CONSTRUCTION OF THE STORM DRAIN SHALL BE COMPLETED PRIOR TO FINAL MAP RECORDATION

● NOTE: TOP OF WALL WILL BE SET AT FINISHED GRADE WITH SIMILAR STEEL FENCE ABOVE IN ORDER TO ALLOW UNIMPEDED DRAINAGE

UTILITIES COMPANIES

WATER: [illegible]
CUCAMONGA VALLEY WATER DISTRICT
10440 ALTA LOMA STREET
P.O. BOX 638
RANCHO CUCAMONGA, CA 91730
PHONE: (909) 987-2461

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
1981 W LUGONIA AVENUE
REDLANDS, CALIFORNIA 92374
PHONE: (800) 427-7715

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
1351 W CULVERT AVE
FONTANA, CA 92335
PHONE: (800) 250-0861

TELEPHONE:
VERIZON
8236 EAST FOOTHILL BLVD
RANCHO CUCAMONGA, CA 91730
PHONE: (877) 564-4486

SOILS ENGINEER
NBA GROUP
121 N. SAN ANTONIO COURT
RANCHO CUCAMONGA, CA 91730
CONTACT: GARY W. WALLACE
PHONE: (909) 980-1751
FAX: (909) 980-0161

CIVIL ENGINEER
MADOLE & ASSOCIATES, INC
5362 PRETUMNUM AVENUE, SUITE 110
RANCHO CUCAMONGA, CA 91739
CONTACT: JEFFREY RUPP
PHONE: (909) 481-0622

DEVELOPER/OWNER
WILSON ESTATES, LLC
3200 INLAND EMPIRE BLVD. #1100
ONTARIO, CA 91764
CONTACT: ROBERT CLOSE
PHONE: (909) 944-3622

BENCH MARK:
SEE MADOLE BENCH DISC IN THE NORTHWEST QUADRANT OF A 4 X 8 LINEAR DRAINAGE GRATE WEST OF THE NORTHWEST CORNER OF HOLMES AND RUS AND EASTERLY OF HOLMES AND RUS AND SOUTH OF THE CENTERLINE OF HOLMES AND EAST OF THE CENTERLINE OF HOLMES

EARTHWORK

CUT (RAW)	3,800 CY
FILL (RAW)	3,800 CY
NET	0 CY

WDID#: 8-36C372734

DRC NUMBER 2014-____
DRC NUMBER 2014-____
SUBT 18960

PREPARED BY: MADOLE

PREPARED FOR: WILSON ESTATES, LLC
3200 INLAND EMPIRE BLVD, SUITE 100
ONTARIO, CA 91764
PHONE: (909) 944-3622

PLAN CHANGES	

PROJECT: TENTATIVE TRACT MAP NO. 18960
WILSON ESTATES, LLC
RANCHO CUCAMONGA, CALIFORNIA

DRAWING CONTENTS: CONCEPTUAL GRADING PLAN

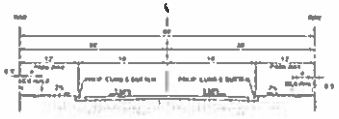
DRAWN BY: CR, TG, DM, MCL
DATE: JANUARY 2015
DRAWING NO.: CG-01
SHEET 1 OF 2 SHEETS

TENTATIVE TRACT NO. 18960

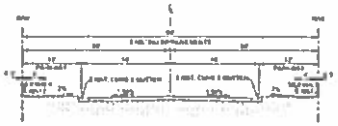
IN THE CITY OF RANCHO CUCAMONGA,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

AUGUST 2015 | 4.36 ACRES GROSS | 12 NUMBERED LOTS
3.77 ACRES NET | 1 LETTERED LOT

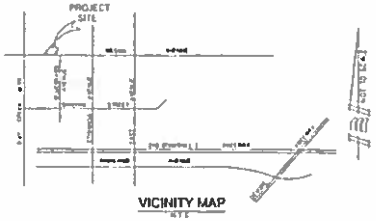
CONCEPTUAL GRADING PLAN



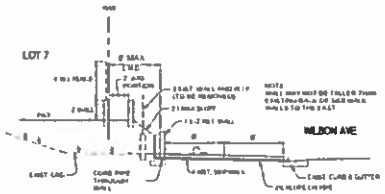
ALTURA DRIVE
TYPICAL STREET SECTION



TEJAS COURT
TYPICAL STREET SECTION



VICINITY MAP



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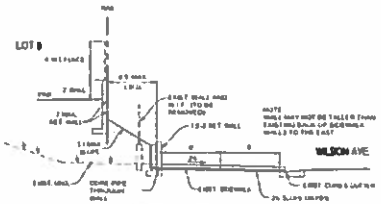

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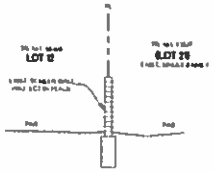

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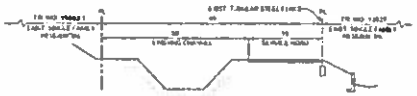

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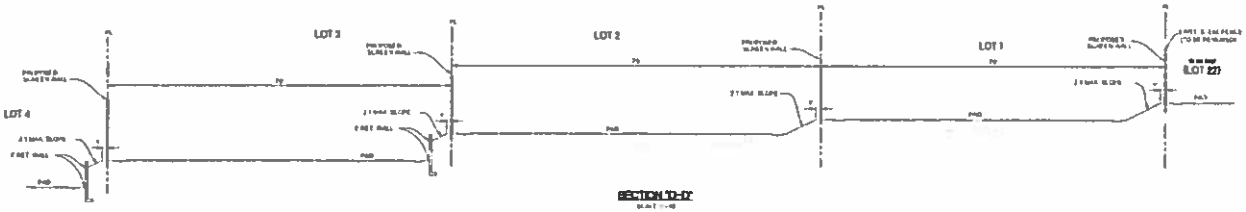

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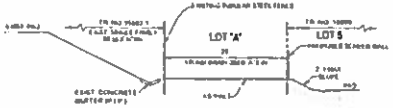

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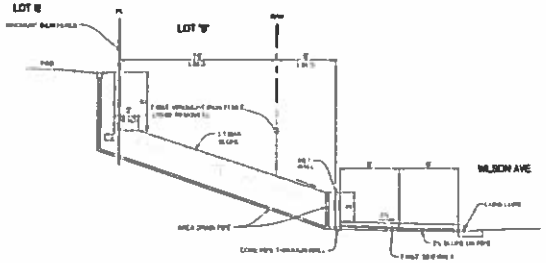

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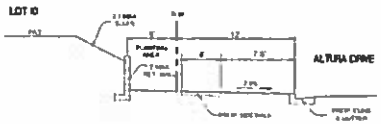
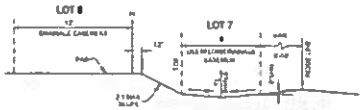
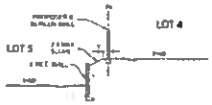


SECTION "J-J"



SECTION "K-K"



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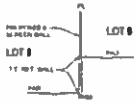

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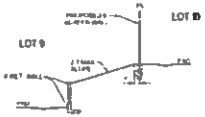

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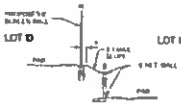


SECTION "M-M"

SOILS ENGINEER
MVA GROUP
7270 SANTA BARBARA COURT
RANCHO CUCAMONGA CA 91730
CONTACT GARY W. WALLACE
PHONE (909) 980-1791
FAX PORT # 10 673 61

CIVIL ENGINEER
MADOLE & ASSOCIATES, INC.
9350 WEST BELLAIR AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730
CONTACT JEFF MADOLE
PHONE (909) 481-6222

DEVELOPER/OWNER
WILSON ESTATES, LLC
3505 INLAND EMPIRE BLVD. #100
ONTARIO, CA 91764
CONTACT ROBERT CLOSE
PHONE (909) 944-6222

WDID#: 8-36C172734

DRC NUMBER 2014-____
DRC NUMBER 2014-____
SUBTT 18960

PREPARED BY
MADOLE & ASSOCIATES, INC.
9350 WEST BELLAIR AVENUE, SUITE 230
RANCHO CUCAMONGA, CA 91730
PHONE (909) 481-6222

PREPARED FOR
WILSON ESTATES, LLC.
3505 INLAND EMPIRE BLVD. SUITE 100
ONTARIO, CA 91764
PHONE (909) 944-6222

PLAN CHANGES	PROJECT	DRAWING CONTENTS
	TENTATIVE TRACT MAP No. 18960 WILSON ESTATES, LLC RANCHO CUCAMONGA CALIFORNIA	CONCEPTUAL GRADING PLAN

DRAWN BY: CR, TG, DM, BCL
DATE: JANUARY 2016

DRAWING NO.
CG-02
SHEET 2 OF 2 SHEETS

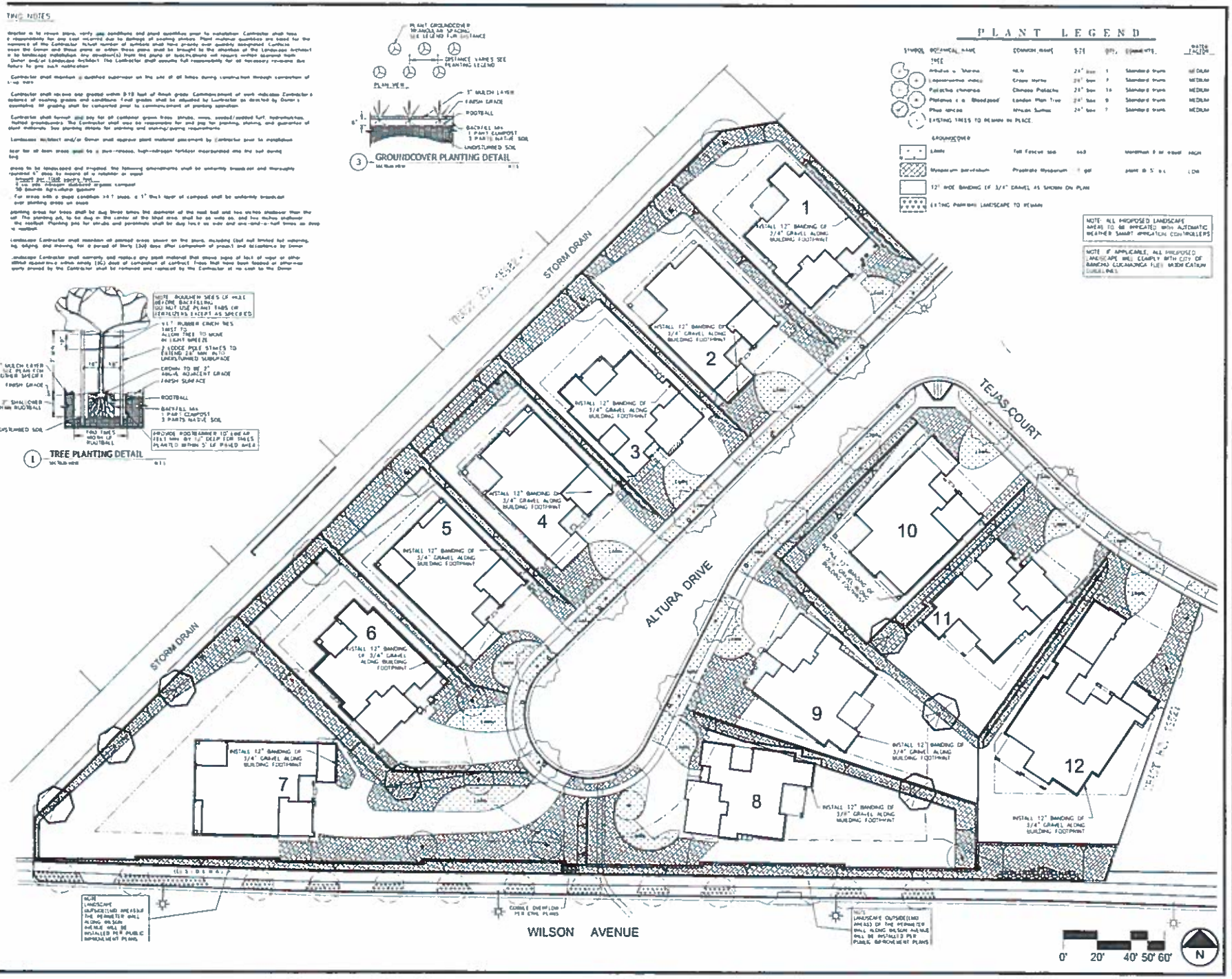
EXHIBIT D

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COMMENTS	WATER FACTOR
TREE						
	Arbutus x 'Marina'	Hybrid Madrone	24" box	1	Standard trunk	MEDIUM
	Lagerstroemia indica	Crape Myrtle	24" box	7	Standard trunk	MEDIUM
	Pistachia chinensis	Chinese Pistache	24" box	16	Standard trunk	MEDIUM
	Platanus x a. 'Bloodgood'	London Plane Tree	24" box	9	Standard trunk	MEDIUM
	Pinus canariensis	Canary Island Pine	24" box	7	Standard trunk	MEDIUM
	EXISTING TREES TO REMAIN IN PLACE.					
GROUNDCOVER						
	Lawn	Tall Fescue Sod	sod		Maintain 6" or shorter	HIGH
	Myoporum parvifolium	Prostrate Myoporum	1 gal		plant @ 5' o.c.	LOW
	12" WIDE BANDING OF 3/4" GRAVEL AS SHOWN ON PLAN					
	EXISTING PARKING LANDSCAPE TO REMAIN					

NOTE: ALL PROPOSED LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC WEATHER SMART IRRIGATION CONTROLLERS

NOTE: IF APPLICABLE, ALL PROPOSED LANDSCAPE WILL CLEARLY BITH CITY OF RANCHO CUCAMONGA FIRE MUSH CATION GUIDELINES



1 TREE PLANTING DETAIL

3 GROUNDCOVER PLANTING DETAIL

KVH

REVISIONS

PAUL MOUR

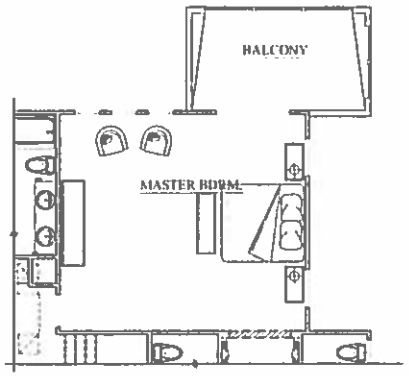
ROBIN INVESTMENT, INC
14085 TORBA ST. #100
FUSTIN, CA 92780
(714) 368-9263

TENTATIVE TRACT MAP No 18960
ROBIN INVESTMENT, INC
RANCHO CUCAMONGA, CA

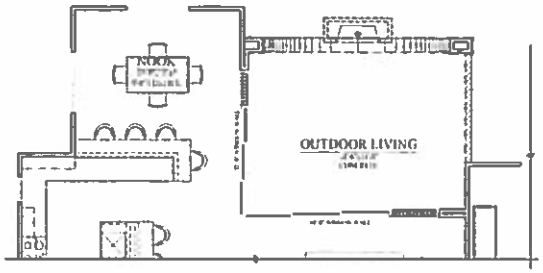
PLANTING PLAN

SHEET L-1

EXHIBIT E



BALCONY AT MBR OPTION
scale: 1/4" = 1'-0"



CORNER MEET WINDOW WALL OPTION
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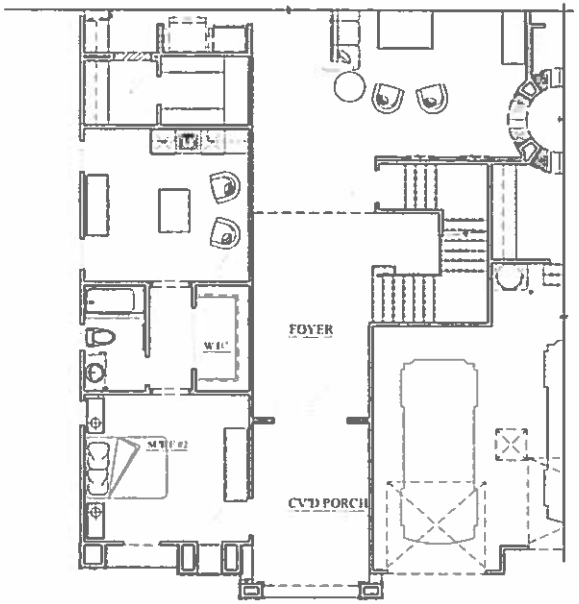
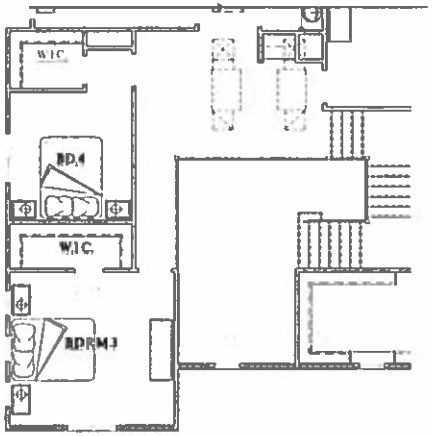


'NEXT GEN' OPTION - ELV. 'A'
scale: 1/4" = 1'-0"



BEDROOM 4 OPTION
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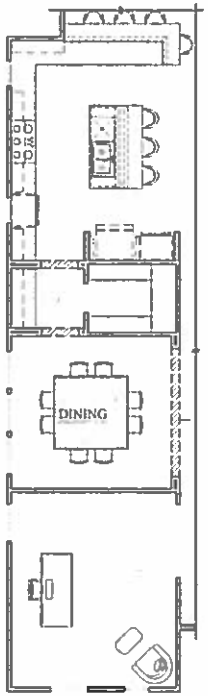
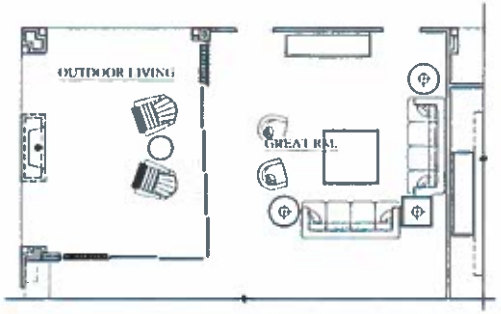
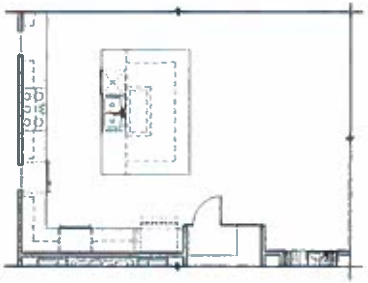


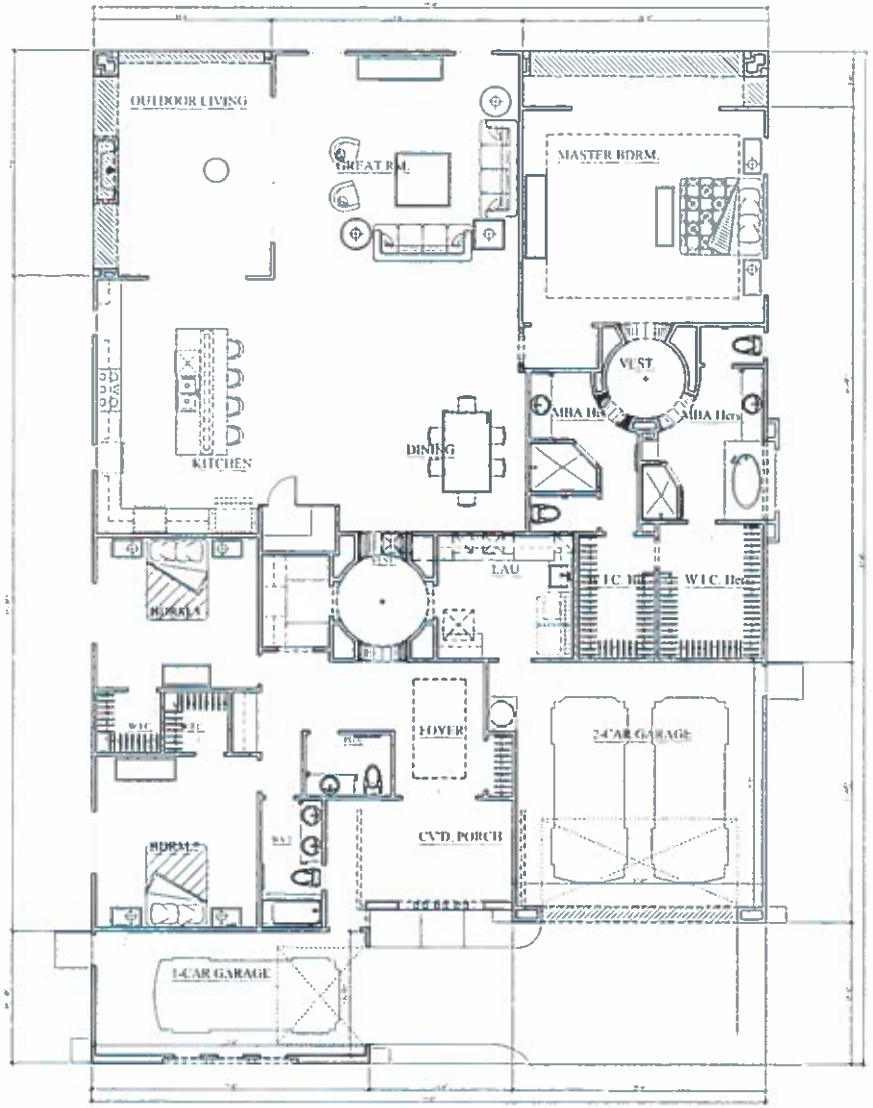
DINING OPTION
scale: 1/4" = 1'-0"



WINDOW WALL OPTION
scale: 1/4" = 1'-0"



KITCHEN ISLAND OPTION
scale: 1/4" = 1'-0"



FIRST FLOOR PLAN (Residence #2)
scale: 1/4" = 1'-0"

SQUARE FOOTAGES	
LIVING AREA	
FIRST FLOOR LIVING AREA	[illegible] SQ. FT.
GARAGE AREA	
2-CAR GARAGE AREA	[illegible] SQ. FT.
1-CAR GARAGE AREA	[illegible] SQ. FT.
PORCH PATIO AREA	
COVERED FRONT PORCH AREA	[illegible] SQ. FT.
COVERED PATIO AREA (Left)	[illegible] SQ. FT.
COVERED PATIO AREA (Right)	[illegible] SQ. FT.
TOTAL COVERED PORCH PATIO AREA	[illegible] SQ. FT.

DESIGNED BY
KVH DESIGN GROUP
165 EAST 24th ST. UNIT # "D"
UPLAND CA 91784
PH (909) 985-2552 FAX (909) 985-2752

FOR:
DCI INVESTMENTS
2995 INLAND EMPIRE BLVD., Bldg. #1, Suite #200
ONTARIO, CA 91764
(909) 944-1013

PROJECT DESCRIPTION
WILSON ESTATES: Residence #2
TENTATIVE TRACK 18900
RANCHO CUCAMONGA, CA 91701

SHEET TITLE
FLOOR PLAN & OPTIONS

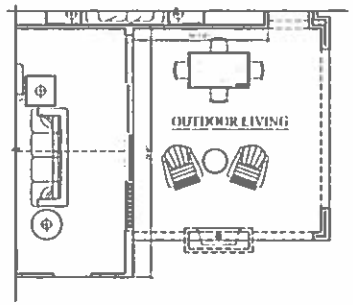
RANCHO CUCAMONGA
Bldg Dept Number

DATE
08/04/2015

DRAWN BY
KVH, RHJA

PROJECT NO.
A14-020

SHEET
DRB1.1



WINDOW WALL OPTION
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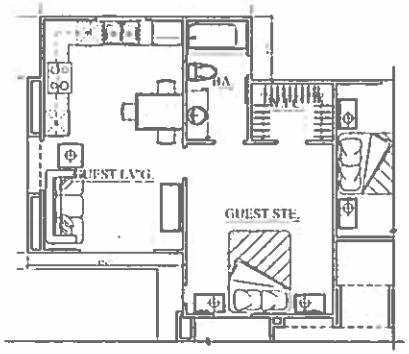
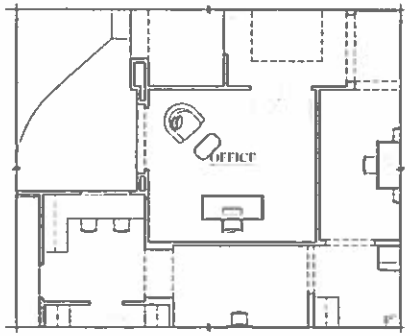
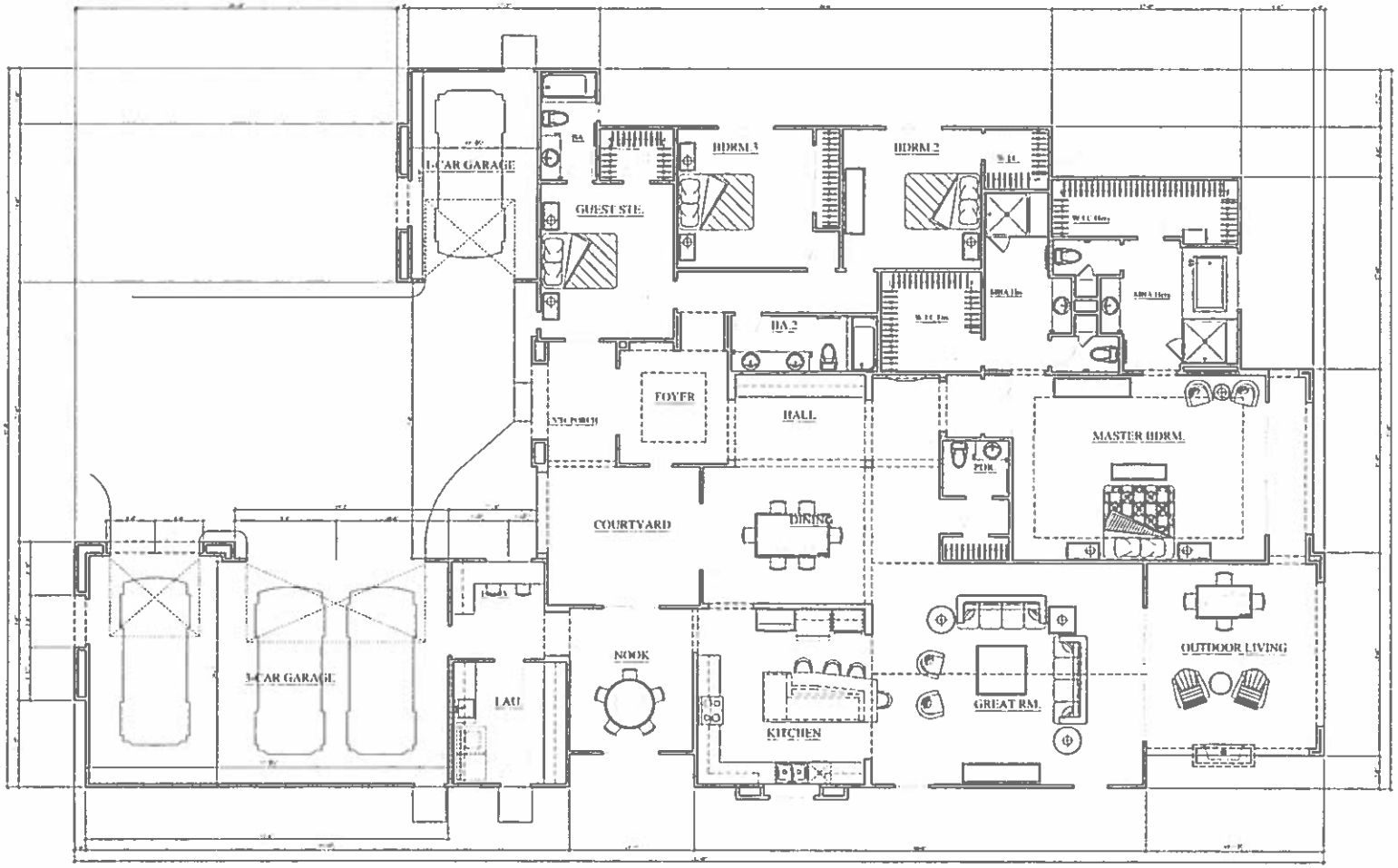


OPT. GUEST SUITE I.L.O. 1-CAR GARAGE/BDRM.4
SCALE: 1/4" = 1'-0"



OPT. OFFICE I.L.O. COURTYARD
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES	
LIVING AREA:	
FIRST FLOOR LIVING AREA	[illegible]
GARAGE AREA:	
1-CAR GARAGE AREA	[illegible]
3-CAR GARAGE AREA	[illegible]
OPT. OFFICE I.L.O. COURTYARD AREA	[illegible]
OPT. GUEST SUITE I.L.O. 1-CAR GARAGE/BDRM.4	[illegible]
1-CAR GARAGE/BDRM.4	[illegible]
PORCH/PATIO AREA:	
COVERED FRONT PORCH AREA	[illegible]
COURTYARD AREA	[illegible]
COVERED PATIO AREA	[illegible]
TOTAL COVERED PORCH/PATIO AREA	[illegible]



FIRST FLOOR PLAN (Residence #3)
scale: 1/4" = 1'-0"

DESIGNED BY:
KVH DESIGN GROUP
[illegible]

FOR:
DCI INVESTMENTS
[illegible]

PROJECT DESCRIPTION:
WILSON ESTATES: Residence #3
TENTATIVE TRACK #[illegible]
RANCHO CUCAMONGA, CA [illegible]

SHEET TITLE
FLOOR PLAN & OPTIONS

RANCHO CUCAMONGA
Bldg Dept Number

DATE:
08/04/2015

DRAWN BY:
KVH, RHJA

PROJECT NO.
A14-020

SHEET
DRB1.1

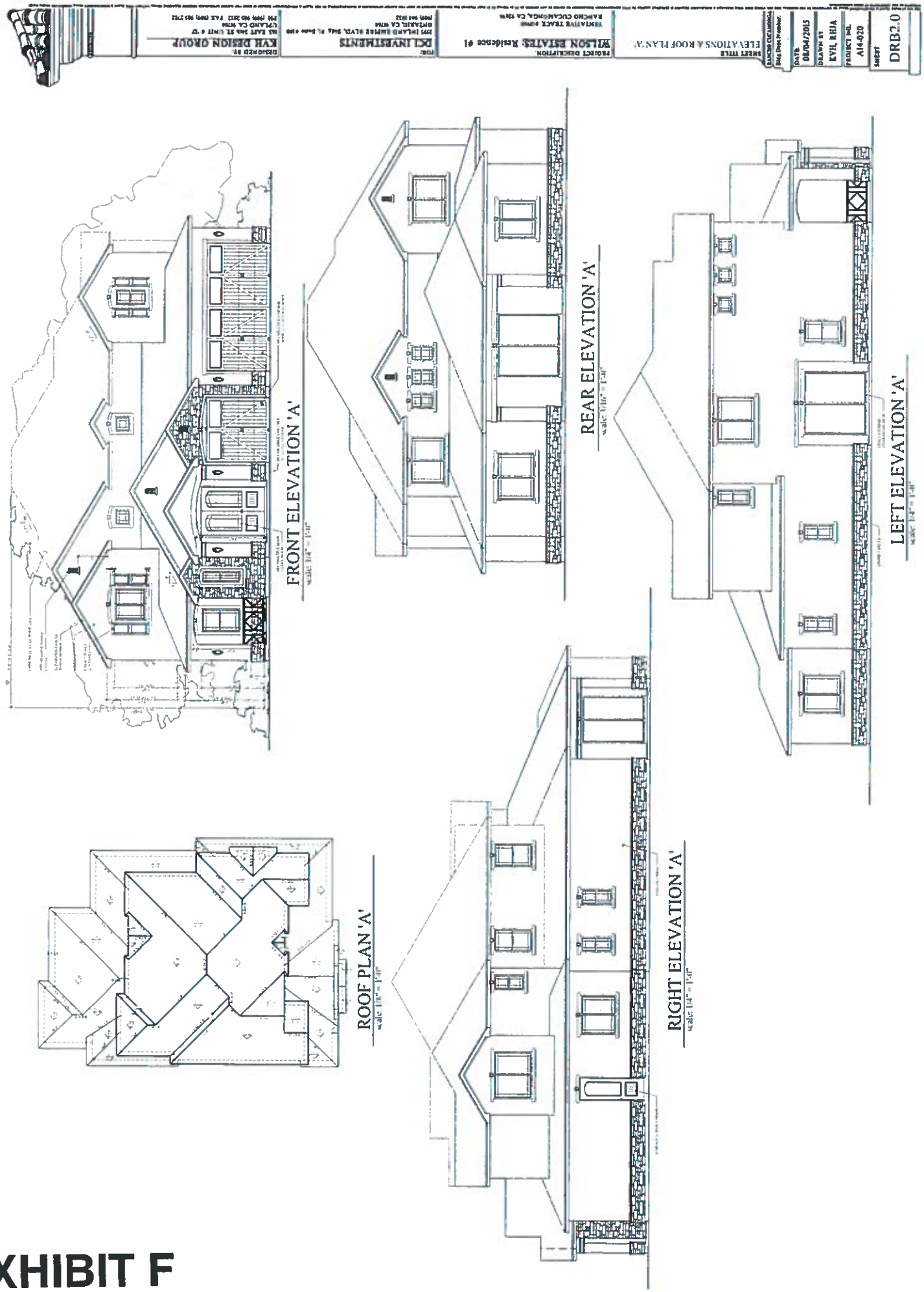
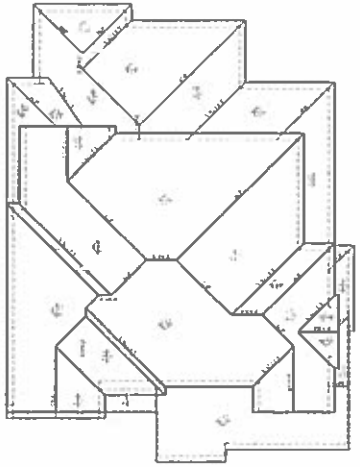

FRONT ELEVATION 'A'
REAR ELEVATION 'A'
LEFT ELEVATION 'A'
ROOF PLAN 'A'
RIGHT ELEVATION 'A'
DRB2.0

EXHIBIT F



ROOF PLAN 'B'
scale: 1/8" = 1'-0"

FRONT ELEVATION 'B'
scale: 1/4" = 1'-0"

RIGHT ELEVATION 'B'
scale: 1/4" = 1'-0"

REAR ELEVATION 'B'
scale: 3/16" = 1'-0"

LEFT ELEVATION 'B'
scale: 1/4" = 1'-0"

DESIGNED BY:
KVH DESIGN GROUP
[illegible]

FOR:
DCI INVESTMENTS
[illegible]

PROJECT DESCRIPTION:
WILSON ESTATES: Residence #1
TENTATIVE TRACE [illegible]
RANCHO CUCAMONGA, CA [illegible]

SHEET TITLE
ELEVATIONS & ROOF PLAN 'B'

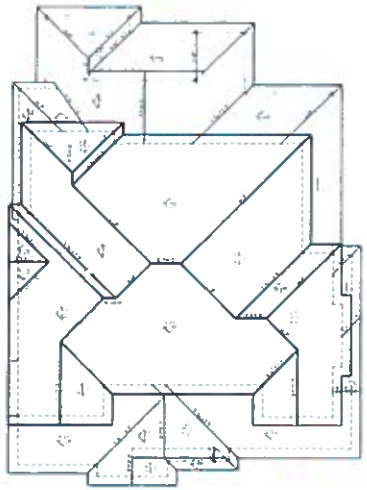
RANCHO CUCAMONGA
Bldg.Dept.Number:

DATE:
08/04/2015

DRAWN BY:
KVH, RHJA

PROJECT NO.
A14-020

SHEET
DRB2.1



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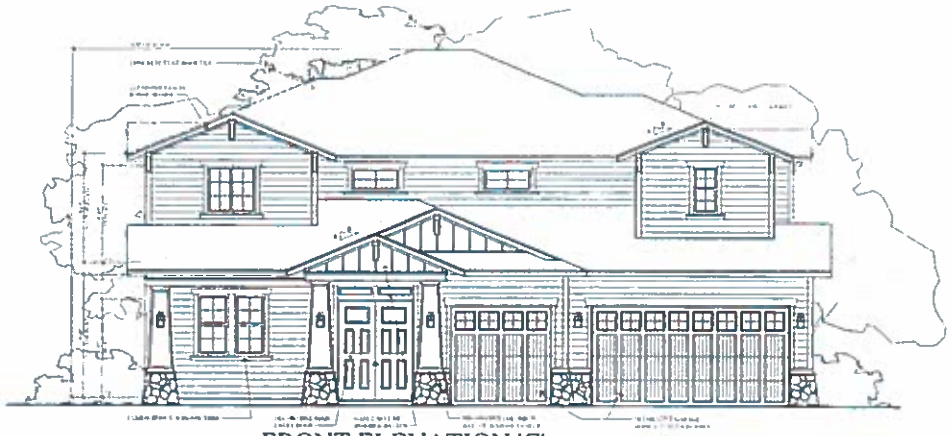

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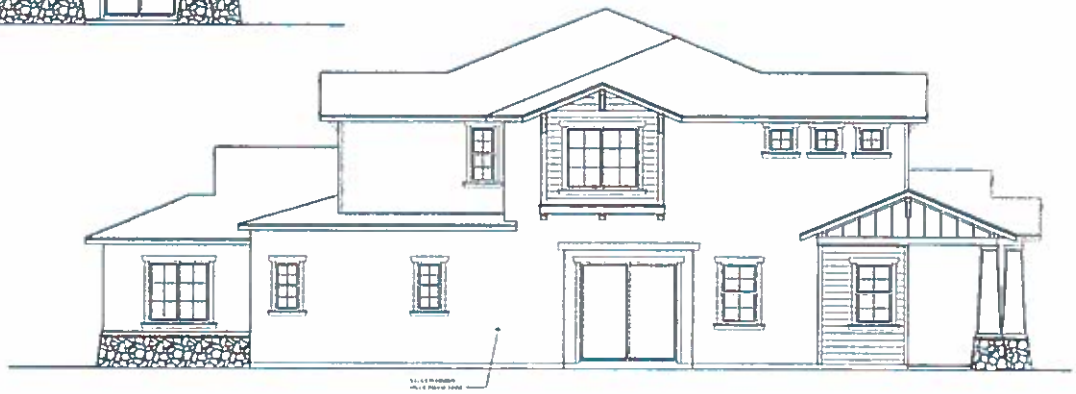


LEFT ELEVATION 'C'
scale: 1/4" = 1'-0"

DESIGNED BY:
KVH DESIGN GROUP
161 EAST 24th ST. UNIT # 'D'
UPLAND CA 91784
PH (909) 985-2332 FAX (909) 985-2782

FOR:
DCI INVESTMENTS
2999 INLAND EMPIRE BLVD., Bldg. #1, Suite #100
ONTARIO, CA 91764
(909) 944-8822

PROJECT DESCRIPTION:
WILSON ESTATES: Residence #1
TENTATIVE TRACK #18960
RANCHO CUCAMONGA, CA 92404

SHEET TITLE
ELEVATIONS & ROOF PLAN 'C'

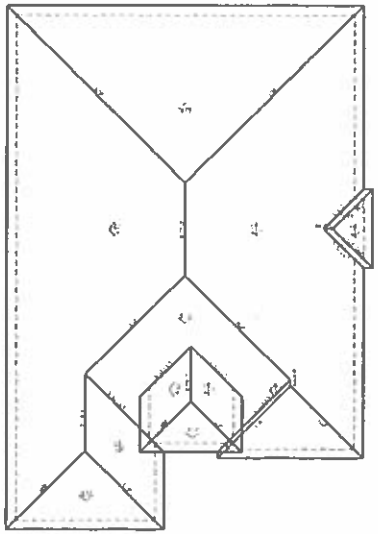
RANCHO CUCAMONGA
Bldg. Dept. Number

DATE:
08/04/2015

DRAWN BY
KVH, RHJA

PROJECT NO.
A14-020

SHEET
DRB2.2



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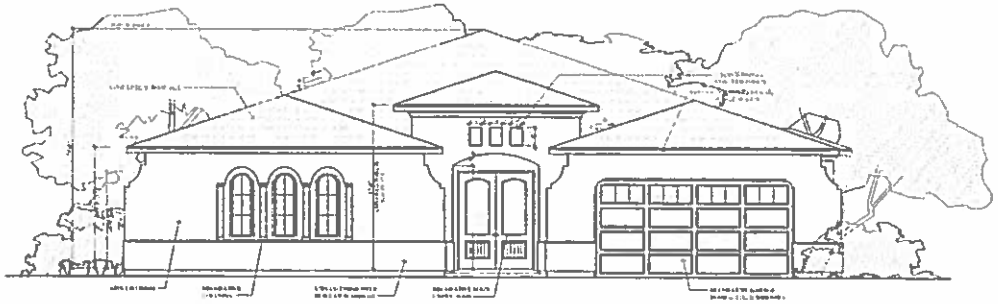

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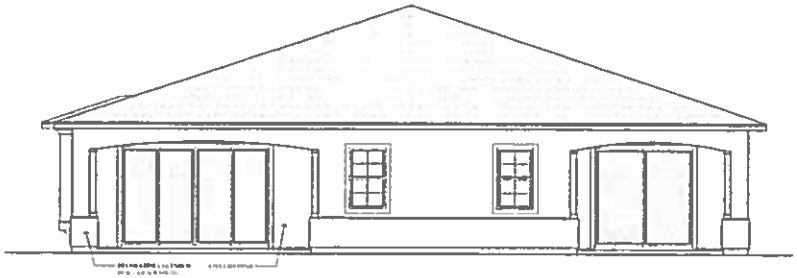

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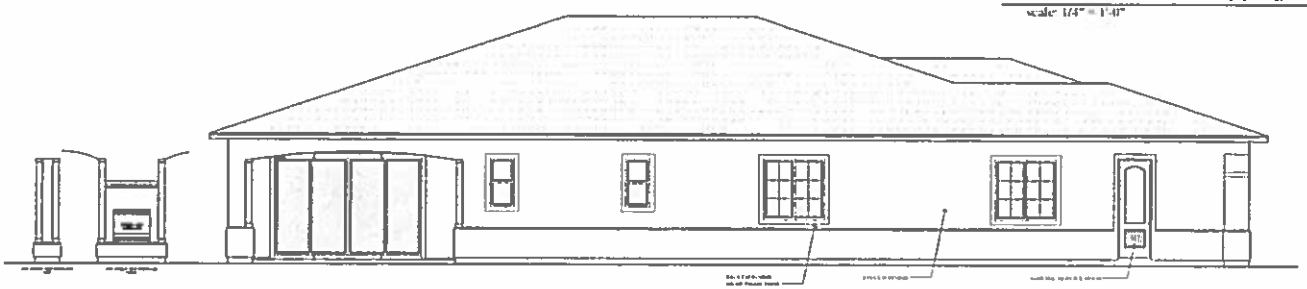

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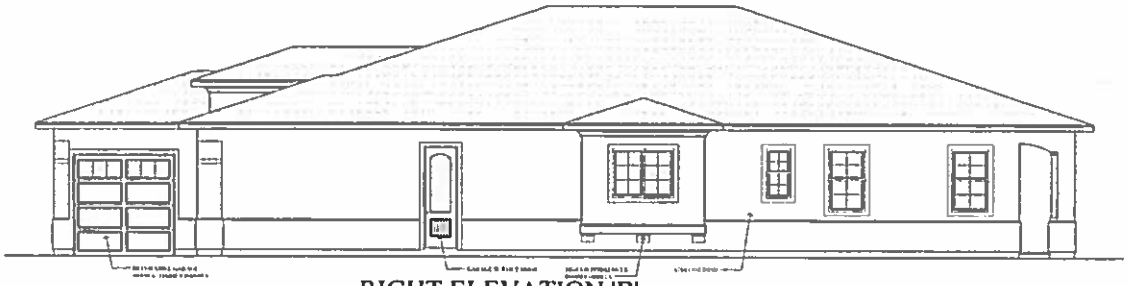


RIGHT ELEVATION 'B'
scale: 1/4" = 1'-0"

DESIGNED BY:
KVH DESIGN GROUP
155 EAST 2ND ST. UNIT # "D"
UPLAND CA 91786
PH (909) 985-2552 FAX (909) 985-2782

FOR:
DCI INVESTMENTS
3595 INLAND EMPIRE BLVD., Bldg. #1, Suite #200
ONTARIO, CA 91764
(909) 944-1032

PROJECT DESCRIPTION:
WILSON ESTATES: Residence #2
TENTATIVE TRACE #18960
RANCHO CUCAMONGA, CA 91701

SHEET TITLE
ELEVATIONS & ROOF PLAN 'B'

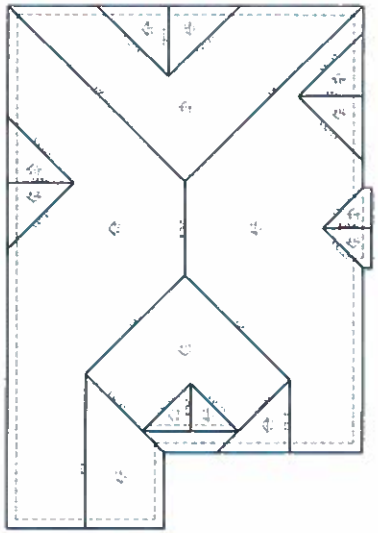
RANCHO CUCAMONGA
Bldg Dept Number:

DATE:
08/04/2015

DRAWN BY:
KVH, RHJA

PROJECT NO:
A14-020

SHEET
DRB2.0



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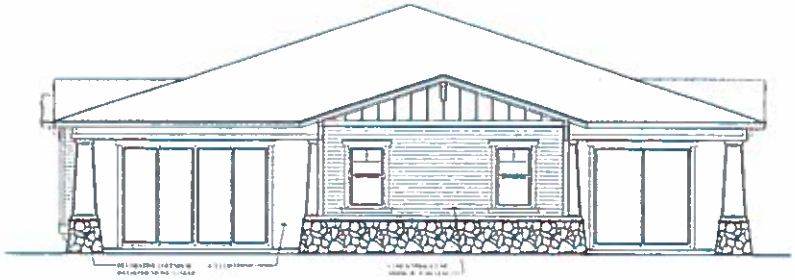

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LEFT ELEVATION 'C'
scale: 1/4" = 1'-0"

RIGHT ELEVATION 'C'
scale: 1/4" = 1'-0"

DESIGNED BY:
KVH DESIGN GROUP
MS EAST 24th ST. UNIT # 17
UPLAND CA 91784
PH (909) 985-2222 FAX (909) 985-2782

FOR:
DCI INVESTMENTS
3595 INLAND EMPIRE BLVD., Bldg. #1, Suite #100
ONTARIO, CA 91764
(909) 944-0812

PROJECT DESCRIPTION:
WILSON ESTATES: Residence #2
TENTATIVE TRACK #17980
RANCHO CUCAMONGA, CA 91730

SHEET TITLE
ELEVATIONS & ROOF PLAN 'C'

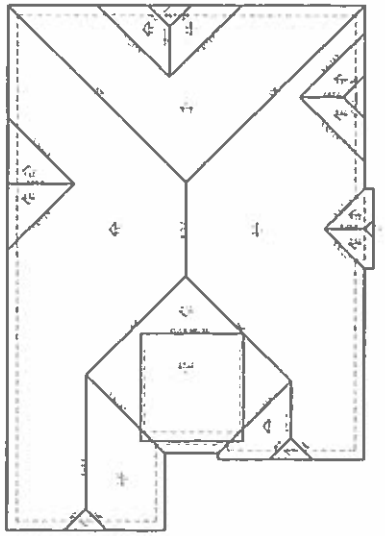
RANCHO CUCAMONGA
Bldg. Dept. Number:

DATE:
08/04/2015

DRAWN BY:
KVH, RHJA

PROJECT NO.
A14-020

SHEET
DRB2.1



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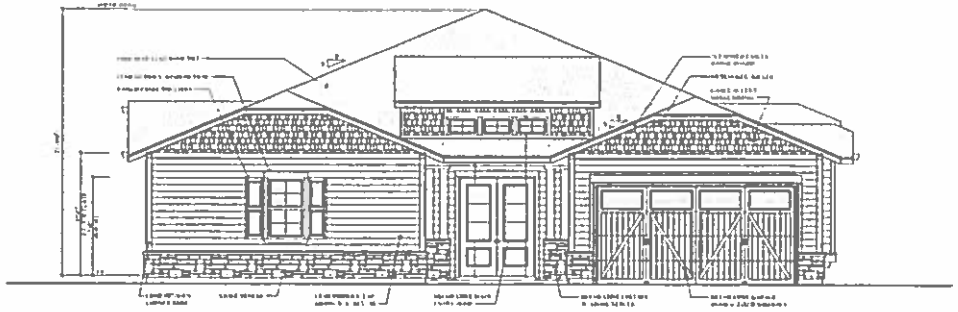

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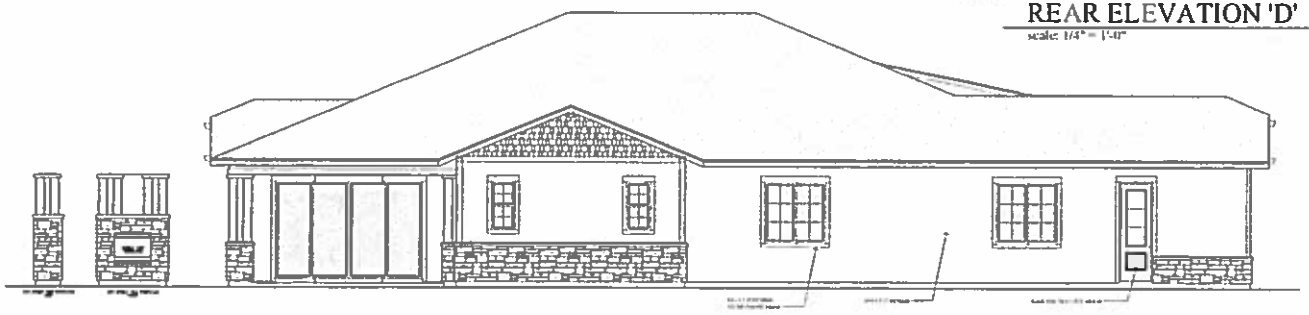

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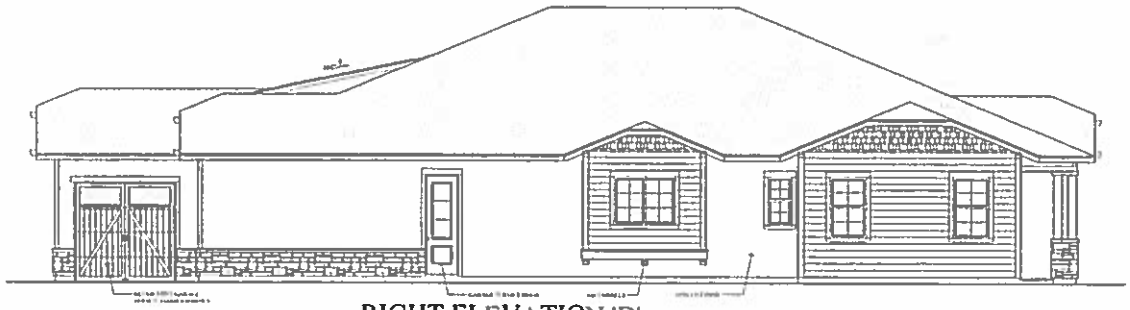


RIGHT ELEVATION 'D'
scale: 1/4" = 1'-0"

DESIGNED BY:
KVH DESIGN GROUP
145 EAST 24th ST. UNIT # 'D'
UPLAND CA 91784
PH (909) 985-2252 FAX (909) 985-2783

FOR:
DCI INVESTMENTS
3500 INLAND EMPIRE BLVD. Bldg #1, Suite #100
ONTARIO, CA 91764
(909) 944-8012

PROJECT DESCRIPTION:
WILSON ESTATES: Residence #2
TENTATIVE TRACK #18960
RANCHO CUCAMONGA, CA 91604

SHEET TITLE
ELEVATIONS & ROOF PLAN 'D'

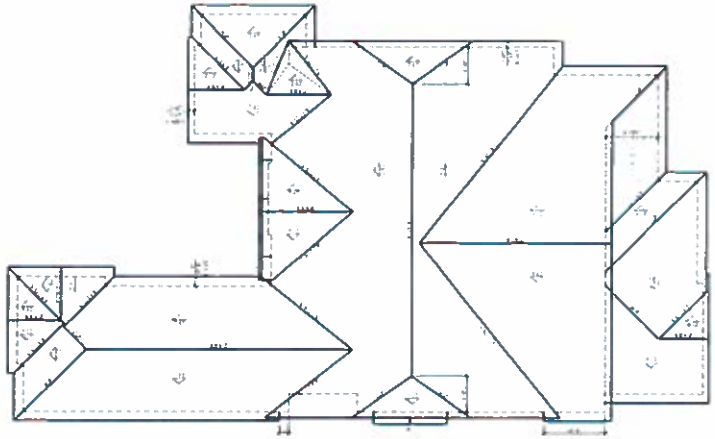
RANCHO CUCAMONGA
Bldg Dept Number:

DATE
08/04/2015

DRAWN BY
KVH, RHJA

PROJECT NO.
A14-020

SHEET
DRB2.2



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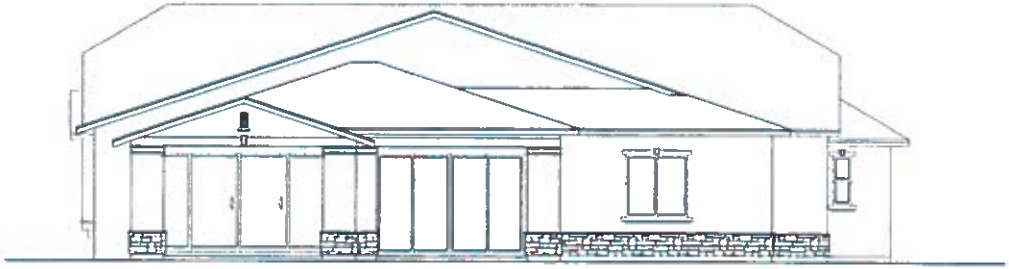

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RIGHT ELEVATION 'A'
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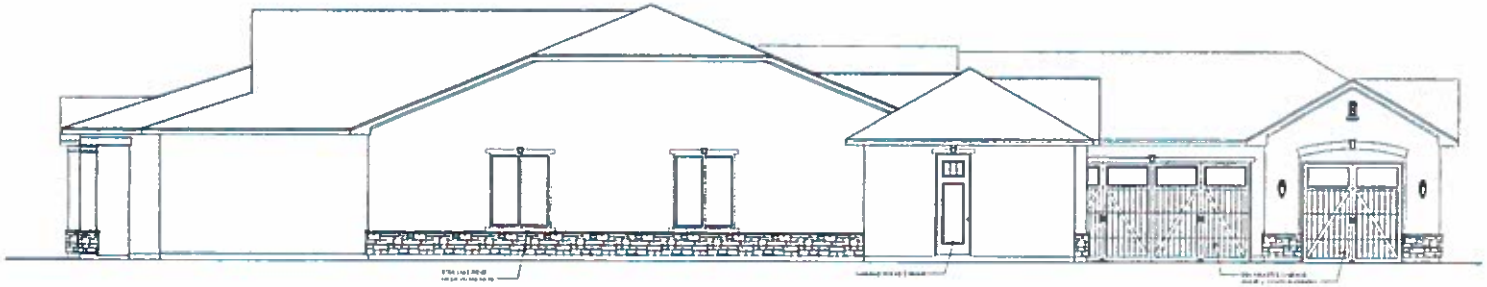

LEFT ELEVATION 'A'
scale: 1/4" = 1'-0"

DESIGNED BY:
KVH DESIGN GROUP
MS EAST 2nd ST. UNIT # 'D'
UPLAND CA 91784
PH (909) 985-2252 FAX (909) 985-2782

FOR:
DCI INVESTMENTS
2995 INLAND EMPIRE BLVD, Bldg #1, Suite #100
ONTARIO, CA 91764
(909) 944-1022

PROJECT DESCRIPTION
WILSON ESTATES: Residence #3
TENTATIVE TRACK #18960
RANCHO CUCAMONGA, CA 91704

SHEET TITLE
ELEVATIONS & ROOF PLAN 'A'

RANCHO CUCAMONGA
Bldg Dept Number

DATE
08/04/2015

DRAWN BY
KVH, RHJA

PROJECT NO.
A14-020

SHEET
DRB2.0

THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE
ACTION AGENDA

APRIL 5, 2016 - 7:00 P.M.

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

I. CALL TO ORDER

Roll Call *7:00 P.M.*

Regular Members: Richard Fletcher _X_ Francisco Oaxaca _X_
Candyce Burnett ___ Donald Granger _A_

Alternates: Ray Wimberly ___ Lou Munoz___
Rich Macias___

Additional Staff Present: Mike Smith, Senior Planner; Nikki Cavazos, Assistant Planner; Dominick Perez, Associate Planner; Tom Grahn, Associate Planner

II. PUBLIC COMMENT

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.

III. 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.

EXHIBIT G

DESIGN REVIEW COMMITTEE AGENDA

APRIL 5, 2016

A. DESIGN REVIEW MODIFICATION DRC2016-00182 - KB HOME - A review of the revised plotting and architecture for 25 single-family residences within a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the 210-Freeway; APN's: 0225-452-13 through -17, -19, 0225-465-01 through -03, -15, -16, -18, 0225-085-06 through -09, -11, -12, and 0225-062-02 through -08. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, Tree Removal Permit DRC2009-00224 and Design Review DRC2013-00743. On November 9, 2011 a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. California Environmental Quality Act Section 15162 (a) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

A. DRC2016-00182 Committee recommended approval of the project, subject to additional revisions on Plan 5, 6 and 7.

B. MINOR DESIGN REVIEW DRC2015-00950 - LYFE COMPANY, LLC. - A request to modify the exterior of an existing building of 85,000 square feet and to add an outdoor patio area of 21,000 square feet for a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Related Cases: Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187, Uniform Sign Program Modification DRC2015-01198 and Minor Exception DRC2016-00202.

C. MINOR EXCEPTION DRC2016-00202 - LYFE COMPANY, LLC. - A request to reduce the amount of required parking spaces by less than 25% for a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Related Cases: Minor Design Review DRC2015-00950, Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187 and Uniform Sign Program Modification DRC2015-01198.

D. UNIFORM SIGN PROGRAM AMENDMENT DRC2015-01198 - LYFE COMPANY, LLC. - A request to modify Uniform Sign Program #28 in conjunction with a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial

B, C, D. DRC2015-00950, DRC2016-00202 and DRC2015-01198 Committee recommended approval of the project, subject to additional sample graphics be provided in the Uniform Sign Program.

DESIGN REVIEW COMMITTEE AGENDA

APRIL 5, 2016

Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Minor Design Review DRC2015-00950, Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187 and Minor Exception DRC2016-00202.

E. DESIGN REVIEW DRC2015-00811 – DCI INVESTMENTS - A request to develop 12 single-family homes on 4.36 acres of land in the Low (L) Residential District of the Etiwanda North Specific Plan located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court; APN: 1087-261-12. Related Files: Tentative Tract Map SUBTT18960.

E. DRC2015-00811 Committee recommended approval and forwarded project to PC.

IV. ADJOURNMENT

8:15 p.m.

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 March 24, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.

DESIGN REVIEW COMMENTS

7:00 p.m. Tom Grahn April 5, 2016

DESIGN REVIEW DRC2015-00811 - DCI INVESTMENTS - A request to develop 12 single-family homes on 4.36 acres of land in the Low (L) Residential District of the Etiwanda North Specific Plan located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court; APN: 1087-261-12. Related Files: Tentative Tract Map SUBTT18960.

Design Parameters: On October 28, 2015, the Planning Commission approved Tentative Tract Map SUBTT18960 for the subdivision of a 4.36 acre site into 12 residential lots in the Low (L) Residential District of the Etiwanda North Specific Plan (ENSP) located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court. The project site is located within the limits of, and was originally proposed for development under, Tract 13527. Tract 13527 is a 252 lot, 88 acre subdivision located on the north side of Wilson Avenue and west of Etiwanda Avenue; the project site is located in the extreme southwest corner of that subdivision. The development of Tract 13527 required the project site to be developed as an interim detention basin that was needed for storm drain purposes until downstream improvements were developed. The development of the San Sevaine basin, located approximately 1.25 miles east of the project site made this interim detention basin unnecessary for storm drain purposes, which subsequently allowed for the subdivision of the project site.

The Low (L) Residential District of the ENSP permits a maximum of 4 dwelling units per acre, with an average lot size of 10,000 square feet, and a minimum net lot size of 7,200 square feet. Lots within the subdivision range in size from 9,520 square feet to 25,278 square feet, with an average lot size of 12,439 square feet and a project density of 3.18 dwelling units per acre. The project complies with all applicable development standards of the ENSP and the Rancho Cucamonga Development Code (RCDC).

The project proposes three (3) distinct floor plans for the 12 lots, Plans 1 and 2 include a reverse floor plan. Plans 1 and 2 provide 3 elevations per floor plan; Plan 3 provides 1 elevation. Architectural themes include Ranch, Spanish, and Craftsman styles. Floor plans range in size from 2,986 square feet to 4,028 square feet. Plan 1 is two-story, Plans 2 and 3 are single-story.

For subdivisions of 11 to 20 units, the ENSP requires 4 footprints with 3 elevations per footprint. The application proposes 5 footprints, with 3 elevations per footprint for Plans 1 and 2; however, Plan 3 is only provided once and provides only 1 footprint and 1 elevation. Additionally, the project unit plotting is consistent with the Development Code requirement that 25% of all single-family detached units in any single-family residential subdivision consisting of 4 or more units should be single-story units; 50% of the proposed units within the subdivision are single-story.

Staff Comments:

Major Issues: The following design issues will be the focus of Committee discussion regarding this project:

1. There are no major design issues for the project. The architectural design of the project is well-executed, and all design aspects of the single and two-story units (i.e., 360 degree architecture, roof line, window surrounds, building materials, garage doors, etc.) exceed the City's design requirements.

Secondary Issues: Once all of the major issues have been addressed, and time permitting, the Committee will discuss the following secondary design issues:

1. There are no secondary design issues.

Policy Issues: The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion:

1. No policy issues have been identified.

Staff Recommendation: Staff recommends the Committee recommend approval of Design Review DRC2015-00811.

Design Review Committee Action:

The Committee recommended approval of DRC2015-00811.

Staff Planner: Tom Grahn, Associate Planner

Members Present:

Commissioner Oaxaca and Commissioner Fletcher.

Additional Staff Present: Mike Smith, Senior Planner; Nikki Cavazos, Assistant Planner; Dominick Perez, Associate Planner.

RESOLUTION NO. 16-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DESIGN REVIEW DRC2015-00811, A REQUEST TO DEVELOP 12 SINGLE-FAMILY HOMES ON 4.36 ACRES OF LAND IN THE LOW (L) RESIDENTIAL DISTRICT OF THE ETIWANDA NORTH SPECIFIC PLAN LOCATED ON THE NORTH SIDE OF WILSON AVENUE, WEST OF ETIWANDA AVENUE, AT THE SOUTHWEST CORNER OF ALTURA DRIVE AND TEJAS COURT; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1087-261-12.

A. Recitals.

1. DCI Investments filed an application for the approval of Design Review DRC2015-00811 as described in the title of this Resolution. Hereinafter in this Resolution, the subject Design Review request is referred to as "the application."

2. On the 25th day of May 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 May 25, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a 4.36-acre site, located at the southwest corner of Altura Drive and Tejas Court, which is located generally in the area north of Wilson Avenue between Day Creek Boulevard and Etiwanda Avenue; and

b. The property is located within the Low (L) Residential District of the Etiwanda North Specific Plan (ENSP) and is surrounded to the north, south, east, and west by existing quarter-acre, single-family development that is also within the Low (L) Residential District of the ENSP; and

c. The project site is triangular in shape with a dimension of approximately 661 feet along the southerly property line, approximately 614 feet along the westerly property line, and approximately 430 feet along the easterly property line; and

d. The project site is vacant, has been utilized as an interim storm drain detention basin, and is currently being filled in and graded according to the approved Preliminary Grading Plan; and

e. On October 28, 2015, the Planning Commission of the City of Rancho Cucamonga approved Tentative Tract Map SUBTT18960 for the subdivision of the project site into 12 single-family residential lots; and

f. Tentative Tract Map SUBTT18960 is located within the Low (L) Residential District of the ENSP, which permits a maximum of 4 dwelling units per acre, with an average lot size of 10,000 square feet, and a minimum net lot size of 7,200 square feet. Lots within the subdivision range in size from 9,520 square feet to 25,278 square feet, with an average lot size of 12,439 square feet and a project density of 2.75 dwelling units per acre; and

g. The application proposes three (3) distinct floor plans for the 12 lots. Plans 1 and 2 include a reverse floor plan, resulting in a total of 5 foot prints. Plans 1 and 2 provide 3 elevations per floor plan; Plan 3 provides 1 elevation as only one Plan 3 is plotted. Architectural themes include Ranch, Spanish, and Craftsman styles. Floor plans range in size from 2,986 square feet to 4,028 square feet. Plan 1 is a two-story, Plans 2 and 3 are single-story. The design review project complies with all applicable development standards of the ENSP and the Rancho Cucamonga Development Code (RCDC); and

h. The Design Review Committee reviewed the project on April 5, 2016 and recommended approval of the proposed subdivision to the Planning Commission; and

i. This application 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 radius of the project site.

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 proposed project is consistent with the objectives of the General Plan in that the project site is residentially zoned and is being subdivided for residential purposes. The project site is being developed with 12 single-family homes, within a 12-lot residential subdivision, at a project density of 2.75 dwelling units per acre, within the permitted density range of 2 to 4 dwelling units per acre; and

b. That the proposed design is in accord with the objectives of the Development Code and the purposes of the district in which the site is located in that the proposed parcels are being subdivided for residential purposes and will be of similar size and density to those in the surrounding area. The proposed subdivision is designed consistent with the existing single-family residential properties to the north, south, east, and west of the project site; and

c. That the proposed design is in compliance with each of the applicable provisions of the Development Code and ENSP including project density, setbacks, landscaping, and lot coverage; and

d. That the proposed design, 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 in that the lots will be used for residential development in accord with the Low (L) Residential District of the ENSP.

4. The 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 Guidelines. The project qualifies under as a Class 32 exemption under State CEQA Guidelines Section 15332 *(In-Fill Development Projects)* because the project meets all of the requirements stated in the CEQA Guidelines. The project is consistent with the applicable General Plan and zoning designation and regulations, which allows for a density of 4 dwelling units per acre. The proposed development occurs within City limits on a project site of no more than 5 acres substantially surrounded by urban uses. The site has been utilized as a detention basin and has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality. The 12 residential lots are below the threshold requiring a traffic study, and there are no noise or water quality impacts. Furthermore, the site can be adequately served by all required utilities and public services. With implementation of the standard conditions and all applicable regulatory requirements, there is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

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 attached standard conditions incorporated herein by this reference.

<u>Environmental Conditions of Approval</u>

Air Quality

<u>Short Term (Construction) Emissions</u>

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) 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.

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) 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.

5) 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.

6) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.

7) 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 SCAQMD Rule 403 requirements.
   - Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

8) 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_{10}) emissions, in accordance with SCAQMD Rule 403.

9) 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_{10} emissions.

10) The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible.

11) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

Long Term Emissions

12) Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides.

13) Schedule truck deliveries and pickups during off-peak hours.

14) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.

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 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.

- 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) 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 to 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_{10} 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_{10} 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_{10} 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_{10} emissions.

Greenhouse Gas Emissions

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 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.

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 construction crew.

Long Term (Operational) GHG Emissions

7) Install water efficient landscapes and irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance.

8) Design irrigation to control runoff and to remove water to non-vegetated surfaces.

9) Install efficient lighting and lighting control systems, use daylight as an integral part of the lighting systems in buildings.

10) Install energy-efficient heating and cooling systems, appliances and equipment and control systems.

11) 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.

12) 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 developed 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.

13) 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.

14) 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 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.

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) The developer shall implement the BMPs identified in the Water Quality Management Exhibit prepared by Walden & Associates to reduce pollutants after construction entering the storm drain system to the maximum extent practical.

6) 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.

Grading Activities

7) 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.

8) 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

1) 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.

2) Construction or grading noise levels shall not exceed the standards specified in Development Code Section 17.66.050, as measured at the property line. The 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.

3) The perimeter screen wall shall be constructed as early as possible in the first phase.

4) 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.

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

APPROVED AND ADOPTED THIS 25TH DAY OF MAY 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 for 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 25th day of May 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Conditions of Approval

Community Development Department

Project #: DRC2015-00811

Project Name:

Location: 18960 TRACT - 108726112-0000

Project Type: Design Review

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. All Conditions of Approval contained in Planning Commission Resolution of Approval No. 15-67 for SUBTT18960 shall apply.

Standard Conditions of Approval

2. For all residential development, provide conduit from each unit/lot and a pull box to connect to the street. Provide interior structured wiring for each house/building with minimum Category 5 copper wire, Radio Grade 6 coaxial cable, and a central distribution panel, prior to release of occupancy (fiber-to-the building, FTTB). Plans shall be submitted for Planning Director and Building Official review and approval prior to issuance of Building Permits.
3. All dwellings shall have the front, side and rear elevations upgraded with architectural treatment, detailing and increased delineation of surface treatment subject to Planning Director review and approval prior to 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. Copies of the signed Planning Commission Resolution of Approval and Conditions of Approval shall be included on the plans (full size). The sheets 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.
6. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption fee in the amount of $50.00. 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 or within 5 days of the date of project approval.
7. Any approval shall expire if Building Permits are not issued within 5 years from the date of approval or a time extension has been granted.
8. For single-family residential development, all slope planting and irrigation shall be continuously maintained in a healthy and thriving condition by the developer until each individual unit is sold and occupied by the buyer. Prior to releasing occupancy for those units, an inspection shall be conducted by the Planning Department to determine that they are in satisfactory condition.

Project #:	DRC2015-00811
Project Name:	
Location:	18960 TRACT - 108726112-0000
Project Type:	Design Review

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

9. Front yard and corner side yard landscaping and irrigation shall be required per the Development Code and the Etiwanda North Specific Plan. This requirement shall be in addition to the required street trees and slope planting.
10. 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.
11. 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.
12. 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.
13. 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.
14. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.
15. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
16. 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.
17. 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.
18. Construct block walls between homes (i.e., along interior side and rear property lines), rather than wood fencing for permanence, durability, and design consistency.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

19. 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, the Development Code regulations, and the Etiwanda North Specific Plan.
20. 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.
21. On corner side yards, provide minimum 5-foot setback between walls/fences and sidewalk. The 5-foot wall/fence setback and the parkway shall have landscape and irrigation in addition to the required street trees. Detailed landscape and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of Building Permits. The parkway landscaping including trees, shrubs, ground covers and irrigation shall be maintained by the property owner. The developer shall provide each prospective buyer written notice of the parkway maintenance requirement, in a standard format as determined by the Planning Director, prior to accepting a cash deposit on any property.
22. 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.
23. 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.
24. 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.
25. For residential development, return walls and corner side walls shall be decorative masonry.
26. Where rock cobble is used, it shall be real river rock. Other stone veneers may be manufactured products.

Engineering Services Department

Please be advised of the following Special Conditions

1. All conditions of approval for Tentative Tract 18960 shall continue to apply.
2. Weep holes will not be permitted in retaining walls adjacent to sidewalks.

Project #:	DRC2015-00811
Project Name:	
Location:	18960 TRACT - 108726112-0000
Project Type:	Design Review

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

3. Existing drainage easement over Lot "B" of Tract 13527 cannot be vacated until the storm drain in Lot "A" of Tract 18960 has been accepted by the City. Construction of the storm drain shall be completed prior to final map recordation.
4. Match existing access road and complete to Wilson Ave.

Building and Safety Services Department

Please be advised of the following Special Conditions

1. This tract is located in the Very High Fire Hazard Severity Zone (VHFHSZ). The final landscape plans must comply with the RCFPD policies. All homes are required to be equipped with automatic fire sprinklers. When the design Review is approved submit complete construction drawings, a soils report, structural and building energy calculations to building and safety for plan review in accordance with the current edition of the CA Building and Fire Codes.

Grading Section

Standard Conditions of Approval

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

9. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
10. It shall be the responsibility of the applicant to obtain written permission from the adjacent property owner(s) to construct wall on property line or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
11. All slopes shall be a minimum 2-foot offset from the public right of way or adjacent private property.
12. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code.
13. 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.
14. The precise grading and drainage plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit".
15. 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.
16. 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.
17. The Water Quality Management Plan (WQMP) shall include a copy of the project Conditions of Approval.
18. The Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". 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.
19. 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.

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

20. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID).
21. 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).
22. 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.
23. 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
24. 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.
25. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
26. Prior to the start of landscaping operations, the landscape architect and the landscape contractor shall provide a sample of the weed fabric barrier to the Project Planner, City of Rancho Cucamonga Planning Department. The weed barrier shall be permeable.
27. The final project-specific water quality management plan (WQMP) shall include maintenance agreements along with the maintenance guidelines for all proprietary structural storm water treatment devices (BMP's).
28. Prior to issuance of a grading permit and approval of the project specific water quality management plan all private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.
29. Prior to issuance of a grading permit the Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans.
30. Prior to approval of the final project-specific water quality management plan the applicant shall have a soils engineer prepare a project-specific infiltration study for the project for the purposes of storm water quality treatment. The infiltration study and recommendations shall follow the guidelines in the current adopted "San Bernardino County Technical Guidance Document for Water Quality Management Plans".

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Project Type:	Design Review

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

31. Prior to issuance of a grading plan, the permitted grading plan set shall show in each of the typical sections and the plan view show how the separations between the building exterior and exterior ground surface meet the requirements of Sections CBC1804.3/CRC R401.3, CBC2304.11.2.2/CRC R317.1(2) and CBC2512.1.2/CRC R703.6.2.1 of the current adopted California Building Code/Residential Code.