



# THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETINGS OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

SEPTEMBER 14, 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 Oaxaca \_\_\_ Vice Chairman Macias \_\_\_

Munoz \_\_\_ Wimberly \_\_\_ 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.*



# HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

SEPTEMBER 14, 2016

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

- A. Consideration of minutes dated August 24, 2016
- B. VACATION OF PORTIONS OF CENTER AVENUE, LOCATED WEST OF HAVEN AVENUE AND SOUTH OF ARROW ROUTE (V-233) – A request to vacate the east side of Center Avenue between 24th and Humboldt Avenue (8855 Center Avenue) - APN 209-123-05

## IV. PUBLIC HEARINGS/PLANNING COMMISSION

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

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19615 – RAYMOND WANG – Site plan review of a request to subdivide a 0.94-acre parcel of land into two parcels that are within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) District, located at the northeast corner of Almond Street and Almond Court. - APN: 1074-041-01. Related files: Variance DRC2015-00177 and Variance DRC2016-00434. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.
- D. ENVIRONMENTAL ASSESSMENT AND VARIANCE DRC2015-00177 – RAYMOND WANG – A request to reduce the required average parcel size related to the subdivision of a 0.94-acre parcel of land into two parcels that are within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) District, located at the northeast corner of Almond Street and Almond Court. - APN: 1074-041-01. Related files: Tentative Parcel Map SUBTPM19615 and Variance DRC2016-00434. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.
- E. ENVIRONMENTAL ASSESSMENT AND VARIANCE DRC2016-00434 – RAYMOND WANG – A request to reduce the required corner lot width from 100 feet to 97.80 feet related to the subdivision of a 0.94-acre parcel of land into two parcels that are within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) District, located at the northeast corner of Almond Street and Almond Court. - APN: 1074-041-01. Related files: Tentative Parcel Map SUBTPM19615 and Variance DRC2015-00177. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.



# HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

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

F. INTER-AGENCY UPDATES

G. 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 September 8, 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.



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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).

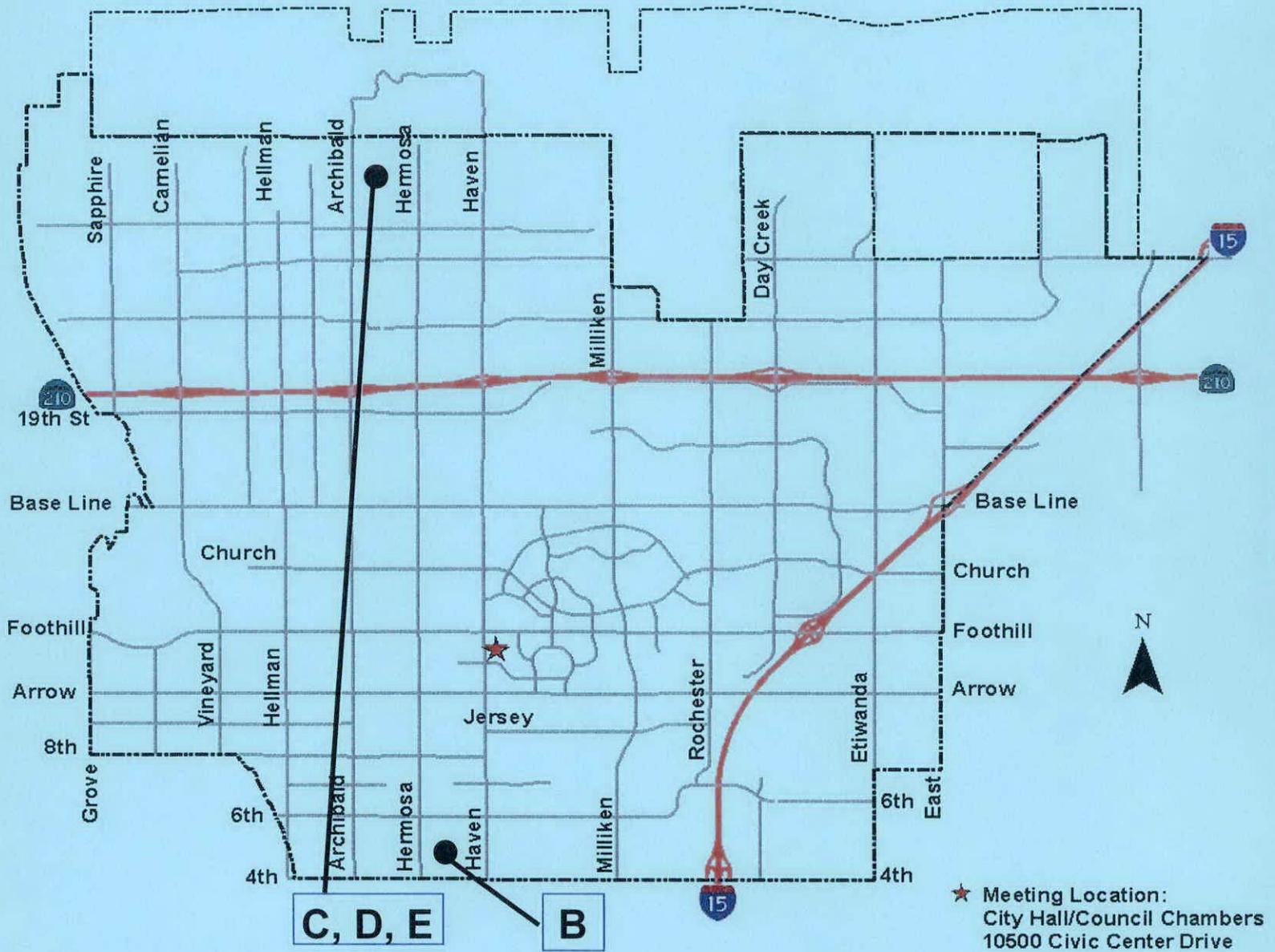
**Please turn off all cellular phones and pagers while the meeting is in session.**

**Copies of the Planning Commission agendas, staff reports and minutes can be found at [www.CityofRC.us](http://www.CityofRC.us).**

# Vicinity Map

## Historic Preservation and Planning Commission Meeting

### SEPTEMBER 14, 2016



Item B: Vacation—East side of Center Avenue between 24th and Humboldt Avenue  
 Items: C:, D, E—SUBTPM19615; VAR DRC2015-00177 & VAR DRC2016-00434—  
 Northeast corner Almond Street & Almond Court

# STAFF REPORT

ENGINEERING SERVICES DEPARTMENT



**Date:** September 14, 2016  
**To:** Chairman and Members of the Planning Commission  
**From:** Dan James, Senior Civil Engineer  
**By:** Carlo Cambare, Engineering Technician  
**Subject:** VACATION OF PORTIONS OF CENTER AVENUE, LOCATED WEST OF HAVEN AVENUE AND SOUTH OF ARROW ROUTE (V-233) – A request to vacate the east side of Center Avenue between 24th and Humboldt Avenue (8855 Center Avenue) - APN 209-123-05

## RECOMMENDATION:

Staff recommends that the Planning Commission make the finding through minute action that the proposed vacation is in conformance with the General Plan.

## BACKGROUND/ANALYSIS:

In conjunction with the development review for a new single family residence at 8855 Center Avenue, it was determined that there is an excess right-of-way of 10 feet, located on the east side of Center Avenue. Said excess right-of-way was previously dedicated under the North Cucamonga Township Map. Once vacated, said excess right-of-way will be part of Lot 5 of Block 63 of the North Cucamonga Township.

The vacation is consistent with the General Plan and the Development Code because said excess right-of-way is not required for street, highways and related purposes anymore and therefore will be part of Lot 5 Block 63 of the North Cucamonga Township.

Respectfully submitted,

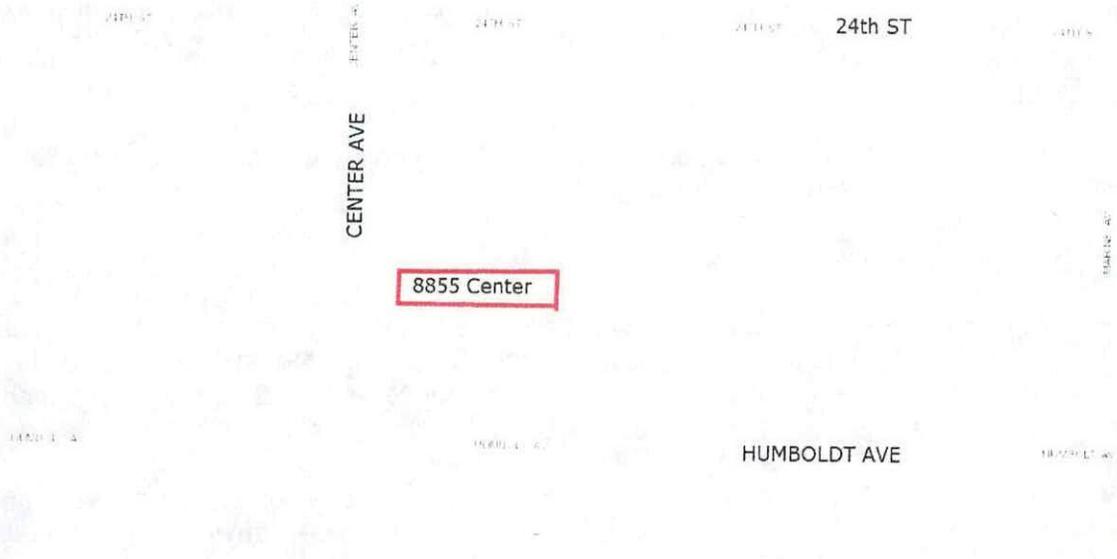


Dan James  
Senior Civil Engineer

DJ:CC/rif

Attachment: Vicinity Map

VICINITY MAP  
8855 CENTER AVENUE



# STAFF REPORT

PLANNING DEPARTMENT



DATE: September 14, 2016  
TO: Chairman and Members of the Planning Commission  
FROM: Candyce Burnett, City Planner  
BY: Tabe van der Zwaag, Associate Planner

SUBJECT: ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19615 – RAYMOND WANG – A request to subdivide a 0.94-acre parcel of land into two parcels in the Very Low (VL) District and the Equestrian Overlay and Hillside Overlay Districts, located at the northeast corner of Almond Street and Almond Court - APN: 1074-041-01. Related files: Variance DRC2015-00177 and Variance DRC2016-00434. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

ENVIRONMENTAL ASSESSMENT AND VARIANCE DRC2015-00177 – RAYMOND WANG – A request to reduce the required average parcel size related to the subdivision of a 0.94-acre parcel of land into two parcels in the Very Low (VL) District and the Equestrian Overlay and Hillside Overlay Districts, located at the northeast corner of Almond Street and Almond Court - APN: 1074-041-01. Related files: Tentative Parcel Map SUBTPM19615 and Variance DRC2016-00434. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

ENVIRONMENTAL ASSESSMENT AND VARIANCE DRC2016-00434 – RAYMOND WANG – A request to reduce the required corner parcel width from 100 feet to 97.80 feet related to the subdivision of a 0.94-acre parcel of land into two parcels in the Very Low (VL) District and the Equestrian Overlay and Hillside Overlay Districts, located at the northeast corner of Almond Street and Almond Court - APN: 1074-041-01. Related files: Tentative Parcel Map SUBTPM19615 and Variance DRC2015-00177. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

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

- Adopt a Mitigated Negative Declaration for the project; and
- Approve Tentative Parcel Map SUBTPM19615, Variance DRC2015-00177 and Variance 2016-00434, through the adoption of the attached Resolutions of Approval with Conditions.

PROJECT AND SITE DESCRIPTION:

- A. Project Density: 0.47 dwelling units per acre.
- B. Surrounding Land Use and Zoning:
- North - Single-Family Residences; Very Low (VL) District
  - South - Single-Family Residences; Very Low (VL) District
  - East - Single-Family Residences; Very Low (VL) District
  - West - Single-Family Residences; Very Low (VL) District

C. General Plan Designations:

Project Site - Very Low (VL) Residential  
North - Very Low (VL) Residential  
South - Very Low (VL) Residential  
East - Very Low (VL) Residential  
West - Very Low (VL) Residential

- D. Site Characteristics: The 0.94 acre project site is located at the northeast corner of Almond Street and Almond Court and is approximately 217 feet deep and 190 feet wide. The site is covered with non-native grasses and remnant fruit trees and generally drains from north to south.

ANALYSIS:

- A. General: The applicant is requesting to subdivide (SUBTPM19615) the 0.94-acre project site into two parcels for the purpose of developing 2 single-family residences in the future. The project site is within the Very Low (VL) District and within the Equestrian and Hillside Overlay Districts. The minimum parcel size in the Very Low (VL) District is 20,000 square feet and the average parcel size is 22,500 square feet. Parcel #1 is 20,224 square feet and Parcel #2 is 20,006 square feet. The proposed 2 parcel subdivision results in an average parcel size of 20,115 square feet. A Variance (DRC2015-00177) has been submitted requesting a 2,385 square foot reduction in the required 22,500 square foot average parcel size. A second Variance (DRC2016-00434) has been requested to reduce the required corner parcel width of Parcel #1 by 2 feet - 2 inches. Each parcel provides drive access from Almond Street and equestrian trail access from Almond Court.

The project adheres to all other development criteria including parcel depth and providing a 15-foot wide equestrian trail. The Development Code requires corner parcels to be 100 feet wide, interior parcels to be 90 feet wide and each parcel to be a minimum 200 feet deep. Corner Parcel #1 is 97.80 feet wide, Interior Parcel #2 is 92.20 feet wide and each parcel is 217 feet deep. A 15-foot wide equestrian trail runs along the north side of Parcel #1 providing trail access to Almond Court for both parcels. The trail will drain with a 2 percent grade to the drainage facility on the north side of the trail. Each parcel is a minimum 20,000 square feet in size and provides a location for a 24-foot by 24-foot corral area, as required for parcels within the Equestrian Overlay. A separate 5-foot wide private drainage easement is provided along the north property line (north of the equestrian trail) to carry storm water runoff from north of the project site and directing the storm water along the east property line of Parcel #2 to the public storm drain system on Almond Street. A decorative wall will be required along the north property line, on the south side of the equestrian trail and along the side property lines of each parcel. The plans callout that the trail will be topped with a 4-inch cover of decomposed granite, as required by the Trails Implementation Plan. Access to the trail will be controlled by a trail access gate designed per Rancho Cucamonga Standard Drawing 1006-C.

- B. Variations: The applicant is requesting approval of two separate Variations: The first (DRC2015-00177) is for a reduction in the required average parcel size and the second (DRC2016-00434) is for the reduction of the parcel width requirement of Parcel #1. The project site is 0.94 acre in size and is 2,385 square feet deficient from complying with the required 22,500 square foot average parcel size. Parcel #1 is 97.8 feet wide and is 2 feet - 2

inches deficient from meeting the 100 foot required corner parcel width. Staff supports each of the Variance requests due to the parcel size being just under 1-acre. Without the Variances, the applicant would be unable to subdivide the project site which would be much larger than what is required in the Very Low (VL) District and out of character with the other lots or parcels in the surrounding area. The lots on the west side of Almond Court (SUBTT12237) were approved with lot sizes ranging from 17,710 to 20,925 square feet. The findings of fact below support the necessary findings, which are required by the City's Development Code:

PARCEL AVERAGE VARIANCE (DRC2015-00177):

Fact: Strict or literal interpretation and enforcement of the specified regulation would result in a difficulty or unnecessary physical hardship inconsistent with the objectives of this Code.

Finding: Without the reduction in the required 22,500 square foot average parcel size, the applicant would be unable to subdivide the project site and would be left with a parcel that is substantially larger than the minimum required 20,000 square foot parcel size.

Fact: There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone.

Finding: The 0.94-acre project site is just below the required parcel size to be subdivided into two parcels. Without a reduction in the average parcel size requirement, the applicant would not be able to subdivide the project site which would be substantially larger than the lots or parcels in the surrounding area.

Fact: 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.

Finding: Without a reduction in the average parcel size requirement, the applicant would be unable to subdivide the project site, leaving a parcel that is substantially larger than the lots or parcels in the surrounding area.

Fact: 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.

Finding: It is common practice to grant Variances for a reduction in a development criteria where there is a physical limitation restricting compliance with that criteria. In this case, the existing parcel is just below the parcel size necessary to create two parcels that comply with the 22,500 square foot average parcel size requirement. The subdivided parcels will be of similar size to the existing lots or parcels in the surrounding area.

Fact: The granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Finding: The Variance will not negatively impact the properties in the surrounding area as the parcel is of adequate size to be developed with a single-family residence that meets all

development requirements and will not be visibly different from the other residences in the area.

PARCEL WIDTH VARIANCE (DRC2016-00434):

Fact: Strict or literal interpretation and enforcement of the specified regulation would result in a difficulty or unnecessary physical hardship inconsistent with the objectives of this Code.

Finding: Without a reduction in the required corner parcel width of Parcel #1 of the proposed two parcel subdivision, Parcel #1 would not meet the required 20,000 square foot minimum parcel size required to keep horses. This in turn would restrict the keeping of horses on Parcel #1, placing a physical hardship on the future owner of Parcel #1.

Fact: There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone.

Finding: Parcel #1, of the two parcel tentative parcel map, is 2 feet – 2 inches deficient from meeting the minimum 100 foot corner parcel width requirement. Without a reduction in the minimum corner parcel width of Parcel #1, Parcel #2 would be under the 20,000 square foot parcel size required to keep horses, as required by the Trails Implementation Plan.

Fact: 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.

Finding: Without a reduction in the 100 foot corner parcel width requirement, the applicant would be unable to subdivide the project site, leaving a parcel that is substantially larger than the lots or parcels in the surrounding area.

Fact: 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.

Finding: It is common practice to grant Variances for a reduction in a development criteria where there is a physical limitation restricting compliance with that criteria. In this case, the existing parcel is just below the size necessary to create two parcels that comply with both the required 20,000 square foot minimum parcel size and the required 100 foot corner parcel width. The subdivided parcels will meet the minimum 20,000 square foot parcel size requirement to keep horses and will be of similar size to the lots or parcels in the surrounding area.

Fact: The granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Finding: The Variance will not negatively impact the properties in the surrounding area as the parcel is of adequate size to be developed with a single-family residence that meets all City development requirements and will not be visibly different from the other residences in the area.

- C. Technical Review Committee: The project was reviewed and approved by the Technical Review Committee (TRC) on May 17, 2016.
- D. Design Review Committee: The project was reviewed and approved by the Design Review Committee (DRC) on May 17, 2016. The Committee was accepting of the two Variances as the parcels were in keeping with those in the surrounding area.
- E. Trails Advisory Committee: The project was reviewed by the Committee on May 11, 2016, where an issue was raised regarding the fact that Parcel #1 was less than the 20,000 square feet required to keep horses. The applicant increased the size of Parcel #1 to 20,224 and the Committee approved the project at the meeting on June 8, 2016.
- F. Neighborhood Meeting: On April 14, 2016, a neighborhood meeting was conducted by the applicant at Central Park, at 11220 Base Line Road. The intent of the meeting was to invite property owners within a 660-foot radius of the project boundaries for input related to the project. Three residents attended the meeting who raised issues regarding easements on the property to the north, street improvements, storm water runoff and street lights. The applicant explained that the easements on the parcel to the north were unrelated to the project and would not be resolved as part of the project, that the street improvements would be constructed at the time of development of the residences on the project site, that the project was designed to accommodate the existing storm water runoff from the north and that the Engineering Department would determine the number and location of any new street lights.
- G. Cultural Analysis: In accordance with AB52, the Soboba Band of Luiseno Indians, the San Manuel Band of Mission Indians and the Torres Martinez Desert Cahuilla Indians 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 by the Soboba Band of Luiseno Indians (letter dated June 6, 2016), stating that they had no concerns regarding known cultural resources in the specific area that the project encompasses. Communications were not received from the other two tribes contacted.
- H. 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 air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and waste materials, hydrology and water quality, land use and planning 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. No correspondence has been received in response to these notices.

PLANNING COMMISSION STAFF REPORT  
TENTATIVE TRACT MAP SUBTPM19615, VARIANCE DRC2015-00177 & DRC2016-00434  
RAYMOND WANG  
September 14, 2016  
Page 6

Respectfully submitted,



Candyce Burnett  
City Planner

CB:TV/jy

Attachments: Exhibit A - Site Utilization Plan  
Exhibit B - Tentative Parcel Map (SUBTPM19615)  
Exhibit C - Conceptual Grading Plan  
Exhibit D - Design Review Committee Action Agenda & Comments  
Exhibit E - Initial Study (Parts I, II & III)  
Draft Resolution of Approval for Tentative Parcel Map SUBTPM19615  
Draft Resolution of Approval for Variance DRC2015-00177  
Draft Resolution of Approval for Variance DRC2016-00434

## SITE UTILIZATION PLAN



S.P.C.D.E. EASEMENT



NO.	DATE	DESCRIPTION	BY

CONTACT INFO:  
 17750 CANTLAND AVE.  
 P.O. BOX 41208  
 VAN NUYS, CALIF. 91411  
 PHONE: (818) 708-2200  
 FAX: (818) 708-2201  
 WWW: www.aia.com

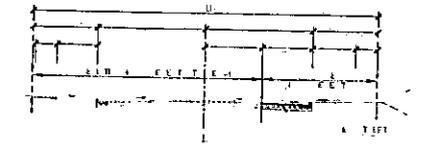
**NOT FOR CONSTRUCTION**  
 PATRICK W. HARRIS, INC.



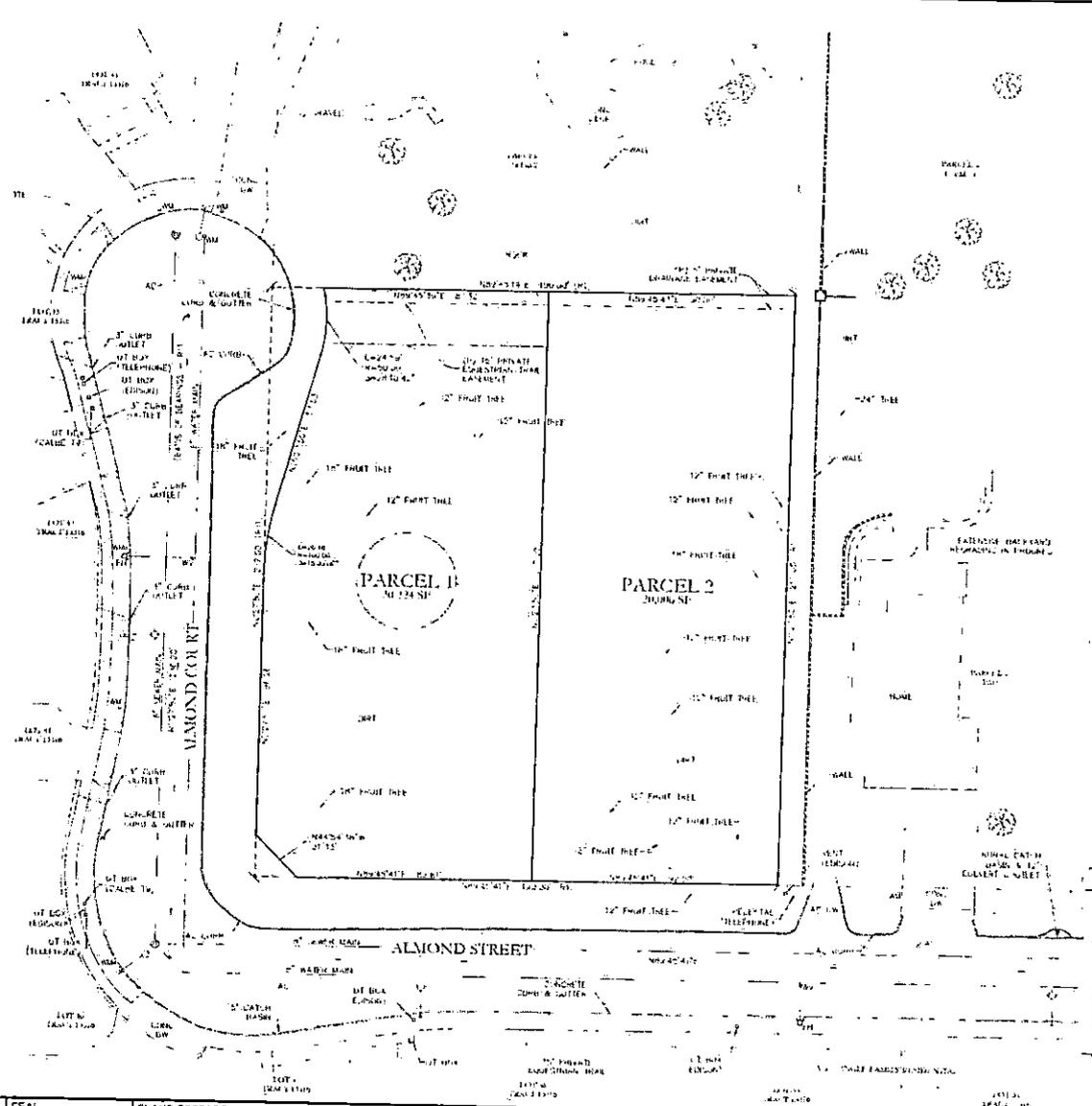
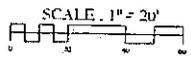
NO.	DATE	DESCRIPTION	BY

<b>CITY OF RANCHO CUCAMONGA</b>	
SITE UTILIZATION PLAN	
TENTATIVE PARCEL MAP No. 19615	

# EXHIBIT B



C,D,E,8



<b>UTILITY PURVEYORS</b>	
<b>WATER:</b>	CUCAMONGA VALLEY WATER DISTRICT 1000 ANTONIO STREET RANCHO CUCAMONGA, CA 91760 909.936.3371
<b>SEWER:</b>	CUCAMONGA VALLEY WATER DISTRICT 1000 ANTONIO STREET RANCHO CUCAMONGA, CA 91760 909.936.3371
<b>ELECTRIC:</b>	SOUTHERN CALIFORNIA EDISON COMPANY 100 BELMONT AVENUE GUSTAVUS, CA 92308 909.936.6100
<b>GAS:</b>	SOUTHERN CALIFORNIA GAS COMPANY 100 BELMONT AVENUE GUSTAVUS, CA 92308 909.936.6100
<b>TELEPHONE:</b>	VERIZON COMMUNICATIONS 1000 PHILLIPS BOULEVARD BUILDING 14 IRVINE, CA 92614 909.936.3371
<b>TRASH:</b>	MURKIN WASTE INDUSTRIES 100 BELMONT AVENUE GUSTAVUS, CA 92308 909.936.6100
<b>SCHOOLS:</b>	ALFA LOMA SCHOOL DISTRICT 100 BELMONT AVENUE GUSTAVUS, CA 92308 909.936.6100
<b>HEALTHCARE:</b>	CHERRY JOINT UNION HEALTH DISTRICT 1100 BELMONT STREET GUSTAVUS, CA 92308 909.936.6100
<b>PARCEL DATA</b>	
<b>PARCEL 1 (R1):</b>	AREA: 42,200 SF LENGTH: 317.00 FT WIDTH: 133.00 FT
<b>PARCEL 2:</b>	AREA: 30,000 SF LENGTH: 317.00 FT WIDTH: 94.60 FT
<b>PARCEL 3:</b>	AREA: 30,000 SF LENGTH: 317.00 FT WIDTH: 94.60 FT
<b>VICINITY MAP</b>	
PROJECT LOCATION 9000 ALMOND ST	
NORTH SCALE	
<b>PROJECT INFORMATION</b>	
<b>OWNER:</b>	APARTHEX ASSETS, INC. 100 BELMONT AVENUE GUSTAVUS, CA 92308
<b>APPLICANT:</b>	PATRICIA WONG 2100 HIGHLAND BLVD IRVINE, CA 92614
<b>ENGINEER:</b>	A.L.S. CIVIL ENGINEERING & LAND SURVEYING 1400 E. DUNSMUIR STREET GUSTAVUS, CA 92308 P.O. BOX 1000 GUSTAVUS, CA 92308
<b>LEGAL DESCRIPTION</b>	
PARCELS 1 OF PARCELS 1, 2, 3 AND 4 IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE 7 OF PARCEL MAP IN THE OFFICE OF THE COUNTY READER OF SAN BERNARDINO COUNTY.	
APN: 90-041-02	SI: 007-002-07

<b>REVISIONS</b>	<b>DATE</b>	<b>BY</b>	<b>REASON</b>

<b>PLANS PREPARED BY</b>	<b>DATE</b>	<b>SCALE</b>
A.L.S. CIVIL ENGINEERING & LAND SURVEYING 1400 E. DUNSMUIR STREET GUSTAVUS, CA 92308 P.O. BOX 1000 GUSTAVUS, CA 92308		

**APPROVED BY**

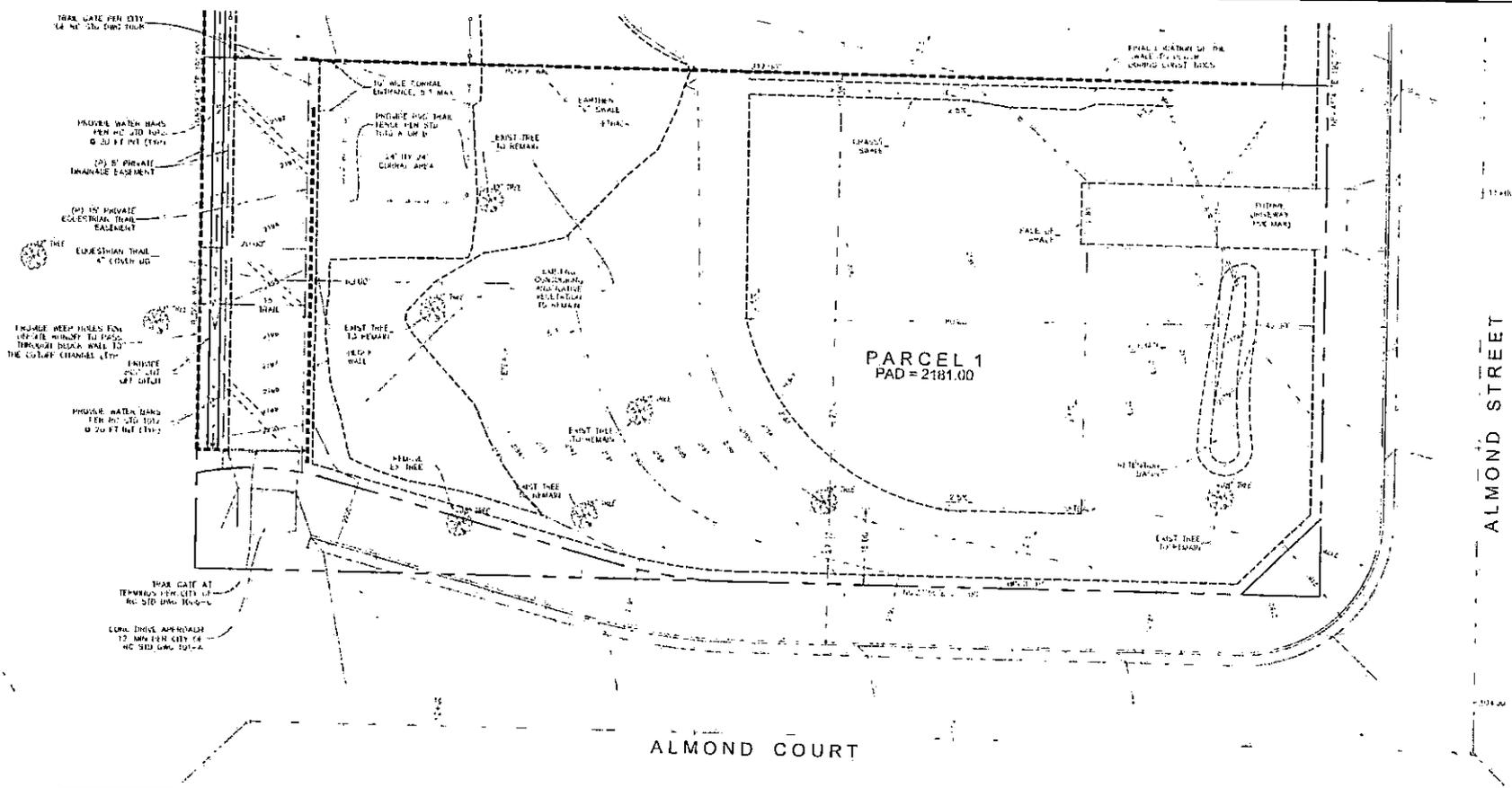
**CITY OF RANCHO CUCAMONGA**

**TENTATIVE MAP**

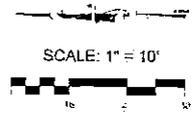
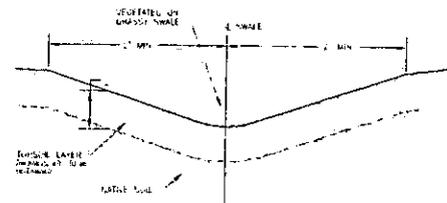
**TENTATIVE PARCEL MAP No. 19615**

<b>APPROVED BY</b>	<b>DATE</b>

<b>APPROVED BY</b>	<b>DATE</b>



**EARTHWORK ESTIMATES**  
**PARCEL 1**  
 Cut = 767 cu yds; Fill = 20 cu yds  
 Area of disturbance = 13,050 sq ft  
**PARCEL 2**  
 Cut = 645 cu yds; Fill = 16 cu yds  
 Area of disturbance = 11,500 sq ft

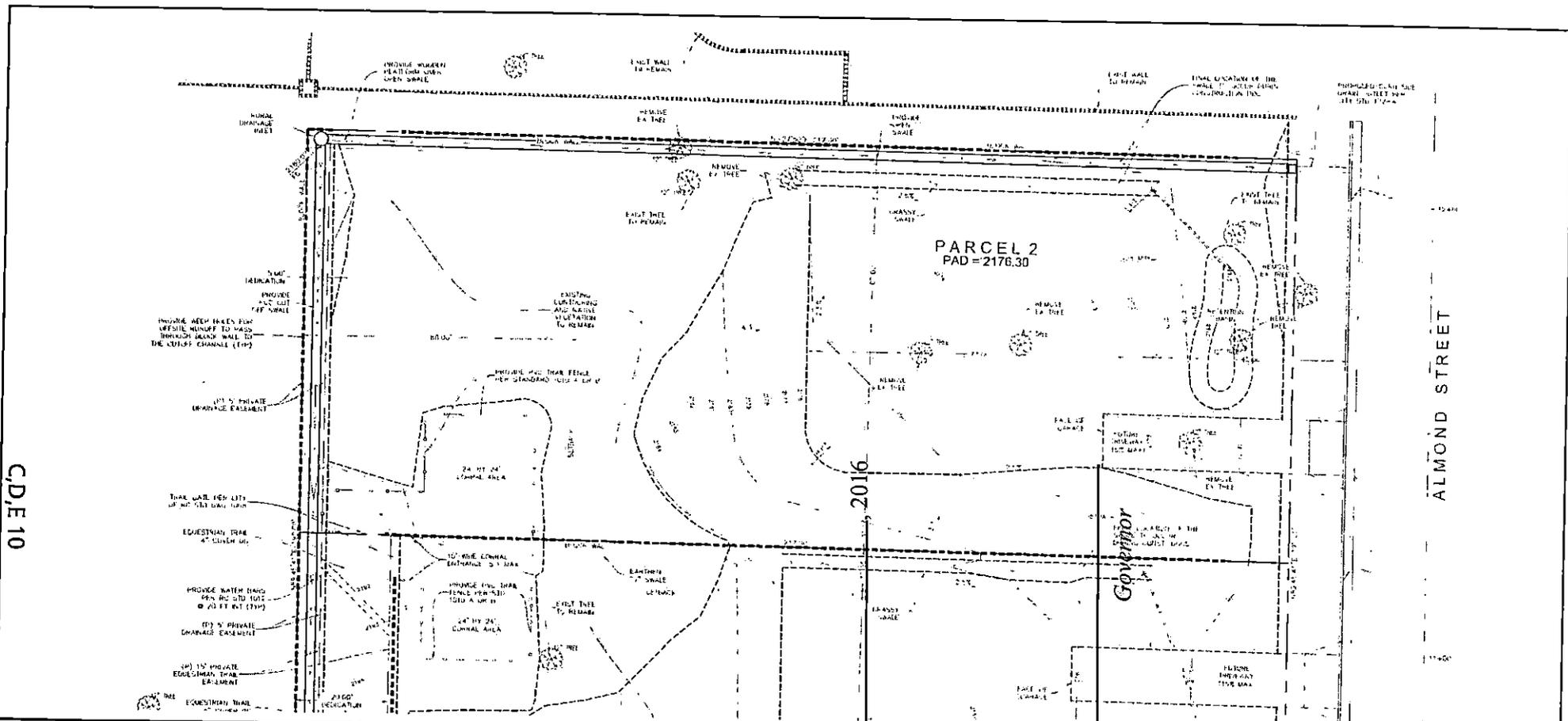


**PAD ELEVATION NOTE:**  
 CONCEPTUAL PAD ELEVATIONS FOR PARCELS 1 & 2 WERE ESTABLISHED TO MAINTAIN CONSISTENCY WITH THE OTHER HOMES IN THE AREA. NEIGHBORING HOMES ARE APPROXIMATELY 7 FT ABOVE THE CENTERLINE GRADE OF ALMOND STREET.

BIOSWALE SECTION

BENCH MARK NO. 78 SEE PLAN SHEET 1783-513 FOR LOCATION OF THE BENCHMARK AND FOR THE INTRODUCTION OF THE BENCHMARK TO THE PROJECT.	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DESCRIPTION	DATE	BY													SEAL 	PLANS PREPARED BY <b>A.L.S. - CIVIL ENGINEERING &amp; LAND SURVEYING</b> Matthew W. Pines, P.E. 12400 Good Hope Street, Encinitas, CA 92024 (760) 944-2102 Fax: (760) 944-2102 E-mail: mwpines@als.com	DESIGNED BY DRAWN BY CHECKED BY IN CHARGE BY	APPROVED BY PROJECT OF PUBLIC WORKS NO. 1783-513 PREPARED BY DATE	<b>CITY OF RANCHO CUCAMONGA</b> PARCEL NO. 1783-513 <b>CONCEPTUAL GRADING PLAN</b> TENTATIVE PARCEL MAP NO. 19615	SHEET NO. <b>1</b> OF 5 SHEETS (SEE WALL SHEETS 1783-513-01 TO 1783-513-05)
	NO.	DESCRIPTION	DATE	BY																				
THIS PLAN WAS PREPARED UNDER THE SUPERVISION OF <b>MATTHEW W. PINES, P.E. NO. 6925, EXP. 06/30/20, DATE</b>			CITY OF RANCHO CUCAMONGA PUBLIC WORKS DEPARTMENT 1783-513																					

C/D E 10



**EARTHWORK ESTIMATES**

**PARCEL 1**  
 Cut = 453 cu yds; Fill = 20 cu yds  
 Area of Disturbance = 7,700 sq ft

**PARCEL 2**  
 Cut = 238 cu yds; Fill = 18 cu yds  
 Area of disturbance = 4,500 sq ft

- PROPOSED WQMP PROGRAMS**
- Non Structural Source Control BMPs:**
1. Education of property owners, tenants, and occupants re storm water BMPs.
  2. Landscape management BMPs through grading and site design.
  3. BMP maintenance through recorded documents.
- Structural Source Control BMPs:**
1. Site design and landscape planning
  2. Runoff control
  3. Efficient irrigation
  4. Trash enclosures. Use of garage or outdoor covered trash enclosures
  5. Extended detention basin. Use of smaller site features around the perimeter of the proposed pads
  6. Vegetated swale
  7. Bio retention

**PAD ELEVATION NOTE:**  
 CONCEPTUAL PAD ELEVATIONS EST. BASED ON 3 WELLS ESTABLISHED TO MAINTAIN CONSISTENCY WITH THE OTHER PADS IN THE AREA. NEIGHBORING PADS ARE APPROXIMATELY 1 FT ABOVE THE CENTRIFUGAL GRADE OF ALMOND STREET.

SEE DESIGN CAPTURE VOLUME CALCULATION NARRATIVE FOR BMP DETAIL SHEETS.

SCALE: 1" = 10'

BENCH MARK NO. 76

NO.	DATE	REVISIONS	BY	CHKD.

SEAL

PLANS PREPARED BY  
**A.L.S. - CIVIL ENGINEERING & LAND SURVEYING**  
 12408 Cucamonga Street  
 Rancho Cucamonga, CA 91730  
 Phone: (909) 702-0000  
 Direct: (909) 944-2102  
 Email: als@alsinc.com

APPROVED BY

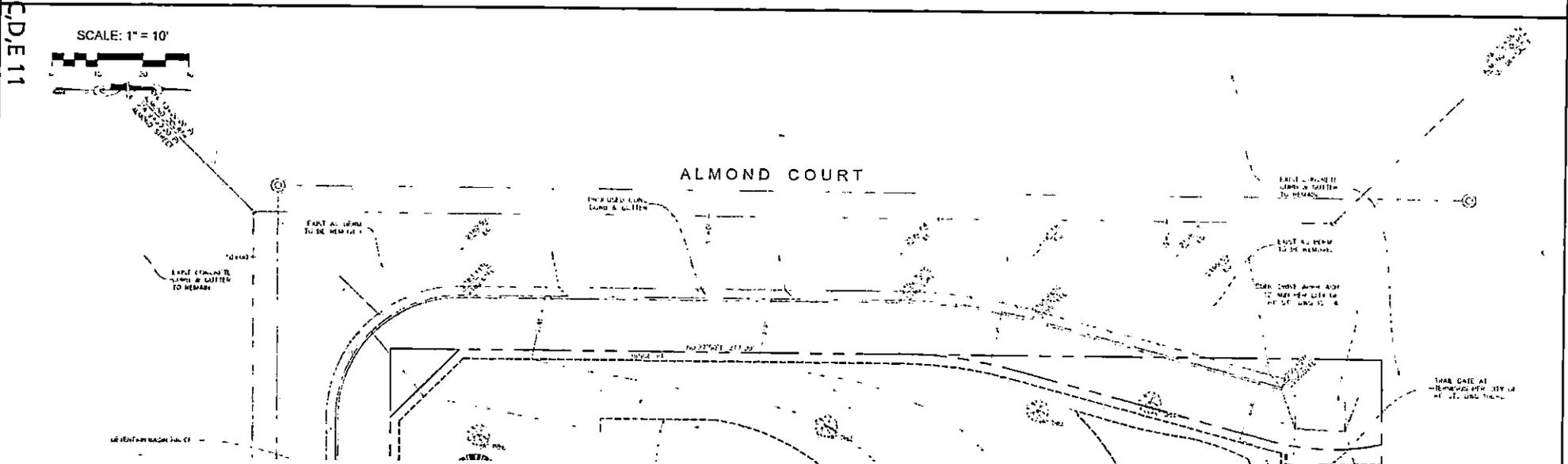
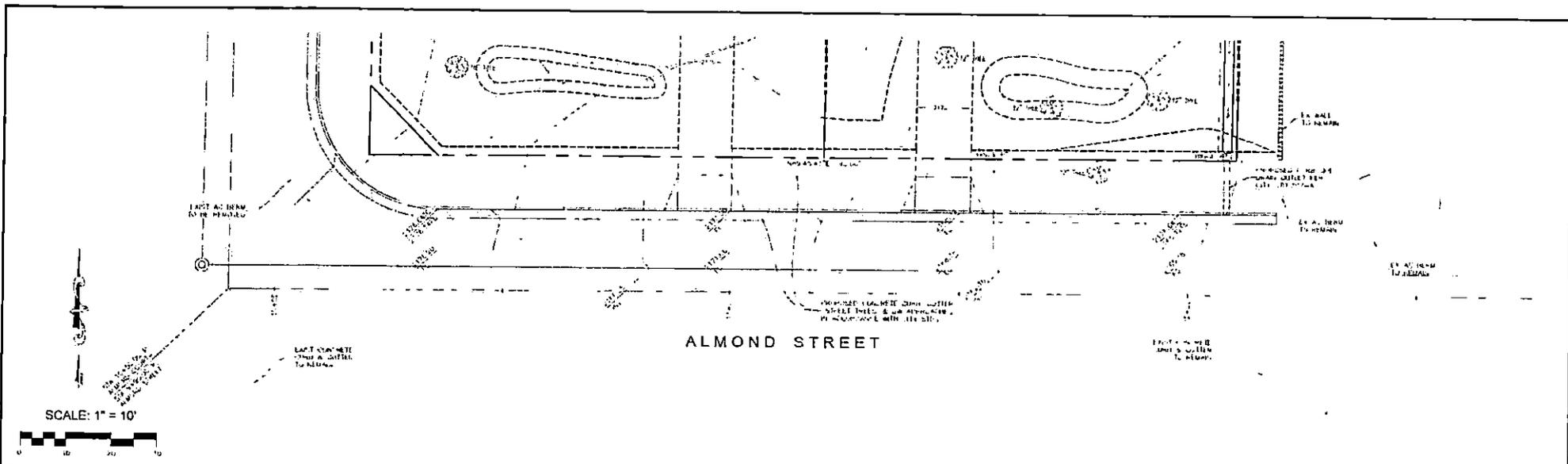
DATE

**CITY OF RANCHO CUCAMONGA**

**CONCEPTUAL GRADING PLAN**  
 TENTATIVE PARCEL MAP No. 19615

PROJECT NO. 19615

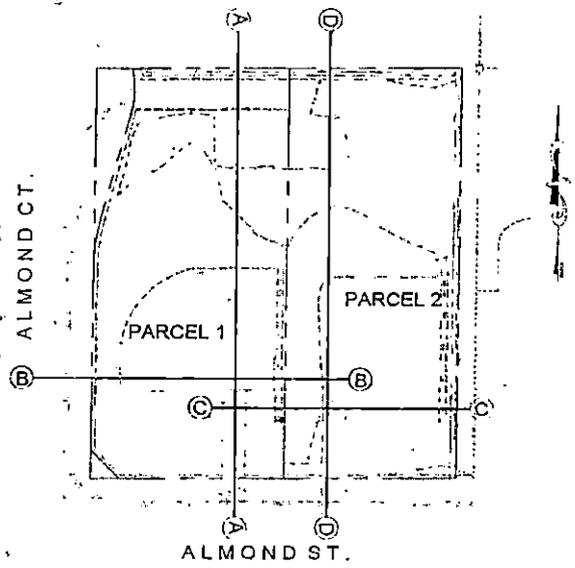
SHEET 2 OF 5 SHEETS



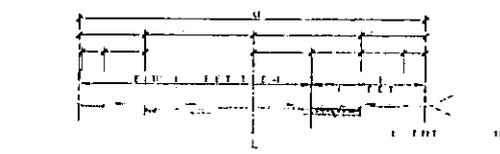
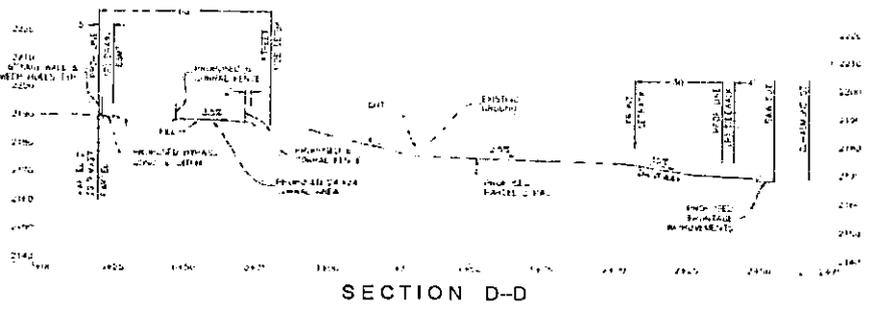
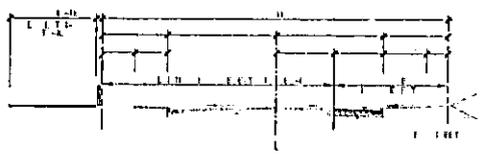
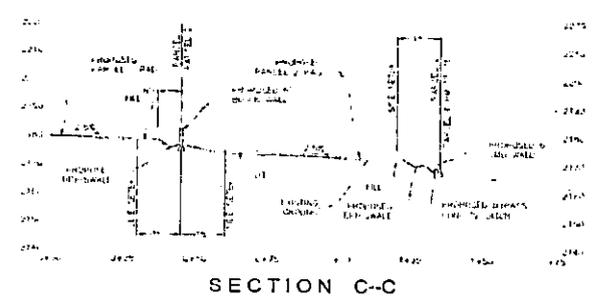
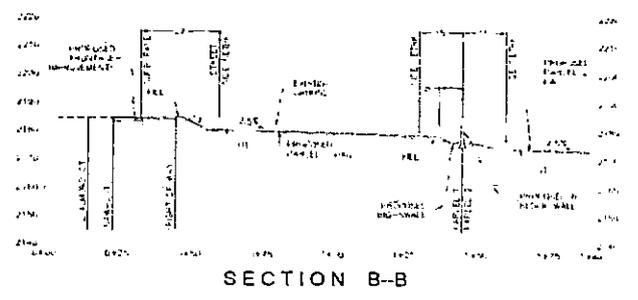
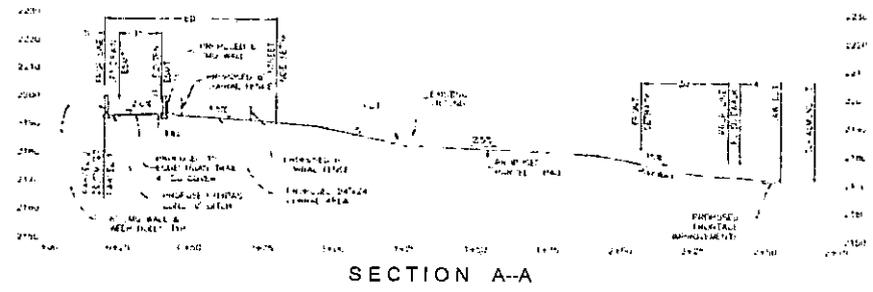
BENCH MARK NO 78 <small>Location of benchmark "78" indicated on the tentative parcel map No. 19615 of the City of Rancho Cucamonga, California.</small>	REVISIONS		SEAL	PLAN PREPARED BY <b>A. S. CIVIL ENGINEERING &amp; LAND SURVEYING</b> <small>1400 E. 14th Street, Suite 100, Fullerton, CA 92707          Phone: (714) 944-7100          Email: ascs@ascs.com</small>	DESIGNED BY CHECKED BY DRAWN BY DATE	APPROVED BY <small>(Signature)</small> TITLE DATE	<b>CITY OF RANCHO CUCAMONGA</b>	SHEET NO. <b>3</b> <small>OF 5 SHEETS</small>
	DATE	BY						

TENTATIVE PARCEL MAP No. 19615  
**CONCEPTUAL GRADING PLAN**  
 CITY OF RANCHO CUCAMONGA

C,D,E 12



SCALE: 1" = 30'



BENCH MARK NO 76  
ELEVATION 1741.54

NO.	DATE	REVISIONS

PLANS PREPARED BY  
A.L.S. - CIVIL ENGINEERING & LAND SURVEYING  
12400 Cord Springs Street  
Eastvale, Ca 91752



DESIGNED BY  
CHECKED BY  
APPROVED BY

CITY OF RANCHO CUCAMONGA  
CONCEPTUAL GRADING PLAN  
TENTATIVE PARCEL MAP NO. 19815

PROJECT NO. 19815  
SHEET NO. 4  
OF 5 SHEETS  
DATE: 6/10/84



**PROPOSED WQMP PROGRAMS**

Non-Structural Source Control BMPs  
 1. Education of property owners, tenants, and occupants on storm water BMPs.  
 2. Landscape management BMPs through grading and site design.  
 3. BMP maintenance through recorded documents.

**Structural Source Control BMPs**

1. Site design and landscape planning
2. Best runoff control
3. Erosion mitigation
4. Buffer construction, use of garage or outdoor covered trash enclosure
5. Detention basin use of smaller scale features around the perimeter (trough depression for storage volume benefit utilize potential secondary basin to meet storage requirements)
6. If the proposed path
7. Vegetated buffer
8. Bio retention

**Preventative LID Site Design Practices**

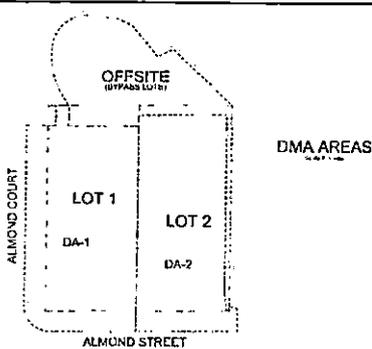
1. Minimize impervious areas. Use of building envelope to lessen the amount of impervious area.
2. Encourage impervious areas. Encourage solid runoff into smaller isolated zones over the development.
3. Utilize protective fencing to protect existing vegetation and sensitive areas from disturbance.
4. Minimize disturbance of existing native hydro seed mix with site grading as needed.
5. Utilize vegetative species and low features.
6. Minimize site disturbance and soil compaction with placement of protective fencing.

**Form 4.2-1 LID BMP Performance Criteria for Design Capture Volume DA-1 (Parcel One with Proportionate Frontage Street Improvements)**

Proposed parcel area	21,700 sq ft	Percent impervious area	4.5%
Proposed parcel area assumptions		Percent impervious area	4.5%
Proposed street improvement area	5,276 sq ft	Percent impervious area	4.5%
Total impervious area	26,976 sq ft	Percent impervious area	4.5%

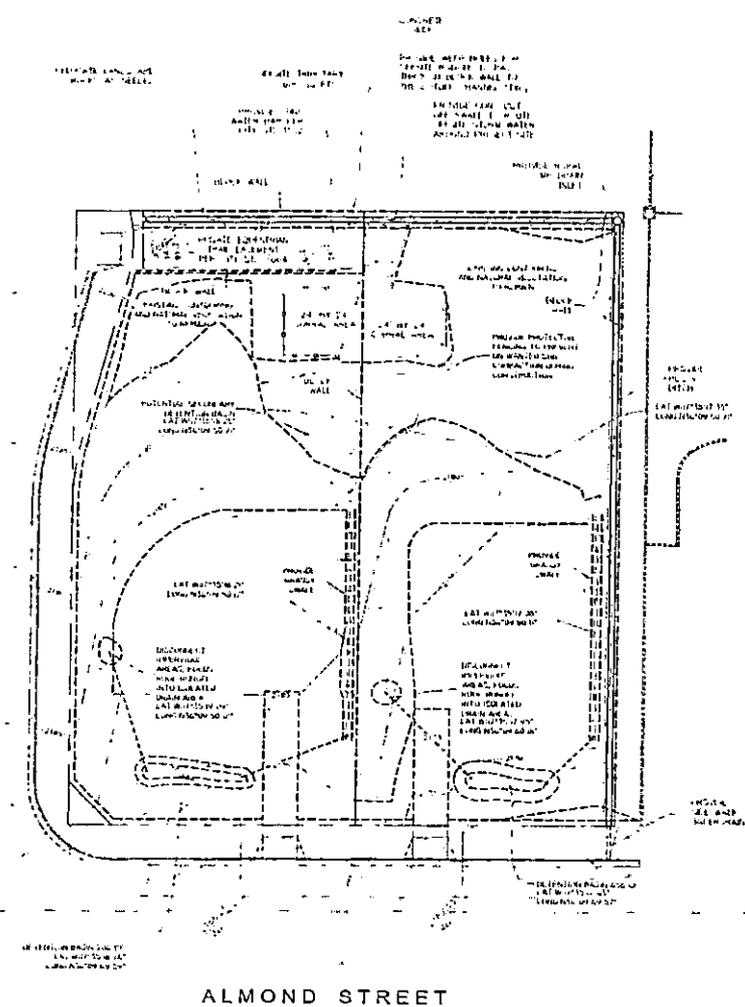
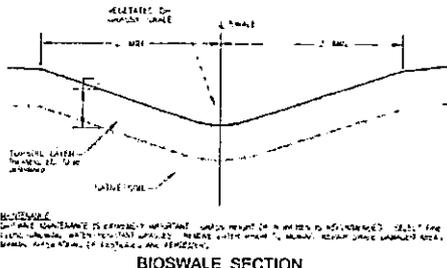
**Form 4.2-1 LID BMP Performance Criteria for Design Capture Volume DA-1 (Parcel Two with Proportionate Frontage Street Improvements)**

Proposed parcel area	19,550 sq ft	Percent impervious area	4.5%
Proposed parcel area assumptions		Percent impervious area	4.5%
Proposed street improvement area	4,200 sq ft	Percent impervious area	4.5%
Total impervious area	23,750 sq ft	Percent impervious area	4.5%



**Computation of Design Capture Volume and Proposed BMP Implementation Measures for Tentative parcel Map 19815 City of Rancho Cucamonga, California**

- A. The applicant has prepared design capture volume calculations for the proposed tentative parcel map. The total square footage of street improvements from the sidewalk line shown on the conceptual plans is as corresponding parcel.
- B. Proposed parcel area:  
 Parcel One = 21,700 sq ft  
 Parcel Two = 19,550 sq ft
- C. Proposed parcel area assumptions:  
 1. Parcel One total impervious area = 9,765 sq ft (center building pad area shown on conceptual plans)  
 2. Parcel Two total impervious area = 8,798 sq ft (center building pad area shown on conceptual plans)
- D. Proposed street improvement area:  
 Total street improvement area including that area created by sidewalk = 9,476 sq ft
- i. Parcel One pad area + adjacent street frontage improvements = 16,136 sq ft (9,765 sq ft + 6,371 sq ft)
  - ii. Percentage total impervious area assumption used for DCV calculation = 4.5%
  - iii. Parcel One pad area + adjacent street frontage improvements = 5,974 sq ft (4,808 sq ft + 1,174 sq ft)
  - iv. Percentage total impervious area assumption used for DCV calculation = 4.5%



BENCH MARK NO 76	REVISIONS		SEAL	PLANS PREPARED BY A. S. CIVIL ENGINEERING & LAND SURVEYING 8000 (800) (700-2000) Direct Office Building E-mail: a.s.civil@earthlink.net This plan was prepared under the supervision of PAUL W. FRENCH - REG. CIVIL ENGINEER - STATE OF CALIFORNIA	APPROVED BY [Signature]	CITY OF RANCHO CUCAMONGA MASTER DRAINAGE LAYOUT PRELIMINARY WQMP TENTATIVE PARCEL MAP No 19815	SHEET 1 OF 1 SHEETS
	DATE	DESCRIPTION					



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE ACTION AGENDA

MAY 17, 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  Francisco Oaxaca   
Candyce Burnett  Donald Granger

Alternates: Ray Wimberly  Lou Munoz   
Rich Macias

*Additional Staff Present: Tabe van der Zwaag, Associate Planner; Dominick Perez, Associate Planner*

7:00 p.m.

### 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.*



**DESIGN REVIEW COMMITTEE  
ACTION AGENDA  
MAY 17, 2016**

- A. SIGN PERMIT DRC2016-00286 – ROY COURTNEY FOR ALDI FOOD MARKET - A request to construct a wall sign for Aldi Food Mart on the south elevation of the building at 11070 Foothill Boulevard; APN: 1077-422-72.
- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19615 – RAYMOND WANG - A request to subdivide a 0.94-acre parcel of land into two parcels within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) Residential District, located at the northeast corner of Almond Street and Almond Court; APN: 1074-041-01. Related File: Variance DRC2015-00177.
- C. ENVIRONMENTAL ASSESSMENT AND VARIANCE DRC2015-00177 – RAYMOND WANG – A request to reduce the required minimum parcel size and average parcel size related to the subdivision of a 0.94-acre parcel of land into two parcels that are within the Equestrian Overlay and Hillside Overlay in the Very Low (VL) Residential District, located at the northeast corner of Almond Street and Almond Court; APN: 1074-041-01. Related File: TENTATIVE PARCEL MAP SUBTPM19615.
- D. DESIGN REVIEW DRC2014-00931 – DON CLOUGHESY FOR THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (RCFPD) - A request to update the site plan and architecture of the approved Rancho Cucamonga Fire Protection District (RCFPD) training center at the existing Jersey RCFPD Station #174 located in the Medium Impact Heavy Industrial (MIHI) Development District at 11297 Jersey Boulevard; APN: 0229-111-34.

*A. DRC2016-00286  
Committee  
recommended  
approval of the  
project as  
presented.*

*B & C.  
SUBTPM19615  
Committee  
recommended  
approval and  
forwarded project to  
PC as presented.*

*D. DRC2014-00931  
Committee  
approved project as  
presented.*

**IV. ADJOURNMENT**

*7:27 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 COMMITTEE**  
**ACTION AGENDA**  
**MAY 17, 2016**

*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 May 5, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.*



# 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: Tentative Parcel Map No. 19615

Name & Address of project owner(s): Gerald Hays & Marilyn Wolf Hays

75 E 17th Street

Upland, Ca 91784

Name & Address of developer or project sponsor: Raymond Wang

2440 Highland Road

Upland, Ca 91784

**EXHIBIT E**

Contact Person & Address: Raymond Wang

24440 HIGHLAND ROAD  
UPLAND CA 91784

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

Telephone Number: (626) 318-2828

### 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 at the base of the foothills

4) Assessor's Parcel Numbers (attach additional sheet if necessary): 1074-041-01

\*5) Gross Site Area (ac/sq. ft.): 41,230 sf

\*6) Net Site Area (total site size minus area of public streets & proposed dedications): 40,009 sf

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

not applicable



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

No known 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:

No noise sources.

- 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:

This project is a lot split into two parcels. The subdivision will result in the widening of both Almond Street and Almond Court to their previously designed full sections. There will be no onsite development per this project. Future development will consist of the construction of two single family homes on the two proposed parcels.

- 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.):

To the west and south are single family residences that represent a full buildout for the VL land use. These parcels are approximately 20,000 sf in area similar to the proposed subdivision. There are no homes to the north due to the hillside grade. To the east are undeveloped parcels with single family homes.

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

The proposed subdivision will be a identical match the parcels in the surrounding area.

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?

The only noise generated will be from the construction of the street widening.

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

No mature trees will be removed per this project. If a tree is to be removed, the future development of the onsite homes will plant a replacement

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

No bodies of water

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) 705 Peak use (gal/Day)

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

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

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

a. Residential (gal/day) 250

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

**RESIDENTIAL PROJECTS:**

20) Number of residential units: \_\_\_\_\_

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

There are two parcels proposed. The maximum lot size will be 21,700 sf and the minimum will be 19,530 sf

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

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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: NA

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23) Indicate anticipated household size by unit type: Single Family

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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: \_\_\_\_\_

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

\_\_\_\_\_

27) Indicate hours of operation: \_\_\_\_\_

\_\_\_\_\_

28) Number of employees: \_\_\_\_\_

Total: \_\_\_\_\_

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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\*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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.*

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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.*

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

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

Date: 2-18-15

Signature: 

Title: Applicant

## 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

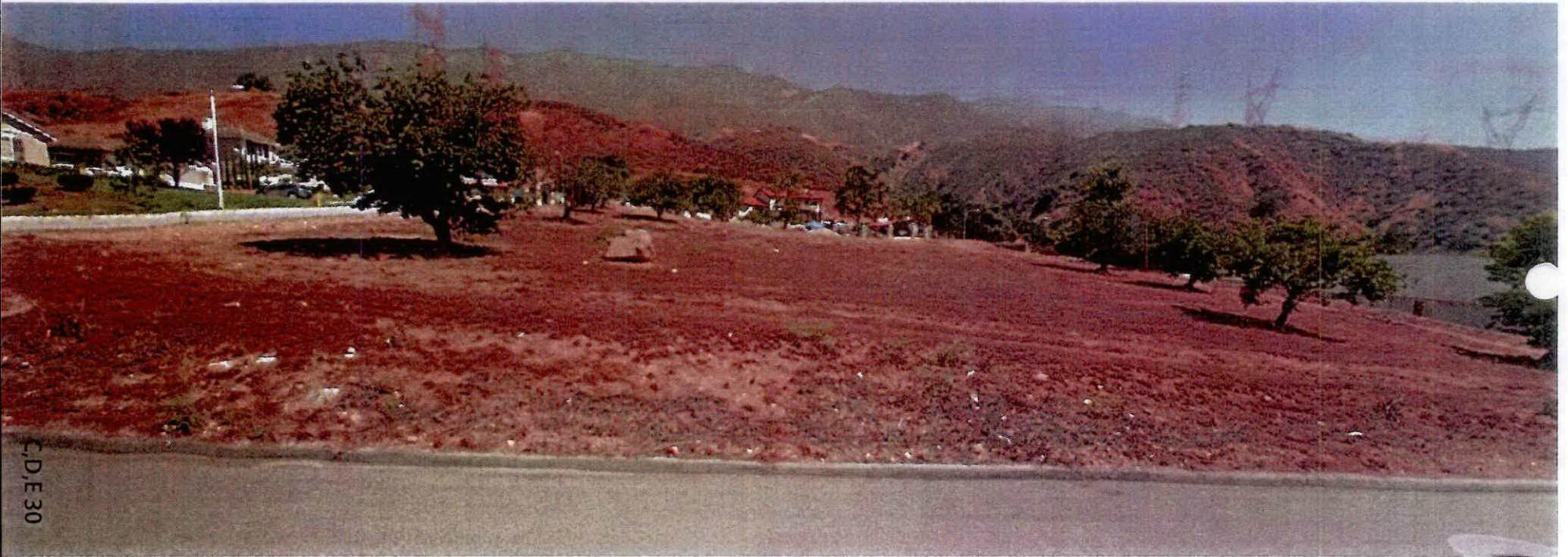
Etiwanda  
6061 East Avenue  
P.O. Box 248  
Rancho Cucamonga, CA 91739  
(909) 899-2451

### High School

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

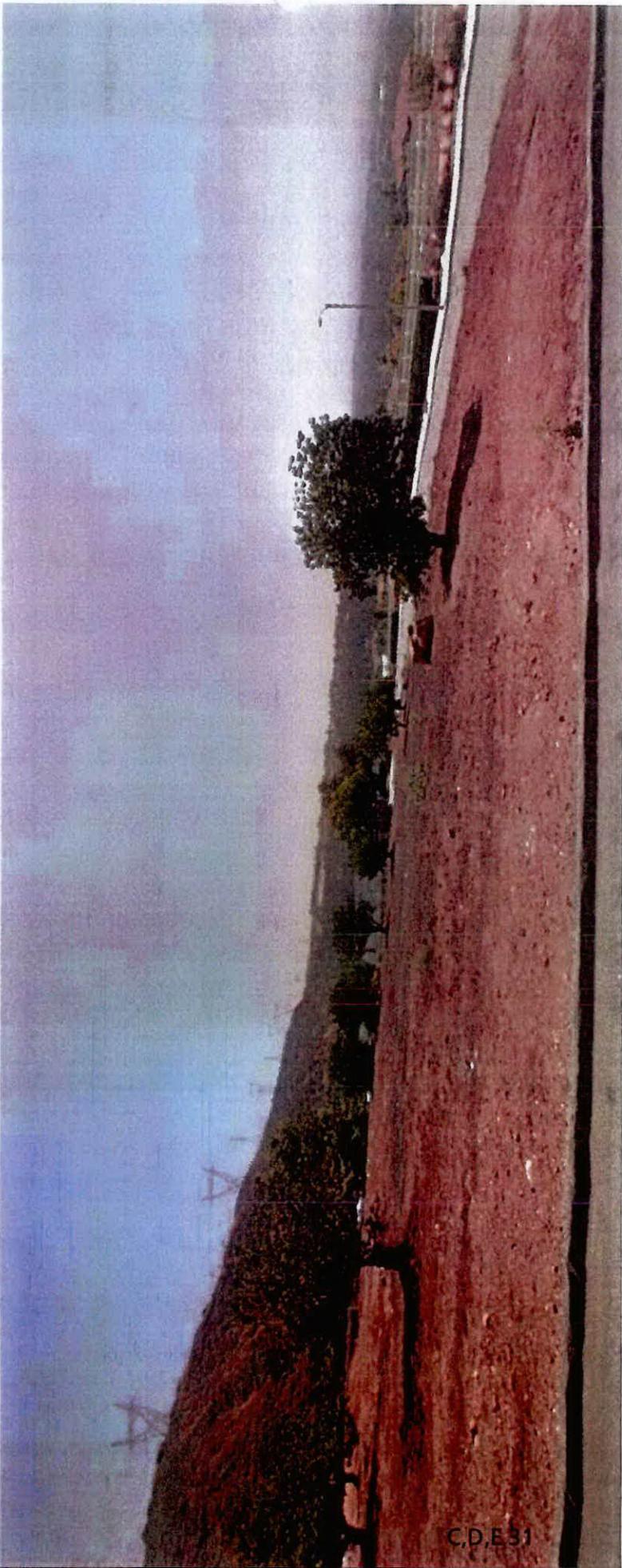






C,D,E 30

PHOTO #1

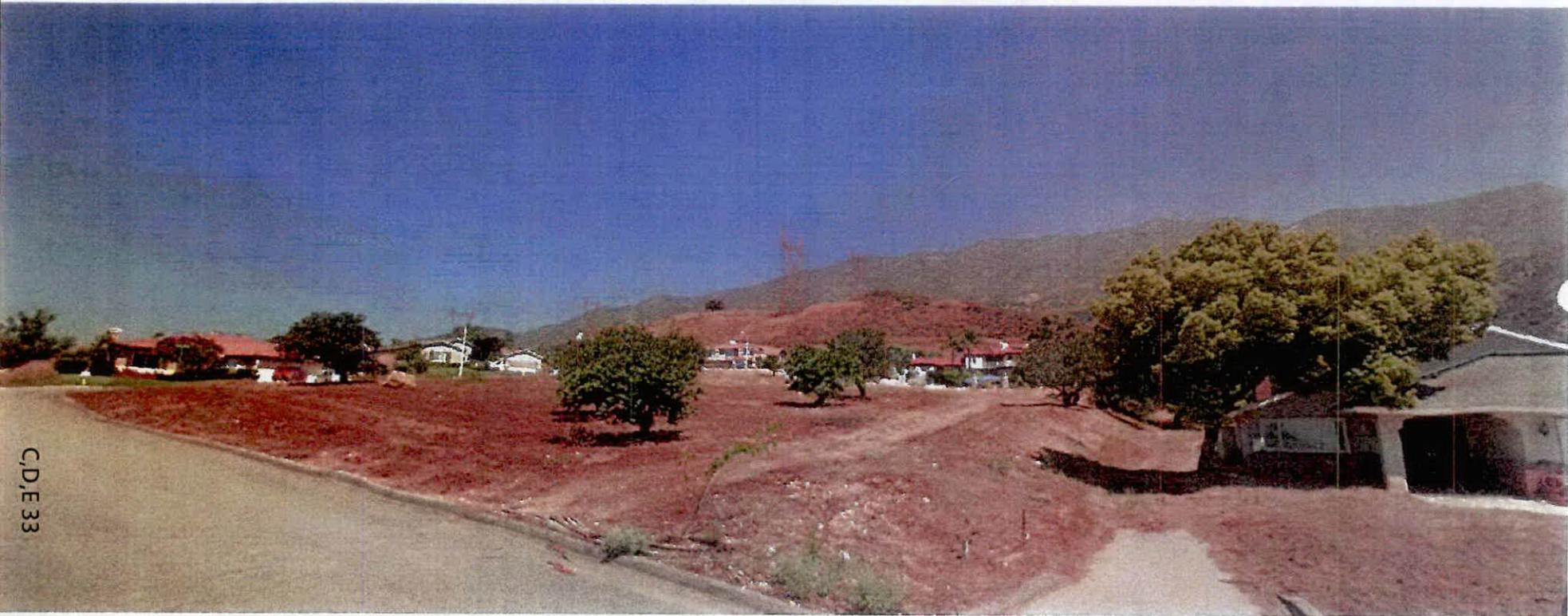


C,D,E31

PHOTO #2



PHOTO # 3



C,D,E,33

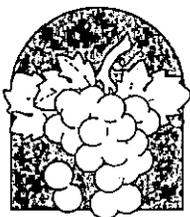
PHOTO # 4

Mitigation Monitoring Program

SUBTPM19615; Variance DRC2015-00177 and Variance DRC2016-00434

Page 2

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**

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*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.*

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**Project File No.:** SUBTPM19615; Variance DRC2015-00177 and Variance DRC2016-00434

**Public Review Period Closes:** July 27, 2016

**Project Name:** Tentative Parcel Map 19615 **Project Applicant:** Raymond Wang  
2440 Highland Road  
Upland, CA 91784

**Project Location (also see attached map):** Located at the northeast corner of Almond Street and Almond Court; APN: 1074-041-01

**Project Description:** A subdivision of a .94 acre site into two residential parcels located within the Very Low (VL) Residential District and within the Equestrian and Hillside Overlays. The proposed Variance requests are to reduce the required average lot sizes and on the corner parcel to reduce the 100-foot width requirement by 2.2 feet.

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## 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.

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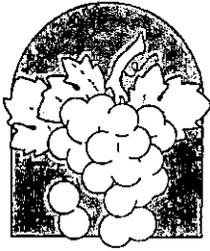
## NOTICE

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

September 14, 2016  
Date of Determination

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Adopted By



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

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**BACKGROUND**

1. **Project File:** Tentative Parcel Map SUBTPM19615, Variance DRC2015-00177 and Variance DRC2016-00434.
2. **Related Files:**
3. **Description of Project:** The project scope is for the subdivision of the 0.94-acre project site, located at the northeast corner of Almond Street and Almond Court, into two residential parcels. The project site is within the Very Low (VL) Residential District, and within the Equestrian and Hillside Overlays. The minimum lot size in the Very Low (VL) Residential District is 20,000 square feet and the required average lot size is 22,500 square feet. Parcel #1 is 20,224 square feet and Parcel #2 is 20,006 square feet, with an average parcel size of 20,115 square feet. A Variance (Related file: DRC2015-00177) is included for a reduction of 2,385 square feet in the required 22,500 square foot average parcel size. A second Variance (DRC2016-00434) is included to reduce the 100-foot corner parcel width requirement of Parcel #1 by 2.2 feet (proposed width 97.80 feet). The project adheres to all other development requirements. The Development Code requires interior lots to be 90 feet wide, and each lot to be a minimum of 200 feet in depth. Interior Parcel #2 is 90 feet wide and each parcel is 217 feet deep. APN: 1074-041-01
4. **Project Sponsor Name and Address:**  
Raymond Wang  
2440 Highland Road  
Upland, CA 91784
5. **General Plan Designation:** Very Low (VL) Residential
6. **Zoning:** Very Low (VL) Residential
7. **Surrounding Land Uses and Setting:** The project site is within the Very Low (VL) Residential district. The surrounding properties to the north, south, east and west are also within the Very Low (VL) Residential District and developed with single-family residences. The project site is covered with non-native grasses, remnant fruit trees and has been regularly disked for weed abatement.
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  
(909) 477-2750, extension 4316

10. **Other agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement)

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**DETERMINATION**

On the basis of this initial evaluation:

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

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: Talve Van der V Date: 6/20/16  
Reviewed By: DONALD GRANGER Date: 6/21/16

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

<b>1. AESTHETICS. <i>Would the project:</i></b>				
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 at the northeast corner of Almond Street and Almond Court and is characterized by single-family residential development to the north, south, east and west. The visual quality of the area will not degrade as a result of this project as the subdivided parcels will be of similar size and configuration to the existing developed parcels 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.
- 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.

<b>2. AGRICULTURAL RESOURCES. <i>Would the project:</i></b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	()	(✓)	()
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(✓)

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 at the northeast corner of Almond Street and Almond Court and is characterized by single-family residential development to the north, south, east and west. There are approximately 209 acres of Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City of Rancho Cucamonga according to the General Plan and the California Department of Conservation Farmland Map 2010. Concentrations of Important Farmland are sparsely located in the southern and eastern parts of the City that is characterized by existing and planned development. Farmland in the southern portion of the City is characterized by industrial, residential, and commercial land uses and Farmland in the eastern portion of the City is within the Etiwanda area and planned for development. Further, a large number of the designated farmland parcels are small, ranging from 3 acres to 30 acres, and their economic viability is doubtful; therefore, they are not intended to be retained as farmland in the General Plan Land Use Plan. The General Plan FPEIR identified the conversion of farmlands to urban uses as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council. The proposed project is consistent with the General Plan for which the FPEIR was prepared and impacts evaluated.
- b) There is no agriculturally zoned land within the City of Rancho Cucamonga. There are no Williamson Act contracts within the City.
- 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 at the northeast corner of Almond Street and Almond Court and is characterized by single-family residential development to the north, south, east and west.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The nearest agricultural use is more than 1.5 miles west 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. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	( )	(✓)	( )	( )
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	( )	(✓)	( )	( )
d) Expose sensitive receptors to substantial pollutant concentrations?	( )	(✓)	( )	( )
e) Create objectionable odors affecting a substantial number of people?	( )	( )	( )	(✓)

**Comments:**

- a) As discussed in subsection b, the project would not exceed any air quality standards and would not interfere with the region's ability to comply with Federal and State air quality standards for Criterion 1 Increase in the Frequency or Severity of Violations (local air quality impacts) or Criterion 2 Exceed Assumptions in the AQMP (consistency with the 2003 AQMP). Therefore the project is consistent with the 2003 AQMP.
- b) Both the State of California and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants. These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), coarse particulate matter with a diameter or 10 microns or less (PM<sub>10</sub>), fine particulate matter less than 2.5 (PM<sub>2.5</sub>) microns in diameter and lead. Among these pollutants, ozone and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) are considered regional pollutants while the others have more localized effects. In addition, the State of California has set standards for sulfates, hydrogen sulfide (H<sub>2</sub>S), vinyl chloride and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulates stationary sources of pollution within a jurisdictional area. Direct emissions from motor vehicles are regulated by the Air Resources Board (ARB).

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

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

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

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 (date) was prepared by Landin & Associates (February 2, 2016) 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 is to subdivide a .94 acre parcel of land into two lots for residential purposes. The project site is currently vacant with remnant fruit trees and non-native grasses which will be removed for development of the proposed project. 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
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**SCAQMD Regional Threshold and Localized Significance Thresholds**

Activity year	Emissions (pounds/day)					
	VOC	NOX	CO	SOX	PM10	PM2.5
<b>2016 Maximum Daily Emissions</b>	<b>1.332</b>	<b>4.345</b>	<b>2.734</b>	<b>38.356</b>	<b>15.287</b>	<b>0.2805</b>
SCAQMD Regional Threshold	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Construction activities associated with the project will result in emissions of CO, VOCs, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> and are expected from the following construction activities: demolition, grading (including soil import), 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)

**Total Localized Construction Emissions (pounds/day)**

On-Site Grading Emissions	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
<b>Maximum Daily Emissions</b>	<b>4.345</b>	<b>2.734</b>	<b>.312</b>	<b>0.280</b>
SCAQMD Localized Threshold	170	1,232	6	5
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: CalEEMod Model

Equipment Exhausts and Related Construction Activities

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

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

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

Architectural Coatings

Architectural coatings contain VOCs that are similar to ROCs and are part of the O<sub>3</sub> precursors. Based on the proposed project, it is estimated that the proposed project will result in a maximum of approximately 1.332 lbs of VOC per day (combined for all construction sources) during construction. Therefore, this VOC emission is the principal air emission and is less than the SCAQMD VOC threshold of 75 lbs/day.

Odors

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

Naturally Occurring Asbestos

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

Based on the discussion above and with implementation of the following Best Available Control Measures (BACM) identified in the Air Quality Impact Analysis (Landin & Associates; February 2, 2016) 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.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 (URBEM1S7G) estimates in Table 4.3-3 of the General Plan (FPEIR), Nitrogen Dioxide (NO<sub>2</sub>), Ozone (O<sub>3</sub>), and Particulate Matter (PM<sub>2.5</sub> and PM<sub>10</sub>) would exceed SCAQMD thresholds for significance; therefore, they would all be cumulatively considerable if they cannot be mitigated on a project basis to a level less-than-significant. This city-wide increase in emissions was identified as a significant unavoidable adverse impact for which a Statement of Overriding Considerations was ultimately adopted by the City Council as noted in the Section 4.3 of the General Plan FPEIR.

With implementation of the following best practices and mitigation measures from the City's 2010 General Plan FPEIR that are designed to minimize short-term air quality impacts, the project's contribution to cumulative impacts will be less-than-significant:

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

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

Project Long Term (Operational) Emissions and Impacts

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

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

Summary of Peak Operational Emissions

**SCAQMD Regional Threshold and Localized Significance Thresholds**

Operational Activities	Emissions(pounds/day)					
	ROG	NOX	CO	SOX	PM10	PM2.5
Area Source	0.87	12.05	0.05	0	5.48	5.48
Energy Source	19.70	17.01	7.23	10.96	14.25	14.25
Mobile	0.05	0.27	0.93	10.08	110.90	11.06
<b>Maximum Daily Emissions</b>	<b>20.72</b>	<b>29.33</b>	<b>8.31</b>	<b>21.04</b>	<b>130.63</b>	<b>30.79</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational Activity	Emissions (Pounds per day)			
	NOx	CO	PM10	PM2.5
Maximum Daily Emissions	3.709	3.355	122.356	12.350
SCAQMD Localized Threshold	55	550	150	55
Threshold Exceeded?	NO	NO	NO	NO

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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) **Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.**
- 14) **Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.**
- 15) **Provide lighter color roofing and road materials and tree planting programs to comply with the AQMP Miscellaneous Sources MSC-01 measure.**
- 16) **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.**
- 17) **All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.**
- 18) **All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.**

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

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 nearest sensitive receptor is Hermosa Elementary School at 10133 Wilson Avenue, which is more than .5 mile from the project site. No impact is expected.

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.

- 19) **All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Devices.** Rule 445 was adopted in March 2008 to reduce emissions of PM<sub>2.5</sub> and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

- 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 residential land uses. The primary odors from residential land uses are kitchen odors from the preparation of meals; however, these odors would be minimal and not considered to be significant. No adverse impacts are anticipated.

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

**Comments:**

- a) The project site is located in an area developed with single-family residential 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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals because of the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan. The site does contain a number of fruit trees. Mitigation measures have been included to require a nesting bird and burrowing owl survey prior to grading. With the following mitigation measures, no adverse impacts are anticipated.

- 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**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 anticipated.
- c) No wetland habitat is present on-site. As a result, project implementation would have no impact on these resources. No adverse impacts are anticipated.
- 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.
- 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 anticipated.
- 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. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	()	()	()	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	()	(✓)	()	()
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	()	(✓)	()	()
d) Disturb any human remains, including those interred outside of formal cemeteries?	()	()	()	(✓)
e) Directly or indirectly affect a Native American tribal cultural resource:	()	(✓)	()	()

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 Cultural Resources Assessment was prepared for the project (DCR Consulting, LLC; October 29, 2015) which included an archaeological records search at the South Central Coastal Information Center (SCCIC), which included a review of all recorded historic and prehistoric cultural resources, as well as a review of known cultural resources, and survey and excavation reports generated from projects completed within one mile of the project site. The records search found that no previous studies have assessed the project site and no cultural resources have previously been recorded within its boundaries. The Cultural Resources Assessment also performed an archaeological pedestrian field survey of the project site on October 20, 2015. The field survey did not identify any cultural resources within the project site. The report concluded that there is a low likelihood that cultural resources will be found on the project site. No adverse impacts are anticipated.
  
- b) There are no known archaeological sites or resources recorded on the project site; however, the Rancho Cucamonga area is known to have been inhabited by Native Americans according to the General Plan FPEIR (Section 4.6). Construction activity, particularly grading, soil excavation, and compaction, could adversely affect or eliminate existing and potential archaeological resources. The General Plan Final Program Environmental Impact Report (FPEIR) analyzed the impacts of Cultural Resources based on the future build out of the City. The following mitigation measures as identified in the FPEIR shall be implemented:
  - 1) **If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:**
    - **Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.**
    - **Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.**
    - **Pursue educating the public about the archaeological heritage of the area.**
    - **Prepare a mitigation plan consistent with Section 21083.2 Archaeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archaeological sites, capping or covering sites with soil, planning the site as a park or green space or paying an in-kind mitigation fee.**
    - **Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original**

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) In accordance with AB52, the Soboba Band of Luiseno Indians, the San Manuel Band of Mission Indians and the Torres Martinez Desert Cahuilla Indians 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 by the Soboba Band of Luiseno Indians (letter dated June 6, 2016), stating that they had no concerns regarding known cultural resources in the specific area that the project encompasses. Communications were not received from the other two tribes contacted. No adverse impacts are anticipated.

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

**Comments:**

- a) No known faults pass through the site and it is not in an Earthquake Fault Zone, nor is it in the Rancho Cucamonga City Special Study Zone along the Red Hill Fault, according to the General Plan Figure PS-2, and Section 4.7 of the General Plan FPEIR. The Red Hill Fault, passes within 2 miles south of the site, and the Cucamonga Fault Zone lies approximately 1/4 mile north of the site. 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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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14 miles northeasterly of the site and the San Andreas, capable of up to  $M_w$  8.2 earthquakes, is 16 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 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 Ramona Sandy Loam 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 Ramona Sandy Loam Soil association according to General Plan FPEIR Exhibit 4.7-3. These soils are typically found on 9 to 15 percent slopes and drain with medium runoff. No adverse impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed. No adverse impacts are anticipated.

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

**Comments:**

- a) Regulations and Significance – The Federal government began studying the phenomenon of global warming as early as 1979 with the National Climate Protection Act (92 Stat. 601). In June of 2005, Governor Schwarzenegger established California’s Green House Gas (GHG) emissions reduction target in Executive Order (EO) S-3-05. The EO created goals to reduce GHG emissions for the State of California to 2000 levels by 2010; GHG emissions reduced to 1990 levels by 2020; and GHG emissions reduced to 80 percent below 1990 levels by 2050. Additionally, on December 7, 2009 the U.S. Environmental Protection Agency (USEPA) issued findings regarding GHGs under rule 202(a) of the Clean Air Act: (1) that GHGs endanger human health; and (2) that this will be the first steps to regulating GHGs through the Federal Clean Air Act. The USEPA defines 6 key GHGs (carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>)). The combined emissions of these well-mixed greenhouse gases from new motor vehicles and engines contribute to GHG pollution.

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

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

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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It is not anticipated that any single development project would have a substantial effect on global climate change but that GHG emissions from the project would combine with emissions across California, the United States, and the world to cumulatively contribute to global climate change. Therefore, consistent with the ARB's Climate Change Scoping Plan, the proposed project was evaluated for consistency with the Early Action Measures (Scoping Plan is a recommendation until adopted through normal rulemaking). The proposed project is assessed by determining its consistency with the 37 Recommended Actions identified by ARB. In compliance with Senate Bill (SB) 97 and CEQA, the project has been analyzed based on a qualitative analysis (CEQA 15064.4). Additionally, the ARB was directed through SB 375 to develop regional GHG emission reduction targets to be achieved within the automobile and light truck sectors for 2020 and 2035.

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

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

The City of Rancho Cucamonga has not adopted a threshold of significance for GHG emissions. However, a screening threshold of 3,000 MTCO<sub>2e</sub> 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 (Landin & Associates; February 2, 2016), total project related emissions would be 11.2 MTCO<sub>2eq</sub>/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

**Total GHG Emissions (U.S. tons/year)**

Total (us tons/yr)	Co2	CH4	N2O	CO2e
Area	3.97261973	0.7716	0.7716	3.9967
Energy	4.6357	0.0002	.00004	4.6539
Water	0.622	0.0037	.00009	0.7308
Water Usage	0.5504	0.0325	0.0	1.2335
Waste	0.2752	0.0163	0.0	0.6168
<b>Total Co2e (All Sources)</b>	<b>11.2317</b>			

Source: CalEEmod Model

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

**Cumulative Short Term (Construction) GHG Emissions** – The General Plan FPEIR (Section 4.5) indicates that GHG emissions result from construction activities associated with diesel-powered construction equipment and other combustion sources (i.e. Generators, workers vehicles, material delivery, etc.). The GHG emitted by construction equipment is primarily carbon dioxide (CO<sub>2</sub>). The highest levels of construction related GHG's occur during site preparation including demolition, grading and excavation. Construction related GHG's are also emitted from off-site haul trucks and construction workers traveling to the job site. Exhaust emissions from construction activities would vary each day with the changes in construction activity on site. The combustion of fossil-based fuels creates GHG's such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. CH<sub>4</sub> is emitted during the fueling of heavy equipment.

Based on the Greenhouse Gas Analysis (Landin & Associates; February 2, 2016), no significant impacts to GHGs from short-term construction impacts would occur as a result of the project as shown in the table above. Because the project would result in minimal emissions that do not exceed the SCAQMD's interim threshold of significance, the project's contribution to cumulative impacts is also considered minimal. The proposed project would have less than a significant short-term cumulative impact with implementation of the following enforceable actions, which are included as mitigation measures in accordance with Mitigation Measure 4.5-1 of the 2010 General Plan Update FPEIR:

- 1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with SCAQMD Rule 403 regarding fugitive dust including treating the site with water or other soil-stabilizing agent twice daily or replanting disturbed areas as quickly as possible.
- 2) The construction contractor shall select construction equipment based on low-emission factors and high energy efficiency and submit a statement on the grading plan that ensures all construction equipment will be tuned and maintained in accordance with the manufactures' specification.
- 3) Trucks shall not idle continuously for more than 5 minutes.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 subdivision of a .94 acre parcel of land into 2 parcels for purpose of developing 2 single-family residences in the future. The project would result in an increase in the net increases of both stationary and mobile source emissions. The majority of energy consumption typically occurs during project operation (more than 80 percent and less than 20 percent during construction activities). The proposed project will incorporate several design features that are consistent with the California Office of the Attorney General's recommended measures to reduce GHG emission including: water efficient landscaping, shade trees, and walkways that provide accessibility to public sidewalks.

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

Based on the Greenhouse Gas Analysis (Landin & Associates; February 2, 2016), 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:

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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.**
  
- b) **The project involves the subdivision of the .94 acre site into two single-family residential lots, which is consistent with the General Plan.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 (Landin & Associates; February 2, 2016), 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.

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

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

**Comments:**

- a) Development within the City may utilize or generate hazardous materials or wastes. This is usually associated with individual households, small business operations, and maintenance activities like paints, cleaning solvents, fertilizers, and motor oil or through construction activities that would use paints, solvents, acids, curing compounds, grease, and oils. These materials would be stored and used at individual sites. The 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. 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. No adverse impacts are anticipated.
- c) There are no schools located within 1/4 mile of the project site. The nearest school is Hermosa Elementary School at 10133 Wilson Avenue, which is more the .5 mile from the project site. Typically, the uses proposed do not create objectionable odors. No adverse 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 not located within an airport land use plan according to the General Plan Figure PS-7 and General Plan FPEIR Exhibit 4.8-1 and is not within 2 miles of a public airport. The project site is located approximately 7 miles northerly of the Ontario Airport and is offset north of the flight path. No impact is anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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. The project is located with the Very High Fire Hazard Severity Zone according to General Plan Figure PS-1. The City recognizes the risk and has adopted policies and Standard Conditions that limit uses to Very Low density residential development and Hillside residential uses in these areas to limit property exposed to wildland fire hazards. The project shall prepare a Fire Protection Plan to outline appropriate measures to address fire hazards. Therefore, the following wildland fire mitigation measure shall be implemented to reduce impacts to less-than-significant levels:
  - 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.**

9. <b>HYDROLOGY AND WATER QUALITY.</b> <i>Would the project:</i>				
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?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (CWVD). 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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 A.I.S. Civil Engineering & Land Surveying (May 16, 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:

*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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 5) **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.
  - 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.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff because of the amount of new building and hardscape proposed on a site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Grading and Drainage Plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.
- 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.
- 8) **The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by A.I.S. Civil Engineering & Land Surveying (May 16, 2016) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.**
- g) 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 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 tsunamis 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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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several debris dams and levees north of the City, and spreading grounds both within and north of the City.

<b>10. LAND USE AND PLANNING. <i>Would the project:</i></b>				
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 at the northeast corner of Almond Street and Almond Court and is characterized by single-family residential development to the north, south, east and west. This project will be of similar design and size to surrounding single-family development to the north, south east and west. The project will become a part of the larger community. No adverse impacts are anticipated.
- b) The project site land use designation is Very Low (VL) Residential. The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection, or SCAG's Regional Comprehensive Plan. 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.

<b>11. MINERAL RESOURCES. <i>Would the project:</i></b>				
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.

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

**Comments:**

- a) The project site is not within an area of noise levels exceeding City standards according to General Plan Figure PS-9 at build-out. No adverse impacts expected.
- b) The normal operating uses associated with this type of project normally do not induce ground borne vibrations. Construction related vibration may create short term noise and vibration impacts. A condition of approval (See comment D below) limits the times of day way construction may occur. With the mitigation measure listed under "Comment D" below, the impacts will 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:

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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. 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 block wall shall be constructed as early as possible in first phase.**

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:

- 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 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 7 miles northerly 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.

<b>13. POPULATION AND HOUSING. <i>Would the project:</i></b>				
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?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The project is located in a predominantly developed area and will include the future construction of 2 single-family residences. Although the project will increase the population growth in the area, there will be a less than significant impact as the project is consistent with the underlying Zoning and General Plan Designation. The density was analyzed as part of the build out in the General Plan FPEIR. Construction activities at the site will be short-term and will not attract new employees to the area. No significant impacts are anticipated.
- b) The project site is vacant. Because the property is vacant there will be no displacement of housing or people. Therefore no adverse impact is expected
- c) The project site is vacant. Because the property is vacant there will be no displacement of housing or people. Therefore no adverse impact is expected.

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

**Comments:**

- a) The site is located at the northeast corner of Almond Street and Almond Court and would be served by Fire Station #177, 1.1 miles southwest 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) The increase in residential units may lead to an increase in calls for service. Although there may be an increase in calls, additional police protection is not required as the addition of the project will not change the pattern of uses within the surrounding area and

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Alta Loma School District and the Chaffey Joint Union High School District serve the project area. Both school districts have been notified regarding the proposed development. A standard condition of approval will require the developer to pay the school impact fees. With this standard mitigation, impacts to the School Districts are not considered significant.
- 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.

<b>15. RECREATION.</b> <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	( )	( )	( )	(✓)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	( )	( )	( )	(✓)

**Comments:**

- a) The site is in a developed area, currently served by the City of Rancho Cucamonga. The nearest park, Heritage Community Park, is located 1.27 miles southwest 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
<b>16. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>				
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) Implementation of the proposed project will generate 26 vehicle trips daily. The proposed project includes the future development of two single-family residences. The Rancho Cucamonga Traffic Model estimates that each single-family residence will generate 16 trips daily. 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 the 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) The Rancho Cucamonga Traffic Model estimates that each single-family residence will generate 1 two-way peak hour trip daily. In November 2004, San Bernardino County

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 7 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 design of the project will include space to store a bicycle to help reduce vehicle trips. No impacts are anticipated.

<b>17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	( )	(✓)

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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. Based on previous development and street improvements, it is unlikely that any endangered or rare species would inhabit the site. 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. 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:

- (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 Gran House Gas Study (Landin & Associate; February 2, 2016)
- (T) Cultural Resources Assessment (BCR Consulting, LLC; October 29, 2105)

**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: 6/22/2016

Print Name and Title: Raymond Wang

## MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Tentative Parcel Map SUBTT19615 Applicant: Raymond Wang

Initial Study Prepared by: Tabé van der Zwaag Date: 6/15/16

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<b>Section 3 – Air Quality</b>						
<i>Short Term (Construction) Emissions</i>						
1) All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 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	C	Review of Plans	A/C		4
7) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use	BO	C	Review of Plans	A/C		2/4
8) All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B	Review of Plans	A/C		2
9) All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high-volume, low pressure spray	PD	C	Review of Plans	A/C		2/4
C.D. 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.						
<ul style="list-style-type: none"> <li>Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with SCAQMD Rule 403 requirements.</li> </ul>	BO	C	During Construction	A		4
<ul style="list-style-type: none"> <li>Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.</li> </ul>	BO	C	During Construction	A		4
11) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM <sub>10</sub> ) emissions, in accordance with SCAQMD Rule 403.	BO	C	During Construction	A		4
5) <b>SPDE 81</b> Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM <sub>10</sub> emissions.	BO	C	During Construction	A		4
<i>Long Term Emissions and Impacts</i>						
13) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.	BO	C	During Construction		A	4
14) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.	BO	C	During Construction		A	4
15) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.	BO	C/D	Review of Plans	C		2/4
16) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.	BO	C/D	Review of Plans	C		2/4
17) All new development in the City of Rancho Cucamonga shall comply with South Coast Air	BO	C/D	Review of Plans	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
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.						
<b>Section 4: Biological Resources</b>						
<p>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.</p> <p>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</p>	PD	C	Review of Plans	A/C		2/4

C, D, E 82

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
area may resume.						
<p>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:</p> <ul style="list-style-type: none"> <li>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</li> </ul>	PD	C	Review of Plans	A/C		2/4

C,D,E 83

CDFE 84

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
<p>ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>						
Section 5: Cultural Resources						

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
1) If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Rancho Cucamonga will:						
<ul style="list-style-type: none"> <li>Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.</li> </ul>	PD/BO	C	Review of Report	A/D		3/4
<ul style="list-style-type: none"> <li>Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.</li> </ul>	PD/BO	C	Review of Report	A/D		3/4
<ul style="list-style-type: none"> <li>Pursue educating the public about the archaeological heritage of the area.</li> </ul>	PD/BO	C	Review of Report	A/D		3/4
<ul style="list-style-type: none"> <li>Prepare a mitigation plan consistent with Section 21083.2 Archeological resources of CEQA to eliminate adverse project effects on significant, important, and unique prehistoric resources, including but not limited to, avoiding archeological sites, capping or covering site with soil, planning the site as a park or green space or paying an in-kind mitigation fee.</li> </ul>	PD	B/C	Review of report and plans during construction	A/D		2/4
<ul style="list-style-type: none"> <li>Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the San Bernardino County Archaeological Information Center for permanent</li> </ul>	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
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
C/D/E 86 <ul style="list-style-type: none"> <li>Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.</li> </ul>	PD	B	Review of Report	A/D		4
<ul style="list-style-type: none"> <li>Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.</li> </ul>	BO	B/C	Review of Report	A/D		4
<ul style="list-style-type: none"> <li>Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., San Bernardino County Museum).</li> </ul>	PD	D	Review of Report	D		3
<ul style="list-style-type: none"> <li>Submit summary report to City of Rancho Cucamonga. Transfer collected specimens with a copy to the report to San Bernardino County</li> </ul>	PD	D	Review of Report	D		3

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
Museum.						
<b>Section 6 – Geology and Soils</b>						
1) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM <sub>10</sub> emissions, in accordance with SCAQMD Rule 403 or replanted with drought resistant landscaping as soon as possible.	BO	C	During Construction	A		4
2) Frontage public streets shall be swept according to a schedule established by the City to reduce PM <sub>10</sub> emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon the time of year of construction.	BO	C	During Construction	A		4
3) Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM <sub>10</sub> emissions from the site during such episodes.	BO	C	During Construction	A		4
CDE 87 Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM <sub>10</sub> emissions.	BO	C	During Construction	A		4
<b>Section 7 – Greenhouse Gas Emissions</b>						
<i>Short Term (Construction) GHG Emissions</i>						
1) The project must comply with all rules that assist in reducing short-term air pollutant emission in compliance with 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	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
manufactures' specification.						
3) Trucks shall not idle continuously for more than 5 minutes.	BO	C	During Construction	A		4
4) Alternative fuel powered equipment shall be utilized in lieu of gasoline- or diesel-powered engines where feasible.	BO	C	During Construction	A		4
5) Construction should be timed so as not to interfere with peak-hour traffic.	BO	C	During Construction	A		4
6) Ridesharing and transit incentives shall be supported and encouraged for construction crew.	BO	C	During Construction	A		4
<i>Long Term (Operational) GHG Emissions</i>						
7) Construction and Building materials shall be produced and/or manufactured locally. Use "Green Building Materials" such as materials that are resource efficient, recycled, and manufactured in an environmentally friendly way including low-volatile-organic-compound (VOC) materials.	BO	A	During Construction	C		2
C, DFE 88 Design all buildings to exceed California Building Code Title 24 energy standard including but not limited to any combination of: <ul style="list-style-type: none"> <li>Increased insulation.</li> <li>Limit air leakage through the structure.</li> <li>Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, and appliances.</li> <li>Landscape and develop site utilizing shade, prevailing winds and landscaping.</li> <li>Install efficient lighting and lighting control systems.</li> <li>Install solar or light emitting diodes (LED's) for outdoor lighting.</li> </ul>	BO	C	During Construction	A		4
9) Prepare a comprehensive water conservation strategy appropriate for the project and include the following: <ul style="list-style-type: none"> <li>Install water efficient landscapes and</li> </ul>	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
irrigation systems and devices in compliance with the City of Rancho Cucamonga Water Efficient Landscape Ordinance. <ul style="list-style-type: none"> <li>• Use reclaimed water for landscaping within the project if available or as required by the Cucamonga Valley Water District (CVWD).</li> <li>• Design building to be water efficient by installing water efficient fixtures and appliances including low flow faucets, dual flush toilets and waterless urinals/water heaters.</li> <li>• Design irrigation to control runoff and to remove water to non-vegetated surfaces.</li> </ul>						
10) Reuse and recycle construction and demolition waste. Provide interior and exterior storage areas for recyclables and green waste in public areas. Educate employees about reducing waste and about recycling.	CE	A	Review of Plans	C		2
<del>Section 8 - Hazards and Waste Materials</del>						
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.	BO	B/D	Review of Plans	A/C		2/4
<del>Section 9 - Hydrology and Water Quality</del>						
<i>Construction Activities</i>						
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	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
(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.	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	BO	B/C/D	Review of Plans	A/C		2/4

C/D/E/G

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
coverage under the NPDES General Construction Permit.						
<i>Post-Construction Operational</i>						
6) Prior to issuance of building permits, the applicant shall submit to the City Building Official for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm 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
<i>Grading Activities</i>						
8) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by A.I.S. Civil Engineering & Land Surveying (May 16, 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
<del>Section 12 - Noise</del>						
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.	BO	C	During Construction	A		4

C/D/E 91

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
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.	BO	C	During Construction	A		4
3) The perimeter block wall shall be constructed as early as possible in the first phase.	PD	C	During Construction	A		
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.	PO/BO	C	During Construction	A		4/7

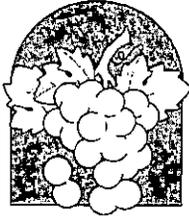
CDD E 92

**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

C,D,E 93



City of Rancho Cucamonga  
**MITIGATION MONITORING  
PROGRAM**

**Project File No.:** SUBTPM19615; Variance DRC2015-00177 and Variance DRC2016-00434

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

RESOLUTION NO. 16-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP SUBTPM19615, A REQUEST TO SUBDIVIDE A 0.94-ACRE PARCEL OF LAND INTO TWO PARCELS IN THE VERY LOW (VL) DISTRICT AND THE EQUESTRIAN OVERLAY AND HILLSIDE OVERLAY DISTRICTS, LOCATED AT THE NORTHEAST CORNER OF ALMOND STREET AND ALMOND COURT ; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1074-041-01.

A. Recitals.

1. Raymond Wang filed an application for the approval of Tentative Parcel Map SUBTPM19615, 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 14th day of September 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 September 14, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a 0.94 acre project site located on the northeast corner of Almond Street and Almond Court in the Very Low (VL) District; and

b. The project site is approximately 217 feet deep and 190 feet wide and is covered with non-native grasses and remnant fruit trees and generally drains from north to south; and

c. To the north, south, east and west is a single-family residential development within the Very Low (VL) District; and

d. The applicant is requesting to subdivide (SUBTPM19615) the 0.94-acre project site into two parcels for the purposes of developing 2 single-family residences in the future; and

e. The project site is within the Equestrian and Hillside Overlays; and

f. The minimum parcel size in the Very Low (VL) District is 20,000 square feet and the required average parcel size is 22,500 square feet. Parcel #1 is 20,224 square feet and Parcel #2 is 20,006 square feet. The proposed 2 parcel subdivision results in an average parcel size of 20,115

square feet. A Variance (DRC2015-00177) has been submitted requesting a 2,385 square foot reduction in the required 22,500 square foot average parcel size. A second Variance (DRC2016-00434) has been requested to reduce the required corner lot width of Parcel #1 by 2 feet - 2 inches; and

g. Each parcel is a minimum 20,000 square feet in size and provides a location for a 24-foot by 24-foot corral area, as required for parcels within the Equestrian Overlay. A 15-foot wide trail easement is included on Parcel #1 to provide equestrian access for both parcels.

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 tentative parcel map is consistent with the General Plan, Development Code, and any applicable specific plans. Included as part of this application are requests for Variances for reductions in the required average lot size (DRC2015-00177) and corner lot width (DRC2016-00434). The project complies with all other General Plan and Development Code requirements for the Very Low (VL) Land Use and Zoning Districts.

b. The design or improvements of the tentative parcel map will be consistent with the General Plan, Development Code, and any applicable specific plans with the approval of the related Variances for average lot size (DRC2015-00177) and corner lot width (DRC2016-00434). The project site is being subdivided for residential purposes and will be of similar size and density to the single-family residential development in the surrounding area.

c. The site is physically suitable for the type of development proposed. The project is designed to conform to all of the related development criteria of the Very Low (VL) District, except for average lot size and the corner lot width of Parcel #1. Variances are included as part of the project for the reduction in the average lot size (DRC2015-00177) and the corner lot width of Parcel #1 (DRC2016-00434). The project site is surrounded by similar residential development to the north, south, east and west and is accessed by an adjacent public street and will connect to existing utility services.

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 Initial Study prepared for the project includes mitigation measures that reduce any potential impacts to humans or wildlife to less than significant;

e. The tentative parcel map is not likely to cause serious public health problems. The project site is being subdivided for residential purposes and will not include the use of hazardous materials that would cause public health problems;

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 subject property does not contain any easements that would limit access to or use of the project site.

4. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project

will have a significant effect upon the environment and recommends the City Council adopt a Mitigated Negative Declaration 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 adopts the Mitigated Negative Declaration prior to approving the requested Tentative Parcel entitlement.

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 and all other materials which constitute the record of proceedings upon which the Planning Commission's determination 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 Tentative Parcel Map SUBTT19615 for the subdivision of a 0.94 acre parcel of land into two parcels for the future development of 2 single-family residences for a site located northeast corner of Almond Street and Almond Court; APN: 1074-041-01.
- 2) Approval of Tentative Parcel Map SUBTPM19615 is contingent upon Planning Commission approval of Variances DRC2015-00177 and DRC2016-00434.
- 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 agents (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce Particulate Matter (PM<sub>10</sub>) emissions, in accordance with SCAQMD Rule 403.
- 12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.

*Long Term Emissions*

- 13) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.
- 14) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.
- 15) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.
- 16) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

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

Biological Resources

- 1) 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 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.

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

#### Greenhouse Gasses

##### *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) 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 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.

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

*Construction Activity*

- 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.

Grading Activities

- 1) 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.
- 2) 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.
- 3) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by A.I.S. Civil Engineering & Land Surveying (May 16, 2016) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

- 1) Construction or grading shall not take place between the hours of 8:00 p.m. and 7:00 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 block 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 14TH DAY OF SEPTEMBER 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Francisco Oaxaca, 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 14th day of September 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



## Conditions of Approval

Community Development Department

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

### **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. 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.
4. This tentative parcel map shall expire, unless extended by the Planning Commission, unless a complete final map is filed with the Engineering Services Department within 3 years from the date of the approval.
5. 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.
6. Construct block walls between homes (i.e., along interior side and rear property lines), rather than wood fencing for permanence, durability, and design consistency.
7. Provide a 24-foot by 24-foot or 12-foot by 48-foot corral area in the rear yard adjacent to the Local Feeder Trail. Grade access from corral to trail with a maximum slope of 5:1 and a minimum width of 10 feet.
8. The site shall be developed and maintained in accordance with the approved plans.

#### **Engineering Services Department**

Please be advised of the following Special Conditions

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Please be advised of the following Special Conditions

1. 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. Library Impact Fee
  - d. Animal Center Impact Fee
  - e. Police Impact Fee
  - f. Park in-lieu/Park Impact Fee
  - g. Park Improvement Impact Fee
  - h. Community and Recreation Center Impact Fee
2. Almond Street frontage improvements to be in accordance with City Local" standards as required and including:
  - a. Dedicate right-of-way 30' measured from the street centerline to north right-of-way.
  - b. Provide curb, gutter, street trees and drive approaches.
  - c. Driveways to be in accordance with City Driveway Policy.
  - d. Provide one (1) 5800 Lumen HPSV-equivalent LED street light. The street light shall be owned by the City. Developer shall be responsible to coordinate and pay all costs to provide SCE power and City owned street light.
  - e. Protect or provide signing and striping as required.
  - f. No sidewalk required on Almond Street.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Please be advised of the following Special Conditions

3. Almond Court frontage improvements to be in accordance with City "Local" standards as required and including;
  - a. Dedicate right-of-way 30' measured from the street centerline to east right-of-way and required right-of-way needed to construct the remaining portion of the cul-de-sac in accordance with City Std. 111.
  - b. Provide curb, gutter, drive approach and street trees.
  - c. Protect or provide signing and striping as required.
  - d. No sidewalk required on Almond Court.
4. Transition to existing a.c. berm on the east project boundary shall be to the satisfaction of the City Engineer.

**Standard Conditions of Approval**

5. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the Engineering Services Department prior to final map approval or issuance of Building Permits whichever occurs first. Formation costs shall be borne by the developer.
6. Corner property line cutoffs shall be dedicated per City Standards.
7. 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 final map approval or prior to Building Permit issuance if no map is involved.
8. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
9. The developer shall be responsible for the relocation of existing utilities as necessary.
10. 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.
11. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

**Standard Conditions of Approval**

**12. 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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: --- 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

**Standard Conditions of Approval**

13. 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.

Almond Court

Botanical Name - Gingko biloba "Fairmount"

Common Name - Maidenhair Tree

Min. Grow Space - 5'

Spacing - 40' 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.
14. 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.
15. Construct the following perimeter street improvements including, but not limited to:

Almond Street  
Curb & Gutter  
Drive Approach  
Street Lights  
Street Trees

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

**Standard Conditions of Approval**

16. Construct the following perimeter street improvements including, but not limited to:

Almond Court  
Curb & Gutter  
Drive Approach  
Street Lights  
Street Trees

17. 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.

18. 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.

Almond Street  
Botanical Name - Cercis occidentalis  
Common Name - Western Redbud  
Min. Grow Space - 3'  
Spacing - 40' 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.

19. Dedication shall be made of the following rights-of-way on the perimeter streets (measured from street centerline):

30 total feet on Almond Street  
30 total feet on Almond Court

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Standard Conditions of Approval

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. 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.

**Fire Prevention / New Construction Unit**

Standard Conditions of Approval

1. The site is located in the Very High Fire Hazard Severity Zone; all structures built on the site must comply with the current edition of the CA Residential Code Section 327 and vegetation management shall be installed and maintained in strict compliance with the RCFPD guidelines

**Building and Safety Services Department**

Standard Conditions of Approval

1. The site is located in the Very High Fire Hazard Severity Zone; all structures built on the site must comply with the current edition of the CA Residential Code Section 327

**Grading Section**

Standard Conditions of Approval

1. The subject project, Parcel Map 19615, shall accept all existing off-site storm water drainage flows and safely convey those flows through or around the project site. If existing off-site storm water drainage flows mix with any on-site storm water drainage flows, then the off-site storm water drainage flows shall be treated with the on-site storm water drainage flows for storm water quality purposes, prior to discharging the storm water drainage flows from the project site.
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. This shall be shown on the grading and drainage plan prior to issuance of a grading permit.
3. Grading of the subject property shall be in accordance with current adopted California Building Code and/or the California Residential 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.
4. 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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: --- 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

Standard Conditions of Approval

5. 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.
6. 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.
7. 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 prior to the issuance of a grading permit. A grading permit shall be required for each lot prior to issuance of a building permit for said lot.
8. 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.
9. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
10. 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. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record.
11. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
12. Prior to the recordation of the Parcel Map, the applicant shall submit to the Building and Safety Services Director, or his designee, a grading plan for the construction of the equestrian trail and drainage facility. This grading plan shall be reviewed, approved and issued for permit prior to the recordation of the Parcel Map.
13. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
14. Prior to issuance of a grading permit 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. Prior to the issuance of a grading permit the applicant shall obtain written permission from the adjacent property owner(s) to construct wall(s) on property line(s) or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
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.
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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

**Standard Conditions of Approval**

18. 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.
19. 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) storm water treatment devices and best management practices (BMP).
20. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
21. 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).
22. Prior to issuance of a grading permit, the applicant shall obtain a signed and notarized letter from the adjacent property owner(s) for ALL work proposed on the adjacent property. The letter shall be scanned and pasted onto the permitted grading plan set. The letter shall show on either the title sheet or a detail sheet of the grading and drainage plan set.
23. 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.
24. Prior to recordation of the Parcel Map 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.
25. Prior to recordation of the Parcel Map the applicant shall construct the equestrian trail and drainage facilities.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: --- 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

**Standard Conditions of Approval**

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 Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". Prior to the recordation of the Parcel Map a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official.
28. Prior to the recordation of the Parcel Map 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.
29. Prior to issuance of a Grading Permit for each parcel/lot the applicant shall obtain a Waste Discharge Identification Number (WDID) as applicable.
30. Prior to issuance of a grading permit, the grading and drainage plan shall show the following information in the equestrian trails: – Provide PVC fencing per city standards, provide a 4" thick decomposed granite (DG) surface, provide a drainage V ditch parallel to the trail, provide a bridge over the V ditch where necessary for access to corals, and gates to corrals. The equestrian bridges shall be capable of carrying vehicle loads where necessary. Where the longitudinal slope (s) is  $S < 5\%$  the cross fall shall be 2%, if  $S > 5\%$  the cross fall may be 4% maximum. Where water bars required, the spacing for the water bars is: 50' maximum for longitudinal slopes of 4% to 6%, 40' maximum for longitudinal slopes of 6.1% to 9%, 30' maximum for longitudinal slopes of 9.1% to 12%, 20' maximum for longitudinal slopes greater than 12%. In the equestrian trails water bars shall also be placed at the top and bottom of the trail where the gradient of the trail changes, i.e. a steep downhill slope which will cause additional erosion to the trail.
31. Prior to issuance of a grading permit and in accordance with Planning Commission Resolution 92-17, if a lot may not directly drain off-site directly to the street or other acceptable drainage device (such as a drainage ditch adjacent to an equestrian trail), then: a) drainage may flow from only one lot onto only one other lot; b) a drainage easement shall be provided over the lot accepting the drainage; c) the drainage shall be contained within either a concrete/rock lined swale/channel or a reinforced concrete pipe; and d) the drainage shall be designed with excess capacity to account for the probable lack of necessary maintenance, therefore, it shall be designed to convey two (2) times the runoff from a 100-year storm event with the minimum diameter of the pipe being 12-inches.
32. 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".
33. 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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

Standard Conditions of Approval

34. Prior to approval of the final project-specific water quality management plan, the engineer of record shall show that the storm water falling onto and/or draining onto the equestrian trail shall be treated directly with a structural storm water treatment device.

RESOLUTION NO. 16-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING VARIANCE DRC2015-00177, A REQUEST TO REDUCE THE REQUIRED AVERAGE PARCEL SIZE RELATED TO THE SUBDIVISION OF A 0.94-ACRE PARCEL OF LAND INTO TWO PARCELS IN THE VERY LOW (VL) DISTRICT AND THE EQUESTRIAN OVERLAY AND HILLSIDE OVERLAY DISTRICTS, LOCATED AT THE NORTHEAST CORNER OF ALMOND STREET AND ALMOND COURT; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1074-041-01.

A. Recitals.

1. Raymond Wang filed an application for the approval of Variance DRC2015-00177, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Variance request is referred to as "the application."

2. On the 14th day of September 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 September 14, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a 0.94 acre project site located on the northeast corner of Almond Street and Almond Court in the Very Low (VL) District; and

b. The project site is approximately 217 feet deep and 190 feet wide and is covered with non-native grasses and remnant fruit trees and generally drains from north to south; and

c. To the north, south, east and west is single-family residential development within the Very Low (VL) District; and

d. The applicant is requesting to subdivide (SUBTPM19615) the 0.94-acre project site into two parcels for the purposes of developing 2 single-family residences in the future; and

e. The project site is within the Equestrian and Hillside Overlays; and

f. The minimum parcel size in the Very Low (VL) District is 20,000 square feet and the required average parcel size is 22,500 square feet. Parcel #1 is 20,224 square feet and Parcel #2 is

20,006 square feet. The proposed two parcel subdivision results in an average parcel size of 20,115 square feet. A Variance (DRC2015-00177) has been submitted requesting a 2,385 square foot reduction in the required 22,500 square foot average parcel size. A second Variance (DRC2016-00434) has been requested to reduce the required corner parcel width of Parcel #1 by 2 feet - 2 inches; and

g. Each parcel is a minimum 20,000 square foot size and provides a location for a 24-foot by 24-foot corral area, as required for parcels within the Equestrian Overlay. A 15-foot wide trail easement is included on Parcel #1 to provide equestrian access for both parcels.

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. Strict or literal interpretation and enforcement of the specified regulation would result in a difficulty or unnecessary physical hardship inconsistent with the objectives of this Code. Without the reduction in the required 22,500 square foot average parcel size, the applicant would be unable to subdivide the project site and would be left with a parcel that is much larger than the minimum required 20,000 square foot parcel size.

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone. The 0.94 acre project site is just below the required parcel size to be subdivided into two parcels. Without a reduction in the average parcel size requirement, the applicant would not be able to subdivide the project site and would be left with a parcel much larger than those in the surrounding area.

c. 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. Without a reduction in the average parcel size requirement, the applicant would be unable to subdivide the project site, leaving a parcel that is much larger than the lots in the surrounding area.

d. 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. It is common practice to grant Variances for a reduction in a development criteria where there is a physical limitation restricting compliance with that criteria. In this case, the existing parcel is just below the parcel size necessary to create two parcels that comply with the 22,500 square foot average parcel size requirement. The subdivided parcels will be of similar size to the existing parcels or lots in the surrounding area.

e. The granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The Variance will not negatively impact the properties in the surrounding area as the parcel is of adequate size to be developed with a single-family residence that meets all development requirements and will not be visibly different from the other residences in the area.

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 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 adopts the Mitigated Negative Declaration prior to approving the requested Tentative Parcel entitlement.

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 and all other materials which constitute the record of proceedings upon which the Planning Commission's determination 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 Variance DRC2015-00177 for a 2,385 square foot reduction in the required 22,500 square foot average parcel size related to the subdivision of a 0.94 acre parcel of land into two parcels for the future development of 2 single-family residences for a site located northeast corner of Almond Street and Almond Court; APN: 1074-041-01.
- 2) 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<sub>10</sub>) emissions, in accordance with SCAQMD Rule 403.
- 12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.

*Long Term Emissions*

- 13) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.
- 14) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.
- 15) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.
- 16) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.
- 17) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning

Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM<sub>2.5</sub> and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

Biological Resources

- 1) 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 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.

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

#### Greenhouse Gasses

##### *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) 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 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. Educated 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

*Construction Activity*

- 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.

Grading Activities

- 1) 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.
- 2) 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.
- 3) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by A.I.S. Civil Engineering & Land Surveying (May 16, 2016) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

- 1) Construction or grading shall not take place between the hours of 8:00 p.m. and 7:00 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 block 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 14TH DAY OF SEPTEMBER 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Francisco Oaxaca, 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 14th day of September 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



## Conditions of Approval

Community Development Department

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

### **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. 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.
4. This tentative parcel map shall expire, unless extended by the Planning Commission, unless a complete final map is filed with the Engineering Services Department within 3 years from the date of the approval.
5. 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.
6. Construct block walls between homes (i.e., along interior side and rear property lines), rather than wood fencing for permanence, durability, and design consistency.
7. Provide a 24-foot by 24-foot or 12-foot by 48-foot corral area in the rear yard adjacent to the Local Feeder Trail. Grade access from corral to trail with a maximum slope of 5:1 and a minimum width of 10 feet.
8. The site shall be developed and maintained in accordance with the approved plans.

#### **Engineering Services Department**

Please be advised of the following Special Conditions

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Please be advised of the following Special Conditions

1. 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. Library Impact Fee
  - d. Animal Center Impact Fee
  - e. Police Impact Fee
  - f. Park in-lieu/Park Impact Fee
  - g. Park Improvement Impact Fee
  - h. Community and Recreation Center Impact Fee
2. Almond Street frontage improvements to be in accordance with City Local" standards as required and including:
  - a. Dedicate right-of-way 30' measured from the street centerline to north right-of-way.
  - b. Provide curb, gutter, street trees and drive approaches.
  - c. Driveways to be in accordance with City Driveway Policy.
  - d. Provide one (1) 5800 Lumen HPSV-equivalent LED street light. The street light shall be owned by the City. Developer shall be responsible to coordinate and pay all costs to provide SCE power and City owned street light.
  - e. Protect or provide signing and striping as required.
  - f. No sidewalk required on Almond Street.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Please be advised of the following Special Conditions

3. Almond Court frontage improvements to be in accordance with City "Local" standards as required and including;
  - a. Dedicate right-of-way 30' measured from the street centerline to east right-of-way and required right-of-way needed to construct the remaining portion of the cul-de-sac in accordance with City Std. 111.
  - b. Provide curb, gutter, drive approach and street trees.
  - c. Protect or provide signing and striping as required.
  - d. No sidewalk required on Almond Court.
4. Transition to existing a.c. berm on the east project boundary shall be to the satisfaction of the City Engineer.

**Standard Conditions of Approval**

5. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the Engineering Services Department prior to final map approval or issuance of Building Permits whichever occurs first. Formation costs shall be borne by the developer.
6. Corner property line cutoffs shall be dedicated per City Standards.
7. 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 final map approval or prior to Building Permit issuance if no map is involved.
8. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
9. The developer shall be responsible for the relocation of existing utilities as necessary.
10. 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.
11. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Standard Conditions of Approval

12. 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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

**Standard Conditions of Approval**

13. 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.

Almond Court  
Botanical Name - Gingko biloba "Fairmount"  
Common Name - Maidenhair Tree  
Min. Grow Space - 5'  
Spacing - 40' 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.
14. 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.
15. Construct the following perimeter street improvements including, but not limited to:

Almond Street  
Curb & Gutter  
Drive Approach  
Street Lights  
Street Trees

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Standard Conditions of Approval

16. Construct the following perimeter street improvements including, but not limited to:

Almond Court  
Curb & Gutter  
Drive Approach  
Street Lights  
Street Trees

17. 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.

18. 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.

Almond Street  
Botanical Name - *Cercis occidentalis*  
Common Name - Western Redbud  
Min. Grow Space - 3'  
Spacing - 40' 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.
19. Dedication shall be made of the following rights-of-way on the perimeter streets (measured from street centerline):

30 total feet on Almond Street  
30 total feet on Almond Court

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

**Standard Conditions of Approval**

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. 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.

**Fire Prevention / New Construction Unit**

**Standard Conditions of Approval**

1. The site is located in the Very High Fire Hazard Severity Zone; all structures built on the site must comply with the current edition of the CA Residential Code Section 327 and vegetation management shall be installed and maintained in strict compliance with the RCFPD guidelines

**Building and Safety Services Department**

**Standard Conditions of Approval**

1. The site is located in the Very High Fire Hazard Severity Zone; all structures built on the site must comply with the current edition of the CA Residential Code Section 327

**Grading Section**

**Standard Conditions of Approval**

1. The subject project, Parcel Map 19615, shall accept all existing off-site storm water drainage flows and safely convey those flows through or around the project site. If existing off-site storm water drainage flows mix with any on-site storm water drainage flows, then the off-site storm water drainage flows shall be treated with the on-site storm water drainage flows for storm water quality purposes, prior to discharging the storm water drainage flows from the project site.
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. This shall be shown on the grading and drainage plan prior to issuance of a grading permit.
3. Grading of the subject property shall be in accordance with current adopted California Building Code and/or the California Residential 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.
4. 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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

Standard Conditions of Approval

5. 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.
6. 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.
7. 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 prior to the issuance of a grading permit. A grading permit shall be required for each lot prior to issuance of a building permit for said lot.
8. 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.
9. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
10. 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. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record.
11. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
12. Prior to the recordation of the Parcel Map, the applicant shall submit to the Building and Safety Services Director, or his designee, a grading plan for the construction of the equestrian trail and drainage facility. This grading plan shall be reviewed, approved and issued for permit prior to the recordation of the Parcel Map.
13. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
14. Prior to issuance of a grading permit 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. Prior to the issuance of a grading permit the applicant shall obtain written permission from the adjacent property owner(s) to construct wall(s) on property line(s) or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
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.
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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

**Standard Conditions of Approval**

18. 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.
19. 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) storm water treatment devices and best management practices (BMP).
20. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
21. 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).
22. Prior to issuance of a grading permit, the applicant shall obtain a signed and notarized letter from the adjacent property owner(s) for ALL work proposed on the adjacent property. The letter shall be scanned and pasted onto the permitted grading plan set. The letter shall show on either the title sheet or a detail sheet of the grading and drainage plan set.
23. 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.
24. Prior to recordation of the Parcel Map 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.
25. Prior to recordation of the Parcel Map the applicant shall construct the equestrian trail and drainage facilities.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

Standard Conditions of Approval

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 Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". Prior to the recordation of the Parcel Map a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official.
28. Prior to the recordation of the Parcel Map 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.
29. Prior to issuance of a Grading Permit for each parcel/lot the applicant shall obtain a Waste Discharge Identification Number (WDID) as applicable.
30. Prior to issuance of a grading permit, the grading and drainage plan shall show the following information in the equestrian trails: - Provide PVC fencing per city standards, provide a 4" thick decomposed granite (DG) surface, provide a drainage V ditch parallel to the trail, provide a bridge over the V ditch where necessary for access to corals, and gates to corrals. The equestrian bridges shall be capable of carrying vehicle loads where necessary. Where the longitudinal slope (s) is  $S < 5\%$  the cross fall shall be 2%, if  $S > 5\%$  the cross fall may be 4% maximum. Where water bars required, the spacing for the water bars is: 50' maximum for longitudinal slopes of 4% to 6%, 40' maximum for longitudinal slopes of 6.1% to 9%, 30' maximum for longitudinal slopes of 9.1% to 12%, 20' maximum for longitudinal slopes greater than 12%. In the equestrian trails water bars shall also be placed at the top and bottom of the trail where the gradient of the trail changes, i.e. a steep downhill slope which will cause additional erosion to the trail.
31. Prior to issuance of a grading permit and in accordance with Planning Commission Resolution 92-17, if a lot may not directly drain off-site directly to the street or other acceptable drainage device (such as a drainage ditch adjacent to an equestrian trail), then: a) drainage may flow from only one lot onto only one other lot; b) a drainage easement shall be provided over the lot accepting the drainage; c) the drainage shall be contained within either a concrete/rock lined swale/channel or a reinforced concrete pipe; and d) the drainage shall be designed with excess capacity to account for the probable lack of necessary maintenance, therefore, it shall be designed to convey two (2) times the runoff from a 100-year storm event with the minimum diameter of the pipe being 12-inches.
32. 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".
33. 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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

**Standard Conditions of Approval**

34. Prior to approval of the final project-specific water quality management plan, the engineer of record shall show that the storm water falling onto and/or draining onto the equestrian trail shall be treated directly with a structural storm water treatment device.

RESOLUTION NO. 16-50

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING VARIANCE DRC2016-00434, A REQUEST TO REDUCE THE REQUIRED CORNER PARCEL WIDTH FROM 100 FEET TO 97.80 FEET RELATED TO THE SUBDIVISION OF A 0.94-ACRE PARCEL OF LAND INTO TWO PARCELS IN THE VERY LOW (VL) DISTRICT AND THE EQUESTRIAN OVERLAY AND HILLSIDE OVERLAY DISTRICTS, LOCATED AT THE NORTHEAST CORNER OF ALMOND STREET AND ALMOND COURT; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1074-041-01.

A. Recitals.

1. Raymond Wang filed an application for the approval of Variance DRC2016-00434, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Variance request is referred to as "the application."

2. On the 14th day of September 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 September 14, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a 0.94 acre project site located on the northeast corner of Almond Street and Almond Court in the Very Low (VL) District; and

b. The project site is approximately 217 feet deep and 190 feet wide and is covered with non-native grasses and remnant fruit trees and generally drains from north to south; and

c. To the north, south, east and west is single-family residential development within the Very Low (VL) District; and

d. The applicant is requesting to subdivide (SUBTPM19615) the 0.94-acre project site into two parcels for the purposes of developing 2 single-family residences in the future; and

e. The project site is within the Equestrian and Hillside Overlays; and

f. The minimum parcel size in the Very Low (VL) District is 20,000 square feet and the required average parcel size is 22,500 square feet. Parcel #1 is 20,224 square feet and Parcel #2 is

20,006 square feet. The proposed two parcel subdivision results in an average parcel size of 20,115 square feet. A Variance (DRC2015-00177) has been submitted requesting a 2,385 square foot reduction in the required 22,500 square foot average parcel size. A second Variance (DRC2016-00434) has been requested to reduce the required corner parcel width of Parcel #1 by 2 feet - 2 inches; and

g. Each parcel is a minimum 20,000 square foot parcel size and provides a location for a 24-foot by 24-foot corral area, as required for parcels within the Equestrian Overlay. A 15-foot wide trail easement is included on Parcel #1 to provide equestrian access for both parcels.

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. Strict or literal interpretation and enforcement of the specified regulation would result in a difficulty or unnecessary physical hardship inconsistent with the objectives of this Code. Without a reduction in the required corner parcel width of Parcel #1 of the proposed two parcel subdivision, Parcel #1 would not meet the required 20,000 square foot minimum parcel size required to keep horses. This in turn would restrict the keeping of horses on Parcel #1, placing a physical hardship on the future owner of Parcel #1.

b. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone. Parcel #1, of the two parcel tentative parcel map, is 2 feet - 2 inches deficient from meeting the minimum 100-foot corner parcel width requirement. Without a reduction in the minimum corner parcel width of Parcel #1, Parcel #2 would be under the 20,000 square foot parcel size required to keep horses, as required by the Trails Implementation Plan.

c. 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. Without a reduction in the 100-foot corner parcel width requirement, the applicant would be unable to subdivide the project site, leaving a parcel that is much larger than the lots or parcels in the surrounding area.

d. 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. It is common practice to grant Variances for a reduction in a development criteria where there is a physical limitation restricting compliance with that criteria. In this case, the existing parcel is just below the size necessary to create two parcels that comply with both the required 20,000 square foot minimum parcel size and the required 100-foot corner parcel width. The subdivided parcels will meet the minimum 20,000 square foot parcel size requirement to keep horses and will be of similar size to the lots or parcels in the surrounding area.

e. The granting of the Variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The Variance will not negatively impact the properties in the surrounding area as the parcel is of adequate size to be developed with a single-family residence that meets all City development requirements and will not be visibly different from the other residences in the area.

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 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 prior to approving the requested Tentative Parcel entitlement.

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 and all other materials which constitute the record of proceedings upon which the Planning Commission's determination 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 Variance DRC2016-00434 for a 2 feet – 2 inches reduction in the required 100-foot corner parcel width related to the subdivision of a 0.94 acre parcel of land into two parcels for the future development of 2 single-family residences for a site located northeast corner of Almond Street and Almond Court; APN: 1074-041-01.
- 2) 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<sub>10</sub>) emissions, in accordance with SCAQMD Rule 403.
- 12) Chemical soil-stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.

*Long Term Emissions*

- 13) Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors.
- 14) Landscape with native and/or drought-resistant species to reduce water consumption and to provide passive solar benefits.
- 15) All residential and commercial structures shall be required to incorporate high-efficiency/low-polluting heating, air conditioning, appliances, and water heaters.
- 16) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.
- 17) All new development in the City of Rancho Cucamonga shall comply with South Coast Air Quality Management District's Rule 445, Wood Burning

Devices. Rule 445 was adopted in March 2008 to reduce emissions of PM<sub>2.5</sub> and precludes the installation of indoor or outdoor wood burning devices (i.e. fireplaces/hearths) in new development on or after March 9, 2009.

Biological Resources

- 1) 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 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.

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

#### Greenhouse Gasses

##### *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) 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 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. Educated 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

Construction Activity

- 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.

Grading Activities

- 1) 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.
- 2) 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.
- 3) The developer shall implement the BMPs identified in the Water Quality Management Plan prepared by A.I.S. Civil Engineering & Land Surveying (May 16, 2016) to reduce construction pollutants from entering the storm drain system to the maximum extent practical.

Noise

- 1) Construction or grading shall not take place between the hours of 8:00 p.m. and 7:00 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 block 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 14TH DAY OF SEPTEMBER 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_  
Francisco Oaxaca, 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 14th day of September 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



# Conditions of Approval

Community Development Department

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

## **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. 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.
4. This tentative parcel map shall expire, unless extended by the Planning Commission, unless a complete final map is filed with the Engineering Services Department within 3 years from the date of the approval.
5. 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.
6. Construct block walls between homes (i.e., along interior side and rear property lines), rather than wood fencing for permanence, durability, and design consistency.
7. Provide a 24-foot by 24-foot or 12-foot by 48-foot corral area in the rear yard adjacent to the Local Feeder Trail. Grade access from corral to trail with a maximum slope of 5:1 and a minimum width of 10 feet.
8. The site shall be developed and maintained in accordance with the approved plans.

### **Engineering Services Department**

Please be advised of the following Special Conditions

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Please be advised of the following Special Conditions

1. 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. Library Impact Fee
  - d. Animal Center Impact Fee
  - e. Police Impact Fee
  - f. Park in-lieu/Park Impact Fee
  - g. Park Improvement Impact Fee
  - h. Community and Recreation Center Impact Fee
2. Almond Street frontage improvements to be in accordance with City Local" standards as required and including:
  - a. Dedicate right-of-way 30' measured from the street centerline to north right-of-way.
  - b. Provide curb, gutter, street trees and drive approaches.
  - c. Driveways to be in accordance with City Driveway Policy.
  - d. Provide one (1) 5800 Lumen HPSV-equivalent LED street light. The street light shall be owned by the City. Developer shall be responsible to coordinate and pay all costs to provide SCE power and City owned street light.
  - e. Protect or provide signing and striping as required.
  - f. No sidewalk required on Almond Street.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Please be advised of the following Special Conditions

3. Almond Court frontage improvements to be in accordance with City "Local" standards as required and including;
  - a. Dedicate right-of-way 30' measured from the street centerline to east right-of-way and required right-of-way needed to construct the remaining portion of the cul-de-sac in accordance with City Std. 111.
  - b. Provide curb, gutter, drive approach and street trees.
  - c. Protect or provide signing and striping as required.
  - d. No sidewalk required on Almond Court.
4. Transition to existing a.c. berm on the east project boundary shall be to the satisfaction of the City Engineer.

**Standard Conditions of Approval**

5. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the Engineering Services Department prior to final map approval or issuance of Building Permits whichever occurs first. Formation costs shall be borne by the developer.
6. Corner property line cutoffs shall be dedicated per City Standards.
7. 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 final map approval or prior to Building Permit issuance if no map is involved.
8. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
9. The developer shall be responsible for the relocation of existing utilities as necessary.
10. 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.
11. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Standard Conditions of Approval

12. 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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Standard Conditions of Approval

13. 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.

Almond Court

Botanical Name - Gingko biloba "Fairmount"

Common Name - Maidenhair Tree

Min. Grow Space - 5'

Spacing - 40' 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.
14. 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.
15. Construct the following perimeter street improvements including, but not limited to:

Almond Street

Curb & Gutter

Drive Approach

Street Lights

Street Trees

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

Standard Conditions of Approval

16. Construct the following perimeter street improvements including, but not limited to:

Almond Court  
Curb & Gutter  
Drive Approach  
Street Lights  
Street Trees

17. 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.

18. 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.

Almond Street  
Botanical Name - Cercis occidentalis  
Common Name - Western Redbud  
Min. Grow Space - 3'  
Spacing - 40' 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.
19. Dedication shall be made of the following rights-of-way on the perimeter streets (measured from street centerline):

30 total feet on Almond Street  
30 total feet on Almond Court

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Engineering Services Department**

**Standard Conditions of Approval**

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. 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.

**Fire Prevention / New Construction Unit**

**Standard Conditions of Approval**

1. The site is located in the Very High Fire Hazard Severity Zone; all structures built on the site must comply with the current edition of the CA Residential Code Section 327 and vegetation management shall be installed and maintained in strict compliance with the RCFPD guidelines

**Building and Safety Services Department**

**Standard Conditions of Approval**

1. The site is located in the Very High Fire Hazard Severity Zone; all structures built on the site must comply with the current edition of the CA Residential Code Section 327

**Grading Section**

**Standard Conditions of Approval**

1. The subject project, Parcel Map 19615, shall accept all existing off-site storm water drainage flows and safely convey those flows through or around the project site. If existing off-site storm water drainage flows mix with any on-site storm water drainage flows, then the off-site storm water drainage flows shall be treated with the on-site storm water drainage flows for storm water quality purposes, prior to discharging the storm water drainage flows from the project site.
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. This shall be shown on the grading and drainage plan prior to issuance of a grading permit.
3. Grading of the subject property shall be in accordance with current adopted California Building Code and/or the California Residential 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.
4. 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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

Standard Conditions of Approval

5. 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.
6. 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.
7. 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 prior to the issuance of a grading permit. A grading permit shall be required for each lot prior to issuance of a building permit for said lot.
8. 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.
9. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
10. 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. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record.
11. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
12. Prior to the recordation of the Parcel Map, the applicant shall submit to the Building and Safety Services Director, or his designee, a grading plan for the construction of the equestrian trail and drainage facility. This grading plan shall be reviewed, approved and issued for permit prior to the recordation of the Parcel Map.
13. The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
14. Prior to issuance of a grading permit 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. Prior to the issuance of a grading permit the applicant shall obtain written permission from the adjacent property owner(s) to construct wall(s) on property line(s) or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
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.
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.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

Standard Conditions of Approval

18. 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.
19. 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) storm water treatment devices and best management practices (BMP).
20. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
21. 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).
22. Prior to issuance of a grading permit, the applicant shall obtain a signed and notarized letter from the adjacent property owner(s) for ALL work proposed on the adjacent property. The letter shall be scanned and pasted onto the permitted grading plan set. The letter shall show on either the title sheet or a detail sheet of the grading and drainage plan set.
23. 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.
24. Prior to recordation of the Parcel Map 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.
25. Prior to recordation of the Parcel Map the applicant shall construct the equestrian trail and drainage facilities.

Project #: SUBTPM19615 DRC2015-00177, DRC2016-00434

Project Name: SUBTPM19615

Location: -- - 107404101-0000

Project Type: Tentative Parcel Map Variance, Variance

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

**Grading Section**

**Standard Conditions of Approval**

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 Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". Prior to the recordation of the Parcel Map a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official.
28. Prior to the recordation of the Parcel Map 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.
29. Prior to issuance of a Grading Permit for each parcel/lot the applicant shall obtain a Waste Discharge Identification Number (WDID) as applicable.
30. Prior to issuance of a grading permit, the grading and drainage plan shall show the following information in the equestrian trails: – Provide PVC fencing per city standards, provide a 4" thick decomposed granite (DG) surface, provide a drainage V ditch parallel to the trail, provide a bridge over the V ditch where necessary for access to corals, and gates to corrals. The equestrian bridges shall be capable of carrying vehicle loads where necessary. Where the longitudinal slope (s) is  $S < 5\%$  the cross fall shall be 2%, if  $S > 5\%$  the cross fall may be 4% maximum. Where water bars required, the spacing for the water bars is: 50' maximum for longitudinal slopes of 4% to 6%, 40' maximum for longitudinal slopes of 6.1% to 9%, 30' maximum for longitudinal slopes of 9.1% to 12%, 20' maximum for longitudinal slopes greater than 12%. In the equestrian trails water bars shall also be placed at the top and bottom of the trail where the gradient of the trail changes, i.e. a steep downhill slope which will cause additional erosion to the trail.
31. Prior to issuance of a grading permit and in accordance with Planning Commission Resolution 92-17, if a lot may not directly drain off-site directly to the street or other acceptable drainage device (such as a drainage ditch adjacent to an equestrian trail), then: a) drainage may flow from only one lot onto only one other lot; b) a drainage easement shall be provided over the lot accepting the drainage; c) the drainage shall be contained within either a concrete/rock lined swale/channel or a reinforced concrete pipe; and d) the drainage shall be designed with excess capacity to account for the probable lack of necessary maintenance, therefore, it shall be designed to convey two (2) times the runoff from a 100-year storm event with the minimum diameter of the pipe being 12-inches.
32. 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".
33. 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.

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34. Prior to approval of the final project-specific water quality management plan, the engineer of record shall show that the storm water falling onto and/or draining onto the equestrian trail shall be treated directly with a structural storm water treatment device.